



# STRATHBLANE COMMUNITY COUNCIL

Stirling's Draft Proposed  
Local Development Plan 2013-2033  
Consultation 24 October – 16 December 2011

Public meeting 23 November 2011

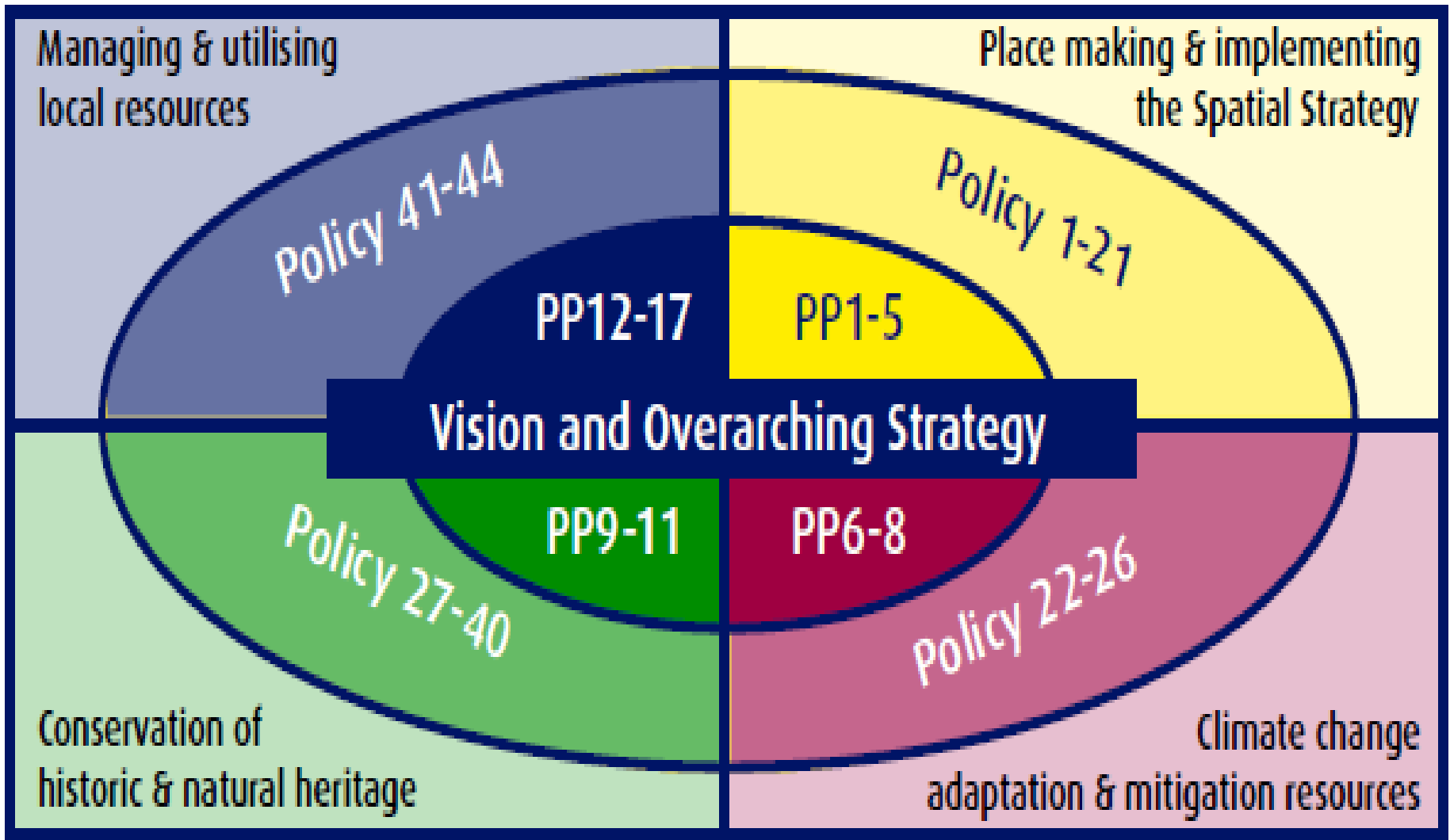
# History/Progress

- Stirling Area Local Development Plan 2013-2033
- 'Main Issues Report' Spring 2010
  - Housing Need & Demand
  - Open Space Strategy
  - Rural Business needs survey (post-MIR)
- Community feedback Summer 2010
- Draft Proposed Local Development Plan October 2011
- **Consultation & Comments 24 Oct – 16 Dec 2011**
- Vision, Spatial Strategy, Policies and Development proposals
- Proposed LDP → Scottish Government Spring 2012

# Reminder of who we are (not)

- Public authorities like Stirling Council, Police, Health Service (usually) like to hear from users when changing policies, or to resolve problems.
- Community Councillors are volunteers elected to find out and represent the views of the local community.
- We can only tell them what we think: they have the duty and the power to decide and implement their policies.

# Draft LDP Structure



# LDP Vision for Stirling area 2033

... high quality rural and urban environments, ...enhanced by well designed and integrated new developments, ...'Green Network', ...protection of the superb landscape setting....

The interdependence of the City, the countryside and the attractive small towns and villages will have increased and links to neighbouring areas improved.

Stirling will still be a fine small 'walkable' city, ...cherishing its magnificent historic heritage it will be a modern, vibrant and healthy city, a place where people choose to live, work and spend their leisure time. It will ...attract more businesses ... support successful and expanding ones, ...more people are able to work close to and within their homes, and in the City Centre. ...a 'learning city' .... with ...related businesses.

There will be more opportunities to access local affordable housing, and previous pockets of deprivation in urban and rural locations will have been alleviated, and levels of social polarisation reduced.

# ..LDP Vision for Stirling area 2033

In the **countryside** there will be –

- More houses, appropriate located and generally in small groups.
