



# **KILLEARN COMMUNITY LOCAL PLACE PLAN 2025-2035**



# CONTENTS

LOCAL PLACE PLAN - COMPLIANCE WITH VALIDATION CRITERIA		3	5.0	STATEMENTS	37
EXECUTIVE SUMMARY		4			
1.0	INTRODUCTION	5		Statement 1	38
				Statement 2	39
				Statement 3	40
				Statement 4	41
	What is a Local Place Plan (LPP)?	6			
	Why have we developed a Local Place Plan?	6			
	Where does this Local Place Plan pertain to?	6			
	Who prepared the Local Place Plan?	6			
2.0	CONTEXT	7		ACKNOWLEDGEMENTS	42
				ABBREVIATIONS	42
				MORE INFORMATION	42
				NEXT STEPS	42
	The Killearn Community Council Area Statistics	8			
	What Killearn Community Council Area is About	9			
	The Development of Killearn Village	10			
	The Planning Context	11			
3.0	THE PROCESS	12			
	The Gathering Process	13			
	Phase 1 Information Gathering	14			
	Phase 2 Information Gathering	15			
4.0	OUR FINDINGS	16			
	Vision and Themes	17			
	Theme 1: SUPPORTING SUSTAINABLE PLACES	18			
	HISTORIC ASSETS, CHARACTER AND PLACES	18			
	NATURAL SPACES	20			
	BIODIVERSITY AND NATURE	24			
	SUSTAINABLE TRANSPORT AND MOBILITY	26			
	CLIMATE CHANGE MITIGATION & ADAPTATION	27			
	Theme 2: SUPPORTING LIVEABLE PLACES	29			
	QUALITY HOMES & LAND REQUIREMENTS	29			
	LOCAL LIVING, & 20 MINUTE NEIGHBOURHOODS	32			
	PLAY, SPORT AND RECREATION	33			
	Theme 3: SUPPORTING PRODUCTIVE PLACES	34			
	FACILITIES AND SERVICES	34			
	BUSINESS AND INDUSTRY	35			
	TOURISM AND CULTURE	36			

## LOCAL PLACE PLAN - COMPLIANCE WITH VALIDATION CRITERIA

The following table (provided as a template by Stirling Council) lays out how this document meets the criteria of validity for registration of a Local Place Plan

	REGISTRATION REQUIREMENT	WHERE FOUND	ADDITIONAL INFORMATION
1a	Identify the community body who prepared the LPP	Here	Killlearn Community Council
1b	A statement showing compliance with the definition of a Community Body	Here	The community body is a Community Council as set up by statute by the Local Authority.
2	Contains a map that shows the land to which the Local Place Plan relates.	01 – Introduction	The boundary of the plan aligns with the boundaries of Killlearn community Council
3	A statement of the Community Body's proposals as to the development and use of land or identifies land or buildings that the community body considers to be of particular significance to the local area within the Local Place Plan area.	Theme 2 – Quality Home and Land Requirements	
4	Check that where a proposal relates to a specific area of land or building that the LPP contains a map or maps to identify the location of the land or building.	Not Applicable	
5	Contact details (including email address) to contact the community body	Here	c/o Killlearn Community Council - Contactus@KilllearnCC.org.uk
6	A copy of the written constitution of the Community Controlled body	Constitution and Standing Orders of Killlearn Community Council - Constitution	Separate document
7	A list of the councillors and community councils consulted, and when, that border the area to which the Local Place Plan relates	Statement 2	
8	A copy of the Proposed Local Place Plan.	This document	
9	A copy of the pre-submission information notice evidencing compliance with the required contents	Statement 4	
10	A statement explaining how the proposals in the LPP align with, or differ from, the relevant policies and development proposals, and why it considers that the Local Development Plan should be amended considering this.	Statement 1	
11	A statement explaining how the LPP has regard to the Local Development Plan, National Planning Framework, and any applicable Locality Plans.	Statement 1b	
12	A brief description of the engagement and consultation activity or activities	P14-16 of this document LPP Consultation Document Evidence	Separate document
13	An estimation of the number of people/organisations involved in Local Place Plan preparation (that would be in a survey or workshop)	P14-16 of this document LPP Consultation Document Evidence	Separate document
14	Evidence of level of community support for the Local Place Plan and how the Community Body reached that view.	LPP Consultation Document Evidence & Statement 3	Separate document
15	Clear reasons for any amendment to a policy or site allocation – if applicable.		

## EXECUTIVE SUMMARY

The Local Place Plan (LPP) for Killearn has been developed as a response to Stirling Council's call for community input to its upcoming Local Development Plan(LDP), a document designed to set out the council's strategy for land use and development over the next ten years. Our contribution, in the form of the LPP, allows the village to have a voice in this process, and will, we hope, form a key document when potential new development proposals are considered by Stirling Council.

As such, its primary aim is to inform the decisions made by Stirling Council in and around the village, but hopefully it will also serve to inform our community of what we already have and value, and what is required to protect and enhance what matters to us.

The LPP was drawn up by a steering group of members of Killearn Community Council (KCC), Killearn Community Futures Company (KCFC), and Killearn Trust (KT), but the information contained represents the views of Killearn residents, gathered through two village wide surveys and follow up engagement events. Additional information and reports were provided by residents with detailed knowledge of those areas of greatest interest and concern, and the final plan also incorporates the specific historical and environmental context which contribute so much to Killearn's identity.

The result is a document outlining our agreed principles and priorities for the future, and is in alignment with Community Empowerment (Scotland) Act 2015 and National Planning Framework 4 (NPF4).

It was clear that Killearn is regarded as a green and beautiful place in which to live. It has an architectural vernacular which is highly valued, and the access afforded to the natural world through the mature trees and gardens of the village itself, and the proximity of the countryside, are all regarded as essential to the identity of the village itself.

The human element of the community is also highly valued. There are thriving clubs and activities for many interests and age groups, and a sense that, in the village hall, we have a village centre which draws people together, both residents and visitors.

There were also very clear areas of concern, and these informed the direction of the report.

Natural spaces - There is strong support for protecting and enhancing the green spaces we have, eg The Glen, Ibert Woods, the cow field. The community would be firmly opposed to development on land which it is felt offers access to the natural world for all age groups. There is also a call to preserve ancient woodland and veteran trees from all development which might impact on their condition. We are requesting Stirling Council to work with us to extend current tree protection orders in the village. We recognise the importance of the village position as part of a network of biodiversity and would seek to strengthen this, and to mitigate threats by, for example, the conservation of trees and hedges, and by supporting planning projects which respect biodiversity related planning conditions.

Play and Recreation - Although the village serves its adult and senior residents well, provision for teenagers and young adults is lacking. In addition, the bus service is seen as too unreliable to allow easy travel to Glasgow and Stirling, and does not link to our neighbouring villages at all. There remains a lack of active travel routes, and, taken together, these limitations make it extremely difficult to access facilities which exist in our local area, without resort to a car. This hugely disadvantages our young people. The provision of a pump track, outdoor gym equipment, and a covered outdoor meeting space with additional seating would be regarded as going some way to filling that gap.

Housing and community - Housing provision currently lacks diversity. There was a clearly expressed need for properties to allow residents to downsize while remaining in the community, and also to allow for young people and families to arrive and stay, helping us to maintain an inclusive, active and resilient community.

There is however, a concern that the facilities and infrastructure of the village are in danger of being overwhelmed. By the time the new housing development on the old Killearn Hospital site is occupied, Killearn will have absorbed over 150 new houses, in a series of developments, in the past five years, before taking into account the addition of individual new builds.

While we understand that further development will come, it is felt that there is no place for further large scale house building. Instead, if any further housing is planned, we would be looking for small scale projects, which cater more specifically for the community's needs. This would mean the provision of a diversity of accommodation, ideally closely connected to the existing village amenities, to allow for local living, and keep as much of the village as possible within the criteria of the ideal twenty minute neighbourhood.

Character and conservation - Killearn's historic identity and conservation area are central to its appeal. There has been great concern over recent years the planning decisions have failed to take the village identity into account. The community supports sensitive, small scale sustainable development, with a strong presumption in favour of any new building taking into consideration the village heritage and architectural vernacular. There is also a clear desire for the village to have a stronger voice in future decisions, to ensure that our rural identity is taken more firmly into account when such decisions are made.

Facilities and services - The core services of GP surgery, pharmacy and school, with the village shop, coffee shop, pub and village hall are greatly valued. The most significant gaps identified were easier access to a post office (currently too far for pedestrian access and not on a bus route), a greater variety of shops, and better public transport. Better maintenance of paths and pavements, and the establishment of active travel paths, both around the Killearn and to link to the facilities in Balfron, are also seen as priorities. We will look to Stirling Council to protect the bus service we have from any further reductions, and to commit to completion of the active travel paths already planned, to allow our neighbouring villages to connect. We will also request their guidance to produce a community resilience plan, which we feel should be in place for all communities.

Our hope is that this plan will allow Killearn to remain a thriving and welcoming rural village, balancing any new development with the protection of its landscape and heritage. Killearn will retain its strong community spirit, and able to support local services, sustainable living and inclusivity for all ages.

# 1.0 INTRODUCTION





## What is a Local Place Plan (LPP)?

A Local Place Plan (LPP) is a proposal by a community body about how land should be developed and used in their community. It allows communities to express their vision for the future appearance of their local areas. When a community produces an LPP, it actively participates in the planning process, as planning authorities must consider valid LPPs when preparing a local development plan.

Like many other local communities, Killearn Community Council (KCC) has worked with residents and stakeholders to develop a Local Place Plan for Killearn, which we will submit to Stirling Council by October 2025.

## Why have we developed a Local Place Plan?

LPPs record how a community thinks an area's land should be used. LPPs are submitted to a Planning Authority (Stirling Council) and inform the preparation of the Local Development Plan (LDP), which sets out regional priorities for planning and development. A community can use a LPP to set out its vision for the development of the place they live in, highlight any issues specific to that area and suggest how they can be addressed through the planning process.

A Local Place Plan has a particular function to help communities articulate how they want to see development and regulation of land-use and buildings happen over a period of 5 to 10 years. It is a new form of plan that gives communities a statutory right to develop a document that, when registered with the Local Authority Planning Department, becomes a material consideration (i.e. something that carries weight in the decision-making process) in how decisions are made about development and regulation of land use and buildings in your place.

Some communities have also developed a Community Action Plan (CAP). A CAP is different from a LPP and is a document that lays out the aims of a community for 5 to 10 years. It has a vision to aim for and can cover all the changes that your community needs and wants to become a thriving place for all to live.

Because an LPP is designed to make policy proposals to influence the planning system, a delivery plan is not required. Not all ideas and projects in a CAP will have a connection to

the planning system, but some will. At this time, a CAP has not been developed. There is an existing Killearn Community Action Plan 2015-2025. This and the findings from the LPP consultation may form the basis of a new CAP.

## Where does this Local Place Plan pertain to?

This LPP covers the area of Killearn Community Council. This area was selected as Stirling council are required to consult with KCC in relation to planning applications and it is a defined geographic area.

Our neighbouring Community Council areas are Fintry, Campsie, Strathblane, Milton and Bowling, Croftamie, Drymen and Balfron.

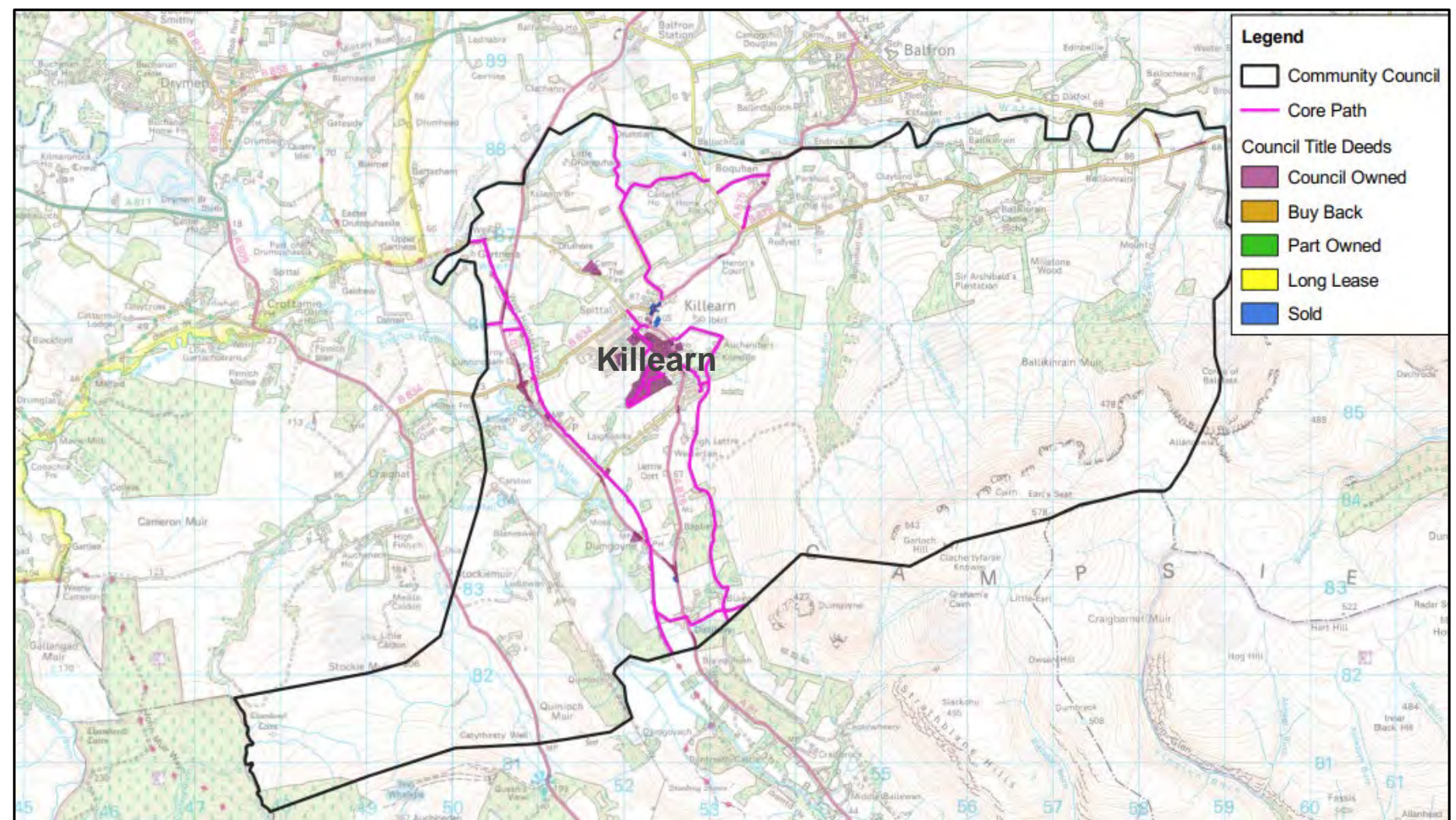
## Who prepared the Local Place Plan?

A Local Place Plan must be endorsed and submitted by a qualifying Community Body. The Community Body submitting this plan is Killearn Community Council.

The project has been managed by a Steering Group with representatives of Killearn Community Council, Killearn Community Futures Company and Killearn Trust.

The Steering Group has been keen from the outset for all to have a say and has done its best to reflect this in the final Killearn Community Local Place Plan.

Although a collaborative project, it is Killearn Community Council as a designated Community Body that has formally submitted the plan to Stirling Council for registration.



Map from Stirling Council Website outlining the Killearn Community Council and Local Place Plan area hatched in red



## 2.0 CONTEXT



# The Killearn Community Council Area Statistics

These are some key statistics on the village of Killearn from the 2022 Census:

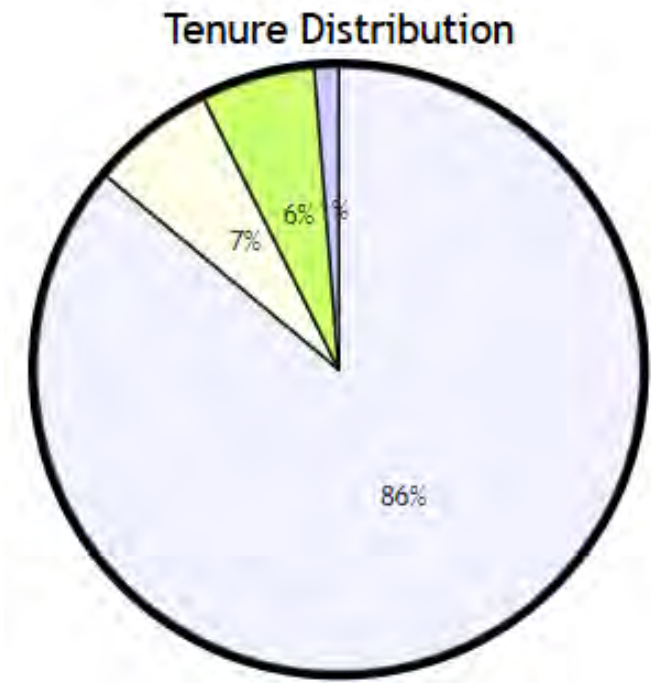
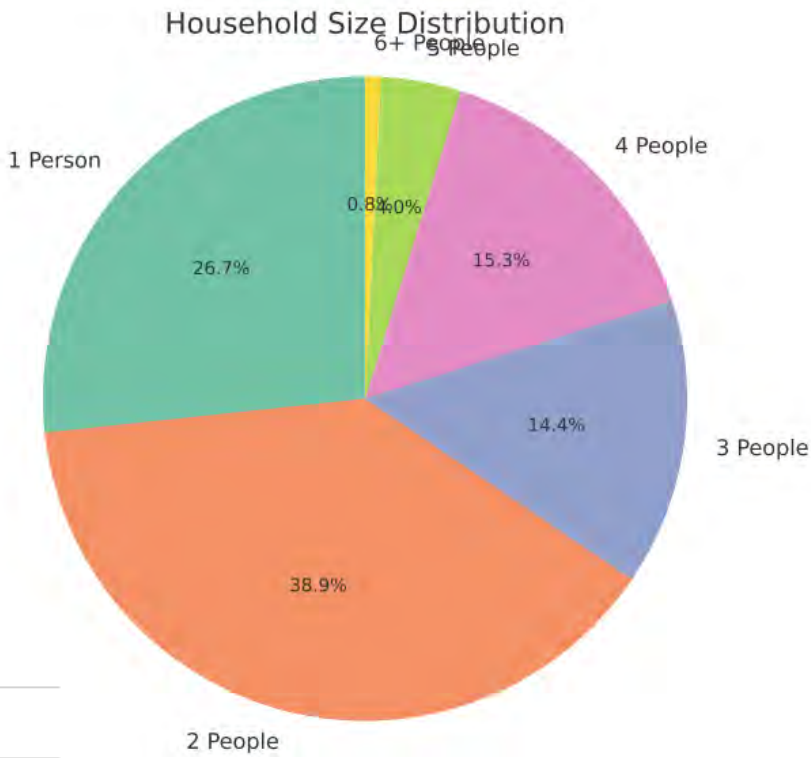
Killearn has around 1800 residents...  
... in 773 households... ... nearly 38% of the households are aged 66 or over.

