

An aerial photograph of the village of Gartmore, showing a cluster of houses and buildings surrounded by green fields and trees. The text is overlaid on the center of the image.

Gartmore Local Place Plan 2024 to 2034



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Executive Summary

Local Place Plans were introduced through the 2019 Planning Act (Scotland), allowing people to provide a 10 year vision, and outline aspirations to influence and steer development in their communities.

These documents must take account of national and local planning policies, and local planning authorities must, in turn, take account of them in their Local Development Plans.

A Place Plan Steering Group was established in Gartmore comprising members of several community groups, including the Community Trust and the Community Council.

They secured funding from the National Park Authority and were able to hire a coordinator to support the delivery of the Place Plan.

Following an extensive community consultation, seven themes were identified:

1. Outdoor Access and Land Management
2. Reaching Net-Zero
3. Community Spaces and Facilities
4. Village Realm
5. Transport, Roads and Parking
6. Economy and Housing
7. Community Resilience



After the consultation we collated and analysed the data collected and identified a number of priorities and actions that the community would like to see delivered over the next 10 years. Our top 10 priorities are:

- ◆ Continue to maintain and expand the village hall use
- ◆ Ensure that the Black Bull Pub is well-used and support the café initiative.
- ◆ Improve parking sustainably across the village
- ◆ Upgrade the Village Square to create a more social space
- ◆ Improve all-abilities access to Sow Park and Wee Wood
- ◆ Improve the Paths Network
- ◆ Support the reestablishment of the village shop facility
- ◆ Improve the up-keep of village streets and spaces
- ◆ Sympathetic expansion of housing in the village
- ◆ Improve maintenance of local roads

Community Place Plans: What, why, who and where?

What are Local or Community Place Plans?

Community or Local Place Plans were introduced by the Planning (Scotland) Act 2019 to give communities the opportunity and power to influence and guide planning, development and land use in their areas.

Community Place Plans set out the community's 10-year vision, aspirations, and proposals for development and use of land in their area.

Once completed they should be submitted and registered with their local planning authority, in our case both the Loch Lomond and Trossachs National Park Authority (hereafter the National Park) and Stirling Council Planning Team.

They will be considered during the preparation of National Park's Local Development Plan, Partnership Plan, and Stirling Council's next Local Development Plan.

Community Place Plans should include as many voices as possible and should ensure that the whole community has an opportunity to take part.

They should also be collaborative in approach, taking into account and aligning with wider national and local development plans and consulting with local authorities and non-governmental organisations where possible.

"The aim is to significantly enhance engagement in development planning, effectively empowering communities to play a proactive role in defining the future of their places" (ScotGov, Place Plan Circular 2022)

Why are they Important?

Community Place Plans are important for a number of reasons and are essential for communities to influence and define how they envision their community's development.

For Gartmore it is an opportunity for our community to define what the issues are whether in relation to land use, traffic, services or visitor management, and what could be put in place to resolve them.

It specifies our community's vision and how it wants to develop, or not, over the next 10-years.

Taking part in Place Plan consultations ensures many resident and business voices are heard, guaranteeing that the Place Plan is representative.

Once the Place Plan is published it assists our community in obtaining funding and support, such as lobbying power, to deliver the community's aspirations and proposals.

It will also influence the National Park's Local Development Plan and Partnership Plan, as they have to take it into account as a legal requirement. This means the planning authority must listen to you.

Place Plans should:

- ♦ Ensure that the whole community has an opportunity to take part.
- ♦ Be collaborative in approach, taking into account national and local development plans
- ♦ Consult with local authorities and non governmental organisations where possible.

Community Place Plans: What, why, who and where?

Gartmore Community Place Plan Steering Group

The Gartmore Community Place Plan Steering Group is made up from representatives of the Community Trust, the Community Council and other interested residents. It was supported by the Gartmore Community Trust.

To support the delivery of the Community Place Plan, the Steering Group secured funding from the National Park to employ a Place Plan Coordinator.

The National Park's Communities Team and GIS Teams have also provided guidance and practical assistance.

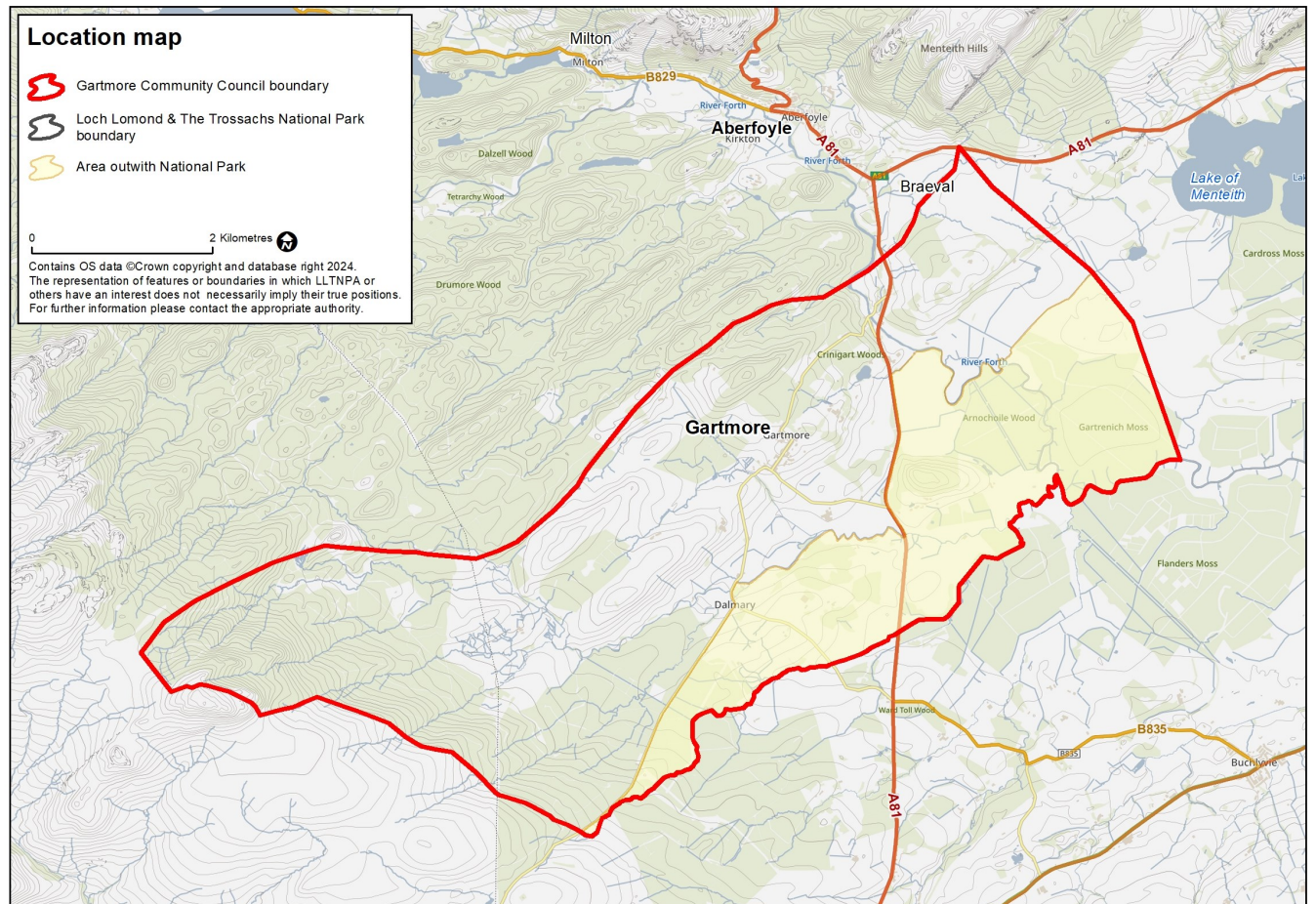
Gartmore Community Place Plan: Location

Gartmore is located in the south of the Loch Lomond and Trossachs National Park and is within the region of Stirling.

The village sits on a rise above the surrounding landscape, affording impressive views to the south and east.

It is bound to the north-east by the River Forth, by woodland, including conifer plantations to the north and west, and farmland to the south and east.

Gartmore Estate lies directly to the north of the village, comprising mixed woodland and rough grazing.



Community Consultation: What we did.

Community Survey

The Community Place Plan survey was issued at the beginning of March 2023 and ran for three weeks. The survey was based on the Place Standard Survey but tailored to suit the community.

It had a focus on the spaces and places that are important to the community with questions on how they would like them to be developed, or not, over the next ten years.

The survey was issued online, and hardcopies were delivered to households across the village and wider area.

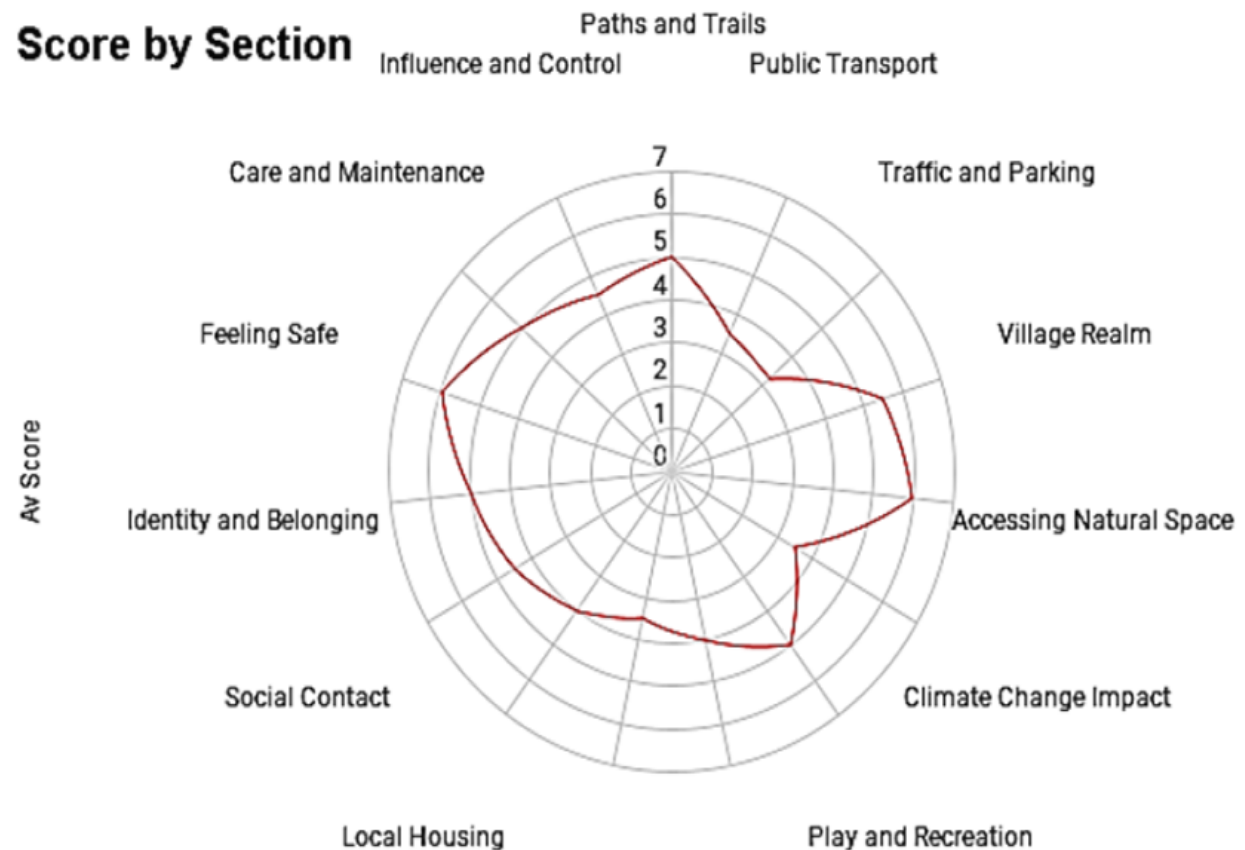
In all, 172 people completed the Place Standard Survey, which equates to 32% of the community – a good result.