- More woodland (especially where it creates recreational opportunities or links important fragmented habitats).
- More recreational activity and facilities closer to the city.
- Some different land uses – perhaps different crops such as biomass crops, and different aims of land management, such as reducing flood risk, and maintaining biodiversity
- More free-standing business, tourism, etc premises
- More renewable energy generation (wind, hydro and other sources) at appropriate scales – and grid enhancements to support it.

## ..LDP Vision for Stirling area 2033

In the **villages** and smaller towns -

- Small to medium sized infill or peripheral housing developments – including provisions for more affordable housing, and housing for older people.
- In a few locations, close to the City, more substantial new housing, new or expanded primary schools and regenerated village centres.
- More local business, retail, tourism, etc premises.
- Some local renewable power generation – wind turbines, communal biomass boilers, etc
- Local waste management and recycling sites.
- Allotments, community orchards and other local food production enterprises

# Overarching Policy

- Compatibility with the spatial strategy and reinforcement of the **sense of place**;
- **High standards of design**, integration with neighbouring areas and the wider community, and conformity with the relevant **sustainable development criteria**;
- Appropriate measures for mitigation of and adaptation to **climate change**;
- Appropriate measures for the safeguarding, conservation and enhancement of the **historic and natural environment**;
- Safeguarding and appropriate **management and utilisation of natural resources**.

# Sustainable Development Criteria

All developments will be tested against these

1. Improve the quality of the built environment.
2. Contribute to reduction in greenhouse gas emissions, in line with or better than national targets, and encourage energy and heat efficiency, and the use of low and zero carbon power generation.
3. Reduce the need to travel and encourage active travel and other more sustainable travel and transport opportunities.
4. Support Zero Waste objectives, and minimise the life-cycle resource requirements.
5. Avoid areas at risk of flooding and erosion.
6. ...

# Sustainable Development Criteria

...