Nearly 95% of households are a house or bungalow with the remaining 5% being flats.

6% of households do not have a car or van.

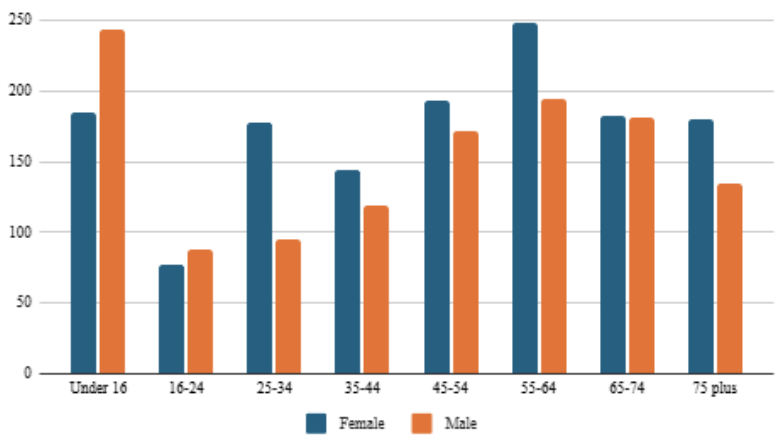
Killearn had 669 households in 2001 and 773 households in 2022. An increase of 15% in 21 years.

12% of people are providing care to others. 55% of carers are female and 23.7% are aged 65 and over.



Owned [86.16]  
SocialRented [6.6]  
PrivateRented [6.08]  
LivingRentFree [1.29]

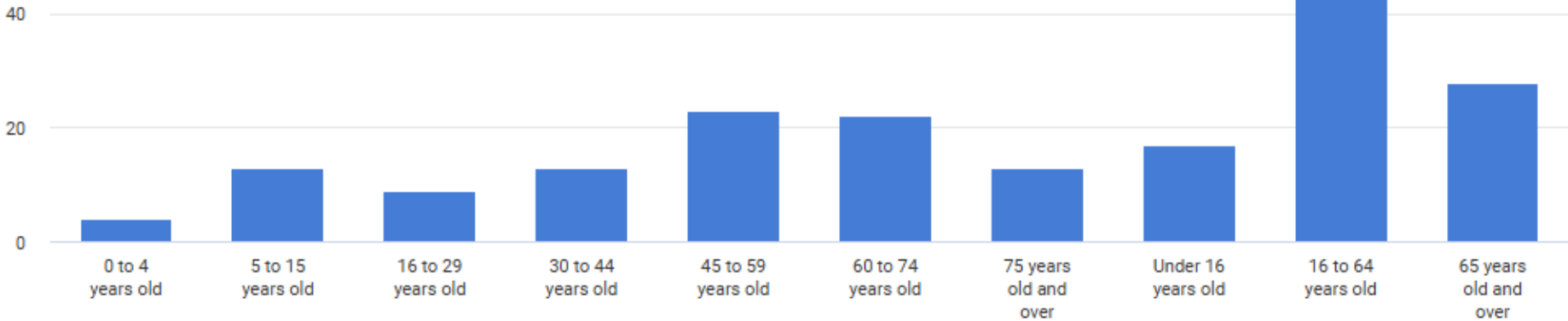
Of 805 people between 16 and 74 in employment, 54% travel to work by car, 2.5% use the bus, 4% travel on foot and 38% work mainly from home.



55.5% of people report being in very good health, 31% good, 10% fair and 3% bad and very bad.

Of 1251 people between 16 and 74, 68% are economically active, 13% work part-time, 36% work full time, 14% are self-employed, 1% are unemployed, 3.7% are students, 32% are economically inactive, 22% are retired, 3.6% are looking after home or family and 1.6% are long-term sick or disabled.

1% of households have no central heating, with 75% having gas central heating.





## What Killearn Community Council Area is About

The Killearn Community Council (KCC) area is situated in Strathendrick, the western rural area of the Stirling Council area. The village of Killearn is surrounded by farmland and is located 2 miles from Balfron, 5 miles from Strathblane and Blanefield and the same distance from Drymen. It is midway between Stirling and Glasgow. Boquhan and numerous rural farms and properties are located with the KCC area making up another approximately 200 households in the surrounding area of Killearn. Killearn has a designated Conservation Area around the core of historic buildings and spaces along the line of Main Street. The Killearn Community Council area is around 7.75 miles east-west and 4 miles north-south, comprising largely rural agricultural land, woodlands, and a section of the Campsie Fells. The KCC area includes part of the Endrick Water Site of Special Scientific Interest and the Balglass Corries of Special Scientific Interest, The West Highland Way, John Muir way and Dumgoyne Distillery.

The wide-ranging nature of the activities supported by locally based organisations in Killearn is a direct consequence of the population profile of the village. This in turn derives from a demographic which is well balanced between young and old as well as the retired and economically active.

With an historical identity reflected in the oldest properties dating from as early as 1720, the voluntary sector continues to cherish and encourage the vibrancy of our community. The Killearn Trust, Kirk, Community Council, KCFC, Horticultural Society, Trossachs Search and Rescue, Southwest Stirling Climate Action Network, Youth Groups and Sports Clubs all play a part.

The Trust, a nonprofit structured entity, provides affordable housing and administers various open spaces amongst which is the Glebe used by a third-generation farmer for sheep grazing in the centre of the village.

The Kirk has a hall which amongst a range of users counts the Brownies and Guides as well as Strathendrick Singers. Regular jumble sales allow for the recycling of many items which otherwise might find their way to land fill. This consistently raises substantial sums to benefit charities in Malawi.

Our Community Council is an invaluable liaison between the people of the village and Stirling Community whose very well attended monthly meetings reflect the success of its committee in encouraging local dialogue.

KCFC was constituted to take over responsibility for running the Village Hall when the Council could no longer afford its upkeep. Yoga, Pilates, Badminton, Bridge Sewing Classes, Scouts and Cubs are several of the regular activities which occupy this space. The café supports major events including weddings and family parties. Many of the weddings involve brides and grooms now living in far flung parts of the country who retain their affection for Killearn.

While the Hall 's operation remains the main KCFC activity the Courier, a 48-page 4 monthly publication, Colourful Killearn, Heritage, Archive, Paths, Wildlife, Cycling, Sustainability, Woodland, Fireworks and Woodland Cemetery groups have all spun out from this initial initiative.

Our Horticultural Society founded over 150 years ago uses both the Kirk Hall and the Village Hall and recently raised

several thousand pounds for charity by holding an open garden day.

The Trossachs Search and Rescue provide a domestic first responder service as well as covering countryside emergencies. And the recently formed Southwest Stirling Climate Action Network, supported by KCFC and KCC, is bringing together several villages in the rural area to engage on climate issues.

Our Tennis, and Football clubs as well as the annual 10K athletics meeting help to enhance the active lifestyle of many of our residents.

Our desire therefore to see further, all be it limited expansion, of the village must recognise that the success reflected in all the fore going will only be maintained by continuing with the successful formula that has evolved over many years. If this is allowed to continue in this way it will very much be to the benefit of both the Council by minimising strain on its resources and the community of Killearn.



Image showing some of the Community Groups within Killearn



## The Development of Killearn Village

The lands of Killearn can be traced back to the 13th century under the ownership of the Lennox Stewarts and later the Grahams of Mugdock. It is clear that a settlement existed by the middle of the 1600s. The chief families were the Grahams, Napiers, Buchanans and Bonteins. The Buchanans occupied land at Lettre and Carbeth, the Napiers land at Ballikinrain and Carbeth. The Bonteins land was the Place of Balglass which no longer exists by name.

The main occupation was agriculture and drove road passed through the land of Killearn to the Carron Valley. With the agricultural show also taking place in the area, Killearn gradually emerged as a focal point and an attractive place to settle. Evidence of the drove road exists today and is depicted on the notice board attached to the Toll House on Balfron Road at the Other businesses such as a sawmill ( 1754 ), distillery ( 1833 ), wool mill grain mill and lint mill ( located at Gartness ) and cotton mill at Ballikinrain ( destroyed by fire 1806 ) and a tile works to manufacture drainage were established and led to building of cottages to serve the industries. By 1769 there were 948 residents in the parish of Killearn but only 74 lived in the village.

Turnpike Roads were introduced in 1790, and carriers were required to transfer items to and from Glasgow and other locations. Carrier's quarters were at Kirkhouse and gradually the settlement expanded as the various employments increased. Many large traditional houses were built in the early 1800's and exist today. The introduction of the railway in 1848 led to a passenger line to Killearn from 1867. This meant it only took one hour to reach Glasgow and led to a demand for



Image copyright N. McNab

villas being created in the area and the ability for residents to travel to Glasgow to seek employment out with agriculture.

There was a gradual increase in the number of properties around the village, but as this was gradual there was little impact on the character of the settlement. There was a change in the nature of employment with less workers in the fields and on the land. The tractor replaced horses and tarmacadam replaced rough surfaces leading to a more transient population.

The most dramatic change however came with a great demand for affordable housing following the end of the second world war and Killearn was included in this expansion. Whereas before only small-scale development took place, in 1948 upper sections of Graham Road and Buchanan Road were constructed and 1957 Crosshead Road was created. In 1959 this was extended by completing Buchanan Road and Graham Road. This in total added approximately another 50 properties within the village and was followed in 1960 by creation of the first new private estate in the Branziert adding circa a further 50 dwellings. This was followed by the building of 50 houses in Allan Road in the 1960's and early 70's

More major expansion took place in the 70's and 80's with construction of the Lampson Estate where in total some 230 houses were added and augmented by McDougall and Williamson estates in the 1970's adding a further 100.

Development was monitored by Local Authority Planning Departments from 1948, but it was the intervention of The Lands Commission in 1968 that drove the faster provision of housing and because of the sheer number of developments in Killearn, Stirling County Council felt the necessity to prepare a plan to control this and since then planning has played an increasing role in development.

Perhaps as a lesson from this great demand with its' tendency to be out of control, subsequent developments have been on a reduced scale, and the involvement of Planning was shown in 1976 when Ambion Homes were refused permission for 32 houses on Maggie Harper's field in favour of 28 units by Miller Developments. Many residents however had the perception that Ambion produced a more aesthetically pleasing layout, and this perhaps can be seen as an early issue of variation in view between authorities and residents.

As the planning role gradually became more influential and to control further development, in 1982 Killearn was placed under 'restricted growth' by what had become known as the 'Structure Plan'

This controlling document identifies the number of houses to be constructed in each area of the county and makes allocation to each settlement within a fifteen year period.

The 1990's saw the development at Chestnut and The Oaks, each comprising 17 houses or flats. In 2013, approval was given for six bungalows to be built by Stirling Council in the 'Turnip field' on allocated housing site H100.

There was then no major housing building for twenty years until Mactaggart & Mickel acquired the nine-acre site at Buchanan View in 2017 and constructed 24 private houses and 12 affordable dwellings.

In 2021 16 new build private flats were built at the site of the Black bull Hotel and there is currently a site at Lampson Road under construction for 11 affordable homes.

Intermixed with these larger housing developments, there have been in the region of forty new individual private houses and small cluster housing developments granted planning permission since the end of 2018 in the village and surrounding countryside areas. A few of these are conversion of existing buildings. Not all have been built.



Image copyright N. McNab



## The Planning Context

The planning process is used to make decisions about future development and the use of land. Currently the Planning Department are guided by the adopted National Planning Framework (NPF4), the Stirling Local Development Plan (LDP) 2018 and its supplementary guidance when assessing a planning application.

### Scotland's fourth National Planning Framework (NPF4)

Scotland's fourth National Planning Framework (NPF4) is a long-term plan looking to 2045. It guides spatial development, sets out national planning policies, designates national developments and highlights regional spatial priorities. Part 2 of this document provides national planning policy on Sustainable places, Liveable place and Productive Places.

### Stirling Local Development Plan (LDP) 2018

The LDP contains a settlement statement and a settlement map which highlight the housing and employment sites identified in Killearn. Killearn is classed as a Rural Village and a Tier 4 settlement within the Settlement Hierarchy. It is therefore noted as having potential for modest amounts of new development. There is a Conservation Area Character Appraisal for Killearn. The LDP also highlights rural development sites in the countryside. The LDP 2018 highlights the following development sites in Appendix A that relate to the Killearn Community Council area:

#### Housing Sites

In Killearn Settlement as Sustainable expansion:

- H102 Blairessan – a total of 37 potential housing units are noted being phased between 2016 and 2027.

In the countryside:

- H156 at Killearn Home Farm is suggested as 11 units between 2016 and 2022.
- H157 Killearn Hospital has no housing allocation prior to 2037 but is noted as having the potential for 70units.

#### Employment Sites

In the countryside:

- B47 Killearn Hospital - 2.5 hectares phased in two phases between 2015 and 2037. The LDP notes that 20-25% of this site should be set aside for business, leisure and tourism uses.

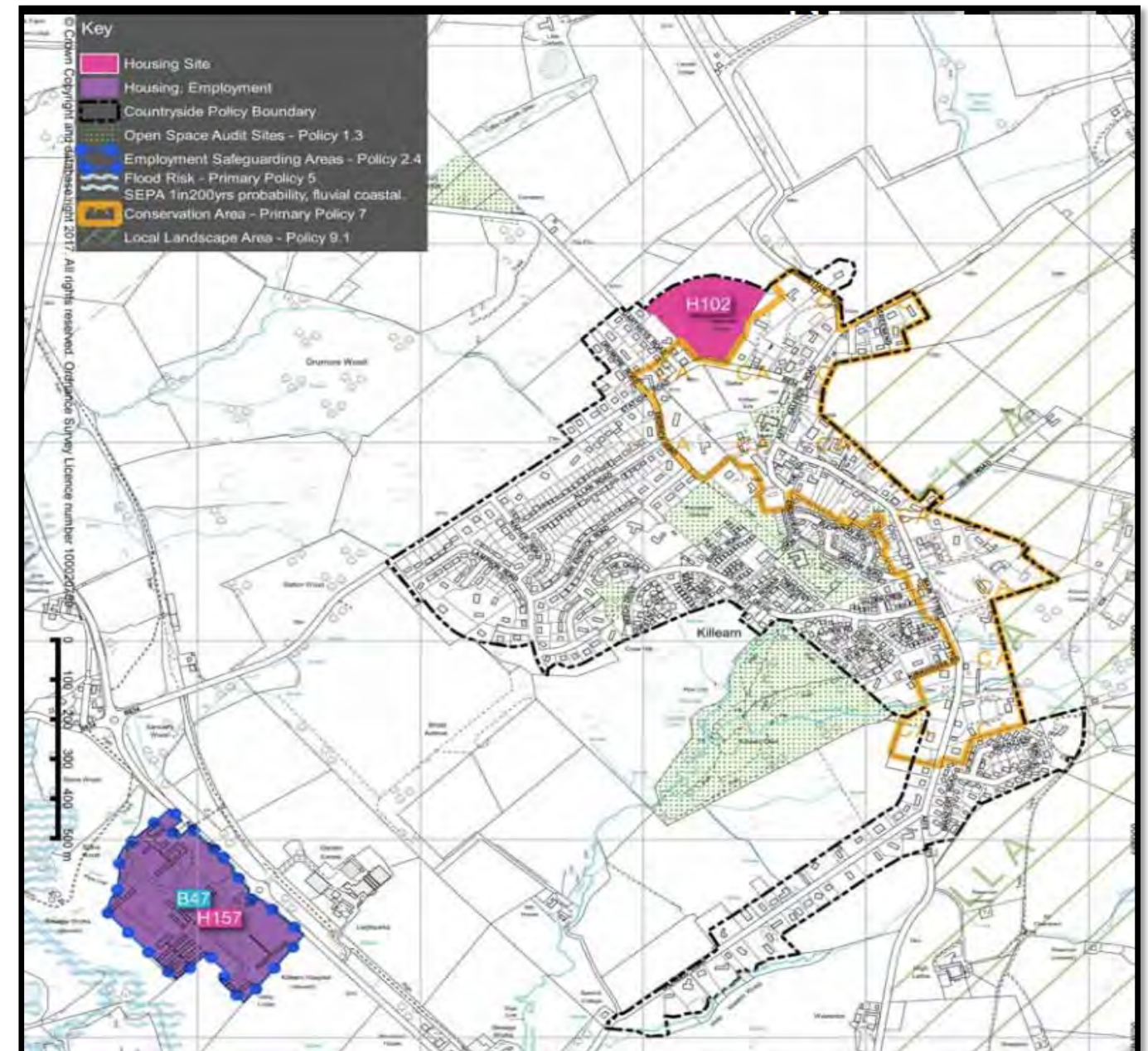
Employment sites are identified to ensure there is a good choice and mix of employment in the area to support vibrant and prosperous communities, development for business and industry.

**Retail Sites:** There are no allocated retail sites identified in Killearn settlement or the surrounding countryside.

### Upcoming Stirling Local Development Plan (LDP)

Stirling Council are currently working on their next LDP with a current view to adopting it in 2028.

The Evidence Report Position Statement (March 2025) notes an indicative figure of 4350 units of housing land requirement to be allocated across the core and rural sub-areas. The division this and therefore any allocation to Killearn has not yet taken place.



Settlement Map from the Stirling Local Development Plan 2018



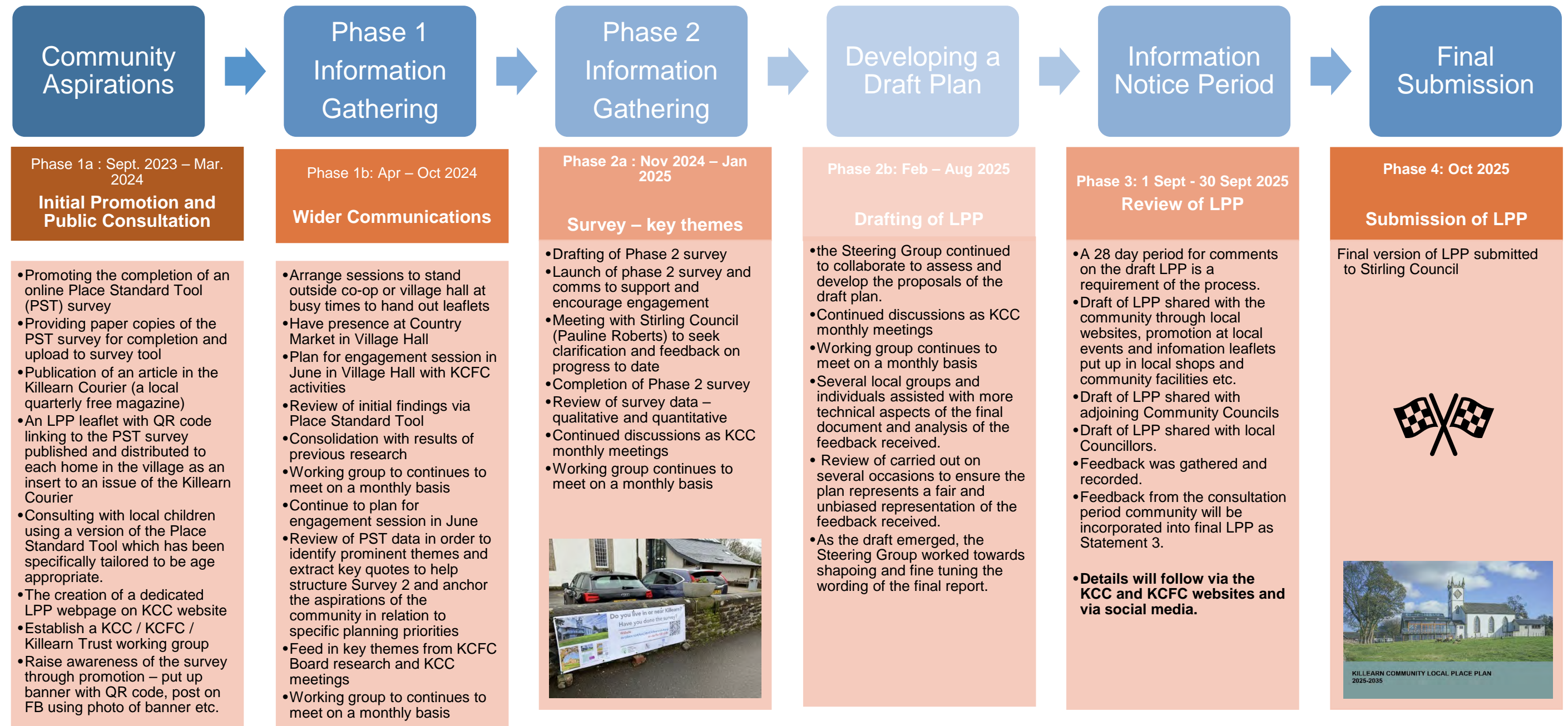
## 5.0 THE PROCESS





# The Gathering Process

The process and timeframe of the community consultation process is detailed in the graphics below.



