

# Strathfillan Community Place Plan



**2021-2031**



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# The Community:

## Where we are

Strathfillan is situated in the northwest of Loch Lomond & The Trossachs National Park. Surrounded by mountains, including Munros, the landscape is divided by the River Fillan, an important headwater of the River Tay. The area comprises the two main settlements, Crianlarich and Tyndrum and extends south to the small settlement of Inverarnan. It is very central with direct roads to Stirling, Oban, Glasgow, Perth and Fort William.

## Who we are

The local population can be found concentrated around Crianlarich, Tyndrum and Inverarnan, and totals c400 people. The largest single demographic is the 25 - 64 year olds, comprising 58% of the community, while those under 25 are 27% and those 65+ 15%.

## Our Community

Crianlarich and Tyndrum each support a local shop and Post Office as well as restaurants and hotels. We still have a local Police Officer based in Crianlarich and Retained Firefighters in Tyndrum. There are small play parks in each village, plus a kickaround pitch in Tyndrum.

Popular activities include the Seniors Lunch Club, the Craft Group and Saplings, and annual events, such as the Christmas and Halloween parties and the Primary School and Nursery Fete.

A library van and mobile bank visit weekly. Local medical care is provided by the surgery in Killin, while hospital care is in Stirling or Larbert.

Local children attend the Primary School and Nursery in Crianlarich and McLaren High School in Callander.

## The Economy

The largest single industry is hospitality, accounting for just under half of local employment, with the remainder being a mix, from construction to administration. Local large employers are the Green Welly Stop, Scotgold, the Real Food Café and the larger hotels. During the 'high season,' we often see an influx of seasonal workers. We have a high proportion of self-employed people, four times the national average.

## Natural Heritage

Strathfillan has a stunning environment with nine Munro's, including Ben Lui and Ben More. Our glorious Highland landscape is enhanced by mixed woodlands, including remnants of the ancient Caledonian Pine Forests, rivers, and lochs, all of which are home to a rich and varied flora and fauna deer, red squirrels, pine martins and crossbills. In addition, the community owns and manages two community woodlands for recreation, conservation and education.

## Cultural Heritage

We have a rich and varied heritage, from prehistoric cup-marked stones to the modern-day. The area was 'put on the map' in the 7th century when St Fillan established a priory near Auchtertyre, and in 1306 Robert the Bruce was routed at Dalrigh by the MacDougall's. By the 17th century, the area had become a stop-off for the drovers taking their cattle to Crieff and Falkirk. In the 1760s, General Caulfield built the first metaled roads to transport troops during the Jacobean Rebellion. The first mine was established in Tyndrum during the 1400s, and both lead and silver have been mined. However, it is only in the 21st century has gold has been mined in Tyndrum. The Victorians opened this part of the world by building the railways, which were crucial to the expansion of both Tyndrum and Crianlarich, establishing a tourist industry, which flourishes today.



# Challenges and Opportunities:

## Economic Challenges

The principal employer in Strathfillan is hospitality and tourism, while the Goldmine is expanding and now employs c30. The large number of visitors that have started coming through the area in recent years has put enormous pressure on the local communities.

Both businesses and residents feel that economic challenges include:

- Local infrastructure and facilities are no longer suitable for modern tourist needs.
- Limited opportunities for people to access and enjoy our natural and cultural heritage.
- That littering and antisocial behaviour might put people off making return visits.
- That development is often stalled through land challenges.
- There is a lack of affordable family housing to rent or buy.
- Businesses are struggling to recruit and retain staff due to the housing shortage.
- That houses that are available are cramped and unsuitable.

Nevertheless, businesses are now looking to work with local stakeholders to harness opportunities to manage our economy better and benefit from the boom in Scottish tourism.

## Environmental Challenges

Local people note several environmental challenges, the main being the rise in visitor numbers in the area. Environmental challenges include:

- Littering, especially in car parks and along paths and roadsides.
- Human waste in public spaces, both in community woodlands and village hinterlands.
- Abandoned campsites.