6. Protect and enhance the historic and cultural environments, and the natural environment (including biodiversity and landscape).
7. Minimise adverse impacts on water, air and soil quality.
8. Support healthy lifestyles, by improving access to amenities, promoting access to open space and other recreation opportunities and by addressing environmental problems.
9. Involve re-use and/or regeneration of previously used land and property, including derelict and contaminated land, and the re-cycling of construction materials.
10. Make efficient use of existing and new infrastructure.

# Local proposals



# Strathblane/Blanefield proposals

## New Housing

- H106 = Singh Field – up to 50 units
- H108 = 4 flats by Browns' (uncertain)
- Minimum 50% 'affordable'
- Consider 'particular needs' requirement

## Business/Employment Space

- Killearn Hospital Site
- Protect shop front premises from conversion to residential

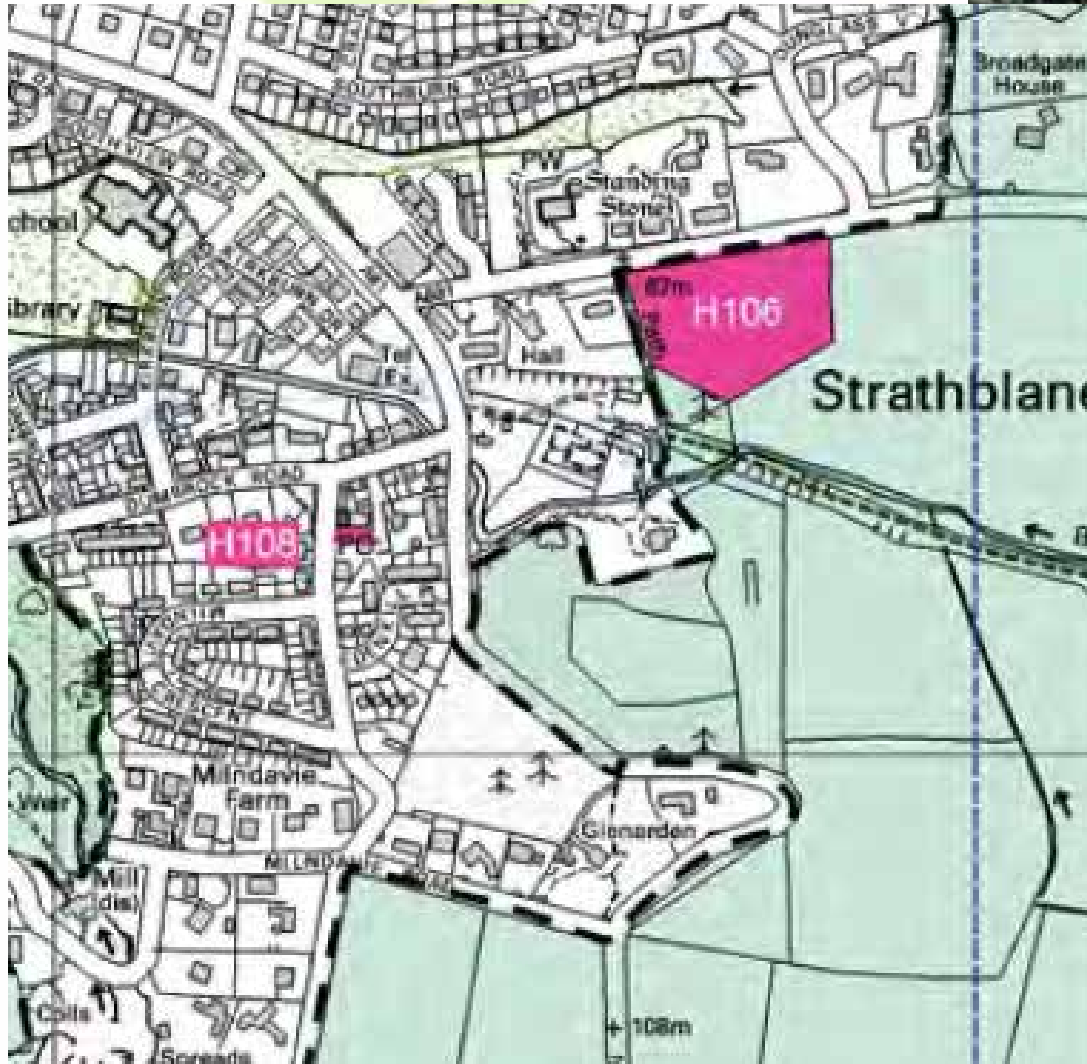
## Open/Green space

- Open spaces identified & ranked by type/quality
- Opportunities for improvement
- Policies protect designated open space

## Renewable Energy..



# 50 Houses?



# LDP Comments on Singh Field H106

- “Highly visible site requiring respecting for sensitive settlement edge/countryside setting. Development Brief to be prepared.”
- Robust Green Belt boundary to be established, Additional tree planting to create a permanent new edge to the settlement. Potential for cemetery extension (in the Green Belt) to define limits of development
- Environmental & Archaeological investigations required due to history of prehistoric settlement in this area.
