

# BUCHLYVIE PLACE PLAN

This document can be found on the BCC website  
<https://www.buchlyviecommunitycouncil.co.uk/>

MAY 2026



## **Foreword for Buchlyvie Place Plan**

It's a great pleasure to introduce Buchlyvie's Local Place Plan, which is fully endorsed by Buchlyvie Community Council (BCC). I am pleased to submit it to Stirling Council, as an essential part of Stirling Council's Local Development Plan.

This document reflects the views and opinions of the community, who were invited to participate throughout the process. It sets out our agreed principles and priorities and is the touchstone document for any new development proposals for Buchlyvie. It also serves as our Community Action Plan and provides the framework for Buchlyvie Community Development Trust which is currently being established.

Buchlyvie is a small village surrounded by farmland, that extends to the large wild spaces of Flanders Moss and Buchlyvie Muir.

This Place Plan summarises our principles:

- 1. Protect What Matters:** Buchlyvie's community spirit, preserving the village's assets, such as the Health Centre, the Primary School, the Village Hall, historical buildings, the views and countryside to be enjoyed by all.
- 2. Enhance Our Community for All to Flourish:** Improving the infrastructure: creating social spaces is especially important, as well as business support, housing, especially for older and young people, creating walking and cycling routes, spaces to play and improve biodiversity.
- 3. Plan and Act for a Resilient Future:** Awareness of climate, environmental, social and economic changes: provide access to food, renewable energy, emergency communications, ability to withstand flooding and storm damage. Address fuel poverty and inefficiently heated homes. Pastoral support for those in need.

### **Acknowledgements:**

We are grateful to Forth Environment Link and Stirling Council Community Pride Fund for funding which has enabled our Place Plan to be produced. Thank you to everyone in Buchlyvie who contributed to the surveys, attended the workshops and the eighteen volunteers who carried out the door-to-door surveys. Most of all, we are grateful to Dr. Anne Winther, supported by Emily McLennan, who produced the report. Meticulous research, community workshops and professional experience have created a Place Plan that reflects the values of our community and provides guiding principles for all new developments.

Jessica Langford  
Chair, Buchlyvie Community Council  
November 2025

# Buchlyvie Place Plan

*A local place plan grounded in community voices, local insights and life experiences*

## Summary Statement

Buchlyvie is a small rural community with a strong community spirit and where people feel uniquely welcome and supported. The location of Buchlyvie is important to those living here. Residents value being close to nature, as well as central belt cities for work and services, the unique habitats and spectacular views. The community is closely connected to nature.

Buchlyvie aspires to being resilient and inclusive:

- where people of all ages feel connected, supported, and proud to belong
- where people of all ages have access to the services, spaces, and opportunities they need to thrive and
- where people and nature are able to flourish.

This Place Plan is grounded in the voices, experiences, and aspirations of local residents. The content reflects what matters most to the people who live here; not just what is lacking, but what is valued, protected, and hoped for.

Through open-ended community surveys, local conversations, workshops and thematic analysis using a grounded theory approach, three principles (“pillars”) have emerged to enhance wellbeing and enable low impact and fulfilling lives.

### ***PILLAR 1 – PROTECT WHAT MATTERS***

1. Conserving the social fabric of the community and the sense of community spirit, and existing social spaces for informal community building and inclusivity
2. Caring for Buchlyvie’s valued natural and built assets, biodiversity and amenities
3. Preserving the stunning scenery and views and enabling all to enjoy them

### ***PILLAR 2 – ENHANCE OUR COMMUNITY FOR ALL TO FLOURISH***

4. Improving infrastructure for all: social spaces (pub, restaurant and hall); business support hub; housing for all residents, especially older and young people; space for care provision; vehicle management; active travel routes; and wild spaces for play and recreation
5. Creating better access and inclusivity through: events and clubs; virtual connectivity; physical connectivity and mobility; and active travel.

### ***PILLAR 3 – PLAN AND ACT FOR A RESILIENT FUTURE***

6. Planning for a resilient future in the face of social, environmental, and economic change: access to food; planning responses to electrical outages, emergency communications, flooding and storm damage.
7. Addressing fuel poverty and energy inefficient homes.

8. Encouraging responsible behaviour (carbon emissions, plastic consumption, food growing, enhancing biodiversity, etc.)
9. Creating an inclusive pastoral support service for those in need.

These principles are to be achieved through the nine interlinked priorities, forming a coherent picture of a community that is grateful for its rural character, deeply connected through personal ties, and determined to remain a good place to live for generations to come.

There is a sense that the community is changing; “many”<sup>1</sup> are being left out; and, there is a need to refocus to develop community spaces (informal and formal networks and physical spaces) that nurture the community spirit and neighbourly values that are so important.

The community supports limited, sustainable growth that responds directly to local needs rather than speculative development. The priority is for small, well-designed homes — including accessible or sheltered housing for older people and affordable options for younger residents — to help maintain a balanced and inclusive population. While some land has been allocated for development in the Local Development Plan, residents remain uncertain about these choices and wish to see future plans more strongly guided by local evidence, transparent assessment, and meaningful community involvement.

Buchlyvie Community Council intends to continue a collaborative dialogue with the local planning authority to ensure that the Local Place Plan meaningfully informs both the forthcoming Stirling Council Local Development Plan and individual planning applications. The next phase of work will include:

- Developing a clear **assessment process** for considering potential developments and their locations, including criteria identified as important in this LPP, as well as LDP requirements related to accessibility, infrastructure capacity, environmental impact, and community benefit.
- **Reviewing the LDP2 allocations** alongside council officers to understand the evidence supporting each site and to explore opportunities for refinement and how community knowledge and sentiment is incorporated in future planning decisions.
- Gathering further **local housing needs evidence**, particularly relating to older and younger residents.
- Exploring **models** to deliver smaller-scale, needs-based housing development, dedicated greenspaces, protected nature corridors and spaces, social spaces, and other infrastructure identified in this LPP.

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<sup>1</sup> “Many” is unquantifiable, but certainly there are a number of young people aged 15 and above and working people under 45 who are not engaging with the community as there is little for them and no evening social space (pub) to gather informally. This is reflected in lack of survey participation by these age groups and comments made to interviewers during the consultation.

- Integrating sustainable and social economic models to achieve net zero homes and business.
- Maintaining transparent communication with residents to ensure ongoing **community ownership and accountability** of the Place Plan process.
- Proposing the whole LPP area for consideration in LDP3.

These steps will provide a structured basis for engagement with statutory planning processes and strengthen the weight of the Place Plan as a local material consideration.

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## Introduction

This plan was developed with the aim of:

- Developing a plan that informs Buchlyvie's development that contains: a description of who and what we are; community-agreed criteria for decision-making; and a list of agreed next steps for action
- Fulfilling Stirling Council's request to create a Local Place Plan for the community
- Capturing community vision and priorities in a structured and evidence-informed way
- Establishing an evidence base for future planning and development decisions
- Informing future investment and partnership working with local authorities and stakeholders
- Enabling community-led actions and collaborations that respond to shared needs and values

The LPP was developed according to Scottish Government guidance<sup>2</sup> by Buchlyvie Community Council, established in accordance with Part 4 of the Local Government (Scotland) Act 1973. The contents of this LPP are as follows:

Section 1 – Methodology and analysis; stages of consultation and approval

Section 2 – Description of the community; maps from conservation plan and past LDP developed by Council

Section 3 – The Life Plan: core themes emerging, community voices, recommendations

Section 4 – Implications for local development planning, local government and community actors

Section 5 – Community action plan

Section 6 – Appendices

Appendix 1 – Legal requirements for submission and pre-submission consultation details

Appendix 2 – Respondent engagement analysis for Phase 1 and Phase 2

Appendix 3 – Postcode comparisons and analysis

Appendix 4 – IB2034

Appendix 5 – Data from Phase 2 consultation to inform future development decisions

Appendix 6 – How recommendations link with LDP, NPF4, SCCNEP

Appendix 7 – References

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<sup>2</sup> Scottish Government 2022. Planning circular 1/2022: Local Place Plans; Scottish Government 2021. The Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021.

## Appendix 8 – Locations of community assets and sites for development and action

### Maps

The outcomes of the consultation are structured around three thematic pillars, each informed directly by community input.

### Acknowledgements

This LPP builds on the development of the Imagining Buchlyvie 2034 report in 2024. This LPP has been delivered with the exceptional support of 18 local volunteers, who became associate BCC members and helped with survey promotion and the initial consultation, knocking on doors and speaking to their neighbours.

Financial support is from FEL Scotland via support from the Scottish International Environment Centre (SIEC) and Stirling Council Community Pride Fund.

### Abbreviations and glossary

Buchlyvie	The whole of the Buchlyvie Community Council area as defined in Map 1
BCC	Buchlyvie Community Council
IB2026	Imagining Buchlyvie 2026: a BCC community consultation carried out in 2016
IB2034	Imagining Buchlyvie 2034: a BCC community consultation carried out in 2024. See Appendix 4.
LDP	Local Development Plan – Stirling Council's previous plan for Buchlyvie
LPP	Local Place Plan - this plan created by Buchlyvie residents to replace and update the Local Development Plan, as appropriate
MBB	Mye Burn Bridge (on B835)
NCN7	National Cycle Route 7
NP	Loch Lomond and Trossachs National Park
NPF4	National Planning Framework 4
SC	Stirling Council
SCCNEP	Stirling Council Climate and Nature Emergency Plan
Scotways	Scottish Rights of Way and Access Society.
SEPA	Scottish Environment Protection Agency
SWSCAN	South West Stirlingshire Climate Action Network
Village	The area marked yellow as the LDP zone on Map 2; in this plan Buchlyvie refers to the total area covered by BCC
WMO	World Meteorological Organization

## Section 1 Methodology

The consultation for this LPP was split into multiple phases. A major input into this plan was the Imagining Buchlyvie 2034 (IB2034<sup>3</sup>) report that was completed and adopted by BCC in June 2024. The IB2034 report involved 93 participants (but no one from the 18-25 age group). This year, there were two survey and consultation phases to provide additional raw data for this plan to meet the statutory requirements of developing a place plan<sup>4</sup>. Phase I asked residents: what is important to them – what they really liked and what they didn't; what they felt was important from the 2034 plan; and, what actions are required to ensure Buchlyvie's future in uncertain times. Phase II involved mapping development and conservation areas and identifying opportunities and views; in Phase III the community is invited to review this whole plan.

All households within the Buchlyvie Community Council (BCC) area (Map 1) were consulted. In Phase I, this was achieved by a team of 18 volunteers, who knocked on all the doors (398 households identified) for postcodes within the BCC boundary<sup>5</sup>.

**Table of Location of households within / outwith LDP2 boundary**

Location	Number households	Percentage of households	Percentage of households responded in Phase 1
Outwith LDP*	141	35%	20%
Within LDP*	257	65%	28%
Total for BCC	398		26%

\*SC's LDP2 boundary, 2018.

Of Buchlyvie homes, 35% are outwith the existing Local Development Plan (LDP) boundary (Map 2B).

All households were invited to participate by personal invitations to every household through the hand-delivered by volunteers calling card (97% coverage) and/or hand-delivered Buchlyvie Bulletin (giving 100% coverage overall)<sup>6</sup>. Responses to the Phase I survey received 104; some responses were from families, rather than individuals so the engagement is greater than this and estimated to be additional respondents. Only one respondent was from the 18-25 age group; 96% were from age 26 and above. Primary school children took part in IB2034 (100% attendance in workshops held at the primary school) and this is being used as evidence for the LPP<sup>7</sup>. Community members had the opportunity to engage in multiple ways: through discussion with survey volunteers, the online surveys, through papers surveys (at local hotspots - the GP surgery, the coffee shop, the Costcutter shop and village hall), at open workshops on 17 June, 19 June and 28 August, some community lunch hubs

<sup>3</sup> See Appendix 4.

<sup>4</sup> The Planning (Scotland) Act 2019 and The Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021.

<sup>5</sup> <https://www.royalmail.com/find-a-postcode>

<sup>6</sup> The Buchlyvie Bulletin and volunteer card drop-offs had different ranges. BCC are confident that this led to 100% of households receiving an invitation to participate.

<sup>7</sup> See Appendix 4.

and at every BCC meeting from April 2025 onwards. This is in addition to the multiple engagements last year for IB2034.

In Phase 2, participants were invited to share their thoughts on potential development areas via a second survey and an introductory workshop in the village hall. Advertisement was through social media, the Buchlyvie Bulletin, a workshop and posters. The responses were poor compared to Phase 1. When producing the final copy of this LPP, an error was found in the source data provided by SC Open Data. The map of the LDP shared and used for the Phase 2 consultation had significant errors. A comparison of both the original and corrected maps are included as Map 2A (used) and Map 2B (partially corrected) LDP2 village boundary<sup>8</sup>.

In Phase 3 Buchlyvie residents, neighbouring community councils, SWSCAN and elected representatives, are invited to comment on this plan<sup>9</sup>.

More detailed analysis of responses can be found in Appendix 2.

## Section 2 Our community

BCC covers a vast area, much greater than the village (map 6). Therefore, Buchlyvie in this document refers to the whole BCC area. “Village” refers to the land within the existing LDP.

### Physical geography, history and built environment

Being at the west end of the Carse of Stirling, neighbouring the Loch Lomond and Trossachs National Park (NP) and the Campsie Fells, the community holds unique biodiversity and views. The community lies at the western end of the River Forth catchment, draining into the North Sea, and close to the watershed between the Forth and the Endrick. Thus, Buchlyvie is in the isthmus between the North Sea and the Atlantic sea lochs and with its variable geography has multiple micro-climates. Nearby, in the NP, there are remnants of the ancient oak woodland temperate rainforest. This is potentially significant as Buchlyvie retains pockets of *similar* ancient oak woodland<sup>10</sup>. Between a quarter and a third of Buchlyvie is peat bog – to the north as the Forest and Land Scotland managed Flanders Moss<sup>11</sup>. To the south on Ballindalloch Muir, there may be places which are currently managed as grazing and commercial forestry where the peat bog could be restored (assessment required)<sup>12</sup>. There are spectacular panoramic views to the north – the Highlands, especially from the farms on Ballindalloch Muir (e.g. Culbowie, Whiteleys, Kepculloch, Oxhill, Heights), - and to south - the ancient lava flows of the Campsie Fells, best seen from Flanders Moss<sup>13</sup>.

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<sup>8</sup> The error in the new SC map (Map2B) has been reported to SC for amendment.

<sup>9</sup> See Appendix 1.

<sup>10</sup> Within Buchlyvie there are small pockets of oak woodland bordering watercourses and the peat bog. Further investigation is required to the extent of their biodiversity and whether they could be classified as temperate rainforest.

<sup>11</sup> See Forest and Land Scotland 2024. Forth Mosses Land Management plan.

<sup>12</sup> This requires further investigation. The muir is boggy in places and the nature of the soil has not been assessed in this report.

<sup>13</sup> See viewpoint on Map 6.

Buchlyvie is situated 15 miles west of the city of Stirling (the major civic centre of the region) on the A811 to Dumbarton, is 22 miles north of Glasgow and 45 miles from Edinburgh. All of which are commutable.

The village was established as a Burgh of Barony in 1672 on the historic road that ran between Stirling and Dumbarton and is one of the oldest villages in Stirlingshire planned by a landowner (Sir Andrew Graham, Hood, 2000, Stirling Council, 2015). The old village is a linear development following the line of the road, which became part of the military road in the 18<sup>th</sup> century.

The history of Buchlyvie has been well-documented by former Buchlyvie resident, JR Bureau in his book "*Buchlyvie A Village in Stirlingshire*". Bureau thought that the name of Buchlyvie might derive from "*buaidh chlaindeamh*" meaning "*the victory of the sword*" and by this inferred it might have been a battle site. Parts of Buchlyvie reside in the historic parish of Drymen (west of the Mye Burn) and the main centre is in the parish of Kippen. Many of the lands surrounding the village were owned by local landlords based at the rural "seats" (e.g. in Gartmore, Port of Menteith, Drymen and others).

The village has a conservation area, due to its historical value (Map 3). A conservation area appraisal was conducted in 2015 (Stirling Council). The intention of the designation is to safeguard and enhance its "*sense of place, character and appearance*" (PAN 71: Conservation Area Management, 2005, 1, quoted in Stirling Council 2015). Landmarks identified include the village hall, the church, Buchlyvie Inn, certain houses on Main Street (e.g. Mill Cottage and Spittalton House), North Church, the Mye Burn bridge and Primary School. The historical village is at risk from "erosion of the original fabric, "roofscape" and "setting" with inappropriate repair, replacement and developments. There are 15 listed buildings within the LDP and another 9 outwith the LDP (see map 3 and 4). There are other 18<sup>th</sup> and 19<sup>th</sup> century buildings, especially farms, that could be of historical and conservation significance, especially those that are framed by the scenery (e.g. Kepdownrie). Although they may not be sufficiently unique to be listed, they are historic. The impact of outlying historic farm buildings were not considered in Stirling Council's 2015 conservation appraisal. At least two outlying historical buildings (a farm house and cottage at separate locations) have been demolished in the last 20 years.

Conservation area description: "*The designation of a conservation area is a means to safeguard and enhance the sense of place, character and appearance of our most valued historic places.*" There are also a number of tree protection orders (TPOs) in place and green spaces and trees are features of the conservation appraisal. (Scottish Government 2015).

At the time of Bureau's writing in 1996, the community used to have many more active social clubs and events. The following have ceased: parent & toddler group, Buchlyvie Children & Old Folks committee (hosted events, Gala Day, Halloween disco, Hot Dot Hop, outings for older generation, coffee mornings and teas), annual

pantomime, community art show and carol concerts and other fund-raising events<sup>14</sup>. Three strong anchor organisations still running, are: the gardening club, Rural Institute and football club. The historical pastoral support and support in times of crisis provided by the Minister was highly valued; residents spoke of historical bereavement support; and, during COVID the Minister co-ordinated a voluntary support network and food distribution. The church monthly Friday lunch club continues to provide connections and support. New endeavours include the youth club, weekly community lunch hub, and eco-group. Fund-raising coffee mornings with an obligatory raffle still occur, but not as frequently as a decade ago.

The primary school should be at the heart of the community, but has a declining school roll. There is still no after-school provision in Buchlyvie which is detrimental with many parents placing children outwith Buchlyvie.

### **Population and statistics**

The boundaries used by Scottish Government to estimate local populations are different to the community council areas. Therefore, it is hard to obtain accurate statistics for the community as a whole. Buchlyvie village centre in 2012 was ranked as in the 10 smallest communities in Scotland with a population of 530 (National Records of Scotland, 2014). A community-wide population count including some properties in Gartmore, but excluding those west on the A811, (Map 5) had a 2021 population of 786.

### **Community in change**

Buchlyvie is a small community undergoing change - old ways are disappearing and new forms of community are emerging. There is growing recognition of and concern for climate change. As noted above a number of community anchor organisations and local events have ceased in the last decade and the Minister's post is vacant. Lack of engagement in the plan and other community events for the 18-45 age group is noted.

The Buchlyvie Eco-group was recently established collectively by members of the community and Buchlyvie Kirk's Eco-congregation. The G63/Buchlyvie Food Hub and Upper Ballaird farm are making changes in food production, consumption and accessibility. In the last two years, volunteers have reformed Buchlyvie's Community Council. The Burn Green area has become a 'village green' with new planters and benches. Red squirrel conservation is a local success story, as are the new Community Hub with a weekly community lunch and a weekly Youth Cafe. The youth and community hub are bringing members of the community together in new ways. The community spirit is bringing hope and momentum for change and attention for creating and implementing this development plan.

In the interregnum period, when there was no community council (2019-2023), benefits for the community and planning applications were missed and/or permission

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<sup>14</sup> The pantomime was put on annually by the Womens Rural Institute; the art show was a cheese and wine fund-raising evening in support of RNLI, the carol concerts were to raise money for the hall and play park with support from RSNO players, in 2005 a huge auction of high value items donated by members of the community raised thousands of pounds for the new school and medical centre, and there have been car boot sales and washes to support local projects.

for inappropriate development occurred. For example: (1) missed collaboration with Arnprior in the planning stages of Shelloch windfarm; (2) missed collaboration with Forestry and Land Scotland on their strategy and plan for Flanders Moss; (3) missed progressing an active travel route to Stirling; (4) missed assessing planning applications affecting Buchlyvie; and (5) missed opportunity to co-ordinate village development in the context of a mutually agreed plan.

In IB2034, *“young people especially have flagged up concerns with substance abuse prevalence, vandalism and the unsatisfactory state of Buchlyvie’s communal spaces (the poor state of repair of the play park and multi-court and the flooding behind the school). The flooding is being exacerbated by more intense rainfall events. There is also no climate resilience plan and recognition that we have no warm place if there is a power outage, which is becoming more likely with recent storms.”*

The community has come together strongly in 2024 and 2025 with objections to the change of use of the pub (Buchlyvie Inn) to short-term lets and to protest against fly-tipping and enclosure on the Triangle opposite the school. Both BCC and SC were over-ruled by a decision by the Scottish Government to approve the redevelopment with conditions, one of which prevented the removal of the bar from downstairs. However, the change of use went ahead so the bar can no longer function as a pub. This is of great detriment to the community. The enclosure of open public green space and fly-tipping at the triangle has not yet been resolved.

IB2034 lists the changes that have occurred over the last decade. Key anchor organisations identified last year are:

### Clubs

- Football Club
- Hall
- Scottish Women’s Institute
- Gardening Club
- Parent Council
- Eco-Group
- Youth Cafe
- Pilates
- Fitness
- Summer ice
- Community Council
- U3A
- Buchlyvie Wildlife Garden
- Buchlyvie 10K
- Monthly church lunch

### 2024 active enterprises

- Church
- Village Hall
- School
- Medical Centre
- Pub
- Village shop
- Hairdressers (two) and beauty therapy
- Take-away / Tandoori
- Pottery and Cafe
- Micro deli and takeaway with public rest room facilities
- Building services - Painters, joiners, plasterers, electrician, tiling
- Gardeners / landscapers - design and maintenance
- Mobile post office
- Mobile bank
- Mobile fish van
- Garage

- Art gallery
- EV Charging Points
- Recycling cardboard point
- Buses / public transport
- Fibre broadband
- Sanctuary for people and animals
- Clothing repair / reuse
- Artists, photographers, film-makers and craft-makers
- Health and fitness: pilates, Bowen technique, Old surgery health clinics, podiatry, keep-fit, massage
- Buses
- Driving instructor
- Mobile library
- Bike and ski workshop
- Market garden
- Local food hub
- Dairy, livestock and arable farming
- Christmas trees
- Social and environmental research and consultancy
- Arboriculture
- Business consultancy and accounting services
- Tutoring, education and child-minding
- Visitor accommodation (bothy, B&B and self-catering)
- Village newspaper

### **Communication channels**

- Buchlyvie Banter (Facebook page)
- Buchlyvie Parent Council & Primary School (Facebook page and notices)
- Buchlyvie Bulletin Quarterly magazine
- Village notice-boards: bus stop, village hall, shop, medical centre

## Section 3: Core themes emerging

Drawing on the comments from the residents engaged in the survey, we can decipher core principles for development in the future for the community.

### ***PILLAR 1 – PROTECT WHAT MATTERS***

1. Conserving the social fabric of the community and the sense of community spirit, and existing social spaces for informal community building and inclusivity
2. Caring for Buchlyvie's valued natural and built assets, biodiversity and amenities
3. Preserving the stunning scenery and views and enabling all to enjoy them

### ***PILLAR 2 – ENHANCE OUR COMMUNITY FOR ALL TO FLOURISH***

4. Improving infrastructure for all: social spaces (pub, restaurant and hall); business support hub; housing for all residents, especially older and young people; space for care provision; vehicle management; active travel routes; and wild spaces for play and recreation
5. Creating better access and inclusivity through: events and clubs; virtual connectivity; physical connectivity and mobility; and active travel.

### ***PILLAR 3 – PLAN AND ACT FOR A RESILIENT FUTURE***

6. Planning for a resilient future in the face of social, environmental, and economic change: access to food; planning responses to electrical outages, emergency communications, flooding and storm damage.
7. Encouraging responsible behaviour (carbon emissions, plastic consumption, food growing, enhancing biodiversity, etc.) and addressing fuel poverty and energy inefficient homes.
8. Creating an inclusive pastoral support service for those in need

## **Pillar 1: Protect What Matters**

1. ***Conserving the social fabric of the community and the sense of community spirit, and existing social spaces for informal community building and inclusivity***
2. ***Caring for Buchlyvie's valued natural and built assets, biodiversity and amenities***
3. ***Preserving the stunning scenery and views and enabling all to enjoy them***

### **Pillar 1 - Research and Findings**

Residents express a strong emotional connection to the rural nature of their community. The scenery, tranquility, and familiarity of the area are described as central to people's quality of life. Wild and wooded areas are especially important to young people.