- Aggressive and antisocial behaviours of some of our visitors.
- Finding opportunities to access and manage the landscape better for people and the environment.

## Community Challenges

The villages of Strathfillan, Crianlarich, Tyndrum and Inverarnan have distinct personalities, of which we are very proud, and this is reflected in our communities.

As our communities have changed over the years, so have the activities, with many people socialising differently, resulting in some challenges, that include:

- Identifying what activities and events would increase the use of Crianlarich Village Hall.
- How to increase participation in community groups, such as the Community Development Trust or the Community Council.
- Finding opportunities to bolster a village feel across all our communities.



# Consulting The Community:



## Phase 1: Open Days 2019

In 2019 the Community Partnership and the Communities and Planning Team from the Loch Lomond and Trossachs National Park helped set up a Steering Group of residents to begin creating a Community Place Plan to replace the Community Action Plan (2014-2019). They started by undertaking two Community Open Days in November 2019 in Criarlach Village Hall and the Tyndrum Inn.

During the sessions, they ran a 'Place Standard', a series of questions about the place people live in and gave the Steering Group a better understanding of local issues.

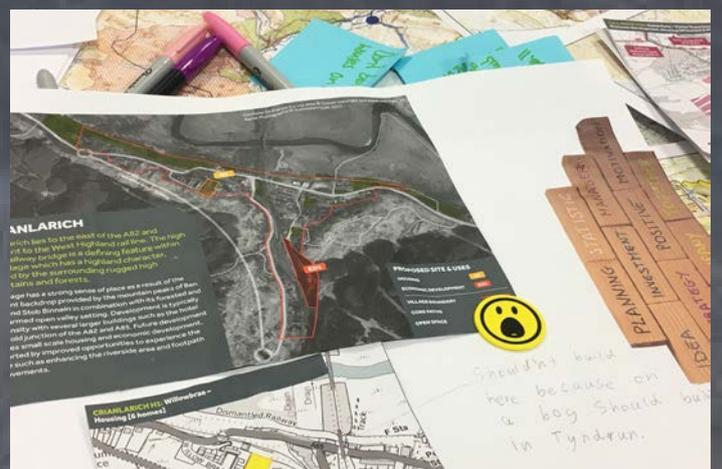
### Primary School Consultation

In February 2020, the Community Partnership commissioned A Place in Childhood Consultancy to undertake a session at Criarlach Primary School.

Twenty children took part in the lively discussion, where they were asked about where they go, what they do, and how they feel about their community. This helped us get an idea of what was important to them, their priorities, and what they would like to see improved.

## High School Consultation

In January 2020, the National Park and the Community Partnership worked with PAS, a leading charity consultancy, to produce a 'Zine' with the local young people who attend McLaren High School in Callander. This session allowed young folk to express their thoughts about their community, what they like about living here, and what they would like to change. Then, using AZE maps, young people could talk specifically about the places important to them and their concerns and ideas.