- New footway over frontage and extended to meet existing footway at Station Lofts. New crossing facility to assist safe route to school. T-junction on to Campsie Road to achieve minimum stagger of 40 metres with existing accesses and required sight lines. New 30 mph signage required beyond new access point
- Flood risk to be assessed at planning application stage

# Housing Proposal Questions

- Should we accept that small scale expansion of the village boundary is required to address local housing needs & maintain a 'sustainable community'?
- Is Singh's field the best or only site for this?
- Can a new, robust Green Belt boundary be created beyond Singh's field, by the creation of a cemetery and wood?
- How can we be sure that the land will not just end up with higher-value private housing?

# Housing Need Assessment...

## Conclusions on Affordable Housing

- Stirling Council area has current affordable housing shortfall 465-660 units. If unchecked will grow to 5,130- 6,950 units over the next 10 years.
- 60% of this need is within Stirling Core sub area but “significant and growing need in the Rural Stirling sub area”.
- Most of this need will have to be met by the construction of new homes in both the RSL/Council rented sector and in the market sectors.

# ...Housing Need Assessment...

## Need and demand for “market housing”

- Different scenarios
  - ‘realistic assumptions’ 1,900-2,600 market houses needed over 10 years – 190/260 per annum.
  - ‘optimistic assumption’ suggests 2300-3800 units over 10 years – 230/370 per annum
- Major shortfalls in market housing in the lower and median quartile. Need for “more market entry level housing throughout Stirling Council area but particularly in the Stirling Rural sub area”
- (In Stirling Core there are shortfalls in quartile 3 but surpluses in quartile 4)
- No evidence of a need for additional development in quartile 4 in any of the three housing sub areas.