Buchlyvie's biodiversity is important. It is on the leading edge of species recovery with its haven for wildlife. Buchlyvie is lucky to have a red squirrel conservationist, who dedicates her life to red squirrel monitoring and their welfare. In the last decade, pine martens, beavers and red squirrels have re-established themselves in the community. This has had a profound positive effect on the oak woodland

regeneration and multiple other species. SWSCAN is promoting Local Nature Conservation Areas (LNCAs)<sup>15</sup>, but biodiversity is high across the whole of Buchlyvie's area. A consideration of the biodiversity of the whole area is needed and how special places such as the LNCAs connect via wildlife corridors. Given that nature is one of the community's most important things, community involvement with and education about Buchlyvie's nature should be a priority.

The invasion of non-native species (specifically giant hogweed, which has invaded multiple areas across the Moss and its tributaries in the last decade) means that picnic and paddling areas, used by families in the past, are now inaccessible.

*"...Need to deal with invasive species e.g. hogweed. Need support from Council – [they] should not expect the community to have to apply for funding to sort this out."*

The scenery is one of the most important features for Buchlyvie residents. Protecting views is important *"we look out over the fields and see the old family croft. That's important to us."* Infilling between existing properties erodes views. *"Before the infill we used to sit here [in our front room] in the evening with a drink looking at the view"*. Another example is the building of the Shelloch windfarm which will have a detrimental impact on the local scenic viewpoint on Flanders Moss (Map 6). This means that planning assessments should have a wider geographic impact assessment. Sometimes only communities themselves can provide the local knowledge to identify otherwise unforeseen impacts. When infilling all properties that lie on a wide arc along the street should be included in impact assessment.

The overwhelming majority of residents care about the appearance of the village and value the historic and visual amenity of the buildings of conservation significance. The management of the conservation area though is not without problems. There are a small minority of residents who cause a nuisance and detract from village ambience (this is especially the case with the Station Road Triangle, which until recently was maintained by SC who cut the grass and tidied this greenspace; the Triangle is now an eyesore with fly-tipping, car-parking and attempts at enclosure).

There are many residents who wish to enhance their properties responsibly and appropriately, but are constrained by the cost and bureaucracy associated with planning regulations. There appears to be an imbalance between the way in which Stirling Council create statutory requirements for planning applications and the end result. The overly bureaucratic and expensive approach of having to apply for planning permission for small renovations (e.g. painting a window frame) has deleterious consequences. This is most obvious in the loss of character at the North Church, where the window painting was stopped by SC, due to lack of a planning application. Over six years later the painting has not started again. To conserve the character with appropriate maintenance and renovations, the approval process has to be accessible otherwise necessary improvements will not happen.

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<sup>15</sup> SWSCAN 2025.

Residents are concerned about the intense luminosity of the LED new street lights which are deleterious for humans, plants and wildlife<sup>16</sup>.

Peace and tranquility are especially important; too often they are disturbed. Regular and incessant barking dogs in the village is a serious nuisance. The barking can be heard in satellite areas 1 mile from the village centre. This has not yet been resolved by statutory authorities, despite their awareness. Separate dog barking and noise problems have been reported in a different area 1.5 miles from the village centre, involving statutory authorities.

Primary school pupils have been highly vocal in their frustration with older young people vandalizing and littering in the play park. There have been accusations of drug and vape dealing and older children can be seen smoking and vaping on play equipment when younger children are present.

Illegal and hazardous air pollution has been reported with regular noxious fumes from the burning of dog litter and other noxious substances. This is harmful to human health, a serious nuisance and is illegal under the Environmental Protection Act 1990, enforced by the Scottish Environmental Protection Agency (SEPA). Properties in Montgomery Place are so badly affected by fumes that they are unable to open their windows or go outside. The health risk is high without a high temperature incinerator with controlled emissions – low temperature burns enable live pathogens to become airborne and pathogens to produce toxins that can be hazardous to human health.

Members of the community have reported and/or feel deeply harmed by these activities. BCC has a responsibility to report such incidences of anti-social behaviour raised to them but no authority to do anything about it. The authorities that do have jurisdiction appear to be ineffective and are letting Buchlyvie down with lack of resolution of these problems. SC have answered the call to action in the past with the densely planted Leylandii trees. Expecting volunteers to mediate acrimonious and difficult situations is totally unfair and inappropriate. SC, SEPA and other statutory authorities must take ownership to resolve these situations expeditiously as the impact is having long-term consequences on health and wellbeing of residents.

Many refer to the length of time they have lived in the area and the relationships with people, place and community, which they have built over decades. Social life is rooted in shared activities and informal support networks, though there is a growing awareness that these are at risk due to demographic change, service decline, or external development pressures.

Anchor organisations are the: Buchlyvie Bulletin, football club; curling club, rural (SWI), community lunch hub, 10K, Buchlyvie green volunteers (Burn Green and wildlife garden), the youth club and the fledgling Upper Ballaird CSA.

Anchor businesses offering services to residents are: Coffee Kiln café, Costcutter shop, Flanders Rest, primary school, health centre (GP, physiotherapy, mental health

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<sup>16</sup> Light at night is well-known to disrupt sleep rhythms and chemical cycles within plants. Turning down the light intensity would benefit humans, animals and plants.

and dispensary), district nurse hub, fitness classes (pilates, strength & balance, boxercise, dance fitness). Unfortunately the school roll is less than half of the roll 10 years ago. Reasons for the decline have been cited as lack of child-care and poor educational experiences. Historically the school regularly engaged with a number of other local anchor organisations, such as the church, green volunteers, children and old folks; and was a focal point for community fund-raising and other activities.

In IB2034, there was a lack of engagement of 18-45 age group. This has persisted in this consultation and feedback suggests it has worsened with the pub closure. Informal feedback is *“there is nothing for us in Buchlyvie... if we go out for a drink, we go elsewhere... Gartmore’s Black Bull is the nearest”*. The closure of the pub has further disenfranchised many people in the village and the frustration is shown in the feedback by other age groups to this consultation.

The former railway connected Buchlyvie to Glasgow, Stirling and Aberfoyle (a branch line). The latter is now a well-used active travel route between Buchlyvie and Aberfoyle and links with National Cycle Route 7 (NCN7), which runs from Drymen to Aberfoyle. Forestry Commission Scotland upgraded the track and installed bridges from 2010 onwards. This and the Oban to Ballachulish cycle route provide precedent that these active travel routes are possible.

### **Pillar 1 - Community Voices**

***“I love the countryside, the people, the hills. It feels like home.”***

***“Nice people and good friends. Love the scenery and quietness.”***

***“I have lived here for over 30 years it has changed”***

***“Small community which is close knit”***

***“It is the people, clubs and friendships which matter”***

***“Friendly community - people look out for each other. Beautiful countryside - lots of places to walk”***

***“There’s nothing in Buchlyvie. It’s really sad”***

***“Living in a small community with friends around is very supportive.”***

***“It’s not just a place, it’s where my family grew up and where I feel I belong.”***

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## Pillar 1 - Recommendations

### *Protecting biodiversity and nature*

- Tackle invasive species, such as rhododendron and giant hogweed: this should be led by Stirling Council, Forestry Commission and Nature Scot
- Protect, nurture and celebrate Buchlyvie's biodiversity, especially in our wild spaces to the north and south.
  - Create education and volunteering programmes to involve the community in protecting biodiversity and Buchlyvie's unique habitats (village greenspaces, farmland, woodland, the muir and Flanders Moss)
  - Develop partnerships with farmers, landowners, Forest and Land Scotland, the Carse of Stirling Partnership, SC, SWSCAN and Nature Scotland and neighbouring communities with eco-project aspirations<sup>17</sup>
  - Create a holistic overview of Buchlyvie's biodiversity, identifying special places and how they are linked

### *Protect community character and guard against harmful development*

- Safeguard and defend community character, valued landscapes, and social spaces; if these are in imminent harm, then SC and Scottish Government must work in partnership with BCC to mitigate, make democratic decisions and **take action** to restore valued community assets (e.g. areas where there have been failures in democratic support are: the inappropriate change of use for the existing pub and the inappropriate enclosure and fly-tipping at the Triangle).
- SC and SEPA must deal with dog barking noise and air pollution arising in the north side of the village centre
- For all planning applications the planning applicant should assess the impact on neighbouring views and those further afield – for all views affected: if a building or viewpoint can be seen from a development site, then the impact on visual amenity from the building or viewpoint should be assessed<sup>18</sup>.
- SC to safeguard all historic buildings from demolition; create a retro-fitting guide for older properties to help householders to improve quality of accommodation, adapt to climate change to enable SC to meet its net zero target by 2045<sup>19</sup>
- SC to ensure that conservation planning rules are not counter-productive – that their cost and bureaucratic decision-making does not cause harm.
- SC should adapt their planning decision making processes to meet Buchlyvie's requirements (described in points above and Section 4); and ensure legally our joint planning decisions cannot be over-ruled.
- SC and SEPA conserve the Triangle as community common land and assure its legal status as a community-owned piece of land

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<sup>17</sup> For example, Sustainable Killearn

<https://sustainablekillearn.org/sustainability-types/ecological-sustainability/>

<sup>18</sup> Given the priority placed on this by residents in the phase 1 consultation this has to be a criteria for future planning

<sup>19</sup> To meet SC's aim for Stirling to be "a fossil fuel-free, climate-ready area by 2045" and net zero by 2045 (Stirling Council 2022)

- Maintain existing active travel route to Gartmore and Aberfoyle and core paths.

#### *Safeguard anchor organisations*

- Support existing anchor organisations and ensure there is no further erosion of gathering spaces and anchor organisations that connect all sections of the community
- Utilise primary school, football club and youth club to re-engage 18-45 age group
- Capture and celebrate community history and achievement: keep a village archive and celebrate the contributions made by volunteers each year.
- Ensure village pub is reopened and create a plan to support its future, ensuring to engage 18-45 age group.
- Instigate independent research into reasons for falling school roll and high proportion of Buchlyvie children with placing requests in other village schools; act on recommendations
- Create a development trust to oversee these recommendations in partnership with BCC

#### *Protect and care for our neighbours with everyone included*

- Recognise informal care and social support structures; create an audit of what is already in place and the gap between need and provision; identify community vulnerabilities.
- Stirling Council, SEPA, police and other statutory authorities act on nuisance and other illegal behaviours: noise, pollution, burning of noxious substances, vandalism and drug-dealing

## **Pillar 2: Enhance our Community for All to Flourish**

- 4. Improving infrastructure for all: social spaces (pub, restaurant and hall); business support hub; housing for all residents, especially older and young people; space for care provision; vehicle management; active travel routes; and wild spaces for play and recreation***
- 5. Creating better access and inclusivity through: events and clubs; virtual connectivity; physical connectivity and mobility; and active travel.***

### **Pillar 2 - Research and findings**

#### ***Social spaces***

The backdrop of the LPP development was a huge campaign against the change of use of the pub to a holiday let. As described above this failed, but the lack of a pub has been at the fore-front of responses to the LPP community consultation. Therefore, creating a new or using the original bar as a social space is central for maintaining the community spirit and re-engaging all adult age groups. The pub was

a building and business noted as a key historic building in the 2015 Conservation appraisal. Recent planning approval for change of use requires the bar to be maintained even though there is no planning permission to use it as a pub.

The energy from opposition to the pub closure and the enclosure of the Triangle has led to a group of motivated individuals to form a development trust. At this time of writing the trust was in the process of being created and information contained within the LPP will likely inform the directions of the trust.

The 2015 conservation appraisal also highlighted the historic significance of the village hall and this is valued highly as a village asset. As well as the main hall, the building offers a small business premise (currently artist studio and office space with climate library), private function catering facilities, small meeting room, summer ice space, changing rooms for the football team and storage space for the groups that use the hall. Numerous clubs use the hall and it benefits from a beautiful wooden floor. Unfortunately, the 20<sup>th</sup> century extension detracts from the appearance of the rest of the building and the building is poorly insulated. There is a lot of potential to develop the hall further as a social space (similar to Gartmore and Killearn Halls), business hub, possibly provide a bar and make better use of the views afforded from the hall which sits on the hill above the playing field and park.

In IB2034, young people were vocal about having a McDonald's or other fast food outlet. Many 2025 LPP respondents are very much against this. The IB2034 young people's views and the often repeated "there's nothing to do in Buchlyvie" reflect the facts that social space and activities are missing for young people (from primary school to early 30's). Although the youth club is a strong asset, it only caters for a relatively narrow age group and the Buchlyvie take-away has no cafe seating. Having a social food and gathering place and other activities for young people is important and requires further investigation.

### ***Housing for all***

*"My mum just wanted a wee bungalow, like the ones in Baron Court"*. The idea of a large housing development for families in one of the fields (marked A, B, C, and D on map 2) is not appealing, as residents would rather have better provision for existing residents. There is a view that there are sufficient homes for families with school age children; although new families are welcome, a large number of new families arriving en masse is not seen as necessary at this point in time. Appropriate housing has been highlighted as needed for both young people wanting small affordable flats and older people wishing to down-size to a centrally located bungalow. With older people moving to new smaller properties, more larger family size homes would become available. "Sheltered housing" was identified as a priority, but further investigation is required as to whether age-appropriate housing, or monitored/managed housing, is needed. A local care home would allow people to stay connected to the community (the place they feel they belong) when they can no longer support themselves independently, as there is no local care home in the area.

In phase 2 of the consultation residents were asked about preferred locations (undeveloped areas of land surrounding or within the village) for affordable flats and

housing for older people. The areas A-G are shown in Map 2A. Area E (south of the former Rob Roy) is a mixture of a brown and greenfield site, is tucked behind existing housing, has a restricted entrance and has planning permission for three houses. Area F (Burn Green) is a small plot owned by Stirling Council Housing but is restricted in development for housing due to flood risk and is now a beautiful village greenspace and informal car park.

At the time of consultation, SC advice and direction was followed to use the SC Open Data website<sup>20</sup> to determine the LDP2 boundaries. Two fields were identified as being within LDP2. (A, south of Fisher Place and D north east of Montgomery Place extension, see Map 2A). This is now known to be incorrect and at the time of finalising this LPP (October 2025), SC corrected their error but made a new error on the boundary of the LDP across the football pitch / recreation field (see Map2B). BCC await rectification by SC. As this will be after finalisation of this LPP, BCC have noted the errors in this LPP. Area A has outline planning permission (SC reference H152) for a development of approximately 15 houses. This permission is thought to expire in 2027.

A number of helpful responses to the Phase 2 survey were returned, but no one site was preferential. BCC has no information on how LDP2 sites were chosen historically. The selection of any area of land for development must be open, transparent, democratic and engage the community. There remains uncertainty regarding the evidence base and reasoning behind the LDP2 allocations, and a wish for these to be re-examined in light of the priorities identified in this LPP and the principles of National Planning Framework 4 (NPF4) concerning local living, design quality, and sustainable place-making.

Increasing the school roll has been put forward in the past as a justification for family housing as the current roll is less than 50% of capacity of what it was a decade ago. There are a number of parents who are placing their children outwith the catchment. One factor is the lack of school before and after childcare, but there are intimations of others, which require investigation, as has been requested by respondents in the LPP consultation. The school is a vital asset and anchor organisation for the community and having a number of parents dissatisfied with the school is worrying and damaging.

The Phase 2 exercise was hypothetical, so only a small number of willing participants came forward. When a real development proposal is made, the engagement of the community is likely to be extensive (as evidenced by the recent petition involving almost 50% of residents for reinstatement of the Triangle as a green space and the number of objections to the recent planning application for the pub<sup>21</sup>).

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<sup>20</sup> <https://data.stirling.gov.uk/>

<sup>21</sup> Marjoribanks, K. 2025 Rural Stirling villagers show support for call to clean up "eyesore" green space. <https://www.dailyrecord.co.uk/news/local-news/rural-stirling-villagers-show-support-35775532>; and McFarlane, S. 2025 Future of rural Stirling pub takes fresh turn as developers appeal holiday let snub <https://www.dailyrecord.co.uk/news/local-news/future-rural-stirling-pub-takes-34726313>.

Based on these experiences, we propose that there is community engagement for any proposed development in the BCC area and the process and nature of development regardless of size must adhere to the principles and recommendations within this LPP. As this is a departure from SC planning processes, the exact mechanism of evaluating the criteria set out in this LPP should be determined in partnership between BCC and SC. The process must be democratic, transparent and easy to engage with.

Therefore, we propose that all the responses from Phase 2 for each site in this current consultation is used as evidence for future planning applications; each of areas be the subject of further joint review and site assessment between the community and SC, using clear and transparent criteria, which align with this LPP and SCCNEP. Given SC's commitment to the climate and nature emergency, we recommend that all developments should adhere to the Doughnut Economics model of sustainability, as already adopted by Cornwall Council<sup>22</sup>. The LPP should be viewed as an evolving evidence base to inform future iterations of the LDP and, together with community engagement consultations when planning applications for multiple dwellings are considered, to guide the scale, form, and type of development that best serves Buchlyvie.

### ***Child-care***

Before and after school care provision has long been talked about as missing and necessary. Short-fall in provision at the school has been filled by neighbouring villages (e.g. Gartmore when there was an after-school taxi shuttle linked to Buchlyvie), or private child-minders. Many parents chose to send their children to other schools due to the lack of provision in Buchlyvie, so developing a school-centric childcare solution would be an asset to Buchlyvie.

### ***Vehicle management***

A contentious subject is car parking at the east end of the village. Currently, pressure is less without the pub in operation; there is concern that once the former pub is operational as a holiday let, then parking will become a problem. The layby at Flanders Moss offers approximately 30 car parking spaces and is often used for funerals at the Kirk. The Burn Green informal car park is used regularly and some wish this to be further developed for car parking. However, there are infrastructure problems with converting this piece of land into a car park or building due to the erosion of the banks of the burn, the high voltage pylon and the new Burn Green greenspace. SC currently owns this piece of land (Map 7). One suggestion is to use some of the grass areas in the layby (area G on Map 2) as occasional additional parking (with protective matting installed to protect the grass) when the layby is full.

The A811 road safety continues to be a problem. The new 20mph limit and road crossing has helped, but the former has its own problems being unenforceable and encouraging road rage and illegal behaviour. Residents report being regularly overtaken when travelling at 20mph in the zone, and there are no speed restrictions beyond the 40mph.

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<sup>22</sup> Cornwall Council 2022 and 2025

## ***Wildspaces and play spaces***

All young people want woods! Adults don't seem to understand that the small piece of ground alongside the football pitch isn't big enough, and doesn't have the big trees they crave. Although the young people may not realise growing trees takes a lifetime, they do know that children that come after them will also want trees. Now is the time to make a dedicated woodland close to the field and the wildlife area. Somewhere special, owned by the community and for the community. A woodland is not just for the young people, but a place where older people can also play on a woodland swing, fire their imaginations, and feel free. Adult play and exercise equipment (such as swings) was a request in 2014, 2024 (see *Imagining Buchlyvie* 2026 and 2034) and now.

The play park was upgraded in 2014, with the installation of a boulder, which is graded by NIBAS<sup>23</sup>. A decade on and there are a number of items that require repair or replacement, e.g. the boulder, boulder safety surface, wood borders and landscaping, signage, handrail on steps, gates, etc. The multi-court, which is a valued space for recreation, is much older and pre-dates the building of the new school: the safety surface and fencing are now dangerous and an upgrade is much over-due<sup>24</sup>. Also the beech trees have been subject to fungal attack and limbs have dropped indicating they require arboricultural assessment.

Historically, other community play spaces used to be the curling pond at Ballochneck, Sandhill for sledging and wild play, Oakwood pond for wild swimming and the field behind Burn Green for sledging.

Evidence of benefits of broadleaf woodland for wildlife, health and wellbeing is clear and the village has only small pockets of woodland. Wildlife requires corridors of trees and hedgerows to connect dispersed pockets of woodland, but those corridors are uncommon in Buchlyvie. Woodland exists at Burn Green Burn, Woodend, Balwill Road, Auchentroig, the Keir and the Garchell (see map 6); there is also commercial forestry at Wester Auchentroig and on Ballindalloch Muir. Further investigation of the potential of new woodland sites and corridors and a woodland strategy is required.

Despite Flanders Moss (A' Mhòine Fhlànrasach) being a unique and valued habitat (as a lowland peat bog with red and roe deer, beavers, red squirrels and pine martens) and taking up approximately one third of Buchlyvie, there is no easy or accessible access onto the raised peat bog, into the burns and the Forth. Thornhill National Nature Reserve on the more easterly section of the peat bog has a raised walkway and visitor interpretation, but neither are present in Buchlyvie. Flanders Moss is classed as degraded bog and during 2025 Forestry and Land Scotland have been drain blocking to enhance the water retention capabilities of the bog, and thus encourage sphagnum moss proliferation<sup>25</sup>.

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<sup>23</sup> NIBAS, National Indoor Bouldering Award Scheme. The boulder was built by Rockworks (see <https://rockworks.co.uk/project/stirling-climbing-boulder/>). The boulder was assessed by The Climbing Academy Glasgow after installation, creating a number of graded and marked routes.

<sup>24</sup> There have been a number of requests for resurfacing the multi-court.

<sup>25</sup> The Joint Nature Conservation Committee (2020) and Atkins (2023) suggest that Flanders Moss although degraded is capable of regeneration. Degraded means that the peat bog has

### ***Connecting homes with inclusive, active and safe travel options***

The A811 is a dangerous route for cyclists with frequent road traffic accident fatalities. There is no active travel route to Arnprior which is especially a problem for families who wish to cycle or with no available car for transport to the nursery (the SC designated nursery for Buchlyvie). All the satellite developments have safe access problems, due to the lack of active travel routes and the nature of fast traffic on both the A811 and B835. During the Buchlyvie LPP consultation it has become apparent that there are serious safety issues and conflicts between those participating in active travel, road users who are unfamiliar with the road and local residents who have had multiple near misses and accidents with on-coming traffic on both the B835 and the A811. Speed limits are frequently not observed with cars over-taking law-abiding citizens in the 20mph zone; at least one pedestrian has been hit by a vehicle crossing the A811 and on the B835 in the last five years.

Active travel was voted highest priority in 2014; and voted second in 2024. After *Imagining Buchlyvie 2026* (2014), an informal group “Connecting Communities West Stirlingshire (CCWS)” investigated the potential of connecting with an active travel route to Arnprior and Balfon; the group engaged with affected landowners. The “old military” (and any earlier) road connecting Buchlyvie and Arnprior is assumed to be under the A811<sup>26</sup>, which leaves the alternative safe active travel route to Arnprior as the railway track. This route is impassable as there is no bridge over the Mye Burn (indeed one was obtained circa 2000 but the landowner refused permission to install at the time, and the bridge was used elsewhere). There is a bridge across the Mye Burn a few hundred metres north of the railway track, north-east of Knockinshannoch farm. In 2014/2015 CCWS raised the possibility of compulsory purchase of land to secure a bridge or mediated settlement driven by SC, but no support was forthcoming. Since then, MP Alyn Smyth, Carse of Stirling Partnership, Gargunnoch Community Council and Nature Scot have been promoting the “Kings Highway” – a route linking Dumbarton to Stirling. They have yet to engage with the Arnprior to Buchlyvie section. The “Highway” exists between Kippen and Gargunnoch (the original 18<sup>th</sup> century or earlier road), the link to Stirling and west of Kippen is missing. SC support is not forthcoming<sup>27</sup>.

Travelling to Balfon is also problematic. Although there is a route (Scotways, 2025), it is not marked and it is inaccessible for bikes and path-walkers. The route follows the Buchlyvie to Balfon drove road, which starts at the bottom of Culbowie Road but the track stops at Culbowie Farm and there are no further way-marks. The “route”

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lost the capability of creating more peat. Peat creation requires sphagnum moss. Atkins undertook an hydrological survey in 2023 to determine which drains should be blocked on Flanders Moss to increase water retention and encourage sphagnum moss regeneration.

<sup>26</sup> In 1994, an excavation of land at Oxhill revealed a temporary 18<sup>th</sup> century realignment of the road between Arnprior and Buchlyvie. The excavation was to investigate whether this was a Roman Road. No evidence was found of Roman origins around Oxhill, and the road found at Oxhill was a military realignment. Researchers concluded that the pre-18<sup>th</sup> century road (which may or may not be Roman) follows the course of the current A811. See Page and Page 1994.

