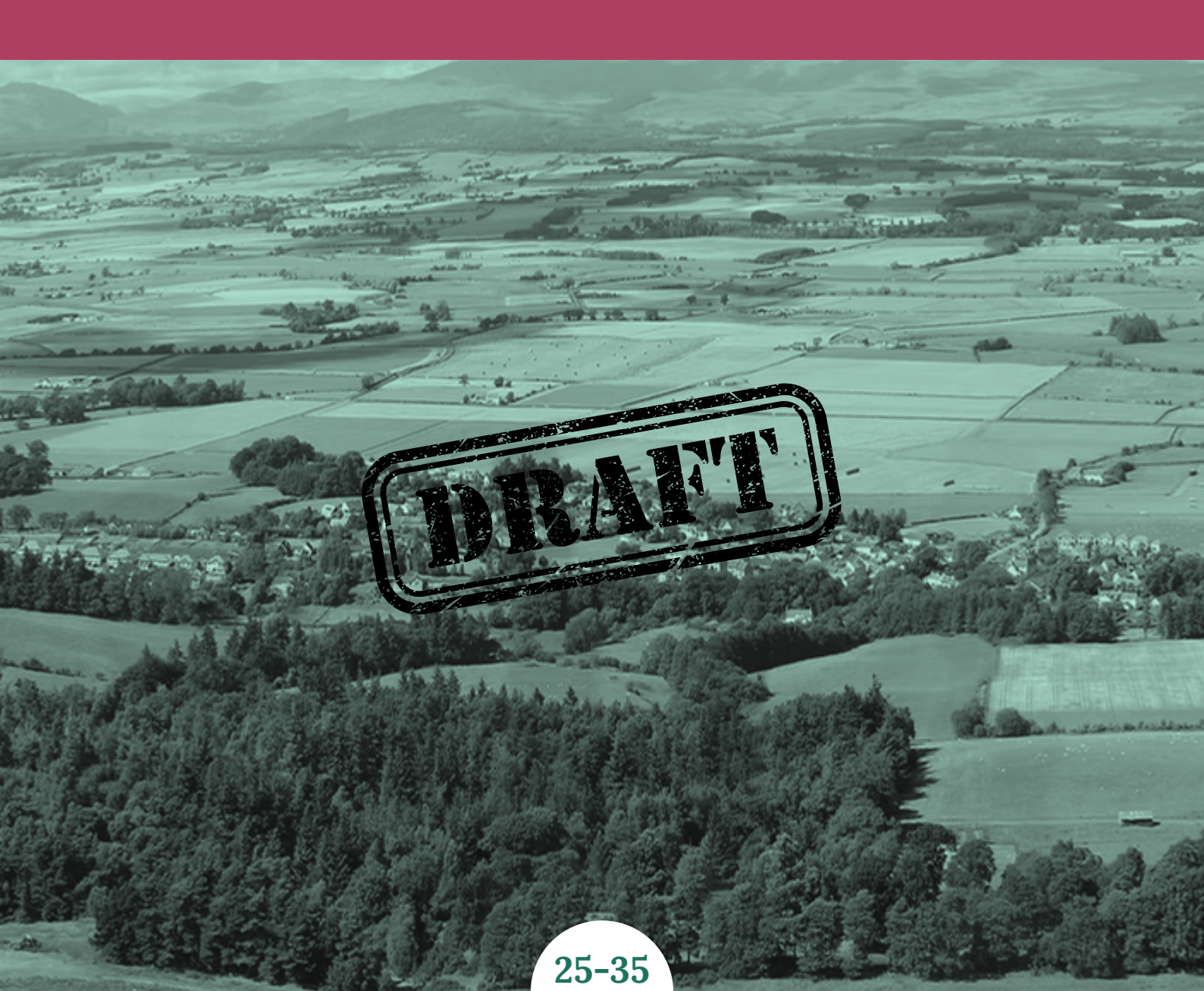




Gargunnock Local Place Plan

Preserving the Past, Planning the Future

Prepared by Gargunnock
Community Council

2025

Figure 1: Gargunnock Village

Contents

1. Executive Summary
2. Introduction
3. About Gargunnock
4. Demographic Profile
5. How the Plan Was Prepared
6. Community Engagement Outcome
7. Key Themes and Priorities
 - 7.1 Housing and Sustainable Development
 - 7.2 Community Facilities and Services
 - 7.3 Local Economy and Employment
 - 7.4 Environment, Heritage and Green Space
 - 7.5 Inclusion and Community Spirit
8. Community Improvement Themes
 - 8.1 Inclusive Health & Wellbeing
 - 8.2 Safety In and Around Gargunnock
 - 8.3 Our Assets: Community, Natural & Historical
 - 8.4 A Thriving Local Economy
 - 8.5 Organic Growth and Sustainable Development
9. Prioritised Projects
10. Vision for the Future
11. Links to National and Local Planning Policy
12. Future Actions and Monitoring
13. Acknowledgements
14. Contacts
15. Appendices

01 Executive Summary

This Local Place Plan (LPP) sets out a shared vision for Gargunnock's future, shaped by residents, community organisations, and local businesses. It is a community-driven initiative designed to guide development and planning by Stirling Council and other stakeholders. Once registered, the LPP will have legal weight.

The plan captures what matters most to the people of Gargunnock and provides a clear framework for sustainable growth over the next ten years. It balances protecting the village's rural character and heritage with meeting local needs in housing, transport, employment, and community facilities.

Roles and Key Actions:

Delivery will be a shared responsibility. Gargunnock Community Council, Gargunnock Community Trust, the Community Shop, and other local groups will each lead elements of the plan, ensuring accountability, ownership, and collaboration.

Headline Proposals:

The plan prioritises:

- Upgrading play and youth facilities.
- Refurbishing the sports pavilion.
- Improving road safety and bus services.
- Expanding biodiversity projects and a community orchard.
- Developing enterprise and co-working space.
- Delivering modest, affordable housing within infrastructure limits.
- Growing intergenerational events such as the Gala and Bite & Blether.

A Living document:

Grounded in strong community engagement, the plan aligns with national and local planning frameworks, including Scotland's National Planning Framework 4 (NPF4) and Stirling's Local Development Plan. It will act as a practical guide for coordinated, inclusive development and decision-making over the next decade.



Core Themes



Environment & Sustainability

Protecting green spaces, supporting biodiversity, and responding to climate challenges.



Community Facilities & Services

Improving access to services, venues, and support for all generations.



Housing & Development

Enabling sensitive growth focused on need, affordability, quality, and design that complements the village.



Economy & Employment

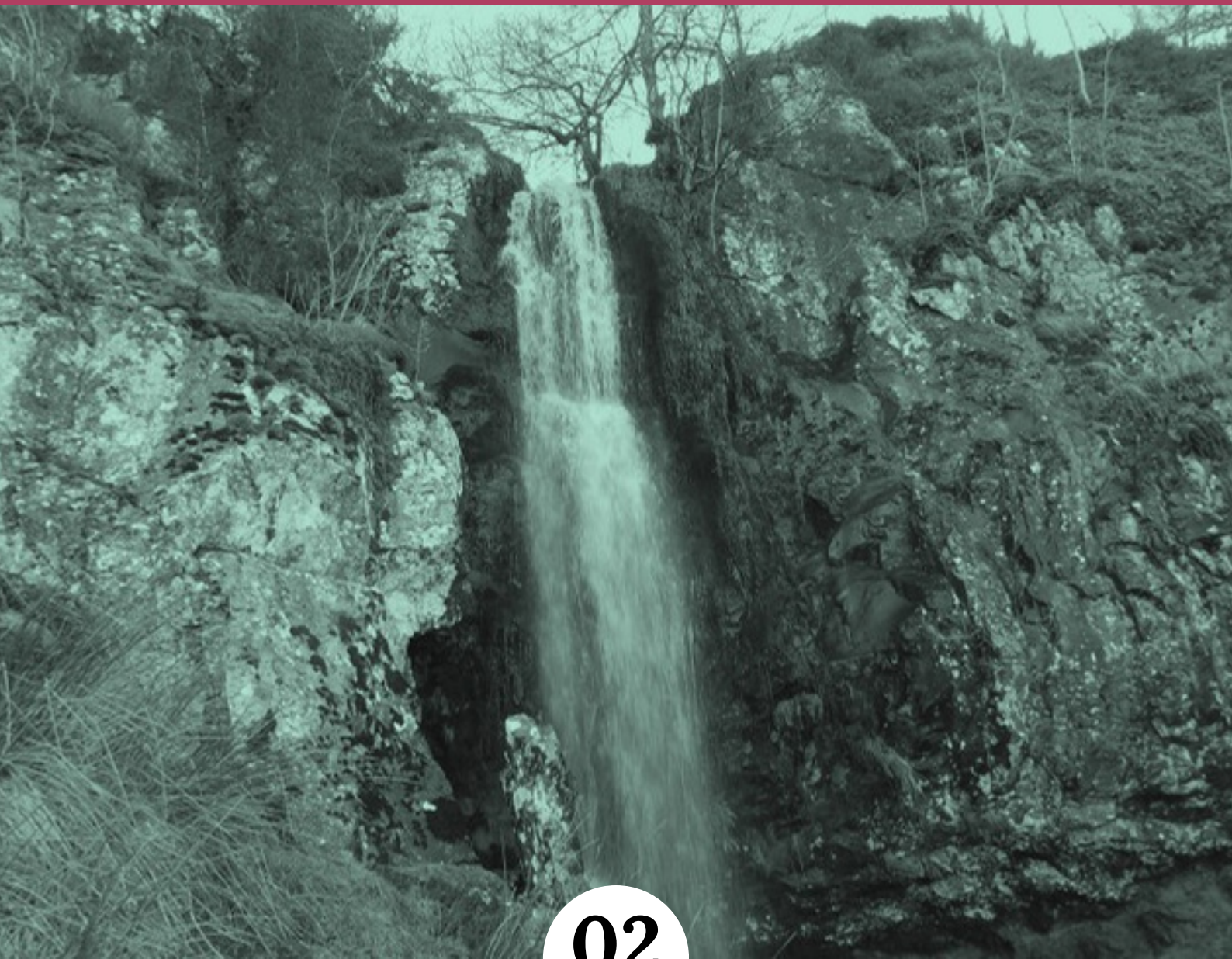
Strengthening the local economy by supporting businesses, tourism, and remote working.



Transport & Active Travel

Enhancing connectivity and safety for pedestrians, cyclists, public transport users, and drivers, while improving the quality and resilience of local roads.

Figure 2: Village Walled Garden at Gargunnock House



02

Introduction



Figure 4: Mural of Gargunnock highlights, created by artist David Gallatley

02 Introduction

This Local Place Plan (LPP) has been prepared by **Gargunnock Community Council**, in partnership with **Gargunnock Community Trust**, in line with the Planning (Scotland) Act 2019. This introduced new rights for communities to influence local development. It represents a collaborative effort between residents, local stakeholders, landowners and community leaders to define a shared vision for the future of Gargunnock.

The purpose of the plan is to ensure that the priorities and aspirations of the local community are formally recognised in the planning process. Once submitted to and registered by Stirling Council, the LPP will become a **material consideration** in the preparation of Stirling Council's next **Local Development Plan (LDP)** and in other relevant strategic decisions.

The LPP provides a platform for the community to express its views on a wide range of issues including housing, transport, the environment, local services, employment, and heritage. It is also a proactive statement of what the community wants to protect, enhance, or develop over the next decade.

The preparation of this plan has involved significant and meaningful community engagement (detailed later). Ensuring that the views of a broad cross-section of residents—including children, families, older people, and local businesses—are fully reflected. By setting out a clear and locally informed roadmap for the future, the LPP aims to empower the community, strengthen its influence in local decision-making, and guide investment and policy in ways that respect and enhance what makes Gargunnock unique.

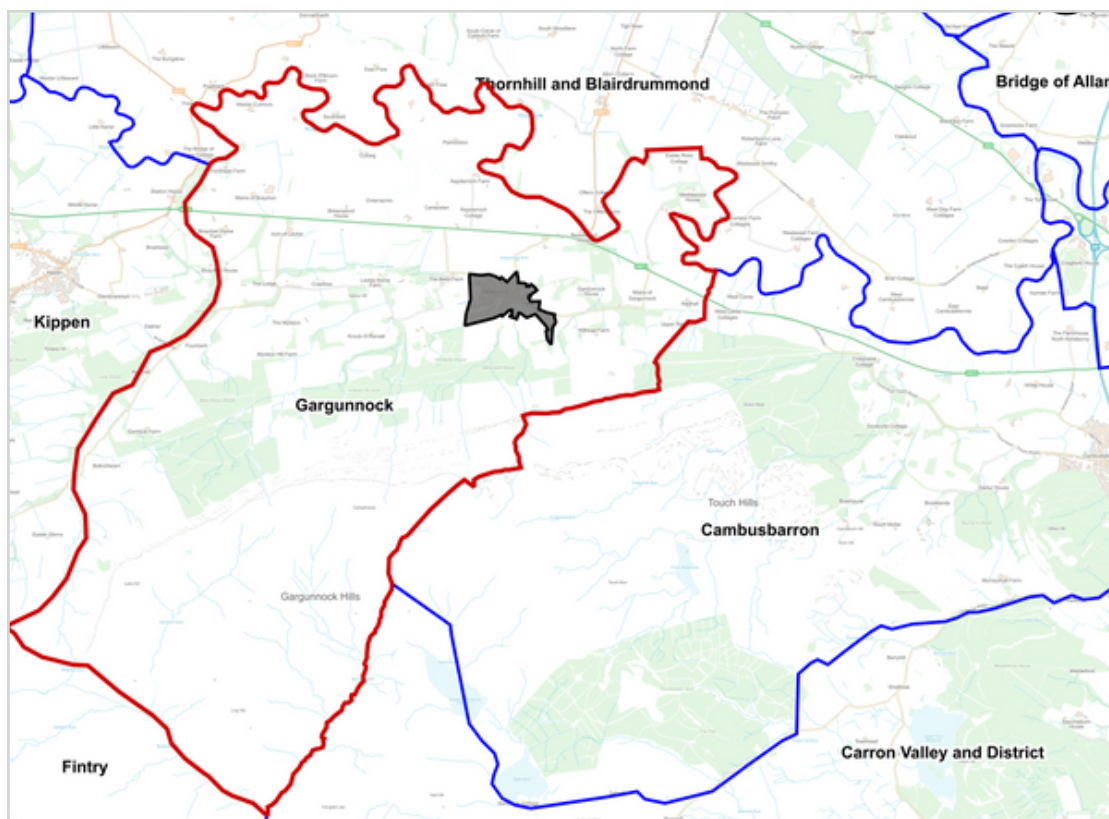


Figure 5: Gargunnoch LPP boundary showing neighbouring Community Councils.