# ...Housing Need Assessment...

Conclusions on need for “particular needs” housing

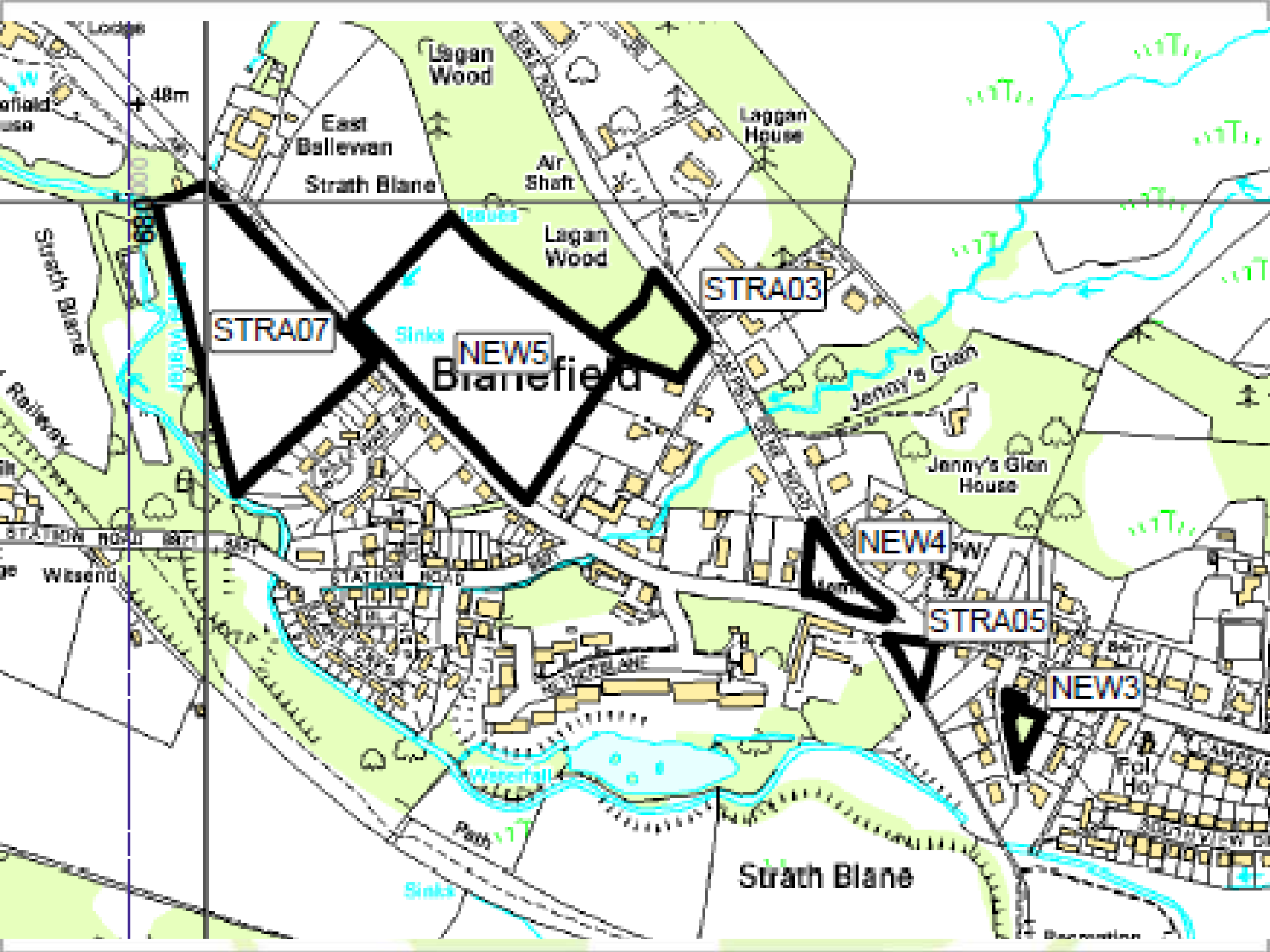
- With the aging of the population and the desire to meet people’s needs in their own homes, there will be an increasing need for smaller houses built or adapted to meet the needs of people with particular needs.
- Translating into bricks and mortar is a complex process which is being addressed in Stirling and will be developed further through the Local Housing Strategy.

# Site Assessments ...

- Sites considered in Main Issues Report:
  - STRA01 = Horses Field - x
  - STRA02 = Field past Moor Road – x - isolated
  - STRA03 = New plot up Campsie Dene Rd - o
  - STRA04 = Campsie Road (Singh Field) “**best option**”
  - STRA05 = Triangle by Ash Track- x – v steep
  - STRA06 = Park Place – x ‘flood risk’
  - STRA07 = Field N of Ballewan Cres. - ?
- Other sites considered ...