Areas that scored high included 'feeling safe' and 'accessing natural space', while 'parking', 'public transport' and concerns about 'climate change impact' were low scorers.

Six initial themes were identified following collation and analysis of the data.



Score by Section



Community Consultation: What we did.

Community Open Day

Once the Place Plan Survey had been collated and analysed, we hosted an Open Day to encourage the community to come and find out the results of the survey and explore further the priorities raised.

The Open Day was held in the village hall on August 20th, 2023, and was attended by 50 residents.

It ran for three hours and comprised a short presentation by the coordinator of the survey results, followed by round table discussions. Six tables were available, corresponding to the six themes identified in the Place Plan Survey. Each table was manned by a Steering Group member.



Residents were encouraged to move around the tables to discuss the results and add their thoughts and suggestions to maps and sheets.

The afternoon was very successful, with lots of enthusiastic discussions and clarification of points raised during the survey.

It was noted during the initial Place Plan Survey that there were very few responses from young people and children, with only two responses from the 5-16 age range, and none from the 17-25 group. Only one younger couple attended the Open Day.

To remedy this situation our coordinator contacted the Primary School and High School to organise sessions with pupils who live in Gartmore.

Community Consultation: What we did.

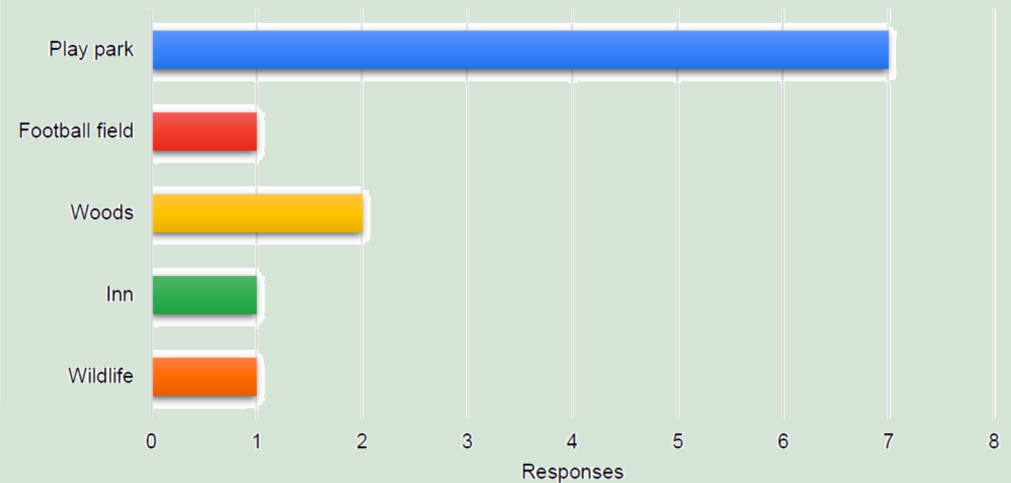
Primary School Consultation

Gartmore Primary School was very pleased to have a session with their pupils to discuss their community. A representative selection of 12 pupils was chosen from P1 to P7.

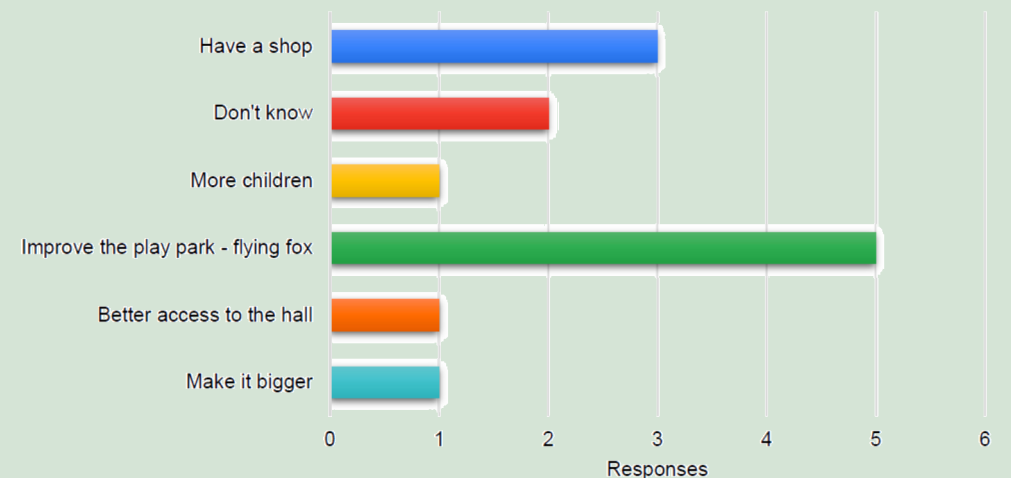
Using questions based on the Children's Place Standard template and several maps of the area, the coordinator, with support from a teacher, spent an hour discussing their relationship with their community, what they liked about it and what they would like to see change.

They were very enthusiastic and engaged and had some great opinions and ideas. Having children's voices heard is important, as they are the future of communities and often most concerned about how well it is looked after.

Name your favourite thing about living in Gartmore



Name one thing you could change about Gartmore



Living in Gartmore



Community Consultation: What we did.

High School Consultation

Our coordinator worked with one of the Principle teachers at McLaren High School to organise a session with pupils who live in Gartmore.

The school were very supportive and keen to ensure that young people's voices are heard.

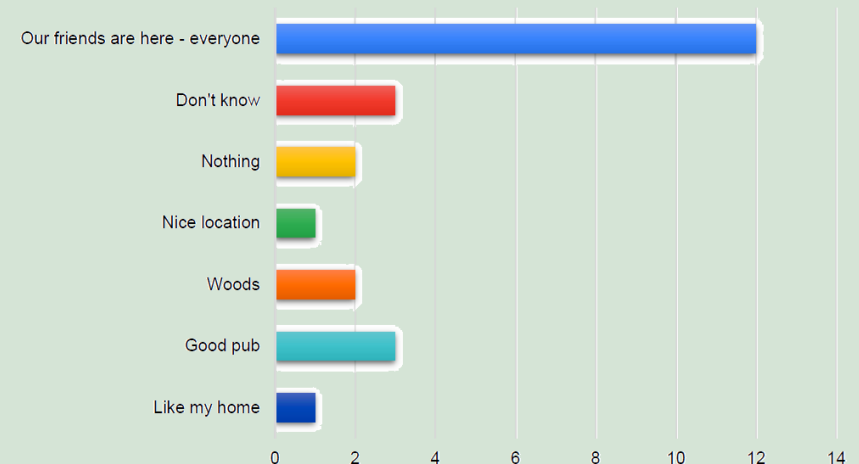
In total 12 pupils joined us from S1 to S6.

We used a tailored version of the Children's Place Standard Survey, to ensure it was more suitable for teenagers, as well as maps of the area to enable discussion.

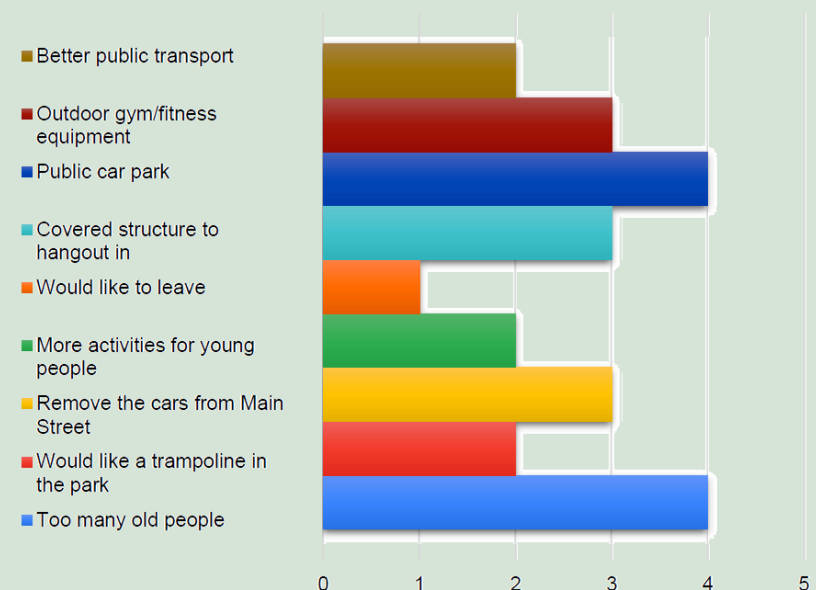
It was a lively discussion, with some very forceful opinions about what they liked and did not like about living and growing up in Gartmore.



Name your favourite thing about living in Gartmore



What Changes would you like to see?



Community Consultation: What we did.

Business and Landowner Survey

Local businesses and landowners were approached individually following the Place Plan Survey and Open Day collation and analysis.

We hoped to get their views on what the community's aspirations, their own views on the issues raised, and how they could work with the community to create a better place for everyone.

The survey was emailed directly to the businesses and landowners by the coordinator with support from the Steering Group to get more buy-in.

They had an option to either fill it in or to arrange an in-person interview with the coordinator.

In all five local businesses and landowners took part in the survey.

Two took part in in-person calls and meetings with the coordinator, and three responded via email.

Although their responses were mixed, they were all keen to see the community improved and working for everyone.



Gartmore: Who we Are.