## Information Notice period

A Local Place Plan must go through an Information Notice period, whereby key stakeholders (and the wider community) may comment on the draft plan. Our Information Notice period took place in September 2025. The Steering Group then reviewed the comments received and made adjustments to the plan before finalising it for submission.

The Information Notice period, is a legal requirement, lasting a minimum of 28 days. During this time, local councillors and Community Councils located near the Local Place Plan boundary were invited to provide their feedback on the draft plan. In addition to fulfilling this statutory obligation, the Steering Group opted to broaden engagement by opening up the process to the wider community.

All input received—whether from elected representatives, residents, or local organisations—was carefully reviewed by the Steering Group. Every comment submitted during the statutory consultation period, including those raising concerns or objections, has been compiled and included for Stirling Council’s full consideration. These responses are in Statement 2.

Phase 1 Information Gathering

The Steering Group began the information gathering process by surveying residents and stakeholders with the Place Standard Tool, developed by NHS Health Scotland, the Scottish Government, and Architecture & Design Scotland to gather community feedback on local living conditions.

The survey was promoted widely: an explanation leaflet with a QR code was delivered with the Killearn Courier to every household in the village, and details were shared on the KCC website and local Facebook pages. Fliers were displayed in businesses, community spaces, and distributed to Guides and Scout groups in the village. A banner with links and the QR code was placed on the wall of the Village Hall. Face-to-face engagement also took place at the Killearn Country Market and in the Village Hall during the Repair Café and Cycle Killearn events.

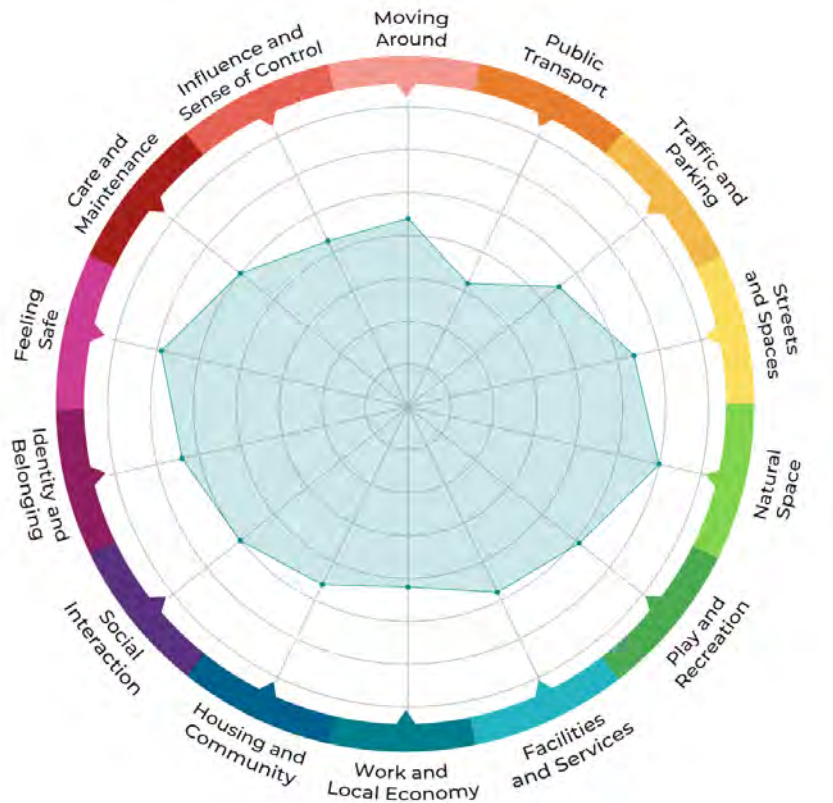
Two hundred and five responses were received where a respondent had filled in at least one entry in the survey. 205 represents approximately 11% of the population or 25% of households if only one person per household responded. Of the 205 respondents, 141 rated all 14 of the categories and 16 rated only one. One respondent gave no ratings and left only comments. The breakdown of respondents by gender identity and age groups is:

	Under 16	16 - 24	25 - 34	35 - 44	45 - 54	55 - 64	65 - 74	75 and over	Total
Female	9	6	9	15	29	34	12	7	121
Male	5	2	3	22	10	17	14	7	80
Other	0	1	0	0	2	1	0	0	4
Total	14	9	12	37	41	52	26	14	205

Responses were analysed using various techniques.

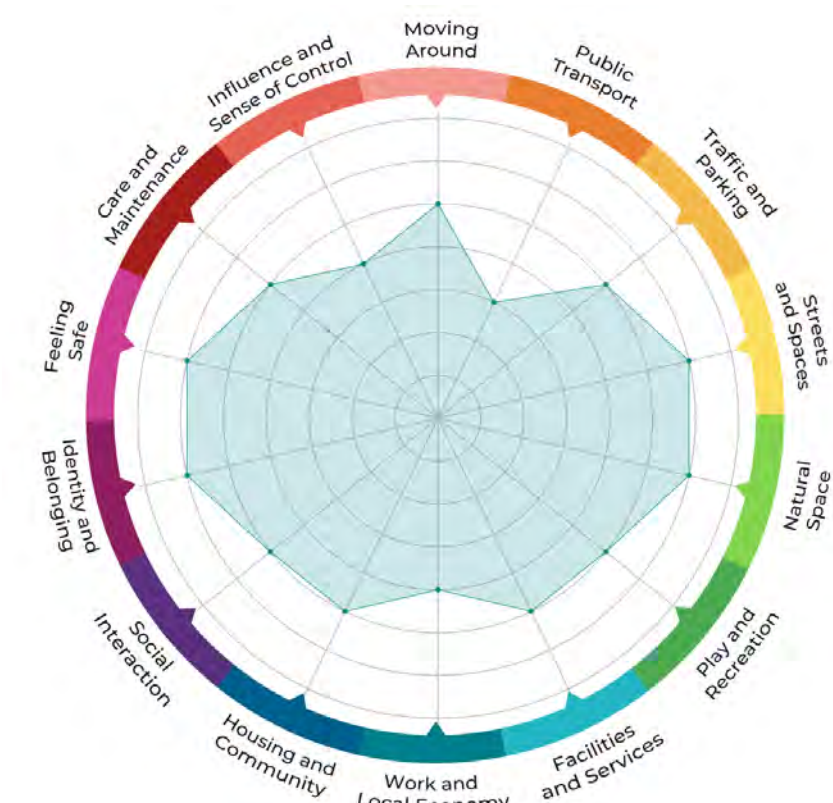
The local place plan phase 1 consultation highlighted positive reactions to natural space and, feeling safe – with concerns about public transport – the diagram below summarises the scores received. The higher the importance the further out from the centre the point is. In every category, at least one person gave a rating of 1 and at least one person gave a rating of 7.

The overall average (mean) results look like this:



Mean values can be skewed by extreme ratings. Median values are less affected by extremes and can indicate better where the typical response is.

The overall median results look like this:



Comparing mean and median ratings shows:



The fourteen categories ranked in order of highest to lowest mean score are:

Category	Mean Rating
Natural Space	6.0
Feeling Safe	5.9
Identity and Belonging	5.4
Streets and spaces	5.4
Play and Recreation	5.1
Care and Maintenance	5.0
Social Interaction	5.0
Facilities and Services	4.8
Housing and Community	4.6
Traffic and Parking	4.5
Moving Around	4.4
Influence and Sense of Control	4.3
Work and Local Economy	4.2
Public Transport	3.2

Full responses and analysis are included of the Stage 1 information gathering process are included in Appendix 1



## Phase 2 Information Gathering

Further to analysis of the first stage responses, additional input was requested from the community on five key areas - green space, play and recreation, housing, facilities and character. The consultation posed questions relating to each of these areas and requested written comments rather than ratings.

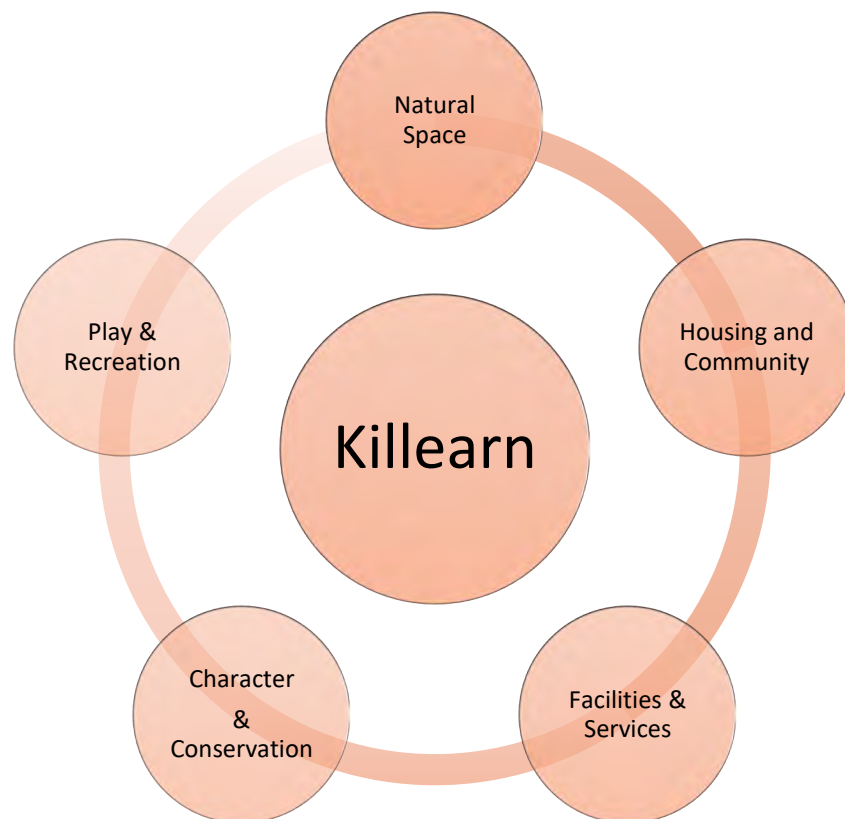


Diagram of Key Values asked about in the Phase 2 Consultation

One hundred and three responses were received directly from the online survey. 105 represents approximately 5.5% of the population or 13.5% of households if only one person per household responded.

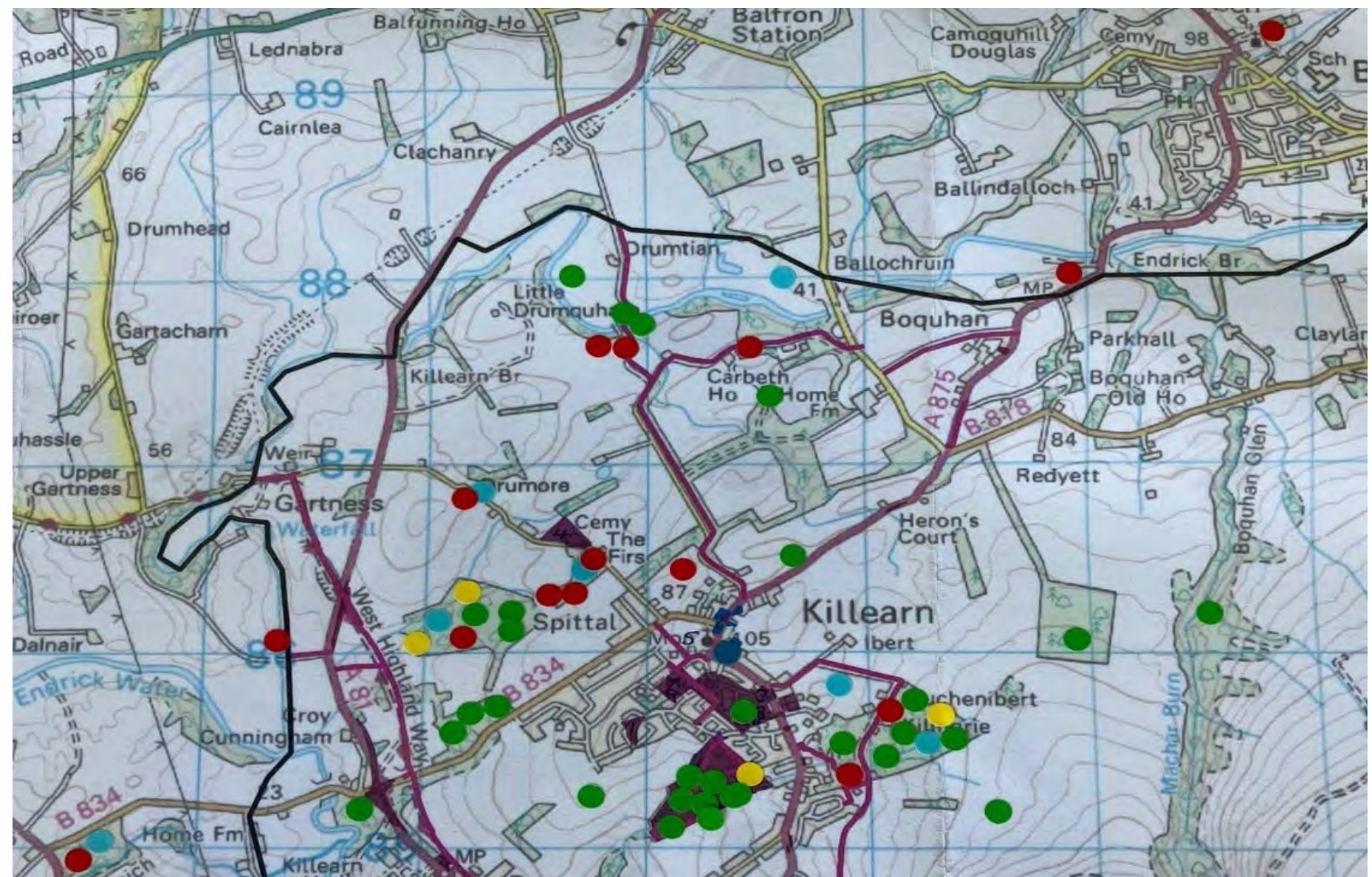
The second survey was distributed in the same way as phase one. In addition to the survey, three community events took place to gather information. One of these was a stall at Wild about Killearn, an open day in the village hall held by the Killearn Heritage Group. This gave residents the opportunity to mark directly on a village map those areas which they held as being of particular value and would like to see protected. It also sought to involve younger people in the consultation process particularly in relation to green spaces that they liked to play and visit.

Several local expert groups also contributed. There was a recurring theme in the responses to both surveys and from these groups, that Killearn is rich in natural resources, and that the protection of them is an overarching priority. We are fortunate in having residents whose detailed knowledge could help us to understand what we have, and how best to protect it.

The analysis of the Phase 2 responses then formed the basis of our observations, and the priorities to be taken into account when future planning decisions are made. These are detailed in the following sections of this report.



Phase 2 Consultation Leaflet



Green space information gathered at Wild About Killearn Event



## 6.0 OUR FINDINGS





## VISION

Killearn will remain a thriving and welcoming rural village that balances new development with the protection of its landscape, heritage, and strong community spirit.

It will support local services, sustainable living, and inclusivity for all ages

## THEMES

The Killearn Community Council Area Local Place Plan is structured around the themes identified in NPF4 and the current planning LDP consultation process. The following themes were selected for their relevance to our community and the feedback received:

- **Sustainable Places**

- Historic Assets, Character and Places
- Natural Places
- Forestry, Woodland and Trees
- Biodiversity and Nature
- Sustainable Transport and Mobility
- Climate Change Mitigation & Adaptation



- **Liveable Places**

- Quality Homes & Land Requirements
- Living Local & 20 Minute Neighbourhood
- Play, Sport & Recreation



- **Productive Places**

- Facilities and Services
- Business and Industry,
- Tourism and Culture





## Theme 1: SUPPORTING SUSTAINABLE PLACES

### HISTORIC ASSETS, CHARACTER AND PLACES

**“It’s a great village with its own identity.” Many people spoke highly in their comments of the unique historic character of Killearn and how attractive it is, in terms of facilities**

**What do you feel needs to be taken into account or preserved to retain Killearn’s character?**

#### Key Findings:

- There is strong support for preserving the historic character of Killearn and the surrounding area.
- Main Street and Conservation Area are seen as vital to Killearn’s charm and should be preserved without over extending restrictions
- Many praised the unique historic identity of the village, emphasizing landmarks, older buildings, and green spaces.
- Strong support for tree preservation, maintaining open views and green spaces and safe guarding of public amenities like local shops and recreational areas
- Concerns that loss of services or amenities pushes residents to spend time and money elsewhere.
- Several responses worry about the village losing its character due to, over development, overly modern road layouts and excessive or rapid housing expansion, especially near edges of the village
- Preference for limiting larger developments and keeping these out with the conservation area.
- General opposition to further residential development inside the village core.
- Concerns that residential developments are approved but are not supported with a sufficient number of retail, services and amenity approvals.
- Concern that some application that have been approved in the past few years have not been appropriate in terms of scale and/or character.
- The Heritage Trail and information boards are enjoyed by residents and visitors.

#### General Character

The character of the village and area has been shaped by a combination of the geography, history, architecture, community, and culture. The geographic setting and proximity to the Campsie Fells and the Loch Lomond and Trossachs National Park provides stunning scenery which is highly visible to the elevated position of the village. The area retains rural charm, and the proximity to both Glasgow and Stirling make it a desirable location to live and to appreciate natural beauty. The character is further created by the strong sense of community created through the mix of local businesses, shops, events, activities, schools and facilities and the interaction people these promote. Killearn is classed as an accessible village.