# ...Site Assessments

- Other sites considered ...
  - NEW1 – Wooded field below Glenarden
    - Possible infill opportunity v loss of woodland
  - NEW28 – Land at Broadgate, Campsie Road
    - Not favoured – negative landscape impact
  - NEW3 – Behind Yarrow House
    - Possible infill opportunity, single house v loss of woodland
  - NEW4 – Behind War Memorial
    - No. Preserve central open space
  - NEW5 – Field opposite Ballewan Crescent
    - Not favoured - Too detached; further sprawl risk



STRA07

STRA03

**NEW5**  
Brantfield

NEW4

STRA05

NEW3

Strath Blane

Sinks

Waterfall

Path

East Ballewan

Strath Blane

Lagan Wood

Lagan Wood

Lagan House

Air Shaft

Jenny's Glen

Jenny's Glen House

Strath Blane

Railway

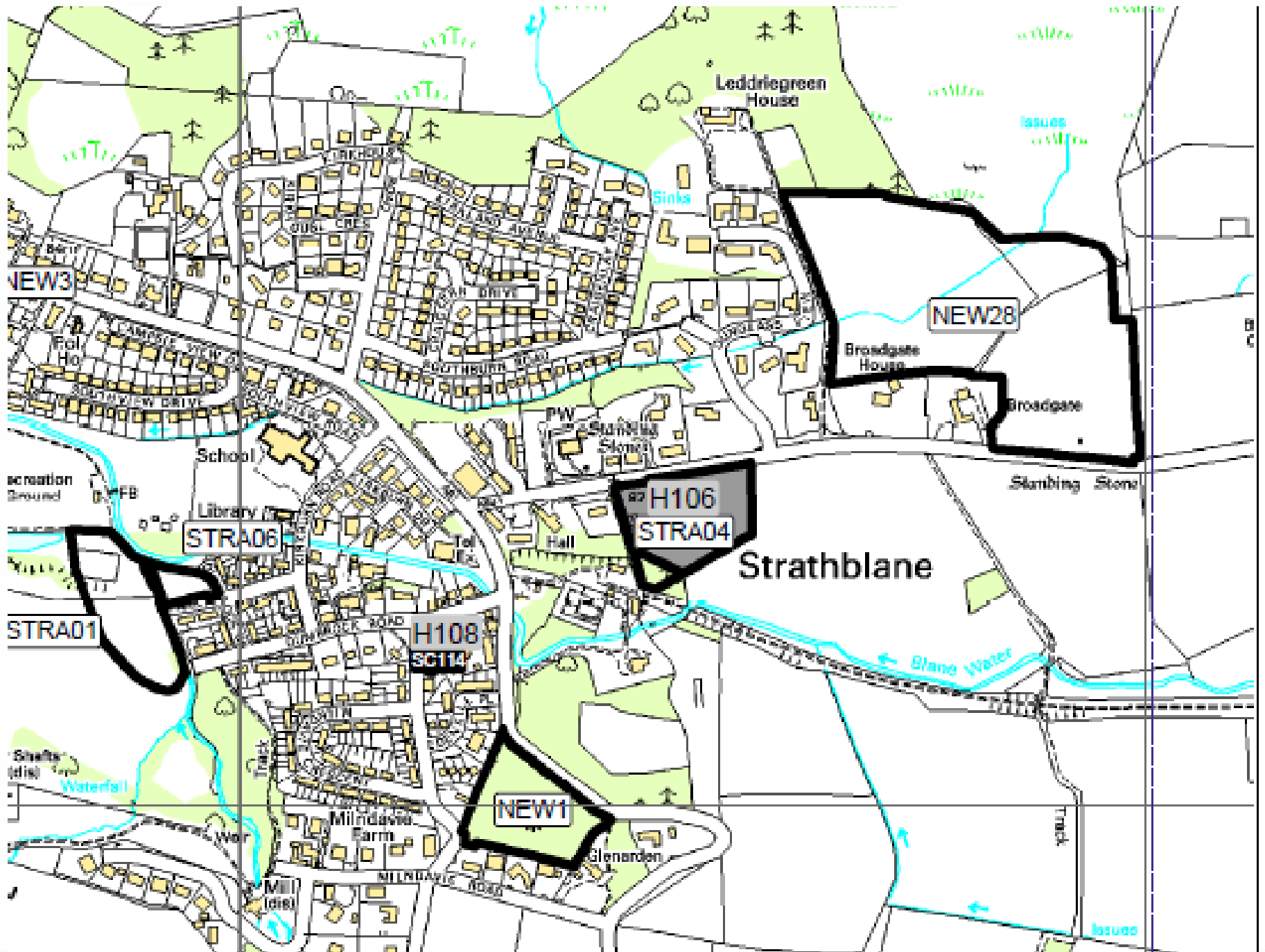
STATION ROAD

Wissend

48m

Brantfield

Barrowton



# Business Space Survey

Stirling's research indicates "high proportion of self-employment in rural Stirling and it is reported that many home based businesses could grow and develop if business premises could be sourced locally, providing additional employment opportunities."

- Killearn Hospital site is the nearest proposed site for expansion of business space in our area.
- Our villages are identified as 'Network Centres', where shop front premises will be protected against conversion to housing.

## QUESTIONS

- Do you think that more local employment space is needed?
- Should all the existing employment space be protected against conversion to housing?

