



**Gargunnock Community
Council
GAR-01 Survey**



Gargunnock Community Council carried out a short survey in July 2026, in its role as a Statutory Body, to gather views from residents and local organisations on the proposal to build 75 homes at site GAR-01. The survey generated a strong response, with 118 replies from approximately 400 households. *A summary of the survey results is attached.*

Most residents recognise and welcome a degree of growth to help sustain the community and improve services and infrastructure, particularly in light of an ageing population and a falling school roll. However, the survey also revealed strong concerns about the 75-home GAR-01 proposal, with **72% of respondents opposing the development and 20% supporting it**, on the basis that GAR-01 is too large and problematic for its location. Most respondents favour 25–50 homes, with an emphasis on mixed affordable housing distributed across smaller sites - in line with the Local Place Plan (LPP) carefully prepared and agreed less than 12 months ago.

The proposed site is widely seen as too large, with half of respondents worried about its scale and the strain on already overstretched infrastructure and services. Many suggest a smaller development of around 20–50 homes spread across multiple sites instead.

Infrastructure and services in Gargunnock are already at or beyond capacity, with serious issues around water supply, sewage treatment, and road safety and congestion, including the A811 junction. A new development could worsen traffic, entrench car dependence due to poor bus services, and place unsustainable pressure on already overstretched local healthcare provision.

GAR-01 conflicts with the Local Place Plan, which calls for limited, small-scale, mixed-tenure housing (up to about 50 homes across several village sites) to meet local needs and fit village character. GAR-01 is seen as opening the door to a large, uniform housing estate, with no clear details or guarantees, causing frustration and concern in the community.

Developing site GAR-01 would harm key local landscape features, including the historic Ladies' Walk and the village sledging hill, within a valued Local Landscape Area visible from main village streets. It raises concerns about loss of biodiversity for Pine Martens and Red Squirrels, existing flooding and runoff problems that could worsen and affect nearby wildlife areas, poor disabled access due to steep gradients, and increased car dependence because of limited bus services.

The community is keen to see growth, but considers that the scale, configuration, location, and risks of this particular site mean that the disadvantages outweigh the clear benefits of growth.

The community would like to work with Stirling Council to explore whether there are other routes to small-scale, organic development beyond the single potential option offered, and to address local service and infrastructure challenges, ideally in advance of any significant new development.

Gargunnock Community Council