<sup>27</sup> GCC meeting 7 October 2024 minutes stated “Communities are in support [of resurrecting the King’s Highway] though it is felt that SC have been and are continuing to frustrate efforts for this”.

from there crosses fields and bog to join the track (Moor Road) into Balfron (see map 6).

Historically the old railway track, once disused was used as a path to access the Balwill Road, or to create a circuit via the quarry and Tomnagarn Wood and the field north of the Station, but this has fallen out of use.

A811 traffic is especially a problem for Cashley and Heights residents and visitors to Mains of Buchlyvie (now Rachel's Farm) and Harmony Fields. At Cashley and Heights, school pupils wait precariously on the roadside verge for the school bus and have to cross the 60mph A811 at least once a day at busy points. A direct walk into the village from either Cashley or Heights/Mains of Buchlyvie requires a risky walk along the roadside verge, which in some places is not wide enough or too rough to accommodate a walker. There is no core path from Cashley, but there is a cross-country route through the cow and other fields from Fisher Place. From the Mains of Buchlyvie the core path can be used by active walkers (wellies are required), but this is no route for buggies, wheelchairs or bicycles, who have to walk in or cycle along the 60mph A811 road with its blind-spots. At Mains, Rachel's Farm holiday chalets and Harmony fields animal rescue and wellbeing centre attract a number of visitors and as with school children at the Heights and Cashley; the lack of active travel / accessible core paths to these satellite communities is becoming pressing.

There are also issues with unsupervised primary school pupils crossing the road at Montgomery Place going to the school.

The whole of the B835 (Station Road West) is considered dangerous by active travellers and drivers, with oncoming traffic not obeying speed restrictions, or simply travelling too fast for the road and its conditions. The road has frost hollows where it retains ice long after other areas in a thaw and frequently this ice takes drivers on a skid (commonly at Balwill Road junction, Gartbawn bend, Pundy Byre bridge and at the junction with A81). The road frequently holds flood-water and ice, and is unsuitable for HGVs due to its narrowness in parts. The road has a number of tight turns and narrows, which are inadequately marked. These hazards are marked on Map 6. The B835 is used on a daily basis by walkers, cyclists and conservationists, and weekly by horse riders.

Between the Mye Burn Bridge and the Woodend junction the pavement is too narrow for buggies, which means that those accessing the railway track, Woodend and Flanders Moss have to walk with buggies and wheelchairs in the road.

Sadly there have been a number of incidences of access-related anti-social behaviour and deliberate path blocking over the last decade. Landowner incidences have been at: The Mye Path, a core path adjacent to the North Manse (this is also currently blocked by fly-tipping), railway track west of the station to the Balwill Road, and at the Buchlyvie Muir path. Under the Land Reform Scotland Act 2003, landowners must allow access to land that is outwith their gardens. Those wishing access must also act responsibly according to the requirements of the Act (e.g. dogs in control, leaving no trace, no lighting of fires, etc.).

Understandably, there is a degree of nervousness from landowners allowing access to land for active travel routes for a number of reasons due to sheep-worrying, theft, crop damage, liability with large beasts and privacy. Theft is a particular concern and there is a perception that active travel routes create either an easy exit route or a good recce point for thieves. Concerns over theft are heightened as there have been a number of thefts of high value items such as quad bikes over the last year; with some thieves hiding in vegetation before seizing goods. Also, some parts of the railway track are used for stock management and have associated infrastructure now blocking the historic track.

### ***Public transport***

While residents value the peace and safety of rural life, many describe challenges of “getting around”, accessing essential services, and participating fully in the community — especially for those who don’t drive, have limited mobility, or are younger residents. Public transport is limited, in some parts nonexistent and frequently unreliable. For those that do take the bus, many talk of bus anxiety of being left stranded in Stirling for hours or until the next day, or missing a vital appointment.

There are few formal supports for older adults, and very little for young people.

Historically a circular bus route from Aberfoyle and Gartmore used to go along Station Road, to Buchlyvie and on to Balfron, providing public transport for the satellite communities along the B835. This is no longer the case, but re-opening this route (even just a few times a day) would increase the number of services to Glasgow from the village and connect the ever-growing number of satellites.

### ***Inclusivity***

The responses to the consultation for this place plan suggest that not all are engaging with community life. Limitations to community engagement due to lack of infrastructure has already been reported. Actions to enhance inclusivity should be a feature of future aims of community development.

Pavements are often poor or unsafe, restricting access and mobility for those who are disabled or have buggies. The railway track is wheelchair accessible, but the pavement from the village to the start of the railway track is too narrow in parts for wheelchairs and buggies.

## **Pillar 2 - Community Voices**

***“poor or no pavement in some places. Harder for those with mobility issues. not good for pushchairs either”***

***“no facilities for teenagers and few for younger children. We don’t even have a safe place to play football.”***

***“lack of bus service makes it very hard for elderly people to get to shops or appointments”***

***“internet access is ok but not everyone uses it – especially older people who struggle with tech”***

***“I worry that new houses will change the feel of the village — we need homes, but they must fit”***

***“The A811 is far too dangerous to cycle on... Cycles routes to Balfron, Drymen, Arnprior, Kippen and ideally Stirling would be fantastic. This would be great for the environment and would absolutely take traffic off the roads (my husband would commute to his job in Stirling by bike and my daughter would cycle to secondary school in Balfron)”***

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## **Pillar 2 - Recommendations**

### ***Social spaces***

- Create community social spaces. The Development Trust should explore options, e.g. liaise with new landlord to re-open the existing pub on at least a limited basis (e.g. Friday and Saturday night's); or upgrade the hall to have a bar and restaurant facility; and consider alcohol-free food outlets / social gathering spaces for young people.
- Rebuild the hall extension to be in character with the rest of the conservation area, provide a warm and social space / bar
- Expand youth engagement and intergenerational activities
- Ensure inclusive access to services, both digital and in-person

### ***Housing for all***

- Ensure any development must be modest in scale, locally appropriate, has minimal environmental and social impact and is directly responsive to identified local housing needs
- Prioritise starter homes for young people and homes for older people
- Resist speculative housing and tourist accommodation which risks undermining local identity or infrastructure
- Apply principles and recommendations defined in this LPP for any planning decision (housing or industrial) regardless of location (within or outwith the LDP)
  - views, the countryside, scenery, and the peace and tranquility of the village are a priority for protection in all developments for all residents, not just adjacent properties, as these are seen as central to the community's local identity and wellbeing
  - informed/wider community engagement and consultation for planning applications

- o environmental, climate and social assessment of all developments using recognised tools (e.g. Doughnut Economic model)
- o safe active travel routes for all developments outwith the LDP; and safe bus stop access for all developments on the A811
- o future developments should consider the linearity of Buchlyvie's historic footprint
- Review how satellite areas should or should not be developed
- Ensure that this LPP meaningfully informs the LDP and future planning decision-making for applications and enforcements
- Enter into a collaborative dialogue with SC planning to achieve the LPP recommendations

### **Roads**

- Enforce speed restrictions and update speed calming flashing signs to the new 20mph
- Improve pavements within village for wheelchair and buggy users, including safe access to both the football pitch and the play park, and along Station Road to the Woodend farm lane for access up on to the old railway line
- Reduce speed limit on A811 to 40mph or less to Heights and Cashley
- For Mains of Buchlyvie/Heights and Cashley, install pavements or alternative accessible active travel routes to walking along A811 verges
- Make safe bus set-down and pick-up points at Mains/Heights and Cashley
- Make B835 an active travel / multi-user road with 40mph speed restriction throughout
- Upgrade Montgomery Place junction with a zebra crossing over Station Road
- Enhance Mye Burn narrow bridge signs with westbound traffic having priority over oncoming traffic
- Extend 30mph to the Station / railway track junction
- Install 20mph warning signs on B835 for the following bends: Balwill Road, the High Garchell, bend between Pundy Byre/ Lower Garchell bridge and Wester Auchentroig and the chickane between Auchentroig House turn and Wester Auchentroig House (see Map 6)
- Designated walkway on Mye Burn bridge (similar to that in Aberfoyle over the Forth)

### **Active travel routes and mobility**

- Develop local transport options, including car share or community minibus, especially for medical appointments and those outwith the village centre
- Create active travel routes to: Arnprior onwards to Stirling; and to Balfron via the drove road across Buchlyvie Muir
- Review paths and consider links to the Balwill Road, Kepculloch Toll and the Hoish
- Remove blockages to existing core paths
- Create more circular walks (e.g. Culbowie-Whiteleys connection)
- Build relationships between landlords and users; in particular SC, SEPA and other statutory authorities to mitigate inappropriate behavior

- Develop safe routes from the village to all satellite communities (and consider whether presence of a safe route should be a precursor to development)

### **Play spaces**

- Upgrade play park with boulder cleaned and repaired, boulder pea shingle safety surface dug, cleaned and restored, new landscaping especially replacing rotten wooden edges, refurbish play equipment.
- Resurface multi-court and repair fencing
- Undertake arboricultural assessment of beech trees
- Repair gates at all entrances to the playpark especially at the hall carpark to keep smaller children safe

### **Pillar 3: Plan for a Resilient Future**

6. Planning for a resilient future in the face of social, environmental, and economic change: access to food; planning responses to electrical outages, emergency communications, flooding and storm damage.
7. Addressing fuel poverty and energy inefficient homes.
8. Encouraging responsible behaviour (carbon emissions, plastic consumption, food growing, enhancing biodiversity, etc.)
9. Creating an inclusive pastoral support service for those in need

### **Pillar 3 - Research and Findings**

Planning for a resilient future is to consider what action the community can take now to prepare for changes in climate, environment, technology, economy, wellbeing and safety. The current state of the planet is already exceeding many high environmental risk thresholds (for human-induced climate change, plastic and other forever chemical pollution, species loss, nitrogen and phosphorus pollution, and species loss)<sup>28</sup>. Global warming is increasing at a faster rate than originally predicted. The 1.5°C limit set in the Paris Agreement climate change agreement (where governments agreed to limit warming to 1.5°C) was exceeded in 2024 (the warmest year on record) and these accelerating rises in temperature are set to continue<sup>29</sup>.

At the same time there has been a loss of community anchors (the minister, pub, Buchlyvie Childrens and Old Folks, to name a few), is a general disengagement of 18-45 age group from community activities, such as the LPP and a decrease in global security and inclusivity.

While many residents are proud of their community's character, they also express concerns about its ability to adapt to future challenges — including ageing infrastructure, energy costs, climate change, and service loss. The idea of resilience emerges not only in relation to environmental sustainability, but also through a desire

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<sup>28</sup> Planetary Boundaries Science (PBScience). 2025. Planetary Health Check 2025. Potsdam Institute for Climate Impact Research (PIK), Potsdam, Germany; Doughnut Economic Model, Raworth 2017.

<sup>29</sup> Copernicus, 2025, WMO 2025

for more reliable local infrastructure and the ability to meet basic needs without depending on distant services. There is also the matter of personal responsibility to safeguard the beauty, integrity and welfare of the planet and the wellbeing of future generations.

Overarching support for climate resilience comes from Stirling Council (who have an aim of “a fossil fuel-free, climate-ready area by 2045”<sup>30</sup>), South West Stirlingshire Climate Action Network (SWSCAN) and IB2034, which was produced with climate resilience funding. Buchlyvie also has an informal eco-group, who host an annual book reading club, focusing on environmental matters. Buchlyvie Church (in partnership with sister congregation Gartmore Church) have achieved Ecocongregation Scotland silver award status. A local CIC holds a monthly climate library session in the hall where people can borrow books on climate topics.

Waste recycling and disposal is provided by SC, but overall the community is typical of Scottish society – highly consumerist and dependent on plastic, fossil fuels for transport and business and food produced outwith the local area. Ocean plastic and forever chemical pollution are now identified as risking life on this planet, as vital ocean systems that support oxygen production are dying<sup>31</sup>. There is limited community action to guard against proliferation of toxic consumer goods and increasing greenhouse gases which exacerbate climate change.

### ***Emergency response – Buchlyvie’s ability to respond to local crises***

A particular concern is the ability to call emergency services in a power outage. In the past, in heavy storms power outages have happened that have affected mobile phone masts as well as the community. With the closure of the copper-wire phone service, there is no way of calling emergency services for help and no way of co-ordinating support within the community. Suggestions have included using the hall as the central co-ordinating space with a satellite phone and/or generator. During COVID, the minister co-ordinated food distribution and other support to those who were isolating. Currently the post is vacant. With the continual increase in remote property development, consideration of those in the wider Buchlyvie area become more vulnerable in bad weather events.

### ***Flooding and storm damage***

With climate change, flooding events and temperature will increase<sup>32</sup>. Records have shown that rainfall is increasing and falling with greater intensity. The flooding between the school and the play park is a regular problem. There have been suggestions that the culvert built under the school and Station Road is insufficient for

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<sup>30</sup> Stirling Council 2022. page 4

<sup>31</sup> Dryden, H. and Duncan, D. 2022. Climate Disruption Caused by a Decline in Marine Biodiversity and Pollution. *International Journal of Environment and Climate Change* 12(11), 3414-3436. DOI: 10.9734/IJECC/2022/v12i111392. Mahmoudnia A. The role of PFAS in unsettling ocean carbon sequestration. *Environ Monit Assess.* 2023 Jan 18;195(2):310. doi: 10.1007/s10661-023-10912-8. PMID: 36652110; PMCID: PMC9848026.

<sup>32</sup> Rivington and Jabloun 2022

high water volumes. The Buchlyvie Burn has been deemed a flood risk for the ground floor of the Buchlyvie Inn<sup>33</sup> and the burn has caused bank collapse beside the Burn Green. This is likely to worsen with high rainfall events in the future. Of note, there has been natural widening of the Auchentroig Burn (adjacent to Station Road), west of the Mye Burn Bridge over the last decade, which has meant that the burn can accommodate higher rainfall events; previously the B835 was regularly flooded on the west side of the Mye Burn Bridge.

We are fortunate as a community to have many altruistic locals who respond by helping with road clearance with tree debris after a storm.

### ***Inclusivity***

Members of the community have supported refugees in the past and the welcoming and inclusive nature of Buchlyvie is something we would wish to continue in the future. There are some anomalies in the community boundary; for example Garrell Farm on the A81 and Spital (Ballat Cross) should be part of Balfroon as they are closest to Balfroon Station community, but both are included in BCC area. Stoneyacre on the other hand is included in the Balfroon area, but all its neighbours are in BCC. The risk is that in a consultation such as this, or in an emergency, these properties may be missed.

Also, properties in the postcode FK8 3RZ (Gartmore) are outwith the BCC boundary but are included in the National Records as in the Buchlyvie Datazone; and conversely G63 0QX properties, the Garrell, the Spittal and Netherhill are included in BCC but not in the Datazone<sup>34</sup>.

### ***Enhancing Buchlyvie's existing buildings***

Improving Buchlyvie's existing buildings is helpful for tackling fuel poverty, reducing carbon emissions by reducing heat requirements, and enabling local power generation. There are a number of buildings that still use coal fires as a primary or secondary heat source. The negative human and planetary health impacts of extracting and burning coal are well-documented. However, upgrading properties takes financial commitment and requires specialist knowledge and skills. For conservation properties, planning permission may also be required<sup>35</sup>. Conservation properties are limited on the types of insulation, windows and solar generation they are permitted to do. There are no community energy projects in Buchlyvie. A district heating system and a project to upgrade buildings were proposed in 2016 and 2024<sup>36</sup>, but nothing has happened.

### ***Local food production and consumption***

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<sup>33</sup> Scottish Government 2025 Planning appeal decision for PPA-390-2090. 17 April 2025

<sup>34</sup> See Appendix 3 and National Records of Scotland. 2022, Mid-2021 Small Area Population Estimates for 2011 Data Zones, datazone S01013014.

<sup>35</sup> Depending on the upgrade, planning permission may be required regardless of location of the property.

<sup>36</sup> IB2026 and IB2034.

Buchlyvie is extremely fortunate in having a community orchard and a local community supported agriculture (CSA) enterprise at Upper Ballaird Farm. At the time of writing, the CSA was at risk of closure due to lack of local support<sup>37</sup>. In IB2034 and this consultation there have been requests for more local food growing and allotments.

### ***Pastoral support and care***

Families and individuals need support in times of bereavement, trauma and crisis. In the past, we have been fortunate to have the Minister, but this position is now vacant and fewer people are connected with the church. Having a support network, as well as a minister, within the community for those in crisis would help fill some of the gaps. Pastoral support compliments the emergency plan.

There is an opportunity to build on the services offered by the Care Hub at Buchlyvie Medical Centre and link in with furthering proposals for accessible housing and a care home.

### **Pillar 3 - Community Voices**

***“Older housing needs better insulation — the bills are terrible and it’s freezing in winter”***

***“There are no electric car chargers, so we can’t switch even if we want to”***

***“Our pavements flood every time it rains — it’s been getting worse”***

***“We should have more things like community gardens or tool libraries — we need to help ourselves more”***

***“We are so lucky to have the District Nurses based in the village, as they just popped down when we needed help [for palliative care]”***

***“There’s no proper plan for ageing in place. Where will I live when I can’t manage the stairs?”***

***“We used to have more local services — now we rely on everything being delivered or driving miles”***

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### **Pillar 3 - Recommendations**

- Promote energy efficiency through retrofitting properties, to remove dependence on solid fuel (especially coal and peat) heating and help with access to funding for this.

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<sup>37</sup> Upper Ballaird Farm Co-op 2025. October news.

- Ensure all new development considers climate and nature impacts and flood risks to existing properties, using a recognised model such as Doughnut Economic model<sup>38</sup>
- Encourage local food growing, composting, repair initiatives, and tool/resource sharing.
- Link with SWSCAN in its five priorities related to Local Nature Conservation Areas (LNCAs), community growing, energy retrofitting, emergency community resilience and active travel routes.
- Address flooding beside school and play park.
- Assess erosion of the banks of the Burn at the Burn Green greenspace
- Evaluate impacts of flooding from the Buchlyvie Burn.
- Support local food growing at Upper Ballaird Farm and other local food initiatives and investigate opportunities for allotments.
- Create an emergency plan: access to food; planning responses to electrical outages, emergency communications, flooding and storm damage.
- Build an inclusive pastoral support service: someone or a small network who know everyone and provides support in time of need.
- Build on existing eco-group, engage the community with environmental awareness and local action projects to encourage environmentally and socially responsible behaviour<sup>39</sup>.
- Review and revise local boundaries so that properties are in the most appropriate community council area (esp. Garrell Farm and Stoneyacre).
- Build on and engage with the Care Hub at the Medical Centre and link with pastoral support and development of housing for older people

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<sup>38</sup> Cornwall Council has applied the Doughnut Model as a criteria assessment tool for assessing all of Cornwall Council's activities (see Cornwall Council 2022 and 2025).

<sup>39</sup> One recommended method is <https://doughnuteconomics.org/themes/cities-regions>

## Section 4 - Implications for local development planning, local government and community actors

The community acknowledges the need for limited and sustainable growth to support the ongoing vitality of the village. However, there is a clear consensus that future development should be **modest in scale, locally appropriate, and directly responsive to identified local housing needs**. Community engagement has highlighted a strong preference for **accessible and sheltered accommodation for older residents** and **small, affordable homes for younger people and first-time buyers**, in order to promote intergenerational balance and community cohesion.

There is **limited support for large-scale or speculative housing development**, particularly where this may adversely affect the village's character, landscape setting, or local infrastructure capacity. While the community is aware of the sites identified within the current **LDP**, there remains **uncertainty regarding the evidence base and reasoning behind certain allocations**, and a wish for these to be re-examined in light of local priorities and the principles of *National Planning Framework 4 (NPF4)* concerning local living, design quality, and sustainable place-making.

Alternative sites have been identified through local engagement, but **opinions are divided** on their suitability for particular forms of development. It is essential that these areas be the subject of **further joint review and site assessment** between the community and the planning authority, using clear and transparent criteria such as accessibility, infrastructure capacity, environmental sensitivity, and community benefit and the criteria within this LPP. The LPP should be viewed as an **evolving evidence base** to inform future iterations of the LDP and to guide the scale, form, and type of development that best serves the village.

Therefore, we propose the additional overarching recommendation:

- Acceptance of design principles defined in the LPP for any planning application (housing or industrial) regardless of whether it is within or outwith the LDP2, including the following:
  - views, the countryside, scenery, and the peace and tranquility of the village are a priority for protection in all developments for all residents, not just adjacent properties, as these are seen as central to the community's local identity and wellbeing
  - informed/wider community consultation for planning applications
  - environmental and social assessment of all developments using a recognised tool (e.g. Doughnut Economic model)
  - safe active travel routes for all developments outwith the LDP; and bus stops for all developments on the A811

The recommendations that differ from policy are listed below.

**Table listing recommendations that differ from planning policies**

<b>Recommendation</b>	<b>Evidence</b>	<b>Difference from policy</b>
Large scale market and affordable family housing developments are not seen as a priority within the LPP	Responses to Phase 1 consultation	Rejection of need for market housing; disagree with selection of specific sites in LDP2
The Primary School is an essential anchor organisation: we recommend that SC investigate and enhance school experience to boost the school roll so that fewer Buchlyvie families place their children at schools outwith the catchment	Phase 1 workshop review discussion 17 June 2025	Not within existing LDP2 scope
Priority for development should be sheltered/accessible homes for older people and small flats for young people	Responses to Phase 1 consultation, IB2034	Not identified as need with LDP2 for Buchlyvie
A care home is a consideration; care can be delivered at home and the numbers of carers for young and the infirm should be increased. For the latter this should build on the existing district nurse and care hub in Buchlyvie	Responses to Phase 1 consultation, IB2034	Not identified as need with LDP2 for Buchlyvie
A community woodland play area is a priority and this should be included as a form of development in the LDP2	Responses to Phase 1 consultation and IB2034	Not identified as need with LDP2 for Buchlyvie
A pub / social gathering hospitality space is essential	Responses to Phase 1 consultation and objections to change of use of Buchlyvie Inn	Not identified as need with LDP2 for Buchlyvie
Greenspace is a recommended development for areas identified within the village boundary and adjacent to the existing LDP2 area	Responses to Phase 1 consultation and IB2034	Not part of the LDP2

Recommendation	Evidence	Difference from policy
<p>Acceptance of design principles defined in the LPP for any planning application (housing or industrial) regardless of whether it is within or outwith the LDP2</p> <ul style="list-style-type: none"> <li>● views, the countryside, scenery, and the peace and tranquility of the village are a priority for protection in all developments for all residents, not just adjacent properties, as these are seen as central to the community's local identity and wellbeing</li> <li>● informed/wider community consultation for planning applications</li> <li>● environmental and social assessment of all developments using recognised tools (e.g. Doughnut Economic model)</li> <li>● safe active travel routes for all developments outwith the LDP; and bus stops for all developments on the A811</li> </ul>	<p>Responses to Phase 1 and Phase 2 consultation IB2034, BCC meeting 23 October 2025</p>	<p>Not part of the LDP2 and NPF4</p>
<p>Change to planning process for conservation properties with regard to renewables, retro-fitting for energy efficiency and general maintenance and care</p>	<p>Responses to Phase 1 consultation and 17 June workshop</p>	<p>Not part of the LDP2 and NPF4</p>

## How LPP recommendations link to policy statements

A detailed table showing the cross-referencing can be found in Appendix 6.

## APPENDICES

### Appendix 1 – Requirements for submission and pre-submission

#### Consultee consultation

Consultee consultation method is by email to consultees

##### *Adjacent Community Councils:*

Arnprior	<a href="mailto:arnpriorccsecretary@gmail.com">arnpriorccsecretary@gmail.com</a>
Balfron	<a href="mailto:hello@balfroncc.org.uk">hello@balfroncc.org.uk</a>
Drymen	<a href="mailto:support@drymencc.org">support@drymencc.org</a>
Gartmore	<a href="mailto:Gartmorecommunitycouncil@gmail.com">Gartmorecommunitycouncil@gmail.com</a>
Port of Menteith	<a href="mailto:cc@portofmenteith.org">cc@portofmenteith.org</a>

##### *Councillors:*

Rosemary Fraser	<a href="mailto:fraserro@stirling.gov.uk">fraserro@stirling.gov.uk</a>
Paul Henke	<a href="mailto:henkep@stirling.gov.uk">henkep@stirling.gov.uk</a>
Gerry McGarvey	<a href="mailto:mccgarveyg@stirling.gov.uk">mccgarveyg@stirling.gov.uk</a>

##### *Other:*

SWSCAN:	<a href="mailto:hello@swscan.org">hello@swscan.org</a>
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#### Email content

“Subject: Information notice on Buchlyvie LPP

I am writing to you on behalf of Buchlyvie Community Council to ask you to consider Buchlyvie’s Local Place Plan. In order to comply with Section 4 of the Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021, this email constitutes the ‘Information Notice’ required. If you have any comments, please respond by email to [buchlyviecc@gmail.com](mailto:buchlyviecc@gmail.com) within 28 days of receipt. We shall assume no response means you have no comments forthcoming.