Population and Housing

According to the most recent census data available, the 2011 Census, Gartmore community comprised 457 residents.

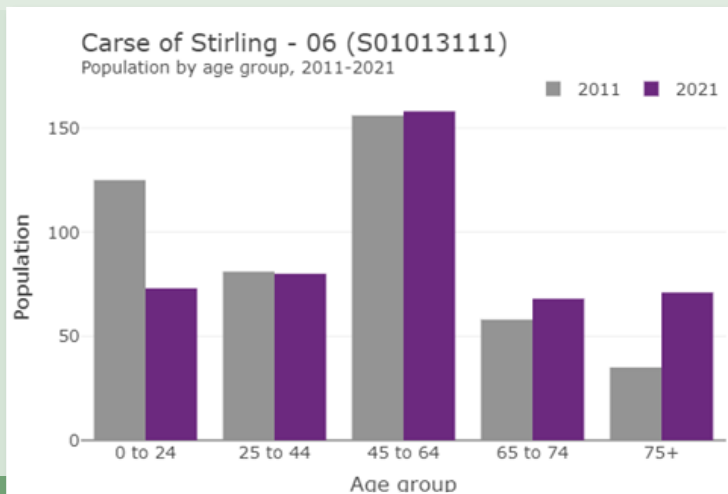
Based on more recent data from 2021, Council Tax records state that there are 184 occupied dwellings, five vacant houses, and five second homes. There has been a reduction in second homes of two-thirds since the previous Community Action Plan.

Of the 184 occupied homes, 17 are classed as social housing.

The most up to date data on the population comes from the Small Area Population Estimates for Scotland, 2021, which outlines population changes since 2011.

Although this shows a small decline in population of 1%, the change in demographics is stark. A fall of 41.6% in the under 24 age group, and a rise of nearly 103% of the over 75 population.

The lack of young families will eventually have a bearing on our community, especially the Primary School, facilities and activities for young people, and potential pressure on social care.



Energy Usage and Travel

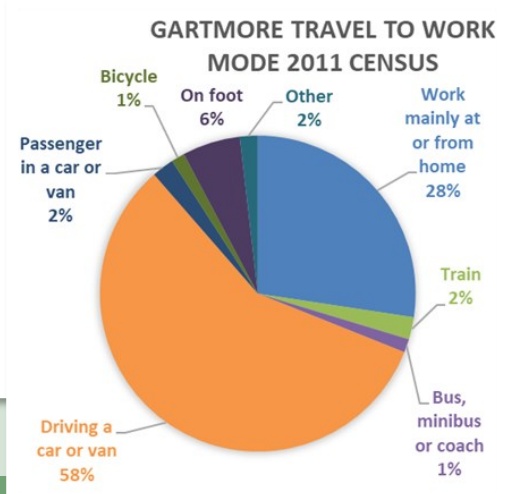
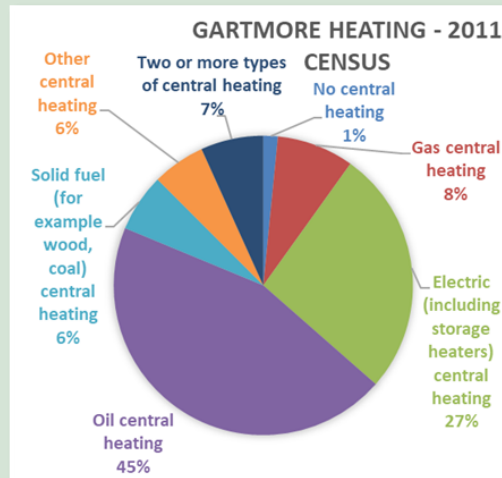
The 2011 Census provides some baseline data on how our community heats its homes and how it travels to and from work and school or college.

Being a rural area, it is unsurprising that the largest percentage (45%) of homes use oil central heating to warm our homes, followed by electric (27%). Our remaining properties are heated by a variety of means including gas and solid fuel. Of the dwellings in our village, 1% do not have central heating.

Travel and commuting by car is one of the largest contributors to carbon emissions in rural areas.

In Gartmore 58% of people travel to work by car or van, with only 1.5% using public transport.

A significant proportion of residents work from home (28%), and 6% do walk to work.



Gartmore: Who we Are.

Economy

Our most recent employment data for Gartmore comes from the 2011 Census and the previous Community Action Plan 2018-2023.

Those in active employment account for 60% of the community, while 19% are retired.

Of those employed, nearly 40% commute to places of work between 10km to 40km from the village, with those being employed in education, health and social care, or professional scientific or technical industries.

Approximately 27% of people work from home, although this is likely to have increased following the Covid Pandemic of 2020/2021.

Only 3% of residents actually work within the village or the immediate area. The remainder of people either work within 10km of Gartmore, or commute longer distances.

Locally, significant employers are the hospitality industry (8%), retail and motor trade (11%), and the traditional industries of agriculture and forestry (7%).

There are a number of local businesses including the community owned Black Bull Inn, Cobleland Campsite, Trossachs Holiday Park, Gartmore House, Kuruba Kennels, and a number of local tradesmen. The majority of these businesses only provide seasonal and part-time employment.



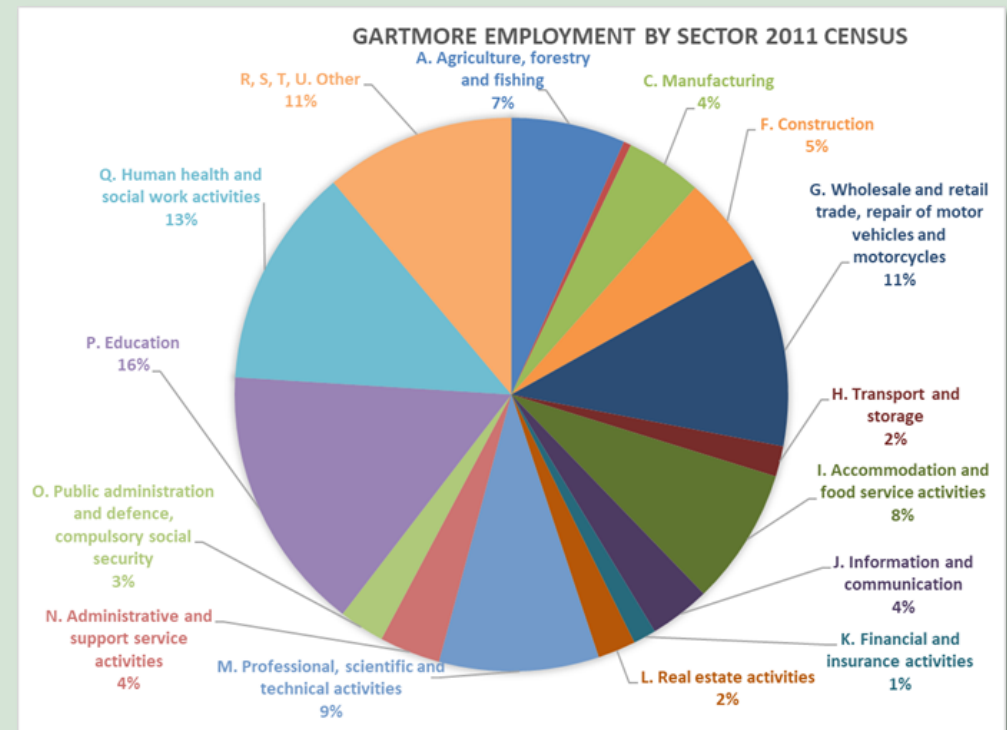
Community Outcomes Profile

The Community Outcomes Profile provides a snapshot of the community now, looking at child poverty, education attainment, unemployment, crime, and health outcomes.

This data dates to 2021 from the Community Planning Outcomes Profile website.

The Outcomes Profile for Gartmore is fairly positive, with a higher-than-average attainment level and lower child poverty.

Health outcomes are better than the national average, and unemployment and crime rates are low.



Gartmore: Our History and Environment

History

The Gartmore area has a long history dating from the prehistoric period to the modern era.

A Neolithic cup-and ring marked stone lies to the west and a Bronze Age flanged-axe was found locally. The route of a Roman Road is thought to pass to the north-west of Dalmary, and a possible medieval defended settlement and mill was located at Claggans to the south.

Gartmore Village itself dates from the mid-18th century (it is first depicted on Roy's Military Map of 1755). It is a planned village built by the Graham family, which established Gartmore House.

The land at Gartmore House was granted to the Graham family in 1644 by the first Earl of Stirling. The current house plans were commissioned by Laird Nicolas Graham in 1740, and with some alterations and extensions, were completed during the late 18th century by his descendants.

The last Laird of Gartmore was Robert Bontine Cunninghame Graham.

Best known as a politician he co-founded the Scottish Labour Party and then the National Party of Scotland. He was a prolific writer and traveller.

In 1900 he sold the estate to the Cayzer family.

During WWII the army commandeered the estate and the Cayzers sold it shortly after. In the 1950s the house became a school for troubled children. Since 1997 the house has been an activity and conference centre and the walled garden area by Gartartan castle was the former home of Green Routes social enterprise.

The village has several interesting sites:

- ♦ The Cayzer Moondial, which dates to the 17th century and was moved from Gartmore House to the family private cemetery behind the church in the 1960s.
- ♦ The Black Bull hotel, a purpose- built inn dating to the late 18th century.
- ♦ The Cobleland Bridge, which was built in 1752 to replace the ford.
- ♦ Several houses on Main Street have listed status.



Gartmore: Our History and Environment

Natural Heritage

Gartmore is located in the south of the Loch Lomond and Trossachs National Park, with great access to the Queen Elizabeth Forest Park.

The village sits on hilly ground which affords fantastic all-round views to the Trossachs and the Fintry Hills.

To the north and west the landscape is dominated by woodland, predominantly conifer plantations with some smaller areas of native woodland.

To the south and east the landscape comprises rolling farmland, with some areas of peatland and mosses bordering the River Forth, which flows through the east of the area.

The area has three Sites of Special Scientific Interest.

Gartfarran Woods: 1km south of Gartmore, it comprises a mosaic of undisturbed ancient deciduous woodland, uncommon riparian woodlands, and unimproved neutral grassland resulting in a high biodiversity area. It is currently in an 'unfavourable' condition due to overgrazing.

Offerance Moss: 2km southeast of Gartmore, the Moss is an 'active raised bog', which are in decline across the UK, and it is recognised as being a site of national and international importance. Although the Moss is in an 'unfavourable' condition due to historic drainage, recent management strategies are helping it to recover.

Flanders Moss: the northern edge of the Moss lies c2km south of Gartmore. It is one of the largest areas of lowland raised bog in the UK and is nationally and internationally important. It is a classic raised bog, with a rich carpet of bog-mosses, uncommon plants, and actively accumulating peat. It is rich in invertebrate life including rare moths and jumping spiders. The site is in an 'unfavourable' condition, but management strategies will help it to improve.

