

Plean is one of a group of three villages known collectively as the “Eastern Villages”. The village has a population of around 1670 and is located in attractive countryside 7 miles to the south east of Stirling. Adjacent and to the south-west is the extensive Plean Country Park. To date the majority of development in Plean has taken place on the eastern side of the A9 road through the village.

Housing

The majority of housing in Plean is publicly owned, although there are small areas of private housing, particularly at President Kennedy Drive and at Old Plean.

There is presently one site in Plean which was allocated for housing development in the previous Local Plan and remains undeveloped. This is at Touch-Hill Farm and this allocation has been retained in this Plan as it is anticipated that it will be developed within the timescale of the Plan.

A site at West Main Street will contribute to the housing requirement in the Structure Plan.

Sites to accommodate a significant proportion of the Structure Plan housing land requirements have been allocated in Fallin and Cowie, where private housebuilding is proceeding. In Plean it is considered that sites already allocated should be developed before new areas are identified. Some small infill sites in Council ownership are suitable for local and special needs development should a further need be proved. The Touch-Hill steading has been developed by Forth Housing Association.

Business and Economic Activity

Opportunities for employment exist at Plean Industrial Estate.

Environment

Plean has a pleasant rural setting amidst good quality agricultural land. The tree belt which is located adjacent to the old Touch-Hill Farm and the Primary School contributes significantly to the quality of the local environment. It is therefore proposed that this area be protected by a Tree Preservation Order.

A Countryside Policy Boundary is identified in order to differentiate between the village and areas of countryside where the Council’s countryside protection planning policies apply. (See ENVIRONMENT chapter Para. 2.22 and Policy E7). The Policy will ensure that new development is directed to land within the village.

POL.PLEA E1 The Council will encourage environmental improvements to the village centre of Plean.

Community, Leisure and Recreation

To the south of the village the former Plean Estate is being developed by the Council as a Country Park. The area consists of a mixture of woodland, parkland, agriculture and scrub- covered coal waste. Several ruinous Listed Buildings are contained in the area. The Park is being developed as a facility for visitors to the Stirling area and also for local residents.

Plean is relatively well served with areas of public open space, which contribute to a good environmental quality in the village. However, the play area to the rear of President Kennedy Drive is in need of some improvement and upgrading, the nearby bowling green is now derelict and other open spaces lack play and other facilities (Bruce Street, Balfour Crescent, Wallace Crescent, etc).

POL.PLEA C1 The Council will support the continued development of the Country Park as a facility for residents and visitors.

POL.PLEA C2 The Council will seek to improve play areas/ facilities in Plean as part of the overall review of recreational areas throughout the district.

Transport and Accessibility

Plean and Cowie were jointly served by a railway station close to Cowie. It is intended to safeguard the site for possible future re-establishment of train services (see Cowie Village Plan above).

There are problems with speeding traffic through some parts of the village, but particularly along Main Street. The Council will therefore investigate the need for traffic management measures along the Main Street.

The Council is seeking to develop safe cycle links between the Eastern Villages.

PROPOSALS: PLEAN

Proposal No.	Proposal	Agency	Comments
--------------	----------	--------	----------

HOUSING

PLEA.H1	Touch-Hill Farm	Private	Site already allocated. Infrastructure enhancement required. Capacity 170 units.
PLEA.H2	West Main Street	Private	Planning approval for 42 units. Extensive landscape planting required. Also infrastructure enhancement.

ENVIRONMENT

PLEA.E1	Tree Preservation Order, Touch-Hill Farm	SC	Shelter belt beside school.
---------	--	----	-----------------------------

COMMUNITY, LEISURE & RECREATION

PLEA.C1	Plean Country Park	SC	Continuing development programme as resources permit.
---------	--------------------	----	---

