

# LOCAL PLACE PLAN

## KIPPEN

Prepared by Kippen Community Council  
October 2025





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# EXECUTIVE SUMMARY

Kippen's Local Place Plan (LPP) was prepared by Kippen Community Council (KCC) under the Planning (Scotland) Act 2019 and is an evidence-led vision for how land and assets in the Kippen Community Council area should evolve based on multi-stage engagement with Kippen residents.

## What residents value

- A friendly, inclusive, highly active community.
- A compact rural village setting, with stunning panoramic views and access to woodlands, paths and the surrounding countryside.
- Core services such as the health centre, primary school, shop/post office, and community buildings (Village Hall, Reading Rooms).

## Key issues to address

- Fragile village centre following loss of café and butchers (latter now at The Woodhouse but outside of easy walking distance for many).
- Transport problems including infrequent buses, significant safety issues on the A811 and on approach roads to the village and limited safe cycling and walking links.
- Overdevelopment risking loss of village character and community cohesion. Housing mix and affordability for downsizers and younger households; preference for brownfield/infill over edge expansion.
- Infrastructure pressures (water reliability, GP/school capacity), flood/surface-water risks in parts of the Carse.
- Uneven provision for young people and limited indoor/outdoor social spaces.
- Need for practical, community-led sustainability and circular-economy actions.

## Our vision

A welcoming, well-connected rural village that keeps its scale and character, strengthens its services and facilities and enables people of all ages to live well locally. This can be achieved by improving availability and access to local services and amenities, maintaining and improving nature-positive places, providing safer active travel routes and a more reliable public transport system and continuing to develop spaces for people of all ages to meet, work, play and support each other. In addition, we will aim to have a community with sustainability at the heart of the decision-making process.

## Priority projects

1. **Community Hub (multi-purpose):** located in or close to the village centre. Housing a café, youth space, hot-desking/study spaces, increased health and wellbeing facilities and activities, small training/workshop rooms, exhibition space, book sharing and a community information point. Some of these facilities could potentially be housed in existing community assets.

2. **Active travel network:** safer walking to key destinations, signed village paths, Kippen to Gargunnock walking and cycling upgrades on the Old Military Road, explore feasibility of a Kippen to Fintry link and support the regional King's Highway walking/cycling route.
3. **Village centre revitalisation:** re-establish a café in the heart of Kippen and small public-realm improvements (seating, planting, wayfinding, crossings, speed management).
4. **Youth provision:** offer a regular, staffed youth club and flexible indoor/outdoor social spaces; expand sports and play facilities (multi-use games court; playpark and provision of indoor and outdoor gym facilities).
5. **Homes that fit Kippen:** small-scale, design-led affordable, downsizer/older-people homes and self-build plots on brownfield/infill first. Resist greenfield expansion that erodes rural edge.
6. **Green spaces & biodiversity:** protect Kippen Common LNCS and village greens, community orchard and garden, pollinator-friendly planting, nature interpretation along paths.
7. **Climate & circular economy:** introduce a repair café, tool library, community fridge/food-sharing, energy-advice "one-stop", solar on community roofs, explore a community wind/heat project with clear benefits.
8. **Flood & water resilience:** apply SEPA mapping, require SUDS/permeable surfaces, improve watercourse maintenance, and avoid vulnerable Carse locations for new development.
9. **Safer roads:** pursue lower approach road speeds (40 mph from A811), enforce 20mph limit in village, targeted junction/crossing upgrades and explore community transport/lift-share.
10. **Local economy:** support micro-enterprise in the hub; promote heritage/nature-based visits and modest events that animate the centre.

### Policy alignment

The LPP aligns with National Planning Framework 4 (NPF4) (compact growth; 20-minute neighbourhoods; nature-positive development; active and sustainable travel; affordable/adaptable homes; circular economy; blue-green infrastructure) and with emerging Stirling Local Development Plan 3 (LDP3) priorities on brownfield-first, right homes in the right places, safer streets, play/health, and climate resilience. It also connects with South West Stirling Climate Action Network (SWScan) regional climate actions (energy, transport, biodiversity, community capacity).

### Delivery & governance

- **Lead and partners:** Kippen Community Council with Sustainability Kippen, Village Hall/Reading Rooms committees, Kippen Community Trust, local clubs, businesses, landowners, Stirling Council and SWScan.
- **Funding mix:** community benefit funds, Levelling Up/Scottish Government grants, Lottery/Trusts, developer contributions, sponsorship and social enterprise income from the hub.
- **Phasing:** quick wins (hub pilot in existing space; pop-up café; repair café/tool library; path wayfinding), near-term capital (hub fit-out; play/Multi-use games area; key crossings), and medium-term links (King's Highway segments; Kippen–Fintry).

- **Monitoring:** annual public check-in via *The Wee Vine* and KCC website; publish a short outcomes dashboard (projects started/completed, participation, travel mode shift, biodiversity actions, youth sessions delivered).

**Headline outcome:** Keep Kippen’s spirit and scenery, strengthen its centre, and make everyday life easier, safer and greener so that people can grow up, live, work and age well in the village they love.

# 1. INTRODUCTION

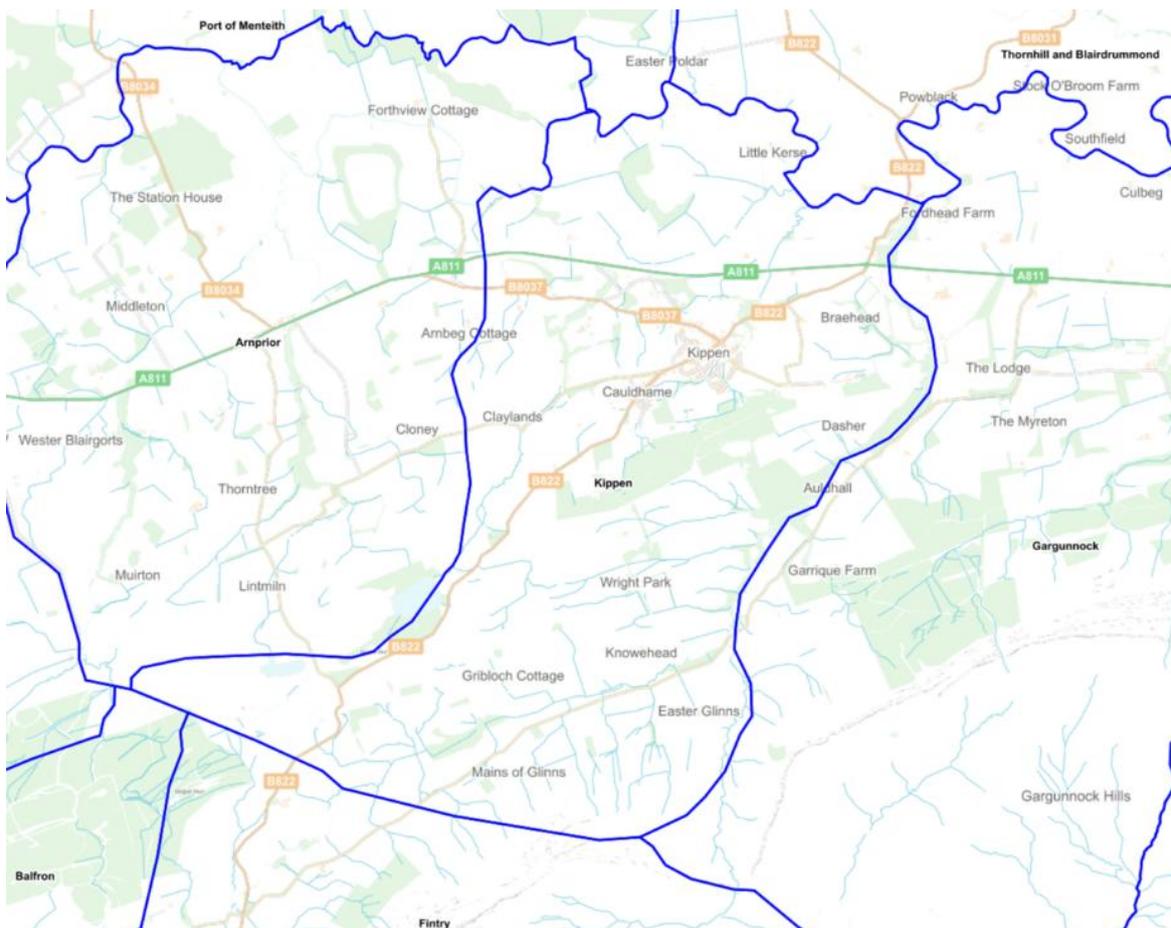
**KIPPEN'S LOCAL PLACE PLAN (LPP)** has been prepared by Kippen Community Council in accordance with the Planning (Scotland) Act 2019. This legislation allows our community to set out its vision for land usage which can subsequently be used to help to formulate Stirling Council's future council-wide Local Development Plans. Through engagement with our community, we have endeavoured to reflect their priorities and aspirations for the future of Kippen in this Local Place Plan.



## AREA COVERED

The area covered in this LPP is defined by Kippen Community Council's boundary as shown in the map below. It covers an area of approximately 21.7km<sup>2</sup> (about 2168ha) We have common boundaries with Arnprior to the west, Fintry and Balfron to the south, Gargunnoch to the east and both Thornhill and Blairdrummond, and Port of Menteith to the north (map from Parish Online).

## OUR LOCATION



## 2. KIPPEN | ITS GEOGRAPHY, HISTORY AND CULTURE

**“Oot o’ the world and into Kippen,  
Far from the rough world’s din,  
May your spirit come o’er the saut, saut sea  
To rest with your kith and kin.”**

(Stewart Alan Robertson, 1896-1904)

The village of Kippen lies on the southern slopes of the Gargunnoch Hills overlooking the Carse of Forth with the Fintry Hills to the south. Kippen enjoys magnificent views towards the Trossachs Mountains, Arrochar Alps and the Ochil Hills. The northern boundary of the community council area follows the River Forth while to the east its boundary lies close to the course of the Boquhan Burn. It is approximately 9 miles west of Stirling and 20 miles north of Glasgow. Edinburgh is about 48 miles away.

Kippen’s original church was first mentioned in the public records in the 1300s and was the traditional burial place of the Earls of Menteith. The settlement of Kippen grew up at the junction between the Old Military Road from Stirling to Dumbarton and the traditional drove route south over the hills to Fintry. In 1971, a road was built which bypasses Kippen (A811). Kippen’s oldest buildings date back to the late 1600s and early 1700s.



The Old Kirk

Kippen has an interesting history including having a King of Kippen, a title bestowed on John Buchanan by King James IV, its Covenanter connections to Gribloch and the legend of Rob Roy’s raids in the late 17<sup>th</sup> century. More recent history includes the record-breaking Kippen Vine, once the world’s largest, and hosting the 1986 Commonwealth Games shooting events. The Kippen branch of the railway, built in 1856, closed in 1934.



Gribloch

Kippen also has a rich cultural tradition which can be explored via the Kippen Heritage Trail. The Hill of Dasher hillfort on the eastern edge of Kippen was discovered recently. It dates back 2000 years and was occupied during the time of the Roman Empire. The fort was occupied again 1000 years later and served as a strategic post when the Forth was the frontier between the three kingdoms of Alba, Northumbria and Strathclyde. There was also a castle on Castlehill Loan near to the Health Centre. More recent cultural landmarks include the 18<sup>th</sup> century Kippen Smiddy, a historic blacksmith’s workshop which is now maintained by the National Trust for Scotland.



The Smiddy

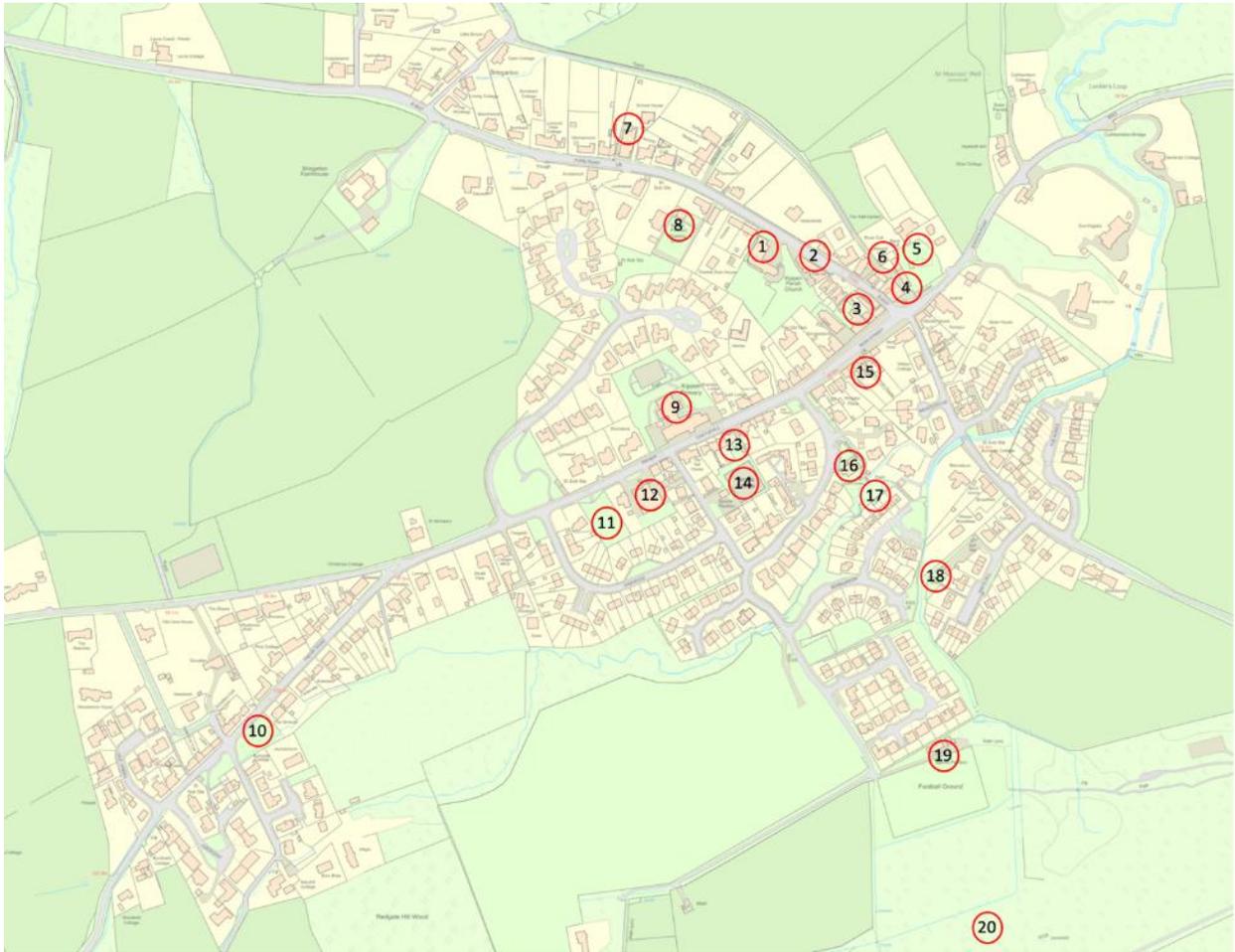
Modern Kippen is a relatively compact rural village surrounded by beautiful countryside and with several pleasant walks both in the village and beyond. Burnside Wood and Pond are popular places for recreation and are utilised by groups such as the Playgroup on a regular basis. The Playpark is undergoing substantial redevelopment and there is scope for further development of the uner 5's playpark in Hay's Hill. The Reading Rooms were refurbished in the last few years and substantial improvements are being made to the Village Hall. Kippen residents have access to a range of services and activities (summarised in Table 1 and shown on a map of the village in Fig 1).