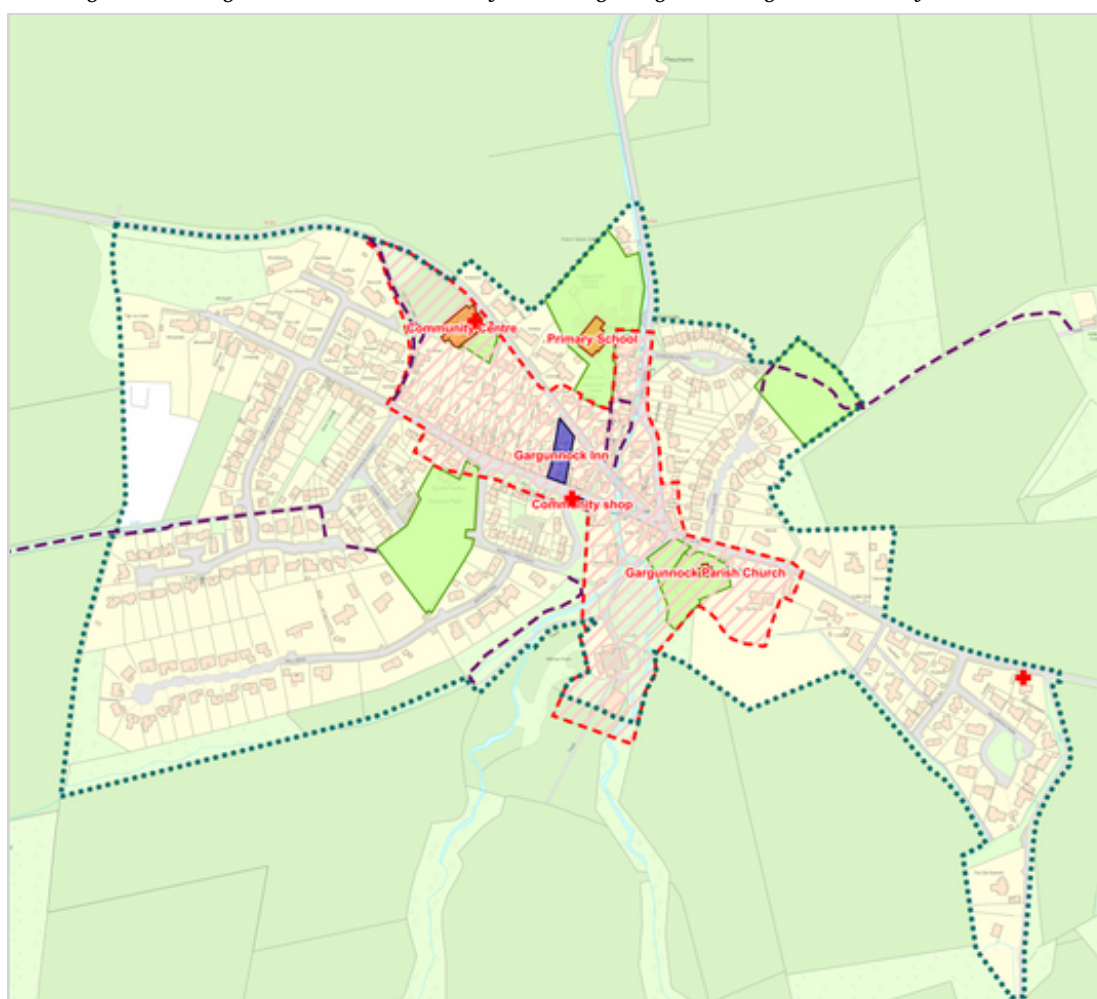
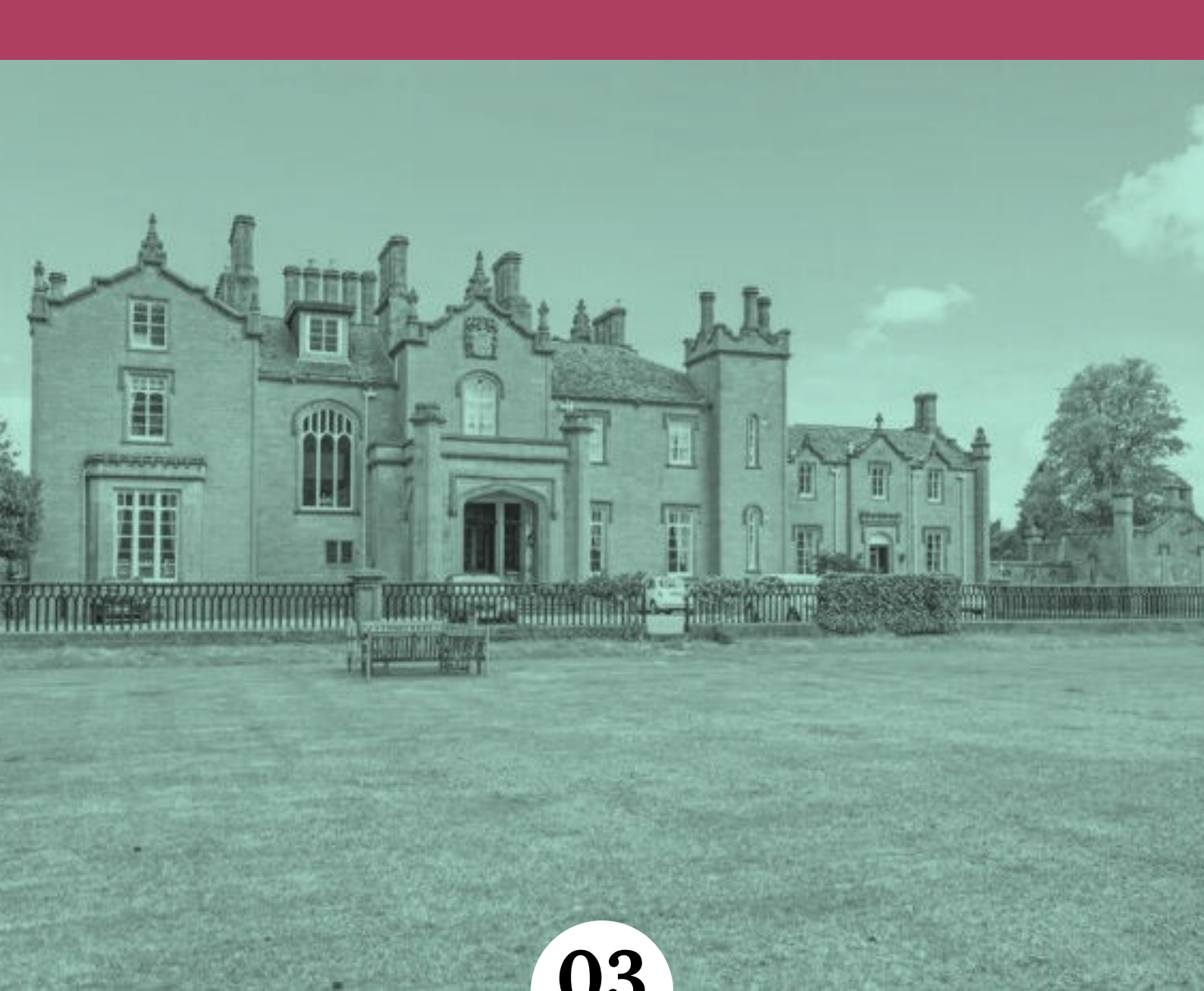


Figure 6: Settlement and conservation area boundaries. Local assets and 'Our important things' in red text.

These maps were prepared using Parish Online community mapping tool. It contains OS data C Crown copyright [Licence AC0000867390] [2025]



03

About *Gargunnock*



Figure 8: Gargunnock Landscape

03 About Gargunnock

Gargunnock is a historic and picturesque village located approximately six miles west of Stirling (and Stirling Castle), within the Stirling Council area of central Scotland. Nestled at the foot of the Gargunnock Hills and overlooking the Carse of Stirling, the village combines natural beauty, rural tranquility, and a strong sense of community with convenient access to urban amenities.

Gargunnock has deep historical roots, with early settlements at Keir Hill (c. 50 AD) and the Leckie Broch (c. 80 AD). The village has played a part in Scotland's national story — William Wallace is believed to have stormed the Peel of Gargunnock in 1296, and Bonnie Prince Charlie passed through in 1745. Its modern layout emerged in the early 1700s, when Sir James Campbell, Laird of Gargunnock, granted land along what is now Main Street, establishing the distinctive east–west form beside the Gargunnock Burn.

Architecturally, the village retains heritage features that shape its character. Gargunnock House, a 16th-century tower house remodelled in the Georgian era, remains a landmark. The designated conservation area covers The Square, Main Street, and Manse Brae, protecting buildings such as the Church, Dinning House, Trelawney Cottage, the White House, and the historic Gargunnock Inn. Main Street is defined by terraced houses and traditional feu plots, with Craigard preserving one of the most complete examples.

The 20th century brought expansion as public water supply and sewerage infrastructure enabled new development. Council-led housing and private estates created a broader mix of homes across the village, including Drummond Place, McLaren's Park, Charles Street, the Glebe, McNeil Crescent, and Leckie Road. The most recent large development was Cala Homes' 19-home scheme at Millbrae in 2002, with only modest infill since.

Today, Gargunnock balances its proud heritage with the need for sustainable growth, modern amenities, and a resilient community.

Today, Gargunnoch has around **917 residents across 410 households**. (National Records of Scotland, Census 2022). Many work locally or commute to Stirling and beyond, with home and hybrid working increasingly common. The village is supported by a range of essential services and facilities, including:

- **Gargunnoch Primary School**
- **Community-owned Shop**
- **Gargunnoch Inn**
- **The Rest Garden**
- **Glebe Park and Community Field Biodiversity and outdoor learning** (Gargunnoch Community Trust)
- **Provost Park** (football pitch and children's play area)
- **Community Centre** (Gargunnoch Community Trust)
- **The Nadara Kingsburn Community Fund** (Gargunnoch Community Trust)
- **Church**
- **Three Public Defibrillators** (Gargunnoch Community Trust)
- **Ultra-fast fibre-broadband**
- **X10 Bus Service to Stirling and Glasgow**
- **Electric Vehicle Charging Points**
- **Short-term holiday accommodation**
- **Mobile Library and Post Office**

Community Groups:

 gargunnoch.org

Include but not exclusive to:

Gargunnoch Community Council

Elected residents representing the village in discussions with Stirling Council and other authorities.

Gargunnoch Community Trust

Established in 2005, it is now a Scottish Charitable Incorporated Organisation and a registered charity with volunteer trustees. It develops and manages community assets and delivers projects on behalf of the community.

Nadara Kingsburn Windfarm Fund

Provides community benefit funding from the Nadara Kingsburn Windfarm. Managed by Nadara, overseen by Foundation Scotland and administered by Gargunnoch Community Trust and an independent panel of local people to ensure fair distribution.

Gargunnoch Community Shop

Created by Gargunnoch Community Council as a Community Benefit Society (CBS) following the loss of the former shop. Reopened in December 2024 after successful fundraising, it has a commercial tenant and run by a volunteer Management Committee.

Gargunnoch Village Childcare

Provides toddlers' groups, playgroup, and before- and after-school clubs. Also plays a wider role in village life.

Flower Show Committee

Voluntary group organising the annual Flower Show, a key event showcasing local produce, talent, and creativity.

Gargunnoch Football Club (FC)

Founded in 1956, the amateur club competes in the Forth & Endrick Welfare League. It offers opportunities for all ages and hosts matches and events that bring the community together.

There is **no medical practice or pharmacy** in the village; residents access healthcare in Kippen, Cambusbarron and Stirling. A pharmacy delivery service also operates in the village. Out-of-hours and secondary care are accessed in Stirling.

Gargunnock Primary School operates three classes (capacity 75). Confirmed enrolments for August 2025 total 69 (~92% utilisation). If rolls exceed 75, Stirling Council would consider a 4-class model, which the building can accommodate. The school's projections show rolls declining again from 2027, indicating pressure is short-term rather than structural. The Plan supports modest growth aligned with local need and commits to ongoing liaison with Education and monitoring annual enrolments to keep capacity comfortable.

Gargunnock Community Trust plays a vital role in village life, owning and managing key assets such as the Community Centre and Glebe Park. Since 2012, the Centre has been fully refurbished and, with solar panels and batteries, is now virtually carbon neutral. The Centre provides a hub for community activities. Community bookings have increased year on year since refurbishment. Glebe Park has become a focus for environmental and biodiversity projects, leading to independent groups such as the Bee Keeping Group and Biodiversity Group. Alongside managing assets, the Trust initiates projects, raises funding and delivers improvements benefiting residents and visitors. Recent initiatives include **upgrading the Beeches Path, refurbishing the Telephone Box to house a defibrillator** and further **biodiversity enhancements at Glebe Park**.

The Trust also administers the Nadar Kingsburn Windfarm Fund, managed by an independent panel of local residents, which has supported a wide range of local projects – from the Outdoor Learning Centre at the school to the Community Shop project. Awards prioritise community benefit, inclusion and local economic impact.

Gargunnock Community Council represents local residents and works to maintain and enhance village life. The Council acts as the formal link with Stirling Council, ensuring local views are heard on planning, infrastructure and service provision. It regularly engages residents through meetings, consultations and surveys, providing a democratic forum for discussion and decision-making.

Gargunnock Community Council has delivered and supported visible projects that contribute to the village's character and vibrancy, including **refurbishing the historic Village Fountain** and **introducing festive lighting**.

In addition, the Community Council champions local priorities, addresses issues raised by residents and works in partnership with groups such as the Community Trust. Its work helps ensure Gargunnock remains well-represented, forward-looking and resilient.

Figure 9: Glebe Park biodiversity



2024 Revitalisation of the Community Shop

In 2021, the village suffered a major setback when its local shop was badly damaged by fire and left in disrepair, requiring full restoration of the building. Recognising both the practical and symbolic importance of the shop to village life, Gargunnock Community Council took swift action. It established and registered a Community Benefit Society (CBS), Gargunnock Community Shop Ltd, led by a dedicated volunteer Management Committee tasked with bringing the facility back into community use.

The group demonstrated strong leadership and determination, successfully securing two major grants – one from the Community Ownership Fund (National Lottery) and another from the Scottish Land Fund (SLF) – which enabled the building to be brought into permanent community ownership. This core funding was further strengthened by matched contributions from the Gargunnock Estates Trust, preparatory support from the Windfarm Panel, and a vital donation from alumnus John Scott, whose backing provided financial security during a critical stage of the project.

To ensure broad-based community involvement, the Committee launched a highly successful community share offer, allowing local residents to invest directly in the project. This not only raised substantial funds but also deepened the sense of local ownership and pride.

By December 2024, the vision became reality when the revitalised community shop officially reopened. The transformed premises are now more than just a retail outlet: they serve as an attractive, inclusive, low-carbon and sustainable hub at the heart of the village. Offering essential services to residents and visitors alike, the shop has once again become a focal point for daily life and community connection.

Importantly, the restoration project was designed with long-term resilience in mind. The building has benefitted from extensive green upgrades including a roof half-covered with **solar panels, an air source heat pump, battery storage, and enhanced insulation**. These features make the shop highly energy efficient, less reliant on fossil fuels, and a model of environmental sustainability – future-proofing it for generations to come.

Figure 10: Members of Community Shop Ltd & contributor John Scott



Green Spaces, Community Facilities and Activities

Gargunnock's green spaces are central to community wellbeing, offering recreation, learning, and connection with nature. Key assets include **Provost Park** in the village centre, the **Community Field**, the **Rest Garden**, and **Glebe Park** near the school.

Provost Park is home to a football pitch widely used by residents and Gargunnock FC. However, its steep gradient and outdated changing rooms reduce its potential. Play facilities are limited: while Stirling Council recently replaced worn equipment, further improvements are needed to the surfacing and surrounding environment.

Glebe Park, owned by Gargunnock Community Trust, enhances biodiversity with native trees, ponds, and a wildflower meadow. It provides outdoor learning for the school and a natural retreat for dog walkers and nature enthusiasts. Volunteers also maintain beehives here, producing honey sold locally.