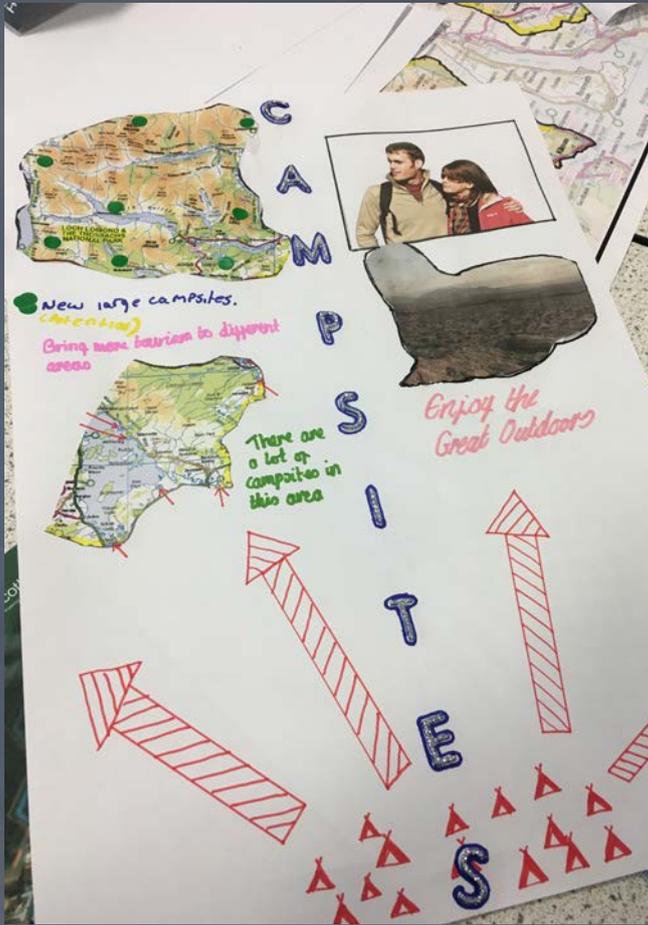
## Phase 2: 2021

Throughout 2020, the Coronavirus Pandemic swept the world, and the Community Place Plan consultations were put on hold as everyone adjusted. During this time, the National Park took over the full remit of Community Place Planning, and the Steering Group folded. However, in summer 2020, Strathfillan Community Development Trust agreed to work with the National Park on the Place Plan.

The pandemic lockdown meant we had to find different ways to consult the community. We agreed to host three online focus group sessions in February 2021, with support from the Countryside Trust. These were very successful.

**Business Session:** This online session was well attended, with 17 businesses represented across the Strathfillan area. Areas covered included visitor management, local facilities and adjusting to a post-covid world.

**Young People's Session:** although only five young people joined us online, the discussion was lively. We covered various issues, including the lack of places for young people to 'hang out', littering and visitor behaviour, and the need for training and apprenticeships.