**Table 1: Services and Facilities in Kippen**

Category	Services and Facilities
Health and Safety	Kippen Health Centre; Defibrillators (Village Hall and Reading Rooms)
Shops and Businesses	McNicoll Country Store and Post Office; Sheree Hairdressing Salon; Skinners Butchers (at Woodhouse); Central Auto Repairs; The Woodhouse (café & shop)
Food, Drink, and Hospitality	Cross Keys; The Inn at Kippen; The Woodhouse (café & shop)
Community and Leisure	The Village Hall and Reading Rooms; Kippen Playpark; Kippen under 5's playpark; Kippen Bowling Green; Kippen Tennis Courts; Two small Village Greens; Kippen Football Pitch; A variety of walks
Education and Faith	Kippen Primary School; Kippen Church (Church of Scotland)
Transport	Bus service to Stirling and Glasgow
Nature and Heritage	Burnside Wood and Pond; Kippen Smiddy and War Memorial, The Village Green (Washing Green), Cauldhame Green
Media and Communication	The Wee Vine (quarterly magazine)





**Fig. 1: Map of the village of Kippen showing the locations of services and facilities**

<b>Key</b>		
1 Church	8 Bowling Green	15 Shop and Post Office
2 Inn at Kippen	9 Primary School	16 Health Centre
3 The Cross Keys	10 Cauldhame Green	17 Village Green
4 War Memorial	11 Playpark	18 Under 5's Playpark
5 Old Church and Graveyard	12 Garage	19 Football Pavillion and Pitch
6 The Smiddy	13 Reading Rooms	20 Burnside Wood
7 Village Hall	14 Tennis Courts	

There is also a wide range of organisations in Kippen, together with a variety of activities open to residents. These are summarised in Table 2.

**Table 2: Organisations, Clubs and Activities in Kippen**

Community and Interest Groups	Sports and Fitness	Culture, Heritage and Learning
Kippen Parent Council	Kippen FC and Junior FC	Kippen Heritage Group
Kippen SWRI	Kippen Curling Club	Kippen Horticultural Society
Kippen Playgroup	Kippen Bowling Club	Kippen Community Woodland Group

Kippen Baby and Toddlers	Kippen Golfing Society	Kippen and Norrieston Church Guild
Kippen Cubs	Kippen Tennis Club	Kippen Bridge Club
Kippen Church 'Read in Peace' for teenagers	Gargunnoch and Kippen Cricket Club	Kippen Community Quilters
Kippen Church Youth Group	Kippen Badminton Club	The Mitchell Trust
Kippen Community Council	Youth Club Rugby	Risk and Resilience Group
Kippen Community Trust	Kippen Gun Club	Sustainability Kippen
Kippen Sports Development	Pickleball	Kippen Flower Tubs Group
Kippen Cuppa	Yoga and pilates	Kippen Church Garden Communal Orchard
The Wee Whist	Strength and Balance	—

Kippen organises a range of events including the Burns Supper in January, the annual Street Fayre in June, the Flower Show in August and the Over 60s Christmas Lunch in December. In addition, there is a variety of fundraising events throughout the year. Community improvements are facilitated by accessing a range of grants, including from Kippen Community Trust which was set up to handle the community benefit fund made available by the companies developing windfarms in the local area.



### 3. KIPPEN DEMOGRAPHICS

Data from Scotland’s Census 2022 for Kippen revealed that the population was 988 comprising 446 households (Appendix 1). This figure will have increased as people gradually moved into The Meadows: this expansion increased the number of households by 31 to 478, and assuming an average of 3 people per household, the population will have increased to around 1081.

The Census Data revealed that 71.3% of homes are privately owned with 23.5% social renting and 4.3% of homes privately rented.

10.5% of households do not own a car or van so travelling outside of Kippen relies on the bus service to Stirling and Glasgow, and by other means including lifts, taxis, cycling and walking. 58.4% of people travel to work by car while 33.9% work from home.

In the age range 16-74 (674 people), 66.6% are economically active, 20.3% retired and 2.1% are unemployed. Almost 3% are students, 4.0% look after the home and family and 4.2% are long-term sick/disabled.

As with many places, Kippen has an aging population with 29.0% of people over 65, 53.5% in the 16 to 64 age range and 17.5% under 16.

As Kippen is not connected to the mains gas grid, residents rely on a range of other energy sources to heat their homes with 35.4% utilising electricity for their central heating systems and 38.3% oil. 2.0% of homes have no central heating system.



## 4. LOCAL PLACE PLAN | ENGAGEMENT WITH KIPPEN RESIDENTS

A drop-in workshop was held in the Reading Rooms in April 2023 to share information about the role of Local Place Plans, and to gather some initial information on what residents liked about living in Kippen and what changes they would like to see to make Kippen a better place to live. Flyers were distributed to almost every household, together with information on the village's social media sites and Kippen Community Council's website. Responses were collected from 40 people.

A detailed questionnaire was generated with 20 being distributed at Kippen Community Council stall at the Street Fayre in June 2025. This also provided an opportunity to gauge more public opinion about the future of Kippen and to provide information about the Local Place Plan.

A total of 730 questionnaires were distributed via the Summer 2025 edition of the Wee Vine which is delivered to every household. The questionnaire was also available online on KCC's website with additional copies available in the local shop. Balfron High School also agreed to upload the questionnaire on Google Classroom so that Kippen students could complete it. In total 70 questionnaires were completed (50 hard copy and 20 online).

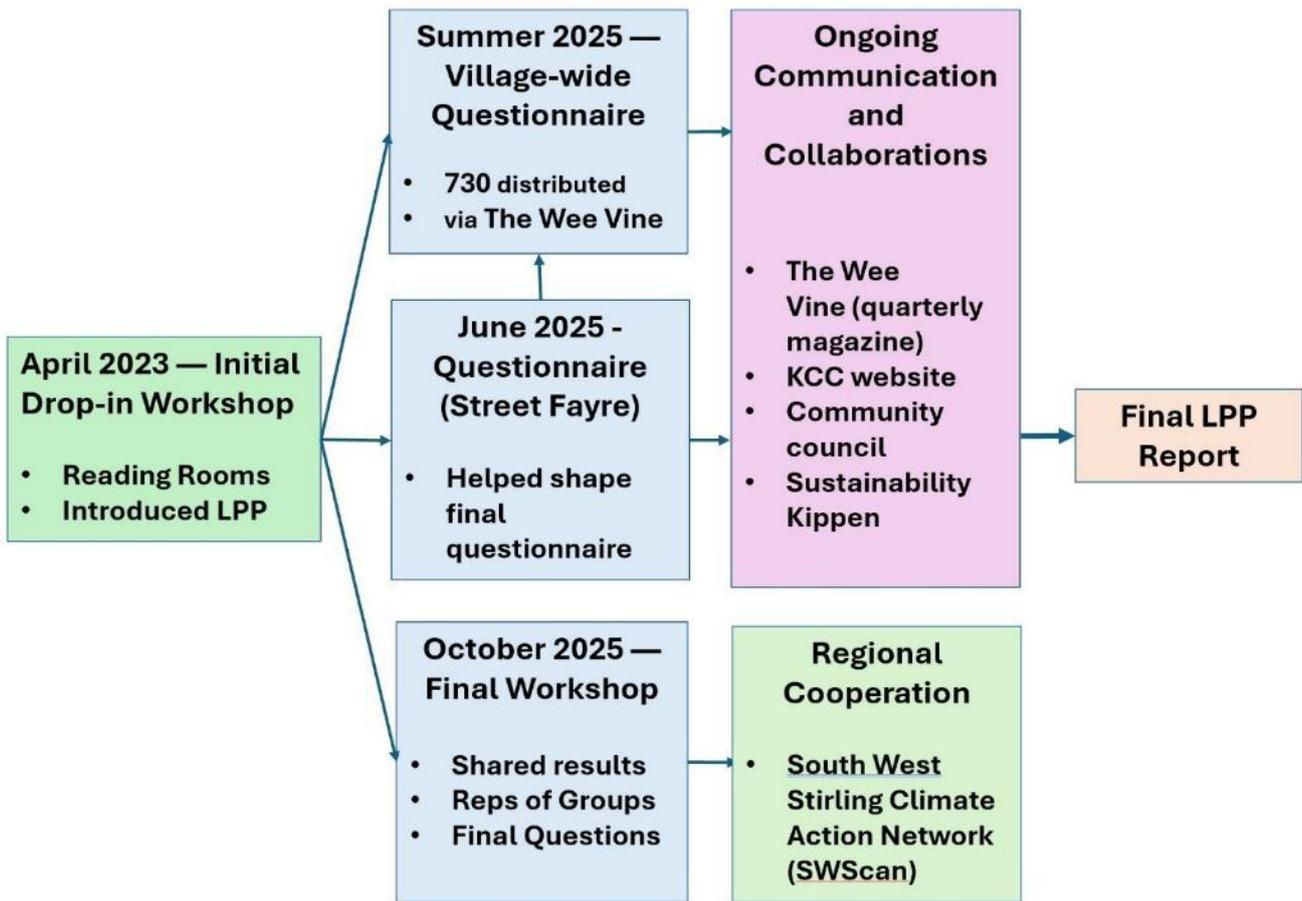
A final full day drop-in event was held in in The Reading Rooms in October 2025 to provide feedback to the community on the information collected for the Local Place Plan and to ask specific final questions about the type and location of possible additional services and facilities in the village. Forty one people attended the event.

General information about Local Place Plans has also been shared via articles in Kippen's quarterly magazine The Wee Vine, via KCC's website and at community council meetings.

Liaison with Sustainability Kippen allowed us to cooperate and share information and ideas which are included in this Local Place Plan.

Kippen is also a member of The South West Stirling Climate Action Network (SWScan) which is a Scottish charity that connects and supports community-led climate action across rural South West Stirling. It unites local groups, councils, and residents to collaborate on sustainability projects, share knowledge, and influence local policy on climate issues. This group has also produced a Local Place Plan covering six community council areas in in SW Stirling (Balfron, Buchlyvie, Drymen, Killlearn, Kippen and Strathblane). Further details of key priorities are included in the sustainability section of this document.





**Fig. 2: Stages in the production of Kippen’s Local Place Plan**



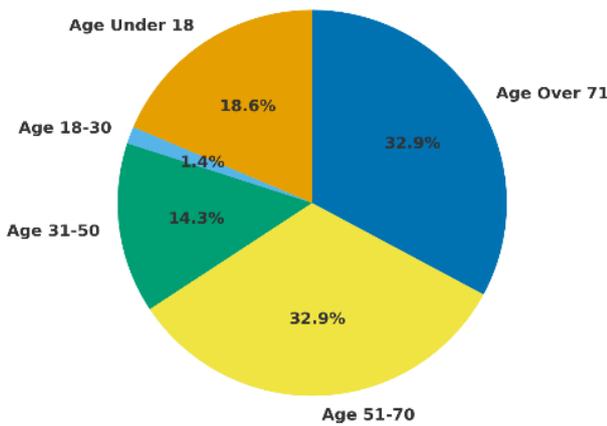
# 5. COMMUNITY CONSULTATION

## 5.1 COMMUNITY ENGAGEMENT

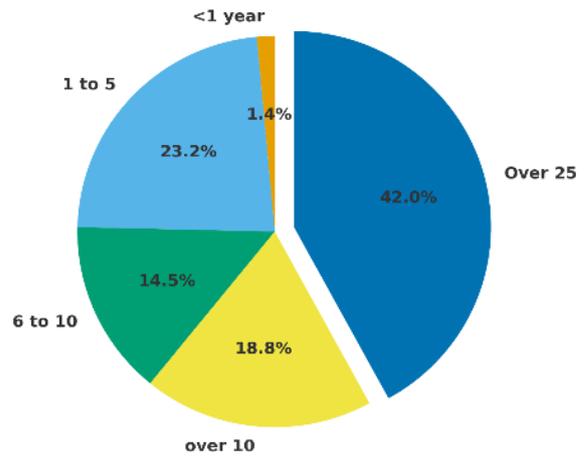
Forty people participated in the April 2023 drop-in consultation.

Just over 65.8% of the 70 questionnaire respondents were aged over 50 with the lowest response from residents in the 18-30 age range. 42% of respondents have lived in Kippen for more than 25 years while 39.1% have lived here for less than 10 years (see pie charts below).

Age distribution of the questionnaire respondents



Kippen residency duration in years



In addition, more than 80 people provided feedback at Sustainability Kippen’s inaugural event in October 2024, with additional residents responding to questions at the Street Fayre.

A total of 41 people shared their opinions at the final consultation and feedback session in the Reading Rooms in October 2025.

## 5.2 FEEDBACK FROM THE APRIL 2023 DROP-IN CONSULTATION

Residents were asked what they liked about living in Kippen and what positives changes would they like to see. SWOT analysis (Table 3) summarises the strengths, weaknesses, opportunities and threats identified by residents through community feedback at the Drop-in event in April 2023, highlighting what people value about living in Kippen and suggested changes so that the village can continue to thrive.