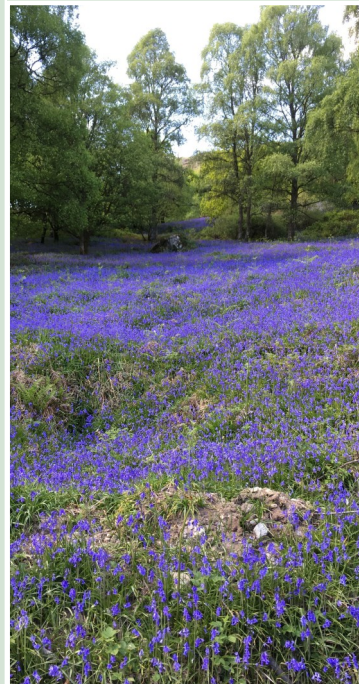
Outdoor Recreation

Gartmore area hosts and has access to a fantastic range of outdoor recreational activities.

The National Cycle Route 7 passes through the village, and a further cycle route from Aberfoyle to Buchlyvie follows the old railway line. This gives access to a range of local facilities including the popular Bike Trails and walking routes around Aberfoyle.

A range of Core Paths and smaller, local paths adjacent to the village are maintained by the National Park and local volunteers.

The village itself is within a short drive of the Trossachs and Loch Lomond, which offer a plethora of outdoor pursuits from hill-walking to canoeing.



Gartmore: Our Community Now.

Our Community Services and Assets

Services and amenities are limited in Gartmore, and the majority of people have to travel.

The community owned Black Bull Hotel is an important focal point for the community.

There used to be a community owned shop in the village, however this folded in 2022 and the building has been sold privately. Residents now need to travel to Aberfoyle for their local shopping needs.

The fish van comes weekly and the mobile library visits on a fortnightly basis.

Medical services are available at Buchlyvie Medical Centre, with other options in Drymen and Balfron. Optical and dental services are available in Callander and Balfron, whilst larger medical facilities are located in Stirling and Larbert.

As well as the Black Bull Hotel, our community owns our much-loved village hall, which was refurbished to a very high standard in 2014 and is used on a regular basis for a variety of activities and events.

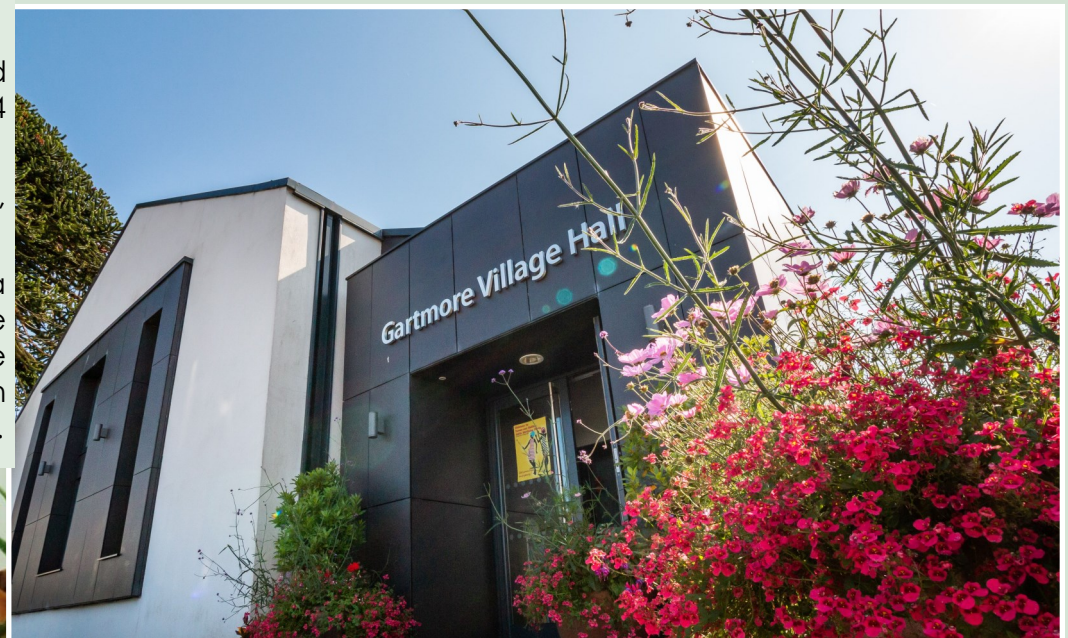
We also own and maintain our football field and excellent play park, which attracts users from all over.

We have lots of organisations and groups in the community that suit a wide variety of interests, including the Church, the Forest Theatre Company, the Horticultural Society, the Heritage Society, the Community Cinema, Indoor Carpet Bowls, the monthly Villager Lunch Club and the Parent and Toddler Group, Book Club, and Bridge Club.



Gartmore Hall Users

- | | |
|------------------------------|-------------------------------|
| ◆ Taiko drumming | ◆ Community Cinema |
| ◆ Beginners Bridge | ◆ Horticultural society |
| ◆ School P.E. | ◆ Village Lunch |
| ◆ Forest Theatre Group | ◆ Gartmore School Partnership |
| ◆ Linda's Pilates | ◆ The Community Trust. |
| ◆ Carpet Bowls | |
| ◆ Squirrels and Beavers | Annual events |
| ◆ Community Council | ◆ The Horticultural Show |
| ◆ Gartmore Craft Group | ◆ Christmas Fayre |
| ◆ Wednesday Evening Quilters | ◆ Sale of Work |
| ◆ Wednesday Morning Quilters | |



Gartmore: Previous Community Engagement.

Community Action Plan 2018-2023

The Gartmore Community Action Plan 2018-2023 was the last significant consultation on the community's general needs and wants and can be found [here](#).

This replaced the previous Community Action Plan from 2012-2017.

Community Action Plan 2018-2023: Top areas for improvement

- ♦ Community
- ♦ Environment
- ♦ Roads, Traffic and Transport
- ♦ Economic Development
- ♦ Outdoor Recreation
- ♦ Communications



COMMUNITY ACTION PLAN 2018-2023

Gartmore

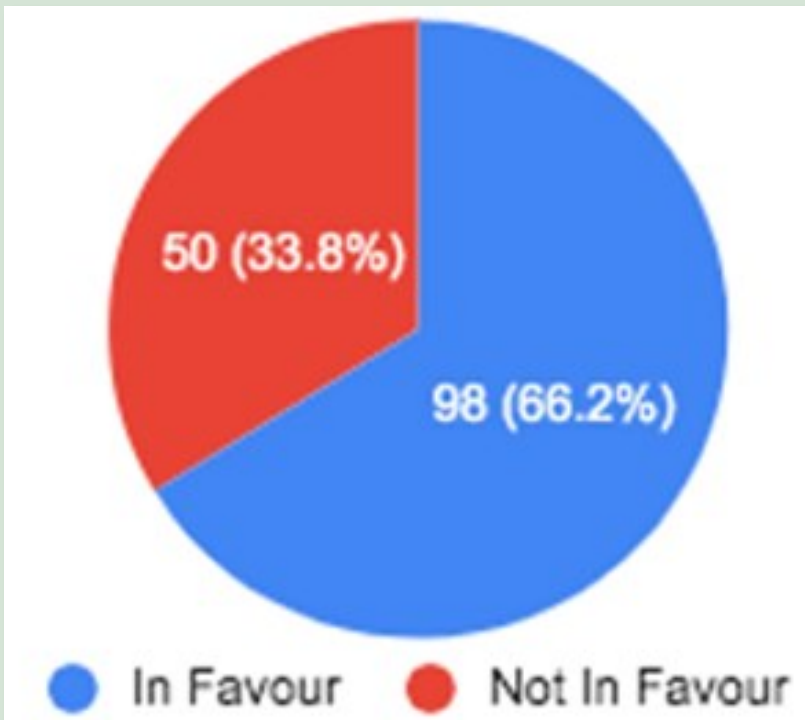
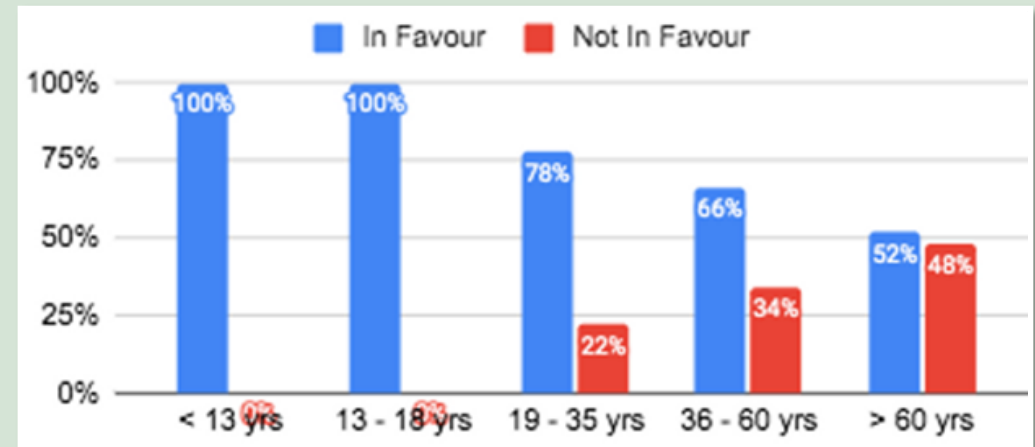
Gartmore: Previous Community Engagement.

Multi-Use Games Area Consultation 2021

In 2021 the Community Trust consulted the village on the MUGA (Multi-Use Games Area) proposed for the football field. The results of which you can find [here](#).

In summary, of the 148 respondents 98 (66%) were in favour of the proposals, while 50 (34%) were not.

This is also split by demographics, with younger residents being very supportive and older residents being more cautious.



Planning Policy Context and Implications.

National Planning Framework 4

The National Planning Framework 4 (NPF4) sets out the Scottish Government's priorities and policies for planning, including how planning development should contribute towards reaching net-zero and a 'sustainable Scotland' by 2045.

NPF4 has three broad aims, the delivery of:

- ♦ 'Sustainable Places'
- ♦ 'Liveable Places'
- ♦ 'Productive Places'

These are achieved through six spatial principles, that places will be:

- ♦ 'healthy'
- ♦ 'pleasant'
- ♦ 'connected'
- ♦ 'distinctive'
- ♦ 'sustainable'
- ♦ 'adaptable'.



Local Development Plans

Local Development Plans outline the planning priorities and policies at a regional level and reflect the principles set out in NPF4.

Gartmore is unique as it is covered by two Local Development Plans, the National Park's and Stirling Council's.