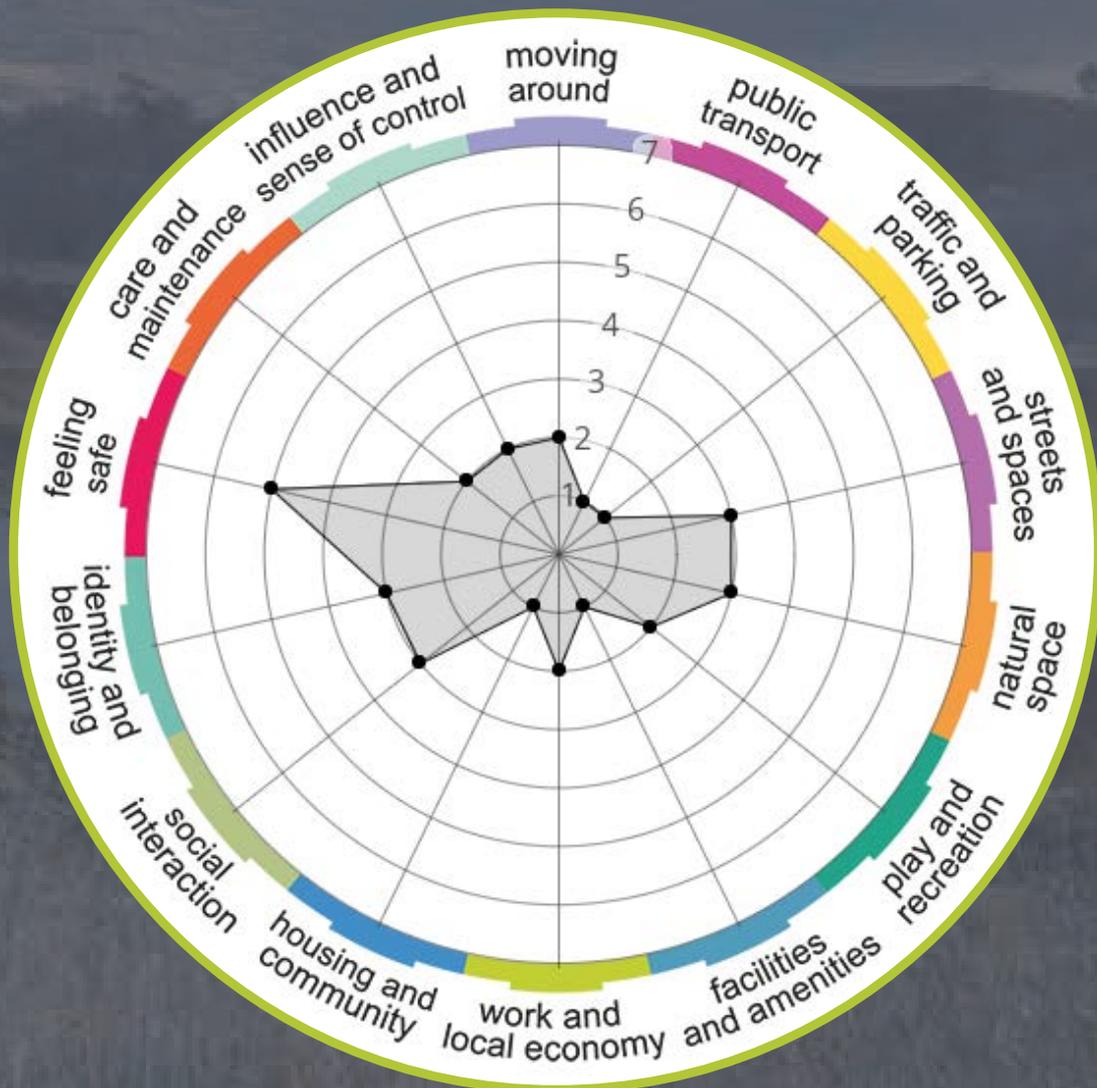
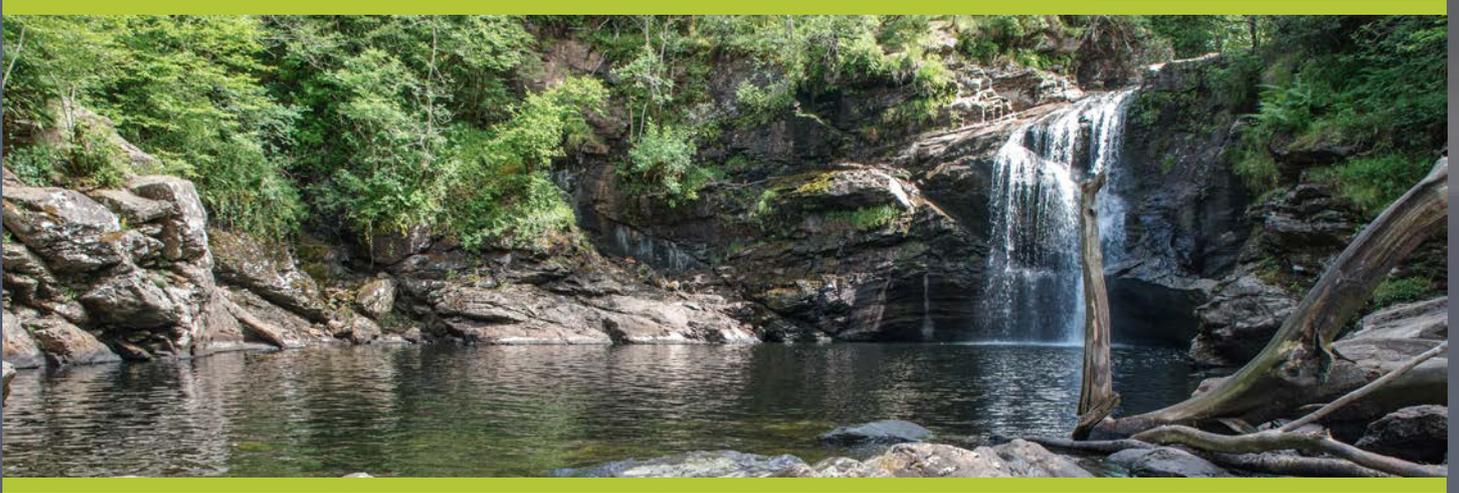
**Residents Session:** the online session attracted 27 residents. We divided the session into 'breakout rooms' for Tyndrum and Crianlarich, with a final Strathfillan discussions at the end. Discussions centred on visitor numbers and management, community spaces and places, access to healthcare, public transport and the housing crisis.