Buchlyvie LPP covers the Buchlyvie Community Council area. Key proposals are:

Buchlyvie LPP (attached) covers the Buchlyvie Community Council area. We have identified three core themes.

1. Protect what matters
2. Enhance community for all to flourish
3. Plan and act for a resilient future

A summary of the proposals are:

#### Nature and Biodiversity

- Coordinate local action to remove invasive species (e.g. rhododendron, giant hogweed).
- Celebrate and protect Buchlyvie’s distinctive habitats — greenspaces, farmland, woodland, the muir, and Flanders Moss.
- Create community volunteering and education projects in partnership with landowners, NatureScot, Forestry and Land Scotland, and local farmers.
- Develop an overview of area-wide biodiversity and links (wildlife corridors) between important ecological sites.

#### Community Character and Development

- Safeguard valued landscapes, historic buildings, and public spaces from harmful development.
- Require planning assessments to consider local views, landscape impacts, and climate adaptation.
- Support heritage protection and retrofitting older buildings to meet net-zero targets.
- Strengthen local influence in planning decisions; ensure conservation rules are proportionate and democratic.
- Protect “The Triangle” as community open space
- Maintain active travel connections to Gartmore and Aberfoyle.

### **Anchor Organisations and Social Infrastructure**

- Support key community facilities (school, football club, youth club, hall, pub) as anchors for social connection.
- Reopen and sustain the village pub as a community social hub.
- Capture and celebrate local history and volunteer contributions through an archive or heritage project.
- Establish a Development Trust to deliver community priorities and coordinate partnerships.
- Investigate school roll decline and address causes collaboratively.

### **Inclusion and Care**

- Recognise informal care networks; audit local needs and supports.
- Strengthen coordination between Council, SEPA and Police to address noise, pollution, vandalism and anti-social behaviour.

### **Social and Community Spaces**

- Develop a welcoming community social space — either by reopening the pub or upgrading the village hall.
- Rebuild the hall extension in keeping with the conservation area to provide a warm, accessible space for all ages.
- Expand intergenerational and youth engagement programmes.
- Improve both digital and in-person access to services.

### **Housing for All**

- Support modest, locally appropriate housing that meets identified community need.
- Prioritise affordable starter homes and homes for older residents.
- Avoid speculative or unsustainable development that risks harming local identity or infrastructure.
- Require full community consultation and environmental/social impact assessments for all developments.
- Protect countryside views, ensure safe active travel and where appropriate bus access for all new developments.
- Ensure future planning respects Buchlyvie’s historic linear village form.
- Continue dialogue with Stirling Council to embed LPP principles in the Local Development Plan.

### **Roads and Transport**

- Enforce 20mph speed limits and improve pedestrian safety with new crossings and upgraded pavements.
- Reduce A811 speeds and provide pavements or safe walking routes to satellite areas.
- Make B835 safe for active travel.
- Improve bus stop safety at Mains, Heights, and Cashley.
- Introduce traffic-calming and priority signage on key bends and bridges.

### **Active Travel and Mobility**

- Develop active travel routes linking Buchlyvie with Arnprior, Stirling, Balfron, Gartmore, and Aberfoyle.
- Create local transport options such as car share or community minibus.
- Remove path blockages and strengthen landowner partnerships for responsible access.
- Ensure safe active routes connect all outlying satellite settlements before allowing new development.

### **Play Spaces**

- Refurbish the play park, improve surfaces and fencing, and assess tree safety.
- Resurface the multi-court and repair gates to improve child safety.

## **Climate and Environment**

- Promote energy efficiency by retrofitting homes and supporting access to funding.
- Require all new development to assess climate, nature, and flood risks using recognised models.
- Protect and restore local waterways and greenspaces vulnerable to flooding and erosion.
- Strengthen collaboration with SWSCAN on community growing, nature conservation, and active travel.

## **Local Food, Resources and Resilience**

- Support local food-growing and repair initiatives.
- Develop an emergency community resilience plan — addressing food, energy, communications, flooding, and storm response.

## **Care, Wellbeing and Inclusion**

- Build an inclusive local care network and pastoral support system for vulnerable residents.
- Strengthen links with the Care Hub and plan for housing suited to older people.
- Foster environmental awareness and collective action through the eco-group.
- Review local boundaries to ensure fair representation and governance.

”

Section 4 of the LPP identifies recommendations that differ from existing planning policies. This includes, for example, additional recommendations regarding community consultation for any development above a specific size and how planning application notices are made to BCC.

Jessica Langford

Buchlyvie Community Council

30 October 2025

## **Community consultation of LPP**

Buchlyvie Community are invited to comment on the LPP via the village Facebook page, local poster invitations and BCC meeting minutes. The draft LPP will be available to read in the coffee shop and medical centre and online.

The full document can be downloaded from the BCC website.

Comments can be made at:

<https://forms.gle/itVUrTT8AossyXtY8>

Or by email to buchlyviecc@gmail.com

This document can be found on the BCC website <https://buchlyviecc.org.uk/>

**The LPP will be considered for community acceptance at an emergency BCC meeting on 24 November 2025.**

## LPP registration requirements

### Registration requirements for LPP with SC

Requirement	Answer and Section in document
1. Community body who prepared the LPP	BCC, Section 1
2. Contains a map that shows the land to which the Local Place Plan relates	Map 1
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	Section 3, 4 and 5
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 and relevant maps are contained within each proposal where appropriate	Appendix 8
5. The map showing the Local Place Plan area is to be sufficiently detailed so as to enable the boundaries of the Local Place Plan area to be identified. (Text box 3 of Planning Circular LPP)	Map 1 and Map 6
6. Contact details	buchlyviecc@gmail.com
7. A copy of the written constitution of the Community Controlled body	Held by Stirling Council
8. A list of the councillors and community councils consulted, which border the area to which the Local Place Plan relates	Appendix 1
9. A copy of the pre-submission information notice evidencing compliance with the required contents	Appendix 1
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.	Section 4
11. A statement explaining how the LPP has regard to the Local Development Plan, National Planning Framework, and any applicable Locality Plans.	Appendix 6
12. A brief description of the engagement and consultation activity or activities	Section 1; Appendix 2
13. An estimation of the number of people/organisations involved in Local Place Plan preparation (that would be in a survey or workshop).	Section 1; Appendix 2
14. Evidence of the level of community support for the Local Place Plan and how the community body reached that view	Section 1; Appendix 2

Requirement	Answer and Section in document
15. Clear reasons for any amendment to a policy or site allocation – if applicable.	Section 4

## Appendix 2 – Community support for the LPP

The detailed methodology is described in Section 1 and this together with the engagement analysis of IB2034, the engagement analysis in this section, minutes of the BCC meetings (at multiple BCC meetings the LPP was discussed in detail) and the feedback in the Phase 3 consultation review provides the evidence of the community's support for the LPP.

Dates of workshops 19 June, 26 June, 28 August.



Dates of BCC meetings 2025, where LPP was discussed: 24 April, 26 June, 28 August, 23 October, 24 November.

### Positive comments of support from the Phase 3 consultation

- I think having more paths and connecting with other villages is really important and more buses so I can get to and from college more easily.
- Excellent plan that I hope SC will fully consider in all future planning decisions.
- Great report overall. Clear priorities have been out-lined except within development areas
- [Nothing needs changing.] This represents my views.
- Overall I think this is a magnificent piece of work giving very valuable information. I just hope that the powers that be will take the notice of it that it deserves.

### Engagement analysis

Phase 2 engagement analysis can be found in Appendix 5. For IB2034, please see the original document published in 2024.

### Phase 1

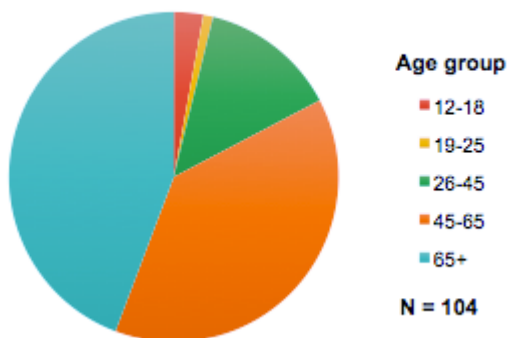
The number of responses received for the Phase 1 survey was 104; of these 30 were recorded household responses and the total number of residents represented is 144<sup>[1]</sup>. An estimate of the population is 786, therefore, we can assume approximately 20% of residents participated, or 26% of households. We know that some residents who contributed to IB2034 did not contribute to the LPP, perhaps due to survey fatigue and/or the knowledge that IB2034 contributions are within this LPP. Respondents to Phase 1 represented 77% of Buchlyvie's 31 postcodes (seven postcodes had no response). These seven postcodes with no response represent 7% of Buchlyvie's properties, showing that the geographical responses to the consultation were far-reaching.

Respondents to Phase 1 were predominantly over 45. However, overall data from IB2034 was used in developing the LPP. IB2034 had a more diverse age range especially as all the primary school participated in the survey and whose comments directly influenced recommendations in this LPP.

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<sup>[1]</sup> This is likely to be an underestimate due to the first 30 responses not measuring this variable. It is likely that ~150 residents responded.

### Phase 1 respondents analysed by age group



NB: In IB2034, the whole school was involved in the consultation in 2024; the participants represent the majority of the under 12 age group. Their contribution is not included in this chart. Their views have been incorporated within this LPP.

### Detailed responses for Phase 1 questions

#### Top 20 responses to the question “*What do you especially like about Buchlyvie*”

- Rural location / surroundings / countryside/lifestyle
- Conviviality / community spirit / feeling
- Supportive / good neighbours / friendly
- Quiet / sense of calm / peaceful
- Close to main cities / airports / Balfron
- Views / scenery
- Shop
- Walks
- Medical centre & Dispensary
- Café
- Size of village - small

- Primary school
- Biodiversity / close to nature
- Feel safe
- Cycling / railway track / QE Park trails
- Bus
- Rural / community events
- Welcoming
- Proximity to Loch Lomond / stunning locations
- Playpark and boulder

### **Top 20 responses to the question “*what needs changing or improving*”**

- Pub with restaurant and meeting place
- Reliable and hourly buses for Stirling and FVRH / prices
- Core paths/Circular walks and footpaths / dog walking routes and map
- Speed of traffic too fast on Main Street and Station Road
- Cycle/walking route to Stirling and other villages
- Minibus to link villages and national park
- Affordable housing / availability of social housing (esp for young people)
- Car park at east end of village
- Community events (e.g. in hall / ceilidhs)
- Dog fouling
- Children and old folks events / more activities for kids
- Dog noise in village
- Housing for elderly
- More businesses / services
- Allotments / community growing
- Lack of activities for children / y-p
- More bins for litter / dog poo
- Post office
- Station Road Triangle opposite school / Village unkempt
- Better hall facilities and football team facilities

### **Top 20 priorities from IB2034, reassessed in Phase 1 consultation**

- Reliable frequent bus service / DRT to connect to ALL local villages and cities
- Safer A811 and Station Road– install speed cameras and Montgomery Place safe crossing
- Village paths - circular with art and sculpture; Culbowie to Whiteleys, Harmony Fields
- Active travel routes to Arnprior, Balfron, Drymen, Glasgow and Stirling
- Care home, sheltered housing and local care provision
- Continue enhancing Burn Green (village green)
- Environmental plan to enhance and steward local environment and assess environmental risks (invasive plants (Japanese Hogweed)
- More woodland areas / trees
- Enhance village hall to create multi-purpose venue (layout, facilities, more office space)
- Repair and upgrade play park (boulder, safety surface, swings, etc.)
- Outdoor exercise spaces for older people
- Resolve flooding
- Work with Forestry and Land Scotland

- Community activities (carnival, music in hall, youth hub, strength and balance, exercise and sewing classes)
- Improve the pub
- Tackle alleged substance abuse and vandalism
- Community compost
- Lift-share communication platform for parent taxis, supermarket runs and hospital visits
- Plan safe parking spaces for residents and local businesses
- Re-surface (astroturf) and re-fence multicourt
- Sort out flooding by school

**Top 20 responses to question “*what should we do to prepare for uncertain futures*”**

- Community activities that encourage interaction and community spirit
- Renewable energy / power cut plans
- Grow more/ local /own food / allotments
- Community development group
- Connection with other villages
- Food store / bank
- Plan to help vulnerable people in an emergency / resilience team everyday
- Local text / emergency contact alert line / GPS phone
- Protect our water supply
- Attract more businesses to Buchlyvie that benefit the community (not profiteers)
- Create awareness through talks (eg energy use)
- Recycling
- After school care so local
- Community ownership
- Composting
- Create awareness through school
- Create links with regenerative farmers
- District heating
- Emergency equipment store - sleeping bags etc.
- Enable solar panel installation on conservation properties

## Appendix 3 – Postcode comparisons and analysis

### Buchlyvie Post-Codes

(within Buchlyvie datazone S01013014)

FK8 3LP	Main Street	FK8 3NJ	Baron Court
FK8 3LR	Main Street	FK8 3NQ	Burnside Terrace
FK8 3LS	Culbowie Road	FK8 3NR	Claymires / east Buchlyvie
FK8 3LT	Main Street	FK8 3NS	Heights Road
FK8 3LU	Main Street	FK8 3NT	Heights Road
FK8 3LX	Main Street	FK8 3NU	Oxhill
FK8 3LY	Mye Road	FK8 3NX	Ballamenoch
FK8 3LZ	Easter Mye Road	FK8 3NY	Culbowie Road
FK8 3NA	Station Road	FK8 3NZ	Whiteleys
FK8 3NB	Station Road	FK8 3PA	Cashley / west Buchlyvie
FK8 3ND	Fisher Place	FK8 3PB	Auchentroig
FK8 3NE	Station Road	FK8 3PD	Station Road beyond Mye Burn
FK8 3NF	Montgomery Place	FK8 3RZ	Ward Toll and Offerance
FK8 3NH	Culbowie Crescent	G63 0QY	Wester Auchentroig

Additional post-codes / properties outwith Buchlyvie datazone:

G63 0QX	A811 to BALLAT (Upper Ballaird, Ballochneck,)
G63 0SQ	Garrel Farm and Spittal, Balfron Station (but not Stoneyacre)
G63 0SF	Netherhill, Balfron Station

These are significant as the Buchlyvie datazone area does not match the boundary of BCC.

## Appendix 4 – IB2034

The whole of IB2034 should be considered as evidence for Buchlyvie's LPP. 93 people participated in IB2034 in 2024. The top priority actions were identified in the consultation and are marked in bold in the image below. The community and climate change benefits for each of the actions in the figure below is given in detail in IB2034.

## Imagining Buchlyvie 2034 Actions

### *Transport, mobility and connectivity*

- **Reliable frequent bus service / DRT to connect to ALL local villages and cities**
- **Village paths - circular with art and sculpture; Culbowie to Whiteleys, Harmony Fields**
- **Safer A811 and Station Road – install speed cameras and Montgomery Place safe crossing**
- **Active travel routes to Arnprior, Balfron, Drymen, Glasgow and Stirling**
- Local electric car share / car hire
- Lift-share communication platform for parent taxis, supermarket runs and hospital visits

### *Local economy, food, services and climate resilience*

- Plan for local economy : local food and services; time bank / barter system and circular economy
- Promote local food development (Flanders Rest, Food Hub, Upper Ballaird).
- Skills hub and local flexible workspaces with collaboration tools (e.g. in village hall)
- Create climate resilience community plan for emergency weather events eg. generator at hall etc.
- Increase local food outlets (primary school pupils desperate for a chippy or McDonalds)
- Improve telehealthcare and local health services
- Tourism strategy
- Garden share and allotments

### *Village infrastructure and facilities*

- **Repair and upgrade play park (boulder, safety surface, swings, etc.)**
- **Re-surface (astroturf) and re-fence multicourt**
- **Enhance village hall to create multi-purpose venue (layout, facilities, more office space)**
- **Sort out flooding by school**
- Plan safe parking spaces for residents and local businesses
- Care home, sheltered housing and local care provision
- Outdoor exercise spaces for older people
- Community activities (carnival, music in hall, youth hub, strength and balance, exercise and sewing classes)
- Improve the pub
- Community compost

### *Governance, planning and inclusion*

- Investigate partnership with Arnprior and possible development trust
- Environmental plan to enhance and steward local environment
- Engage all age groups / backgrounds for community development
- Investigate alleged substance abuse problem and associated vandalism
- Create community housing plan
- Fund-raise for BCC / community development
- Local economy and tourism strategy

### *Young people*

- After school club
- Wild spaces for young people to explore and play (more trees)
- Sheltered spaces for young people to hang-out
- **Tackle alleged substance abuse and vandalism**
- **Engage all age groups / backgrounds for community development**
- Provide out-of-school child-care

### *Renewable energy, housing and technology*

- **District heating**
- **Community insulation and retro-fit**
- Community housing development plan – houses sized to meet occupancy, super-insulated, transition to sheltered housing and care home as required
- Community renewable energy supply
- Affordable broadband for all

### *Environment*

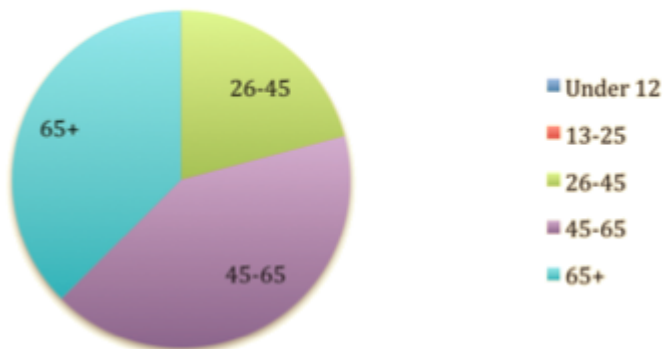
- **Environmental plan to enhance and steward local environment and assess environmental risks** (invasive plants (Japanese Hogweed), deer, sea-gulls)
- **More woodland areas / trees**
- **Work with Forestry and Land Scotland**
- **Continue enhancing Burn Green (village green)**
- **Resolve flooding**

## Appendix 5 – Phase 2 consultation data for future decisions

The Phase 2 survey had 26 weighted respondents (N=26). Although the information is useful, it is insufficient to be representative of the community. The responses are posted in this Appendix so that they can go forward as evidence for further discussions with SC regarding the LDP/ LLP. Of the 26 responses, eight were duplicates (ie were submitted as a joint application with other household members); 18 actual responses were received. The following are weighted analyses (N=26), unless noted otherwise.

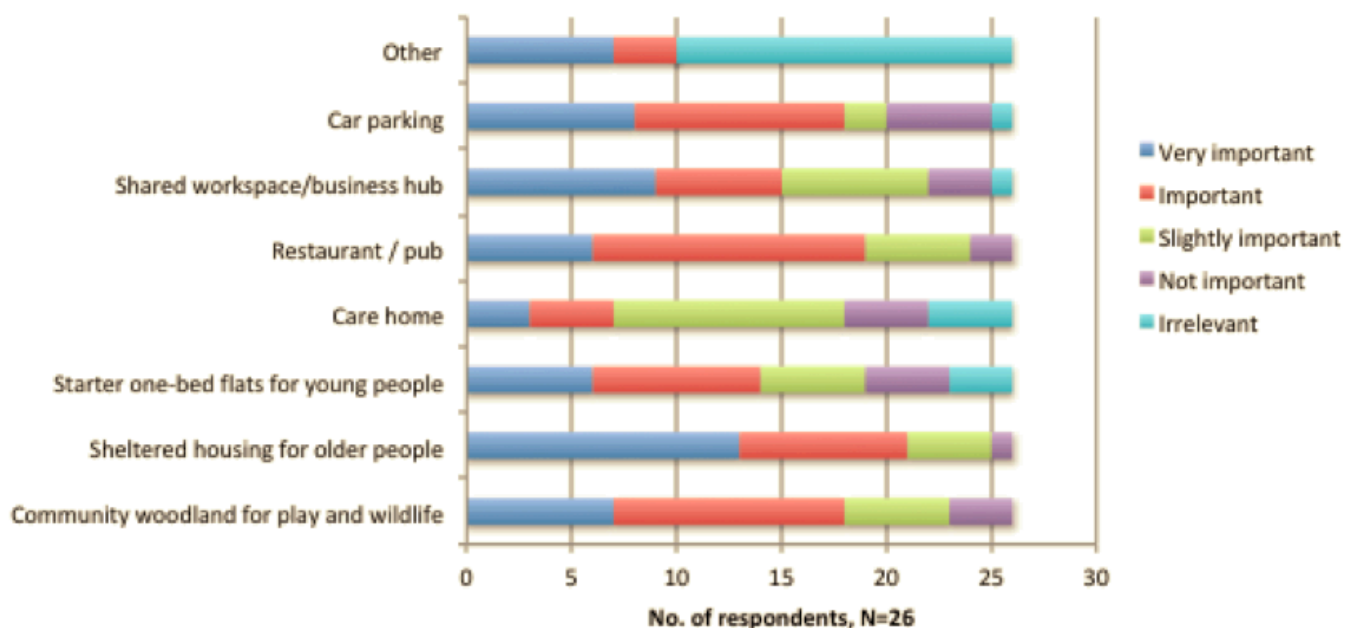
### Phase 2 weighted response demographic (age) analysis

No. of respondents for each age group



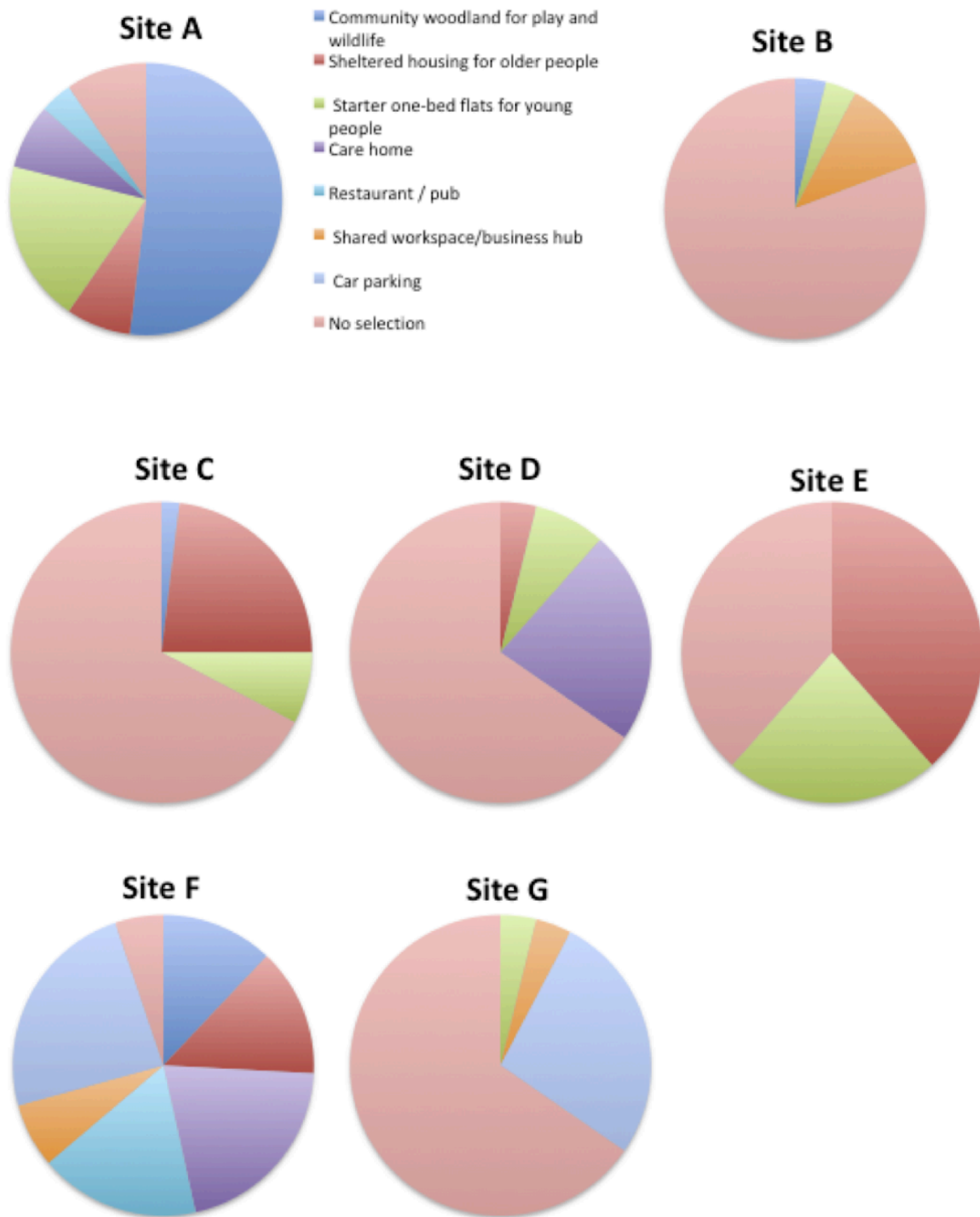
### Importance of each type of new development proposed in the Phase 1 consultation (weighted)

Importance of proposed new build developments



Preferred development, if any, for each site (N=26), Map 2

Preferred development, if any, for each site (N=26), Map 2



For other types of development, two respondents requested housing for young couples, and two paths. For Other, "irrelevant" was no selection.