Survey feedback identified a lack of facilities and activities for older children and teenagers, with both limited infrastructure and a shortage of volunteers contributing to the gap. Addressing this has become a clear local priority.

The Community Centre, formerly the village primary school and now owned by Gargunnock Community Trust, is a thriving hub hosting yoga, Tai Chi, Strength classes, playgroups, social events, Bite and Blether, the Flower Show, and the annual Gala. It also provides workspace for local enterprises, with four small offices and the Drop In Centre currently occupied by a local business.



Information and updates are shared across several well-used platforms:



Village website
www.gargunnock.org

Hosts booking tools and updates from Gargunnock Community Council, Gargunnock Community Trust, and Community Benefit Society



Facebook page

Active space for announcements and local discussions



The Bugle

Quarterly magazine delivered to every household



Public noticeboards

Located at the Community Shop, Church, and Gargunnock Inn



Letterbox mailings

Used occasionally for key updates



Figure 12: The Gargunnock Agricultural Show

Events and Community Funding

Gargunnock benefits from windfarm income, managed by the The Nadara Kingsburn Community Fund (Gargunnock Community Trust), which funds local projects, facilities, and events. The village also has a lively programme of annual events that bring residents and visitors together:

- **The Gargunnock Agricultural Show** – held every June on the same site since 1794, drawing visitors from across the region.
- **The Gargunnock Village Gala** – also in June, with a colourful parade through the village and a full day of family activities centred on the Community Centre.
- **The Gargunnock Inn’s Annual Beer Festival** – a well-loved social highlight for residents and visitors alike.
- **The Annual Flower Show** – staged on the last Sunday in August, showcasing local horticulture, creativity, and community pride.

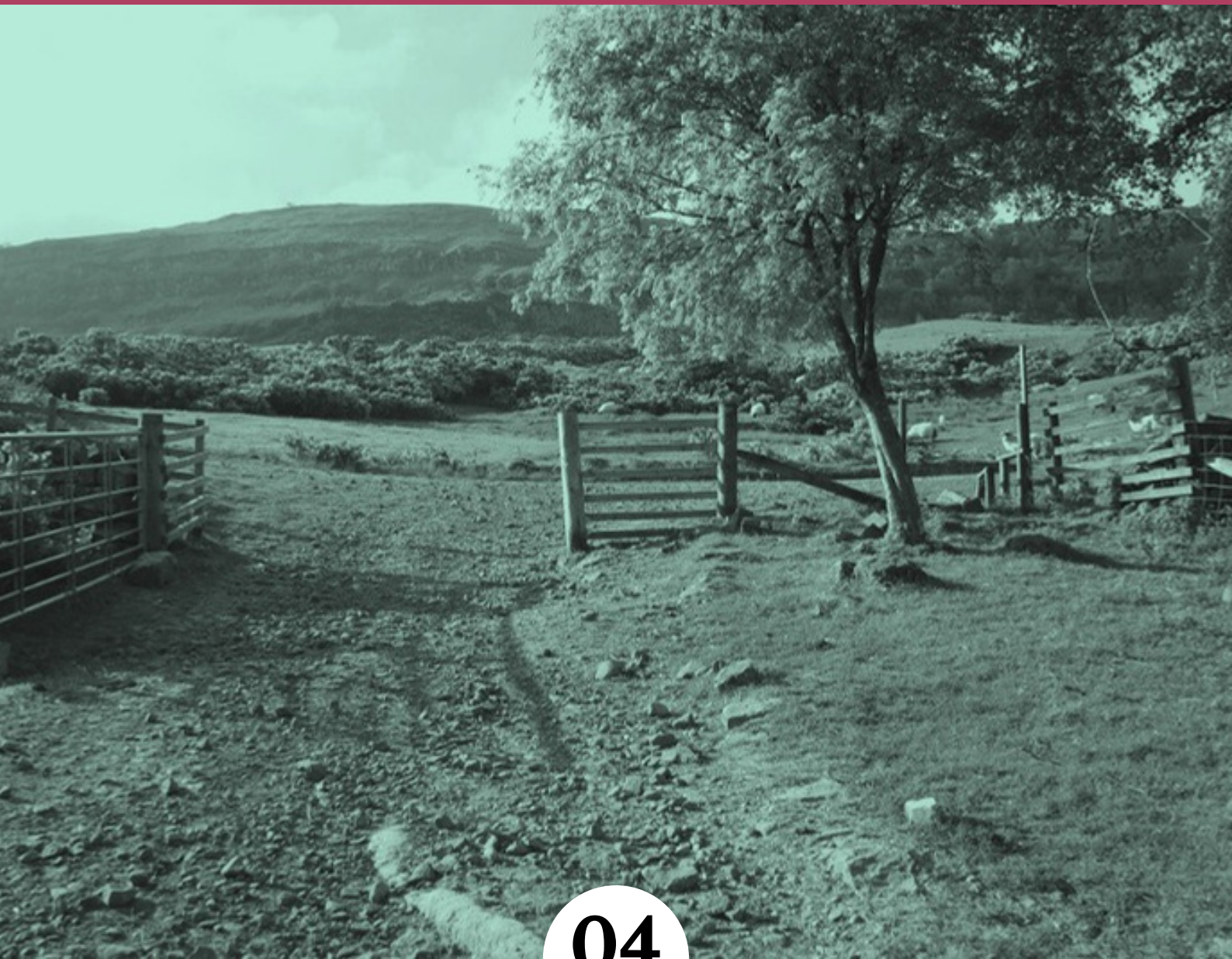


In addition, **Bite and Blether**—a monthly coffee morning and lunch at the Community Centre—has become a much-loved tradition. Open to all ages, it offers residents and visitors the chance to meet, chat, and strengthen community connections.

Conclusion

The Gargunnock Local Place Plan reflects the village’s unique combination of rich history, natural setting, and vibrant community life. Its purpose is to preserve this character while addressing emerging needs and supporting sustainable, community-led development for the future.

Figure 13: Local Residents at Bite and Blether



04

Demographic *Profile*

04 Demographic Profile

Gargunnock is home to an estimated **917 residents across around 410 households**, reflecting its character as a small but active rural community. These figures are drawn from National Records of Scotland (NRS) mid-year population estimates and local sources, with the more detailed, village-level results from the **2022 Census still to be released**.

18%	55%	27%
Children & Young People (0–17 years)	Working-Age Adults (18–64 years)	Older Adults (65+ years)
~165 residents. This underlines the need for strong early years support, safe play facilities, and family-focused activities.	~504 residents. Many commute to Stirling or further afield, while others support the local economy through small businesses, self-employment, agriculture, and professional services.	~248 residents. This sizeable proportion highlights the importance of age-friendly services, accessible facilities, and intergenerational opportunities.



Household Structure

Gargunnock is a family-based community with long-standing roots, but the number of older residents living alone is increasing. Community engagement interactions highlighted this could create risk of social isolation. Many residents wishing to downsize struggle to find smaller homes locally, forcing some to leave the village.



Housing Tenure

Around 38 homes are owned by the Local Authority and 16 are privately rented, reflecting higher housing mobility and affordability pressures for younger households. The remainder are predominantly owner-occupied, with only a small proportion of social housing.



Employment & Education

Employment is centred on trades, agriculture, education, healthcare and professional services. Gargunnock Primary operates three classes (capacity 75) with 69 pupils confirmed for August 2025 (~92% utilisation). If rolls exceed 75, Stirling Council would consider a 4-class model (space available); projections indicate a decline from 2027, so pressure is near-term. Secondary pupils attend Stirling or Balfron High Schools. Ultra-fast broadband supports home-/hybrid-working and local enterprise.



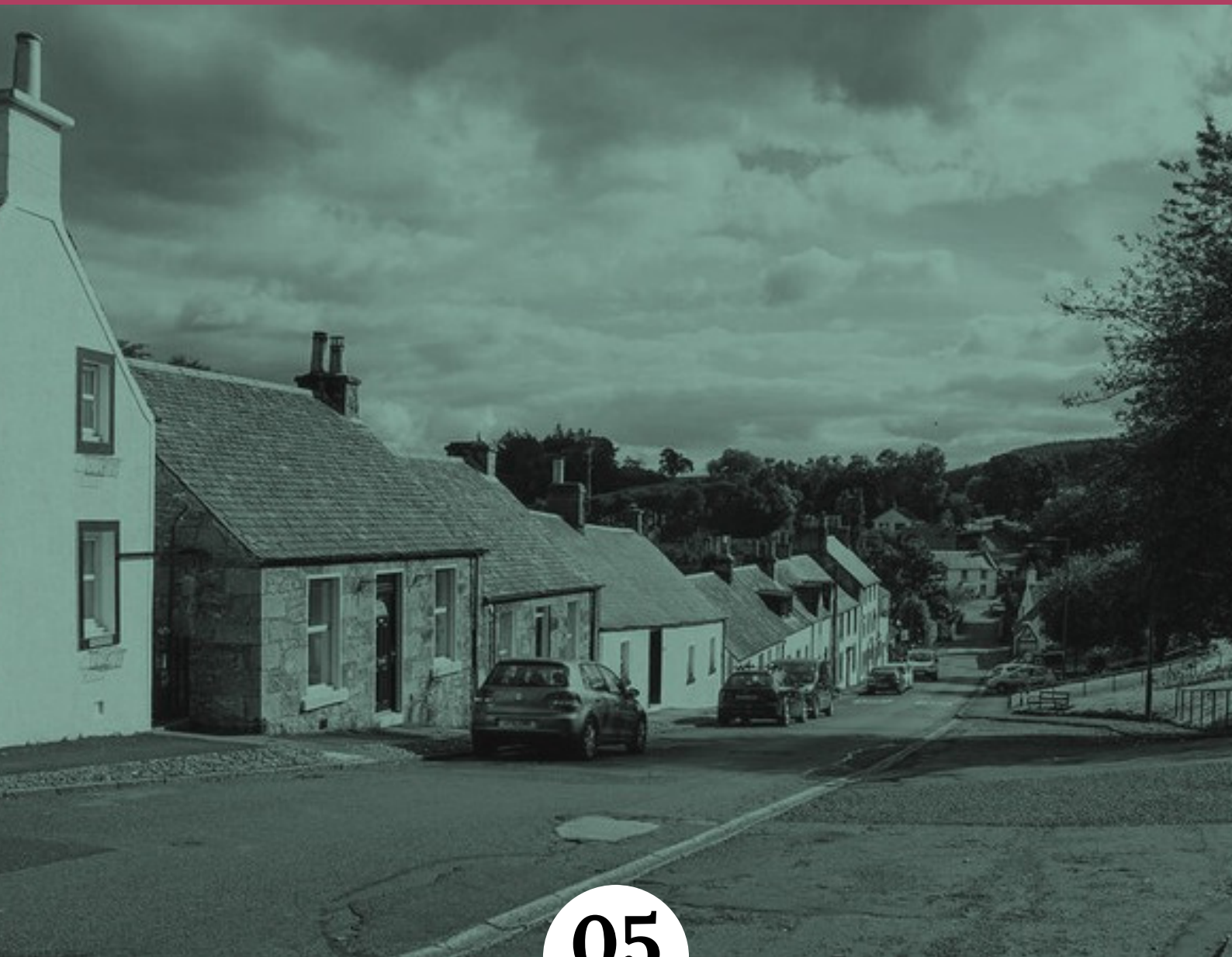
Population Trends

Over the last 20 years the overall population has remained stable, but the proportion aged 65+ has risen sharply, increasing pressure on housing, health, and social services. **42%** of survey respondents (May 2025) highlighted risks of reduced social contact among older residents and called for more age-friendly housing and services. At the same time, declining Primary 1 enrolments suggest fewer young families are moving into the village. Together, these trends point to the need for more housing within reach and diverse housing, alongside facilities that support both older residents and younger families.



Key Implications

- Provide facilities for all age groups.
- Improve transport and active travel links.
- Deliver housing for families, single residents, and downsizers.
- Expand services that support social connection and strengthen inclusion.
- Address critical service gaps, particularly access to local healthcare.



05

How *the Plan was prepared*

Figure 15: Village Main Street

The Gargunnock Local Place Plan was developed following the guidance provided by Stirling Council and shaped by extensive community input. A phased engagement strategy ensured that local voices directly informed the plan's priorities, themes, and actions.

Engagement Timeline & Process

Visual timeline of engagement process (April 2024 – June 2025)



Figure 16: 2024 Community drop-in session

Figure 17: 2025 Community drop-in session

Figure 18: 2025 Village Roundtable

Youth/Young Adult Survey 2023

Conducted by Gargunnock Community Trust

Findings:

The Survey (**44 responses across P4–S6**) provided clear insights into the experiences and priorities of young people in Gargunnock:

Limited facilities: Almost half (**21 of 44, 48%**) of young people said there are not enough things to do for their age group. Among secondary pupils, this rises to **18 of 22 (82%)**, showing the gap is especially acute for older children..

“I would put more fun things in the park like monkey bars and a climbing frame.”

Travel and independence: 75% found it very easy to travel independently, supported by free bus travel with the Young Scot/ National Entitlement Card.

Desired amenities: The most frequent requests were for a pump track, skate facilities, and improved sports provision including the football pavilion.

“I would re-renovate the football changing rooms and get better facilities.”

Youth activities: Many wanted more community events, and youth clubs.

Implications for the Plan

- Invest in inclusive recreational areas (pump track, skate space, pavilion improvements).
- Improve safe travel routes for young people.
- Support youth-focused and intergenerational events.
- Ensure youth voices remain central in planning, using communication methods they prefer.



Community Drop-In Sessions June 2024

Two drop-in sessions were held at the Community Centre to:

- Share survey findings
- Showcase ongoing and proposed projects
- Gather feedback on project priorities

Attendance:

- Day One: **37** residents
- Day Two: **28** residents

Engagement:

- Residents were given five sticker dots to vote on their preferred new projects. This helped identify priority projects for the plan. Additional comments were gathered regarding housing locations and rural business units.

Community Engagement Survey April 2024

An initial survey was distributed in both paper and online formats, inviting residents to share:

1. What they liked about living in Gargunnock
2. What they didn't like
3. What improvements they wanted to see

Response Rate

- 42 survey responses were received.

What People Like:

- Strong sense of community and neighbourliness
- Rural setting and scenic views of the hills
- Quiet and safe village environment
- Accessibility to Stirling and central Scotland
- Core community facilities like the school and parks

What People Dislike:

- Speeding vehicles in village
- A811 junction safety
- Poor bus service: infrequent, unreliable, limited hours
- Inadequate play park facilities and youth services
- Lack of medical services and limited amenity provisions
- Poor quality or unsafe walking/cycling paths



Figure 20: Gargunnock Satellite Image

Suggested Improvements



play park

play park upgrades and recreational spaces for older children.



Road Safety

Road safety and traffic calming, including tackling inappropriate parking (caravans, junction obstructions) and improvements to the A811 junction.



Transport

Improved public transport connections.



Community

More community events and intergenerational engagement.



Green space

Green space preservation and biodiversity improvement.



Housing

Affordable housing development, particularly for families and older adults.

Community Engagement Survey May 2025

A follow-up survey was carried out in May 2025 to test and refine the project proposals and guiding principles for the Local Place Plan. This built on earlier consultation activities led by Gargunnock Community Council, including drop-in sessions, focus groups, youth surveys, and feedback at community events. Together, these activities demonstrate the depth of community participation in shaping the village's future.