**Table 3: SWOT analysis of the April 2023 Drop-in event**

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>• Strong community spirit, friendliness, and inclusivity.</li> <li>• Active clubs, volunteers, and intergenerational support.</li> <li>• Beautiful rural environment and scenic surroundings.</li> <li>• Low crime rates and safe atmosphere.</li> <li>• Good amenities – shops, cafés, health centre, school, sports facilities.</li> <li>• Convenient location with good road links and internet access.</li> <li>• Pride in heritage and environment.</li> </ul>	<ul style="list-style-type: none"> <li>• Unreliable and infrequent public transport.</li> <li>• Road safety issues – speeding, parking, poor surfaces.</li> <li>• Concerns about overdevelopment and loss of rural character.</li> <li>• Limited affordable/accessible housing for young and older residents.</li> <li>• Gaps in communication between community groups.</li> <li>• Few dedicated facilities for youth.</li> <li>• Local businesses vulnerable to competition from larger towns.</li> <li>• Limited visibility of wellbeing and support services.</li> </ul>
Opportunities	Threats
<ul style="list-style-type: none"> <li>• Strengthen communication through a community hub and improved information sharing.</li> <li>• Develop Reading Rooms as a social and wellbeing centre.</li> <li>• Promote sustainability through local environmental and energy projects.</li> <li>• Support local businesses and encourage small enterprise.</li> <li>• Improve public and community transport options.</li> <li>• Extend safe walking and cycling routes.</li> <li>• Engage youth through skills, recreation, and volunteering opportunities.</li> <li>• Invest windfarm and community funds in local improvements.</li> <li>• Improve digital inclusion and remote working support.</li> </ul>	<ul style="list-style-type: none"> <li>• Overdevelopment risking loss of village character and community cohesion.</li> <li>• Increased traffic volumes and unsafe driving behaviour.</li> <li>• Decline in volunteering or local participation.</li> <li>• Cost-of-living pressures on small businesses and residents.</li> <li>• Environmental neglect or insensitive development harming the landscape.</li> <li>• Ageing population with limited housing and care options.</li> <li>• Risk of digital exclusion for some residents.</li> </ul>

**Kippen’s strengths** clearly lie in its people, rural beauty, and strong community spirit. To preserve these qualities, Kippen must balance growth with careful planning, improve transport and communication, and enhance its public spaces. By addressing these priorities collaboratively, Kippen can continue to flourish as a sustainable rural community.

## 5.3 KIPPEN RESIDENTS' DESCRIPTION OF THEIR CURRENT COMMUNITY (2025 DATA)

Overall, the village is seen as a friendly, active, and inclusive community with a strong sense of belonging and cooperation. Residents describe it as a nice, safe, and pleasant place to live, with good social connections and a welcoming atmosphere.

Community spirit is one of the village's biggest strengths; people note strong involvement, positivity, and cooperation among residents, though some feel slightly left out if they live on the outskirts.

The village is growing and changing, with new housing and people moving in. While many appreciate the progress and forward thinking, others express concern that expansion is altering the traditional village character and leading to a more urban feel.

In terms of facilities and infrastructure, the village offers good primary education and community groups but has suffered from the loss of local amenities (such as the café and butchers) and pressure on schools. There are also divides between smaller geographical areas, which some feel limits social cohesion.

The village's character and atmosphere remain highly valued; residents describe Kippen as vibrant, active, and relatively tranquil, with a good balance between energy and peace. The surroundings are considered beautiful and rural, contributing to its appeal.

However, challenges include traffic noise, high property prices, and feelings of exclusion among those living outside the main area. A few comments mention the village being run down or disjointed in parts. Finally, the location is viewed as both well connected and somewhat remote, offering good accessibility while retaining a rural identity.

Full data from this part of the questionnaire is included in Appendix 2.

**Overall**, the village is seen as a positive, community-driven place with a lively character and strong social ties, but faces pressures from growth, limited facilities, and concerns about affordability and inclusivity.

## 5.4 KIPPEN RESIDENTS' IDEAL COMMUNITY IN 5, 10 OR 20 YEARS (2025 DATA)

Residents describe a strong wish to **preserve the village's friendly, inclusive, and community-minded character**. People value the welcoming atmosphere and the sense of connection between neighbours, wanting to maintain this while also encouraging participation and inclusivity across all age groups, backgrounds, and parts of the village. There's a shared pride in the village's identity, with an emphasis on kindness, cooperation, and community spirit.

A recurring theme is the importance of **protecting local services and facilities**. Residents greatly appreciate existing amenities such as the surgery, post office, shop, village hall, and green spaces, and want to see them supported and sustained. Many would like more local shops and a café, as well as additional opportunities for recreation and community events. Improved facilities for young people,

sports, and families are also seen as desirable, along with better upkeep and investment in local infrastructure.

There is a clear wish to **limit further expansion and preserve the current scale of the village**. While people recognise the need for some growth, they are keen that development remains small in scale, sustainable, and sympathetic to the existing character of the community. The overall view is that the village should not become significantly larger or more urban in feel.

The **natural environment** is deeply valued. Residents want to keep the area clean, tidy, and green, with plenty of accessible open space and attention to maintaining trees and local landscapes. Environmental care and sustainability are recurring concerns, with an emphasis on protecting the countryside, and setting and promoting environmentally responsible development.

Transport and connectivity are generally seen as positive but could be improved. People would like **better road maintenance and public transport links**, particularly to neighbouring areas. Ideas such as local lift-sharing or community transport are seen as helpful for maintaining accessibility for all residents.

Finally, there is a strong emphasis on **peace, safety, and wellbeing**. The village's quiet and secure atmosphere is an important part of its appeal, and residents want to maintain this while promoting health and wellbeing initiatives that support people of all ages.

Full data from this section is tabulated in Appendix 3.

**In essence**, the village community hopes to remain a friendly, cohesive, and a well-connected place, with improved amenities and infrastructure, careful management of growth, strong environmental protection, and a continued focus on inclusion, wellbeing, and quality of life.

## 5.5 SUGGESTED POSITIVE CHANGES TO KIPPEN COMMUNITY (2025 DATA)

Residents expressed a broad range of aspirations for the continued development and improvement of the village, with a particular focus on community spirit, facilities, transport, and the environment. The full data is summarised in Appendix 4.

The sense of community remains a defining feature of the village and is deeply valued by residents. People wish to preserve its friendly, welcoming, and inclusive atmosphere, while strengthening the connections that exist between neighbourhoods and community groups. There is a desire for more communication and collaboration, helping to ensure that everyone, regardless of age or background, feels part of village life. Inclusivity, respect, and mutual support were seen as vital elements in sustaining a cohesive and caring community.

The most frequent area of comment relates to facilities, amenities, and local services. Residents expressed a strong desire to see a revival of village life through the development of a new café, local shops, and community spaces. There was enthusiasm for creating a vibrant hub that serves people of all ages, encouraging social interaction and supporting local enterprise. Improved access to health and youth services, a greater variety of amenities, and better use of existing spaces such as the Village Hall, Reading Rooms and sports field were also suggested. Many residents believe that the enhancement of

local facilities will help strengthen both the social and economic vitality of the community.

Transport, parking, and road safety were also significant areas of focus. People highlighted the need for more reliable and affordable public transport connecting the village with surrounding settlements. Concerns about parking, traffic management, and safety, particularly on the A811 and approach roads to Kippen, were commonly raised. Residents would like to see safer routes for walking and cycling, alongside improved road maintenance and clearer signage. There was also support for car-sharing schemes and better coordination of transport services at a local level.

The appearance and upkeep of the village environment were seen as important factors in maintaining its rural charm and quality of life. Residents expressed pride in the village's character and want to see continued attention to cleanliness, tidiness, and the general appearance of streets and public spaces. Improvements to paths, signage, and the look of the main street were mentioned, as well as a wish to keep the area quiet and free from excessive noise. Maintaining the village's rural identity is considered a priority, ensuring that future changes do not detract from its traditional setting.

In relation to housing, growth, and affordability, residents expressed concern about population increases putting pressure on local services. There is support for ensuring that any new development remains modest, sustainable, and in keeping with the existing character of the village. Some residents also emphasised the importance of affordable housing for young local people to help sustain a balanced and multi-generational community.

Good local governance and communication between community organisations were also raised as priorities. Residents want a responsive and transparent approach to local management that protects the village's interests and coordinates effectively across different groups and initiatives. This is viewed as key to ensuring that development and investment decisions reflect local needs and values.

Finally, safety, security, and wellbeing were identified as essential to maintaining the village's positive atmosphere. People appreciate the area's reputation as a safe and peaceful place to live and wish to preserve this. Calls were made for a stronger police presence, improved access to GP and pharmacy services, and safer road conditions, all contributing to a sense of wellbeing for residents of all ages.

**In summary**, the community's aspirations centre on strengthening village life through better facilities, improved transport and safety, enhanced environmental quality, and the preservation of its friendly and rural identity. There is a clear desire for progress that remains balanced, inclusive, and sustainable, ensuring that the village continues to thrive while retaining its character and sense of belonging.

## 5.6 CHALLENGES THAT KIPPEN COMMUNITY FACES NOW AND IN THE FUTURE (2025 DATA)

Residents identified a number of challenges and risks facing the village, many of which relate to the sustainability of services, local infrastructure, and the changing nature of the community. These themes highlight the importance of careful planning, active engagement, and continued investment to maintain the village's quality of life. Data from this section is tabulated in Appendix 5.

The most frequently mentioned concern relates to infrastructure, transport, and essential services. Many residents feel that the current infrastructure is under strain and that it is struggling to keep pace with ongoing growth and housing development. Issues such as the reliability of rural transport, the

maintenance of roads and pavements, and the capacity of key facilities like schools, health services, and utilities were all raised as priorities. There is also a perception that local and council support is inadequate, limiting the village's ability to address these challenges effectively. Residents want to see greater investment in essential services and more responsive maintenance to support both existing and future needs.

Economic vitality and local business sustainability were also major concerns. Residents expressed worry about the gradual decline of shops, businesses, and social spaces that once served as focal points for village life. Many linked this to a lack of funding and local support, noting that closures have reduced opportunities for residents to meet and spend time locally. There is strong appetite for renewed investment in local enterprise, funding for community spaces and events, and measures to strengthen the village's economic base. Revitalising local businesses is viewed as key to maintaining both economic health and community spirit.

Linked to these issues is the challenge of housing, growth, and village character. Many residents feel that the pace of new development risks eroding the rural charm and cohesion of the village. Concerns were raised about the number of new houses being built and the loss of green space and farmland. While recognising the need for some housing growth, residents emphasised the importance of ensuring development remains small-scale, affordable, and sympathetic to the existing character of the community. Maintaining a balance between progress and preservation is seen as essential to protecting the village's distinctive identity.

Environmental issues, particularly those linked to climate change and sustainability, were also highlighted. Residents expressed awareness of global environmental pressures and their local consequences, including changing weather patterns and impacts on rural life. On a local level, there is a strong desire for cleaner streets, better waste management, and attention to litter and general maintenance. Many residents want the community to take a proactive role in protecting the natural environment and responding to global climate challenges.

Demographic and social change present another set of challenges. The village has an aging population, and many residents expressed concern about sustaining community activities and volunteering as older members retire. Ensuring inclusion, encouraging younger participation, and maintaining intergenerational connections are viewed as important for the future resilience of the community. Alongside this, some residents mentioned growing social divides and the need to strengthen cohesion as the population changes.

A recurring theme in the feedback was governance and decision-making, particularly in relation to Stirling Council. Some residents feel that council decisions are made without sufficient local consultation or understanding of the village's needs. There is frustration about limited budgets for essential maintenance and a perception that council priorities often fail to align with local ones. Many residents would like to see more transparency, accountability, and local involvement in planning and resource allocation.

Concerns about technology and communication also appeared, though less frequently. A few residents noted that the increasing reliance on online systems can exclude those who are less digitally confident. Others stressed the need to balance modernisation with maintaining personal communication and face-to-face interaction in community life.

Finally, some residents referred to broader global and social risks, such as disease, food shortages, and social instability. While these are not immediate local issues, they reflect wider anxieties about the resilience of small rural communities in uncertain times.

**In summary**, the community’s main concerns centre on the sustainability of infrastructure and services, the health of the local economy, and the impact of growth on village character. Environmental awareness, social cohesion, and effective local governance are also viewed as critical to the village’s long-term wellbeing. Residents are calling for a balanced, community-led approach to development that safeguards the village’s rural identity while addressing modern challenges through cooperation, investment, and shared responsibility.

## 5.7 KIPPEN STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREATS

The following SWOT analysis (Table 4) has been produced using questionnaire data from Sections 5.3 to 5.6. It summarises the key insights provided by Kippen residents in 2025, regarding their current community, their aspirations for the future, and the challenges they face. The analysis identifies the village’s main Strengths, Weaknesses, Opportunities, and Threats, providing a clear overview of community priorities and areas for action to support sustainable and inclusive development.

**Table 4: SWOT analysis of the questionnaire data**

<b>Strengths</b>	<b>Weaknesses</b>
Strong community spirit – friendly, active, inclusive, and cooperative.	Limited local amenities – loss of café, butcher, and pressure on facilities.
Beautiful rural setting and tranquil atmosphere.	Infrastructure strain – roads, pavements, transport, and utilities under pressure.
Safe and pleasant place to live.	Rising property prices – limited affordability for younger residents.
Engaged residents with relatively high volunteerism and civic pride.	Social divides between neighbourhoods and outskirts.
Good local school and community groups.	Inadequate public transport connections.
Balanced lifestyle – mix of activity and peace.	Aging population and limited youth involvement.
<b>Opportunities</b>	<b>Threats</b>
Regeneration through new café, shops, and social hubs.	Overdevelopment eroding rural character and green space.
Sustainable, small-scale housing and eco-initiatives.	Economic decline and loss of local businesses.
Improved active travel links and public transport.	Infrastructure deterioration and poor council investment.
Strengthen environmental action and biodiversity efforts.	Social fragmentation and exclusion due to rising costs.
Foster inclusivity and intergenerational engagement.	Environmental pressures from climate change and litter.
Encourage local enterprise, tourism, and community events.	Governance issues – limited local input in decision-making.
Build collaboration and transparency with Stirling Council.	Digital exclusion for less tech-confident residents.