## Voices of the community – locations for each of the developments

Site	Why did you select this preference?	Site	Why did you select this preference?
<b>Community Woodland</b>		<b>Sheltered housing for older people</b>	
A & C	F all ready has woodland - make more of this. A and C also have potential.	A	Clear scope for small development alongside the starter flats
A	It is in the village and not far to walk for all age groups	A	It's within the LDP. And could be part of a development that includes starter homes for younger people
A	Close to school	C	Close to other residential area so not isolated.
A	Near to the school	C	
A	next to school easy accessible	C	C or D; Close to the village
A	Close to school and existing play park.	D	Open ground
A	Areas B and C have the main sewer line running underneath and building there would not be permitted(permission has been blocked for that reason in the past)	D	On a level part of the village
A	Linked to existing wildlife garden at school	E	It is close to all remaining village amenities
A	Close to school and park so easy for children to access. Part of site is steep and not easy to build on.	E	Close to centre
B	Near primary school and where many children live	E	Close to shops
F	Already trees	E	It's in a central area, not to far from shop, cafe, doctor's etc.
F	Already a wooded area with mature trees brush nettles and brambles could be removed to open up the area	E	Short walking distance to shop and village hall events.
F	Because it already has trees, grassland etc. and if tidied up a bit would be a good place to play like it used to be when my children were young.	E	Areas B and C have the main sewer line running underneath and building there would not be permitted(permission has been blocked for that reason in the past)
Other	The area surrounding the recreation ground. It's safe from traffic, adjacent to the playpark and there is already some tree growth.	E	Several low level one bed properties could be built by changing current planning permission. Short trips to shops/ amenities and bus stop. Relatively close to Medical centre.
Other	The woodlands behind Health Centre/Wildlife Garden and Burn Green already exist and can be used for play	E	Ideal location - single storey one bedroomed accommodation - level access close to

Site	Why did you select this preference?	Site	Why did you select this preference?
<b>Community Woodland</b>		<b>Sheltered housing for older people</b>	
	and wildlife, but this is not happening today. Both sites should however be improved.		amenities: bus, shop, health centre, coffee shop. hairdressers
Other	There are already community woodlands behind the pond by the football pitch and by Burn Green that could be improved. Because these sites already exist and are hardly used	F	It's within the village, belongs to Stirling Council and close to Burn Green wildlife meadow
Other	Football pitch surrounding and burn greenIt's already existing	F	The size of this site seems about right for this purpose; it is also close to Burn Green meadow for small walks and recreation.
Other	Not appropriate, would suggest areas further from village e.g. the old railway line with improved access from village.	Other	Anywhere all ready residential for built up - it should be in close proximity to the local shop, main road, cafe for social integration. Sites E F G. Sites A B C D would make anyone in sheltered alone accommodation feel isolated and involve up/down hills etc on a bus route too.

Site	Why did you select this preference?	Site	Why did you select this preference?
<b>Starter one-bedroom flats for young people</b>		<b>Care home in the community for the community</b>	
Site A	<i>Missing data.</i>	Site A	
Site A		Site A	Located near doctors surgery handy for medical dispensing
Site A		Site D	
Site A		Site D	For the same reasons as sheltered housing
Site A		Site D	C or D Close to village
Site B		Site E	It is centrally located within the village
Site C		Site F	Close to centre
Site D		Site F	As an alternative to Sheltered Housing
Site D		Site F	The same reasons apply as for sheltered housing.
Site E		Site F	Areas B and C have the main sewer line running underneath and building there would not be permitted(permission has been blocked for that reason in the past)
Site E		Site F	Ideal for bus stop or parking - was previously residential
Site E		Don't know	Close to other families
Site E		Don't know	I don't think we need a care home in Buchlyvie.

Site	Why did you select this preference?	Site	Why did you select this preference?
<b>Starter one-bedroom flats for young people</b>		<b>Care home in the community for the community</b>	
Site G		Don't know	
Don't know		Don't know	Not sure we require a care home as it's likely to be privately run and out of reach financially for many residents.
Don't know		E F G only	Needs to be in an all ready residential area - allows care home residents easy access out for trips as well as next to local amenities for family visits to take them out eg to local cafe or park. On a bus route too.
None	I don't think we need any more one bedroom flats - there are quite a few already in the village.	Not required	I don't believe a care home is realistic or appropriate for a small village. It's a large development and not suited to the area
		Now here	This isn't a practical suggestion. There isn't a site large enough, or the funding to build a care home from scratch. The community is too small to justify such a project

Site	Why did you select this preference?	Site	Why did you select this preference?
<b>Starter one-bedroom flats for young people</b>		<b>Care home in the community for the community</b>	
Site A	<i>Missing data.</i>	Site A	
Site A		Site A	Located near doctors surgery handy for medical dispensing
Site A		Site D	
Site A		Site D	For the same reasons as sheltered housing
Site A		Site D	C or D Close to village
Site B		Site E	It is centrally located within the village
Site C		Site F	Close to centre
Site D		Site F	As an alternative to Sheltered Housing
Site D		Site F	The same reasons apply as for sheltered housing.
Site E		Site F	Areas B and C have the main sewer line running underneath and building there would not be permitted(permission has been blocked for that reason in the past)
Site E		Site F	Ideal for bus stop or parking - was previously residential
Site E		Don't know	Close to other families
Site E		Don't know	I don't think we need a care home in Buchlyvie.

Site	Why did you select this preference?	Site	Why did you select this preference?
<b>Starter one-bedroom flats for young people</b>		<b>Care home in the community for the community</b>	
Site G		Don't know	
Don't know		Don't know	Not sure we require a care home as it's likely to be privately run and out of reach financially for many residents.
Don't know		E F G only	Needs to be in an all ready residential area - allows care home residents easy access out for trips as well as next to local amenities for family visits to take them out eg to local cafe or park. On a bus route too.
None	I don't think we need any more one bedroom flats - there are quite a few already in the village.	Not required	I don't believe a care home is realistic or appropriate for a small village. It's a large development and not suited to the area
		Now here	This isn't a practical suggestion. There isn't a site large enough, or the funding to build a care home from scratch. The community is too small to justify such a project

Site	Why did you select this preference?	Site	Why did you select this preference?
<b>Restaurant and/or pub</b>		<b>Shared workspace or business hub</b>	
Site A	Existing	Site B	
Site F	on the main road plenty of passing trade	Site B	
Site F	Visible and accessible for travellers and villagers alike	Site E	Centrally located in the village, easy to access
Site G		Site E	Central area within the village would be a quieter development for the surrounding established residents as business based activities would be based there.
Don't know	I don't believe we need either a restaurant or pub	Site F	Should be in village centre and near facilities. That said, it seems unnecessary for a small village
Don't know		Site F	It's within the LDP and close to the Main Street
Don't know		Site G	Away from most of residential area of village.
Don't know		Upstairs in medical centre	Unused space
EFG	Again needs to be central / local and restored to where it used to be, on a bus route too.	Village Hall	Because it's used already as a hub
Existing pub	Connection to history and conservation area	Village Hall	Building could be developed to provide flexible working space.
Existing pub	No alternative site is suitable.	Village Hall	The Village Hall with its parking space is the perfect location, it only needs some upgrading.

Site	Why did you select this preference?	Site	Why did you select this preference?
<b>Restaurant and/or pub</b>		<b>Shared workspace or business hub</b>	
Existing pub	On existing pub site - not on car park	Village Hall	The hall is already there and another storey could be added over the existing extension. It also has parking, and the land and hall belong to Stirling Council.
Existing pub	Already established pub building especially if the carpark is developed to allow more cars	Don't know	
Existing pub	Areas B and C have the main sewer line running underneath and building there would not be permitted(permission has been blocked for that reason in the past)	Don't know	
No point	use the coffee kiln - one already and it failed.	Don't know	I don't know where that could be situated unless within the hall or church.
Nowhere	There is obviously not enough trade to support a pub or restaurant. "pubs have closed as well as the old Post Office cafe and the Pottery cafe is struggling for customers	Don't know	Could be made available in the smaller village hall
On Main Street	Needs to be visible to traffic/tourists passing through.	Don't know	
On Main Street	A restaurant or pub must be on the MainStreet to be visible to passing (tourist) traffic.	Old pub / hall	Don't feel it's required - village hall space could be utilised for this or bottom half of old pub that cannot be made into flats due to planning could also be an option.

Site	Why did you select this preference?	
<b>Car Parking</b>		<b>Other things we should be creating for the village?</b>
Site F	Informal car park	Better path/cycle access to surrounding area
Site F	Close to the village amenities and this location wouldn't use valuable land for buildings	Develop hall for a bar/social area and work space areas rather than create from scratch on a development site
Site F	Informal car park already there and could be developed for a lot more cars	Electric bike station similar to those in Stirling city centre where you can take and return bikes to promote greener travel solutions as well as good health.
Site F	Existing site, just in need of renovation and mild expansion. Should be near village facilities	Green spaces. It's pointless putting in all this infrastructure if there are no transport links or very poor.
Site F	Existing parking could be enlarged slightly without encroaching on the attractive open space.	Starter one bed flats - maybe not one bedroomed but 2 for locals wanting to stay in village for childcare (grandparents)
Site F	Areas B and C have the main sewer line running underneath and building there would not be	Sustainable affordable housing for couples. We need more families in the village.

Site	Why did you select this preference?	
Car Parking		Other things we should be creating for the village?
	permitted(permission has been blocked for that reason in the past)	
Site F	Existing entrance but requires thoughtful redesign regarding substation.	
Site F	Because it's already used for parking	
Site F	Small expansion to existing site not damaging wild areas	
Site G	All ready car parking, could be expanded around flanders moss so not too much of an eye sore as all ready parking there.	
Site G	End of village	
Site G	The only area close to the main street that might be suitable for parking.	
Site G	it's in the east end of the village	
Site G	Increase markings and better signage before the village. Add drainage and the plastic hard standing on grass to increase parking spaces but keep green look/grass.	
Site G	It is already used for parking today, perhaps the parking area could be extended?	
Don't know		
Don't know		
Site G / Hall	It's not necessary. There is parking at the Village Hall and at Site G	

**Additional comments about each site (NB: these are not representative of Buchlyvie as a whole, due to the small number of responses)**

**Additional comments about Site A: a field south-west of Station Road, north of the football pitch, and south-east of Fisher Place; July 2025 advertised for sale. Part of LDP, H152 since 2018**

- Would be an eyesore on the fields, houses that back onto its view, we should preserve the countryside around Buchlyvie where we can while using numerous empty buildings to expand within and upgrade Buchlyvie.
- This is a precious green area next to the Community Wildlife Garden with views across to Ben Lomond.
- This site looks well suited for an affordable housing development.
- No easy access to the field which, I believe, has been a stumbling block in the past.
- Seems like a good place for development.
- there is currently no actual access for any vehicles to this site.

- Possible to expand for children's area
- Ideal for new affordable homes
- The access area is a bog with standing water and access is not great. The bedrock is close to the surface in places. Building here could impact drainage on existing houses with run-off. Already a flooding risk nearby at primary school.

**Additional comments about Site B: a field north-east of Station Road, potential access from Station Road under same ownership as field**

- From field in between houses on station road used to access site B to the right side and through to public footpath at back is sewer systems, there is a well in our back garden going down to this so generally planning was denied for anything reaching further back into the small triangle where site B is as on both sides. In corner of field access there is an old stables / ash tree that has bats, the bats are out each evening and a protected species. The view out and over site B is one in our opinion of outstanding beauty to the Munro's and hills and to build here would destroy Buchlyvies surrounding beauty as well as decrease house prices.
- This is outside the LDP area and development of this large area would completely change the character of the village. The views towards Ben Lomond and Flanders Moss would be ruined.
- This is a large area, a housing development there would completely change the character of the village.
- Would be suitable for housing.
- Seems reasonable location with good access.
- Best kept out of development area.
- Areas B and C have the main sewer line running underneath and building there would not be permitted(permission has been blocked for that reason in the past)
- I would strongly object to any development at Site B. It is outwith the LDP and could impact my view across the Carse to Ben Ledi. It would result in the loss of valuable farmland and change the character of the village
- Make an ideal site for any new homes - school has capacity for more children
- Access needs to be considered and increase in traffic and controlling speed etc.

**Additional comments about Site C: a field north of the north-west of Montgomery Place extension and east of the burn and core path. Potential vehicle access from Montgomery Place, The Spittal or Site B. In private ownership.**

- Same for site C - The view out and over site C is one in our opinion of outstanding beauty to the Munro's and hills and to build here would destroy Buchlyvies surrounding beauty as well as decrease house prices. Also to have increased traffic turning into somewhere past flanders rest but before entering the village will cause issues being on a main road.
- This is a potential site for affordable/sustainable housing for couples and families.
- This site would be suitable for the development of affordable housing. It appears to be a natural extension of Montgomery Place.
- Also suitable for housing.
- Unsure on access would be detrimental to core path in my opinion
- Best kept out of development area.

- Areas B and C have the main sewer line running underneath and building there would not be permitted(permission has been blocked for that reason in the past)
- I think it is a mistake to build outwith the LDP. We should maintain the integrity of the LDP and the character of the village
- Not included in development plan - too many homes using montgomery place for access

**Additional comments about Site D: Within existing LDP. A field north of the Church and Mye Road and north-east of Montgomery Place extension. In private ownership.**

- Same for site D - The view out and over site D is one in our opinion of outstanding beauty to the Munro's and hills and to build here would destroy Buchlyvies surrounding beauty as well as decrease house prices. Also to have increased traffic turning into somewhere past flanders rest but before entering the village will cause issues being on a main road.
- This could be a good site for affordable/sustainable housing as it is an extension of Montgomery Place. There is potential access from Main Street or the main road.
- This site looks well suited for a housing development, affordable houses for young families and one bedroom flats. It is already a LDP area. Direct access from the A 811 seems to be possible.
- Also suitable for housing.
- Poor site for development. Very limited access, narrow road at entrance and so access would be challenging. Geological formation (drumlin) sited in area, should not be removed.
- Will spoil any views.
- Huge hill in this site - owner not wanting to sell the land

**Additional comments about Site E: comprising a car park belonging to the former Rob Roy Inn (in private ownership) and a rough area behind Main Street houses (in Stirling Council ownership). Planning permission exists for three three-bedroom houses.**

- This area appears run down and needs something, if all ready a brown site then building here makes sense as long as in keeping with character.
- This could be used to build affordable flats for families.
- Development seems to be going already ahead, the housing should be affordable.
- Seems a good location for development
- No views will be spoilt
- Ideal for sheltered housing
- This place is very damp and unsuitable for housing
- How would development impact existing homes?

**Additional comments about Site F: Burn Green area. Comprising a community garden, wildlife area and informal parking**

- Already informal car park
- The site could be cleared for brush and brambles to open up the wooded area for kids play. Burn green returned to cut grass area. BBQ pit permanently established for safe family activities. Combined with fully up graded carpark making it a community based area.
- If all ready a community garden, wildlife area and informal parking can we formalise the parking and improve the area which would meet the woodland and parking requests?

- This area is ideal for sheltered housing or care home, carefully designed to include the woodland and access to Burn Green meadow for residents.
- This area due to its closeness to Burn Green meadow is well suited for building of sheltered housing or a care home.
- Seems reasonable to develop the car park given existing site and proximity to village amenities. Burn Green should be restored to grassed area.
- Perfect for a care home or car park no views will be spoilt
- This area is a valuable haven for wildlife and a pleasant community space. Let's keep it.
- Care home or parking for villagers
- The community garden and wildlife area are vitally important and must not be encroached on
- A lot of variety of wildlife / plants need to be conserved. Bats, birds, etc. Beautiful part of the village.

**Additional comments about Site G: Grass between layby and road, west and east of the layby café and toilets. Stirling Council owned.**

- Could be used if felt additional parking required and/or form woodland area.
- This should stay as is and be improved as a meadow.
- This should stay as a green area at the entrance of the village, but it could be improved as a wildlife meadow. Some beautiful mature trees are growing here already.
- Existing structures and facilities could be improved significantly but area too small for significant new development (e.g. houses)
- Could be used as additional car parking if no workplace or business hub.
- This has a lot of potential for development. No views will be spoilt
- Has Flanders Rest Cafe on it already - nice green space - leave it as it is! But cut the rest of the layby to make it look better
- Not suitable for development. Should be mown. It was where the Olympic Torch stopped in 2012. It is a useful space.
- Trees would need to be conserved.

**Comments about additional site east of Baron Court at BCC meeting 24 October 2025.**

- Any development here would impact the views from Baron Court
- I am really concerned that we haven't had the opportunity to properly comment on this area.

**Satellite development feedback**

- Should revisit plans for wind farm locally
- No real thoughts re satellite developments as they are outwith the village boundaries and seen to develop independently
- Should be minimal, not invasive of environment and in keeping to not be an eyesore or impact any existing homes.
- Criteria should be as per Stirling council policy. These are not in the conservation area
- For our area satellite development works well and should be encouraged. The more work that can be carried out locally will help sustain the overall community.
- There should be footpaths linking these developments to the village. eg Cashley.
- Some of these satellite developments appear to be completely isolated from the village, eg. Cashley. They should be connected to the village by footpaths/cycle paths.

- No thoughts on the subject.
- Limited light development is okay but not major development as this area is important natural capital and development would have significant detrimental effect on area.
- Should be in proportion and character with existing developments.
- Community integration
- Anything that will attract footfall has to be considered. Pathways that circuit the village to attract walkers to visit village facilities - not the railway track
- They should be contained within their immediate locality and not "bleed" into adjacent undeveloped land
- Would NOT like to see satellite development around Oxhill or Gowston or Ballamenoch (no good road)
- I think they should be more connected to the village. At the moment people are forced to use cars. Any new development should consider paths to link with village. All mature trees should be conserved when safe to do so.

There are huge areas of natural environment with Flanders Moss, farmland, rivers, muir and woodland. How do you feel about these areas? How are they connected to you? What future do you see?

Should be preserved, but development of local paths cycle access should be investigated as has been suggested in previous place plans

- The natural environment is carefully managed and should continue to be
- Feel it is important to protect the green open spaces and prevent eye sores - but also allow spaces and areas for people to enjoy the green spaces (within reason e.g don't become a Loch Lomond tourist spot)
- Should be protected and looked after
- Having natural environment is critical to the well being of people in the village. For instance the use of the old railway track for bikers, walkers, runners etc. We have used this extensively as a family.
- More safe (ie not on main roads) circular walks from the village will improve this.
- These areas could be better connected, with round walks and footpaths: eg. a footpath along the old railway track from Buchlyvie to Arnprior. A round walk connecting Culbowie road with Whiteleys.
- There are not enough footpaths in the surroundings of Buchlyvie. For example we should have footpath/cycle track to Arnprior and further on the Stirling. We are also missing a round walk, for example one that includes a connecting link over the hill from Culbowie to Whiteleys.
- I think we live in a lovely part of the country and don't want too much to change.
- These areas must be protected. They are the green spaces villagers go to. They offer significant improvement to quality of life.
- These are of immense importance and must be protected. Invasive species, e.g. giant hogweed, should be eradicated.
- Walking paths
- Continue to enhance the use of local environment by supplementing existing routes eg. walkers link across the moor and on to Balfron
- It is vital we maintain and protect our natural environment, especially Flanders Moss and our existing woodlands

- These wild areas such as Flanders Moss MUST be protected. The Moss absorbs CO2 in vast quantities and the rest is our landscape - what makes the village beautiful.
- I would like more paths so we can enjoy and access these areas. Natural areas are very important for me and should continue to be looked after. Need to deal with invasive species e.g. hogweed. Need support from Council - should not expect community to have to apply for funding to sort this out.

### **What are your thoughts on the current state of the conservation area?**

- More extensive than needed
  - It's fine as it is and doesn't need to be increased as that discourages 21st Century eco home type development
  - Is it actually needed
  - Feels like the pub, the old white gallery, back of shop all feel run down, need development and TLC so unsure if in keeping with the character of Buchlyvie.
  - On the most part it is working and helps maintain the character of the village. Some parts (eg the green opposite the school) need tidying.up.
  - Much more could be made of Buchlyvie's Conservation Area which gives the village character and charm. We could have information signs with history of the village and interesting buildings. The conservation area should be respected and no individual allowed to take over an area and spoil it, using it as a carpark or rubbish dump. The council should have the power to protect conservation sites.
  - The current of the conservation area is a shambles: some residents have taken over a central part of it as their personal car park and scrapyard and nobody seems to be able to do something about it.
  - Our village - on the whole - is a lovely place - mostly traditional and well kept - except for the space across from the school at the entrance to the Mye walk (which is now an eyesore).
  - Seems like rules are lightly implemented. Developments have caused a deterioration of local character.
  - Mostly satisfactory, although the ongoing issue is the Triangle is an unfortunate blot.
  - They should remain
  - It is ridiculous that only some of Culbowie Crescent fall within this when the houses were built at the same time. Surely the whole current housing in all the village should be included
  - The land opposite North Church should be returned to it's previous state. The current situation is an eyesore and is an intrusion into the privacy and amenity of the people whose homes look onto it
  - It should be protected, preserved and supported. It is historic. Green spaces are vital. Access to the recreation ground / school / surgery is via steps from the village hall. These need to be maintained and a HANDRAIL put in place.
  - The triangle opposite school needs to be resolved and put back to a community piece of land.
- Some buildings need more care and I wonder if being in conservation area creates a barrier for repairs (e.g. painting of windows for their preservation requires planning permission - the North Church window painting has been unfinished for years; the

cream paint was being applied to a window and was stopped half-way by SC, yet the owners researched what was permitted). How can owners be better supported?

## Appendix 6 – Buchlyvie Local Place Plan – Planning and Policy Alignment

This table summarises how Buchlyvie’s planning and governance recommendations align with Scotland’s National Planning Framework 4 (NPF4), the Planning (Scotland) Act 2019, and other relevant policy frameworks.