Survey Response Rate

- A total of **170 surveys were completed**, representing feedback from around **320 residents**.
- With Gargunnock's population estimated at **900–920 residents**, this equates to around **35% of residents**.
- When combined with the earlier consultation stages, this reflects a strong and representative level of community involvement, well above typical levels for a rural settlement.

Key Themes Identified



Environment & Heritage

- **92%** of respondents said protecting green spaces is very important.
- **85%** supported enhancing biodiversity (e.g. Glebe Park meadow, tree planting).
- There was strong backing for climate resilience measures such as sustainable drainage and renewable energy.
- Preserving Gargunnock's historic character was a consistent theme across written feedback.

Implication for the LPP: Clear mandate to prioritise environmental protection, nature-based solutions, and conservation of the village's historic identity.



Figure 21: Village Notice Board



Community Services & Inclusion

- **54%** of respondents highlighted the need for more services and activities for children and young people.
- Requests included improved childcare, youth provision, and intergenerational opportunities.
- Social isolation among older residents was noted by **42%** of respondents, emphasising the importance of community facilities and inclusion.

Implication for the LPP: Strengthen provision for both young people and older residents through flexible community spaces and targeted support.



Transport & Connectivity

- **68%** of respondents called for improved public transport, with repeated references to reliability issues on the X10 bus.
- **74%** want safe walking and cycling routes.
- Traffic and road safety were major concerns.

Other considerations

- Improved road surface conditions East / West of Village

Implication for the LPP: Transport interventions should prioritise X10 service reliability, active travel infrastructure, and road safety measures.

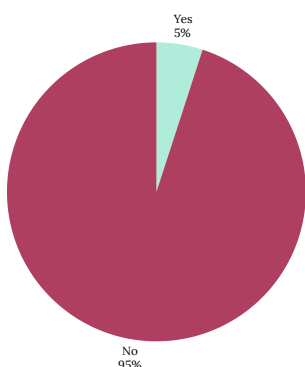


Figure 22:
Do you feel safe
cycling on the A811?
170 responses



Housing & Development

- **85.5%** supported modest, small-scale growth in new homes, particularly affordable and mixed-tenure housing for young families and older residents in keeping with village character.
- Residents opposed large housing estates, citing risks to village character and pressure on services.
- Concerns were expressed about limited school roll capacity and road network resilience.
- **85.5%** supported growth of up to 50 houses.

Implication for the LPP: Policy alignment with community preference for modest, phased housing tied to local infrastructure capacity.

Provision of self-build opportunities and a mix of housing suitable for older people, younger residents, and families.



Figure 24: Community views on Housing Growth in Gargunnoch 68% supported modest, small-scale growth in new homes, particularly affordable and mixed-tenure housing. By contrast, 72% opposed large housing estates, highlighting strong preference for infrastructure-led, community-scaled growth.



Figure 23: Gargunnoch Inn

Additional Engagements 2025

- **Bite and Blether Session** - June 2025: **40** attendees.
- **Shop Engagement Session** - June 2025: **20** attendees.
- **Social Media Outreach:** Used to distribute surveys, share updates, and promote events.
- **Poster Campaigns:** Key messages shared across community noticeboards and venues.
- **Village Hall Roundtable** - June 2025: **16** attendees provided in-depth feedback on housing and infrastructure.



Figure 25: Flower Show Committee tending to the plot in the Rest Garden.

06 Community Engagement Outcome

The Gargunnock Local Place Plan reflects community consensus on:

- Enhancing safety and connectivity
- Preserving the character and setting of the village
- Supporting modest, inclusive housing growth
- Investing in play and recreation, especially for young people
- Promoting sustainability, wellbeing, and local economic resilience

These outcomes have been translated into the **Plan's Guiding Principles, Key Themes, and Prioritised Projects.**

Figure 26: Primary School



“

We've seen tremendous participation through surveys, drop-in sessions, and community meetings—what truly stands out is how everyone has stepped forward with energy, pride, creativity, and a shared determination to shape Gargunnock's future together, ensuring the village not only thrives today but continues to flourish for generations to come.”

Mike Buckley, Chair,
21 **Gargunnock Community Council**

Figure 27: Local Bee's



“

The Trust recognised the new statutory Local Place Plans as an important opportunity for the community to shape the village's future over the next decade. With the Council required to 'take account' of the Plan, the Trust worked with the Community Council to set out Gargunnock's key development priorities.”

Nathan Anderton, Chair,
Gargunnock Community Trust

Figure 28: Beeches Path



“

I cannot stress enough how important Gargunnock's Local Place Plan is for shaping the future of the community's aspirations and plans. Stirling's Local Development Plan will be informed by what you have said, and it is important that the people of Gargunnock have confidence in their voice shaping the direction of Stirling Council policy and practice.”

Cllr Gerry McGarvey
Forth & Endrick Ward



Key Themes *and* Priorities

Figure 29: Village Fountain

Through surveys, drop-in sessions, and community conversations, residents have shared what matters most for Gargunnock’s future. From these discussions, six key themes have emerged, reflecting shared priorities and aspirations across the village. These themes provide a clear framework to guide the Local Place Plan and ensure community voices remain at the heart of decision-making.

7.1 Housing and Sustainable Development

The community supports controlled, small-scale development that preserves the character of the village:

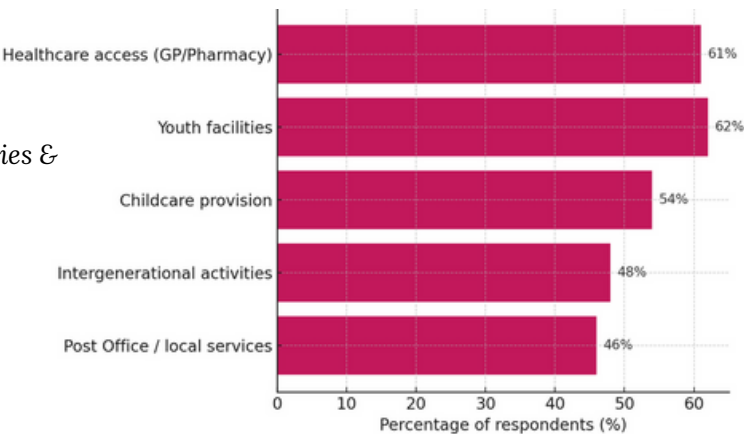
- ***Affordable Housing:** 80% of survey respondents agreed on the need for more housing suitable for downsizing, first-time buyers, and families.
- **Design and Integration:** New homes should complement the traditional village style, be limited to two storeys, and provide sufficient garden space.
- **Infrastructure Limits:** The capacity of the Wastewater Treatment Works (WWTW) and mains water represents a hard cap on future development. At current levels, only 26 new homes can be accommodated without significant infrastructure investment by developers. This constraint means any housing growth must be carefully prioritised to meet local needs — particularly family homes and smaller properties suitable for downsizing — rather than speculative or large-scale development. Without infrastructure upgrades such as a resilient water supply, the village risks being unable to achieve the housing mix the community requires.

7.2 Community Facilities and Services

Improved services and inclusive spaces were a high priority:

- **Youth Facilities:** 48% of youth respondents felt the village lacked activities. Suggestions included a youth hub, pump track, and pavilion upgrades.
- **Community Centre Use:** Residents of all ages called for expanded use of the centre for social, health, and wellbeing activities.
- **Healthcare Access:** The absence of a GP practice or pharmacy within Gargunnock is a critical service gap. While there is a pharmacy delivery service, residents rely on neighbouring settlements such as Kippen and Cambusbarron, creating challenges for older adults, those without private transport, and families with young children. This issue was repeatedly highlighted in engagement feedback. While primary healthcare provision is outwith the community’s direct control, it remains a priority for advocacy with NHS Forth Valley and Stirling Council.

Figure 30: Community Facilities & Services – Survey Priorities



*In Scottish Planning Policy, affordable housing is defined broadly as “housing of a reasonable quality that is affordable to people on modest incomes.”

7.3 Local Economy and Employment

A resilient local economy was seen as vital for village sustainability:

Local Business Support: The reopening of the community shop (Dec 2024) and the success of the Gargunnock Inn were widely celebrated. Enterprise Opportunities: Suggestions included a weekly market, craft incubators, and co-working spaces to support remote workers and local entrepreneurs. Digital Connectivity: Delivered through a resident-led initiative: 100% broadband coverage via ultra-fast fibre-broadband has enabled business growth.

- **Employment Base:** Gargunnock's economy is underpinned by agriculture, trades, and hospitality, alongside a growing proportion of home-based and hybrid workers. Broadband has enabled professionals in IT, finance, and consultancy to remain village-based, reducing reliance on commuting. Self-employment levels are higher than the Scottish average, reflecting a strong culture of enterprise. This highlights demand for co-working facilities, small workshops, and affordable enterprise space to support innovation, reduce isolation, and retain talent in the community.



Figure 31: Community Facilities & Services - Survey Priorities

7.4 Environment, Heritage and Green Space

Protecting the village's natural setting and historic features was frequently raised:

- **Play and Green Space:** Families described the Provost Park play area as outdated. Improvements and inclusive design were requested.
- **Pathways and Biodiversity:** Enhancing and extending routes like the Beeches Path and supporting biodiversity at Glebe Park were highlighted.
- **Heritage Conservation:** Residents want to retain the rural landscape and safeguard buildings like the Kirk and Old School.

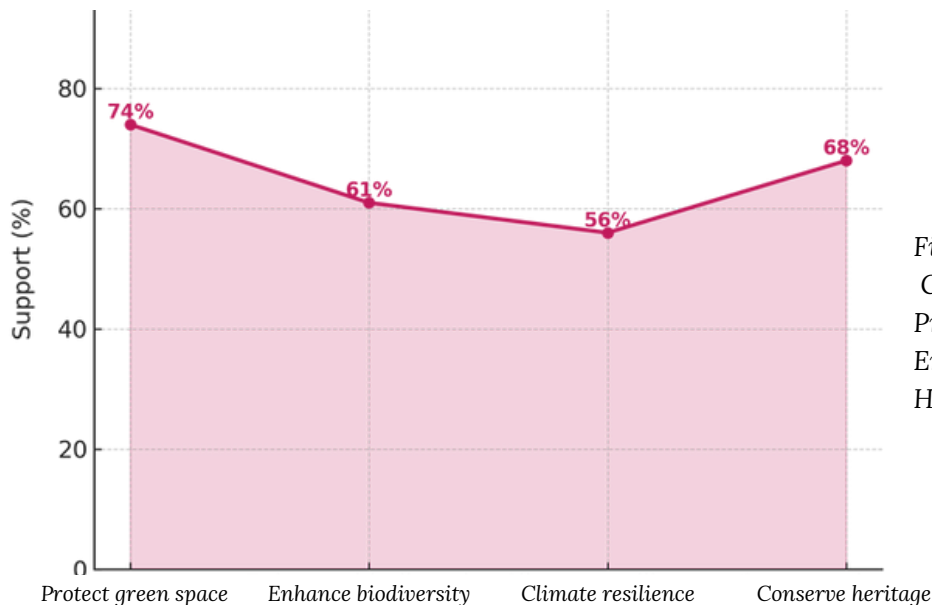


Figure 32: Community Priorities - Environment & Heritage

7.5 Inclusion and Community Spirit

A strong sense of belonging and pride in Gargunnock's community character came through clearly in consultation feedback.

- **Youth and Elder Voice** – Residents stressed the importance of inclusive planning. Young people expressed a desire for a greater role in shaping village decisions, while older adults emphasised accessibility and age-friendly services.
- **Who is Underrepresented** – While community spirit is strong, engagement identified groups who often feel less represented in local planning: disabled residents (limited accessible paths and facilities), low-income households (affected by rising housing costs and limited rental choice), and young adults (few affordable homes or facilities that encourage them to stay). The Local Place Plan seeks to embed equity by ensuring that future investment and development explicitly address the needs of these groups.
- **Youth Engagement as Best Practice** – The inclusion of young people's voices through a dedicated Youth / Young Adult Survey conducted by GCT is a significant achievement of this plan. Few rural Local Place Plans in Scotland have engaged young residents so directly. The survey identified clear gaps in facilities (e.g. pump track, youth hub, film nights) and signalled a strong desire among young people to contribute to decision-making. This is a model of intergenerational engagement the community intends to carry forward.
- **Community Events** – Regular activities such as the Gala and Bite and Blether are highly valued. There is enthusiasm for expanding these events to strengthen intergenerational connections. The annual Flower Show already plays an important role, involving the school and fostering links across generations.
- **Communication Channels** – Respondents suggested wider use of posters, newsletters, and noticeboards, alongside more youth-friendly digital platforms, to ensure everyone can stay informed and engaged.

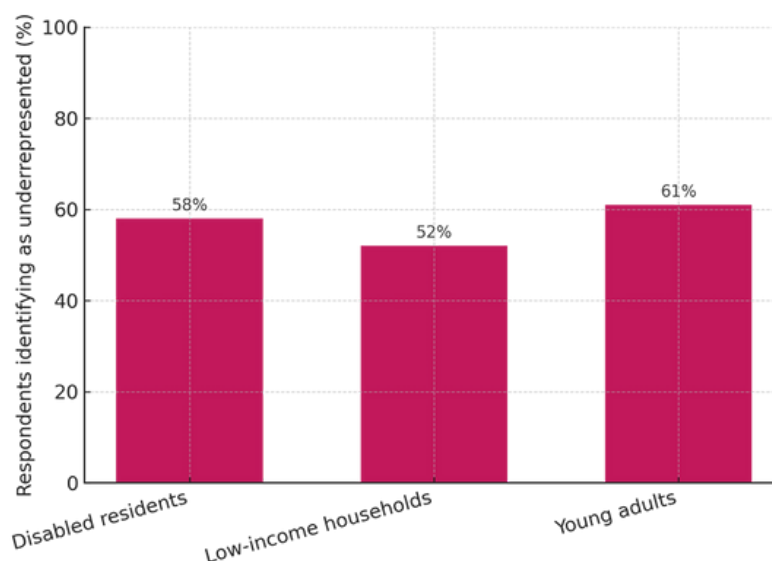


Figure 33:
Underrepresented
Groups in Gargunnock
- Survey Finding

These insights reinforce the six key themes of the Local Place Plan and highlight the importance of keeping community spirit, inclusivity, and intergenerational connection at the heart of development.



08

Community *Improvement* Themes

Figure 34: The Gargunnoch Inn

8.1 Inclusive Health & Wellbeing

While rural Scotland often enjoys better health outcomes than urban areas, Gargunnock has an opportunity to strengthen this further by:

- Expanding **inclusive green spaces** and accessible recreational amenities.
- Refurbishing key play and sporting infrastructure (e.g. pavilion, pump track).
- Developing **intergenerational programmes** and making greater use of the Community Centre.
- Enhancing **footpaths and active travel routes** to encourage healthier lifestyles.

8.2 Safety in and Around Gargunnock

Safety and traffic management remain high community priorities. Concerns include:

- **Excessive speeding**, even within existing 20mph and 40mph limits.
- The **hazardous Station Road junction** with the A811, where improvements are scheduled by Stirling Council in 2025/26.
- The need for **ongoing community campaigns and speed monitoring** to ensure long-term impact.

8.3 Our Assets: Community, Natural, and Historical

Gargunnock's unique combination of natural and built heritage is a defining strength:

- **Green assets** such as walking routes, Provost Park, Glebe Park, the surrounding hills, Downie Loup, and the Gargunnock Hills and escarpment, which remain protected.
- **Historic landmarks** include Gargunnock House, Keir Hill, Leckie Broch, Dinning House, and the Bronze Age cairn on the Gargunnock Hills, all of which highlight the area's long and rich history.
- Award-winning and much-loved facilities such as the **Gargunnock Inn** (Best Gastro Pub, 2023), the **Community Centre**, the revitalised **Community Shop** (reopened December 2024), and the arrival of **full-fibre broadband** (September 2024).