#### Killearn Conservation Area

The Stirling Council Conservation Area Character Appraisal highlights characteristics of the conservation area which remain relevant:

##### Setting:

- A natural landscape setting on the slopes of Crow Hill; its elevated site provides magnificent views over Strathendrick to the Campsie Fells.
- In the south, mature trees and private gardens create enclosure as Main Street passes through Killearn Glen and across Kirkhouse Burn.

##### Landmarks:

- Three distinct churches: the Old Kirk, parish church, and former parish church.
- The Buchanan Monument, a listed building of national importance.



image copyright N. McNab

#### Buildings:

- Predominantly residential with some businesses on Balfron Road and at the foot of Main Street.
- On Main Street (north) and Balfron Road (south): 1 or 1½ - storey; some 2-storey houses. Late 18th and early 19th century traditional style with narrow plot frontages built directly onto the street line.
- On The Square: an important group of restored vernacular cottages.
- On Main Street (south) and Balfron Road (north) generally 2-storey later Victorian and Edwardian houses set behind
- small front gardens or in large garden grounds with low boundary walls and decorative ironwork.
- Scot's slate pitched roofs with continuous slate finish, short gable end chimneys, no skews (early properties); some decorative bargeboards and pitched roof dormers (projecting at eaves or canted bays), generally to later Victorian / early Edwardian houses.
- Variety of natural stone (local deep red sandstone; ochre/grey stones) or lightly coloured (mainly white) painted stone wall construction. Some with contrasting window and door margins in subdued colours or black.
- Timber sash and case windows, a good number of traditional windows surviving, with a variety of astragal patterns.
- Vertically boarded, and fielded panel, timber doors with narrow lay lights.

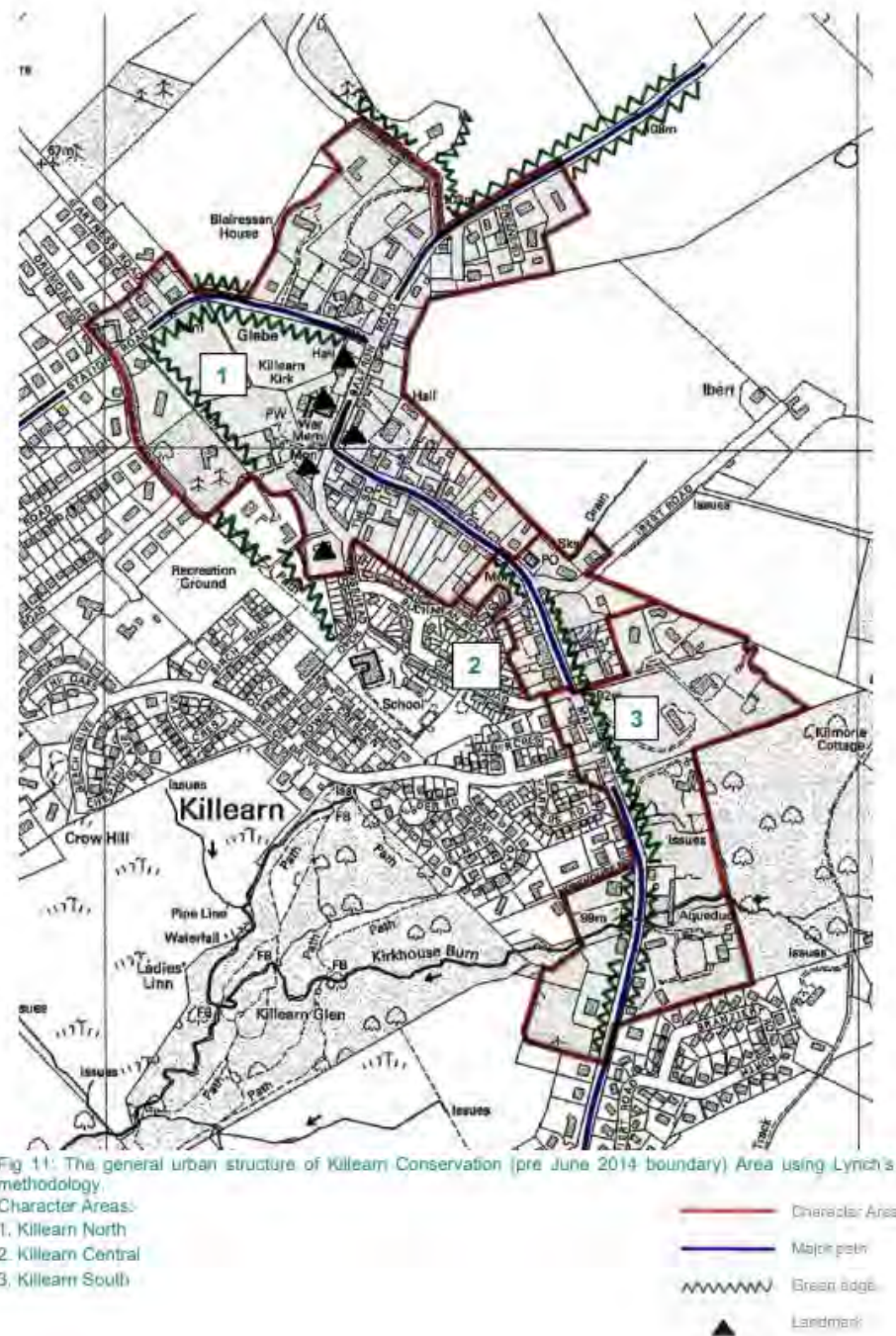
#### Common features include:

- Mixture of building against the pavement line and properties set back with front gardens.
- Canted dormers with finials and gables
- Low stone landscaping walls and decorative ironwork
- Organic groupings of buildings (this is also present within the surrounding areas.
- Small scale bungalows contrasting with larger public buildings.
- Commercial type centre by Well Green Park
- Later 19<sup>th</sup> century larger detached houses set back from the road
- Screening by trees and hedging and other planting.
- Long narrow plots
- Strong and visible roofscapes



## Killearn Conservation Area Character and Appearance

The Stirling Council Conservation Area Character Appraisal highlights three character areas within the conservation area – Killearn North, Central and South. with the primary route through the village along Balfron Road in the north and following Main Street to the South-West. Station Road forms a secondary route extending from Main Street to the side of the former Glede Lands.



Killearn Conservation Area - Existing

Killearn North focuses on the original settlement around the Old Kirk and extends north along Balfron Road and south-west along Main Street. There are several landmarks in the character area, including the Old Kirk and graveyard, the Buchanan Monument, the parish church, the church hall and the war memorial. The glebe is a significant green space on the approach from the north-east on Balfron Road.

Killearn Central forms a break between the earlier buildings of Killearn North, and the later villa development of Killearn South. It is also the commercial heart of the village.

Killearn South consists of the villa development from the late 19th century. Green space and mature gardens form strong edges which encloses this southern part of the conservation area as it crosses the Killearn Glen.

### Vulnerabilities in relation to planning decisions:

- Detrimental change and loss of traditional building fabric including original windows and doors, roofscape, chimneys.
- Erosion of green spaces (natural and manmade, private and public) and rural setting, through additional development and/or lack of management.
- Dilution of the character and appearance of the conservation area through inappropriate new development.
- Erosion of boundaries and / or garden ground through extension of properties and /or the creation of parking and garaging.
- Erosion of traditional materials for garden enclosures and boundaries



Image copyright N. McNab

### Planning Considerations:

- The design and character of a village such as Killearn differ significantly from those of towns or cities. It is important that planning applications are assessed with respect to the unique character and specific needs of the village setting.
- Maintaining a strong sense of local identity and belonging is a priority. This can be supported through development that is appropriate in scale, character, and design.
- A consistent approach to reviewing planning and householder applications is welcomed, particularly in ensuring that proposed designs respect and reflect the established character of the area.
- There is concern about Killearn becoming primarily a commuter settlement. To maintain a sustainable and vibrant community, it is essential to support local amenities such as retail outlets, the school, and other services. A balanced approach is needed to avoid an overconcentration of housing approvals.
- Boundary treatments are an important element of Killearn's historic character. In older parts of the village, these typically consist of low stone walls and hedging rather than timber fencing. Preserving and continuing these features contributes significantly to the visual coherence of the area.
- Assessment of householder applications for extension and alterations to existing buildings has a significant impact on the character of the area. Such proposals should be subject to careful and context-sensitive assessment.
- Community spaces such as the village hall and the kirk are well-used but costly to maintain, relying heavily on volunteer support. Assistance through the planning process — particularly in improving energy efficiency for such public buildings — is vital.
- Although the redevelopment of the former Killearn Hospital site is categorised as countryside development, it will inevitably have a substantial impact on the village, both positive and negative. There are ongoing concerns regarding the capacity of existing infrastructure, services, and amenities to accommodate this growth.
- There is a strong desire to maintain clearly defined settlement boundaries and to resist pressure for infill development—particularly in the green space between the village and the hospital site. This land serves as a natural buffer and plays a crucial role in preserving the village's distinct identity and preventing sprawl.
- The community would not be opposed to an extension of the conservation area and would welcome further discussion with the Council on this matter.



Theme 1: SUPPORTING SUSTAINABLE PLACES

NATURAL PLACES

“I feel able to enjoy the natural space that I can walk to from my doorstep.”

Many respondents said that they really appreciated the amount of green space in and around Killearn – which are the green spaces in and around the village that you use or value the most?

Key Findings:

- Residents value the variety, quality and quantity of green spaces we have in the village and the surrounding area.
- People feel a sense of connection with nature.
- Our green spaces are used by all age groups.
- Our green spaces support health, exercise, dog walking and many uses and clubs.
- Concern green spaces are diminishing due to development.
- Concerns about quality of pavements/lack of pavements/poor pavement maintenance etc and accessibility for all.
- Safety concerns in play parks (damaged fences, wet benches).
- Visitors to the village come to enjoy our green spaces, to walk and to cycle.
- The Killearn path group volunteers support the community by maintaining selected paths around the village and lobbying for new paths to connect green spaces.
- The proximity to the Devil’s Pulpit impacts on Killearn.
- There are many groups in the area that make use of the green spaces.
- Well Green could be better maintained and improved to entice resident’s and visitors to use it more.
- Residents value being able to walk and cycle from their houses without having to drive.
- The Woodland Cemetery brings comfort to many.

Favourite Green Spaces include the following and highlighted below:

Parks & Open Spaces:	Forests & Woodlands:	Landscapes:	These are connected by favourite Walking & Cycling Routes:
<ul style="list-style-type: none"><li>• The Glen</li><li>• The Park (play park)</li><li>• The Well Green</li><li>• The Glebe</li><li>• Football field</li><li>• Tennis courts</li></ul>	<ul style="list-style-type: none"><li>• Ibert Woods</li><li>• Kirkhouse Woods</li><li>• Drumore Woods</li><li>• Station Road Woods</li><li>• Crow Hill ("Cow Field")</li><li>• Beech Drive Woodland</li></ul>	<ul style="list-style-type: none"><li>• Endrick River</li><li>• Campsie Fells</li><li>• Dumgoyne</li><li>• Earl’s Seat</li><li>• Machar Burn</li><li>• Queen’s View</li></ul>	<ul style="list-style-type: none"><li>• Pipe Track</li><li>• West Highland Way (WHW)</li><li>• Gartness Road</li><li>• Drumtian Road &amp; River Endrick Walk</li><li>• Water Track to Strathblane</li><li>• Queens View</li><li>• Paths leading to Campsie Fells and Dumgoyne</li></ul>



(Credit: <https://experience.arcgis.com/>)



## Designated Natural Spaces.

Killearn Community Council Area lies on the edge of the Southern Hills Local Landscape Area hatched in green below.



Killearn Community Council Area contains sections of the Endrick Water Site of Special Scientific Interest (SSSI) and part of the Balglass Corries SSSI. The Endrick is also a Special Area of Conservation.

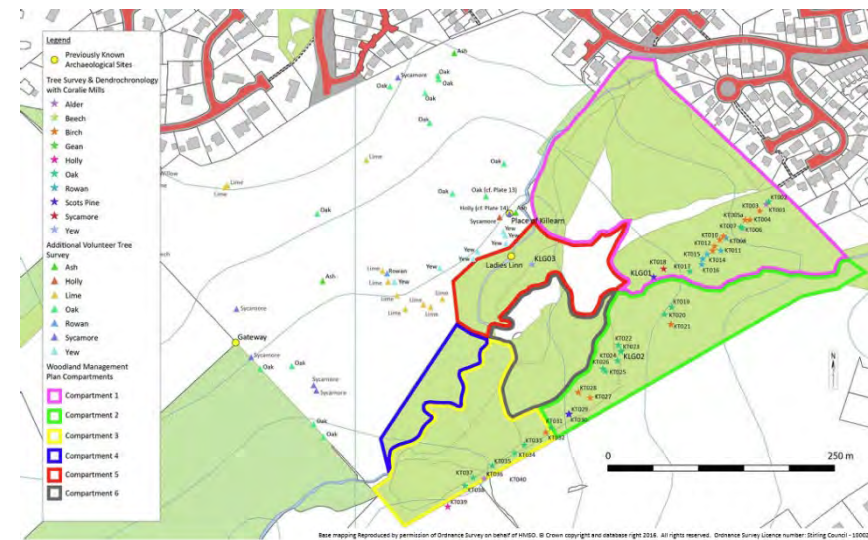


There are also several important Earth Science (geological and geomorphological) sites within the KCC area around Gartness, the Campsie Fells and Aucheneck.



Killearn Glen is one of Stirling Council's Local Nature Conservation (LNCS) Sites. Archaeological digs here have uncovered the 17th Century Laird's house and a designed landscape.

Killearn Glen is owned and managed by Stirling Council's Land Management Team who have a woodland management plan in place for its upkeep.



Excerpt from Killearn Glen Heritage project report by Northlight Heritage

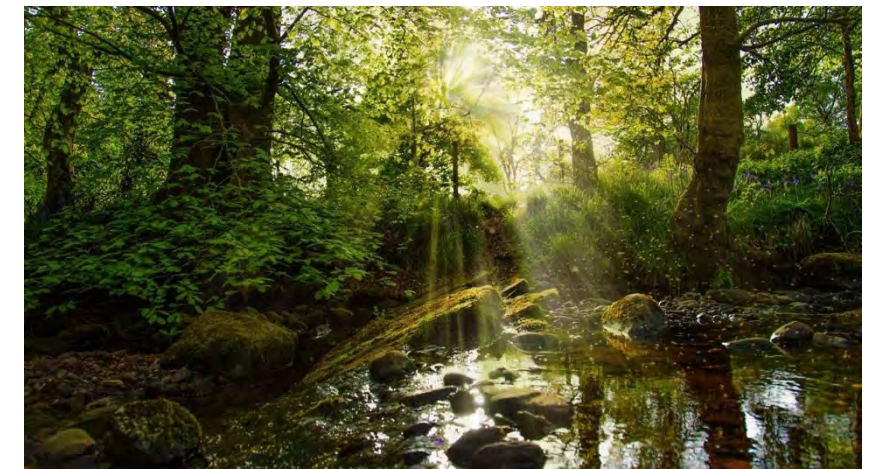


Image copyright Robert Dunn, Killearn Natural History Photographic Group

## Planning Considerations

- The protection of green spaces is considered a critical aspect of the planning process, within the constraints of what is permitted by landownership rights.
- The Community is firmly opposed to any development on key green spaces that have been identified and valued by local residents.
- There is a desire to enhance certain green spaces by introducing additional seating and providing public shelters. These improvements would support opportunities for shelter, rest, and social interaction, benefiting people of all ages within the community as well as visitors.
- Well Green has been identified as an area with significant potential for improvement, including the planting of additional trees, better ongoing maintenance, increased seating, and the installation of a covered shelter.
- Developer contributions towards such projects would be welcomed and seen as a positive investment in the wellbeing and sustainability of the local area.
- The Community is committed to preserving, protecting, and promoting green spaces, biodiversity, trees, and hedgerows throughout the Killearn Community Council area.



## Theme 1: SUPPORTING SUSTAINABLE PLACES

### FORESTY, WOODLAND AND TREES

The discussion about green space, led to input from several other community groups and specialist within the area. The status and importance of trees and green landscape was clear from the consultation.

#### Key Findings:

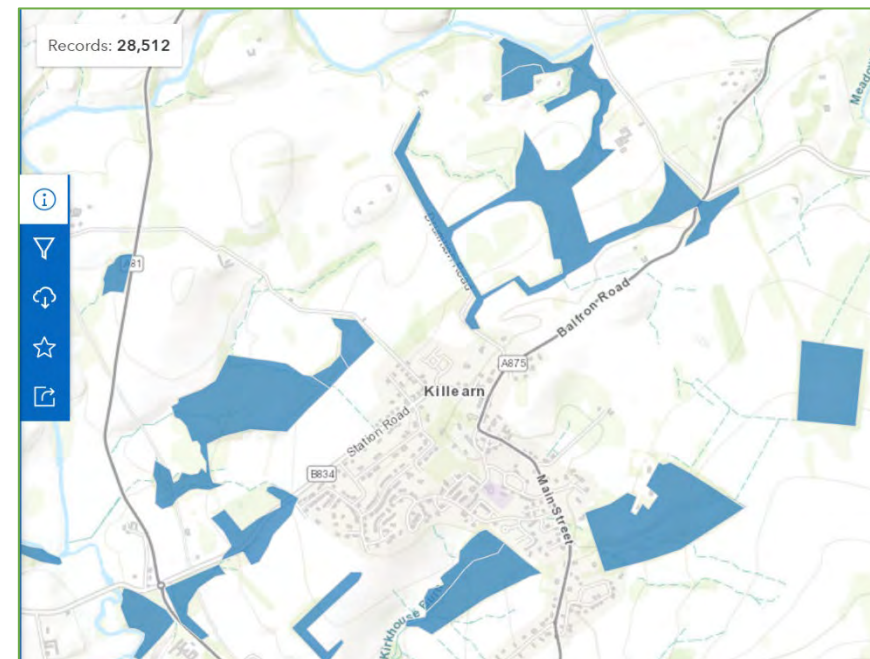
- Residents value the variety, quality and quantity of woodland spaces, trees and hedgerows in the village and the surrounding area.
- Both residents and visitors walk a lot within the area.
- The Glen is of significant importance both to the history of the area and as a place that continues to be well used and appreciated by many age groups.
- There are woods within the KCC area that are managed as forestry businesses.
- Woodlands and corridors of trees and hedgerows are important for biodiversity.
- The unnecessary destruction of individual trees can be just as negatively impactful on members of the community as it is on biodiversity.
- Desire for more woodland to be accessible to all.
- Recognition that natural woodland is different for managed forestry areas and that both a valuable to the community.

#### Killearn Woodland

There are a number of woods around Killearn that are classified as ‘ancient’ according to NatureScot’s Ancient Woodland Inventory (AWI) as shown in blue below.