# Place Standard Results:

Below are the combined results of ratings given to our community from the Open Days in 2019 and the Online Residents Session in 2021.

During the Open Days and online residents session, the Place Standard tool was used to have a structured conversation about place and give it a score from 1 to 7 based on the discussion, with one being poor and seven very good. The tool gives the community the chance to give their views on the physical elements of a place, for example, its buildings, spaces, transport links, and the social aspects, for example, whether people feel they have a say in decision making. The tool pinpoints the assets of a place as well as areas where a place could improve.



# What Children Said:

## Community Spaces

We love our communities very much, especially our natural surroundings and wildlife.

We worry about the impacts of tourist litter on local rivers, animals and birds and believe much better care could be taken of our natural spaces.

We want to see more action on tourist litter, as it spoils our important places, the way we feel about them, and we worry about the harm it can cause to local wildlife.

We think both Crianlarich and Tyndrum could benefit from safer routes for cycling and better-maintained paths for walking.

We believe both Crianlarich and even more so Tyndrum could benefit from better play facilities. Those who live in Tyndrum wish it were easier for us to reach the better playpark in Crianlarich.

## Community Spaces Priorities

- Better and more accessible play park facilities in Crianlarich and Tyndrum.
- Stop visitors dropping litter as it can hurt local wildlife and spoil places that matter to us.
- Safer routes to cycle and walk in Tyndrum and Crianlarich, and in between.
- We enjoy playing in the Crianlarich Community Woodlands and want to keep it nice.

## Community Identity Priorities

- Children should be involved in the play park improvement decisions.



## Transport and Traffic

We all support action on dangerous driving on the main roads through Crianlarich and Tyndrum.

People drive through our villages and do not respect the speed limit; it makes us feel unsafe crossing the road and cycling on and near it.

We are concerned about the footbridge near Tyndrum, which we feel is unsafe and very much in need of maintenance.

Our friends are spread across a large area, and we wish it was easier for us to catch a bus to meet each other more on weekends or after school or access play parks and other facilities in the villages we don't live in. This is very difficult for those of us who live in remote homes or farms, where even visiting our immediate neighbours can be a challenge. It is a long boring round trip for us to get to decent shops, and we wish these services were easier for us to access.

## Transport and Traffic Priorities

- Stop people speeding in our villages so we feel safer.
- Upgrade the footbridge in Tyndrum as it feels unsafe.
- Easier transport access to play facilities in the village and to friends, especially those living in remote farms and houses.
- Would like it to be easier to get to towns and cities.



# What Young People Said:



## Community Spaces

We want to see our community respected, with less littering and visitors treating it better. We want somewhere for young people to hangout and better access to the river for canoeing and swimming. We want Tyndrum kickabout and play park improved, and the bike skills park and cycle path finished.

## Transport, Traffic and Parking

We can get to Glasgow and Oban on the train, but we cannot easily visit our friends in Killin and Callander or across the National Park. DRT is too expensive and not flexible, so we have to rely on our parents.



## Community Identity

We want somewhere where we can hang out, not organized youth clubs. We would prefer to have access to activities and facilities when we want them. We want to visit our friends easily across the National Park and not be confined.

## Housing, Economy and Digital Communications

The local jobs market is really saturated, and it is difficult to get summer jobs as there are so many other, more experienced people looking. We want some work experience. We are also worried that the lack of houses, services and public transport put young families off living here and we will lose our school and young people. We feel that adults don't take bad internet connection seriously, we really need it for schooling.

# Young People's Priorities:

## Transport

- Improve public transport within the region, especially links to Killin, Callander and Stirling.
- Improve the flexibility of the DRT on offer as it is not suitable.