### Pillar 1 – Protect what matters

Recommendation	Relevant LDP2 Policy / Guidance	Links to NPF4 / SCCNEP	Responsible Partners	Timescale
Tackle invasive species such as rhododendron and giant hogweed.	Policy 9.1 Protecting Special Landscapes; SG – Biodiversity & Landscape	NPF4 Policy 3 – Biodiversity; Policy 4 – Natural Places; Policy 11 – Energy and Net Zero; SCCNEP	Stirling Council (SC); Forestry and Land Scotland (FLS); NatureScot; SWSCAN; Carse of Stirling Partnership	Short
Protect, nurture and celebrate Buchlyvie’s biodiversity.	Policy 9.1; SG – Biodiversity & Landscape	NPF4 Policy 3 – Biodiversity; Place Principle – Caring for Place; SCCNEP	SC; FLS; NatureScot; BCC; Local landowners and farmers; SWSCAN; Carse of Stirling Partnership	Ongoing
Create education and volunteering programmes to involve the community.	Policy 9.4 Community Access to the Countryside; SG – Biodiversity & Landscape	NPF4 Policy 13 – Health and Wellbeing; Policy 14 – Local Living and 20-Minute Neighbourhoods;	BCC; Primary School; SC; NatureScot; Eco-Group	Short–Medium
Develop partnerships with farmers, landowners, Forest and Land Scotland, Carse of Stirling Partnership, SC, SWSCAN, NatureScot and neighbouring communities with eco-project aspirations.	Policy 9.4; SG – Forestry & Woodland Strategy	NPF4 Policy 3; Regional Land Use Partnership Framework; SCCNEP	BCC; SC; FLS; Carse of Stirling Partnership; SWSCAN; Neighbouring CCs	Medium

<b>Recommendation</b>	<b>Relevant LDP2 Policy / Guidance</b>	<b>Links to NPF4 / SCCNEP</b>	<b>Responsible Partners</b>	<b>Timescale</b>
Create a holistic overview of Buchlyvie's biodiversity, identifying special places and how they are linked.	Policy 9.4 SG – Biodiversity & Landscape	NPF4 Policy 3; Local Development Plan – Natural Heritage; SCCNEP	BCC; NatureScot; SC; Volunteers; Eco-Group	Medium
Safeguard and defend community character, valued landscapes, and social spaces.	Policy 5.1 Design of New Development; Policy 5.4 Conservation Areas	NPF4 Policy 1 – Tackling Climate and Nature Crises; Policy 4 – Natural Places; SCCNEP	SC; Scottish Government; BCC	Ongoing
Ensure planning applicants assess visual impact on neighbouring and wider views.	Policy 5.1 Design of New Development; SG – Design Guide / Landscape & Planting	NPF4 Policy 14 – Design and Placemaking; Policy 4 – Natural Places	SC Planning; Applicants; BCC	Ongoing
Safeguard all historic buildings from demolition and create a retrofit guide for older properties.	Policy 4.5 Historic Environment; SG – Historic Environment: Energy Efficiency & Microgeneration	NPF4 Policy 7 – Historic Assets; Policy 11 – Energy; SCCNEP	SC Planning & Heritage; Historic Environment Scotland	Medium
Ensure conservation planning rules are not counter-productive.	Policy 1: Placemaking; Policy 10.1: Protecting Woodland and Trees; Policy 10.2: Green Belt and Countryside; Policy 12: Conservation Areas	NPF4 Policy 7 – Historic Assets; Local Policy – Built Heritage; SCCNEP	SC Planning Department	Medium
Adapt planning decision-making to meet Buchlyvie's requirements.	Policy 1: Placemaking; Policy 2.9: Community Facilities; Policy 3.3: Development in the Countryside	NPF4 Policy 1 – Participation and Engagement; Place Principle; SCCNEP	SC Planning Committee; BCC; Scottish Government	Ongoing
Conserve the Triangle as community common land and assure its legal community-owned status.	Policy 10.2: Green Belt and Countryside; Policy 2.9: Community Facilities; Policy 10.4: Green Network	NPF4 Policy 4 – Natural Places; Community Empowerment (Scotland) Act 2015; SCCNEP	SC; SEPA; BCC; Legal Advisers	Short

<b>Recommendation</b>	<b>Relevant LDP2 Policy / Guidance</b>	<b>Links to NPF4 / SCCNEP</b>	<b>Responsible Partners</b>	<b>Timescale</b>
Maintain existing active-travel routes to Gartmore and Aberfoyle.	Policy 5: Sustainable Transport; Policy 4: Infrastructure; Policy 10.4: Green Network	NPF4 Policy 12 – Sustainable Transport; Active Travel Strategy; SCCNEP	SC; BCC, FLS	Ongoing
Support existing anchor organisations and prevent erosion of gathering spaces.	Policy 2.9: Community Facilities; Policy 1: Placemaking; Policy 2.8: Education and Learning	NPF4 Policy 13 – Health and Wellbeing; Local Community Plan	SC; BCC; Community Groups; Development Trust	Ongoing
Utilise the primary school, football club and youth club to re-engage the 18–45 age group.	Policy 2.8: Education and Learning; Policy 2.9: Community Facilities	NPF4 Policy 13 – Health and Wellbeing	SC Education; BCC; Youth Club; Football club	Medium
Capture and celebrate community history and achievement.	Policy 12: Conservation Areas; Policy 2.9: Community Facilities; Policy 1: Placemaking	NPF4 Policy 13 – Cultural Wellbeing	BCC; Heritage Volunteers; Local School; Development Trust	Short–Medium
Reopen the village pub and create a plan for its sustainable future.	Policy 2.9: Community Facilities; Policy 1: Placemaking; Policy 2.10: Green Network	NPF4 Policy 9 – Rural Development; Local Economic Strategy	Landlord; BCC; Development Trust; SC Economic Development	Short
Research reasons for falling school roll and placing requests.	Policy 2.8: Education and Learning; Policy 3.3: Development in the Countryside	NPF4 Policy 13 – Education and Inclusive Communities; SCCNEP	SC Education; BCC; Parents	Short
Create a Development Trust to oversee these recommendations.	Policy 1: Placemaking; Policy 2.9: Community Facilities	Community Empowerment Act; Place Principle	BCC; Community Volunteers; SC Community Development	Immediate

<b>Recommendation</b>	<b>Relevant LDP2 Policy / Guidance</b>	<b>Links to NPF4 / SCCNEP</b>	<b>Responsible Partners</b>	<b>Timescale</b>
Recognise informal care and social-support structures.	Policy 2.9: Community Facilities; Policy 2.11: Health and Wellbeing; Policy 1: Placemaking	NPF4 Policy 13 – Health and Wellbeing	BCC; Care Hub; SC Social Care; Volunteers	Short
Authorities must act on nuisance and illegal behaviours (noise, pollution, vandalism, drug-dealing, burning waste).	Policy 9: Waste Management; Policy 10.3: Natural Environment; Policy 11: Air Quality; Policy 12: Conservation Areas	NPF4 Policy 13; Local Community Safety Plan; Health and Wellbeing ; SCCNEP	SC; SEPA; Police Scotland	Immediate–Ongoing

## **Pillar 2 – Enhance our community for all to flourish**

<b>Recommendation</b>	<b>Relevant LDP2 Policy / Policies</b>	<b>Links to NPF4 / SCCNEP</b>	<b>Responsible Partners</b>	<b>Timescale</b>
Create a community social space (pub or upgraded hall).	Policy 1: Placemaking; Policy 2: Supporting Business and Employment	NPF4 Policy 13 – Health and Wellbeing; Policy 14 – Local Living; SCCNEP	Development Trust; BCC; Landlord; SC Economic Development	Short–Medium
Rebuild the hall extension in keeping with conservation area.	Policy 1: Placemaking; Policy 8: Historic Environment	NPF4 Policy 7 – Historic Assets; Policy 13 – Wellbeing; SCCNEP	SC Planning; BCC; Development Trust; Conservation Architect	Medium
Expand youth engagement and intergenerational activities.	Policy 1: Placemaking	NPF4 Policy 13 – Health and Wellbeing; SCCNEP	BCC; Primary School; Football Club, Youth Club; development Trust	Ongoing
Ensure inclusive access to services, both digital and in-person.	Policy 1: Placemaking; Policy 11: Infrastructure Delivery	NPF4 Policy 13; Digital Strategy for Scotland; SCCNEP	SC; Digital Scotland	Short

<b>Recommendation</b>	<b>Relevant LDP2 Policy / Policies</b>	<b>Links to NPF4 / SCCNEP</b>	<b>Responsible Partners</b>	<b>Timescale</b>
Ensure any development is rooted in local needs, is environmentally and socially responsible, and supports local housing demand.	Policy 1: Placemaking; Policy 5: Housing; Policy 7: Renewable Energy and Low Carbon	NPF4 Policy 1 – Climate & Nature Crisis; Policy 16 – Quality Homes; SCCNEP	SC	Immediate
Prioritise starter homes for young people and homes for older residents.	Policy 5: Housing; Policy 1: Placemaking;	NPF4 Policy 16 – Quality Homes; Housing to 2040; SCCNEP	SC	Medium
Resist speculative housing and tourist accommodation developments.	Policy 5: Housing; Policy 1: Placemaking;	NPF4 Policy 16 – Quality Homes; Housing to 2040; Policy 13 – Health & Wellbeing; SCCNEP	SC	Medium
Apply LPP principles and recommendations for all planning decisions (including appeals), regardless of applicant.	Policy 1: Placemaking; Policy 13: Developer Contributions	NPF4 Policy 14 – Design, Quality and Place; Local Governance Review; SCCNEP	SC	Short
Ensure views, scenery, countryside, peace and tranquility are protected in all planning applications and developments.	Policy 1: Placemaking; Policy 13: Developer Contributions	NPF4 Policy 14 – Design, Quality and Place; Planning (Scotland) Act 2019	SC	Short
Encourage informal citizen and community engagement to guide planning and enforcement decisions.	Policy 1: Placemaking	Community Empowerment (Scotland) Act 2015; NPF4 Policy 13 – Health & Wellbeing	SC; BCC	Short
Ensure planning balances economic, social, and environmental needs using Doughnut Economics model.	Policy 1: Placemaking; Policy 7: Renewable Energy and Low Carbon	NPF4 Policy 1 – Climate & Nature Crisis; Wellbeing Economy Monitor; SCCNEP	SC	Short-Medium

<b>Recommendation</b>	<b>Relevant LDP2 Policy / Policies</b>	<b>Links to NPF4 / SCCNEP</b>	<b>Responsible Partners</b>	<b>Timescale</b>
Ensure active travel and sustainable transport for all developments outwith the LDP.	Policy 10: Transport and Access	NPF4 Policy 12 – Sustainable Transport; National Transport Strategy 2 (NTS2); SCCNEP	SC	Short-Medium
Future development should consider Buchlyvie’s historic spatial character.	Policy 1: Placemaking; Policy 8: Historic Environment	NPF4 Policy 7 – Historic Assets and Places	SC	Short-Medium
Replace lost social assets or reinstate those repurposed.	Policy 1: Placemaking; Policy 2: Supporting Business and Employment	NPF4 Policy 13 – Health & Wellbeing; Place Principle (2019); SCCNEP	SC; Development Trust	Immediate
Review how satellite areas should or should not be developed	Policy 1: Placemaking	NPF4 Policy 14 – Design, Quality and Place; Planning (Scotland) Act 2019		
Ensure this LPP meaningfully informs the LDP and future planning decisions.	Policy 1: Placemaking	Planning (Scotland) Act 2019; NPF4 Policy 14 – Design, Quality and Place	SC	Short-Medium
Promote collaborative dialogue with Stirling Council planning to deliver LPP recommendations.	Policy 1: Placemaking	Local Governance Review; Community Empowerment (Scotland) Act 2015	SC; BCC	Immediate
Enforce 20mph limits and upgrade flashing signs.	Policy 10: Transport and Access	NPF4 Policy 12 – Sustainable Transport; SCCNEP	SC Roads; Police Scotland	Immediate
Improve pavements for wheelchair and buggy users.	Policy 10: Transport and Access	NPF4 Policy 12; Equality Act 2010	SC Roads; BCC; Disability Access Groups	Short
Reduce A811 speed limit to 40mph or less.	Policy 10: Transport and Access	NPF4 Policy 12; Road Safety Framework	SC Roads; Police Scotland	Short

<b>Recommendation</b>	<b>Relevant LDP2 Policy / Policies</b>	<b>Links to NPF4 / SCCNEP</b>	<b>Responsible Partners</b>	<b>Timescale</b>
Install pavements or active-travel routes along A811.	Policy 10: Transport and Access	NPF4 Policy 12 – Active Travel; Road Safety Framework ; SCCNEP	SC Roads; Sustrans; Landowners	Medium
Create safe bus set-down and pick-up points at Mains/Heights and Cashley.	Policy 10: Transport and Access	NPF4 Policy 12; Local Transport Strategy; SCCNEP	SC Transport; Bus Operators	Short
Designate B835 as multi-user active-travel route with 40mph restriction.	Policy 10: Transport and Access	NPF4 Policy 12 – Sustainable Transport; Road Safety Framework ; SCCNEP	SC Roads; BCC; Sustrans	Medium
Upgrade Montgomery Place junction with zebra crossing.	Policy 10: Transport and Access	NPF4 Policy 12 – Road Safety Framework	SC Roads; Police Scotland	Short
Enhance Mye Burn bridge signs to prioritise westbound traffic.	Policy 10: Transport and Access	NPF4 Policy 12 – Road Safety	SC Roads	Short
Extend 30mph limit to Station/Railway Track junction.	Policy 10: Transport and Access	NPF4 Policy 12 – Speed Management; Road Safety Framework	SC Roads	Short
Install 20mph warning signs on key bends on B835.	Policy 10: Transport and Access	NPF4 Policy 12 – Speed Management; Road Safety Framework	SC Roads; BCC	Short
Add designated walkway on Mye Burn bridge (Aberfoyle model).	Policy 10: Transport and Access	NPF4 Policy 12 – Active Travel; Speed Management; Road Safety Framework; SCCNEP	SC Roads; Transport Scotland	Medium
Develop local transport options (car share or minibus).	Policy 10: Transport and Access	NPF4 Policy 12 – Sustainable Transport; SCCNEP	BCC; SC; Community Transport Scotland	Short–Medium

<b>Recommendation</b>	<b>Relevant LDP2 Policy / Policies</b>	<b>Links to NPF4 / SCCNEP</b>	<b>Responsible Partners</b>	<b>Timescale</b>
Create active travel routes to Arnprior and Balfron via Buchlyvie Muir.	Policy 10: Transport and Access	NPF4 Policy 12 – Active Travel; Regional Transport Strategy; SCCNEP	SC; Sustrans; Landowners; BCC	Medium
Review paths and links to Balwill Road, Kepculloch Toll and the Hoish.	Policy 10: Transport and Access; Policy 9: Natural Environment	NPF4 Policy 12 – Local Connectivity; Active Travel; SCCNEP	BCC; Landowners; SC	Short
Remove blockages to core paths.	Policy 10: Transport and Access; Policy 9: Natural Environment	NPF4 Policy 12 – Active Travel; SCCNEP	SC; Landowners; Access Forum	Short
Build relationships between landlords and users to reduce conflict.	Policy 9: Natural Environment; Policy 1: Placemaking	NPF4 Policy 13 – Health and Wellbeing	SC; SEPA; Landowners; BCC	Ongoing
Develop active travel safe routes from village to satellite communities.	Policy 10: Transport and Access	NPF4 Policy 12 – Sustainable Transport; Active travel; SCCNEP	SC; Sustrans; Developers	Medium
Upgrade play park and refurbish equipment.	Policy 1: Placemaking; Policy 9: Natural Environment	NPF4 Policy 13 – Health and Wellbeing; SCCNEP	SC Greenspace; BCC; Volunteers	Short
Resurface multi-court and repair fencing.	Policy 1: Placemaking	NPF4 Policy 13; SCCNEP	SC; BCC; Sports Groups	Short
Undertake arboricultural assessment of beech trees.	Policy 9: Natural Environment	NPF4 Policy 13 – Health and Wellbeing; Safety and inclusion	SC Greenspace; Tree Officer	Short
Repair gates at all entrances to play park.	Policy 1: Placemaking	NPF4 Policy 13 – Safety and Inclusion	SC; BCC; Volunteers	Immediate

### Pillar 3 – Plan and act for a resilient future

Recommendation	Relevant LDP2 Policy / Policies	Links to NPF4 / SCCNEP	Responsible Partners	Timescale
Promote energy efficiency through retrofitting properties.	Policy 7: Renewable Energy and Low Carbon; Policy 6: Resource and Waste Management	NPF4 Policy 11 – Energy; Policy 13 – Health and Wellbeing; Net Zero Scotland Strategy; SCCNEP	SC; Home Energy Scotland; Energy Saving Trust; BCC	Short–Medium
Ensure all new development considers climate and nature impacts.	Policy 1: Placemaking; Policy 7: Renewable Energy and Low Carbon; Policy 9: Natural Environment	NPF4 Policy 1 – Climate & Nature Crisis; Policy 10 – Sustainable Design; SCCNEP	SC Planning; SEPA; Developers; BCC	Ongoing
Encourage local food growing, repair and sharing initiatives.	Policy 1: Placemaking; Policy 2: Supporting Business and Employment; Policy 9: Natural Environment	NPF4 Policy 9 – Rural Development; Policy 13 – Health & Wellbeing; SCCNEP	BCC; Local Farmers; SC Food Strategy; Community Groups	Short–Medium
Link with SWSCAN priorities for LNCAs, community growing, energy retrofitting and resilience.	Policy 1: Placemaking; Policy 7: Renewable Energy and Low Carbon; Policy 9: Natural Environment	NPF4 Policy 3 – Biodiversity; Regional Climate Strategy; SCCNEP	BCC; SWSCAN; SC; NatureScot	Medium
Address flooding beside school and play park.	Policy 12: Water Environment and Flood Risk; Policy 11: Infrastructure Delivery	NPF4 Policy 10 – Flood Risk & Water Management; SCCNEP	SC Roads & Drainage; SEPA; BCC	Immediate
Assess erosion of Buchlyvie Burn banks at Burn Green greenspace.	Policy 12: Water Environment and Flood Risk; Policy 9: Natural Environment	NPF4 Policy 10 – Flooding; Policy 3 – Natural Places; SCCNEP	SEPA; SC; BCC	Short
Evaluate flooding impacts from Buchlyvie Burn and implement mitigation.	Policy 12: Water Environment and Flood Risk	NPF4 Policy 10 – Flood Risk Management; SCCNEP	SEPA; SC; BCC	Short–Medium
Support local food growing at Upper Ballaird Farm and other local initiatives.	Policy 2: Supporting Business and Employment; Policy 9: Natural Environment	NPF4 Policy 9 – Rural Development; SCCNEP	Upper Ballaird Farm; BCC; SC; SWSCAN	Ongoing

<b>Recommendation</b>	<b>Relevant LDP2 Policy / Policies</b>	<b>Links to NPF4 / SCCNEP</b>	<b>Responsible Partners</b>	<b>Timescale</b>
Create a Community Emergency Plan for food, power and flood response.	Policy 11: Infrastructure Delivery; Policy 12: Water Environment and Flood Risk	NPF4 Policy 13 – Community Resilience; SCCNEP	BCC; SC Resilience Team; SEPA; Police Scotland	Immediate
Build an inclusive pastoral support network.	Policy 1: Placemaking	NPF4 Policy 13 – Health and Wellbeing; SCCNEP	BCC; Care Hub; SC Social Care; Volunteers	Short
Expand eco-group to engage community with local environmental projects.	Policy 1: Placemaking; Policy 9: Natural Environment	NPF4 Policy 13 – Health and Wellbeing; Regional Climate Plan; SCCNEP	BCC; Eco-Group; SC; SWSCAN	Ongoing
Review and revise local boundaries to align with appropriate CC areas.	Policy 1: Placemaking	Local Governance Review; Community Empowerment Act	SC; Community Councils; BCC	Medium
Engage with the Care Hub at the Medical Centre to support older people.	Policy 1: Placemaking; Policy 11: Infrastructure Delivery	NPF4 Policy 13 – Health and Wellbeing; Integration Joint Board Strategy	SC Health & Social Care Partnership; Care Hub; BCC	Medium

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## Appendix 8 – Locations of community assets and sites for development and action

Location	Description / recommendation	Map reference
Whole LPP area, especially burns feeding and crossing Flanders Moss and along FC track	Identify new sites and remove giant hogweed from already identified sites on Auchentroig, Ballochneck and Mye Burns	Map 1; Map 8; Map 11
Whole LPP area and Woodland by Auchentroig burn	Identify sites and remove Japanese knotweed from already identified sites	Map 11
Precise areas to be confirmed	Remove wild rhododendron, N. American skunk cabbage from gardens	Places to be identified Map 1
Flanders Moss	Recognise this as a designated wild space to the north	Map 6

Location	Description / recommendation	Map reference
Buchlyvie Muir	Recognise this as a designated wild space to the south Create active travel route across muir to Balfron	Map 6
Football pitch	Maintain football pitch	Map 4
Play park	<p>Upgrade play park: boulder cleaned and repaired, boulder pea shingle safety surface dug, cleaned and restored, new landscaping especially replacing rotten wooden edges, refurbish play equipment, landscaping features, guide rails, gates and safety surfaces.</p> <p>Undertake arboricultural assessment of beech trees.</p> <p>Repair gates at all entrances to the playpark especially at the hall car park to keep smaller children safe</p> <p>Address flooding beside play park.</p>	'Play area' Map 4
Multicourt	Undertake refurbishment, repair and/or replacement of existing gates, surface, sports features (e.g. goals) and fencing.	Map 4
Woodland around football pitch	Maintain woodland area as a wild place space for primary school pupils	Map 4
Orchard by multicourt	Maintain orchard as a community asset and share produce	Map 4 'Community orchard' south west of multicourt

Location	Description / recommendation	Map reference
Orchard by school and medical outdoor waiting room	Maintain orchard as a community asset and share produce	Map 4 'Community orchard' by 'medical centre and dispensary'; within this community orchard is the outdoor waiting room
Wildlife garden	Maintain wildlife garden as a community asset	Map 4
Triangle opposite school	Clear fly-tipping and reinstate community greenspace	Map 4
Track between Station Road, school, playpark, and multicourt	Prevent flooding from culvert overload. Ensure safe access to both the football pitch and the play park (especially for wheelchairs and buggies)	Map 4 – access track connecting Station Road to multicourt, running between play area and school.
School playground	Maintain space for the benefit of school pupils.  Address flooding beside school	Map 4 - Area south west of school bounded to the south by the track identified in row above
Culvert entrance at end of multicourt	Ensure culvert running from here under school to the east side of Station Road is able to prevent flooding.	Map 4 – under the 'r' of Community Orchard south west of multicourt
Hall	Maintain and enhance community building; upgrade to provide a warm and social space / bar, and workspaces with good internet connectivity  Rebuild the hall extension to be in character with the rest of the conservation area,	Map 4, Map 7
Manse	Deal with noise and air pollution emanating from property	Map 4 marked NE of North Church

Location	Description / recommendation	Map reference
Burn green meadow area	Maintain and enhance this wildlife area	Map 4 Southern area of 'Burn Green'; Map 10
Burn green garden	Maintain community garden as a community asset	Map 4 Northern area of 'Burn Green bordering road Map 10
Buchlyvie Burn	Assess erosion of the banks of the Burn at the Burn Green greenspace  Evaluate impacts of flooding from the Buchlyvie Burn.	Map 4 – Burn running through Burn Green; Map 10
Primary school	Maintain and enhance primary school; tackle reasons for large number of primary school pupils attending schools outwith the catchment	Map 4 'School'
Buchlyvie church	Maintain iconic building as part of conservation area and ensure an appropriate place of worship within the village	Map 4 'Church' on eastern edge of village
Buchlyvie Inn	Pursue re-opening of pub which is closed but the bar is still in situ. Liaise with new landlord to explore the potential to re-open the existing pub on at least a limited basis (e.g. Friday and Saturday night's)	Map 4 on A811 near / west of Church
A811 and B835 20mph zones	Enforce speed restrictions and update speed calming flashing signs to the new 20mph	The road between the 40mph mile restrictions noted on Map 10

Location	Description / recommendation	Map reference
Pavements: within village, to football pitch, play park, along Station Road to Woodend Farm lane and Station	Improve pavements within village for wheelchair and buggy users, including safe access to both the football pitch and the play park, and along Station Road to the Woodend farm lane and Station for access to the old railway line	Woodend Farm lane is the one passing Woodend Farm Lodge in Map 8; the railway track access is opposite the Station shown in Map 6, Map 8 and is where the National speed limit is marked in Map 10.
A811 40mph zone – Heights to Cashley.	Extend 40mph to Heights in east and Cashley in west	Map 10
A811 from Village to Heights (east) and village to Cashley (west)	Create pavement or accessible (for buggies and wheelchairs) active travel route from Heights to Cashley via Harmony Fields and Rachel's farm	Map 6
Mains (for Rachel's Farm and Harmony fields)/Heights and Cashley	Make safe bus set-down and pick-up points at these locations	Map 6
Montgomery Place / Station Road junction	Upgrade Montgomery Place junction with a zebra crossing over Station Road	Map 4
Mye Burn bridge	Enhance Mye Burn narrow bridge signs with westbound traffic having priority over oncoming traffic Create designated walkway similar to that in Aberfoyle over the Forth.	Map 6, Map 8

Location	Description / recommendation	Map reference
Station / railway track junction	Extend 30mph speed restriction to the Station / railway track junction	Map 6. The railway track junction is opposite the Station shown in Map 6, Map 8 and is where the National speed limit is marked in Map 10.
B835 bends: Balwill Road, the High Garchell, bend between Pundy Byre/ Lower Garchell bridge and Wester Auchentroig and the chickane between Auchentroig House turn and Wester Auchentroig House	Install 20mph warning signs on B835 dangerous bends	Map 6 – hazardous spots marked
Balfron	Create active travel route to Balfron over Ballindalloch Muir	Map 1, Map 6
Arnprior	Create active travel route to Arnprior (and on to Stirling)	Map 6
Balwill Road, Kepculloch Toll and the Hoish	Review paths and consider active travel routes to these locations	Map 6 Keptulloch Toll and Hoish
Core path by Manse	Remove blockage on core path	Map 4, Map 6
Culbowie to Whiteleys path link	Create a circular path to link the Culbowie and Whiteleys lanes	Map 6
Satellite communities: Cashley Station Auchentroig Garchell Ballaird Mains / Rachel's Farm	Develop safe walking / cycling routes to all satellite communities	Marked as SD on Map 6
Upper Ballaird Farm	Support local food growing / Community Supported Agriculture at Upper Ballaird Farm	Map 6

Location	Description / recommendation	Map reference
LPP / BCC area	Review and revise local boundaries so that properties are in the most appropriate community council area	Map 9, Map 1
Garrell Farm / Stoneyacre / Keptulloch Toll and properties west of Keptulloch Toll on A811	Review and if required revise local boundary so that properties are in the most appropriate community council area	Map 9 – Full area shown on map
Medical Centre	Build on and engage with the Care Hub	Map 4
Site A: a field south-west of Station Road, north of the football pitch, and south-east of Fisher Place; July 2025 advertised for sale. Part of LDP, H152 since 2018	Further community consultation required. Over 50% preference of phase II consultation (which comprised a self-selecting small sample of the population) for community woodland. The preference did not include the views of the primary school pupils who would have outnumbered the number of respondents. The primary school were almost unanimous in their call for an extension to the woodland area.	Map 2A
Site D: Thought to have been within the existing LDP (erroneously included by Stirling Council in their LDP maps). A field north of the Church and Mye Road and north-east of Montgomery Place extension. In private ownership	Further community consultation required to determine whether any development would be appropriate.	Map 2A

Location	Description / recommendation	Map reference
Site E: comprising a car park belonging to the former Rob Roy Inn (in private ownership) and a rough area behind Main Street houses (in Stirling Council ownership). Planning permission exists for three three-bedroom houses.	Further community consultation required to determine ideal development use. Community keen for an appropriate development (greenspace or buildings) to remediate waste ground.	Map 2A
Site F: Burn Green area. Comprising a community garden, wildlife area and informal parking	Very mixed views on this area of land. It is within the SEPA floodplain area and has high voltage lines and transformer. Area of land is owned by SC housing.	Map 2A
Site G: Grass between layby and road, west and east of the layby café and toilets. SC owned	Further consultation and review required on this area. The existing layby for parking (especially for church services and funerals), the coffee shop and toilets are highly valued as village amenities.	Map 2A

## MAPS

Map 1 – Buchlyvie Community Council Boundary (source Stirling Council 2006, [https://www.stirling.gov.uk/media/yfobicsd/buchlyvie\\_cc\\_area-map.pdf](https://www.stirling.gov.uk/media/yfobicsd/buchlyvie_cc_area-map.pdf))

Map 2A – Incorrect Local Development Plan Boundary Aug 25: with Phase 2 sites marked and used for Phase 2 (source Stirling Council Open Data, Aug 2025)

Map 2B - Incorrect Local Development Plan Boundary Oct 25: different to Map 2A with LDP area revised, but incorrect for Recreation Ground (source Stirling Council Open Data, Oct 2025). Compare Recreation Ground boundary marked in Map 3.