In the National Park, planning is slightly different to the rest of Scotland. The National Park Authority (hereafter the National Park) must adhere to the *National Parks (Scotland) Act 2000*, which sets out their responsibilities, including statutory planning and access.

The National Park's *National Park Partnership Plan* (hereafter Partnership Plan) is the management plan for the *National Parks Act*.

The Local Development Plan must reflect the Partnership Plan and support the delivery of the four main aims of National Parks:

- ♦ To conserve and enhance the natural and cultural heritage of the area.
- ♦ To promote sustainable use of the natural resources of the area.
- ♦ To promote understanding and enjoyment (including enjoyment in the form of recreation) of the special qualities of the area by the public.
- ♦ To promote sustainable economic and social development of the area's communities.

The broad aims of Stirling Council's Local Development Plan are fourfold.

They aim for planning to deliver "high quality new development in places which support local businesses; help sustain and build local communities; contributes to the health and wellbeing of local residents; and are attractive to visitors".

Our Vision

The community of Gartmore will aim to maintain inclusivity and cooperation, with everyone working together for the good of all.

We will maximise the use of and enhance our community assets and village infrastructure for the benefit of inhabitants and visitors alike.

Environmental concerns will be central to all decisions taken regarding the village and its surroundings.

Gartmore should continue to be a beautiful, safe and thriving village to live in, and be welcoming to all.

Our Aims: How do we achieve this?

Our Vision will be delivered through a series of aims and ambitions that the community has identified. These are summarised briefly here, with more detail on the Priorities and Actions below. After the collation and analysis of the data, seven Themes were identified.

Theme 1: Outdoor Access and Land Management

Our community's ambitions for how we better access the outdoors and how the landscape around us is managed for nature and people

- ◆ Improve all-abilities access to Sow Park and Wee Wood.
- ◆ Improving the Paths Network.
- ◆ Improve path maintenance.
- ◆ Resolve issues with landowners and access.
- ◆ Improve path signage and information.
- ◆ Improve management of local land and woodland.
- ◆ Continue to explore and support opportunities to purchase or manage more community assets.

Theme 2: Reaching Net-Zero

How our community will confront and mitigate the climate emergency and secure better energy access and production.

- ◆ Set up a community coordination structure for actions towards Net-Zero.
- ◆ Explore opportunities for Community Renewables to improve sustainability and resilience.
- ◆ Investigate use of local land for Community Renewable systems.
- ◆ Encourage property improvements needed to reduce bills and energy consumption.
- ◆ Promote more government and local authority support for Net-Zero property improvements.
- ◆ Establish community-owned public charging points for electric vehicles.

Theme 3: Community Spaces and Facilities

Our ambitions to improve our indoor and outdoor community recreational spaces and facilities.

- ◆ Support the reestablishment of the village shop facility.
- ◆ Ensure that the Black Bull Hub and Pub is well-used and supported.
- ◆ Support café initiative in the Black Bull.
- ◆ Continue to optimise use of the Village Hall to both serve the community and maintain Village Hall structure and viability.
- ◆ Upgrade and better maintain the football field.
- ◆ Improve facilities and spaces for children and teenagers.

Our Aims: How do we achieve this?

Theme 4: Village Realm

Our ambitions to improve the upkeep and resilience of our public and street spaces.

- ◆ Upgrade the Village Square to create a more social space.
- ◆ Improve up-keep and upgrade village streets and spaces.
- ◆ Explore ways to reduce the impact of climate change on the village and surrounding infrastructure.

Theme 5: Transport, Roads and Parking

Our ambitions in improving public and community transport, increasing road safety, and providing better public parking

- ◆ Explore options for community transport.
- ◆ Improved reliability and frequency of the bus service.
- ◆ Improved connections to local towns, cities and facilities.
- ◆ Improved maintenance of local roads.
- ◆ Explore traffic calming measures to reduce speeding in the village.
- ◆ Improved parking sustainable across the village.
- ◆ Explore solutions to resolving the parking issues on Main Street

Theme 6: Economy and Housing

Our ambitions to support and promote local businesses and provide homes for those that need and want them

- ◆ Improved support for local business development and facilities.
- ◆ Improved promotion of Gartmore to encourage tourism and local support of businesses.
- ◆ Sympathetic expansion of housing in the village.
- ◆ Increase availability of affordable homes in the village.

Theme 7: Community Resilience

How we wish to improve our engagement and participation, ensuring that everyone feels part of our community, and how much control and influence we have over local decision making.

- ◆ Explore opportunities to bring the community together.
- ◆ Deliver more clubs and activities for teenagers.
- ◆ Ensure that local crime and antisocial behaviour is tackled when it occurs.
- ◆ Community groups should continue to encourage and support community engagement in decision making as far as is practicable.
- ◆ Community groups are transparent and representative of the community.
- ◆ The Community Trust continues to develop and maintain assets and facilities.

A photograph of a wooden signpost in a forest. The signpost has two horizontal wooden planks. The top plank has the text "Theme 1: Outdoor Access and Land Management" overlaid in large, bold, black font. The bottom plank has the text "Gartmore 3/4 Mile" carved into it. The background shows a dense forest with green foliage and tree trunks.

Theme 1: Outdoor Access and Land Management

Gartmore 3/4 Mile

Theme 1: Outdoor Access and Land Management. What we Said.

Residents

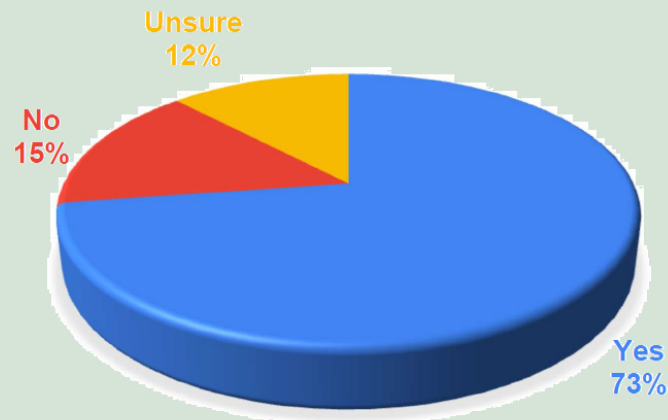
Most of us feel that we have enough paths for walking, cycling and riding in and around Gartmore, with only a few saying that there are not. Nevertheless, the we generally feel that were not enough accessible routes and we would like to see Wee Wood and Sow Park made all-abilities.

Over 75% of us would like to see the path network better maintained and extended, with more Core Paths being created. At least half of us willing to help with lobbying for and looking after our paths.

We are frustrated about some landowners putting obstacles in the way of open access to some Core Paths.

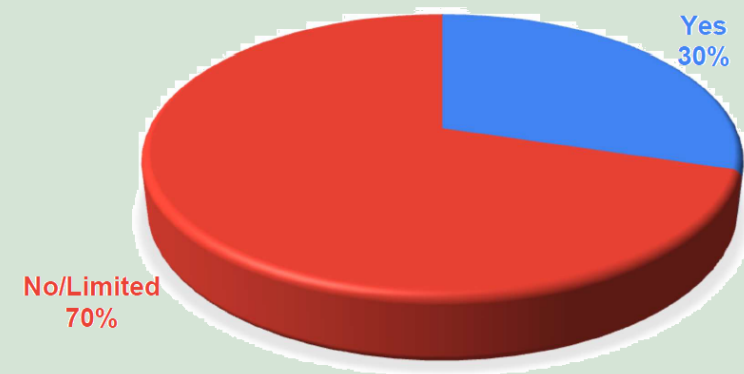
Nearly all of our community feel they could easily access the natural environment around them.

ARE THERE ENOUGH ROUTES FOR WALKING, CYCLING AND HORSE RIDING?

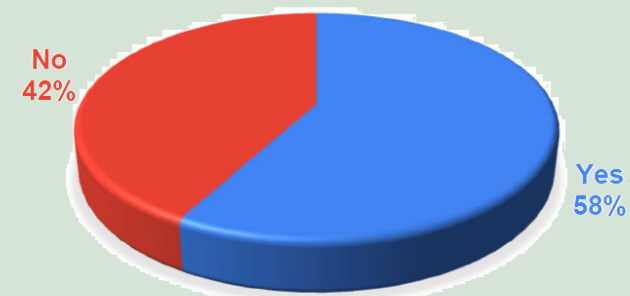


Three-quarters feel that the land around them is managed well for the community and nature, though this drops to just above half for local woodlands. We would really like to see further development of community owned and managed land.

ARE THERE ENOUGH ALL-ABILITIES ROUTES?



ARE THE WOODLANDS ADJACENT TO GARTMORE MANAGED WELL FOR NATURE AND THE COMMUNITY?



Theme 1: Outdoor Access and Land Management. What we Said.

Young People

It is fairly easy to get around and we like to cycle and walk in the local woods.

We don't feel that we need an off-road path to Cobleland as there are already existing options.

There are some areas we don't feel welcome, for example, if we go into Gartmore Estate we get shouted at.

We feel the majority of the land around it is well looked after, we worry sometimes that woods are getting cut down for no reason.



Children

We love our local paths and often go cycling and walking there with friends and family.

Some paths, like the Wee Wood and Butler's Walk are really muddy and we would like better surfaces for cycling on.

It would be good if the sewerage works near Lemahamish were disguised.

We love our natural environment and want to make sure it is looked after.

We are worried about trees getting cut down for no reason and what impact that might have on the environment and oxygen.



Theme 1: Outdoor Access and Land Management. What we Said.

Businesses and Landowners

Paths, trails and access are very important to most businesses and landowners; access to wild and natural places for their guests is an important part of their offer.

Some businesses are concerned that some landowners are deliberately blocking Core Paths and being aggressive to walkers, both local and visitors. However, other business and landowners feel that there has been a lot of misunderstandings surrounding access issues. It is agreed on all sides that these issues need to be resolved.

Having an all-abilities path would be good for less mobile visitors, and better path maintenance to make them more accessible. An off-road link to Cobleland would be great for locals and visitors, meaning they can access Aberfoyle without a car.

Land management is important to most local businesses, as the environment and nature are a crucial part of their offer. The stunning views from the village are essential, showcasing the mosaic of landscapes that make up the area, from mountains to raised bog.

These views need to be preserved to ensure Gartmore retains its special character. Some local businesses are concerned about how the land is managed and the impact that will have on the environment and climate change. This included clear-felling, farming run-off, and the capacity of the sewerage works.

Although most businesses are supportive of more community owned land, some landowners felt that existing Community-Right-to-Buy applications were not fully discussed with them, although it must be noted that the formal process of the application provides an opportunity for landowner input. Some landowners would like to see more representation of local landowner concerns in community groups, and perhaps a forum with the Community Council to discuss land management issues.



