

Gargunnoch Community Trust response to the Stirling LDP Consultation

The Spatial Strategy

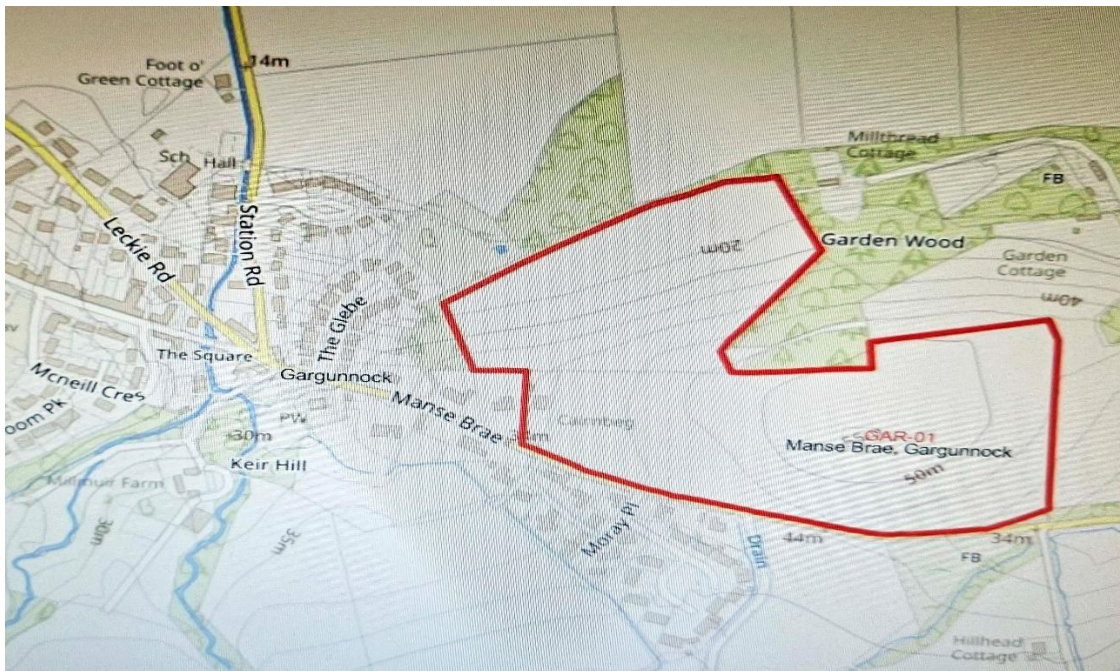
- The LDP proposal is to reclassify Gargunnoch from a Tier 6 “Rural Settlement” to a Tier 5 “Rural Village”. The implication would be that there would be,
“.... a focus on delivering sustainable growth that is commensurate with the scale of the village and the level of local infrastructure, services and facilities. This may result in higher levels of growth than those provided for under the spatial strategy of the existing Local Development Plan.”

In fact no growth in the village was provided for in the existing Development Plan.

- The “Rural Village” designation reflects the approach in the approved Local Place Plan for Gargunnoch which recognises that a modest level of development over a 10 year period would help: sustain key village facilities – school, shop and inn; support local community groups and contribute to meeting local housing needs.
- On the understanding that the reclassification would not permit major new housing development in the village the proposed redesignation could be supported.

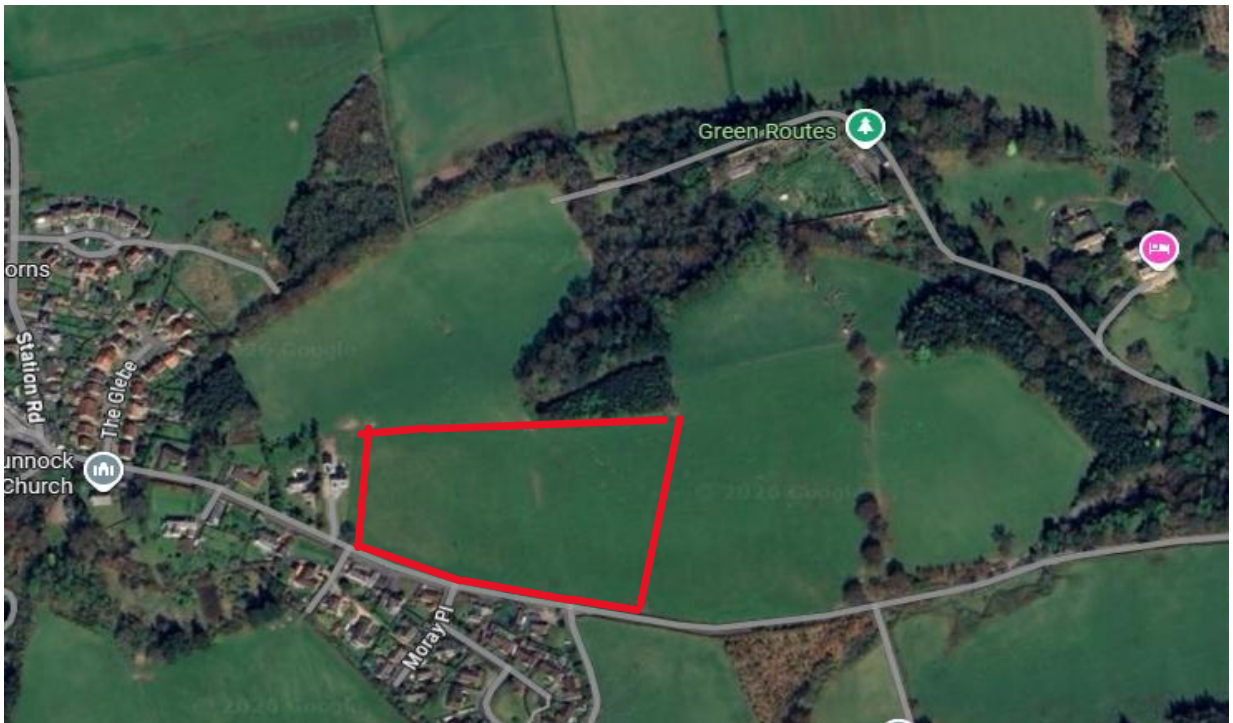
Site Development Options

- One site GAR-01 was identified for possible housing development in the village – an area to the north of Manse Brae with an estimated potential capacity of 75 homes [see below].



- A site of this size does not accord with the provisions of the Local Place Plan which envisaged smaller scale development ideally on several sites in different locations around the village.

- If other acceptable sites cannot be found the GAR-01 site would need to be substantially reduced. It is suggested that something approximating to the area



outlined in red below – following the ridge lines would be more appropriate to the scale of the village.

- The reduced area still raises outstanding issues which must be addressed in a site brief:
 - development on a phased basis over 10 years
 - a mix of housing sizes for different household types
 - a mix of affordable, social and general private housing
 - sustainable and energy efficient buildings
 - building materials appropriate to the character of the village
 - appropriate landscaping of common areas
- Off site issues which need to be resolved before the development can proceed include:
 - improvement of the Station Road/A811 junction to reduce pressure on the C class road out of the village
 - other measures to reduce traffic on the C class road – possible introduction of design features to slow traffic down/ create safe walking/cycling route [part of the Kings Highway?]
 - water and drainage capacity issues
- Consideration would also need to be given to any planning obligation contributions which might arise from the development – support for the development of the Kings Highway towards Stirling and/or the proposed Pump Track might be appropriate in this context.