## Housing, Economy & Digital Communications

- Improve provision, quality and access to housing across the whole of the Strathfillan area, taking into account a need for a mix of housing, from social housing to affordable family homes.
- Improve mobile and broadband provision and access across the whole of Strathfillan.
- Increase the provision and access to apprenticeships, training and work experience for young people.

## Community Spaces Priorities

- Improve maintenance and policing of the whole of Strathfillan, to combat the huge increase in visitor pressures and the resulting littering and antisocial behaviours.
- Complete the Tyndrum to Crianlarich Cycle Path and the bike skills park.
- Improve the provision for young people, especially in Crianlarich, including places to 'hang out' and things to do.
- Improve drainage on the kickabout and provide some benches at the play park in Tyndrum.



# What Businesses Said:

## Housing, Economy & Digital Communications

We need better facilities to benefit from and manage rising visitor numbers, including parking, toilets, housing, information and marketing. We want to work with local schools and colleges to help local young people and work with local landowners to unblock development.

## Community Spaces

We have been hit hard by increased visitor numbers and all the resulting litter, human waste and antisocial behaviours. We cannot cope with these large numbers as businesses or the community. We need more support.

## Transport, Traffic and Parking

There are a lot of problems with congestion and speeding in Tyndrum. Self-policing has not worked, and we need a village speed limit. As local businesses, we want to work with the authorities to resolve this.

## Community Identity

Working with local people and agencies is essential; we need support from across the region to manage the visitor management and housing problems. Otherwise, it will impact negatively on our community.



# Businesses' Priorities:

## Housing, Economy & Digital Communications

- Improve provision, quality and access to housing across the whole of the Strathfillan area, taking into account a need for a mix of housing, from social housing to affordable family homes.
- Improve marketing of the area and local signage to help draw in more year-round visitors and boost the local economy and jobs.
- Increase the provision and access to apprenticeships, training and work experience for young people.
- Embrace campervan explosion to benefit the local economy by improving the facilities on offer in Crianlarich.
- Increase the provision and access to apprenticeships, training and work experience for young people.
- Explore the reasons development is blocked and try to work with local landowners to resolve them.
- Significantly improve the visitor facilities and infrastructure on offer in Tyndrum.
- Set up a forum to discuss heritage and development to improve the area for residents and businesses.

## Transport and Traffic

- Introduce traffic calming measures to reduce speeding and congestion in Tyndrum.
- Improve parking and pedestrian crossings for residents and visitors in Tyndrum.

## Community Spaces

- Improve maintenance and policing of Strathfillan to manage the huge increase in visitor numbers and the resulting littering and antisocial behaviours.
- Complete the Tyndrum to Crianlarich Cycle Path and the bike skills park.

## Community Identity

- Improve relationship and lobbying power with local authorities and agencies.



# What Residents Said:



## Transport, Traffic and Parking

We need better connections to Killin and Callander, especially for teenagers and those without cars. It is disgraceful that there are no regular transport links to our regional centres. There are too many speeding cars in Tyndrum, and there really needs to be a 30mph limit in the village before there is a bad accident.

## Community Identity

Are we less sociable than we used to be? We participate in fewer activities, events and groups; even the fire service cannot recruit! We would like to bring people together, but we are not sure how. We hope that celebrating our heritage and spaces, such as the railway and community garden, will bring the community together again.

## Housing, Economy & Digital Communications

We want to embrace the rise in visitor numbers to help provide more jobs, but we are worried that we don't have the facilities to cope. Developments need to be mindful of the community too. There are not enough good quality houses for young families, and we need to encourage people to move here and stay here.



## Health and Social Care

Our services are too far away. Our GP is in Killin, and our hospitals in Stirling, Labert and Falkirk are a 1.5hr drive one way and no public transport at all. There are closer hospitals, GP surgeries and services in Argyll, but we cannot use them as we are in a different health board. Social care is also woeful as carers have to come all the way from Stirling, so visits are rare and very short. There must be a better way to access health and social care services, especially as we are an ageing population.



