

*The village of Balfron is located in the south west of the district, 18 miles from Stirling and 16 miles north of Glasgow. The village is a key rural settlement providing a good range of shops, post office and a health centre. It is also the location for the secondary school which serves this area of the district. The village has experienced considerable pressure for development due to its proximity to the Glasgow Conurbation.*

## **Housing**

As discussed in the Housing Chapter and shown in Appendix H, sites are identified where appropriate to meet an overall requirement for local and general needs housing within the Western Rural Area, which includes Balfron.

The site at Endrick Gardens North will contribute to this requirement. Balfron sewage treatment works is programmed for reconstruction 1998/99, and there may be limitations on capacity until the reconstruction works are complete.

## **Business and Economic Activity**

The Rural Stirling Partnership is keen to promote rural economic development, and to this end has recently completed 4 units for business use (Class 4) on the ground floor of the John McLintock Hall.

## **Community, Leisure and Recreation**

Balfron High School occupies a cramped site and some of its buildings are in poor condition. The Council is engaged in a PFI procurement process to secure development of a new school and other community facilities by the year 2001. The preferred site is east of Roman Road.

While there are numerous active groups and organisations in Balfron, the village still lacks community and recreational facilities. The Donaldson play park is also in need of refurbishment. Given the number of houses proposed for Balfron, the creation of a further play park, preferably in the western area of the village, is considered appropriate. A new golf course development (9 holes) to the north of the village has recently been completed and is now open for play.

**POL.BALF C1**      **The Council will seek to improve the Donaldson play area/playing field facility as part of the overall review of recreational areas throughout the District.**

**POL. BALF C2**      **The Council will seek to identify an appropriate location for a further play/recreational area in the western area of the village in association with new housing development.**

**REC. BALF.C1**      **That the new Balfron High School and integral community facilities be located east of Roman Road.**

## **Environment**

As part of an overall appraisal of Conservation Areas throughout the District, the Council will assess the appropriateness of making several small alterations to the Balfron Conservation Area boundary. (For guidance on the policies relating to Conservation Areas see ENVIRONMENT chapter Policies E32-39).

There is scope for an overall improvement of the village environment. Certain built up areas on the periphery of the village are in prominent locations but their overall visual impact could be reduced by appropriate landscape treatment (see ENVIRONMENT chapter Policies E5 and E6). The protection and enhancement of open space in the village is also important.

It should be noted that general Policy C11 which seeks the protection from development of existing open spaces applies within the village.

The Village Envelope is replaced by a Countryside Policy Boundary. This boundary is largely unchanged from the previous Village Envelope Boundary with the exception of the new housing site and is intended to clearly define where the Council's development control policies relating to development in the countryside will apply. (See ENVIRONMENT chapter para 2.22 and Policy E7).

**PROPOSALS: BALFRON**

<b>Proposal No.</b>	<b>Proposal</b>	<b>Agency</b>	<b>Comments</b>
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**HOUSING**

BALF.H1	Endrick Gardens North	Private	Site has development potential for 63 houses for general and local needs. Development subject to drainage capacity. Access taken from the adjacent housing development. (See POL.BALF C2).
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**ENVIRONMENT**

BALF.E1	Extension to Conservation Area	SC	
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Scale 1:8000

# BALFRON

Stirling Council Local Plan

KEY	
<b>HOUSING</b>	<b>COMMUNITY, LEISURE &amp; RECREATION</b>
Proposal	Policy
<b>ENVIRONMENT</b>	Recommendation
Conservation Area Extension	CONSERVATION AREA
COUNTRYSIDE POLICY BOUNDARY	SPECIAL AREA OF CONSERVATION
SITE OF SPECIAL SCIENTIFIC INTEREST	