# 6. THE ENVIRONMENT AND SUSTAINABILITY

## 6.1 ASPECTS OF KIPPEN’S ENVIRONMENT THAT RESIDENTS MOST VALUE

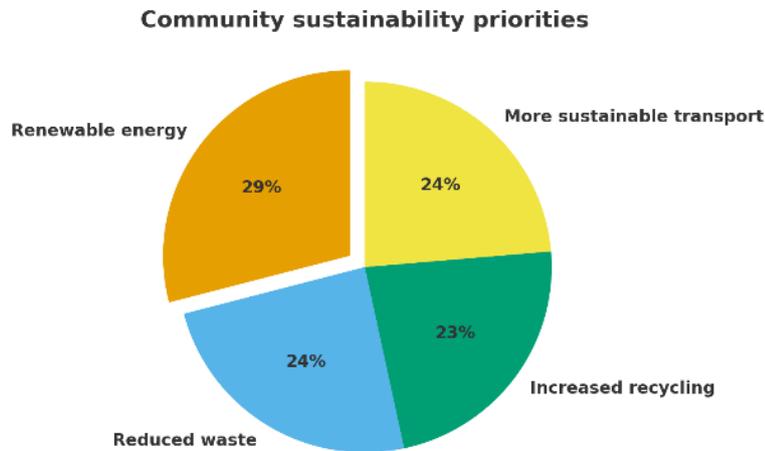
Feedback from residents highlights a deep appreciation for the qualities that make their community special. Several recurring themes emerged from the responses, showing that people value both the natural setting of the village and the strength of its community life (Table 5).

**Table 5: Aspects of Kippen’s Environment That Residents Most Value**

Theme	What Residents Value Most
 Natural Environment & Rural Character	<ul style="list-style-type: none"> <li>• Beautiful countryside setting with green spaces, woodlands, and farmland.</li> <li>• Stunning landscape views and close access to nature.</li> <li>• Clean air, wildlife, and a peaceful atmosphere.</li> <li>• Strong desire to preserve rural identity and farming heritage.</li> </ul>
 Facilities & Amenities	<ul style="list-style-type: none"> <li>• Local shops, post office, pubs, and community buildings (Village Hall, Reading Room).</li> <li>• Primary school, health centre, and church providing completeness and convenience.</li> <li>• Contributes to a sense of self-sufficient village life.</li> </ul>
 Community Spirit & Identity	<ul style="list-style-type: none"> <li>• Friendly, close-knit community where neighbours help each other.</li> <li>• Pride in shared heritage, small scale of village and intergenerational links.</li> <li>• Strong sense of belonging and community pride.</li> </ul>
 Access to Nature & Recreation	<ul style="list-style-type: none"> <li>• Easy access to walking paths, countryside trails, and play areas.</li> <li>• Open spaces for leisure and outdoor exercise.</li> <li>• Supports wellbeing and reinforces connection with nature.</li> </ul>
 Peace, Safety & Cleanliness	<ul style="list-style-type: none"> <li>• Quiet, peaceful environment and strong feeling of safety.</li> <li>• Clean surroundings and low pollution levels.</li> <li>• Importance of maintaining low traffic speeds.</li> </ul>
 Community Activities & Events	<ul style="list-style-type: none"> <li>• Local clubs, gatherings, and village events bring people together.</li> <li>• Strengthen social connections and a shared sense of belonging.</li> </ul>
 Accessibility & Walkability	<ul style="list-style-type: none"> <li>• Compact village layout makes it easy to walk to local facilities.</li> <li>• Public transport links improve connection to nearby areas.</li> <li>• Supports sustainable and inclusive mobility.</li> </ul>
 Inclusivity & Accessibility for All	<ul style="list-style-type: none"> <li>• Ensuring spaces and facilities are accessible to everyone.</li> <li>• Promotes fairness, inclusion, and community cohesion.</li> </ul>

## 6.2 THE IMPORTANCE OF SUSTAINABILITY IN FUTURE DEVELOPMENT

Most respondents placed high value on sustainability, with 90% of questionnaire respondents rating it as very important and 10% as somewhat important. No participants viewed it as unimportant. These results demonstrate a strong overall commitment to sustainable principles across the community.



When asked about specific sustainability initiatives, renewable energy was the community’s highest priority, representing 29% of responses (see pie chart above). Support for the other three areas is very similar. Overall, the results indicate a broad and balanced commitment to sustainability, with strong backing for both clean energy and everyday environmental actions.

Respondents from both the questionnaire and Sustainability Kippen’s consultation identified several key themes driving community sustainability which are summarised in Table 6.

**Table 6: Community sustainability priorities**

<b>Transport &amp; Active Travel</b> <ul style="list-style-type: none"> <li>• More frequent and reliable buses</li> <li>• Safer cycling routes</li> <li>• Improved walking networks</li> <li>• Reduced car dominance</li> </ul>	<b>Energy &amp; Resource Efficiency</b> <ul style="list-style-type: none"> <li>• Support solar, wind &amp; district heating projects</li> <li>• Promote energy-efficient housing</li> <li>• Provide energy advice networks</li> </ul>	<b>Housing &amp; Land Use</b> <ul style="list-style-type: none"> <li>• Limit expansion and protect green spaces</li> <li>• Refurbish existing homes over new builds</li> <li>• Embed sustainability in planning</li> </ul>
<b>Local Environment &amp; Green Spaces</b> <ul style="list-style-type: none"> <li>• Create wildflower meadows</li> <li>• Improve access to community orchards</li> <li>• Encourage locally grown food and volunteering</li> </ul>	<b>Recycling &amp; Circular Economy</b> <ul style="list-style-type: none"> <li>• Host repair cafés &amp; tool libraries</li> <li>• Organise upcycling &amp; community sales</li> <li>• Promote reuse and resource sharing</li> </ul>	<b>Community Engagement &amp; Education</b> <ul style="list-style-type: none"> <li>• Strengthen local leadership</li> <li>• Involve schools in eco projects</li> <li>• Improve communication via sustainability website</li> </ul>

Additional discussions with Sustainability Kippen supported the idea of a central hub which could provide space for facilities such as a repair café, tool library, food sharing and a community fridge. It has also been suggested that a part-time employee would be a good way of helping to take forward proposals.

**Overall**, the community demonstrates strong commitment to practical local sustainability initiatives focused on greener transport, renewable energy, waste reduction, and greater community involvement while limiting expansion and protecting green spaces.

## 6.3 GREEN SPACES AND BIODIVERSITY

Kippen is surrounded by farmland and has significant areas of woodland. Kippen Common Local Nature Conservation Site (LNCS) is a large area of woodland to the south of Kippen. The Cuthbertson Burn runs through the north and west part of the site, with the curling pond in the east. Part of the site is maintained by Kippen Community Woodland Group. In addition to carrying out routine maintenance, the group has also undertaken an ambitious programme of improvements to the pond area and to the many paths through the woods. This area is very popular with walkers and is also used by Kippen’s Playgroup who plan to establish a permanent base in the woods.



**Fig. 3: Map of Kippen Common Nature Conservation site  
(Map prepared by The Wildlife Information Centre on behalf of Stirling Council)**

Notable species in the woods include the common toad, argent and sable moth, willow warbler, dunnock, swift, red squirrels, mare’s tail, bluebell, common twayblade, northern marsh orchid and greater butterfly orchid. Greater butterfly orchids can also be found in several meadows around Kippen. These orchids are classified as “Near Threatened” in Great Britain making conservation efforts and habitat management important in Scotland and their presence should be considered in planning applications (they flower around the first week of July).

There is a small Village Green (Washing Green) near to the Health Centre which is currently being rewilded and also the small Cauldhame Village Green.

There is strong support in the community for all of these green spaces together with the open field opposite the Meadows housing development to be maintained for recreational purposes.



## 6.4 LINK TO SOUTH WEST STIRLING CLIMATE ACTION NETWORK (SWScan)

The South West Stirling Climate Action Network (SWScan) is a Scottish charity that connects and supports community-led climate action across rural South West Stirling. It unites local groups, councils, and residents to collaborate on sustainability projects, share knowledge, and influence local policy on climate issues. Membership is free and open, and the network runs workshops, joint projects, and planning initiatives to help communities reduce emissions and build climate resilience.

Their Local Place Plan (LPP) covers the Strathblane, Drymen, Killlearn, Buchlyvie, Balfron, and Kippen Community Council areas. Its purpose is to guide sustainable development, enhance local resilience, and strengthen community wellbeing across southwest Stirling. The plan sets out five key proposals for the future use and development of land and buildings (Fig. 4).

**COMMUNITY SUSTAINABILITY PRIORITIES**

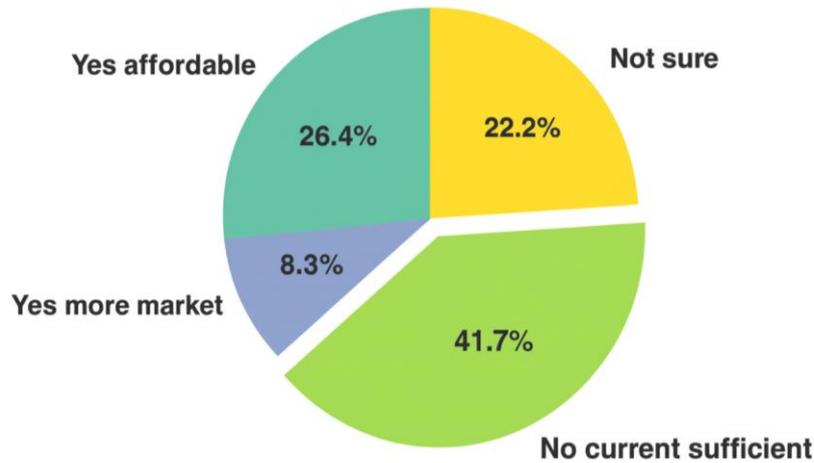
- 
Support energy retrofit and local renewable energy projects to reduce carbon emissions and promote energy independence.
- 
Build community resilience to better prepare for and respond to climate-related emergencies.
- 
Develop strategic Active Travel links connecting Balfron High School with surrounding villages, promoting safe walking and cycling routes.
- 
Protect and enhance community orchards and growing spaces as valued local food and biodiversity resources.
- 
Safeguard and improve Local Nature Conservation Sites (LNCS) as key elements of a connected and thriving Nature Network.

**Fig. 4: SWScan priorities**

**Together**, these proposals aim to create a more resilient, sustainable, and connected region, aligning community priorities with national and local planning objectives.

# 7. HOUSING

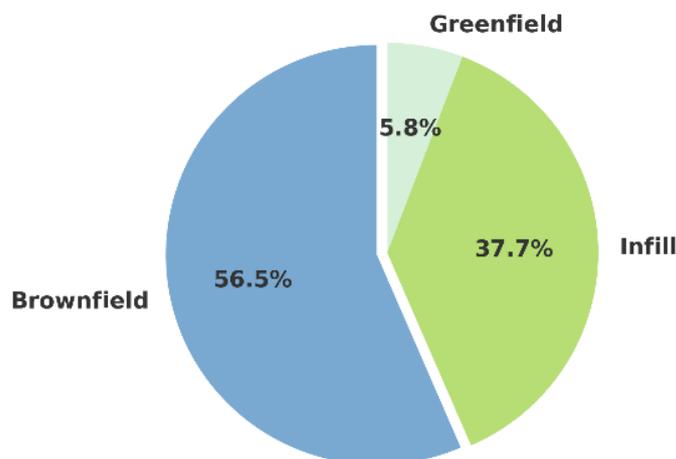
## 7.1 PERCEIVED NEED FOR MORE HOUSING



The survey results indicate that while a portion of respondents believe more affordable housing is needed, a larger share feel that the current housing provision is sufficient. This suggests a degree of satisfaction with existing housing levels, though affordability remains a clear concern for a significant minority. Policymakers should consider targeted affordability initiatives rather than broad-scale housing expansion.

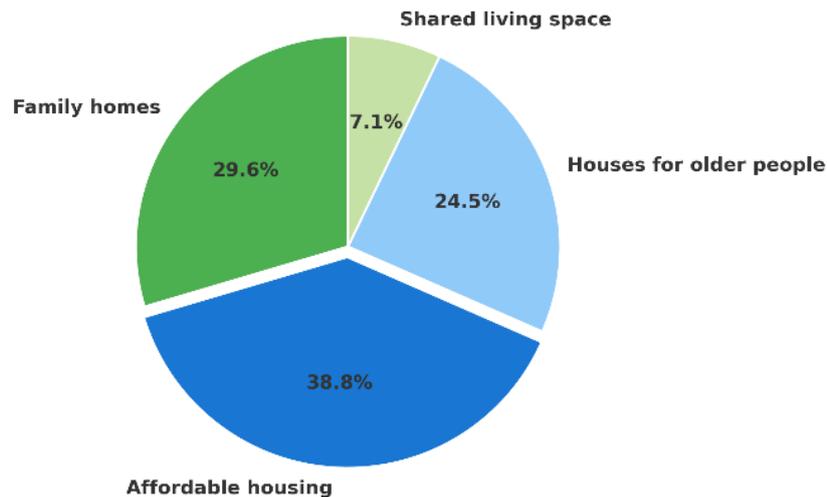
It should also be noted that a large development of 31 houses was built in Kippen in the last few years which represents a largescale development in Kippen.

## 7.2 LOCATIONS FOR ANY NEW HOUSING



Respondents show a strong preference for any new housing to occupy brownfield and infill sites between existing houses in the village, indicating a desire to prioritise redevelopment of existing brownfield areas over expansion into greenfield land. This reflects a community interest in sustainable land use and minimising environmental impact while supporting very moderate housing growth.

## 7.3 TYPES OF HOUSING



Respondents were asked for housing preferences and were able to make more than one choice. Some people who had indicated that there were sufficient houses in Kippen did not participate in this question. The preference for affordable housing is again apparent and the notable interest in housing for older people suggests an awareness of demographic change and the need for age-appropriate living options, these types of housing represent 63.3% of the total. By focussing on these housing types, it is also possible that more existing family homes could become available should options for downsizing exist.