# Open Space Strategy

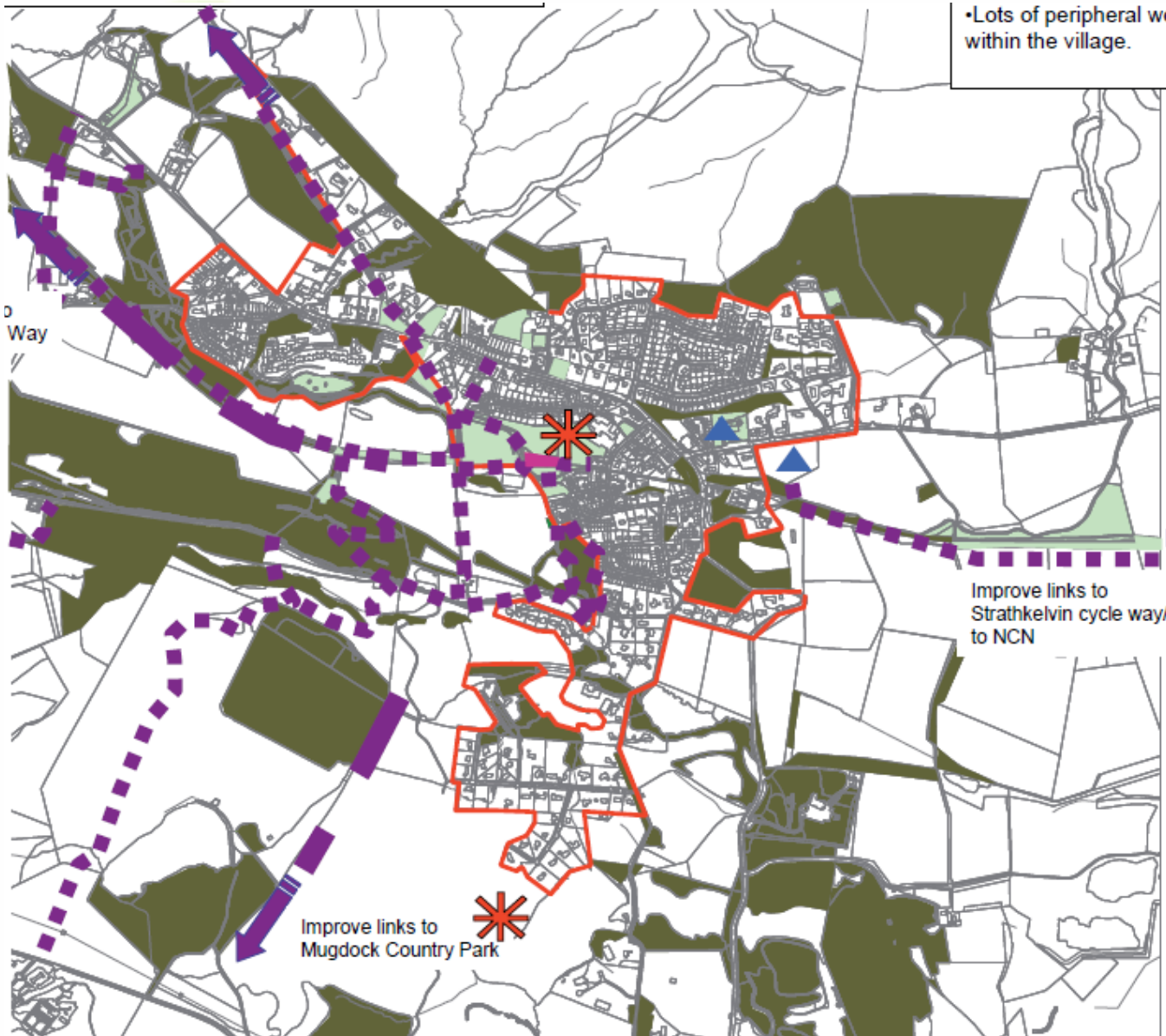
## Provision & Shortfalls

- Parks – one park - King George V Park
- Play – One play area
- Sports – Tennis courts, bowling, football pitch
- Functional – No allotments/food growing
- Lots of peripheral woodland adjoining settlement & two[?] sites within the village











# Open Space Strategy “Opportunities”

- Assist community to improve facilities and provide for community food growing.
- Improve footpath links to Mugdock Country Park.
- Review the opportunities to increase the biodiversity of all the open space.
- Review the opportunities to increase community involvement in woodland management.
- Review play provision in the village.
- Review green network/connections in and around the village.

•Lots of peripheral woodland adjoining settlement and two sites within the village.



**Key**

-  Open Space
-  Woodland/Semi natural open space
-  Open Space Opportunities
-  Improved path network opportunities
-  Existing core path network
-  Proposed green Network linkages
-  Green network Opportunities
-  Play space
-  Potential Development site
-  Settlement Boundary

Improve links to Strathkelvin cycle way/links to NCN

Improve links to Mugdock Country Park

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# Open Space Strategy