Map 3 – Buchlyvie conservation area (source Stirling Council Open Data, Aug 2025)

Map 4 – Listed and other buildings (modified from source Stirling Council Open Data, Aug 2025)

Map 5 – Buchlyvie Community Datazone Boundary for S01013014, Buchlyvie and Drymen 06, 2021 (source National Records of Scotland, 2022)

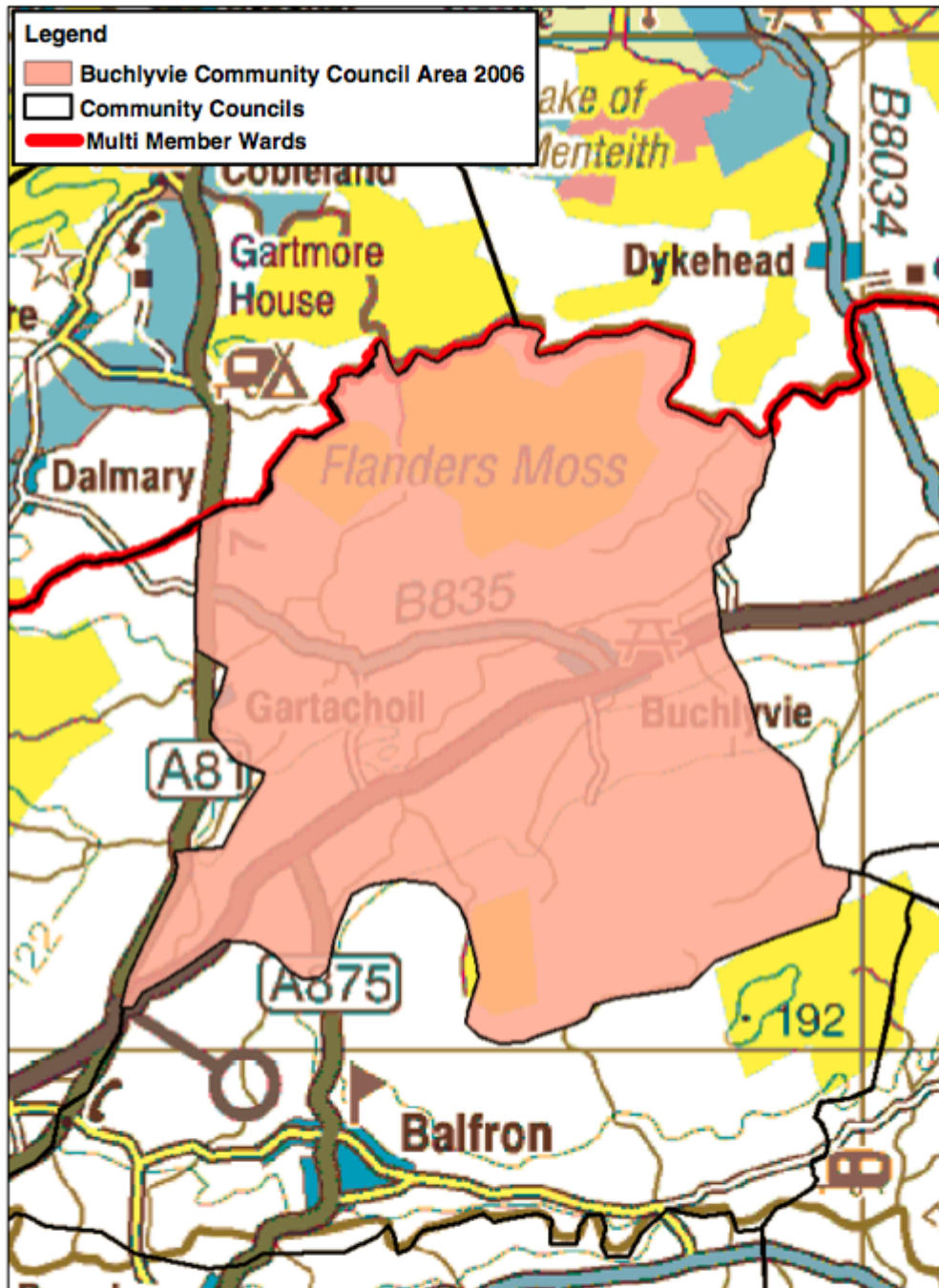
Map 6 – Buchlyvie paths, satellite developments and viewpoints (modified from source Stirling Council Open Data, Aug 2025). Detailed locations are visible at 400% magnification online.

Map 7 – Stirling Council owned land (source Stirling Council Open Data, Aug 2025)



# Map 1 – Buchlyvie Community Council Boundary

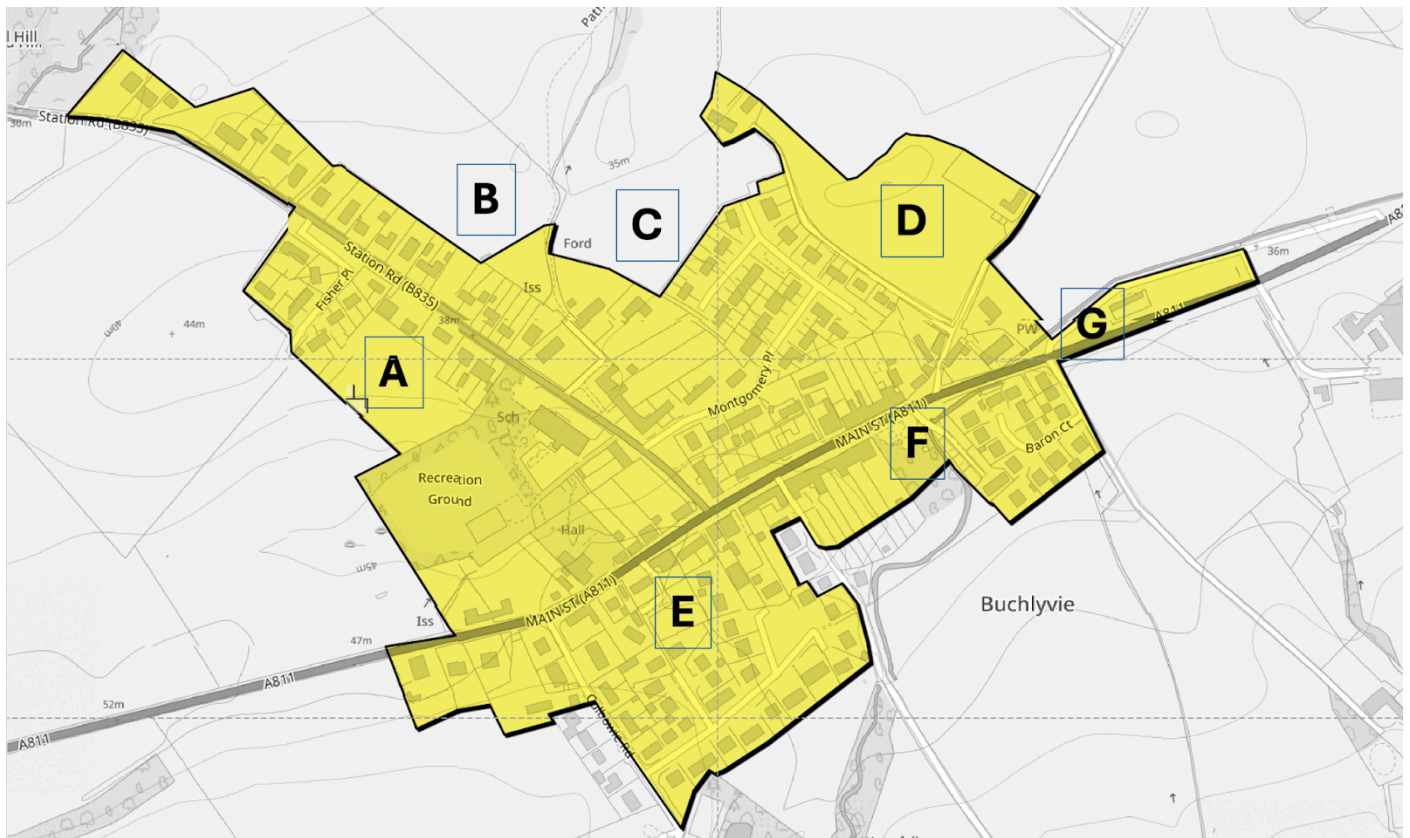
(Source SC 2006)



<p><b>Buchlyvie Community Council Area 2006</b></p>		<p>Date : October 2006      Scale : 1:50,000</p>	
<p><small>Based upon Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationary Office (HMSO) (c) Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Stirling Council 10020780(2006)</small></p>			

## Map 2A – Incorrect Local Development Plan Boundary Aug 25: with Phase 2 sites marked and used for Phase 2

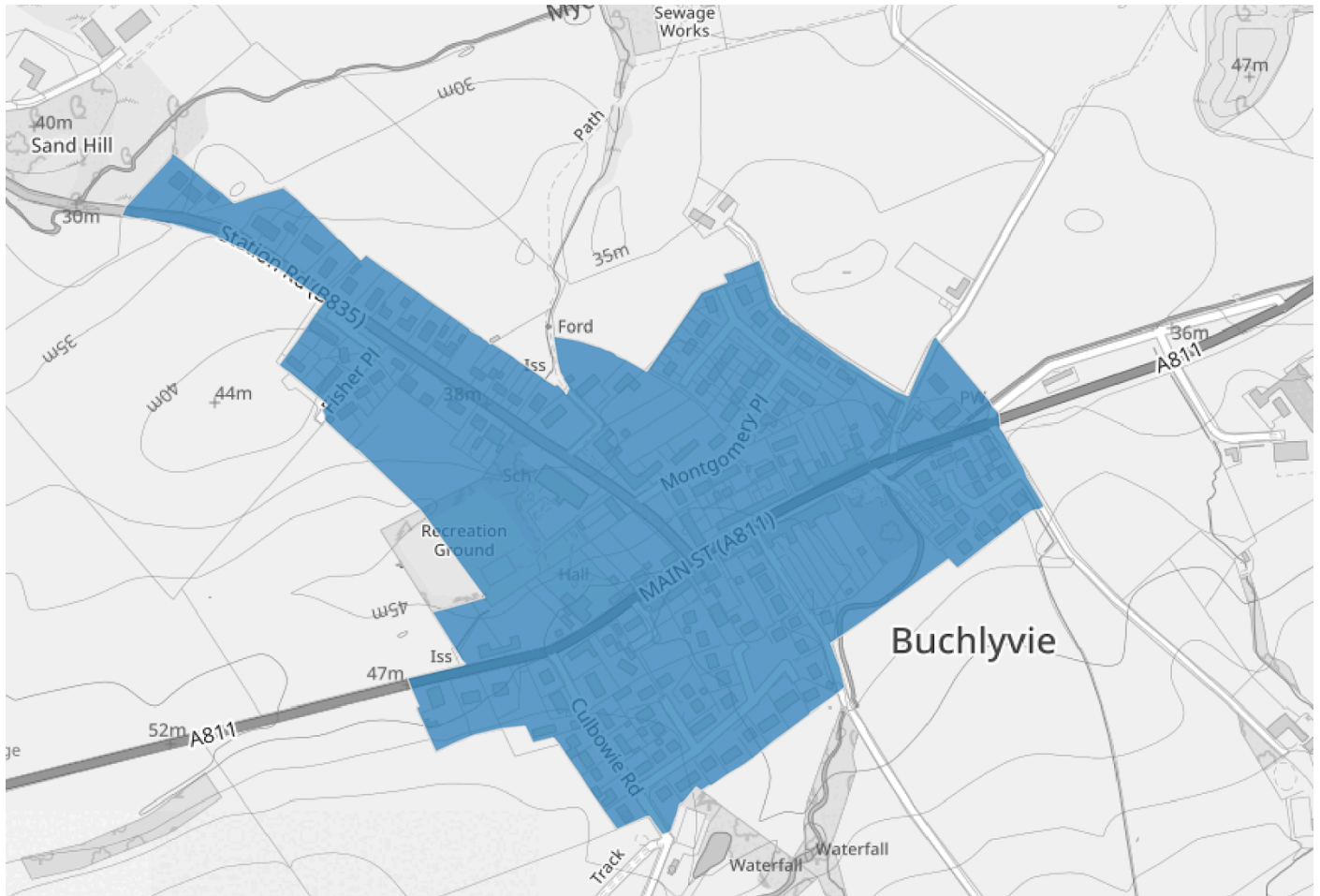
(Modified from source SC Open Data, Aug 2025)



Map2A was downloaded from SC Open Data in August 2025. The allocation of site D as within LDP2 and south side of Culbowie outwith LDP2 are incorrect. This was not known to the researchers when sourced from SC; it was assumed to be correct. SC replaced Map 2A with Map 2B in September 2025.

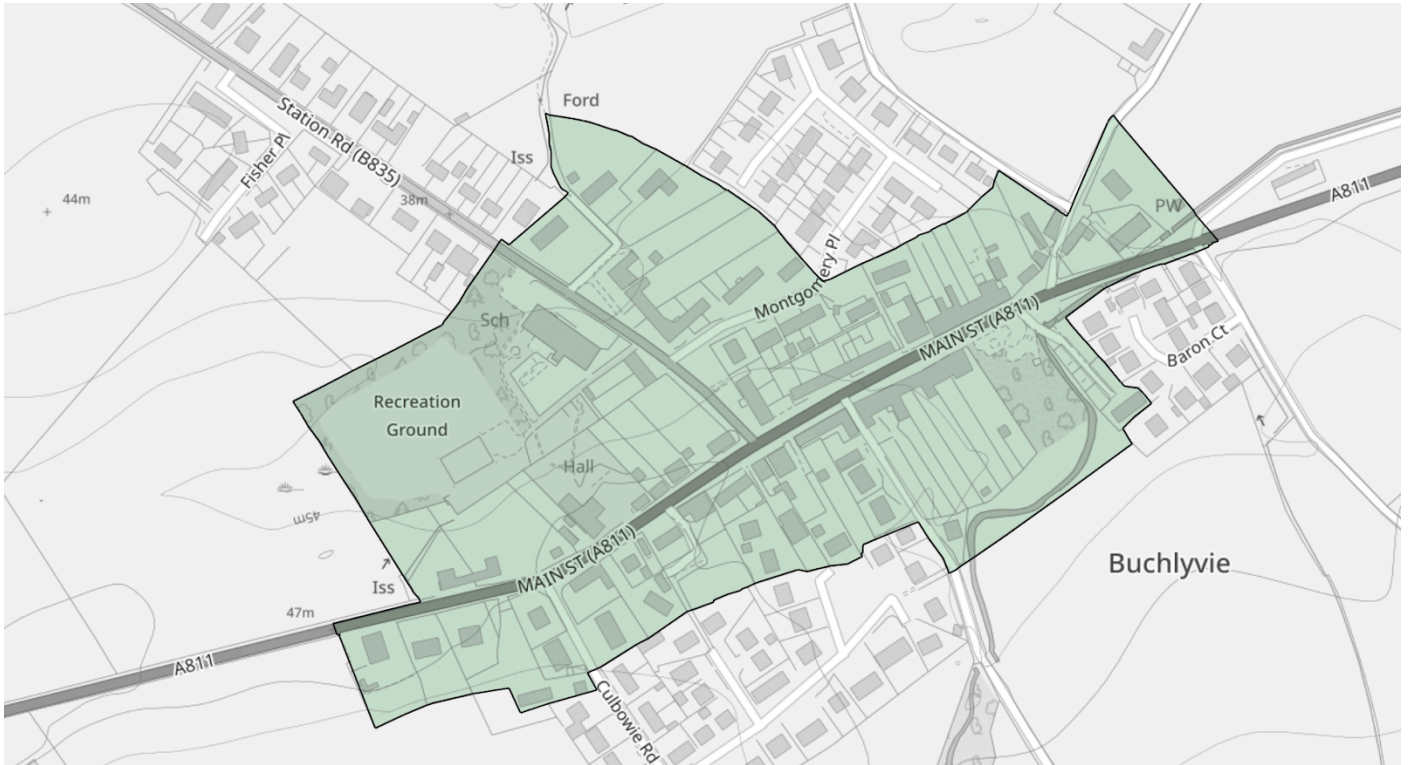
## Map 2B - Incorrect Local Development Plan Boundary Oct 25

(source SC Open Data, Oct 2025)



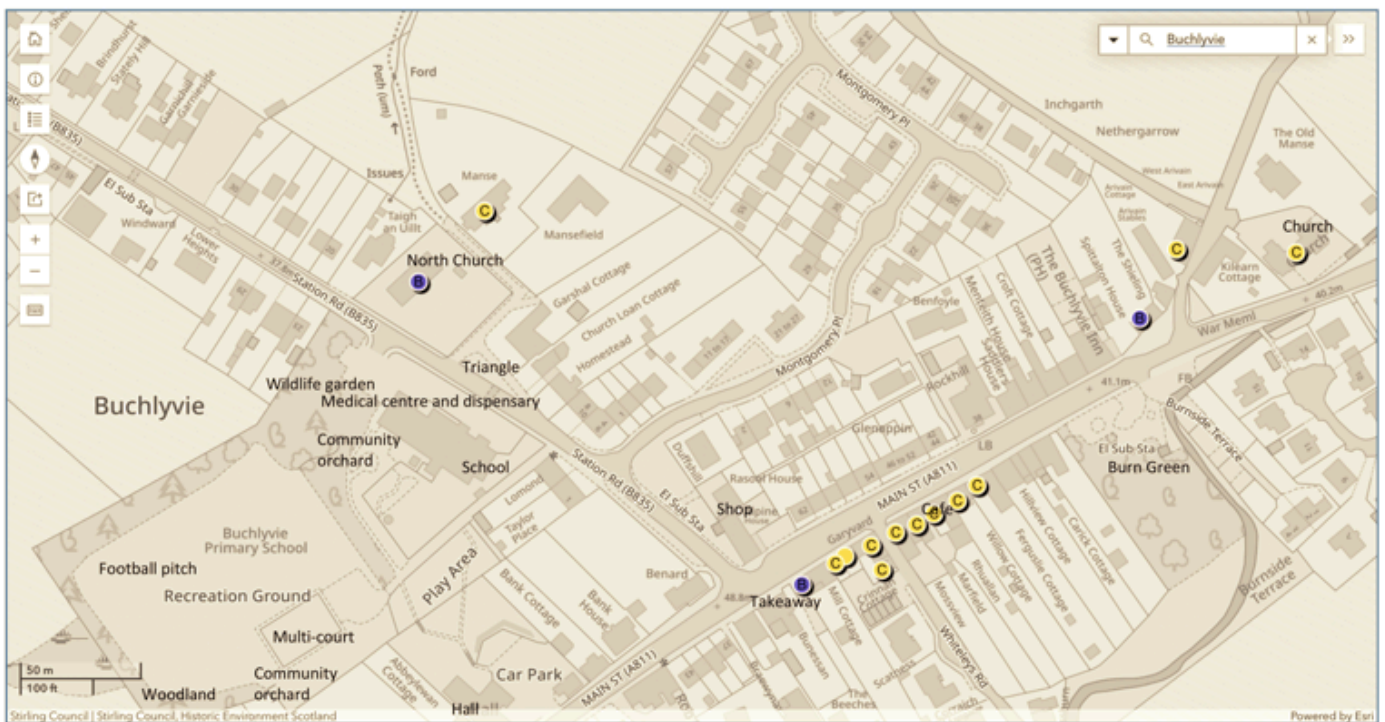
BCC contest that Map 2B is incorrect, given that the LDP boundary across the Recreation Ground is inconsistent with Map 2A and Map 3 (the Buchlyvie Conservation Area).