These include **Drumore Wood**, **Killearn Glen**, **Kirkhouse Wood**, a small section of **Station Wood** and much of the woodland on the **Carbeth Estate** (down Drumtian Rd). All except Killearn Glen are classified as ‘Long established woodland’ (i.e. existed prior to the first Ordnance Survey map of 1860 and have been woodland since then). The south-eastern half of **Killearn Glen** has a higher designation of

‘Ancient, of semi-natural origin’ since it also featured on an earlier map (Roy’s Military map of 1750). The south-eastern half of Killearn Glen has a higher designation of ‘Ancient, of semi-natural origin’ since it also featured on an earlier map (Roy’s Military map of 1750).



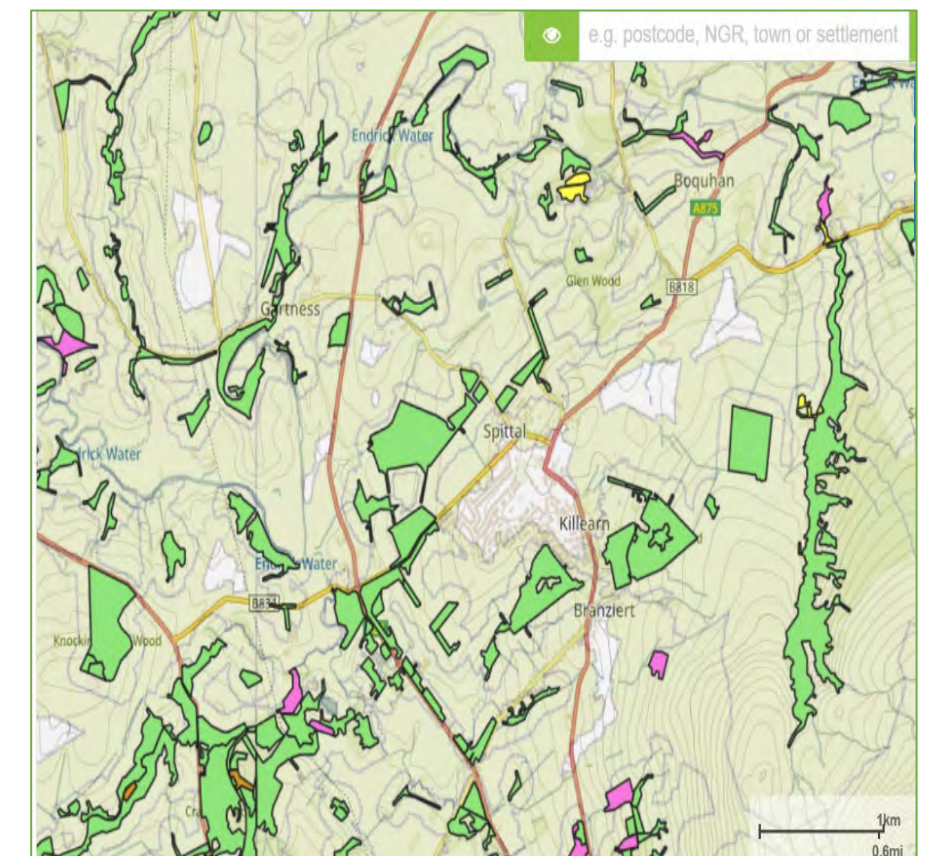
Map from NatureScot's Ancient Woodland Inventory

Ancient woods are valuable for biodiversity because of the slow accumulation of species over time. The Scottish Planning Policy on Ancient Woodland contained within ‘A Natural, Resilient Place Policy Statement’, states that ‘Ancient semi-natural woodland is an irreplaceable resource and, along with other woodlands, hedgerows and individual trees, especially veteran trees of high nature conservation and landscape value, should be protected from adverse impacts resulting from development.’

Meanwhile Scottish Forestry’s Guide to Woodland Removal states that:

*‘There will be a strong presumption against removing the following types of woodland: ancient semi-natural woodland; woodland. .... There will also be a strong presumption against woodland removal where it would lead to fragmentation or disconnection of important forest habitat networks.’*

The fragmentation argument is valid here, since these woods form part of a chain of woods of native broadleaf trees that extend onto Stockiemuir to the west, Mugdock (via the Blane valley) to the south and beyond Balfron to the east. They form a vital forest network for species such as red squirrels and pine martens, both of which have recently colonised the area as the result of conservation actions. This need to minimise the distance between areas of native woodland is emphasised by Forest Research and by the Scottish Government in their plan for Integrated Habitat Networks (published June 2024). The recommended distance between native woodland woods is less than 500m (to allow species to cross the gap to the next wood), and so all of these woods are needed to maintain that connectivity. Native woods (including recently planted ones) are shown below. This shows the areas that are connected by being less than 500m from an area of native woodland – native woodland in bright lime green, areas within 500m in pale green):



Map from <https://map.environment.gov.scot/>



### Current condition of the native woodland

The current state of the various woods listed above is reasonably good, although there is generally a lack of natural regeneration (and often too little understory vegetation) due to the damage to saplings/ground vegetation caused by roe deer densities being too high. Management of grazing by deer is important to the future of these woodlands since natural regeneration must be maintained.

*Killearn Glen* is a mixed woodland, with well-established oak and beech plus some planted non-natives. Some recent planting of native saplings has taken place within Killearn Glen.

*Kirkhouse wood* is also mixed woodland, predominantly of well-established oak and birch but also rowan, holly, sycamore and a few mature beech (along an old hedge line). There has again been some recent planting of native saplings (oak, rowan etc).

The area of *Drumore wood* closest to Gartness Road is dominated by birch, while the main body of the wood is predominantly composed of very mature oak. Three areas have been clear-felled and re-planted with native saplings, and there has been some *Rhododendron* removal.

The *Carbeth Estate* is made up of mixed woodland with mature oak, small-leaved lime, Scots pine, ash, and some non-native conifers; there are also some very mature exotic conifers (such as hemlocks and redwoods) planted to the east of Carbeth House as part of a 19<sup>th</sup> century designed landscape. The estate includes some areas of commercial conifer plantation and *Rhododendron ponticum* has become invasive.

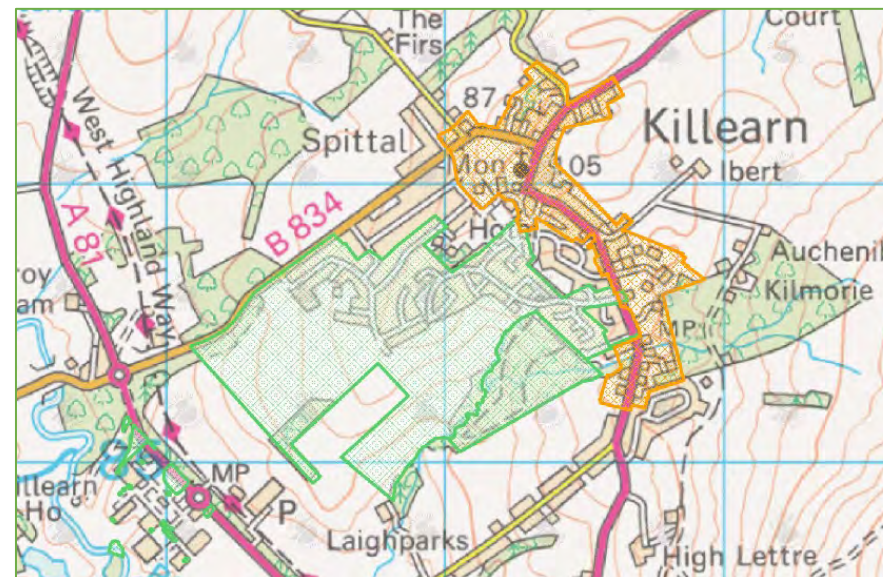
*Station wood*: This is a wood of predominantly mature oak trees, but some of these have recently been felled.

There is one other group of particularly notable trees: the line of very large oak trees (probably the largest in the parish) that runs along the **north side of Ibert Road** between Ibert and Auchenibert. These beautiful trees are of considerable biodiversity value.

There are also some notable mature trees at the bottom of Drumbeg Loan.

### Current protection status of Killearn's woodland

Currently there are three Tree Protection Orders (TPOs) in the Killearn Area - the 1962 Killearn TPO and 1988 Killearn Hospital TPO and Killearn Glen. The trees within the Conservation Area in the centre of the village (shown outlined in orange below) are also protected.



Stirling Council Diagram showing current TPO areas.

There is a clear desire to substantially increase the TPO coverage. This might infill the areas between the current Conservation area and TPO down Station Road and the park, include various woodlands, the line of mature oak trees and the large larch on Ibert Road, the are along the West Highland Way, Drumtian Road and Drumbeg Loan for example.



Stirling Council Diagram showing TPO areas at Killearn Hospital Site.

### Planning Considerations

- There is a strong case for considerably expanding the area covered by Tree Preservation Orders (TPOs), and potentially enlarging the conservation area. It is hoped that Stirling Council will prioritise a review of this matter. We hope that the community can work with Stirling Council as part of their TPO process which we hope will take place soon.
- The loss of ancient woodland, ancient and veteran trees is not supported under any circumstances, including developments that impact on their condition and setting.
- Development that responds sensitively to the positioning of existing trees, woodlands, and hedgerows, and which incorporates and enhances green infrastructure, is positive.
- Individual trees and hedgerows can be as ecologically and visually significant as larger groups. The retention of healthy trees is encouraged, and the removal of native woodland, hedgerows and individual trees with biodiversity value will be resisted.
- Where the removal of trees or hedgerows is deemed necessary to enable development, replanting in greater numbers is supported to maintain and improve local biodiversity and landscape character.
- Decisions regarding lighting—particularly near woodland or tree lines should be made with careful consideration to balance public safety with the protection of biodiversity. Standard urban lighting may not be appropriate in such contexts.
- The removal of trees and hedgerows prior to the submission of a planning application is discouraged, especially where it may be perceived as an attempt to influence the planning outcome.
- Hedging and low walling is preferable to fencing for boundary treatments generally.
- Clear and timely processes for Local Nature Conservation Sites (LNCS) applications would be beneficial.



## Theme 1: SUPPORTING SUSTAINABLE PLACES

### BIODIVERSITY AND NATURE

**'We want to work towards strengthening existing biodiversity across the area both in the village and rural areas. We want to support the development of a network of biodiversity corridors, linked in part with our active travel routes within our community and to adjoining communities.'**

#### Key Findings:

- There is a keen interest in biodiversity in the area.
- Several local community based groups have ongoing engagement in nature related initiatives.
- In 2016, Killearn Glen was the focus of a community-led heritage and ecological survey project where local volunteers collaborated with professionals.
- Killearn is proud of Killearn Glen as being one of the first and only Local Nature conservation Sites (LNCS) in Stirling. The glen is valued both for its rich biodiversity and for the way it provides an immersive experience of nature.
- Environmental topics like tree planting and wildflower meadows are regularly discussed at KCC meetings.
- The Endrick River is valued both as a location and a destination (much of which is protected by SSSI designation).
- The Killearn Heritage Trail project is highly valued. The website is divided into 5 local habitats - Garden; Farmland; Woodland; Moorland and Waterside. 150 key species of bird, mammal, insect, plant, fish, reptile or fungi are illustrated across summer and winter for each habitat.
- There are many threats to our environmental integrity and biodiversity.
- Nature networks are needed to provide linked sites of biodiversity. Buglife Bee lines are developing. There is opportunity to join these through Balfron.

#### The natural habitats and wildlife in the Parish of Killearn and the threats they face

The Parish of Killearn contains many beautiful, natural habitats that are relatively rich in biodiversity. Agriculture within the parish is largely grazing on permanent pasture, and the livestock predominately sheep. There are some fine hedgerows around, and mature trees within, many of the fields that add beauty to the landscape. There is little arable land. Habitats are varied, from the valley of the River Endrick to the uplands of the adjacent Campsie hills. A notable feature of the village itself is the abundance of trees, with the main street being lined by numerous mature deciduous trees. In terms of their conservation value the most important natural habitats in the parish of Killearn are the (primarily deciduous) woodlands, the upland moorlands and the River Endrick.

The habitats within the Parish are important to biodiversity conservation, to flood resilience, and also to the quality of life and health of the human population. They are described below, along with major threats.

#### Woodland

Please refer to the previous section for information on Woodland.

#### Moorland

There are two significant areas of moorland in the parish: the Campsie Fells to the east of the village, and Stockiemuir to the southwest. The Campsie Fells are important for being an area of uplands within the Central Belt of Scotland; the Balglass Corries SSSI on the northern face of the Campsies lies within the Parish and has gained statutory protection due to both its geological interest (the best corrie system in the area, forming dramatic cliffs) and for an extensive undisturbed plateau above the cliffs of nationally important blanket bog. The plant communities associated with blanket bog have become rare in Central Scotland, due to widespread drainage and forestry operations, and so this area is of national importance. Likewise, the northern aspect of the cliffs and screes has created a habitat for several upland plant species normally found much further north in Scotland. Stockiemuir and the lower slopes of the Campsies are composed of areas of heather interspersed with rough grassland.

There has been recent woodland creation in the lower ground of both areas, with planting of native deciduous species and (in the case of Stockiemuir) also some plantation conifers; these areas have been enclosed by deer fences. The remaining open moorland is in a good state (apart from some self-seeded alien conifers from surrounding plantations) and is a valuable habitat for many species including declining bird species such as cuckoo, curlew and black grouse.

The soil on the upper reaches of the Campsie hills is deep peat as shown below. Such organic soils are very rich in biodiversity and are important carbon stores. No tree planting should be permitted in these areas since it would damage biodiversity and release substantial amounts of carbon.



Soils Maps from [map.government.gov.scot](http://map.government.gov.scot)

#### River Endrick

The river, which flows through the northern edge of the parish is the largest river flowing into Loch Lomond. The section within the parish is intermediate between the fast-flowing turbulent upper reaches and the slow-flowing meandering river that enters Loch Lomond. It is in a reasonable ecological state, with limited agricultural run-off or effluent input, and has good populations of those insect groups (e.g. mayflies, stone flies, damselflies) that are indicators of clean well-oxygenated water. The river provides an important habitat for migratory fish such as Atlantic salmon, sea trout, river lamprey and eel. The salmon population has declined over recent decades (as it has in most UK rivers). Such declines are predominantly due to poorer survival in the marine phase of the life cycle (due to climate change), but there is also increasing concern that the



survival of juvenile fish earlier in life is threatened by rivers becoming too warm. There has been some attempt to reduce this problem in the Endrick by planting bankside trees that will shade the river. Riparian planting will also provide an effective barrier to agricultural land usage right to the river edge which can destabilise the bank and increase erosion and polluting agricultural runoff.

The river lamprey population is highly unusual, since in contrast to populations elsewhere (which migrate to sea) the lampreys of the Endrick only migrate as far as Loch Lomond, and so spend their entire lifecycle in fresh water. This is considered to be of European significance, and is one of the features of the River Endrick that has led to it being designated as both a Site of Special Scientific Interest (SSSI) and a Special Area of Conservation (SAC), the other being the presence of a unique species of plant (the Scottish, or Loch Lomond, Dock) near the river mouth.

The River Endrick supports reasonable populations of the bird species typically associated with upland rivers, although numbers of breeding waders have declined in recent years. One of the biggest threats to the ecological integrity of the riverbanks is the spread of invasive non-native species of plant such as Himalayan balsam, Giant hogweed and Japanese knotweed.

### The Killearn Heritage Trail

The Killearn Heritage Trail project is highly valued. It has developed a website that provides information for residents and visitors. The website is divided into five local habitats - Garden; Farmland; Woodland; Moorland and Waterside. 150 key species of bird, mammal, insect, plant, fish, reptile or fungi are illustrated across summer and winter for each habitat. Activities linked to the website see each primary school class having a led walk across a different habitat every year and village organised wildlife activities such as moth trapping and down chorus and bat walks.

### Local Nature Conservation Site (LNCS) Sites

The role of LNCS sites in ecological conservation is crucial to protect wildlife and habitats and help connect community with nature. The linking of sites will enable the transition from conservation to restoration and begin to turn back the tide on the nature emergency identified by Stirling Council.

### Threats

Threats to the environmental integrity and biodiversity of the parish include:

- Lack of protection for important trees and woodland.
- Housing development extending into green spaces.
- Damage to peatland ecosystems from inappropriate drainage and adjacent forestry plantations, with consequence of increased carbon emissions and flood risk
- Poor woodland management, with planting of inappropriate species, use of damaging planting methods and clear-felling of large areas leading to soil erosion (and increased carbon emissions and flood risk) and biodiversity loss.
- Lack of any Environmental Impact Assessments of forestry projects, with permission being given for inappropriate forestry on peaty soils, leading to increased carbon emissions.
- Damage to woodland (and prevention of regeneration) due to high deer densities, with consequent loss of biodiversity.
- Increased fragmentation of ecosystems, leading to barriers to movement and colonisation and biodiversity loss.
- Artificial light at night disrupting natural ecosystems, with both illumination of houses and inappropriate street lighting having increased markedly in recent years.
- The spread of invasive non-native species, notably the seeding of alien conifers from plantations into adjacent moorland, Himalayan balsam and Giant hogweed along waterways, and Rhododendron ponticum and grey squirrels in woodlands. All of these have an adverse effect on native species.
- Climate change leading to increased temperatures and more extreme weather events; these result in wind damage, flooding, and erosion of riverbanks.



*Image copyright Jane Parfitt, Killearn Natural History Photographic Group*

### Planning Considerations:

- **All developments should contribute to the conservation and enhancement of biodiversity in a way that is proportionate to the size of the development.**
- **Measures should support nature networks and increasing habitat connectivity.**
- **Lighting design in the rural and countryside locations should be sensitive to ecology as well as safety.**
- **Independent and adequate environmental assessment at all levels must be provided to support planning applications and forestry projects.**
- **The community would support increasing tree cover and hedgerows generally, with an emphasis on native species,**
- **The community support protection and enhancement of areas of peat and peat restoration.**
- **The community would support the designation of more Local Nature Conservation sites (LNCS) and may identify these.**
- **We request a clear and transparent LNCS process and timeline for this be provided by the Council and be visible on their website.**
- **We welcome support from the Council in relation to the removal of invasive species**
- **We ask that action is taken if applicants are not complying with bio-diversity related planning conditions or if biodiversity habitats are being compromised prior to applications being submitted.**
- **Recognising the need for a co-ordinated and collaborative approach, Killearn anticipates working in partnership with neighbouring communities and with organisations such as the South West Stirling Climate Action Network and Stirling Council to protect and promote ecological restoration.**
- **A clear definition of 'irreplaceable habitats' would be welcomed, along with catalogue mapping of these sites.**
- **Priorise the use of vacant and brownfield land over development of the countryside and green space.**



## Theme 1: SUPPORTING SUSTAINABLE PLACES

### SUSTAINABLE TRANSPORT AND MOBILITY

“A safe route between Killearn and Balfron would be wonderful and help encourage children to cycle to school”

#### Key Findings:

- **Within the village it is relatively easy to get around.**
- **Whilst people are generally happy that they can easily walk within the village, significant concerns were expressed about the state of the pavements.**
- **Some pavement routes to the primary school do not have wide pavement which is dangerous for children walking. (i.e. Main Street between Beech Drive and Kirkhouse Road)**
- **Persistent pavement parking hinders pedestrian access including around the primary school and nurseries.**
- **People use and appreciate the rights of way through and around the village.**
- **Whilst we are fortunate to still have a bus service, there is a constant battle to retain it.**
- **The bus service can be unreliable and is expensive.**
- **It can take 3 hours to get to and from Forth Valley Hospital to Killearn**
- **The 20mph driving limit reduction and zebra crossing have helped to make things safer. There are still those who do not respect it and it doesn't appear to be monitored.**
- **Roads like Station Road, Drumbeg Loan and through Boquhan do not have the 20mph limit due to having buildings on one side. Some roads have no pavements.**
- **Roads are poorly maintained and pot hole repairs have been poor.**
- **The new bike parking has been appreciated**
- **Parking is limited in the centre of the village.**
- **The parking situation at Finnoch Glen (the Devil's Pulpit) is dangerous and disruptive when busy.**
- **Electric charging points in the village are well used.**
- **17% of responses expressed a desire to see dedicated cycling, wheeling and walking infrastructure - a relatively high proportion given that the survey didn't specifically ask about active travel paths.**
- **People would like dedicated cycling and walking paths.**

#### Active Travel paths

Stirling's 'Local Development Plan 3' accessibility analysis states that in rural areas “the main settlements benefit from accessible infrastructure and compact layouts, enabling walking, wheeling, and cycling to access local services and amenities within a 10-minute walk or cycle. However, active travel connectivity between rural settlements remains limited, with distance and the absence of segregated routes along high-traffic roads serving as significant barriers to inter-settlement active travel (section 3.160.)”