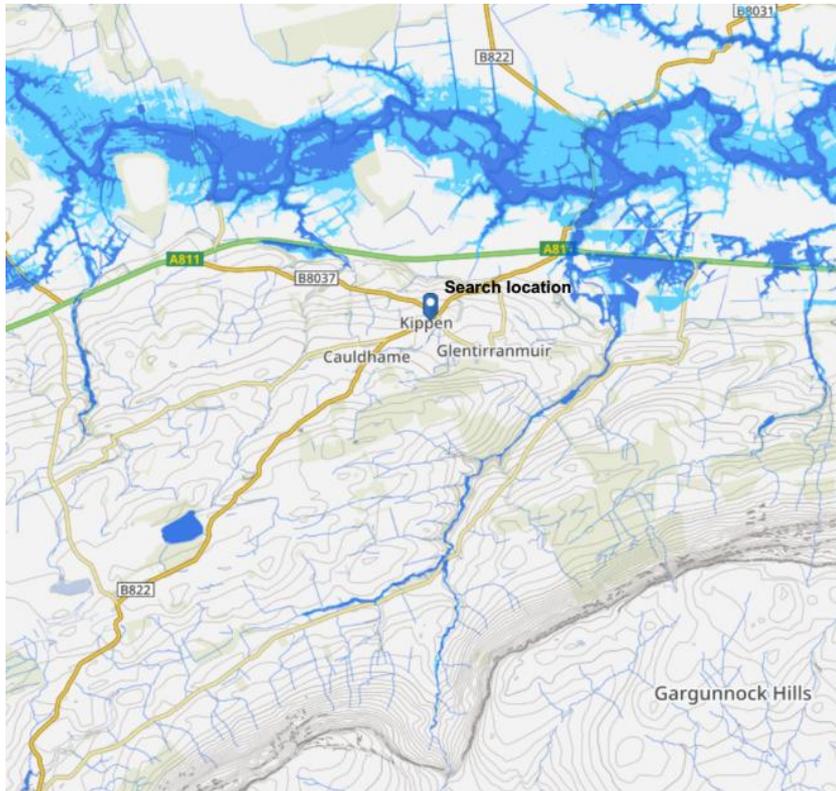
## 7.4 ADDITIONAL HOUSING CONSIDERATIONS

Based on data from Scottish Environment Protection Agency's (SEPA) most recent flood maps (2025) there is no risk of flooding from the River Forth in the actual village of Kippen, however this is a major consideration in the flat Carse region of the community council area (Fig.5). There is some flood risk from surface water and small watercourse flooding in some areas. This risk is exacerbated by poor maintenance of watercourses, intense periods of heavy rainfall and the increased coverage of land with impermeable coverings associated with new housing, roads and pavements.

Throughout the consultation period, the desire to maintain Kippen as a relatively small rural community which enjoys green spaces and links to agriculture has been strongly emphasised. In addition, increased housing developments would place additional pressures on local services and facilities. There have also been problems with water shortages in the village which has resulted in the need to transport water by tanker to fill up the village water tank.



## Risk of flooding from the River Forth



### Map Key

#### Flood Maps

##### River Flooding

###### High Likelihood

Each year this area has a 10% chance of flooding.

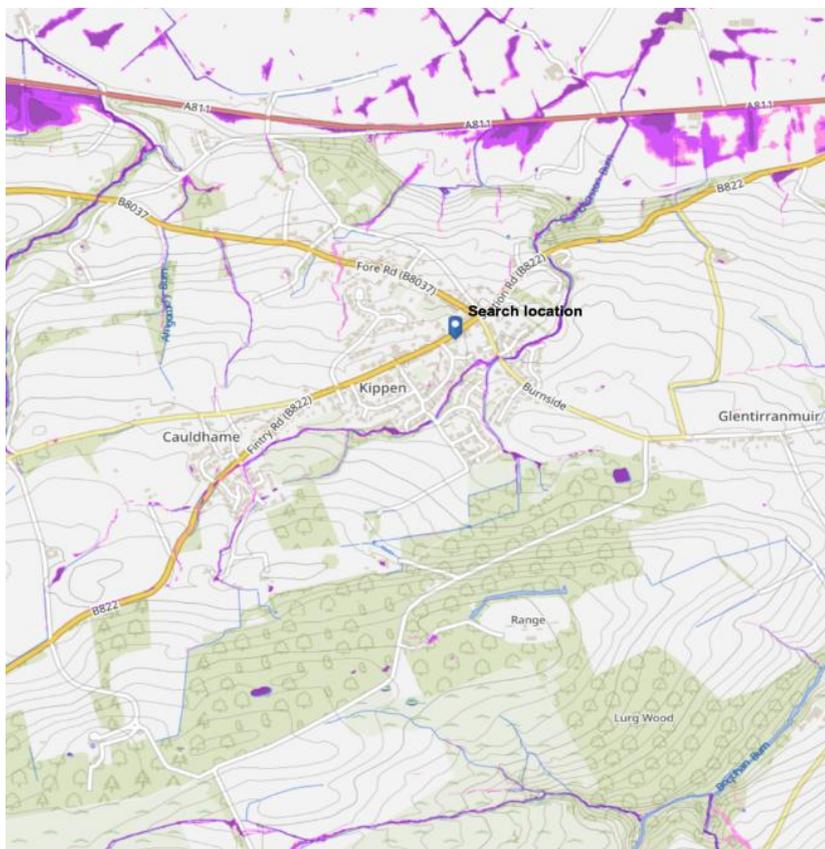
###### Medium Likelihood

Each year this area has a 0.5% chance of flooding.

###### Low Likelihood

Each year this area has a 0.1% chance of flooding.

## Risk of flooding from surface water and small watercourses



### Map Key

#### Flood Maps

##### Surface Water and Small Watercourses Flooding

###### High Likelihood

Each year this area has a 10% chance of flooding.

###### Medium Likelihood

Each year this area has a 0.5% chance of flooding.

###### Low Likelihood

Each year this area has a 0.1% chance of flooding.

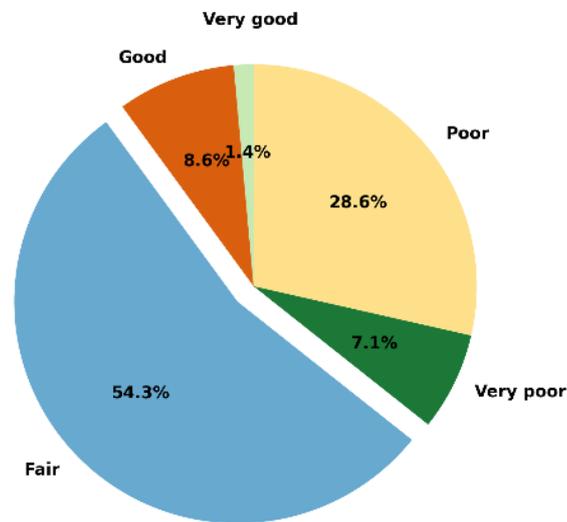
**Fig.5: Flood risk information is based on data from the Scottish Environment Protection Agency (SEPA)'s Flood Risk Management Maps(2025)**

A further important consideration is the impact that new housing has on both the village and approach roads to Kippen from the A811. The impact on people outside of the village is often overlooked but should be a very important consideration both in terms of safety, noise and emissions pollution.

## 8. TRAVEL AND MOVING AROUND

### 8.1 ASSESSMENT OF CURRENT TRANSPORT OPTIONS

This section presents the findings from the survey question concerning respondents' perceptions of the current transport options available in their area. Participants were asked to rate these options on a five-point scale ranging from Very good to Very poor.



The responses indicate a predominantly negative perception of current transport services. The majority of respondents (54.3%) rated the options as Fair, suggesting moderate satisfaction but highlighting clear potential for improvement. A further 28.6% % rated transport options as Poor, while 7.1% described them as Very poor. Only 10% of respondents rated it as Good or Very good.

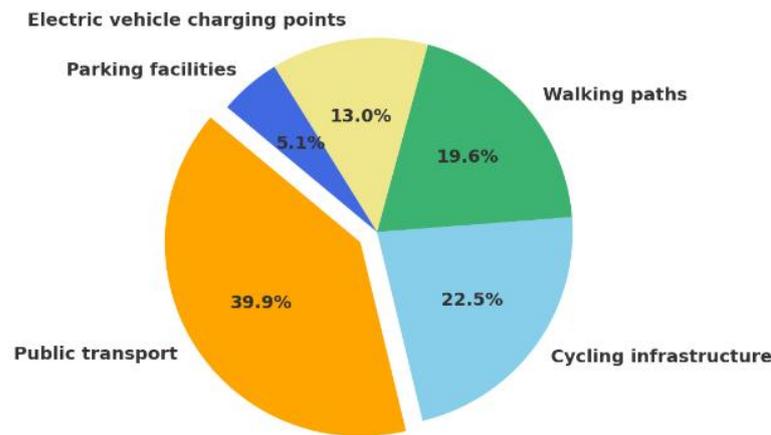
The distribution of responses demonstrates a general sense of dissatisfaction with the current transport system. The dominance of Fair and Poor ratings suggests that existing services are not meeting user expectations in terms of reliability, accessibility, or overall quality.

These findings highlight a need for targeted improvements to enhance public satisfaction with transport infrastructure and services. Areas for potential focus include:

-  **Expanding transport coverage and connectivity** – Ensuring that more areas within and around Kippen are served by public and community transport options.
-  **Increasing service reliability and frequency** – Reducing waiting times and ensuring dependable timetables.
-  **Improving accessibility for all user groups** – Including older residents, young people, and those with mobility challenges.
-  **Enhancing the comfort and safety of available transport modes** – Upgrading facilities, vehicles, and stops for a safer, more pleasant travel experience.

By addressing these areas, stakeholders can work towards creating a more efficient, inclusive, and user-oriented transport system.

## 8.2 FUTURE TRANSPORT POLICIES



Respondents placed the highest priority on improvements to public transport, with 39.9% selecting this as the most important area for future development. This suggests a strong demand for more accessible, reliable, and efficient public transport options within the community.

The next most significant priorities are cycling infrastructure (22.5%) and walking paths (19.6%), highlighting a growing interest in active travel modes that promote health, sustainability, and reduced congestion. Together, these two categories account for over 40% of all responses, demonstrating substantial public support for investment in non-motorised transport.

In contrast, electric vehicle charging points were identified by only 13% of respondents, and parking facilities by just 5.1%, suggesting that while low-carbon mobility is recognised as important, it is currently viewed as a lower priority compared to broader public and active travel.

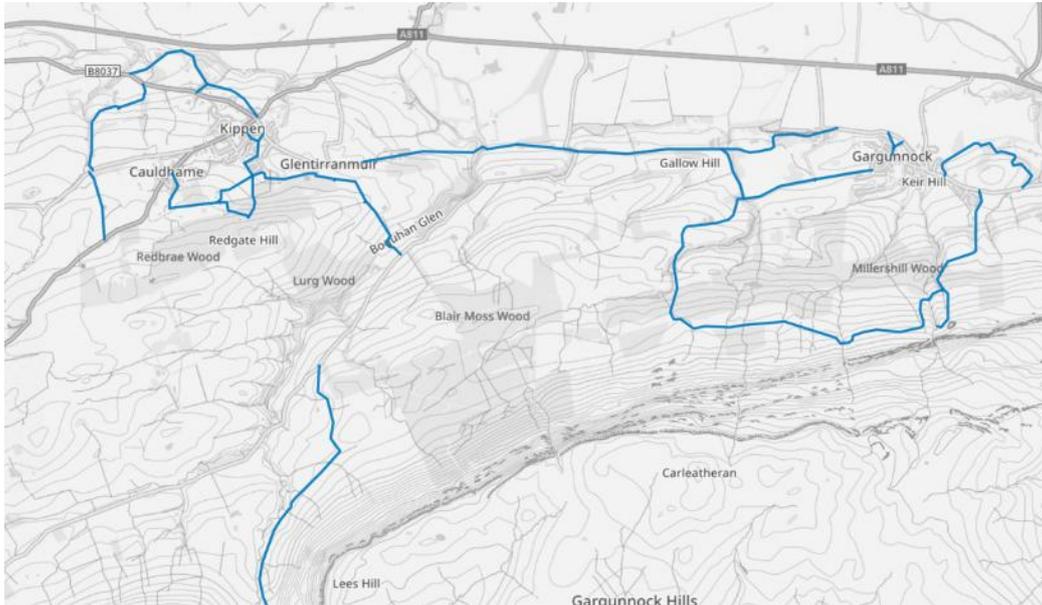
Respondents also offered several suggestions to improve local transport. Common themes included:

-  **Road safety** – Requests for stronger speed control measures, including the 20mph zone in the village, a 40mph limit on approach roads to the village and improved safety on the busy A811.
-  **Public transport** – Calls for smaller buses, better coordination with train timetables, and improved overall service quality.
-  **Accessibility** – Interest in Dial-a-Journey or community taxi options and more accessible bus routes, avoiding steep routes such as the Brae.
-  **Infrastructure** – Suggestions for more electric vehicle chargers and additional parking away from the main street.
-  **Walking and cycling** – Support for better signposting on walking routes and a wish to maintain rural paths outside the village.

Overall, these suggestions reflect a strong focus on safety, accessibility, and practical transport improvements suited to a rural community context. Improvements to public transport could also result in fewer journeys by car.

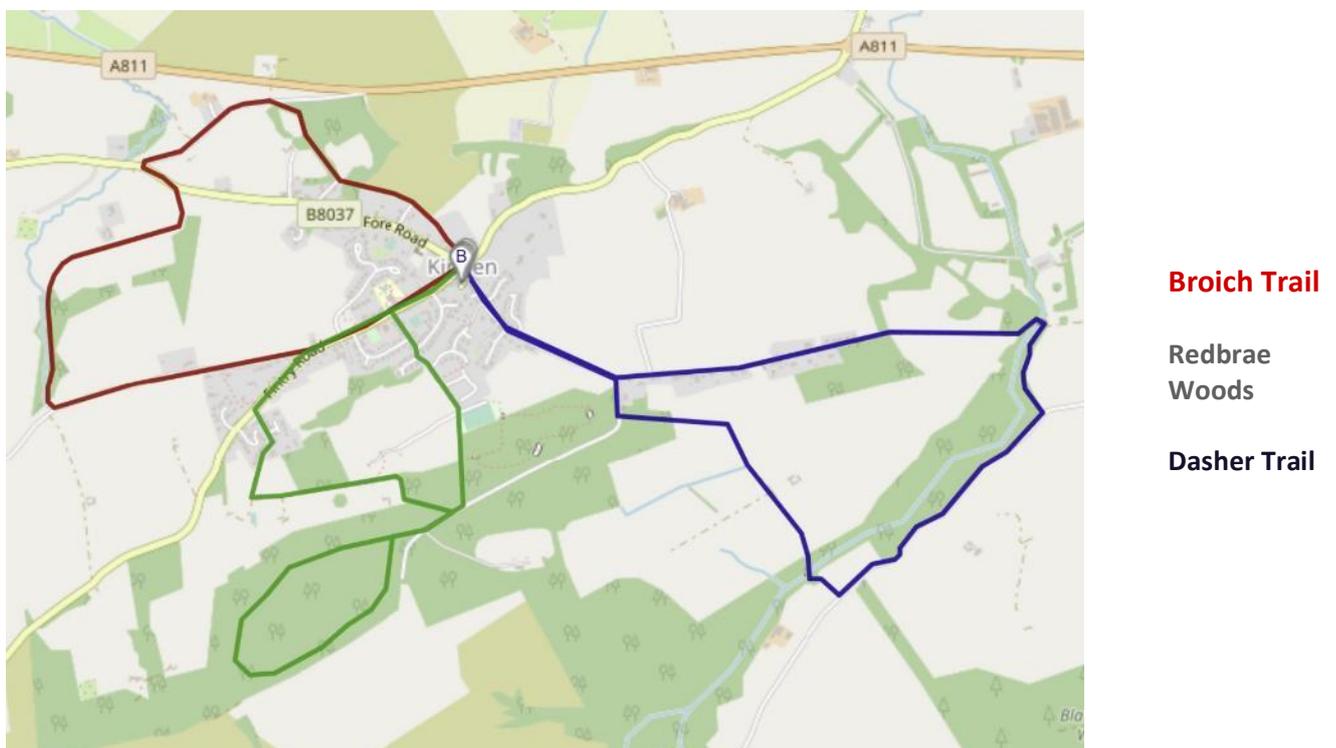
## 8.3 ACTIVE TRAVEL: WALKS AND CYCLE TRACKS

The map below (Fig. 6) shows the core paths network in the Kippen area. Connections can be made to the core path to Gargunnoch on the old military at Glentirranmuir. Endrick Water can be reached by taking the core path from Kippen village through Boquhan Glen and linking up with the core path at Ballochleam.