Theme 1: Outdoor Access and Land Management. Priorities and Actions

Outdoor Access

Our Priorities

- ◆ Improved all-abilities access to Sow Park and Wee Wood.
- ◆ Improve the Paths Network.
- ◆ Improve path maintenance.
- ◆ Resolve issues with landowners and access.
- ◆ Improve path signage and information.

Our Actions

1. Secure National Park support and Planning support to allow the community to upgrade the Sow Park and Wee Wood paths.
2. Improve and maintain the existing and newly agreed Core Paths.
3. Lobby the National Park to extend the Core Path Network.
4. Create an off-road route from the village to Cobleland.
5. Lobby the National Park to ensure all Core Paths are accessible and well maintained.
6. Work with the National Park to encourage landowners to keep other non-Core Paths open and maintained.
7. Work with the National Park to ensure that landowners meet their legal obligations in retaining access to Core Paths.
8. Work with local agencies to install more signs and way-markers for local paths.

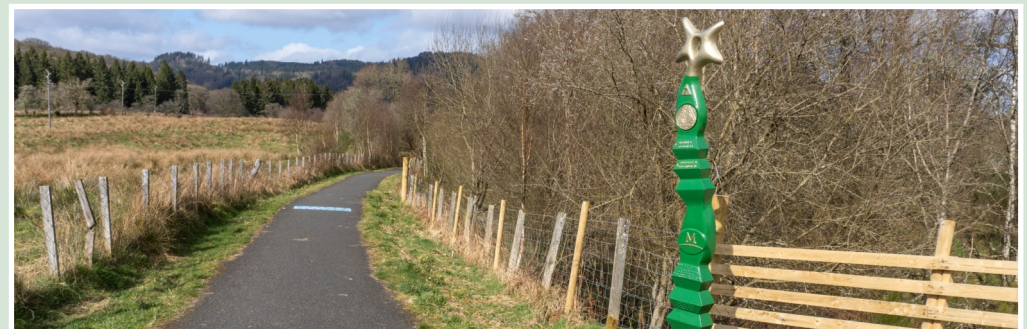
Land Management

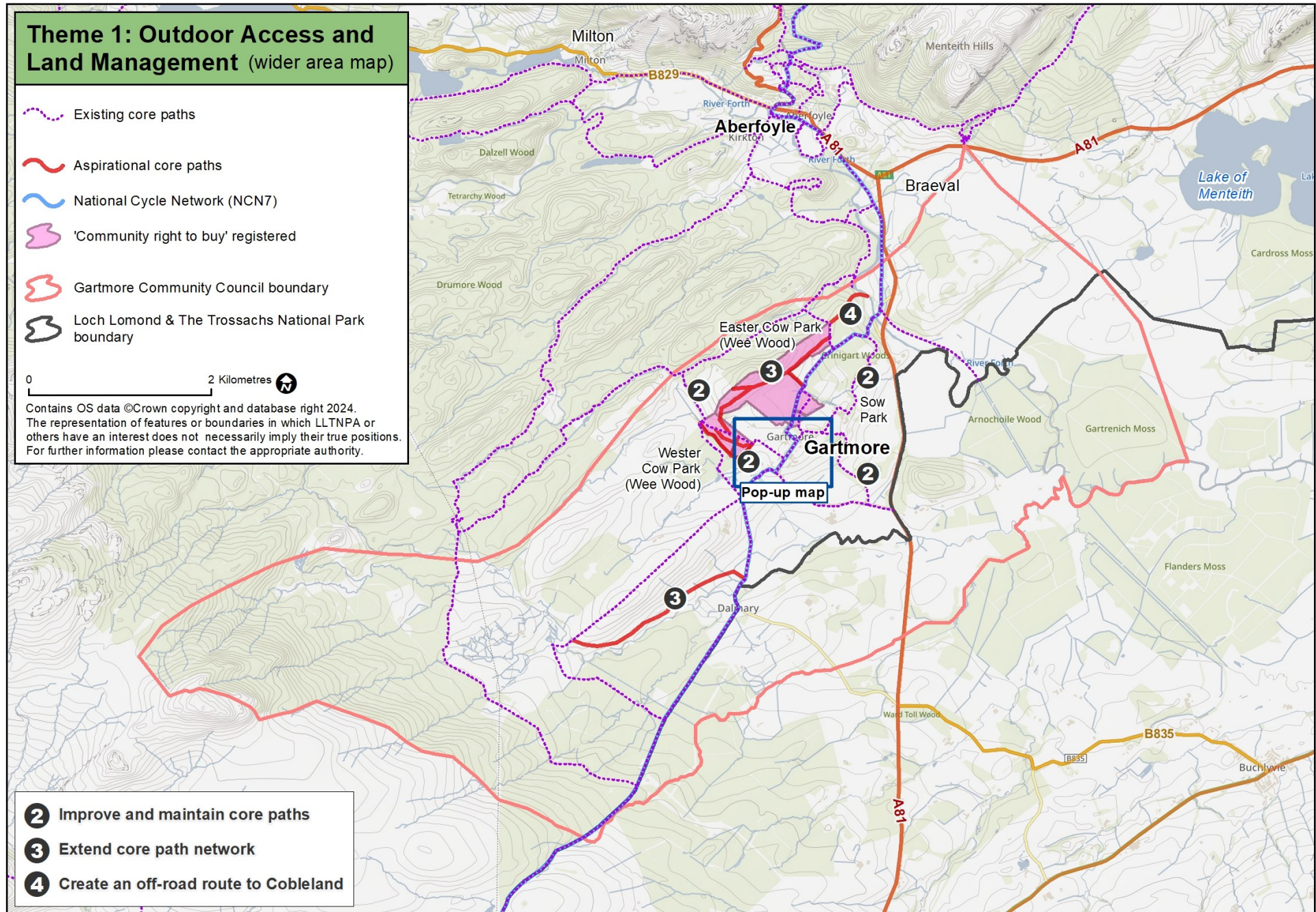
Our Priorities

- ◆ Improve management of local land and woodland.
- ◆ Continue to explore and support opportunities to purchase or manage more community assets.

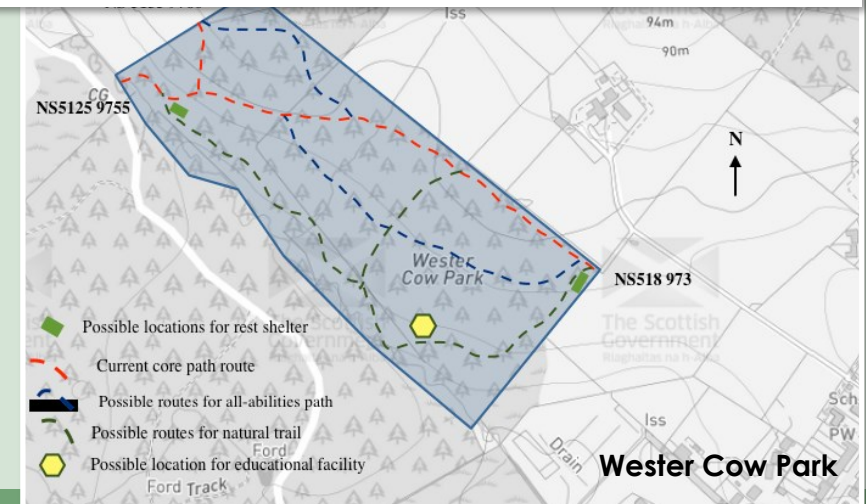
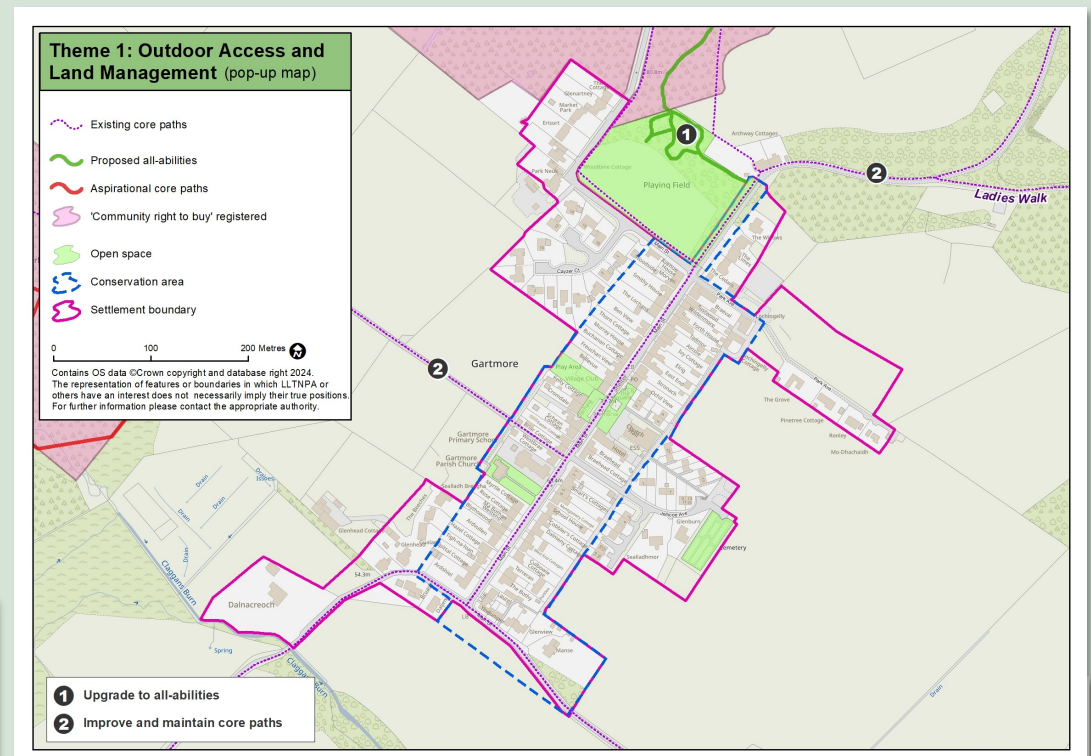
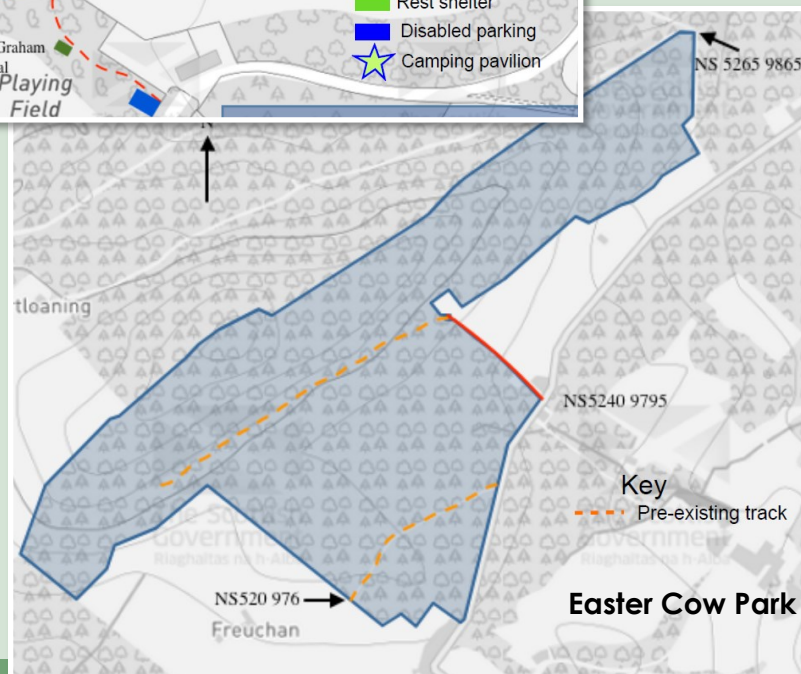
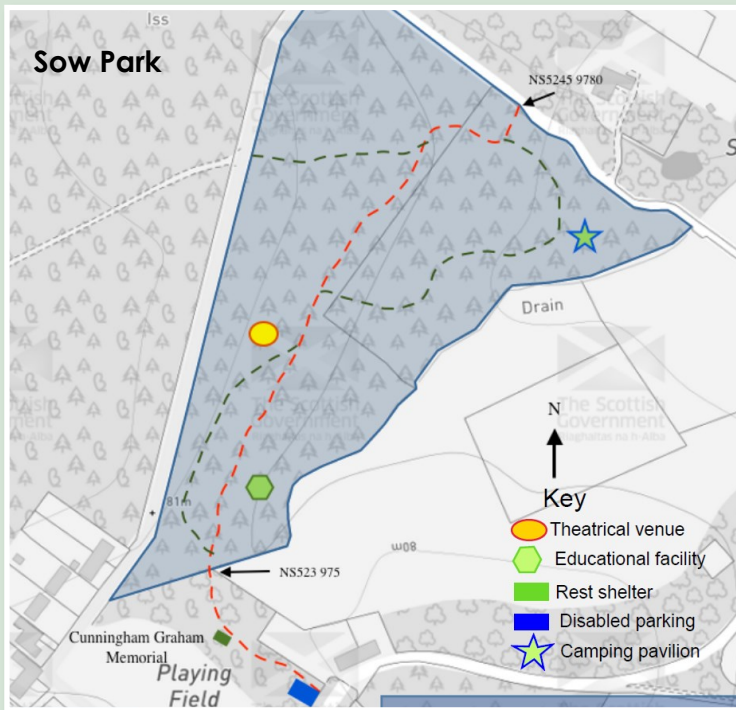
Our Actions