8.4 A Thriving Local Economy

To sustain and grow the village economy, priorities include:

- Securing the future of core businesses such as the **shop and inn**.
- Developing **enterprise space** and encouraging regular local markets.
- Leveraging new **broadband infrastructure** to support home-working, micro-enterprises, and digital businesses.

8.5 Organic Growth and Sustainable Development

Housing development in Gargunnoch has been modest, with the last scheme delivered in 2002 (Cala, 19 homes). Any future growth must:

- Be **gradual and community-led**, reflecting local needs.
- Deliver **affordable, energy-efficient homes**.
- Align with the capacity of local infrastructure, including the Wastewater Treatment Works. During prolonged dry spells, the village's private water supply is frequently topped up by tanker, underlining the need for resilient infrastructure.
- Support and safeguard the **school roll**, which is under pressure from projected declining P1 intakes. The Head Teacher's 10-year projections indicate an eventual fall in numbers.

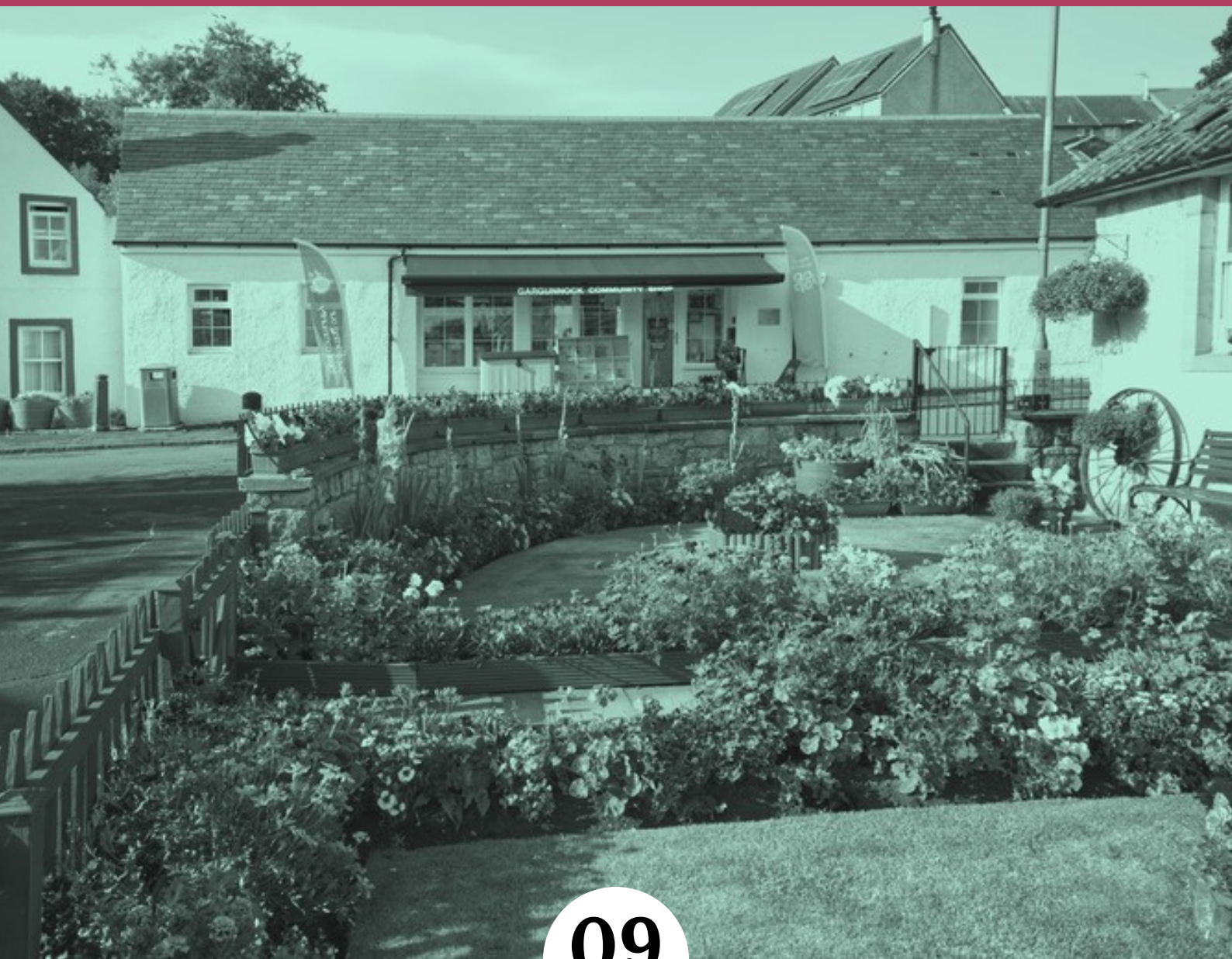
Protected Areas

- In considering future growth, it is essential to protect the character and heritage of the village. The designated **Conservation Area**, along with other **valued green spaces** and **historic sites**, should be safeguarded from inappropriate development.
- Any proposals affecting these areas must be subject to meaningful community consultation, ensuring residents have a clear voice in shaping decisions that impact the village's character, landscape, and sense of place.

These themes reflect what matters most to our community—protecting what we value, improving what we share, and planning for the generations ahead.

Figure 35: Volunteers helping at Glebe Park





09

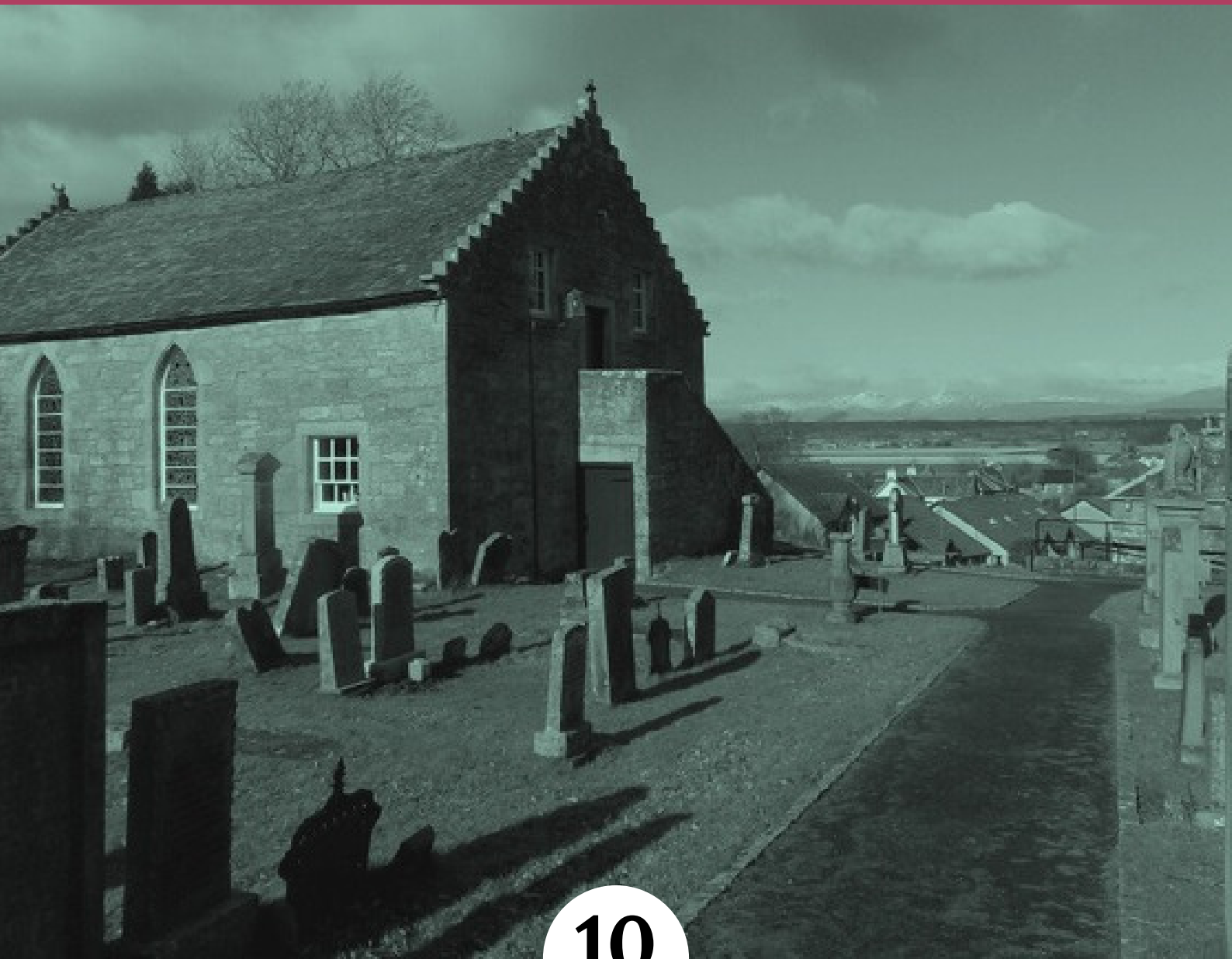
Prioritised Projects

09 Prioritised Projects

GCT = Gargunnoch Community Trust
GCC = Gargunnoch Community Council
FC = Football Club

Project	Lead Group(s)	Timescale	Potential Funding	Monitoring Method
Playpark and youth facilities upgrade (pump track / skate area)	GCT, Stirling Council, GCC	Short (1–3 yrs)	Windfarm Fund, Stirling Council, sportscotland	Annual community updates; usage levels recorded
Pavillion Refurbishment, sports facility improvement	GCT, Gargunnoch FC, GCC, Stirling Council	Short (1–3 yrs)	Windfarm Fund, sportscotland, local fundraising	Progress reports; user numbers
Road safety interventions (traffic calming, inappropriate parking, A811 junction upgrade)	Stirling Council, Police Scotland, GCC	Short–Medium (1–5 yrs)	Stirling Council capital programme	Council reporting; community feedback
Glebe Park biodiversity & community orchard project	GCT, local volunteers	Short–Medium (1–5 yrs)	Windfarm Fund, environmental grants	Annual report (GCT) and biodiversity surveys
Co-working and Enterprise hub	GCT, GCC	Medium (3–5 yrs)	Windfarm Fund, business support grants	Annual reporting (GCT); membership growth
Affordable / downsizer housing delivery (within WWTW & Mains capacity of up to 26 homes)	Stirling Council, Developers, GCC, Landowners	Medium–Long (3–10 yrs)	Developer contributions, Scottish Gov housing funds	Planning applications monitored; annual report
Transport and active travel improvements (X10 bus reliability, safer walking/cycling routes)	Stirling Council, transport providers, GCC, GCT	Medium–Long (3–10 yrs)	Transport Scotland, Stirling Council	Council/transport provider updates; community survey feedback
Expanded community events programme (Gala, Bite & Blether, youth activities, Flower Show support)	GCC, GCT, Gala Committee & local groups	Ongoing	Windfarm Fund, sponsorship, event fundraising	Annual community meeting; participation numbers

Potential funding only, with awards dependent on successful individual applications.
As with many community initiatives, progress is subject to the capacity of volunteers to contribute.



10

Vision *for the* Future



10 Vision for the Future

Gargunnock aspires to be a vibrant, inclusive, and sustainable rural village that honours its past while embracing the opportunities and challenges of the future. This Local Place Plan reflects the values, needs, and ambitions of residents, ensuring that development is community-led, environmentally responsible, and socially meaningful.

At the heart of this vision is the belief that Gargunnock can continue to flourish as:

A Connected and Inclusive Community

“

We want Gargunnock to be a place where everyone feels at home.”

Over 90% of respondents rated community spirit as one of the best things about living in Gargunnock – the single most consistent positive theme across all engagement stages. However, more than **65%** also highlighted the need for additional activities and support for both young people and older residents. Meeting this demand depends on volunteers, many of whom are already stretched, so their time and commitment must be recognised.



Figure 38: Gargunnock Flower Show Committee

We will:

- **Promote** intergenerational engagement through shared events and facilities.
- **Improve** accessibility to services and community spaces.
- **Ensure** all age groups are represented in decision-making processes.

From our oldest residents to our youngest, every voice matters. This Local Place Plan is built on true intergenerational engagement.



A Sustainable and Resilient Environment

“

*Nature is our greatest asset—
and our shared responsibility.”*

More than **60%** of residents called for the protection of green spaces and enhanced biodiversity, while **36%** supported stronger measures to address climate change through renewable energy and flood resilience.



Expand tree planting and nature restoration projects, including plans for Glebe Park, the Rest Garden, and a community orchard.



Address drainage and flooding issues raised during community drop-ins.



Support renewable energy opportunities such as solar panels, air source pumps, and wind power.



Support path maintenance, rewilding, and biodiversity projects; protect escarpment views from windfarm development; and designate Glebe Park as public open space.

Figure 39: Gargunnock woodland

Reduce the community's carbon footprint through:

- **Active travel infrastructure** (safe walking and cycling routes).
- **Energy efficiency** and insulation support for homes.
- **Reducing emissions** from wood burners and coal fires, which contribute to winter air quality concerns.
- **Reducing reliance** on oil-fired central heating, in line with Scottish Government targets to phase out high-carbon heating systems.

A Community That Grows Thoughtfully

“

Growth should meet local needs, not compromise our character.”

More than **80%* of residents** favoured **small-scale, affordable housing** to allow downsizing and attract families. The need for **mixed-tenure housing** that reflects the character of the village and aligns with infrastructure capacity was a clear priority.

**Different to the 68% who support modest housing growth.*

We will:

- **Support** community-led housing strategies.
- **Ensure** all new development is aligned with wastewater, mains and transport infrastructure limits.
- **Maintain** Gargunnock's traditional layout and rural setting while supporting school rolls and local services.



Figure 40: Gargunnock Community Centre

A Place That Supports Local Enterprise

“

We're proud of what we produce and the businesses we support.”

In 2025, **72%** of respondents expressed support for **new business opportunities** in the village, especially **co-working spaces**, markets, and services that reduce reliance on car travel.

We will:

- **Encourage** local enterprise through affordable workspace, broadband, and community networks.
- **Support** the success of the Community Shop (reopened Dec 2024) and Gargunnock Inn.
- **Explore** opportunities for small-scale tourism and sustainable food or craft businesses.

A Village That Celebrates Its Identity

“

“We’re proud of our past—and excited to share our story.”

Gargunnock’s heritage—from Keir Hill to the Kirk—is treasured by the community. **Over 50% of survey responses** referenced a desire to protect the built and cultural heritage, with strong support for village events and historical conservation.