Consultation undertaken for Killearn's 'Local Place Plan' (LPP) supports this finding. People are generally happy with the provision of paths within the village, but there are significant concerns about the lack of safe infrastructure for walking, wheeling and cycling between neighbouring villages. 17% of responses expressed a desire to see dedicated cycling, wheeling and walking infrastructure - a relatively high proportion given that the survey didn't specifically ask about active travel paths.

Stirling's 'Active Travel Action Plan' (currently being refreshed) aims to (a) increase the percentage of people walking and cycling in Stirling and (b) increase the percentage of children and students walking and cycling to/from places of education in Stirling. A key action to achieve this is to improve walking and cycling facilities and routes (infrastructure improvements). The desire by Killearn residents to see improvements in the active travel infrastructure aligns well with this policy priority.

Over recent years Killearn has undertaken feasibility studies for two active travel paths. These are currently on hold due to changes in the funding regime. Funding for active travel infrastructure now sits in Transport Scotland's Active Travel Infrastructure Fund (ATIF) and, going forward, Stirling Council is responsible for bidding for funding on behalf of communities. The community and landowners remain committed to the projects, but are concerned that momentum is being lost. It is requested that the council review the work undertaken to date and prioritise the Killearn routes within its Action Plan.

Killearn Paths group has established contact with the other rural paths groups in Balfron, Buchlyvie, Blanefield/Strathblane, Drymen, Gargunnoch and Kippen, and continue to meet as a group supporting our community to create a good network of active travel paths in the area. The council is encouraged to actively engage with this forum.

It would be good to strengthen the cycle path connections with adjoining villages and into Milngavie and Stirling. It is noted that cycle paths have not been required within recent new housing developments and new housing layouts still seem to prioritise the car. The walking paths particularly play a big part in socialising within the village as residents frequently stop and talk with each other.

The lighting of cycling and walking paths needs to reflect safety and biodiversity concerns. Some central paths would be safer with enhanced lighting though this should be directional. In peripheral paths, concerns about light pollution and ecological harm mean that lighting should be lower wattage and lower height.

#### Planning Considerations

- **Given the significant sunk cost in both funding and volunteer time, there needs to be a clear and supportive response from the council on existing active travel projects. This should be part of an overall strategy to improve path links between villages.**
- **Allow bike carriage on all buses.**
- **Support walking, cycling, and car-sharing**
- **Review how 20mph driving limit can be applied to roads with buildings on one side only.**
- **Protection of key rural bus services; reliable, frequent, and affordable. While these require subsidies, they are lifeline services in rural communities**
- **Possible use of smaller buses and less stops in Glasgow. These lengthen journey time though may be needed to generate additional revenue.**
- **Improve timing and connection of buses with trains to and from Milngavie and hospitals.**
- **Improve bus connectivity between the villages and to the new development at the Killearn Hospital site, and possible ring-and-ride service.**





## Theme 1: SUPPORTING SUSTAINABLE PLACES

### CLIMATE CHANGE MITIGATION & ADAPTATION

All policies in NFP4 are linked to climate mitigation and adaptation. In addition to consultation comments relating to climate change, input has been received from Sustainable Killearn which is an affiliate group to KCFC and from the South West Scotland Climate Action Network (SWSCAN) who are a local interest group working on climate change challenges across several villages.

#### Key Findings:

- **NPF4 makes it clear that all planning decisions must contribute to Scotland's legally binding net zero emissions target by 2045.**
- **As a rural village, Killearn will face threats from increased rainfall and, surface water and river flooding.**
- **The impact of more commonly occurring severe weather events will impact on the Killearn area and may isolate our community. During Storm Eowyn in 2025, the village was cut off by fallen trees and we lost power and all lines of communication. Local farmer and volunteers did a great job, at their own risk to clear roads.**
- **Severe weather events can cause soil erosion and increase the risk of landslips particularly in areas like the Campsie Fells and the glens.**
- **Agricultural land and paths could be damaged by flooding, runoff or washouts, affecting farming, biodiversity, and access.**
- **Drainage systems, road surfaces, and energy infrastructure could be strained or damaged more often due to extreme weather.**
- **Buildings such as the village hall, kirk, and school face higher energy demands (for heating/cooling), and may suffer increased wear and tear from damp and weather exposure.**
- **As urban centres adapt to climate change, there may be increased development pressure on rural villages like Killearn.**
- **There is a recognition of the impact of high electricity and gas prices and the impacts of fuel poverty.**

### Current and Upcoming Scottish Government Policy

The Scottish Government declared a climate emergency and brought in the Scotland Climate Change Act 2019

The Scottish Government has set a target date of 2045 for Scotland to become Net Zero.

The Circular Economy (Scotland) Bill was passed in June 2024 and this underlines Scotland's commitment to a circular economy based on sustainable consumption, production, and resource management.

We are aware also of the Scottish Governments objectives in relation to Circular Economy and Fuel Poverty, and support these.

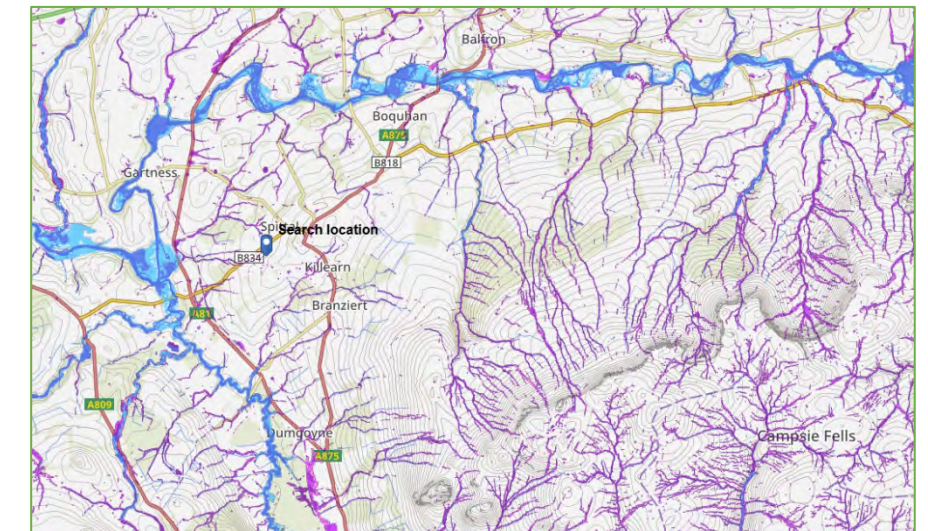
The Scottish Government has set a target to have no more than 5% of households in fuel poverty by the end of 2040.

The Scottish Government's Heat in Buildings Programme is also taking action to provide advice, support, and funding to building owners and tenants on retrofitting their properties. This will likely see the introduction of new legislation that may include:

- introducing a Heat in Buildings Bill to set a target for decarbonising heating systems by 2045; to create powers to set minimum energy efficiency standards for owner occupier and non-domestic properties, and developing particular requirements for large, non-domestic premises, including powers to require public sector buildings, to connect to district heating when available.
- progressing regulations under the Energy Act 2011 to introduce a minimum energy efficiency standard (MEES) in the private rented sector (PRS). These regulations would mean all privately rented properties, as far as possible, achieving a Heat Retention Rating of Band C on the reformed Energy Performance Certificate (EPC).
- laying regulations under the Energy Act 2023 to introduce reformed EPCs, which will introduce a new rating system for domestic and non-domestic properties to give improved information on a property's energy efficiency, and the emissions and performance of its heating system.

### Adapting to Emerging Flood Risks and Erosion

Some information on existing and potential future flood risk can be obtained from the SEPA flood maps. These maps highlight the potential impacts of river flooding and surface water and small watercourse flooding. The KCC area is impacted by flooding of the Endrick Water River Endrick), Blane Water, Carnock Burn (through the Devil's Pulpit), the Kirkhouse Burn, the Boquhan Burn and a significant number of burns that run off the Campsie Fells.



Excerpt from the SEPA Flood Maps

We support:

- exploring options to adapt to erosion caused by increased flooding
- exploring appropriate nature-based solutions to guard against river flooding.
- upgrading and maintaining existing legacy drainage systems to handle increased water volume.
- addressing surface water flooding of sports pitches/recreational facilities and areas frequented by locals and visitors for recreational purposes.
- exploring appropriate nature-based solutions to guard against surface flooding.

Options include enhancing resilience and ecological health by planting native vegetation such as erosion-resistant native plants and sustainable landscaping techniques to stabilise water lines and create natural buffers, wetlands or bioswales to absorb excess rainwater and reduce runoff; Sustainable Drainage Systems (SuDS), green roofs to absorb and retain rainwater; permeable pavements; and rain gardens.



## Bridges

In recent years, there have been several road bridges in the local area that have been closed due to lack of maintenance and scheduling of repair works. For example, the bridge at the Catterburn in Croftamie was closed for 18 months. This caused significant impact to day-to-day life, local businesses, tourism, impact on alternative roads and CO2 emission levels due to long detours.

It is imperative for future resilience of our community and our neighbours, that maintenance of the roads and bridges is robust and are able to cope with general usage and climate change.



Catterburn Bridge Mat 2023 (Credit – Stirling Observer)

## Community Renewables and the Energy Transition

We want to do our bit to diversify the energy supply in our area. Community groups hope to look into potential sites and the overall viability of renewable energy project(s) within our community council area, in collaboration with neighbouring communities. This could take the form of full or joint ownership or partnering with a wind developer that provides consistent community benefit contributions.

A well-planned community renewables project could also create a valuable income stream through shared ownership or benefit agreements with developers. This funding could be reinvested in local priorities such as improving facilities, supporting community services, or helping residents reduce energy costs.

## Decarbonisation

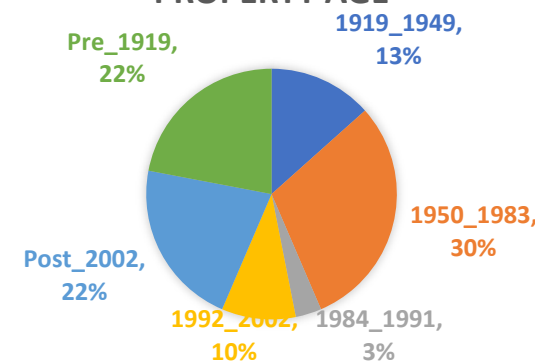
Our community wants to increase energy resilience and support the transition to a low-carbon economy in ways that also bring direct benefit to the community.

Our community wants to contribute toward reaching Scotland's Net Zero targets for 2045 and prepare of future climate change impact.

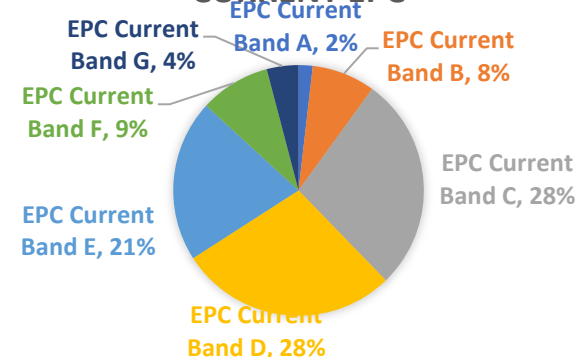
Sustainability groups within the village are aware of the upcoming legislation in relation to decarbonisation of our heating systems and potential requirements to retrofit all of our buildings.

We welcome this as an opportunity to promote community wealth building and create jobs within ours and the wider rural community. We are however, aware that this must be carried out in a just way.

### STIRLING BLANE VALLEY - DATA ZONE 05 PROPERTY AGE



### STIRLING BLANE VALLEY - DATA ZONE 05 CURRENT EPC



EPC Data from Stirling Council for Blane Valley 05 area which covers most the KCC area

## Planning Considerations

- New developments in Killearn must be energy efficient and low carbon in design and construction.
- Retrofitting existing buildings (homes, commercial and community buildings) with insulation, renewable heating and energy-saving measures should be strongly encouraged.
- Any proposals that are carbon-intensive or do not contribute to climate resilience should demonstrate very clear reasons why they should gain approval and will be less likely to gain approval.
- NPF4 Climate policy is linked with nature restoration. Green spaces in and around Killearn should be protected/enhanced under climate adaptation goals.
- Development proposals must avoid biodiversity loss and should deliver positive effects for nature, such as planting native trees or creating wildlife corridors.
- Increased rainfall and flash flooding risks must be considered in the siting and design of developments.
- Developers must integrate sustainable drainage systems (SUDS) and avoid building on areas at risk of surface water flooding.
- Green infrastructure (trees, hedgerows, permeable surfaces) will be preferred to help manage climate impacts naturally.
- NPF4 supports communities in leading their own climate action and we would benefit from support from the Council for local renewable energy projects, community resilience, community projects, and energy efficiency upgrades to our buildings
- We request Stirling Council's guidance on producing a Community Resilience plan that we believe should be in place for all communities, large and small.
- Developments that impact traffic loads at bridges and minor roads should include suitable traffic impact assessments.
- Design guidance for both new builds and alterations to existing buildings should prioritise energy efficiency and low-carbon construction methods.
- Embodied carbon studies should be provided where buildings are being considered for demolition.



Theme 2: SUPPORTING LIVEABLE PLACES

QUALITY HOMES & LAND REQUIREMENTS

“More homes suitable for first time buyers and for those who wish to remain living independently as they grow older.”

What type(s) of housing do you think we need more of?  
Or which groups of people do you think to be catered for?

Key Findings:

- Many feel the village has seen too much building, particularly large, detached homes.
- Many feel the community does not need more housing.
- If more housing is to be built, there is a preference for affordable housing for first time buyers, young families and to allow people to stay in the village.
- There may be demand for modest 1-2 bedroom houses or flats, social & sheltered housing and assisted living.
- Responses indicate that local residents are often not able to secure housing in the area.
- The Killearn Hospital site development was often criticised for being unaffordable, increasing traffic and strain on infrastructure and changing the rural village character
- The employment side of the site at Killearn Hospital appears to have been sidelined in favour of building houses only rather than employment developed first.
- There are perceived strains on Infrastructure including GP services, nurseries, schools, shops and amenities
- Any more new housing should only proceed if services are expanded.
- Concern that large homes and lack of thoughtful planning are making Killearn less accessible and less community oriented.
- There should be an emphasis on preserving the village feel and maintaining the identity of the village settlement and separately the adjoining countryside developments and clusters.
- Too many large houses being approved that do not fit the character of the village.

What we have learnt over this time

By covering this progression of development and lessons learned, it is generally considered and realised that within the village further large-scale development is not required or desired. There has been ongoing infill in the village alongside the larger and cluster developments.

As a result of development over the years, Killearn retains several buildings from the 1700 and 1800s together with modern constructions. The issue for consideration is therefore to preserve the past and marry this with modern standards. The creation and maintenance of a Conservation Area has assisted this. It traces the main roads through the village with the newer estates out with this.

The community does not want further development to detract from the character of the village therefore careful consideration will be necessary in relation to any future development. There is an increasing desire for the residents to be more involved and have greater influence over location and size of any future development, many feeling that the village is close to its maximum size. Whilst the general view is that no further private development is needed, with the sale of local authority housing in the eighties and nineties there now appears to be a demand for affordable housing. Where this is to be provided it is considered that only smaller scale development should be permitted.



Image copyright Natasha Houchin

Housing that has been built during LDP 2018

As noted in the context section above, LDP 2018 identifies development sites.

The table below details what has and is being built as compared to what was included in the schedule of development sites (replacement dwelling are excluded):

		Potential noted in LDP	Actual
Housing within the Killearn Settlement Boundary			
H102	Blairessen	37 (up to 2027)	36
Other	Killearn Hotel	-	16
Other	Lampson Road	-	11
Other	Individual and small groups		10
Housing within the Countryside			
H156	Killearn Home Farm	11	2
H157	Killearn Hospital	0 (with 70 before 2037)	89
Other	Individual and small groups		30
Total		48	194














We recognise that individual house applications, small sites and windfall sites are not allocated within the LPD numbers.

It is evident, however that considerably more houses have been approved within the period of the current LPD than had been identified.