9. Community groups to engage with local agencies and organisations to support landowners to improve biodiversity and tackle climate change.
10. Community groups to engage with agencies and landowners to encourage woodland management for nature as well as commercial.
11. Better communications and notifications from agencies to the Community Council to improve engagement and consultation on land and woodland management plans.
12. Develop a Project Proposal and Business Plan for the purchase and use of Gartmore Woodlands and other land.





Theme 1: Outdoor Access and Land Management. Additional Maps.



An aerial photograph showing a vast, flooded landscape. In the foreground, a long, narrow strip of land with several trees is partially submerged. To the right, a green golf course is visible, surrounded by water. The background features rolling hills and a distant town under a hazy sky. The text "Theme 2: Reaching Net-Zero" is overlaid in the center of the image.

Theme 2: Reaching Net-Zero

Theme 2: Reaching Net-Zero. What we said.

Residents

Although a small number of us think that Climate Change will have little or no impact on our community, the vast majority are concerned about it.

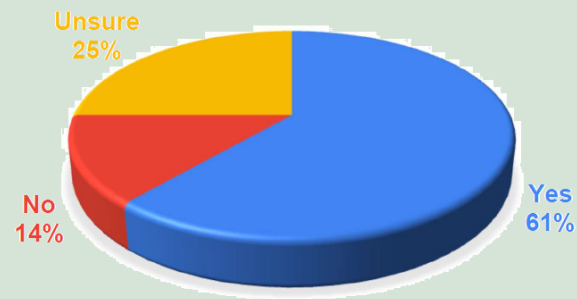
We are really quite worried about increasing flooding and extreme weather events, such as storms or periods of drought, and the impact that this will have on our properties and infrastructure, such as roads, and on our surrounding landscapes and wildlife.

We would like to prepare ourselves for these impacts and reduce our own impacts.

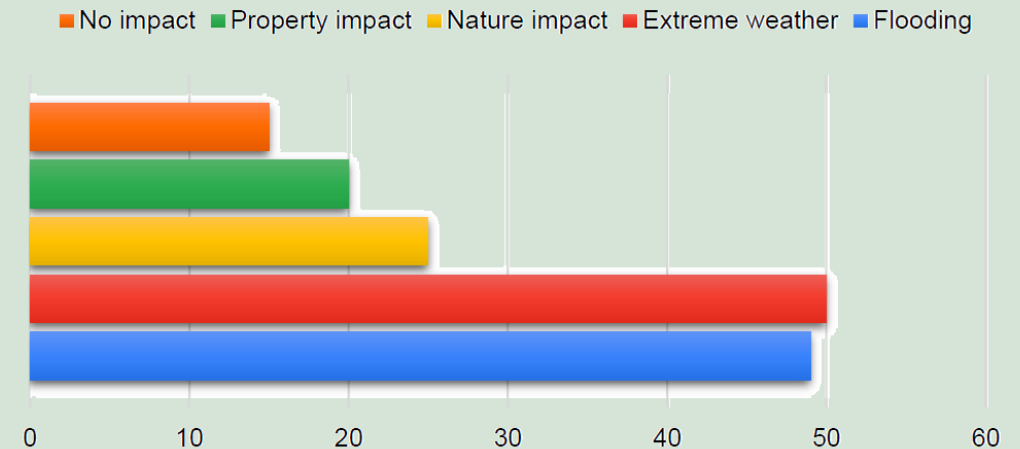
Most of us support community renewable energy and see the impacts of the rising fuel and energy prices.

Our top three solutions are improving properties, more government support to help us adapt, and having community renewables.

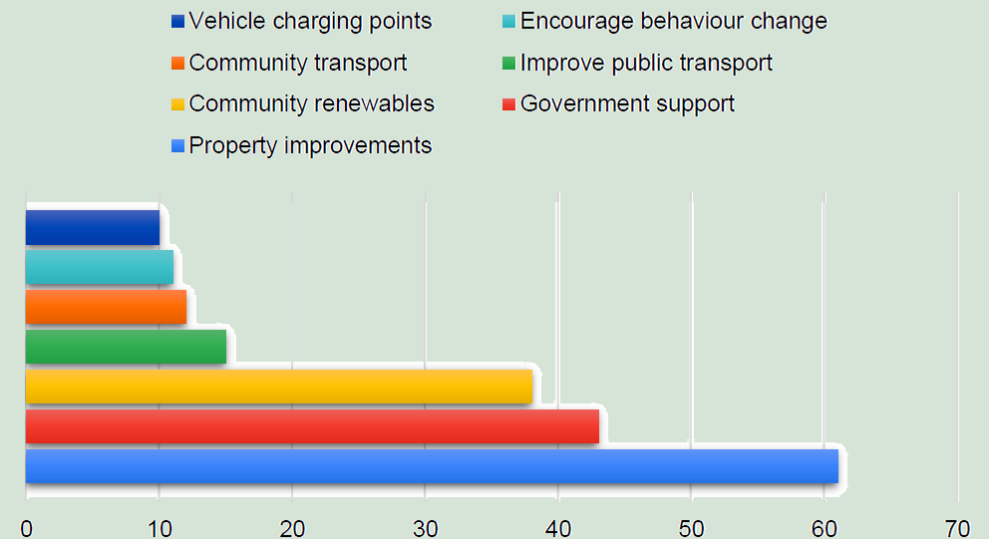
ARE THERE OPPORTUNITIES FOR COMMUNITY RENEWABLE SCHEMES OR PROECTS?



SUGGESTED IMPACTS OF CLIMATE CHANGE ON GARTMORE



Top suggestions for reaching Net-Zero



Theme 2: Reaching Net-Zero. What we said.

Children

Although we did not talk too much about Climate Change, we are a bit concerned about it.

We are worried that cutting down lots of trees will have an impact on the environment and take oxygen out of the air.

We think that more electric car chargers are needed to help people choose electric cars.

Some of us think that a dam in the Wee Wood would help with flooding on the paths and also create new habitats for wildlife.



Businesses and Landowners

Rising energy prices are meaning many local businesses are already making efforts to improve their efficiency and reduce costs.

This has been through a variety of methods, from improving the efficiency of their properties through insulation and heating systems or producing their own electricity by biomass.

All local businesses are generally supportive of community energy production and feel it is worth exploring.

Everyone agrees that there needs to be more government support to help businesses improve their premises to become more energy efficient and reach Net-Zero.

It would be good if there were programmes for a variety of businesses to help them plan and install measures such as insulation and sustainable heating systems.

Theme 2: Reaching Net-Zero. Priorities and Actions

Our Priorities

- ♦ Set up a community coordination structure for actions towards Net-Zero.
- ♦ Explore opportunities for Community Renewables to improve sustainability and resilience.
- ♦ Investigate use of local land for Community Renewable systems.
- ♦ Encourage property improvements needed to reduce bills and energy consumption.
- ♦ Promote more government and local authority support for Net-Zero property improvements.
- ♦ Establish community-owned public charging points for electric vehicles.



Our Actions

Support the newly established Net-Zero Steering Group to advise the Community Trust and Community Council to undertake the following actions:

1. Undertake an expert Feasibility Study to explore integrated community energy and heat generation systems, including electricity generation, heat generation, potential sites and funding sources.
2. Negotiate business deals and lease agreements with appropriate landowners based on the Feasibility Study.
3. Encourage and support property improvements to encourage and support improved insulation and heating systems.
4. To develop a community advice dossier and investigate community solutions for improving property insulation and heating systems.
5. Lobby for increased grants for property improvements.
6. Lobby NPA for a more flexible planning approach to Net-Zero property improvements, especially within the Gartmore Conservation Area.
7. Develop proposals for location and funding for community EV points.
8. Coordinate Village Square improvements and community parking developments.
9. Investigate solutions for individual residences with homeowners.