We will:

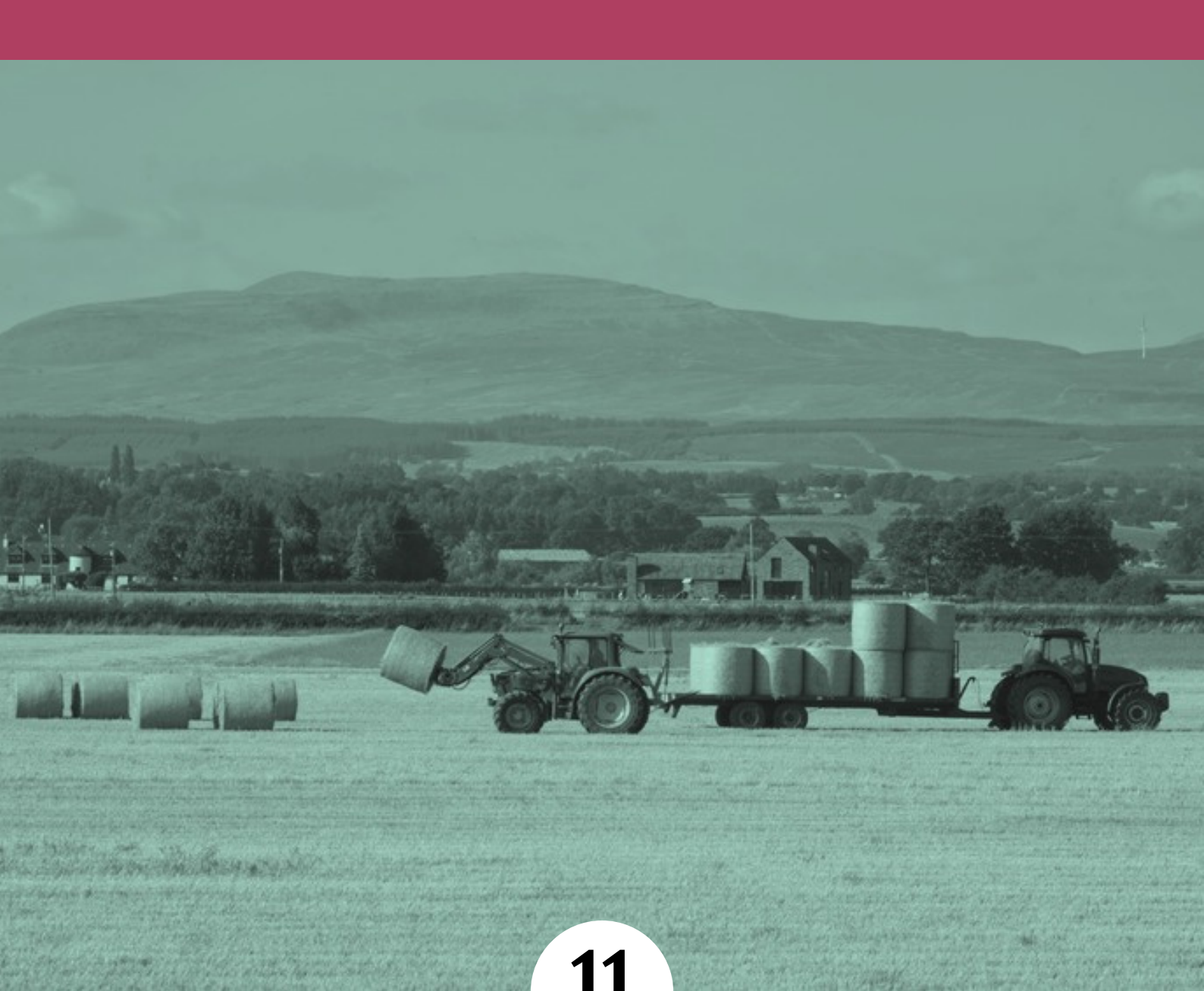
- **Celebrate** local culture through events like the Gala and Bite and Blether.
- **Promote** heritage trails, storytelling, and education programmes.
- **Invest** in the conservation of important buildings and sites.



Figure 41: Gargunnock Community Shop LTD AGM, 2025

Our Future, Our Voice

This vision is not static. It is a living commitment to continuous engagement, reflection, and improvement. The Local Place Plan empowers the community to influence change and to hold delivery partners accountable for progress across these key themes. Above all, it belongs to the people of Gargunnock – a collective statement of priorities and aspirations that will guide decisions, shape investment, and ensure the village continues to thrive while protecting its unique character.



11

Links

*to National and Local
Planning Policy*

11 Links to National and Local Planning Policy

This Local Place Plan (LPP) for Gargunnoch has been developed in accordance with the Scottish Government’s statutory framework for community-led spatial planning. It complements Stirling Council’s statutory Local Development Plan (LDP) and supports the delivery of priorities within National Planning Framework 4 (NPF4). This alignment ensures that local aspirations contribute meaningfully to wider spatial, environmental, and economic policy goals.

11.1 Alignment with National Planning Framework 4 (NPF4)

NPF4 sets out Scotland’s long-term spatial strategy to 2045, embedding key themes such as climate resilience, local living, and net zero emissions. The Gargunnoch LPP contributes to several NPF4 policy outcomes, as outlined below:

NPF4 Policy Area	How the Gargunnoch LPP Responds
Policy 1: Tackling the Climate and Nature Crises	Community tree planting schemes, biodiversity projects (e.g. Glebe Park), support for renewable energy, and nature-based drainage solutions.
Policy 6: Local Living and 20-minute neighbourhoods	Reinforcing local services such as the Community Shop, improved active travel routes, promotion of co-working, and a walkable village environment.
Policy 7: Rural Homes	The community favours modest growth in new homes, focused on mixed-tenure and affordable housing to meet local needs, especially for older residents and young families.
Policy 8: Sustainable Transport	Strong local support for improved public transport (X10 service reliability), and enhanced pedestrian and cycling infrastructure.
Policy 11: Play, Recreation and Sport	Investment priorities include upgrading play parks, the football pavilion, and exploring new youth-focused amenities like a pump track.
Policy 16: Quality Homes	Emphasis on well-designed, low-impact homes with gardens and in keeping with the character of the village.

The Gargunnoch Local Place Plan is fully aligned with the principles and priorities of NPF4, ensuring that local aspirations contribute directly to Scotland’s national planning vision to 2045.

11.2 Alignment with Stirling Council's Local Development Plan

Stirling's current LDP (2018) identifies Gargunnoch as a Tier 4 Rural Village, where development must be sustainable, small-scale, and infrastructure-dependent.

The Gargunnoch LPP supports and reinforces these priorities through:

Rural Development & Housing

- Support for modest, phased housing that meets local needs without overloading existing infrastructure.

Infrastructure & Services

- Recognition of current limits—such as the Wastewater Treatment Works' capacity for only ~26 additional homes—emphasising infrastructure-led growth.

Natural & Historic Environment

- Commitment to safeguarding the village's character, conserving heritage assets such as Keir Hill, the Memorial Fountain and Garden, and enhancing local green spaces.

Community Empowerment

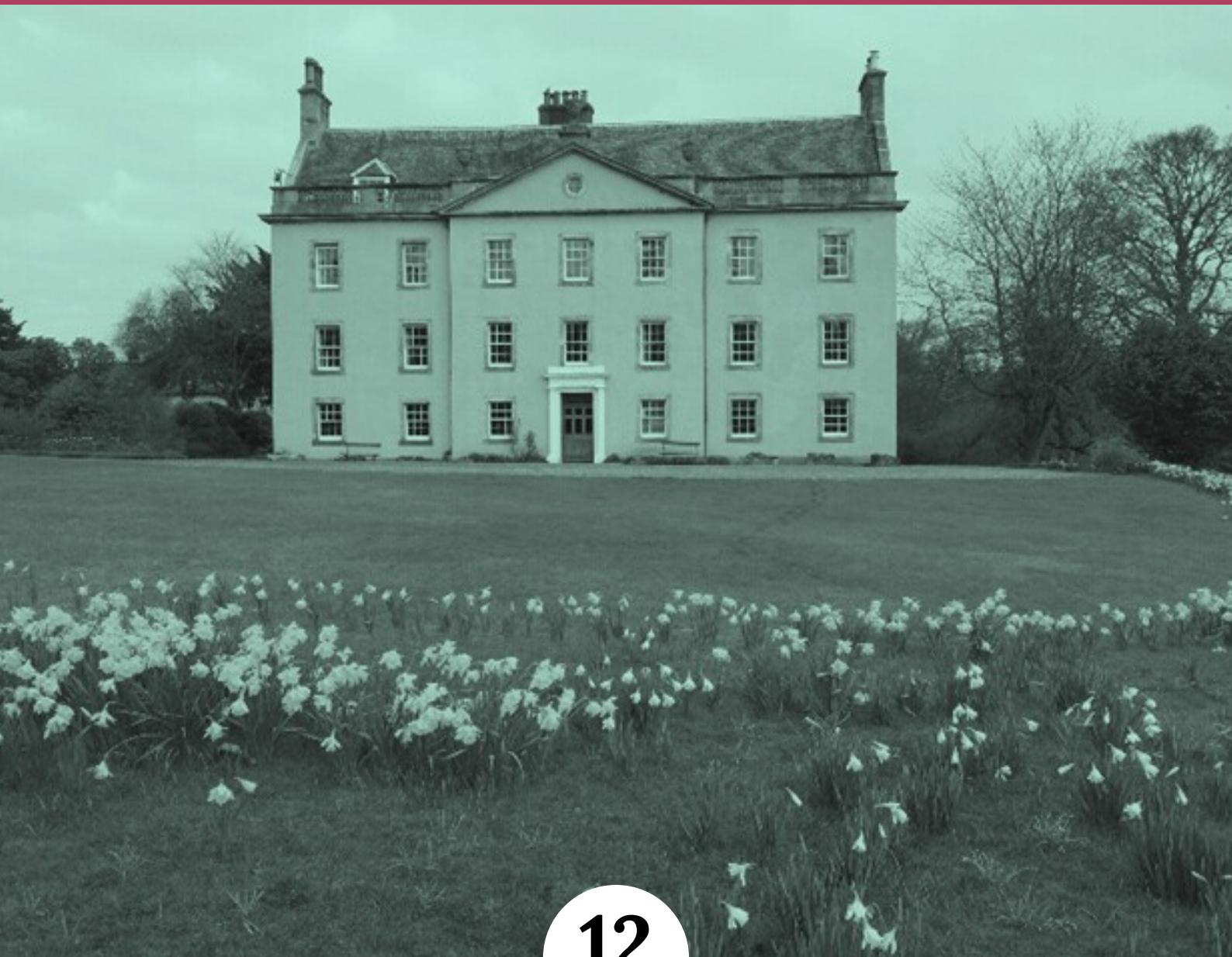
- Grounded in extensive consultation, with 218 survey responses, 141 participants at events, and input from 46 young people, demonstrating broad ownership and support.

11.3 Planning Constraints and Considerations

Key designations and constraints shaping future development:

- **Conservation Area** – Much of the village is covered by a conservation designation. All development must respect existing scale, form, and materials.
- **Flood Risk** – Areas near the Burn and Carse lowlands are prone to flooding; with many houses already affected by the Floodline insurance process. Nature-based and SuDS (Sustainable Urban Drainage Systems) solutions preferred.
- **Wastewater Capacity** – SEPA (Scottish Environment Protection Agency) confirms limited headroom for new homes; proposals must include infrastructure assessments to ensure wastewater provision is sustainable..
- **Water Supply** – Gargunnoch is largely connected to the Scottish Water mains network. While the current system generally meets day-to-day demand, it has proven vulnerable during prolonged dry spells, when storage levels drop and tankered water is required to maintain supply. This underlines the need for long-term investment in resilient infrastructure to ensure security for both existing residents and any future development.
- **Transport & Accessibility** – Connectivity to Stirling via the A811 and the under-served X10 bus service presents both opportunities and challenges. Improvements will be critical to support sustainable growth.

The Gargunnoch LPP is fully aligned with Stirling Council's Local Development Plan, ensuring that future growth is community-led, infrastructure-sensitive, and respectful of the village's character.



12

Future *Actions and* Monitoring

12 Future Actions & Monitoring

The Gargunnock Local Place Plan is a living document setting out the community's aspirations and priorities as a guide for future action. While GCC and GCT are currently working at full capacity and would require additional resources to deliver all projects, the Plan provides a framework for monitoring, review, and meaningful long-term change.

12.1 Ongoing Review and Updates

The Local Place Plan should be reviewed annually by Gargunnock Community Council in partnership with Gargunnock Community Trust and other local groups such as the Community Shop Committee, and local residents and community groups.

Where appropriate, updates will be made to reflect:

- Completed projects
- New funding or development opportunities
- Emerging challenges or changes in community need
- Changes in local or national planning policy

Measuring Success

To ensure the plan remains relevant and effective, progress will be monitored through:

- Annual general meeting reports to gather feedback and track emerging priorities
- A designated lead group to coordinate reporting and accountability
- Clear metrics, such as:
 - Number of community events held
 - Housing units delivered that meet identified needs
 - Improvements in transport, safety, or green space projects
 - Levels of participation in community engagement activities

This approach will ensure the plan remains a living, practical tool – responsive to local aspirations while aligned with wider policy and development frameworks.

Figure 44: Gargunnock FC Cup Winners



12.2 Monitoring Progress

A simple monitoring framework will be developed to track the delivery of key projects and actions outlined in the Community Improvement Plan.

Each project will be assigned a lead partner (e.g., Stirling Council, Gargunnock Community Council, Gargunnock Community Trust, Scottish Water) and include clear, measurable outcomes and timescales.

Regular updates will be shared via Gargunnock Community Trust website, social media, and at public meetings.

Project	Lead Group(s)	Timescale	Funding Source	How Progress Will Be Tracked
Playpark upgrades & youth facilities (pump track, skate and gym facilities.)	GCT & Stirling Council, GCC	Short (1-3 yrs)	Stirling Council, Windfarm Fund, external grants	Annual community meetings, project updates on website
Pavilion & sports facilities upgrade	GCT, Stirling Council & Gargunnock FC	Short (1-3 yrs)	Windfarm Fund, sportscotland, local fundraising	Progress reports; usage levels recorded
Road safety & A811 junction improvements	Stirling Council (with Police Scotland, GCC)	Short-Medium (1-5 yrs)	Stirling Council capital programme	Council reports; community feedback at meetings
Green space & biodiversity projects (Glebe Park, paths, community orchard)	GCT & local volunteers	Short-Medium (1-5 yrs)	Windfarm Fund, climate/environmental grants	Annual report and biodiversity surveys
Co-working / Enterprise space	GCT & GCC	Medium (3-5 yrs)	Windfarm Fund, business grants, Scottish Gov enterprise support	Annual reporting; membership growth
Affordable / downsizer housing (within WWTW capacity)	Stirling Council, Landowners, Developers, GCC	Medium (3-5 yrs)	Developer contributions, Scottish Gov housing funds	Planning applications monitored; annual report
Transport improvements (X10 bus reliability, active travel routes)	Stirling Council, Transport Providers, GCC, GCT	Medium-Long (3+ yrs)	Transport Scotland, Stirling Council	Council/transport provider updates; community survey feedback
Community events & intergenerational programmes (Gala, Bite & Blether, youth activities)	GCC, GCT, Gala Committee & local groups	Ongoing	Windfarm Fund, event fundraising	Annual community meeting; event participation levels

Potential funding only, with awards dependent on successful individual applications.
As with many community initiatives, progress is subject to the capacity of volunteers to contribute.

12.3 Community Involvement

Continued community engagement is essential to the success of the plan. Mechanisms will include:

- Annual General Meetings to report on the Plan and prioritise new actions
- Feedback opportunities via surveys, social media, and events
- Involvement of young people and underrepresented groups through targeted outreach and participation
- Opportunities for volunteering and co-delivery of projects – GCC and GCT would welcome additional support to help deliver community priorities.

12.4 Working with Partners

Successful delivery of the Plan will require collaboration with local landowners, Stirling Council, funding bodies, and infrastructure providers.