## Community Spaces

What we said: There are huge amounts of rubbish lying around, and there is only so much local volunteers can do. We don't have the facilities for lots of people, and we need more help to manage things. We want community spaces improved and retained, and we would like to see our local paths improved, such as the Cattle Creep in Tyndrum and finish the cycle path.

# Residents' Priorities:

## Transport and Traffic

- Improve public transport within the region, especially links to Killin, Callander and Stirling.
- Improve the flexibility of the DRT on offer as it is not suitable.
- Introduce traffic-calming measures to reduce speeding and congestion in Tyndrum.
- Improve parking and pedestrian crossings for residents and visitors in Tyndrum.
- Improve traffic management through Crianlarich to reduce speeding.

## Community Identity

- Improve participation across the community, especially in community groups, activities and services - i.e. the fire service, CT and CC.
- Use the local heritage to bring the community together.
- Improve relationship and lobbying power with local authorities and agencies.

## Health and Social Care

- Improvements needed to the quality of and access to social care.
- Improve accessibility to GP and wider health care, such as hospitals and chemists.

## Community Spaces

- Improve maintenance and policing of Strathfillan, to manage

increased visitor pressures and resulting littering and antisocial behaviours.

- Improve the accessibility and quality of local paths and routes, including completing the Tyndrum to Crianlarich Cycle Path and the bike skills park.
- Make sure the community is resilient to increased flooding or road accident events, which reduce access to emergency services.
- Create a community space in Tyndrum for activities and events.
- Improve the use of Crianlarich Village Hall.
- Maintain LSY in Crianlarich as a community space.

## Housing, Economy & Digital Communications

- Improve provision, quality and access to housing across the whole of the Strathfillan area, taking into account a need for a mix of housing, from social housing to affordable family homes.
- Improve mobile and broadband provision and access across the whole of Strathfillan.
- Improve marketing of the area and local signage to help draw in more year-round visitors and boost the local economy and jobs.
- Embrace campervan explosion to benefit the local economy by improving the facilities on offer in Crianlarich.
- Increase the provision and access to apprenticeships, training and work experience for young people.



# OUR VISION

Our Vision is for a happy, sustainable community that thrives socially, economically, and environmentally, in ways that contribute to an improved the sense of place for local people and those who visit us.



# OUR MISSION

By working with local agencies, businesses and residents over the next ten years we will create a community where we have range of sustainable transport options and good cycling connections; excellent visitor and community managed facilities; fantastic village amenities; good digital and mobile connectivity; safe roads; a range of mixed housing for all that need it; and a healthy, well managed landscape with fantastic biodiversity, resilient to the impacts of climate change, and open for everyone to enjoy.



# Our Top Priorities:

## Key Cross-Theme Priority:

Improve our relationship with local agencies and authorities.

### Community and Heritage:

- More facilities and places for young people to 'hang-out'.
- Create a community space to support a 'village-feel' in Tyndrum.
- Retain Lower Station Yard for the community in Crianlarich.
- Provide opportunities for people to explore and enjoy our natural and cultural heritage.
- Bring the community together through celebrating heritage and local groups.
- Improve Broadband and mobile provision across Strathfillan.

### Transport and Roads:

- Improve public transport to regional centres such as Killin, Callander and Stirling.
- Reduce the speed limit in Tyndrum to 30mph and increase traffic calming measures.
- Improve local paths and finish the Tyndrum to Crianlarich Cycle Path.

### Health and Social Care:

- Improve accessibility to health and social care for everyone.

### Economy:

- Improve infrastructure, facilities visitor management to cope with the rising visitor numbers and reduce littering and anti-social behaviours.
- Develop a scheme with local businesses and agencies to provide work experience and apprenticeships for young people.
- Work with local landowners to unblock needed development.
- Set up a Strathfillan wide forum to discuss heritage and development.

### Housing:

- Build a mix of new housing across the area to combat the local housing crisis.