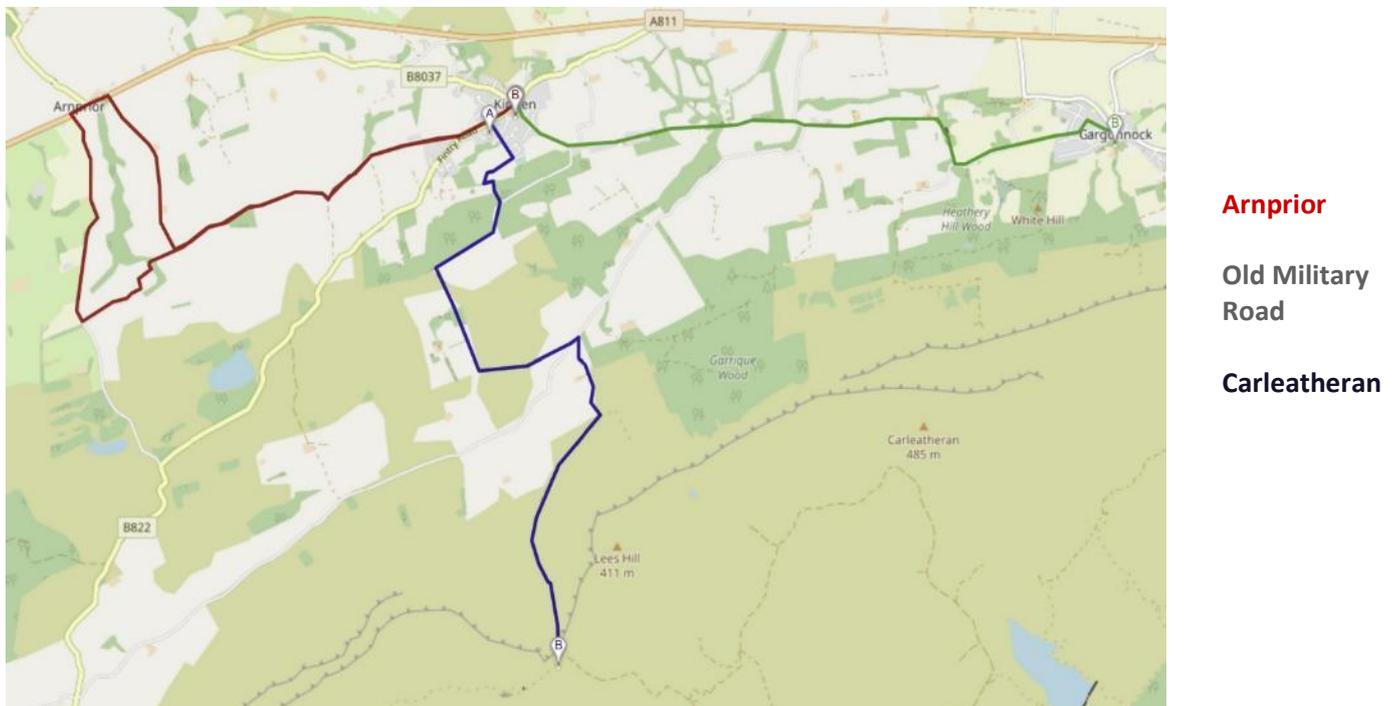


**Fig. 6: Core paths in Kippen and connections to the surrounding area**

There are several walks in and around Kippen including the Broich Trail, Redbrae Wood, Dasher Trail, Arnprior, Old Military Road and Carleatheran (see Figs 7 and 8). More details of these walks can be found in *Kippen Walks* by Stephen McEwan (2023).



**Fig. 7: Map of Broich Trail, Redbrae Woods and Dasher Trail walks**



**Fig. 8: Map of Arnprior, Old Military Road and Carleatheran walks**

Kippen is not connected to any Sustrans National Cycling Routes. Sustrans is now known as the Walk, Wheel, Cycle Trust and is part of the Kings Highway Development Group which has been set up to establish a cycleway and walking route between Dumbarton and Stirling. This route is considered to be a historic royal route although no definitive maps exist. There are, however, maps from the mid 18<sup>th</sup> century which show military roads established following the Jacobite rebellions. The Old Military Road from Stirling forms part of a route to Dumbarton via Cambusbarron, Gargunnoch, Kippen, Buchlyvie and Drymen, much of which is now the A811 which has become increasingly dangerous for cycle users.

There is clearly support in Kippen for the development of the Kings Highway to allow more active travel from Kippen. Many residents have expressed concerns about the dangers of cycling on the A811 and have ceased to do so which has a limiting impact on active travel. There have been suggestions that parts of the route to Stirling could follow the A811 quite closely, possibly utilising sections of the old railway line. In addition, improvements should be made to make the route from Kippen to Gargunnoch along the old military road more accessible.

It has also been suggested that a walking and cycle track could be established between Kippen and Fintry.

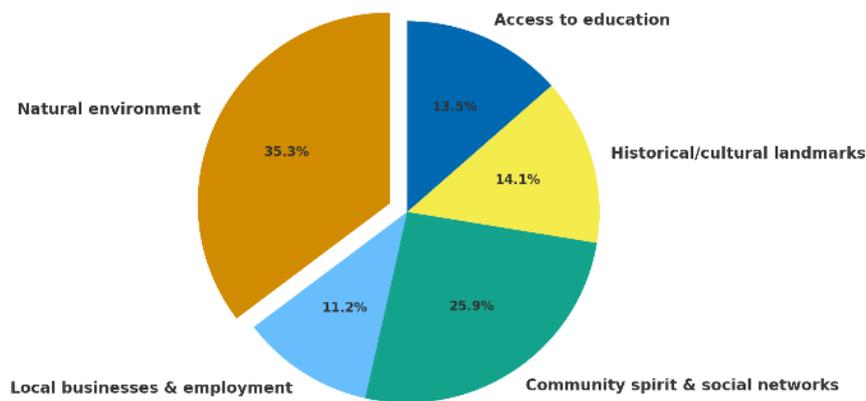
Horse riders have also indicated that they would appreciate the development of suitable bridle paths which would allow more off road riding and which don't use the aggregate typically employed to prevent walking and cycling tracks from becoming too muddy and water-logged (stones can lodge in horses' feet and render them lame). There is clearly a tension between the ideal requirements of these groups.

## 9. COMMUNITY SERVICES AND FACILITIES

### 9.1 GREATEST STRENGTHS OF THE COMMUNITY AND SUGGESTED ADDITIONAL SERVICES

The natural environment stands out clearly as the most valued aspect, mentioned by over a third of participants.

This is followed by a strong sense of community spirit and social networks, reflecting the importance of local relationships and mutual support. These views are summarised in the chart below.



Respondents' views on the strengths of the community

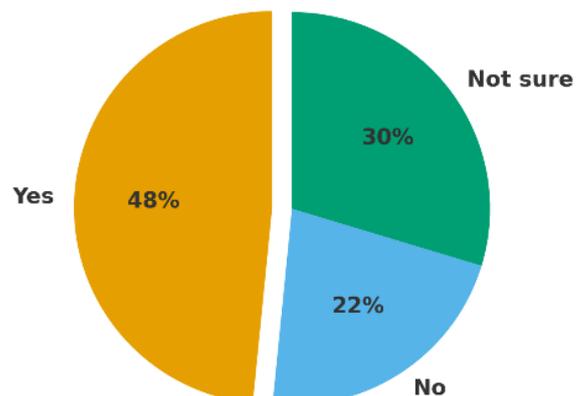
Other frequently recognised strengths include the area's historical and cultural landmarks and its access to education, both cited by a similar proportion of respondents.

Local businesses and employment opportunities were less commonly identified as a key strength.

**Overall**, the findings suggest that residents place the highest value on the community's natural surroundings and social cohesion, which form the foundation of local identity and wellbeing.

### 9.2 ENHANCING COMMUNITY SERVICES AND FACILITIES

When asked whether Kippen has sufficient community services and facilities, 48% of respondents felt that provision is currently adequate. However, 22% believed there are not enough services available, while a further 30% were unsure, suggesting that awareness or access to existing facilities may be limited. These findings indicate a generally positive perception, but also highlight opportunities to improve visibility, accessibility, and inclusivity within local services.



The community survey also highlighted several key areas where additional services are desired.

### Key Priorities

 **Social & Community Spaces** – Strong demand for a coffee shop/community café, meeting areas, and community gardens.

 **Health & Wellbeing** – Calls for extended GP and pharmacy hours, and preventative health facilities.

### Other Common Themes

 **Local Facilities & Shops** – More independent shops such as a craft/vintage store, and for a business hub.

 **Youth & Families** – Activities and social spaces for young people, after-school clubs, and support for neurodivergent children.

 **Transport & Accessibility** – Cycle paths, car-share schemes, better parking, and cheaper bus fares.

 **Leisure & Culture** – Sports facilities, art groups, and community events like movie nights.

**Overall**, residents want to strengthen social connection and improve local health services while ensuring the village meets the needs of both young people and an ageing population.

## 9.3 STREET FAYRE FEEDBACK

During the most recent (2025) Kippen Street Fayre, locals shared ideas to enhance community life. Suggestions ranged from practical amenities to green initiatives. These were the most popular proposals:

 **Community Café** A space for locals to connect, access information, and enjoy refreshments.

 **Community Garden** Including an orchard, this project would promote sustainability and communal growing.

 **Hot Desk Space** A quiet, shared space for remote workers and students.

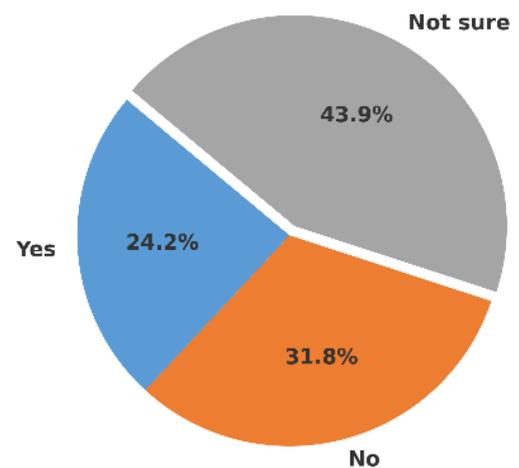
 **Village Wind Turbine** Aiming for energy independence with a direct (off-grid) power supply.

 **Sports Facility** Expanding recreational options for all ages.

**These ideas** reflect a strong desire for social spaces, sustainability, and local development. This feedback will help guide future initiatives.

## 9.4 ACTIVITIES AND OPPORTUNITIES FOR YOUNG PEOPLE

When asked whether there were sufficient activities and opportunities for young people in the community, 44% were not sure. Around 32% believe there are not sufficient activities, while only 24% think there are. This suggests uncertainty and a general sense that more could be done to provide or promote opportunities for young people.



### Youth Engagement Feedback – Key Points

#### Youth Spaces

Strong demand for a **youth club or community hub** where teenagers can meet safely and regularly.

Desire for welcoming, supervised spaces that encourage socialising and inclusion.

#### Sports & Outdoor Activities

Requests for more **active facilities** such as a **skate park, climbing wall, or local gym access**.

Interest in expanding organised sports and outdoor events.

#### Creative & Educational Opportunities

Suggestions for **art, drama, and music groups, baking clubs**, and other hands-on activities.

Innovative ideas included **“how to fly” lessons** and other unique learning experiences.

#### Transport & Accessibility

Concerns about **limited transport links** between villages.

Calls for improved connections to help young people attend activities and visit friends more easily.

#### Community Engagement

Requests to **consult young people directly** in planning and decision-making.

Interest in promoting **volunteering** and supporting **local neighbourhood initiatives**.

**Overall**, there was a shared aspiration to create a more inclusive, accessible, and engaging environment for young people to connect, learn, and thrive.

## 9.5 FINAL CONSULTATION ON IMPROVING SERVICES AND FACILITIES

Results of the consultation in October 2025, revealed concerns about threats to local services and facilities. Concerns were justified by the loss from the village centre of the renowned Skinner’s butchers shop (it is now located at The Woodhouse at the junction between the A811 and B822 and is very well used but not easily accessible to all Kippen residents) and the recent loss of the highly valued and well-used Rhubarb and Lime Café. Kippen residents are clearly keen to both maintain and improve local services and facilities and this would in turn help to lead towards the concept of 20 minute neighbourhoods.

Results from all consultation events resulted in a range of suggestions for additional services and facilities and these are summarised in Table 7.