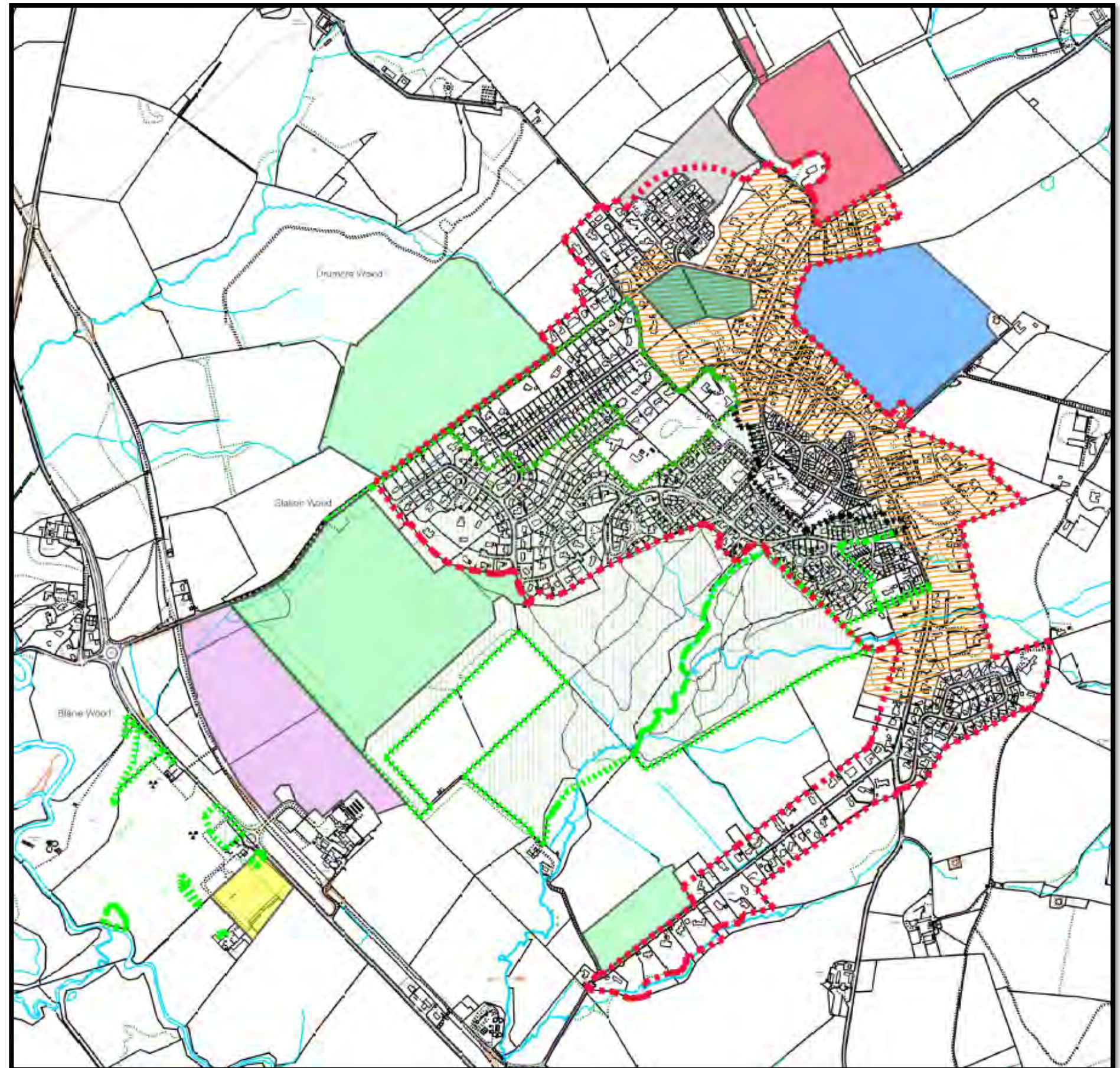


## Remaining Sites

Remaining potential sites on which any such development (of housing or other uses) might be possible, are as noted below and on the adjoining map. The Community has not been consulted on these specific sites and identifying them does not mean to infer that they are technically suitable or that the Community would support or resist development of them.

-  Land at Balfron Road owned by D S Gee
-  Land to the North Side of Station Road owned by The Gordon Trust
-  Land to the South Side of Station Road owned by The Gordon Trust
-  Land to the North Side of Drumbeg Loan owned by The Gordon Trust
-  Land behind the 'Little Classroom' (former Spar shop) owned by Sir Archibald Edmonston
-  The remaining land at Blairessan owned by Harry Williams
-  The Glebe in the ownership of Killearn Trust.
-  The remaining part of the Killearn Hospital site
-  Land adjacent to 'Oakwood' owned by James Henderson.
-  Settlement Boundary
-  TPO Boundary
-  Conservation Area
-  TPO Area

(The Stirling council call for sites is currently underway and we are aware of three sites in Killearn being offered for potential development. These are along Balfron Road, Drumbeg loan and Lampson Road. There is not yet a planning application submitted for any of these sites, but when that happens, they will be examined by KCC in the light of the information provided by the LPP). Exact boundaries shown may not be accurate.





## Our thoughts on the Remaining Sites

Although adjacent to the village, other than The Glebe, all of the sites are outwith the village settlement boundary.

Considering the sites identified above adjacent to the village in turn, land at Station Road would have the advantage of being adjacent to public utilities. This is a prominent site and any development should be of a quality to match adjacent housing where it is hoped that the Conservation Area could be extended to. Clarity on availability would have to be confirmed along with ecology studies and soil studies including the presence of peat.

The land by Oakwood is approximately 1.5 miles from the village and further development here would add considerably to what is now a settlement around The Smiddy, the Croy Cunningham development, and the large housing site at the Killearn Hospital site. Although not within the village settlement boundary, occupants in these areas are dependent on village amenities and services. Further development here would also create an uncomfortable existence with the village in such close proximity.

The land behind the 'Little Classroom' would have access difficulties whilst Ibert Road is, at present, in the private ownership of all properties accessing from it. This site is more concealed from view which may be seen as a plus point in having less obvious impact on the village. Utilities would be more difficult to access.

The land at Balfron Road again would have ready access to utilities but is quite a prominent position and would require a high quality of development sensitive to the conservation area and edge of the village along with ecology and soil studies.

The Blaressan site has recently had a change of ownership and at present the owner has indicated it will not, in the near future, be available for further development.

Similarly, The Glebe will not be available as the Killearn Trust has no intention of selling. Conditions at present prohibit any other use, and having farm animals right into the centre of the village is a major feature giving the village part of its' character and charm. The present use reminds everyone that the village is set in a farming community. This is a much loved green space within the village.

Decontamination issues exist at the remaining area of the Killearn Hospital site, and this is identified as an Employment site.

There is the odd pocket of land at Gartanaeglis, the corner of Ibert Road and the Turnip Field behind the old graveyard where the odd small-scale development of one or two affordable houses could be erected. There is not the incentive for individuals to develop these as previously houses were permitted at the Turnip Field on the condition that no more would be permitted. The Turnip Field is an extension of the green space of the park and is owned by Stirling Council.

It goes without saying that there will be many planning objections to housing developments at any of these locations and if any application is forthcoming, the process will have to take its natural course involving community meetings and potentially community consultation. At this juncture therefore, overall, we consider the village has probably reached its limit and are opposed to further major housing development subject to the above. We await with interest any proposals for Killearn which may be identified in the revised Local Development Plan.

## Rural Housing

Rural housing within our area is generally linked with rural businesses and/or small clusters of households. The exception would be the Killearn Hospital site which is allocated as a site within the countryside. This site was previously developed so is classed a brownfield site.

The community are generally not in favour of housing in the countryside unless it relates to a rural business or potentially re-uses brownfield land. We encourage the appropriate re-use of redundant and unused buildings within the countryside and the continued adaptation of historic buildings to ensure their longevity.

We find the Housing in the Countryside Supplementary Guidance document useful and encourage the council to provide such guidance with the upcoming new LDP.

## Planning Considerations:

- In general, there is little desire for more housing particularly until the impact of the Hospital Site development is understood. New housing development should be limited.
- If there is to be more housing, the preference is for affordable, modest homes rather than luxury houses.
- The design of housing (including householder applications) should fit with the character of the area (this is not meant to preclude more modern styles)
- We welcome a more consistent approach to the approval process in terms of house design.
- Density affects the character of the village and considerations should be given to adequate spacing as well as mass.
- Priority should be given to local people in housing allocation.
- Existing large existing houses could be split into smaller units.
- Develop bungalow-style properties.
- Provide social and rented housing, especially for young adults.
- Encourage self-build opportunities and alternative housing models such as shared ownership and intergeneration living and co-housing.
- Look at different types of homes that use less land like terraces and flats.
- Housing design should reflect the character of the village and surrounding area (without precluding modern designs were appropriate)
- Emphasis on garden space, privacy and space for pets.
- Any new housing must be supported by sufficient infrastructure and amenities.
- New housing has brought new people to the area but has not necessarily met the needs of the people who already live here.
- Maintain strong boundaries with the countryside to maintain the village feel and avoid development infilling of land that joins up Killearn village with the hospital site.
- Ecology, biodiversity, flood risk, ground conditions (like the presence of peat) and setting should be carefully considered for all applications.



## Theme 2: SUPPORTING LIVEABLE PLACES

### LOCAL LIVING, & 20 MINUTE NEIGHBOURHOODS

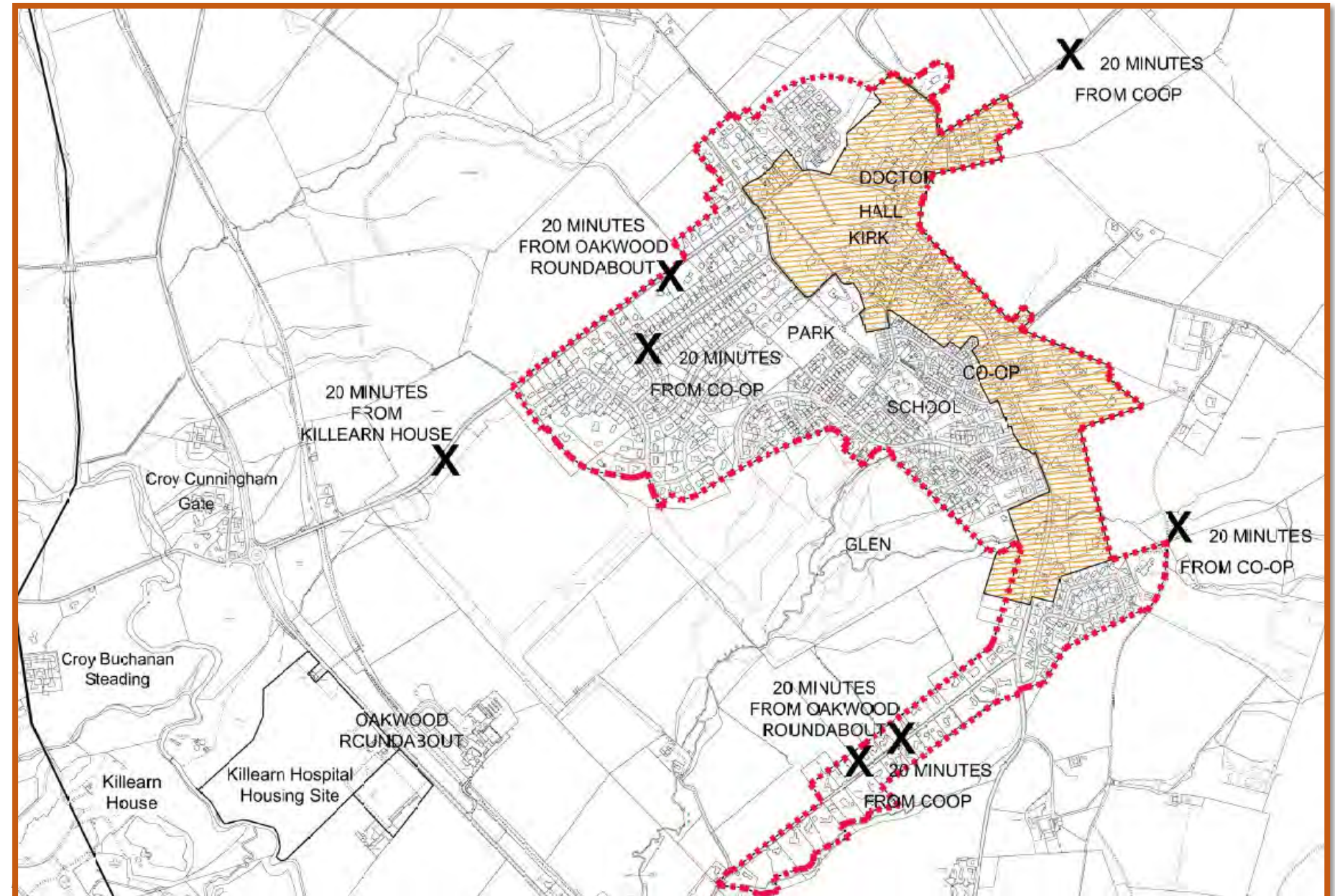
#### What is a 20 Minute Neighbourhood?

The concept of the 20 minute neighbourhood policy in NPF4 focusses on local living and the core idea is to enable people to meet the majority of their daily needs within a 20 minute walk from their homes.

To help achieve this in Killearn, there should be a balance between the level of housing and the levels of amenities, services, employment opportunities, green space, education and travel etc, within a 20 minute walk. The feedback is that it is unclear how the hospital site will integrate into this concept whilst still maintaining clear boundaries of Killearn village settlement.



Diagram of the 20-Minute Neighbourhood Features (Credit – TCPA)



Applying the 20 minute concept could significantly influence future development in Killearn. Physically the current village works size well in relation to a 20 minute neighbourhood.

The local economy is critical to the concept so there should be a push to retain and enhance local services like shops, schools, healthcare, and leisure spaces.

Reducing the need to travel to larger towns (e.g., Glasgow or Stirling) supports the local economy. Improved public

transport links and digital infrastructure (for remote work and online services) would be vital.

Enhancing walkability and access to services can benefit elderly residents and young families in particular.

Careful planning is needed to balance modernisation and development with heritage preservation and protection of green spaces.



## Theme 2: SUPPORTING LIVEABLE PLACES

### PLAY, SPORT AND RECREATION

**“There is little focus on providing facilities for teenagers in the village.”**

Some people who responded to the stage 1 survey talked about there not being sufficient play and recreation facilities –

What kind of facilities of this kind would you like to see in Killearn, or do you think are currently lacking?

#### Key Findings:

- The range of outdoor play provision we have is well used.
- There were many requests for a pump track and/or a skatepark.
- There were requests for more activities and areas for teenagers.
- Older children and adults could benefit from outdoor gym equipment.
- More safe cycling tracks ideally that join roads, cycle and footpaths.
- Play equipment for children with learning and special needs.
- Better and appropriate lighting in the park
- A youth club/cafe and more activities in the hall.
- Sheltered play and hanging out area(s).
- Other felt there was enough play area
- Play area equipment is old, requires maintenance and general sense that park and pitches could also be better looked after.
- Concerns about demand and whether more facilities would be well-used.
- Volunteers would be needed to operate and maintain new spaces.
- A need to engage teenagers directly to understand their preferences.
- Concerns that due to increased housing numbers, that play provision will be insufficient.
- Our findings echo the findings in the Stirling LDP3 Play, Sports and Recreation Consultation Feedback Report

#### What do we have for play, sport and recreation?

Killearn park has a football pitch, with changing rooms, a fenced play area with equipment specifically for small children and further play equipment such as the flying fox available for older children. There is an adjoining area, known as the turnip field, for general outdoor use. Behind the primary school is a fenced multi use games area (MUGA), with an additional small playpark beside it, and the village also has a tennis club, with a clubhouse and several courts. Indoor recreation is catered for in the village and church halls. Clubs are run for guides, cubs and scouts, and classes are available for yoga, dance, bridge, art and embroidery. The existing provision is seen as mainly catering to a younger demographic, with older children and adults, and in particular teenagers, being underrepresented in terms of available amenities.

There is nothing in the way of cycle courses or skateboard facilities. This is also the case in surrounding villages, and it is considered and proposed that facilities could be centralised for several villages. There would not necessarily be a need to locate these within a village and a centralised location may be found. (for example, the remaining section of the former Killearn Hospital site may be appropriate) To some extent this happens for activities at Balfron High School which caters for children and adults, but the hindrance to all of this is of course transport.

The use of cars is the main mode of transport within the area currently to get to most areas of recreation that can't be walked to.



Image copyright Natasha Houchin

#### Planning Observations:

- We need Stirling Council to maintain and enhance the play provision that we have.
- Children should be involved in play park improvement provision.
- With an increasing population there is a need to provide associated facilities for play and recreation.
- It is hoped that developer contributions will be used to provide more outdoor facilities to balance with the increased housing over the years and we feel the LDP should address this, perhaps with conditions attached to any planning approvals.
- The most sought after new amenity would be a pump track which could be accessed from the village without the need for a car. No site has yet been identified for this.
- Improved lighting for the facilities we already have (eg the MUGA) would allow better use throughout the year.
- A covered outdoor seating area would provide a possible space for teenagers to meet up, recognising that many teenagers may not want organised recreation, but would value a safe space to meet.
- It is recognised that a range of play and recreation facilities are already in existence in our neighbouring villages, but that access to them is made difficult by the lack of reliable public transport and the absence of safe active travel routes between the villages. This specifically disadvantages the very demographic who already feel disenfranchised by the existing local provision of amenities. By committing to an active travel path, for example to Balfron, we could connect young Killearn residents safely to the options of swimming, golf, gym equipment and activity classes which are already in existence there.
- We ask Stirling Council to work with our community to enable access, by active travel paths, to the facilities already in existence in our neighbourhood, and to encourage our neighbouring villages in their turn to reach and enjoy Killearn.
- We do not want to see any loss of our outdoor play and sports facilities.



### Theme 3: SUPPORTING PRODUCTIVE PLACES

#### FACILITIES AND SERVICES

**“We are very fortunate in the wide range of facilities that we have access to in the village.”**

**Which facilities do you specifically value in Killearn, or which services do you feel are lacking at present?**

##### **Key Findings:**

- **The services and facilities available are highly valued and praised including the health centre, village hall, church hall, pharmacy, Co-op, pub, cafes, tennis club, primary school, nurseries, garage, flower shop, and tennis club.**
- **There are many valued community groups and classes in the village and area.**
- **Some noted the complete demolition of the Killearn hotel (Black Bull), a historic building which would have been 300 years old in 2030.**
- **Services that are seen to be lacking are a post office in the village, butcher and banking services.**
- **There is a desire for more shops and evening venues like a deli, baker, grocers, wine bar, takeout and restaurant.**
- **There is a lack of accommodation for visitors particularly for wedding guests at wedding in the village hall.**
- **improved parking near the health centre.**
- **There were also suggestions for a village gym and guided nature walks.**
- **There are concerns that facilities are shutting down if not seen to be commercially viable.**
- **Community spirit is viewed as essential—without it, services may disappear, and vice versa, services and amenities help to build community spirit.**
- **Feeling that the main shopping street has been taken over by housing and shops closing.**
- **There is a good variety and access to community events put on both by local businesses and volunteers.**
- **Libraries, dentists, and recycling in Balfron, Drymen, and Strathblane support wider needs.**

#### **Community Buildings and Services Overview**

Killearn village and its surrounding area need vibrant and accessible community buildings and services that cater to the diverse needs of residents. Such places enable residents to connect, build relationships, and participate in the civic life of the community.

We want to ensure that the area has sufficient fit-for-purpose community spaces to serve all the needs of our whole community. Such places will serve as platforms for residents to participate in local activities and decision-making processes. They can offer access to fitness facilities and social activities which contribute to a healthier and happier population. They could also offer educational programs and workshops catering to various interests and age groups.

Reliable core services are essential for our area. Access to healthcare, good transport links to nearby towns, and strong broadband and mobile coverage all support daily life. Emergency provision, such as defibrillators, also gives reassurance in a rural setting.

Strong community and social facilities help bring people together. The village hall, kirk, sports pitches, play areas, and safe walking or cycling routes encourage activity and connection. Spaces for young people and activities for older residents will ensure that all age groups are supported.

Everyday life also depends on local amenities, such as shops, a post office, cafés, and a pub. For families, childcare and nursery provision is valuable, while sustainable options like EV charging or car-sharing schemes can help the village plan for the future.