The community will continue to advocate for support and investment aligned with the priorities set out in the Local Place Plan.

12.5 Refresh Period

In line with Scottish Government guidance, the Local Place Plan will be formally reviewed and refreshed every five years, with community consultation undertaken to ensure its continued relevance.

The Gargunnock Local Place Plan is a living document. It will be reviewed annually, monitored against clear outcomes, and refreshed every five years to ensure it continues to reflect local priorities, respond to emerging challenges, and guide investment.”

Figure 45: Gargunnock Community Shop Garden





Figure 46: Gargunnoch Homes

13. Acknowledgements

- Gargunnoch Community Council
- Gargunnoch Community Trust
- The Nadara Kingsburn Community Fund (Gargunnoch Community Trust)
- Gargunnoch Estates Trust
- Old Leckie Farm
- Gargunnoch Primary School
- Gargunnoch Community Shop Committee
- Thornhill Local Place Plan Committee
- Thornhill Futures Group
- Lower Largo Communities Together
- Cllr. Gerry McGarvie
- Cllr. Rosemary Fraser
- Cllr. Paul Henke
- Dr. Catherine Isherwood

14. Contact us

Gargunnoch
Community Council
✉ gargunnochcommunitycouncil@gmail.com

Gargunnoch Community
Trust (WFP)
✉ gargunnochtrust@gmail.com
✉ windfarmpanel@gargunnoch.org

“Gargunnoch Community Council would like to formally acknowledge the outstanding contribution of the project team in preparing this plan. While the Local Place Plan has benefited from the input of many, the leadership and commitment shown by Julie Cole and Christine Phillips as project leads have been exceptional. We also wish to recognise Danielle McRorie-Smith’s key role in supporting delivery to such a professional standard. Thanks are also due to Tom Jamieson, Tom McEwan and Martin Harrick for their valuable contributions throughout the process, and to David Millar for his initial draft work and for helping shape the foundations of this plan.

Gargunnoch Community Council would also like to thank the Nadara Kingsburn Community Fund and the Gargunnoch Community Trust for their financial support in enabling us to produce our Local Place Plan. Finally, thank you to all residents, volunteers, stakeholders and organisations who contributed to this plan.”

– Mike Buckley, Chair, Gargunnoch Community Council



Figure 46: Gargunnock woodland

15. Appendices

- **Maps & Spatial Information**

- Appendix 1: Gargunnock Local Place Plan Boundary Map
- Appendix 2: Settlement & Conservation Area Map

- **Community Engagement Evidence**

- Appendix 3: Youth / Young Adult Survey (2023)
- Appendix 4: Initial Community Survey (April 2024)
- Appendix 5: Community Engagement Survey (May 2025)
- Appendix 6 : Survey Findings vs LPP Alignment
- Appendix 7: Additional Engagements

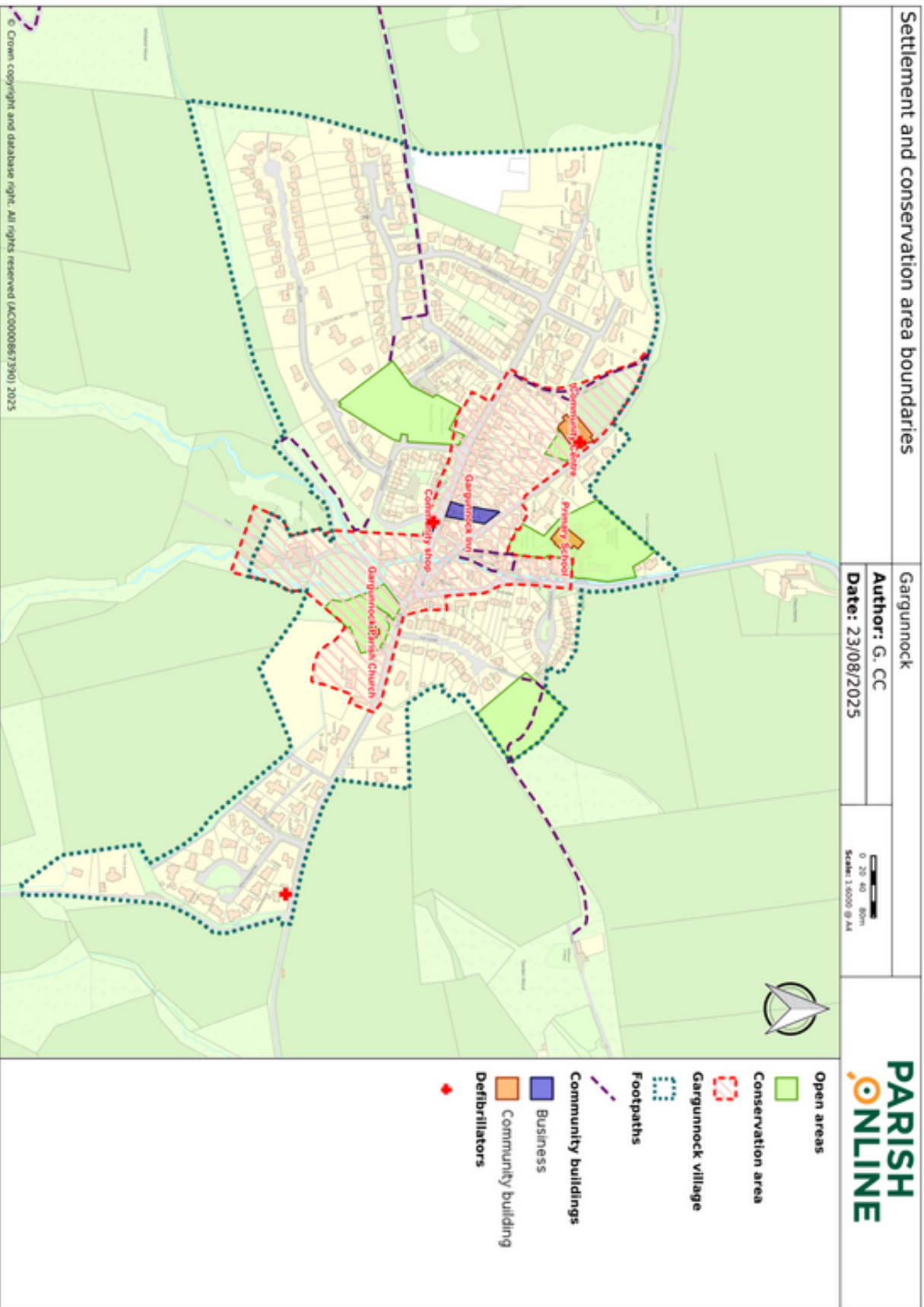
- **Policy & Alignment Documents**

- Appendix 8: Extracts from National Planning Framework 4 (NPF4)
- Appendix 9: Alignment with Stirling Local Development Plan (LDP)
- Appendix 10: Local Place Plans Circular: Guidance on the preparation, submission and registration of Local Place Plans

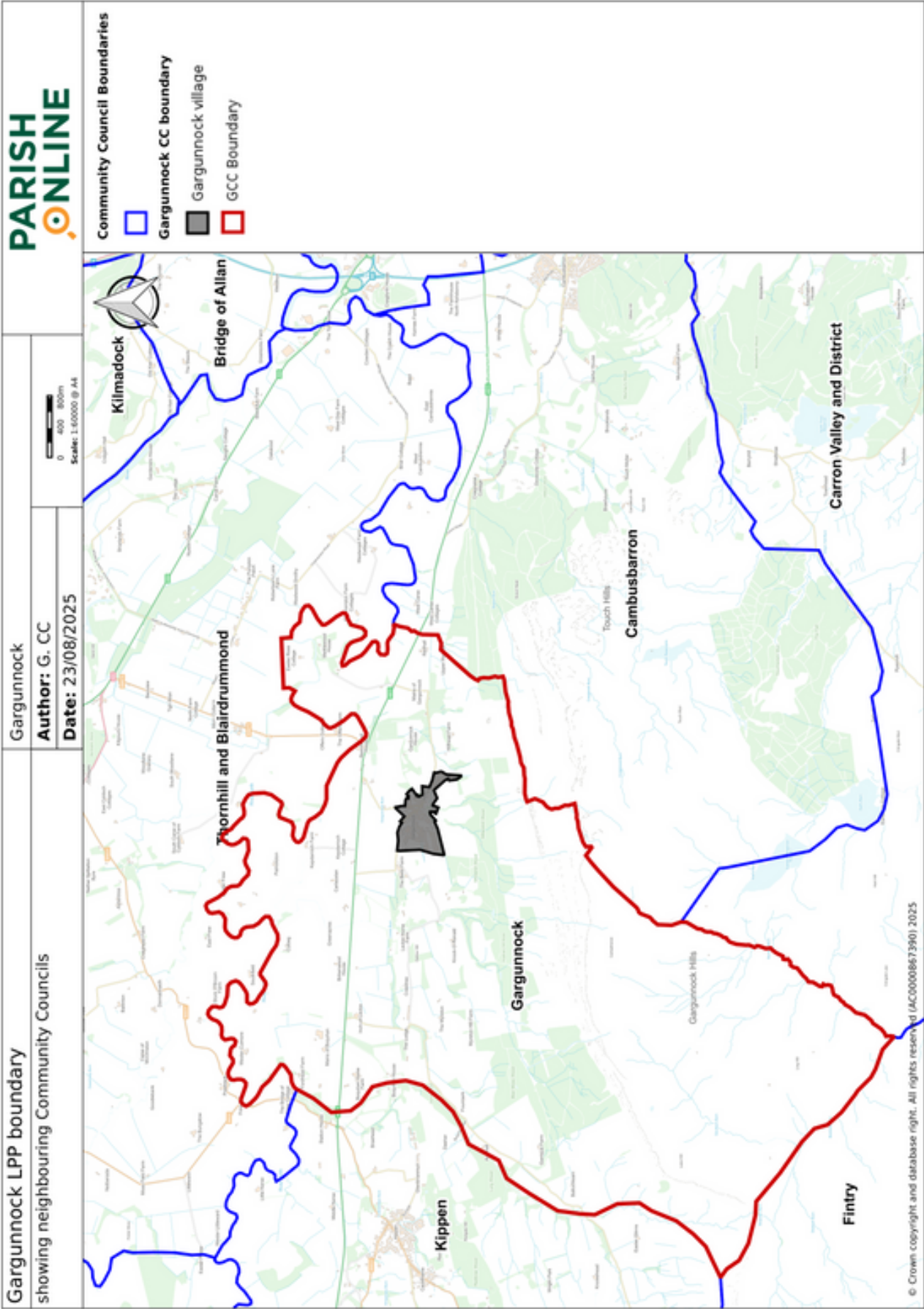
- **Letters & Supporting Documents**

- Appendix 11: School roll snapshot & information
- Appendix 12: Old Leckie Farm Correspondence (re: land considerations)
- Appendix 13: Gargunnock Community Trust Position Statement

Appendix 1 : Gargunnock Local Place Plan boundary map



Appendix 2 : Settlement & Conservation Area map



Appendix 3 :Youth Survey Summary (2023)

As part of the Gargunnoch Local Place Plan engagement, a dedicated youth survey was carried out in May 2023. A total of 44 young people responded across the following groups:

- 15 Primary pupils (P4-P7)
- 11 S1-S3 pupils
- 11 S4-S6 pupils
- 7 young adults who have left school

Survey Questions and Key Findings

1. Are there enough things for your age group?
 - 21 of 44 (48%) said there are not enough activities.
 - Dissatisfaction highest among secondary pupils (82% of S1-S6 said "No").
2. How easy do you find it to travel independently?
 - 33 of 44 (75%) said 'Very Easy'.
 - 10 of 44 (23%) said 'Not very easy' or 'Almost impossible'.
3. What facilities or amenities would you like to see?
 - High demand for a pump track, skate facilities, and improved football pavilion.
 - Calls to modernise play equipment and provide more youth-friendly spaces.
4. What events or activities would you like?
 - Requests for youth clubs and intergenerational activities.
 - Several highlighted the return of the Gala as a priority.

Appendix 4 Initial Community Survey (April 2024)



Gargunnoch Local Place Plan Initial Survey

Closes 1st March 2024

Online survey link via:
Gargunnoch.org / Facebook Gargunnoch Page
Or Scan QR Code:



Additional Hard Copies:
File available at gargunnoch.org for printing

HARD COPY RETURNS TO:
DINNING HOUSE
(BEHIND GARGEN COTTAGE)
MANSE BRAE
GARGUNNOCK

Or scan and send to dwmjmillar@gmail.com

INTRODUCTION

This survey is the first of several opportunities to have your say on the contents of our Local Place Plan (LPP). Our LPP sets out our vision and improvement activities for the next 10 years - to make our Gargunnoch Community an amazing place to live and visit.

LPP are community driven documents that recently became part of Scottish Planning Legislation meaning local authorities (Stirling City Council) must ensure their broader Local Development Plans take account of local communities' visions and improvement opportunities.

The Gargunnoch Community Council and the Gargunnoch Community Trust are managing the development of Gargunnoch's LPP and welcome your input.

INSTRUCTIONS

This survey can be completed via hard copy or online. Link to the Online Survey via Gargunnoch.org webpage or the Gargunnoch Facebook Page.

Response to the survey is anonymous and can be completed either as a HOUSEHOLD or INDIVIDUALLY.

We welcome input from ALL age groups so please engage members of your HOUSEHOLD when completing this to gather all thoughts and ideas.

FOCUS AREAS

When thinking about your answers to the survey questions please consider the following topics to help generate your input. Descriptions of these themes are shown on the next page.

- | | |
|----------------------|--------------------------|
| • PATHS & TRAILS | • FACILITIES & AMENITIES |
| • PUBLIC TRANSPORT | • WORK & LOCAL ECONOMY |
| • TRAFFIC & PARKING | • HOUSING & COMMUNITY |
| • VILLAGE REALM | • SOCIAL CONTACT |
| • NATURAL SPACE | • IDENTITY & BELONGING |
| • CLIMATE & NET ZERO | • SAFETY |
| • PLAY & RECREATION | • CARE & MAINTENANCE |

FOLLOW ON ACTIVITIES

Response will be gathered over a 4-week period. All responses will be analysed and the results further developed and prioritised via public workshops in the coming months.

Our aim is to submit our completed Local Place Plan at the end of 2024.