**Table 7: Suggestions for additional services and facilities in Kippen**

Category	Suggested Services & Facilities
Community & Social Spaces	<ul style="list-style-type: none"> <li>• Café</li> <li>• Repair Café</li> <li>• Social spaces for young people (indoor and outdoor)</li> <li>• Outdoor meeting spaces</li> <li>• After school club for primary children</li> <li>• Youth club</li> <li>• Picnic benches and outdoor gathering areas</li> <li>• Outdoor music/cinema space</li> </ul>
Sharing & Circular Economy	<ul style="list-style-type: none"> <li>• Tool library</li> <li>• Food sharing scheme</li> <li>• Community fridge</li> <li>• Book sharing / community library</li> <li>• Community carpentry facility (similar to “Men’s Shed” but open to all)</li> </ul>
Work, Learning & Support	<ul style="list-style-type: none"> <li>• Work/study space (co-working area)</li> <li>• Workshop and training space</li> <li>• Stirling Council advice centre</li> <li>• Tourist information point</li> </ul>
Health, Fitness & Wellbeing	<ul style="list-style-type: none"> <li>• Indoor gym</li> <li>• Outdoor gym</li> <li>• Fitness facilities for all ages (indoor and outdoor)</li> <li>• Fitness classes for young people</li> <li>• Dance facilities with mirrors</li> <li>• Bouldering wall or indoor climbing zone</li> </ul>
Sports & Outdoor Recreation	<ul style="list-style-type: none"> <li>• Rugby pitch</li> <li>• Multi-use sports court (e.g. tennis, basketball, 5-a-side)</li> <li>• Skatepark</li> <li>• Horse riding facilities and grass arena for equestrian activities</li> <li>• Better signposting for local walks and trails</li> </ul>
Nature, Sustainability & Environment	<ul style="list-style-type: none"> <li>• Allotments</li> <li>• Community garden and orchard</li> <li>• Rewilding areas</li> <li>• Wind turbine (community energy)</li> <li>• Solar panels on roofs of community buildings</li> </ul>

From community feedback it is clear that a café, either a commercially run one or community based, is a high priority for the village. The Woodhouse café and its associated shop and Skinner’s butcher counter is highly valued but is not easily accessible for residents in the village without a car. It has been suggested that there should be a path from Kippen village to the Woodhouse which would improve active travel links although this should be in addition to a centrally located café in the heart of Kippen village. Possible locations for such a café are summarised in Table 8 together with a summary of possible locations for other proposed services and facilities in the community. The option of a central hub has gained support and this could be a practical solution for locating services and facilities which cannot be included at existing sites.

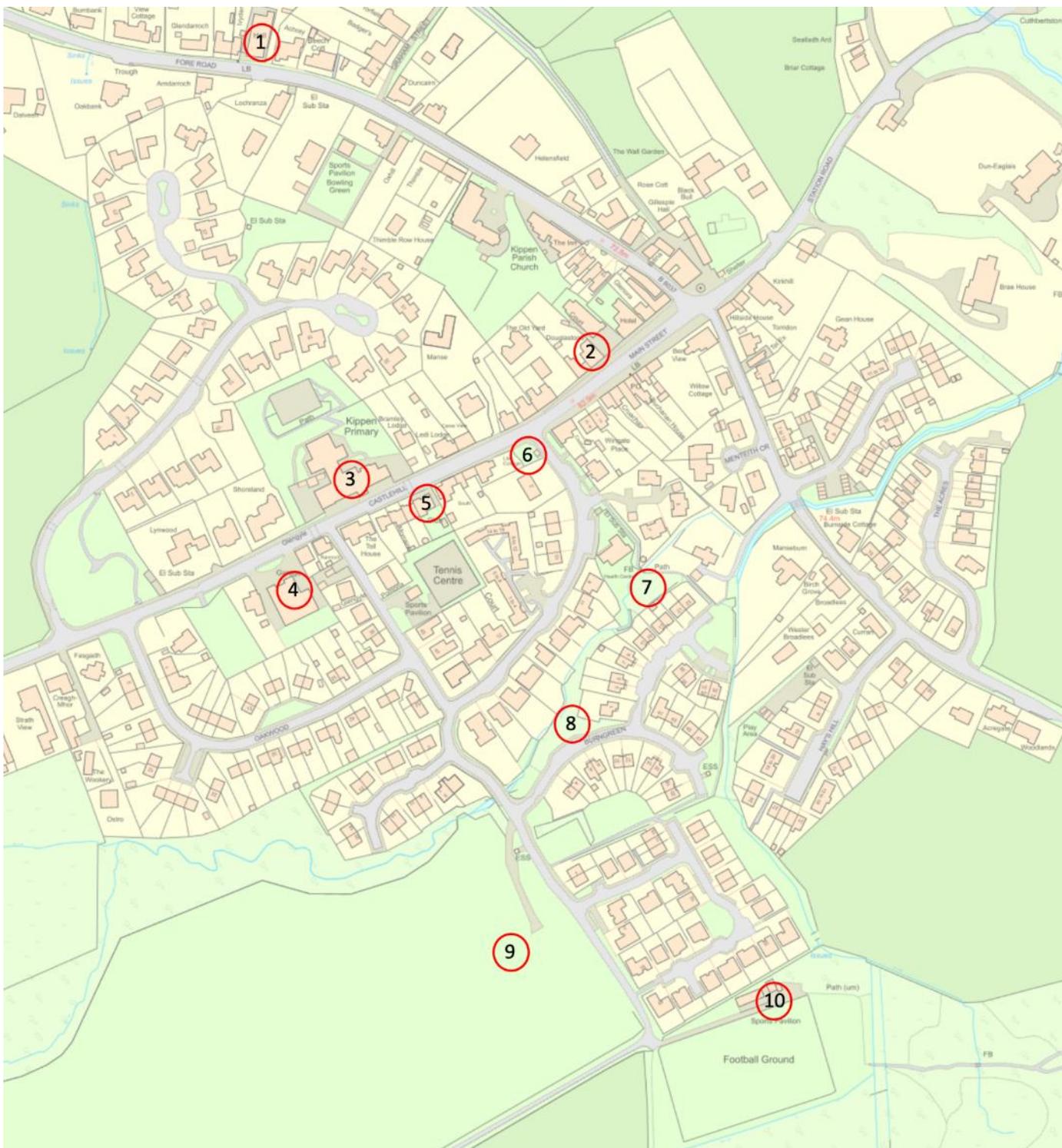
**Table 8: Proposed possible locations for additional services and facilities in Kippen**

<b>Suggested Services &amp; Facilities</b>	<b>Current Proposed Suggestions for Possible Locations (none officially agreed)</b>
Café	Rhubarb and Lime site (future plans for the building are still unknown) Reading Rooms Central Hub
Repair Café	Reading Rooms Central Hub
Village Square	Old garage forecourt
Social spaces for young people (indoor and outdoor)	Central Hub Additional options at existing locations to be explored
Outdoor meeting spaces	Site of old bottle bank Central Hub
After school club for primary children	Primary School Reading Rooms
Youth club	Central Hub Options at existing community locations to be explored
Picnic benches	Central Hub Additional locations to be explored
Outdoor music/cinema space	Not considered at this stage
Kippen Heritage display	Reading Rooms Central Hub
Tool library	Central Hub Reading Rooms
Food sharing scheme	Central Hub
Community fridge	Central Hub
Book sharing / community library	Central Hub Possible use of existing community locations
Community carpentry facility	Central Hub
Work/study space (co-working area)	Village Hall Reading Rooms Central Hub
Workshop and training space	Central Hub
Stirling Council advice centre	Central Hub
Tourist information point	Notice Board Central Hub

Indoor and outdoor gym facilities	Inclusion in Sports Pavillion development Central Hub
Fitness facilities for all ages (indoor and outdoor)	Village Hall Central Hub
Fitness classes for young people	Village Hall Central Hub
Dance facilities with mirrors	Village Hall Central Hub
Bouldering wall or indoor climbing zone	Site not considered at this stage
Rugby pitch	Site not considered at this stage but possible development of multi-sports facilities at the football pitch redevelopment
Multi-use sports court (e.g. tennis, basketball, 5-a-side)	Village Hall Central Hub
Skatepark	No suitable site yet identified and questions raised about social behaviour problems associated with the last skatepark in the village
Horse riding facilities and grass arena for equestrian activities	Site not considered at this stage
Better signposting for local walks and trails	Liaise with Core Paths team and other relevant groups to assess locations and funding options
Allotments	Green space opposite The Meadows
Community garden and orchard	Green space opposite The Meadows Greenspace next to Burngreen (for orchard only)
Rewilding areas	Village Green (already being implemented), green space opposite The Meadows
Wind turbine (community energy)	No site considered at this stage
Solar panels on roofs of Kippen buildings	Liaison with relevant owners and planning and funding bodies

Input from members of both the Village Hall and Reading Rooms committees suggested that there is the potential for some of these amenities to be accommodated in existing facilities and it was agreed that these possibilities should be explored further by arranging a meeting with the relevant interest groups in the village. The church has also indicated that their properties could be used to accommodate further activities. In addition, there are plans to redevelop the sports pavilion site and again there may be options for incorporating some of the suggested facilities in their future plans. This again requires meeting between interested parties to develop ideas. The open land opposite The Meadows should also be explored as a possible site for a central hub, community garden and orchard, allotments and rewilding. Further consultation is clearly required and outcomes will be included in a future Community Action Plan.

The locations of suggested sites are included in Fig. 9.



**Fig. 9: Map of suggested locations for additional services and facilities**

Key		
Village Hall	6	Site of Bottle Bank
Site of Rhubarb and Lime Café	7	Village Green
Primary School	8	Burngreen
Garage	9	Site opposite The Meadows
Reading Rooms	10	Sports Pavillion

# 10. LINKS TO NATIONAL PLANNING FRAMEWORK 4 AND LOCAL DEVELOPMENT PLAN 3

**Table 9: Kippen Local Place Plan alignment with National Planning Framework 4 (NPF4)**

NPF4 Policy / Theme	What NPF4 Seeks	How Kippen LPP Responds	Reference section LPP
1 Climate & Nature Crises	Reduce emissions and enhance nature	Compact growth, 20-min neighbourhood focus, tree planting, rewilding and active travel initiatives	6, 8, 9
2 Climate Adaptation / Mitigation	Build resilience to flood and heat	SEPA flood awareness, surface-water management, SUDS and permeable surfaces	6.3, 7.4
3 Biodiversity	Deliver positive effects for nature	Protect Kippen Common LNCS, orchids and wildlife; community rewilding and orchard projects	6.3
4-6 Natural Places / Soils / Forestry	Safeguard landscapes and woodlands	Preserve greenspaces and woodlands; avoid soil loss from over-development	6.1, 6.2, 6.3
7 Historic Environment	Conserve heritage assets and identity	Protect Smiddy, Old Kirk and Hillfort; promote Heritage Trail and context-sensitive design	2, 9.5
8-9 Settlement / Brownfield Land	Compact growth & reuse land	Prioritise infill and brownfield rather than greenfield expansion to retain rural character	5.5, 7.2
11 Heat & Energy	Low-carbon energy transition	Explore district heating, solar roofs, and energy-efficiency advice via Community Hub	6.2, 9.2
12 Circular Economy	Reuse / repair / reduce waste	Tool Library, Repair Café, Community Fridge and upcycling initiatives	6.2, 9.3
14 & 18 Design & Infrastructure	Quality places with fit-for-purpose infrastructure	Improve paths, signage and public realm; match growth to school, health and water capacity	5.5, 5.6, 8
15-16 Homes & Affordability	Need-led mix of affordable homes	Support small-scale affordable and older-people's housing; enable downsizing	7.1, 7.2, 7.3
20 Blue-Green Infra & Play	Multi-functional greenspace and play	Redevelop Playpark; multi-use sports court and outdoor gym proposals	9.2, 9.5
21-23 Active & Sustainable Travel	Safer walking, cycling and public transport	Better bus links, King's Highway cycle route, Kippen–Fintry path and core path upgrades	8.1, 8.2, 8.3
25-27 / 29-30 Centres & Rural Economy	Vibrant centres and rural diversification	Re-establish village café, co-working space and heritage/nature-based tourism	5.5, 9.3
31-32 Water & Flood Risk	Protect water environment and avoid risk	Safeguard Boquhan and Cuthbertson Burns; direct development away from Carse floodplains	6.3, 7.4
19 Green Energy	Expand renewables with community benefit	Investigate community wind project and solar roofs on public buildings	6.2, 9.5

**Table 10: Kippen Local Place Plan alignment with Stirling Council’s Local Development Plan 3 (LDP3)**

Stirling LDP Theme / Focus	What LDP3 Seeks	How Kippen’s LPP Responds	Relevant LPP Sections
<b>Place-based Planning &amp; 20-Minute Neighbourhoods</b>	Evidence-based priorities that support daily needs locally	Full audit of village facilities and services; proposals for café, hub, and walkable local amenities	2, 5.5, 9.1–9.5
<b>Brownfield / Infill Development First</b>	Reuse existing sites before expanding settlement boundary	Community preference for infill and brownfield; protect greenspace and rural edge	5.5, 7.2, 6.3
<b>Scale &amp; Character of Growth</b>	Manageable, sustainable, context-sensitive expansion	Supports only modest, need-led housing; resist urbanisation of village	5.4–5.6, 7.1
<b>Housing Mix &amp; Affordability</b>	Affordable and adaptable homes for all ages	Favour affordable, downsizing and older people’s housing	7.1–7.3
<b>Infrastructure Capacity</b>	Match growth to services, water, roads, and schools	Evidence of water tankering, GP/school capacity pressures; requests mitigation	5.6, 7.4, 8
<b>Active &amp; Sustainable Travel</b>	Promote walking, cycling and public transport	Seeks improved bus service, King’s Highway cycle route, Kippen–Fintry path, safer walking	8.1–8.3
<b>Road Safety &amp; Public Realm</b>	Lower speeds, safe crossings, quality streets	Proposes 40 mph approaches, signage, path upgrades	5.5, 8.2
<b>Blue-Green Infrastructure &amp; Play</b>	Integrated greenspace, SUDS, play and health	Playpark redevelopment, outdoor gym, multi-use court, permeable surfaces	9.2, 9.5, 7.4
<b>Biodiversity &amp; Nature Networks</b>	Nature-positive development, local habitats protected	Safeguards Kippen Common LNCS; orchids; rewilding/orchard/allotments	6.1, 6.3
<b>Flood Risk &amp; Water Environment</b>	Avoid flood areas, manage surface water	Notes Carse flood risk and surface water issues; proposes drainage & maintenance	7.4, 6.3
<b>Climate Mitigation &amp; Adaptation</b>	Low-carbon, resilient places	Promotes tree planting, rewilding, compact pattern, sustainable travel	6, 8, 9
<b>Renewable / Community Energy</b>	Support renewables with community benefit	Suggests wind turbine, solar panels, and energy-efficiency advice via hub	6.2, 9.5
<b>Circular Economy</b>	Reuse, repair, share	Repair Café, Tool Library, Community Fridge	6.2, 9.3
<b>Rural Economy &amp; Village Vitality</b>	Diversify rural businesses, tourism, and services	Re-establish village café; co-working; heritage tourism & events	5.5, 9.3
<b>Historic Environment &amp; Identity</b>	Protect built heritage and cultural assets	Highlights Smiddy, Old Kirk, Hillfort; Heritage Trail interpretation	2, 9.5
<b>Digital Inclusion &amp; Remote Work</b>	Enable home-working and connectivity	Co-working/hot-desk spaces; improved local communication channels	9.2–9.3
<b>Community Engagement &amp; Evidence</b>	Genuine community input shaping policy	Multi-stage engagement 2023–25; quantified feedback; demographic data	4, 5.1–5.7
<b>Alignment with Regional / Climate Partnerships</b>	Work with wider area networks (e.g. SWScan)	LPP integrates SWScan’s regional climate priorities on energy, transport, biodiversity	4, 6.4