Image copyright Killearn Tennis Club

##### **Planning Observations:**

- **The provision of services, amenities and retail is a vital part of village life. This separates a village from a commuter destination.**
- **There are requests for more varied and affordable shops. We therefore encourage the Planning Department to support applications for retail, restaurants, business, hotels and non-residential facilities and resist further loss of these use classes to housing on the main street through Killearn particularly and throughout the area as appropriate.**
- **Expansion of other use classes and expansion of services such as health provision should be considered alongside population growth and the numbers of houses being approved.**
- **The community encourage the provision of facilities and services at the Killearn Hospital site and note this is an allocated Employment Site.**
- **Subsequent to discussions at KCC meetings, the group requests that weaknesses in the developer contribution system generally are strengthened. The system does not currently appear to give appropriate value to Contractor's making sufficient contributions. This then reduces the capacity of the Council to fund essential infrastructure and affordable housing.**
- **We request that an appropriate proportion of Developer Contributions is allocated to our community and our neighbours.**
- **Stirling Council could assist with the creation an online community or intercommunity directory for shared resources.**
- **We recognise that the housing at the Killearn Hospital site will help to sustain local businesses and likely increase opportunities. This may take some time to come to fruition.**
- **We support local economic development to support local employment and supply chains.**
- **We support community voice in future development plans.**



### Theme 3: SUPPORTING PRODUCTIVE PLACES

#### BUSINESS AND INDUSTRY

**‘When I was growing up here, I don’t remember there being such a strong network of businesses and services.’**

##### Key Findings

- **Though small in size, Killearn is home to a variety of independent businesses serving both local residents and visitors.**
- **There is a good variety and number of micro and small independent businesses in the village, hamlets and wider rural area.**
- **The businesses that are used by the general public are well-supported and generally thrive.**
- **Farming/agriculture maintains a strong presence in the local economy.**
- **There is some forestry within the area.**
- **There are limited full-time job opportunities in the area as many micro businesses have only a few employees.**
- **Service sector jobs (cafés, pubs, childcare) are available.**
- **Many people commute to Stirling and Glasgow for work.**
- **Recent improvements in broadband provision have supported more people to work from home.**
- **There is an excellent range of volunteering opportunities, especially through local groups and community activities.**
- **Volunteering helps foster a strong sense of community.**
- **Part-time work is accessible for young people, mostly in hospitality.**
- **However, career or long-term employment opportunities are minimal for youth.**
- **Seasonal business and events could support the local economy.**

Killearn is a small but dynamic rural village with a diverse, if limited, local economy. While it retains the charm of a traditional village, Killearn also reflects the modern shift toward remote working and small-scale entrepreneurship. The business environment is shaped by the village’s proximity to

Glasgow and Stirling, its strong community identity, and the changing nature of rural work.

Two nurseries (private and council-run) and a well-regarded primary school create employment opportunities and serve the needs of families. A small but active group of self-employed tradespeople (gardeners, electricians, builders, plumbers, etc.) provide essential services, often with long-standing ties to the community. A growing number of residents work remotely in professional, creative, and tech sectors, made possible by good broadband infrastructure and flexible employment trends. Several freelancers and consultants operate quietly from the village, commuting into Glasgow or Stirling as needed.

While the community is supportive of local enterprise, several structural and geographic factors limit business growth:

- **Limited Commercial Space:** The village has few purpose-built commercial units or co-working hubs, restricting the growth of small enterprises or startups.
- **Transport Barriers:** Lack of reliable public transport affects both commuting and customer access, particularly for young people and those without cars.
- **High Cost of Living:** The desirability of the area, combined with a shortage of affordable housing, makes it harder for younger workers and families to live and work locally.
- **Planning & Infrastructure Gaps:** Concerns have been raised about new housing developments outpacing investment in local services such as GPs, schools, and roads.

There is significant potential to develop Killearn’s local economy by building on its strengths:

- **Support for Startups:** Incentivising small-scale local businesses and remote workers through grants, shared workspaces, or micro-retail units could retain talent and reduce commuting.
- **Tourism Integration:** Better linking local businesses to tourism flows from the West Highland Way, Glengoyne Distillery, and Loch Lomond could create more demand for shops, eateries, and accommodation.

- **Local Business Directory or Network:** A coordinated online presence or business forum could help residents discover and support local services and encourage collaboration between trades, creatives, and service providers.
- **Sustainability & Green Economy:** There's scope to encourage eco-enterprises, community-supported agriculture, and repair/reuse initiatives (like a repair café), aligning with wider trends in sustainable living.
- **Youth Opportunities:** Expanding apprenticeships, part-time jobs, and training in areas like childcare, hospitality, digital skills, and trades could help young people build meaningful careers without leaving the village.

Killearn is in a strong position to balance its rural character with modern economic trends. While many residents continue to commute or work from home, there is room to nurture a more resilient, community-focused economy. With the right support Killearn could become a model for vibrant village-scale enterprise, combining tradition with innovation.

##### Planning Considerations

- **Positive action is required to develop the remaining area of the Hospital site for business, shops, cafes, residential institutions and/or light industry.**
- **There is interest in creating more diverse local businesses and reducing reliance on commuting.**
- **Broadband and infrastructure improvements would better support remote work and business hubs**
- **Increased local employment opportunities may allow young people to stay within the area (particularly if this was coupled with suitable affordable housing provision).**
- **There is interest in shared workspaces.**
- **Empty premises could be repurposed for business or community use.**
- **Better bus links and cycle infrastructure are essential to open up opportunities.**
- **There are concerns about overdevelopment without adequate investment in doctors, schools, and amenities etc, and this should be considered by Stirling Council.**



### Theme 3: SUPPORTING PRODUCTIVE PLACES

## TOURISM AND CULTURE

**“At the weekends, you will often find people heading out to fish and hill walk... whilst the village is a popular pitstop for tourists headed to the nearby Glengoyne Distillery... the close-knit population... never feels diluted.”**

### Key Findings

- Killearn heritage trail with its information boards, is much appreciated by locals and visitors.
- Many visitors pass through or stay in Killearn while exploring the nearby West Highland Way
- Others come to enjoy local walks such as Killearn Glen, Ballochruin Woods, Dumgoyne, the Whangie, all offering beautiful views over the Campsie Fells.
- Glengoyne Distillery, located just two miles from the village, is a major draw for international and domestic whisky lovers. Many tourists visiting Glengoyne also visit and pass through Killearn.
- The Endrick River is a popular fishing destination.
- Its proximity to Glasgow and Stirling, makes Killearn a popular spot for day-trippers looking for a rural escape.
- Various holiday lets and B&Bs in the area accommodate short breaks and wedding guests, particularly those attending Killearn Village Hall.
- While smaller in number, some visitors are drawn by Killearn’s rich local history, including its connection to George Buchanan, the 16th-century scholar and tutor to King James VI.
- Visitors often use Killearn as a base or stopping point when exploring the Devil’s Pulpit, although traffic congestion and safety here is a concern.
- Events in the village such as the Killearn Firework’s night, Christmas market, horticultural events, live music and craft fairs are very popular.
- There are ongoing concerns about litter, trail erosion, and the need for better facilities to manage visitors sustainably.
- There are several rural businesses that are popular with visitors.

Killearn is a picturesque village situated on the edge of the Loch Lomond and The Trossachs National Park, just 30 minutes from Glasgow. Its location, history, and welcoming community make it an attractive destination for a range of tourists. Killearn is not a big tourist hub largely as it is not on the main road.

The Village Hall is a key cultural venue, hosting live music, theatre, comedy nights, art exhibitions, local craft fairs, seasonal events such as Killearn Fireworks Night and Christmas markets and private events including weddings, which bring in visiting guests

There are also vibrant community groups such as the Killearn Kirk Players, horticultural society, book clubs, and the Killearn Trust, all of which contribute to a strong cultural identity and community cohesion.

Despite its charm and strategic location, Killearn lacks a coordinated tourism strategy. Key areas for growth could include:

- Eco and heritage tourism: Curated walking tours, local history trails, or QR-coded village plaques
- Cultural programming: Expanding the use of the village hall for arts festivals or food & drink events
- Accommodation and hospitality: Encouraging more small-scale B&Bs or a boutique guesthouse
- Creative workshops: Artisan courses (e.g. pottery, photography, foraging) to attract experience-seeking visitors
- Partnerships with Glengoyne Distillery and Loch Lomond attractions to increase visitor dwell time in the village

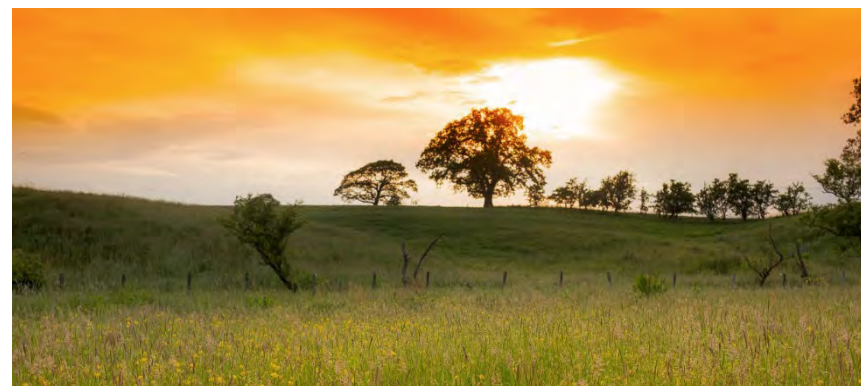


Image copyright Wild Killearn

The challenges we are face are:

- Limited public transport making it hard for visitors without a car to access Killearn
- Lack of affordable overnight accommodation restricts longer stays
- Many local businesses are not geared toward tourism or do not have an online presence
- The village risks becoming a commuter hub without planning support to preserve its unique identity and take a holistic approach to use classes.

Killearn has all the ingredients to become a low-impact, high-quality rural tourism destination: history, natural beauty, cultural energy, and community pride. What’s missing is a joined-up approach that supports local businesses, celebrates local heritage, and makes it easier for visitors to stay, explore, and contribute to the local economy.

### Planning Considerations

- The village could benefit from capturing more footfall from visitors in the local area with better signage, accommodation, or collaborative promotions.
- More accommodation such as holiday lets, B&Bs and possible a small hotel both in the village and the local area may be of benefit (if in suitable locations).
- We are aware that Stirling Council is developing a potential visitor levy. This mechanism could directly benefit rural areas like Killearn by reinvesting tourism-generated revenue into improvements that make the area more visitor-friendly and economically sustainable.
- The community ask for support in relation to tourism facilities that are appropriately design, compatibility with local character, have minimal environmental impact and support community wellbeing.
- Stirling council could carry out media campaigns to support rural tourism generally.



## 7.0 STATEMENTS





## Statement 1

### How the proposals in the LPP align with the LDP.

We are aware that Stirling Council are currently working on their next LDP with a view to adopting it in 2028.

On 17 Jun 2025, Scottish Ministers' found the Evidence Report sufficient to enable the Planning Authority to proceed to prepare the Local Development Plan (LDP3).

At the time of writing this document, the council has issued a 'Call for Sites and Ideas' consultation.

The following comments therefore relate to the adopted National Planning Framework on 4 February 2023 (NPF4), and the Stirling Local Development Plan, October 2018 (LDP) and its supplementary guidance.

This LPP does not put forward proposals in terms of actual specific projects as we hope to develop these in a Local Action Plan which will follow on from this document.

One of the major aspects of feedback received by KCC from the community in relation to planning applications relates not to the content of the above documents but to a perceived lack of consistency in which the LPD requirements are applied.

The character of the village and surrounding area is of prime importance to many of the respondents. In recent years, we have seen several developments (including householder applications), that many have felt not to be in keeping with the character of the village and are not appropriate in design in terms of appearance, scale, massing and material selection. This is particularly noticeable within the Conservation Area, at the boundaries of the village and at prominent rural locations. Demolition of historic buildings particularly within the conservation area is also felt by some to not align with policy. Some approvals appears not to align with Policy 1 on Placemaking and in particular Policy 1.1(Site Planning) and Policy 1.2 (Design Process), Policy 2.12: Residential Alterations and Extension, Policy 7.2: Development within and outwith Conservation Areas, Policy 7.4: Development in Gardens/Curtilages within Conservation Areas and around Listed Buildings, the Killearn Conservation Area Character Appraisal and Conservation of Historic Heritage. The

evidence gathers supports a more robust and consistent approach to the implementation of these policies that see the applications in the context of a village.

The evidence within our LPP provides support for the strong implementation of Policy 1.3 (Green Infrastructure and Open Space).

With regard to Policy 2.1 on housing land supply, the evidence gathered is clear that further larger scale housing developments are not desired and that anymore housing should be focused on affordable and smaller scale housing. We are aware that the Killearn area is a desirable place to live and therefore house prices are high. This makes the area attractive to house builders due to financial gain.

The LPP identifies areas of land around the village but as noted, we have not carried out assessment as to whether these are available or suitable for development (for housing and other uses), or that there is desire from the Owners or within the community for that to happen.

The LPP evidence shows that the number of houses provided within the period of the current LPD has far exceeded those identified in the LDP including the bringing forward of housing at the Killearn Hospital site prior to (or not aligning with) the development of employment opportunities here. This appears to be in contravention of the Key Site Requirements listed in the Killearn Settlement Statement.

This document also notes that residential development would be permitted at the Hospital site to enable implementation of the contaminated land remediation strategy. It is our understanding that the remainder of the site that has been allocated for employment opportunities has not been decontaminated as part of the current permission. This also appears to contravene the intent of the Killearn Settlement Statement.

In general, the development of this site is supported by the community and we understand that issues pertaining to the whole site are complex, however a focus is now needed on

decontamination and providing employment opportunities on the remaining site should the Owner choose to release the site. And on careful rebalancing of the services and employment opportunities within the Killearn area through the planning process to align with the LDP and the NPF4 principles of Local Living and Rural Revitalisation.

Although the hospital site is categorised as countryside development, the impact is recognised within the community and as such buffer-space concerns are also valid under current planning criteria.

Given the above, it is hoped that any housing allocation for Killearn in the upcoming LDP will be carefully considered, limited in scale, and focused on meeting the genuine housing needs of the community, rather than being driven primarily by developer interests.

Policy 2.2, requires that sites of 20 units and more of housing should have a 25% affordable housing contribution on site rather than by financial contribution with some flexibility at the discretion of the Council. Sites of 10-19 units are required to contribute 25% of the units as affordable housing either on site or by financial contribution. We are aware that the financial viability of developing the site can also be taken into account. It is noted however, that there is no affordable housing at the Killearn Hospital site or the Killearn Hotel site, and to date since these sites were approved, no financial contribution has been allocated by Stirling Council to Killearn for the building of affordable housing that we are aware of. We would welcome further discussion on this and strong implementation of the affordable housing provision requirements in relation to any future housing developments.

Residents have raised concerns with KCC regarding several breaches of the planning process. While it is recognised that there is a clear process to be followed, in some cases there appear to be few consequences for owners who do not comply. This undermines confidence in the system, reduces respect for the process, and may discourage others from adhering to it.

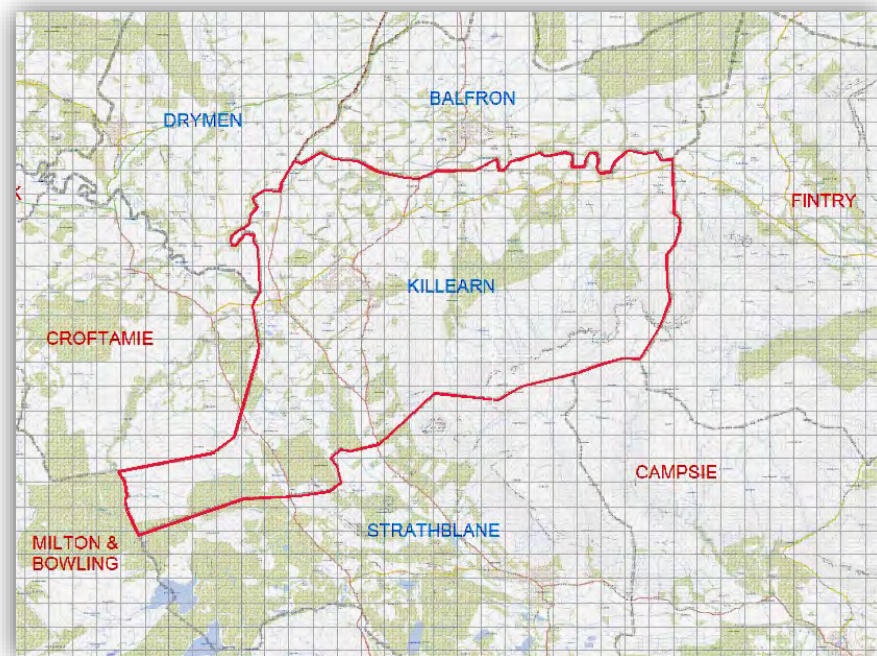


## Statement 2

List of the councillors and community councils consulted, and when, that border the area to which the Local Place Plan relates.

The following Community Council were consulted during the 28 day notice period running from 1<sup>st</sup> September to 30<sup>th</sup> September:

- Fintry
- Campsie
- Strathblane
- Milton and Bowling
- Croftamie
- Drymen and Balfron



The following Councillors were consulted during the 28 day notice period running from 1<sup>st</sup> September to 30<sup>th</sup> September:

- Paul Henke
- Rosemary Fraser
- Gerry McVary



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**Statement 3**

**Feedback received during the 28 day Information  
Notice Period**

To be filled out at the end of the Information Notice Period



**Statement 4**

**Pre-submission Information Notice**

To be filled out at the end of the Information Notice Period



## Acknowledgements

We want to thank everyone that completed the surveys, attended events and participated in this process. We've gained a really deep understanding of people's thoughts and feelings on a wide range of topics.

## For More information on Local Place Plans

More questions and answers about the Local Place Plan process can be found on the KCC website.

If you would like to get involved, or if you have any queries about this document, please contact Killearn Community Council at

[Contactus@KillearnCC.org.uk](mailto:Contactus@KillearnCC.org.uk)

## Next Steps

The finalised LPP will be submitted to Stirling Council to inform the next LDP. It will continue to evolve based on land availability and ongoing community engagement. The final decision whether to include Local Place Plan proposals in the Proposed Local Development Plan are for the local planning authority to decide. This will be done as part of the process of forming the next Local Development Plan.

Ultimately, it is for the local authority to decide what weight to place on the representations and comments made by the community during the Information Notice period. However, given the high level of community engagement in this project, there is a strong expectation amongst the KCC community that the proposals included in this Local Place Plan will be given serious consideration and will both inform and be reflected in the forthcoming Local Development Plan.

## Abbreviations

LPP - Local Place Plan; a community-led plan written by a constituted group and registered with the local authority.

LDP - Local Development Plan

KCC - Killearn Community Council

KCFC - Killearn Community Futures Company

KT - Killearn Trust

LNCS - Local Nature Conservation Sites

TPO - Tree Projection Order

NPF4 - National Planning Framework 4



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Community  
Futures  
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COMMUNITY  
COUNCIL**



**KILLEARN TRUST**