# Strathfillan Wide Actions:

## Transport Key Action:

Work with the local Council to improve local transport, including:

- Regular bus service from Strathfillan to Killin.
- Investigate if DRT could be timetabled or made more flexible.
- Improve paths and active travel networks across the area by:
- Working with the NPA, the Countryside Trust and other agencies to complete the Tyndrum to Crianlarich Cycle-Path.
- Completing the Strathfillan Bike Skills Park.

## Community Key Action:

Encourage local people to get more involved in the community by:

- Establishing a Heritage Group with activities and events.
- Exploring how to get people involved in existing groups and activities, such as the CC, the Trust.
- Work with partners to create opportunities for people to explore and enjoy our natural and cultural heritage, boosting community cohesion and feeling.

## Housing Key Action:

- Develop a partnership of local and regional stakeholders to resolve the housing crisis across Strathfillan.

## Economic Key Action:

Establish an accessible forum across Strathfillan to enable businesses and groups to discuss relevant issues, including:

- Working in partnership with local stakeholders, including agencies, landowners and community groups, to improve visitor facilities and better manage our increasing visitor pressures.
- Working together and with other local stakeholders to unblock development across the area.
- Exploring ways to improve signage and the marketing of Strathfillan.
- Creating partnerships of local businesses, agencies, schools, and colleges to develop an apprenticeship scheme for school leavers and young people.

## Health and Social Care:

Explore ways to improve health and social care for the area, including:

- Moving Strathfillan from Forth Valley Health Board to Argyll.
- Work with Forth Valley Health Board to investigate ways to provide better health and social care in rural Stirling.



# Crianlarich Actions

## Crianlarich Place Plan Priorities

0 100 200 Metres 

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Complete the Tyndrum to Crianlarich cycle path



Improved traffic management on the Main Street and Glen Falloch Road



Local young people use this area for camping and swimming site for youngsters. Improve the path to improve access to it



Site identified for housing in Local Development Plan

Consider initiatives that will improve the use of Crianlarich Village Hall

Seek to keep Lower Station Yard as community land - develop as a community space with potential to be a kickabout area for young people

Develop this space as a Community Garden. Investigate if a lockable hangout hut for local young people could be installed community garden

Improve the play park for younger children



Camping spot used by local young people, could be improved with addition of basic facilities

Work with local young people to improve facilities and activities in Crianlarich

Improve local broadband up to expected standards, by talking to other successful community groups, community providers, and local government

Investigate where investment in current visitor facilities is needed to cope with rising visitor pressures

Site identified for economic development in Local Development Plan



Suggested as potential housing site but further work needed to explore the landscape capacity for housing

# Tyndrum Actions

## Tyndrum Place Plan Priorities

0 100 200 Metres 

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Investigate using the Community Right To Buy to deliver indoor and outdoor (picnic area) social space, possible tourist and heritage information, and parking on land currently allocated as Mixed use of Visitor Experience and Economic Development in the Local Development Plan. Due to the lack of the community space in the village residents seek to develop the site to deliver community uses and provide more of a sense of place in the village.

### Cattle Creep:

1. Work with Forestry and Land Scotland to repair the path.
2. Investigate a Community Asset Transfer over this land

Potential for Tourist Infrastructure - toilets/parking, and or housing development?

Improve Footbridge

Suggested area for housing:  
There is a need for a mix of social housing, affordable family homes and worker housing

Kickabout and play park:  
improvements required to the drainage and add in benches

Lobby for 30mph restriction within the village with 40mph buffers on either side with traffic calming measures in the village

## List of abbreviations:

**PAS:** Planning Aid Scotland

**DRT:** Direct Response Transport

**CT:** Community Trust

**CC:** Community Council

**NPA:** National Park Authority



## Delivery Plan:

'The delivery plan for this Community Place Plan can be found online on the Community Trust's website: [www.strathfillancdt.org.uk](http://www.strathfillancdt.org.uk)

This Community Place Plan was compiled and produced by Strathfillan Community Development Trust.

## With thanks to:

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