**Map 3 – Buchlyvie conservation area**  
 (source Stirling Council Open Data, Aug 2025)



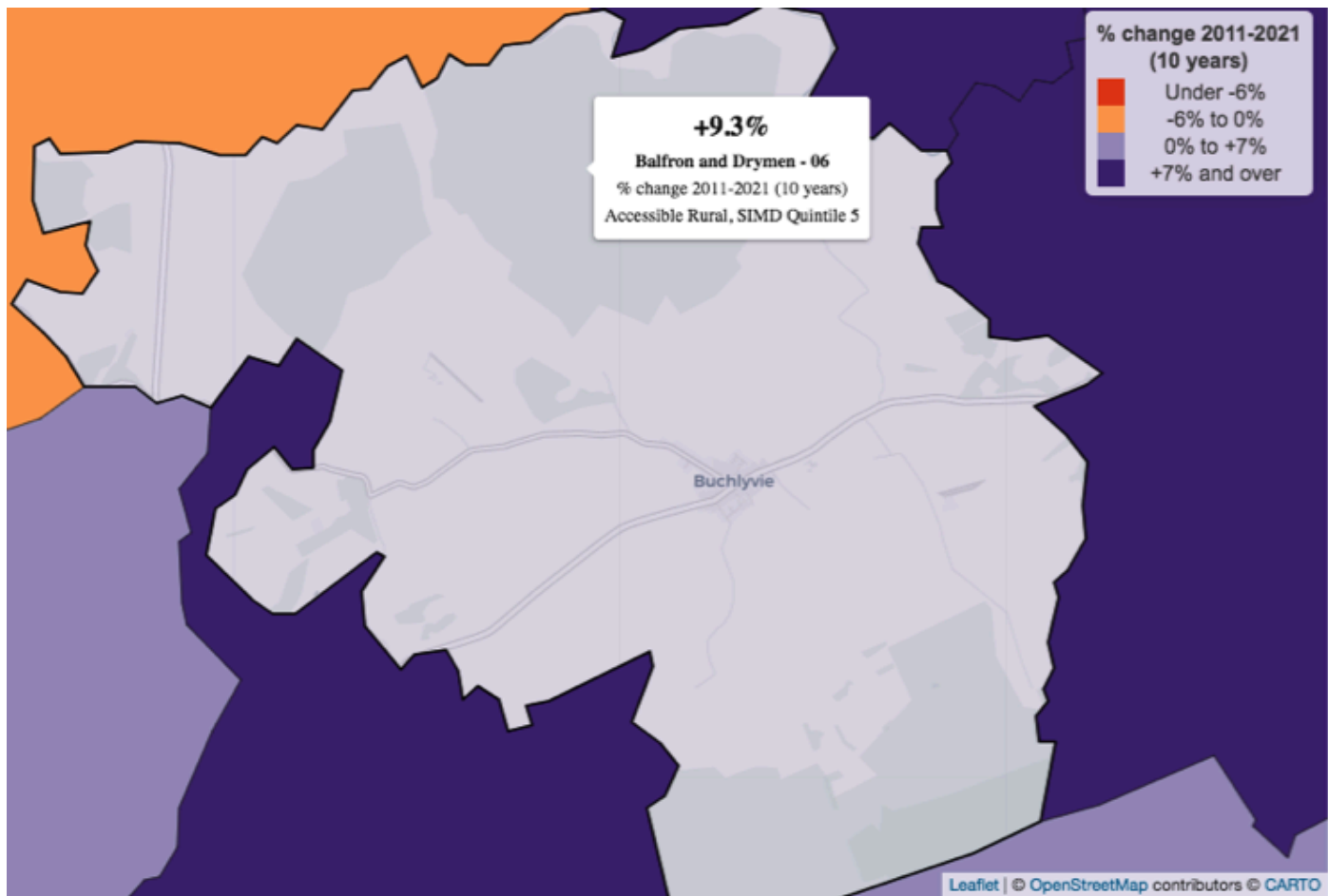
**Map 4 – Listed and other buildings**  
 (modified from source Stirling Council Open Data, Aug 2025)

historic environment scotland - listed buildings (stirling)



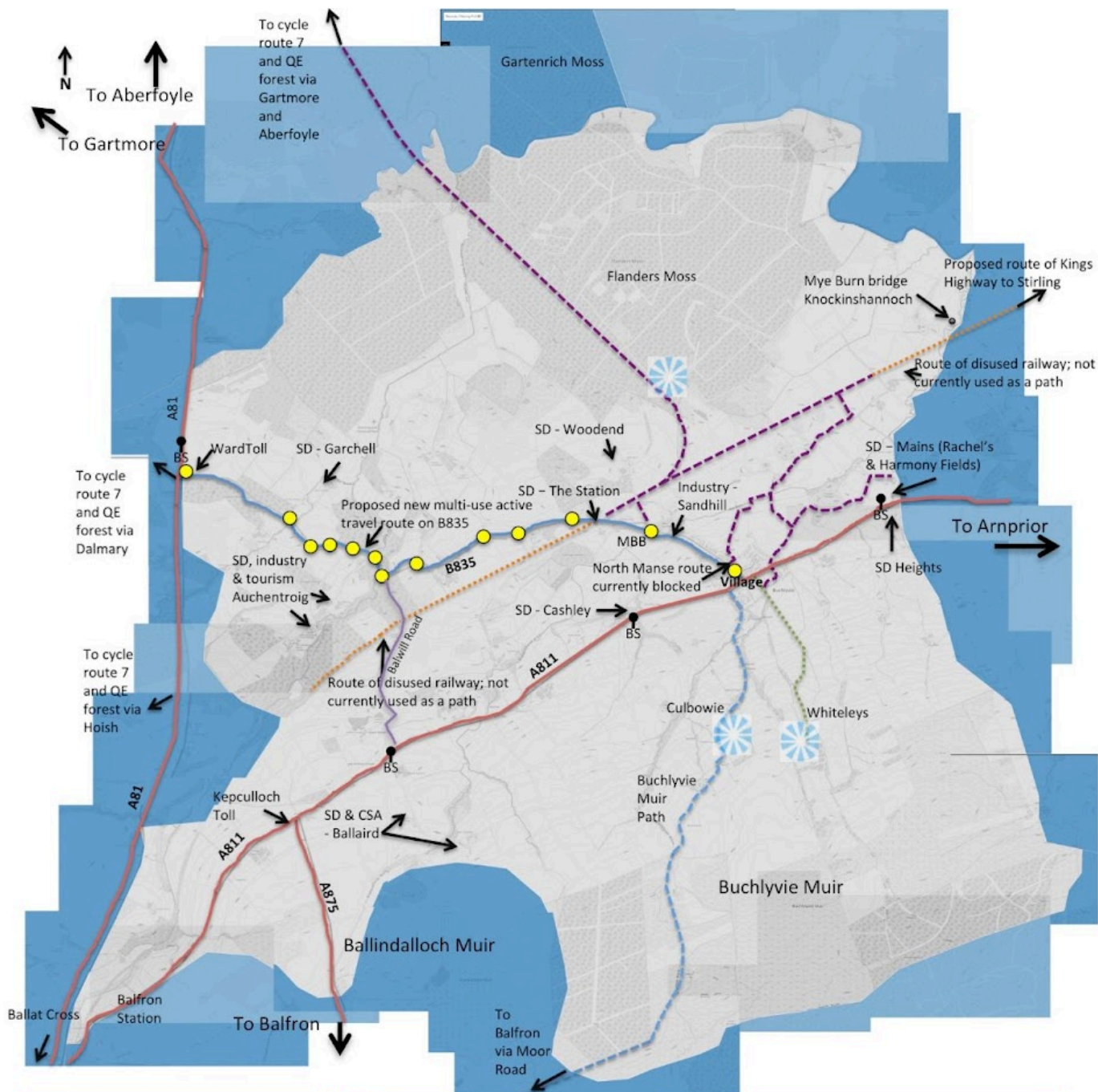
## Map 5 – Buchlyvie Community Datazone Boundary for S01013014, Buchlyvie and Drymen 06, 2021

(source National Records of Scotland, 2022)



# Map 6 – Buchlyvie paths, satellite developments and viewpoints

(modified from source SC Open Data, Aug 2025). Details visible at 400% magnification online



- Core path
- Buchlyvie Muir path via Culbowie
- Disused railway track - blocked
- Whiteleys path
- New multi-user active travel route
- A Roads (A81, A811, A875)

- Especially scenic view points
- Hazardous bus stop in 60mph area
- Hazardous spots on B835
- Mye Burn Bridge on B835
- Satellite Development
- Community Supported Agriculture

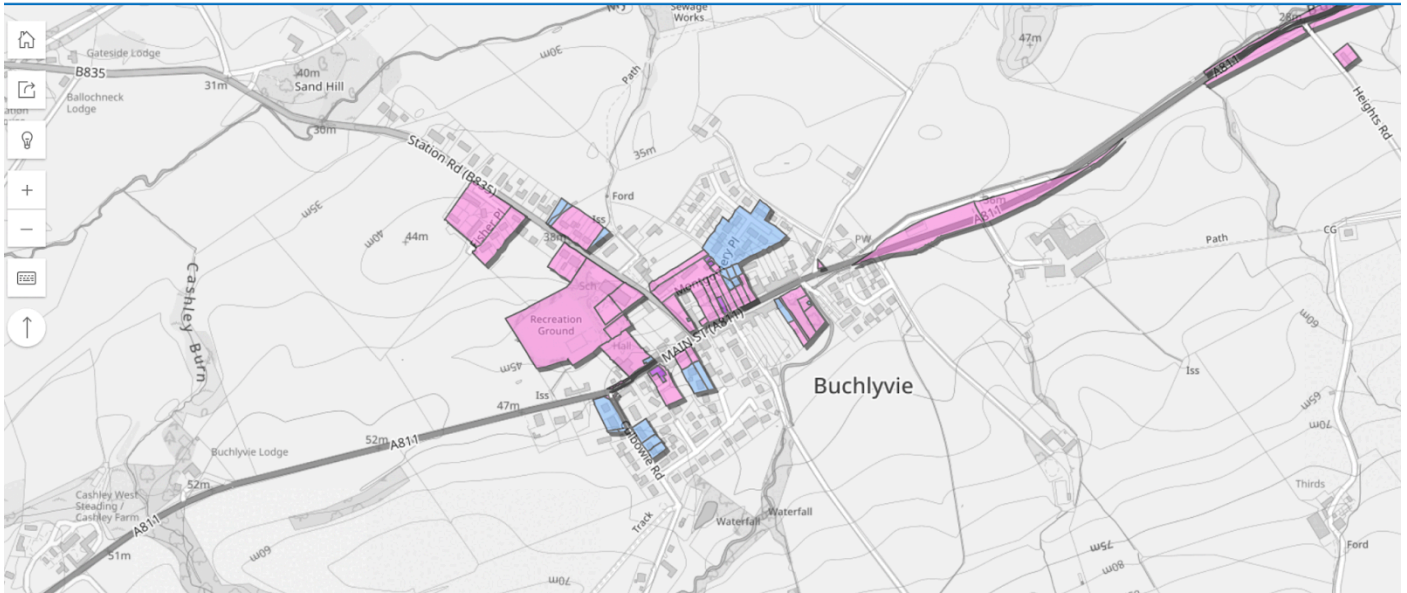
- Hazardous spots– from west (A81) to east (village)**
- Ward Toll / Junction with A81
- Pundy Burn Bridge
- Corner between Pundy Bridge & W Auchentroig
- Almar / W Auchentroig junction (flooding/ice)
- Chicane west of Auchentroig Bridge
- Auchentroig Bridge and Garchell bend
- Balwill Road junction corner
- Gartinstarry bends (two sharp corners)
- Kepdownie bend
- Gartbawn bend (ice)
- Station west roadside ditch, bend & flooding (ice)
- Mye Burn Bridge
- Montgomery Place junction (pupils crossing)

Source: Stirling Council Open Data. Map compiled manually from ~30 maps and hand-drawn annotations are not to scale, so there may be minor inaccuracies in alignment of individual elements. Detailed content best viewed at 400% magnification or greater.

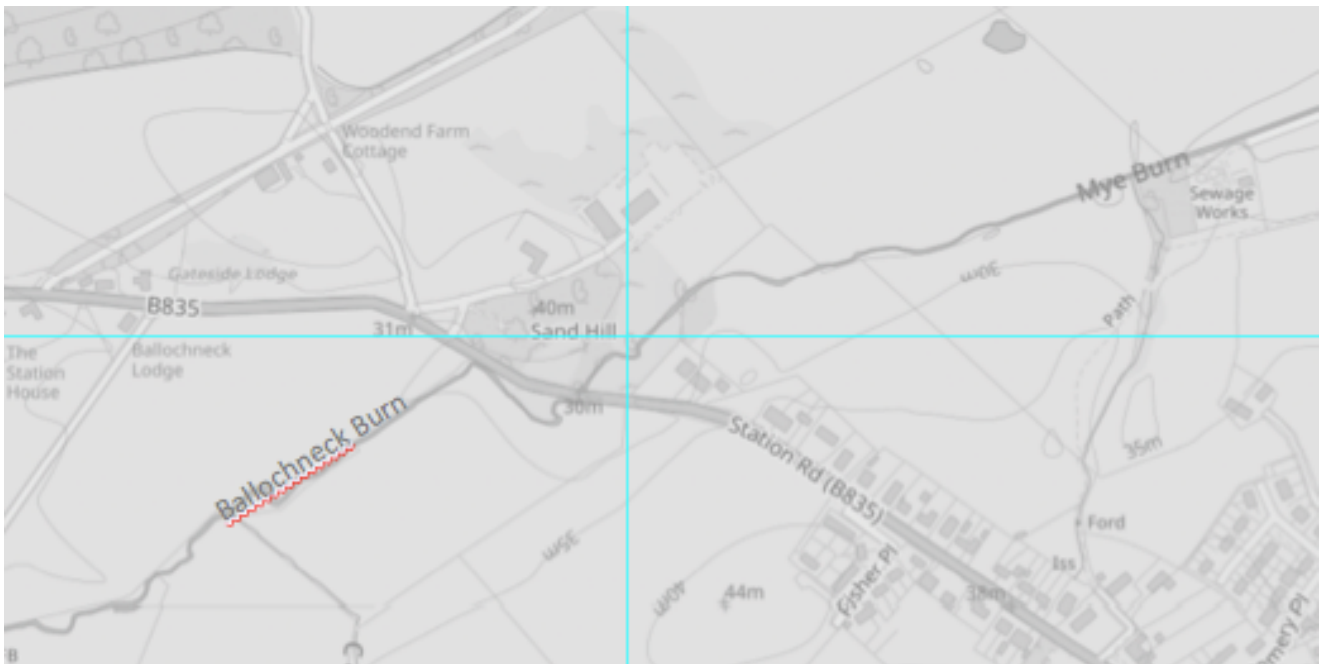
## Map 7 – Stirling Council owned land (source Stirling Council Open Data, Aug 2025)



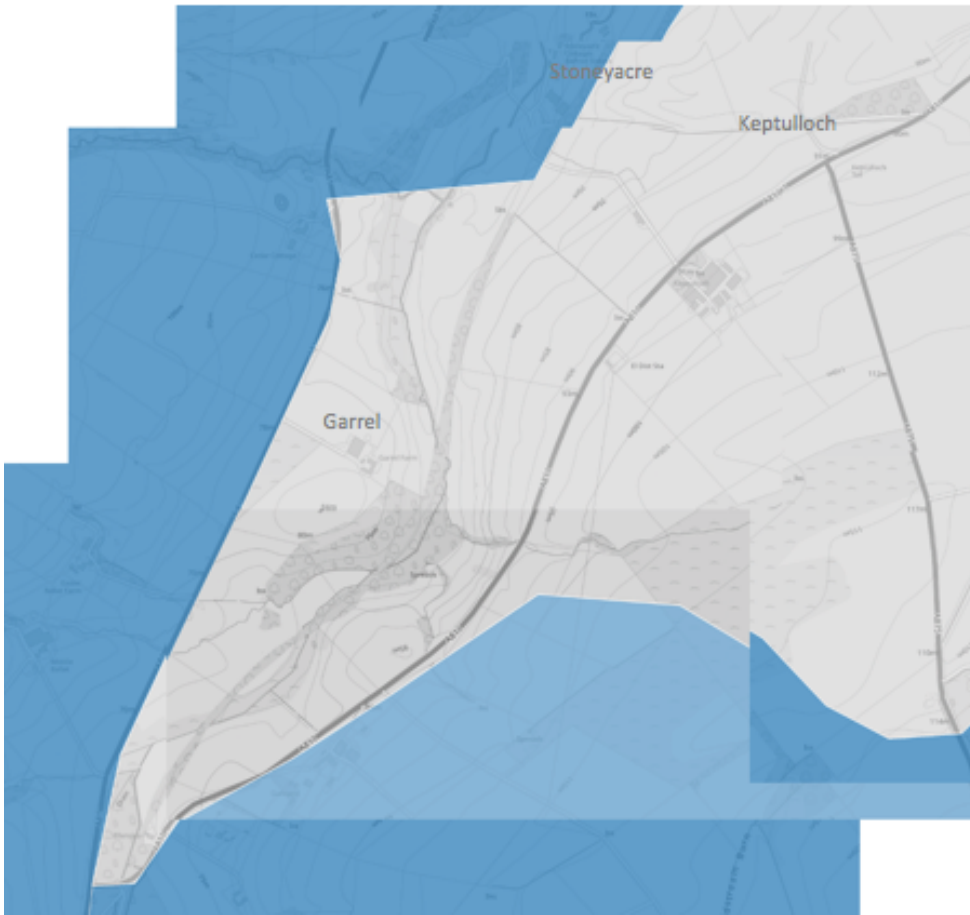
title deeds (stirling council) estates and commercial property - open data



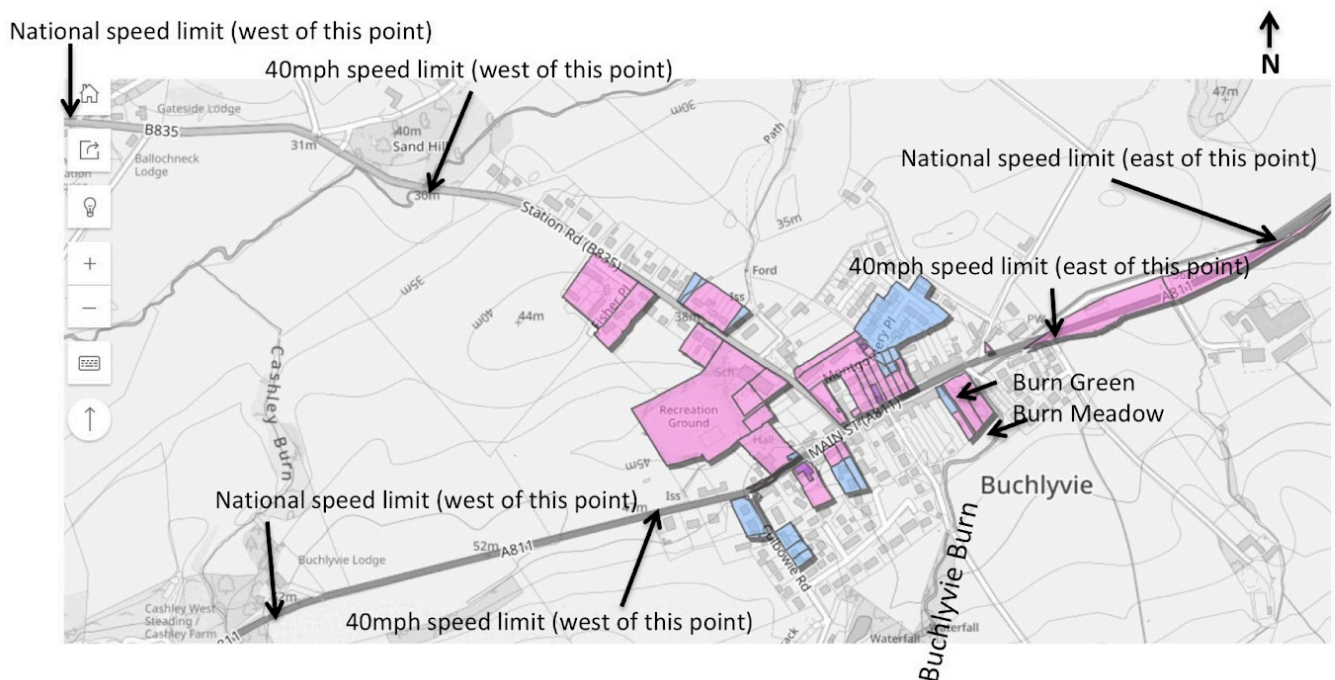
## Map 8 – Ballochneck and Mye Burns (source Stirling Council Open Data, Aug 2025)



**Map 9 – Properties at the western end of A811 requiring boundary review**  
 (Area for review is full area shown, source Stirling Council Open Data, Aug 2025))



**Map 10 – Speed limits and Burn Green**  
 (source Stirling Council Open Data, Aug 2025)



## Map 11 – Auchentroig Wood and Burn

(source Stirling Council Open Data, Aug 2025)



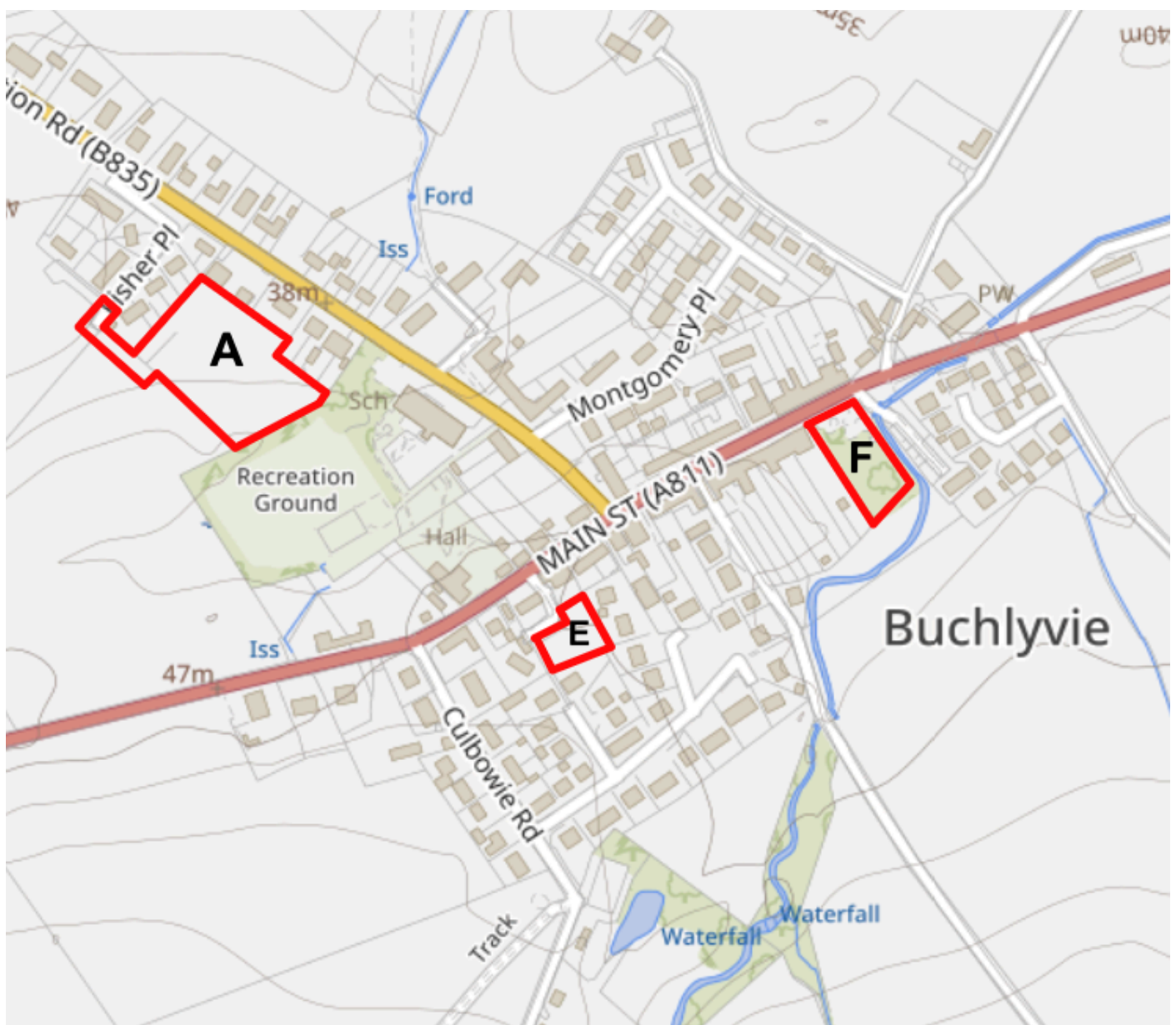
## ADDENDUM TO LPP MAY 2026

After submission but before validation of this LPP, SC requested confirmation of boundaries for four areas: A, E, F and G, first identified in Map 2A. After discussion with the SC Planning Officer, the request for site G boundary clarification was withdrawn. The boundaries of areas A, E and F are shown in Map 12 below.

Buchlyvie LPP makes it very clear that local opinion is divided about any potential development sites in Buchlyvie (including *inter alia* areas A, E and F as marked on Map 12) and what they should be used for. Site A is questionable as a development site as it is strongly opposed. The process for community consultation for the site planning application is unclear. Until that is clarified and appropriate community consultation sought in line with this LPP, site A should be excluded for building development on the grounds that appropriate consultation has not taken place. Site E can be included for development. Site F would be contested as a building site, but not as community green space.

### Map 12 – Addendum to LPP - boundary areas for sites A, E and F

(source Stirling Council Planning Department from SC Open Data, May 2026)



BUCHLYVIE COMMUNITY COUNCIL

BUCHLYVIE PLACE PLAN

MAY 2026

<https://www.buchlyviecommunitycouncil.co.uk/>