## QUESTIONS

- What are your priorities & specific ideas for improving accessibility and quality of open space in our area?
- Do you agree that all the existing open space within the villages should be protected against any housing or business uses?

# Green Belt

- 'Settlement' v 'Countryside' v 'Green Belt'
  - 'Countryside' means outside recognised settlement boundaries. Certain types of development are permitted.
  - 'Green Belt' means development will not be permitted without more specific reasons, e.g. Agricultural need, rural diversification.
- Draft Proposed LDP preserves the Strathblane Green Belt *Except: [\[map\]](#)*
  - North side of B821 (Cuilts Road) & Auchineden
  - Wooded field below Devil's Elbow (Glenarden)
  - Singh Field (proposed for housing)

# Get involved now

- Stirling Council LDP/Open Space Drop-ins
  - Village Club 8 November 2011, 3pm-9pm
  - Balfron 24 Nov; Killearn 2 Dec 3pm-9pm
- Comment direct to Stirling BY 16 DECEMBER 2011
  - See [www.stirling.gov.uk/localdevplan](http://www.stirling.gov.uk/localdevplan) , Library
  - Printed comment form – *Please 'cc' the CC!*
  - Comment via 'online version' of LDP – *Please 'cc' the CC!*
- Comment to Community Council
  - Public Meeting 23 November 2011 – Primary School
  - Online Forums, email etc..
  - Final discussion at CC meeting 5 December 2011