Appendix 5 Community Engagement Survey (May 2025)



SCAN ME

Gargunnoch Local Place Plan Questionnaire 2025-2035

The LocalPlacePlan is a legal document registered with Stirling Council and will remain in place for 10 years

Completing on behalf of:

☐ Household

☐ Individual

NAME: _____

ADDRESS: _____
(or just street name): _____

TRANSPORT
Bus Service

1. How often do you use the bus service?

- ☐ 5 to 7 days a week
- ☐ 2 to 4 times a week
- ☐ Occasionally
- ☐ Never

1.1 Is the bus service mostly on time?

- ☐ Yes
- ☐ No
- ☐ Other: _____

1.2 Is the bus service frequent enough?

- ☐ Yes
- ☐ No
- ☐ Don't Know

1.3 Does this service offer value for money?

- ☐ Yes
- ☐ No
- ☐ Other: _____

ROADS AND ACTIVE TRAVEL

2. Are the roads in a good state of repair?

- ☐ Yes
- ☐ No

Comments: _____

2.1 Do you think there are problems with speeding in the village?

- ☐ Yes
- ☐ No

Comments: _____

2.2 Are improvements needed at any road junctions?

- ☐ Yes
- ☐ No
- ☐ Don't Know

If Yes, which junctions? _____

2.3 Is there a need for additional footway/cycleways to and from Gargunnoch?

- ☐ Yes
- ☐ No

If Yes, which routes? _____

2.4 Do you currently cycle on the A811? If so, do you feel safe?

- ☐ Yes
- ☐ No

If possible, please complete the questionnaire online by scanning the QR code above. Alternatively, you can fill out the paper version and return it to:

Christine Phillips – Ardfern, Leckie Road or Julie Cole – 6 Drummond Place

Gargunnoch Local Place Plan Questionnaire 2025-2035

HOUSING

3. Do you think there is a need for more housing in Gargunnoch within the next 10 years? *

- ☐ Yes
- ☐ No

3.1 If Yes, there are approximately 500 houses in the Gargunnoch Community Council area. Over a ten-year period, how many houses do you think we need? (Please tick one)

- ☐ Up to 10
- ☐ 11-50
- ☐ More than 50

3.2 What type of houses do you think are required? (Tick all that apply)

- ☐ Detached
- ☐ Semi-detached
- ☐ Flats
- ☐ Bungalows
- ☐ Social Housing
- ☐ Building Plot

3.3 What size of houses should be constructed? (Tick all that apply)

- ☐ 1 bedroom
- ☐ 2 bedrooms
- ☐ 3 bedrooms
- ☐ 4+ bedrooms

EDUCATION

4. Is there a need to upgrade the school building?

- ☐ Yes
- ☐ No
- ☐ Don't Know

4.1 Is there a need for further equipment inside or outside the school (e.g. playground)?

- ☐ Yes
- ☐ No

If Yes, what equipment is needed? _____

4.2 What additional education provision would you like to see locally (e.g. nursery, after-school clubs, adult learning)? _____

PLAY PARK / OPEN SPACES / PATHS

5.1 Are the play park and other open areas well maintained?

- ☐ Yes
- ☐ No

If No, which areas and what improvements? _____

5.2 Is there enough play park equipment?

- ☐ Yes
- ☐ No
- ☐ Don't Know

*The village has limited areas where infill housing could be constructed. Any development of this type would require agreement from landowners and feasibility studies on issues such as visual impact, slope, infrastructure connections, and service capacity.

Gargunnoch Local Place Plan Questionnaire 2025-2035

5.3 Is there a need for more path signage?

- ☐ Yes
- ☐ No
- ☐ Don't Know

5.4 Does access to core paths* and rights of way need to be improved?

- ☐ Yes
- ☐ No
- ☐ Don't Know

If Yes, where should improvements be made? _____

5.5 Should older trees that are safe be protected (subject to landowner permission)?

- ☐ Yes
- ☐ No
- ☐ Don't Know

5.6 Should hedgerows be planted or replaced where none exist (subject to landowner permission)?

- ☐ Yes
- ☐ No
- ☐ Don't Know

COMMUNITY INCLUSION

6. Are there places in the village to meet other people?

- ☐ Yes
- ☐ No

Comments: _____

6.1 Do you take part in any community activities? If so, which ones? _____

FACILITIES AND AMENITIES

7. Are there sufficient amenities in the village (e.g. shop, post office, GP)?

- ☐ Yes
- ☐ No

If No, what is needed and where? _____

7.1 Is your broadband/internet access sufficient for your needs?

- ☐ Yes
- ☐ No

Comments: _____

*Core paths are official routes set by local councils to give the public easy access for walking, cycling, and other non-motorised travel, as part of a Scotland-wide access plan.

Gargunnoch Local Place Plan Questionnaire 2025-2035

7.2 Is access to healthcare (e.g. GPs, clinics) adequate?

- ☐ Yes
- ☐ No

Comments: _____

7.3 Do you feel safe in the village?

- ☐ Yes
- ☐ No

If No, what could improve safety? _____

WORK AND LOCAL ECONOMY

8. Are there enough opportunities to work locally in the village?

- ☐ Yes
- ☐ No

If No, what type of space or support do you require? _____

8.1 Are there more local business spaces or coworking facilities something you'd like to see available?

- ☐ Yes
- ☐ No

ABOUT YOU

9. What is your age group? ☐ Under 18 ☐ 18-30 ☐ 31-60 ☐ Over 60

9.1 Gender:

- ☐ Male
- ☐ Female
- ☐ Prefer not to say
- ☐ Prefer to self-describe: _____

9.2 How many people live in your household (including you)? _____

9.3 What is your employment/education status? (Tick all that apply)

- ☐ In education
- ☐ In further education
- ☐ Working
- ☐ Retired
- ☐ Other: _____

FINAL COMMENTS

Any other comments or suggestions about the future of Gargunnoch?

(e.g. What aspects of the physical village and life in the village would you like to ensure are preserved?) _____

We appreciate everyone who completed the previous questionnaire and encourage you to take part in this one too—your input continues to be important.

Appendix 6 : Survey Findings vs LPP Alignment

This appendix provides a summary of key findings from the community engagement survey (2025) and explains how these have been addressed in the Gargunnoch Local Place Plan (LPP). It demonstrates alignment between evidence gathered and the priorities set out in the plan, while also noting areas where views were mixed or further clarification may be required.

Survey Finding	How Addressed in LPP
Strong support for protecting green space (92%) and biodiversity (85%)	Core theme on Environment & Sustainability; Glebe Park biodiversity and path projects prioritised
68% support modest, small-scale housing growth; 72% oppose large estates	Housing section supports modest growth (≈26 homes) within infrastructure limits; opposes large estates
Concerns about water supply resilience (tanker top-ups during dry spells)	Infrastructure limits (WWTW & mains) noted, but tanker issue could be more explicit
42% of respondents flagged risk of social isolation among older residents	Inclusion and Community Spirit theme highlights older residents, age-friendly housing, intergenerational activity
High demand for youth facilities: pump track, play park upgrades, youth clubs	Prioritised projects include play park upgrades, pump track, pavilion refurbishment, youth programmes
Transport concerns: 68% want improved bus reliability; 74% want safe walking/cycling routes	Transport & Active Travel theme covers X10 bus reliability, junction upgrades, and new active travel links
Community spirit rated very highly (>90%)	Vision statement foregrounds community spirit as key strength
Requests for more local business opportunities (72% support for enterprise/coworking)	Enterprise hub/co-working space included in Prioritised Projects
Some comments highlight school capacity concerns with new housing	Acknowledges limited school roll capacity; links growth to infrastructure, could strengthen emphasis
Mixed views: Some respondents want no new housing; others want more to sustain school, shop, inn	Plan frames housing growth as polarised issue, but sets clear preference for modest, phased, community-led approach

Appendix 7 : Additional Engagements



Thu, 5 Jun

Local Place Plan Consultation - Round table event

Gargunnock Community Centre

2 went · 1 interested

Appendix 8: Extracts from National Planning Framework 4 (NPF4)

National Planning Framework 4 (NPF4), adopted in February 2023, is part of Scotland's statutory development plan and carries full weight in planning decisions. Below are key policy excerpts directly relevant to the Gargunnoch Local Place Plan:

Policy 1 – Tackling the Climate and Nature Crises

When considering all development proposals significant weight will be given to the global climate and nature crises.

Policy 3 – Biodiversity

Development proposals will contribute to the enhancement of biodiversity, including restoring degraded habitats and building and strengthening nature networks and the connections between them.

Policy 7 – Historic Assets and Places

Development proposals should protect and enhance historic environment assets and places, having regard to their cultural significance.

Policy 8 – Green Belts

Development proposals within a green belt should support the plan-led approach to managing the green belt and must be consistent with local development plan policy.

Policy 9 – Rural Places

Development proposals that support sustainable rural communities, local employment and small-scale housing will be supported where they are consistent with the character of the settlement and wider policy objectives.

Policy 16 – Quality Homes

Development proposals for new homes should contribute to meeting identified housing requirements across all tenures, be affordable, accessible, and designed to a high quality.

Policy 27 – Transport & Active Travel

Development proposals should prioritise walking, cycling and wheeling, and access to public transport, and will be supported where they reduce the need to travel unsustainably.

Appendix 9: Alignment with Stirling Local Development Plan (LDP)

The Stirling Local Development Plan (LDP), adopted in October 2018, provides the statutory local policy framework. Gargunnoch's LPP aligns closely with these key LDP policies, as shown below:

LDP Policy / Objective	Alignment in Gargunnoch LPP
Rural Communities – support for small-scale housing in rural settlements.	LPP proposes modest, infrastructure-led housing growth (up to 26 homes), explicitly opposing large estates.
Housing Mix & Affordability – promote affordable and downsizer housing.	LPP prioritises affordable and downsizer housing within infrastructure capacity.
Green Network & Biodiversity – protect and enhance green networks.	LPP recommends path upgrades, biodiversity projects, community orchard, and Glebe Park open space designation.
Historic & Natural Environment – protect local heritage and landscape character.	LPP safeguards escarpment views, rural character, green spaces, and heritage assets.
Infrastructure First – align growth with infrastructure capacity.	LPP notes wastewater limits, main water supply and school provision when proposing housing.
Sustainable Transport – encourage walking, cycling, and public transport.	LPP sets out active travel improvements, junction safety, and X10 bus reliability as priorities.

Appendix 10: Local Place Plans Circular: Guidance on the preparation, submission and registration of Local Place Plans

Link:
<https://www.gov.scot/publications/circular-1-2022-local-place-plans/>

Appendix 11: School roll snapshot & information

“We have 11 enrolled for Aug ’25 which would put our roll up to 69. We currently have 3 classes with a capacity of 75 pupils so by August ’25 we will be getting near to this capacity. If numbers go beyond 75 Stirling Council would have to consider a restructure to a 4 class model which the building does have capacity for. As you can see... our roll is predicted to go back down again from 2027.”

– Gillian Orr, Headteacher (personal communication, 04 Mar 2025)

Year/Intake	Projected/Confirmed Roll	Class Model	3-Class Capacity	Utilisation	Note
2025	69 (confirmed)	3 classes	75	92%	Near capacity
Trigger	>75 (sustained)	Consider 4 classes	—	>100%	Council decision
From 2027	Declining (projection)	3 classes likely	75	<100%	Based on HT projection

Appendix 11 : Old Leckie Farm Correspondence (re: land considerations)

Hi Julie,

Thanks for your email. I'm sorry we couldn't make either of the consultation events last year, and if I've missed an email with the 3rd draft. I have downloaded it from the website this afternoon and had a good look through. In general terms it reads well and is a comprehensive document – a lot of work has gone into it, thank you to everyone involved. In terms of specifics as they may relate to Old Leckie, I'd note the following:

Reference to our business should say Old Leckie Farm, rather than Leckie Farm or Leckie Produce – it would be great if this could be amended (Leckie and Old Leckie are two different places/businesses). Housing – none of the areas highlighted are owned by us, but it may be helpful not just to note that any developments should be subject to landowners' consents, but also acknowledge that these land areas highlighted are, in themselves, a part of businesses contributing to household incomes of folks that live and work in our community council area. I think it would be important that the reader of such a document understands that these are not “empty” areas. It may be that for these local businesses, the removal of land from the productive farm would mean the whole farm itself might not be viable. It would be a pity for folks to feel any pressure to make the land available for housing just by virtue of being in the LPP – particularly if there is no understanding of the current value of the land as part of the farm business.

In the early references to the King's Highway in the document, it specifies the Gargunnock to Stirling route, but in the Priority Project list it mentions acceleration of the King's Highway more generally. I'm aware that the original thinking about this was for an extension both west and east. Is the priority project for the Stirling route as suggested in the earlier text? (In which case maybe it should be included here for consistency). I know the Development Trust had produced a draft Path Strategy, but I don't see any reference to this document in the LPP. It might make sense to reference it – although perhaps the draft Path Strategy was never finalised. A really important principle set out in this was the early engagement with landowners around promotion of, or improvement of, the path network, so that any potential negative impacts can be identified and minimised or mitigated. If the LPP isn't formally linked to the Path Strategy, then maybe a similar reference to this in the How box for the section on Our Assets – Community, Natural & Historical would be useful (as you've done in the How box re housing). I think the text that was used in the draft Path Strategy was:

“Consulting at an early stage with existing path users, nearby residents and businesses where changes or new routes are proposed so that any potential negative impacts can be identified and minimised or mitigated.”

Cheers,

Alison Younger

Old Leckie Farm

Appendix 12 : Gargunnock Community Trust Position Statement

Background

The Trust believes that the Local Place Plan [LPP] provides an important opportunity to shape the future of the village over the next 10 years and should provide a framework for positive improvements to the area. Work has been ongoing on the LPP over the past year, feedback has been obtained from an earlier survey and two drop-in sessions, albeit with disappointing levels of engagement. Some tentative conclusions about the direction of the plan have already been set out in the Draft Plan and it is the Trust's view that the focus now should build on this work and get the maximum input from village residents on the key elements that should be incorporated in the final Plan, with a view to influencing the Council's Local Development Plan [LDP]. This is important given the relatively short time left to finalize the LPP. Against this background the key elements which the Trust would like to see in the LPP are set out below.

Appendix 13 : Continued...

Housing

- New housing development should be encouraged in the LDP – consistent with retaining village character and supporting key assets [shop etc] of around 1-1.5% per year – say 45-60 houses over 10 year period in a phased approach, at different locations around the village and wider CC area [possibly including steading development]
- There should be a mix of tenures and sizes – Private; Housing Association and Council Housing. Single, two person and family homes. Houses for older people and starter homes for young people. Some self-build plots?
- Style should be in keeping with village character? With solar panels built in?

Transport

- The Council/McGills should ensure that bus services are maintained at existing frequency levels as a minimum and reliability improved
- The Council should take action to improve the condition of the roads into the village from both the west and the east, which are currently very poor
- The Council should expedite the construction of an improved junction, with safer sight lines between Station Road and the A811
- The Council should create proper passing places on the back road out of the village
- The Council should consider more effective traffic calming in the village

Environment/Heritage

- The LDP should have a policy which ensures that views of the hill escarpment from the village are protected from intrusive windfarm development
- Glebe Park should be formally zoned as public open space in the LDP
- The Council should create attractive gateways into the village which slow traffic down
- The LDP should identify the heritage assets of the village [Keir Hill; Fountain and Memorial Garden] and protect them from adverse development and where appropriate indicate potential improvements
- There is a need for better maintenance of the village realm [eg. telephone exchange]

Recreation

- The LDP should allocate part of the field adjacent to the Community Centre for outdoor recreation [Pump Track?]
- The LDP should safeguard the route of the proposed cycleway from Gargunnoch to Stirling
- The LDP should protect the existing path network and safeguard opportunities for extensions from development
- The LPP should recommend that the Council improve [replace?] Provost Park pavilion and improve children's play equipment

Local Economy

- The LDP should have a policy which protects single shops and pubs in villages from alternative development
- The site for the solar farm on the carse, [which has consent?] should be formally identified in the LDP?
- A policy supporting a small number of additional holiday lodges appropriately designed and in suitable locations should be considered for inclusion in the LDP?
- A site for starter workshops/offices should be identified in an appropriate location in the LDP?

Other Issues

- Utility providers should be required to upgrade their facilities to enable a sustainable level of development to proceed in the village.
- A site for additional off road car parking adjacent to the Community Centre should be allocated in the LDP
- Recommend that the Council improve the Primary School buildings to ensure fitness for purpose
- Recommend that SEPA take action to eliminate flooding on Station Road?



Local Place Plan 2025

Gargunnoch Community Council

Preserving the Past,
Planning the Future