# 11. KIPPEN LOCAL PLACE PLAN VALIDATION AND REGISTRATION CHECKLIST

		Completed
Body producing the Local Place Plan	Kippen Community Council	Yes
Contact details	<a href="mailto:kippencommunitycouncil@gmail.com">kippencommunitycouncil@gmail.com</a>	Yes
Confirmation of Kippen Community Council's governance	Kippen Community Council has been convened and validated in accordance with Stirling Council's statutes	Yes
Notice to councillors in Forth and Endrick Ward	Gerry McGarvey, Paul Henke and Rosemary Fraser	Yes
Notice to adjoining Community Councils and others	Arnprior, Balfroun, Fintry, Gargunnoch, Thornhill and Blairdrummond, Port of Menteith, SWScan	Yes
Compliance with National Planning Framework 4 (NPF4)	Section 10	Yes
Compliance with Stirling Council's Local Development Plan 3	Section 10	Yes
Inclusion of a map showing the land relating to the Local Place Plan	Section 1	Yes
Statement of proposals for the development or use of land within the Local Place Plan area	Section 9	Yes
Evidence of engagement and support by local community	Section 4	Yes
Statement on the level and nature of support for this Local Place Plan	Section 5	Yes
Submission of this Local Place Plan to Stirling Council	Email to <a href="mailto:LDP@stirling.gov.uk">LDP@stirling.gov.uk</a>	Yes



## 12. ACKNOWLEDGEMENTS

Acknowledgements are due first and foremost to the residents of Kippen, especially those who took the time to attend consultation sessions, complete questionnaires and to contribute their knowledge of the area to help in the completion of this Local Place Plan. The ideas and interest shown by members of the community who attended Kippen Community Council meetings was also appreciated.

Thanks are also due to members of Kippen Community Council, past and present, who have supported the work that was needed to complete this plan by suggesting ideas, actively engaging in workshop events, manning the Street Fayre stand and helping to collect information for use in this report.

Thanks are also due to McNicolls Country Store for collecting completed questionnaires and to The Wee Vine for agreeing to distribute the questionnaires in the July 2025 edition. Balfron High School also kindly assisted by including the link to questionnaire on their Google Classroom site for Kippen pupils and encouraging them to have a voice in the future of their community.

Input from representatives of a variety of Kippen groups was appreciated, with particular thanks to Sustainability Kippen who agreed to share the results of their consultations for use in this plan.

Cooperation with South West Stirling Climate Action Network (SWScan) was very much valued and the production of their Local Place Plan which proposed priorities for addressing sustainability and climate change issues in a number of local community council areas, including Kippen, both complements and strengthens the priorities identified in Kippen's plan.

The information provided by Stirling Council was appreciated as was the advice and encouragement from our local councillors, Gerry McGarvey, Rosemay Fraser and Paul Henke.

Training sessions both online and in person by Paul Ede of Planning Aid Scotland (PAS) were very informative and were particularly helpful in the in the early planning stages of this report.

The use of Parish Online maps in the completion of this LPP is both acknowledged and found to be invaluable.

# APPENDIX 1 | DATA FOR KIPPEN FROM SCOTLAND'S 2022 CENSUS

The following information is based on the most recent Census Data from 2022. The population and number of households will probably be slightly higher as people gradually moved into the new Meadows houses.

<b>Population</b>	988	<b>Households</b>	446	<b>Tenure</b>	
<b>Age distribution</b>		<b>Household size</b>		Owned	71.3%
Under 16	17.51%	1 person	28.48%	Private rented	4.26%
16-64	53.54%	2 people	42.83%	Social rented	23.54%
65+	28.95%	3 people	12.11%	Living rent free	0.9%
		4 people	12.56%		
		5+ people	4.03%		
<b>Car or van availability per household</b>		<b>Travel to work</b>	6	<b>Central heating</b>	
No car/van	10.54%	Car (including passenger, carpools and taxi)	58.35%	None	2.02%
1 car/van	40.81%	Train	1.41%	Gas	8.3%
2 cars/vans	39.01%	Bus	1.41%	Electric	35.43%
3 or more	10.54%	On foot	3.53%	Oil	38.34%
		Other	2.12%	Solid fuel	1.35%
		Works mainly from home	33.88%	Other	8.07%
				2 or more types	6.28%
<b>Economic Activity</b>	Age 16-74 674 people	<b>Occupations</b>	436 people Aged 16-74 in employment	<b>Hours worked</b>	436 people Aged 16-74 in employment
Economically active	66.62%	Managers, directors and senior officials	13.53%	1-15	8.26%
Economically inactive	33.38%	Professional/occupational	26.83%	16-30	25.23%
Employee part time	15.13%	Associate professional and technical occupations	14.91%	30 or more	12.39%
Employee Full time	37.54%	Administrative and secretarial occupations	8.49%		

Self employed	10.39%	Skilled trade occupations	8.49%		
Unemployed	2.08%	Caring, leisure and other service occupations	8.49%		
Student	2.97%	Sales and customer service occupations	4.36%		
Retired	20.33%	Process plant and machine operatives	8.03%		
Looking after home/family	4.01%				
Long-term sick/disabled	4.15%				
Other	1.93%				

# APPENDIX 2 | KIPPEN RESIDENTS' CURRENT PERCEPTION OF THEIR VILLAGE AND SURROUNDINGS

Community & People	Friendly/welcoming/caring; Inclusive; Quite diverse population; Mixed older residents & young families; Mixture of workers and active retired community; Daytime population retired and home workers but with younger commuters; Close knit; Coherent; Balanced; Very involving, cooperative, and positive; Positive and engaging; Mostly positive and proactive; Community spirit/feel; Working to retain village atmosphere	Strongly positive – supportive, inclusive, and connected community with good social cohesion
Growth & Change	Growing/fast growing; Enlarging and changing character; Increased building has changed village character; Lots of people moving in bringing more urban views; At its maximum size, no bigger; Too big Forward thinking	Mixed – progressive and developing but with concern about over-expansion and loss of character
Facilities & Infrastructure	Good facilities for primary children; School and environment groups; Pressure on primary school; Closure of café and butchers a blow; Village with restricted facilities; Small village; Well connected; Very focused on centre of village envelope; Lots of small geographical groups developing with no links between areas	Moderate – good core services but gaps in amenities and social links between areas
Character & Atmosphere	Nice place to live/lovely; Peaceful/relatively tranquil; Perfect; Good/great/pleasant; Beautiful; Rural; Safe; Busy and happy; Vibrant/active/energetic/enthusiastic; Lot going on	Positive – lively yet peaceful environment, attractive and enjoyable place to live
Challenges & Concerns	Run down; Noisy with traffic; Overpriced; Living outside the village means less involvement; A bit divided/disjointed	Negative – affordability, noise, and inclusivity for those on the periphery are issues
Location & Connectivity	Remote; Well connected	Mixed – well linked yet somewhat isolated in character
General/Miscellaneous	OK; Working to retain village atmosphere; Forward thinking	Neutral to positive – steady sense of pride and ongoing progress

## APPENDIX 3 | VILLAGE ASPIRATIONS SUMMARY

This appendix presents a summary of community aspirations based on resident feedback. Responses have been grouped into key themes to reflect the main priorities and shared perspectives of the village.

Theme	Key Focus Areas	Summary of Community Views
Community Character & Social Life	Friendliness, involvement, inclusivity, cohesion, participation	Residents value the village's friendly and inclusive nature. They want to preserve its warm, community-minded character while encouraging greater participation and inclusivity across all ages, backgrounds, and neighbourhoods. Maintaining kindness, pride, and cooperation is seen as central to village life.
Facilities, Amenities & Services	Local shops, services, recreation, youth and family provision, infrastructure	The community wants to protect key services such as the post office, surgery, and village shop, while improving recreational spaces and social amenities. There is enthusiasm for more local cafés, sports opportunities, and youth facilities. Better infrastructure, signage, and maintenance are also priorities.
Growth, Development & Housing	Controlled development, scale of village, sustainability	Residents favour limited, sustainable growth that retains the village's existing size and rural character. They wish to avoid large-scale housing or expansion that could alter its identity, preferring development that blends sympathetically with the current environment.
Environment, Nature & Sustainability	Green space, tidiness, trees, landscape, environmental responsibility	The natural environment is deeply valued. Residents want to keep the village clean, tidy, and surrounded by open green space. They support initiatives that promote environmental sustainability, protect trees, and maintain the natural beauty and rural charm of the area.
Transport & Connectivity	Roads, public transport, accessibility, community transport	Transport links are viewed as generally good but in need of some improvement. Residents support better road maintenance and stronger links to surrounding areas, as well as community-led or shared transport schemes to enhance connectivity for all.
Safety, Peace & Wellbeing	Security, health, tranquillity, inclusiveness	The village's peaceful and safe environment is highly valued. Residents want to maintain this sense of calm and promote wellbeing initiatives that support people of all ages and contribute to a caring, inclusive atmosphere.

# APPENDIX 4 | COMMUNITY IMPROVEMENT ASPIRATIONS

This appendix summarises the additional aspirations expressed by residents regarding village development and quality of life. Comments have been grouped into thematic categories, and approximate weighting has been applied to indicate priority levels based on frequency of mention.

Theme	Key Focus Areas	Summary of Community Views	Priority Level
Community Character & Cohesion	Friendliness, participation, collaboration, communication, inclusivity	Residents value the village’s friendly, welcoming, and cohesive nature. They wish to strengthen connections across community groups, encourage broader participation, and enhance communication. There’s also a desire to retain respect and inclusivity across generations.	Moderate
Facilities, Amenities & Local Services	Cafés, shops, community spaces, amenities, accessibility, events	This is the strongest area of community interest. There is clear demand for revived village life through new cafés, local shops, and social spaces. Residents want accessible community facilities, improved health and youth services, and a vibrant hub that serves all age groups.	Highest
Transport, Parking & Road Safety	Public transport, parking, roads, cycling, pedestrian safety	Transport and safety are major concerns. Residents call for reliable public transport, safer routes for cyclists and pedestrians, and better-managed parking. There’s a strong emphasis on road safety, particularly along and near the A811.	High
Environment, Cleanliness & Appearance	Tidiness, rural character, maintenance, green space, signage	Residents value the rural and tidy appearance of the village and want better maintenance, especially of shared spaces and the main street. Reducing noise and clutter while improving signage and aesthetics are key environmental priorities.	Moderate
Housing, Growth & Affordability	Controlled growth, affordability, population balance	There is some concern that population growth is outpacing local services, alongside a desire to provide affordable housing for younger residents while maintaining the village’s balance and rural character.	Low
Governance & Local Management	Local oversight, planning, coordination between groups	Residents want good local governance that listens to community voices, protects the village’s character, and coordinates initiatives effectively.	Moderate
Safety, Security & Wellbeing	Police presence, health access, traffic safety	Residents want a continued sense of safety and wellbeing, supported by visible policing, better healthcare access, and safer travel conditions.	Low

# APPENDIX 5 | COMMUNITY CHALLENGES AND RISKS

This appendix summarises the key challenges, risks, and concerns identified by residents. Responses have been categorised and weighted to reflect both the frequency of mentions and their thematic importance.

Category	Key Focus Areas	Summary of Community Views	Priority Level
Infrastructure, Transport & Services	Transport systems, infrastructure pressure, road maintenance, council support, essential services	The most pressing concern is around infrastructure and essential services. Residents highlight rural transport limitations, congestion, and maintenance issues. There's widespread anxiety about infrastructure capacity keeping pace with growth, especially regarding schools, healthcare, and utilities. Many feel local and council support is insufficient, making it difficult to maintain service quality.	Highest
Economic Vitality & Local Business	Shops, local economy, funding, sustainability	Economic sustainability is a core concern. Residents worry about declining local businesses, insufficient funding, and the loss of retail and social spaces. There's a strong call for investment in local enterprise, revitalisation of commerce, and greater financial and council support to keep amenities viable.	High
Housing, Growth & Village Character	Overdevelopment, housing balance, affordability, integration	Residents are anxious about overdevelopment and the loss of rural identity. Many feel new housing is reshaping the character of the village and straining existing resources. There's also concern about affordability and community integration, with newer arrivals less engaged in local life. A balance between growth and heritage is viewed as essential.	High
Environment & Climate	Climate change, sustainability, litter, environmental upkeep	Residents are conscious of climate and environmental challenges, both globally and locally. They link environmental health with community wellbeing, calling for cleaner streets, better waste management, and proactive responses to climate change and local environmental impacts.	Moderate
Demographics & Social Cohesion	Aging population, social connection, participation, inclusion	An aging population and shifting social dynamics are creating challenges for engagement and continuity of local activities. As older residents retire from community roles, younger participation remains limited. Social cohesion is seen as essential to maintaining the village's caring and inclusive identity.	Moderate
Governance & Decision-Making	Council performance, transparency, local autonomy	Residents express frustration with local governance, particularly Stirling Council. Many feel decisions are made without sufficient local input and that funding priorities are misaligned with village needs. There's interest in greater autonomy and accountability at a community level.	Moderate-Low
Technology & Communication	Digital access, communication, online systems	Some residents worry about digital exclusion and the loss of personal interaction as more services move online. There's recognition that embracing technology is necessary but must be balanced with inclusive communication.	Low
Broader Risks & Global Issues	Global instability, food supply, disease, social problems	A few residents highlighted broader global risks such as disease, food shortages, and social instability as potential factors that could affect rural communities in the long term.	Low