Theme 2: Reaching Net-Zero

1 Reaching Net-Zero Actions



Conservation area



Settlement boundary



Open space



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7. Lobby NPA for more flexible planning for property improvements

9. EV charging points at Village Square

Theme 3: Community Spaces and Facilities



Theme 3: Community Spaces and Facilities. What we said.

Residents

Our indoor community spaces and facilities are loved and well looked after and within reasonable distance for most residents.

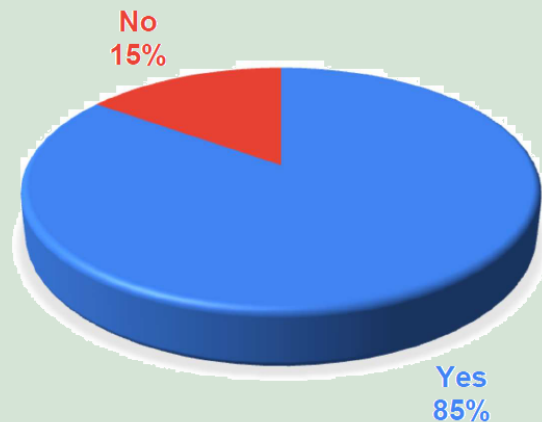
We really appreciate our local hotel and hall, with nearly 100% of us agreeing that both are important for community life.

Although our community spaces are popular and appreciated, with much of the community using them regularly and occasionally, we feel they are underused. It would be good to see more activities and events in the hall and the pub.

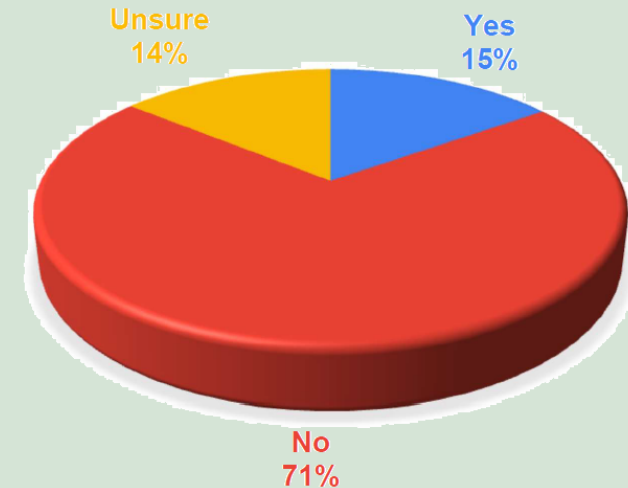
We strongly feel we need a village shop facility back; we really miss our old one. We need something that caters from the community, providing basics and ensuring it's financially viable.

Similarly, we would like to see a café facility in the village, so we need to support the Black Bull Hotel's efforts.

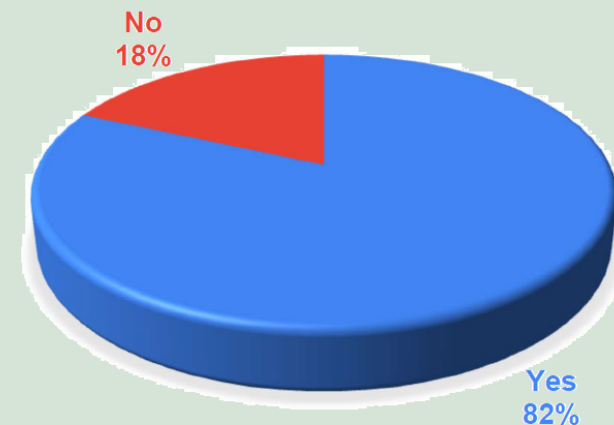
DO YOU THINK OUR FACILITIES AND AMENITIES ARE OF GOOD QUALITY AND WELL MAINTAINED?



DO YOU THINK OUR FACILITIES ARE BEING USED TO THEIR FULL POTENTIAL?



DO YOU SUPPORT THE REDEVELOPMENT OF A VILLAGE SHOP FACILITY?



Theme 3: Community Spaces and Facilities. What we said.

Residents

Our outdoor recreational spaces comprise the play park and the football field, both of which are highly valued by the community.

Families will come from all over the wider area to come to our play park. The majority of us are happy with the play park, though we would like Stirling Council to maintain it a bit better, or at least work with the community to do so. There are also a few dog fouling issues.

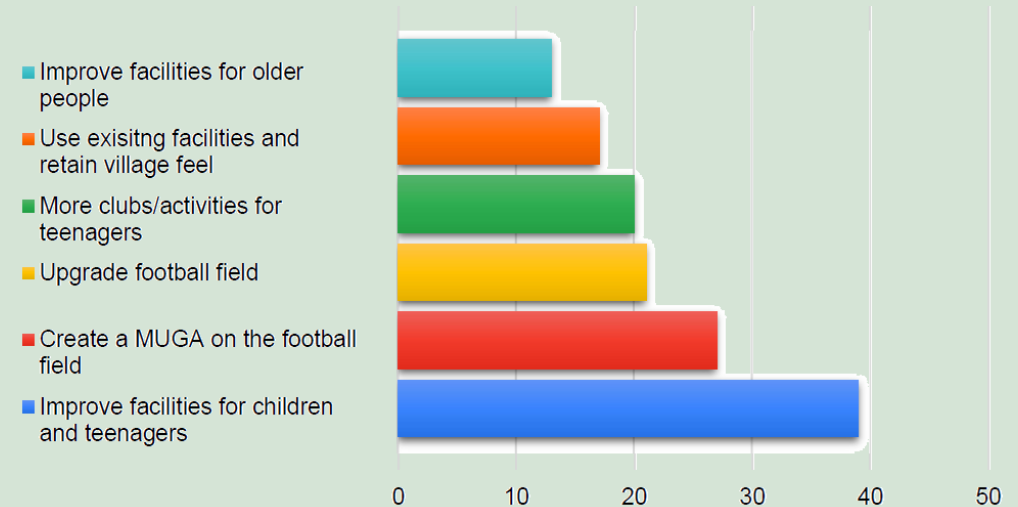
The MUGA on the football field is still a controversial issue in the community. The majority of us who responded to this survey voted against the proposals.

However, it is still a popular choice for a significant minority of the community. We probably need to revisit it to discuss if there are any options for re-siting or reducing the scope.

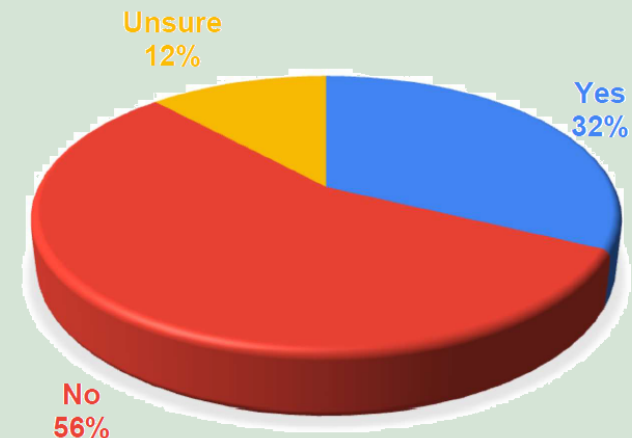
We recognise that there are not enough spaces or activities for teenagers in our village and we need to think about how to include them.



TOP SUGGESTIONS FOR PLAY AND RECREATION



DO YOU SUPPORT CREATING AN ALL-WEATHER MUGA ON THE FOOTBALL FIELD?



Theme 3: Community Spaces and Facilities. What we said.

Young People

We might live in a beautiful part of the world, but there are limited spaces for us.

We generally meet at the play park or the village square, but this is not ideal, especially when the weather is bad.

It would be great to have more access to the village hall, perhaps a regular informal hangout where we can meet up, or movie nights.

We would really like to see the shop back, but it has to be cheaper. A café would be good too.

We really want to see the MUGA somewhere in the village. It would also be good to revamp the School Field with a new obstacle course and a pump track and outdoor gym equipment.

The football field could do with better maintenance, with new goals and better drainage so we can use it more.



Children

There is not very much indoor space for slightly older children (P4-P7), and we would like to use the hall a bit more.

It would be good to have a regular evening or weekend slot where we could go and play games in the hall, like an informal youth club. There is a wee hall upstairs that could be used.

We would really like to have the shop back, it could sell things like eggs, bread, milk and sweets. We really want to see 'Sweetie Friday' back, it was great!

Our favourite places to meet up with friends and play are the play park, the football field and at school.

We would really like to see some new equipment in the play park, such as a trampoline or a bigger climbing frame.

The football pitch needs new goals so we can use it, and better drainage as it's really boggy.

We would really like to see the MUGA so we can play basketball and tennis.

We would really like a pump track somewhere in the village, but not sure where.



Theme 3: Community Spaces and Facilities. What we said.

Businesses and Landowners

As many local businesses are hospitality or tourism focused, the Black Bull Hotel is a really important facility.

It is used by their guests and ensuring it is supported is essential to the community's offer. Advertising it as community owned often adds to its profile and encourages visitors to use it.

Having a shop back would be good for the business community, especially for those providing holiday accommodation, or even just for staff to use. However, it needs to be sustainable. The Black Bull Hotel is looking into providing one.

Gartmore House has recently upgraded its Sports Hall and would be happy for the community to use it. One business noted that the lack of amenities is often noted in reviews.



Theme 3: Community Spaces and Facilities. Priorities and Actions

Indoor Recreational Facilities

Our Priorities

- ◆ Support the reestablishment of the village shop facility.
- ◆ Ensure that the Black Bull Hub and Hotel is well-used and supported.
- ◆ Support café initiative in the Black Bull.
- ◆ Continue to optimise use of the Village Hall to serve the community and maintain its structure and viability.

Our Actions

1. Continue to support the re-establishment of a retail facility at the Black Bull.
2. The Black Bull should work with the community to ensure its offer meets the community's needs and expectations.
3. Maintain and increase support from locals and volunteers to sustain the Black Bull Hotel.
4. Promote and encourage community support for the newly established café in the Black Bull Hotel.
5. Encourage residents and groups to use the hall to establish a wider variety of events and activities.
6. Look into informal, open access sessions at the Village Hall for residents.
7. Work with teenagers and parents to encourage more access and use of the village hall for young people.

Outdoor Recreational Facilities

Our Priorities

- ◆ Upgrade and better maintain the football field.
- ◆ Improve facilities and spaces for children and teenagers.




Our Actions

8. Reassess options for installing a MUGA-type facility in the community.
9. Improve the Football Field facilities and infrastructure, including more seating and improved drainage and surface.
10. Community groups to lobby Stirling Council for better maintenance of the play park.
11. Work with children and teenagers to identify, prioritise and deliver better spaces for young people.



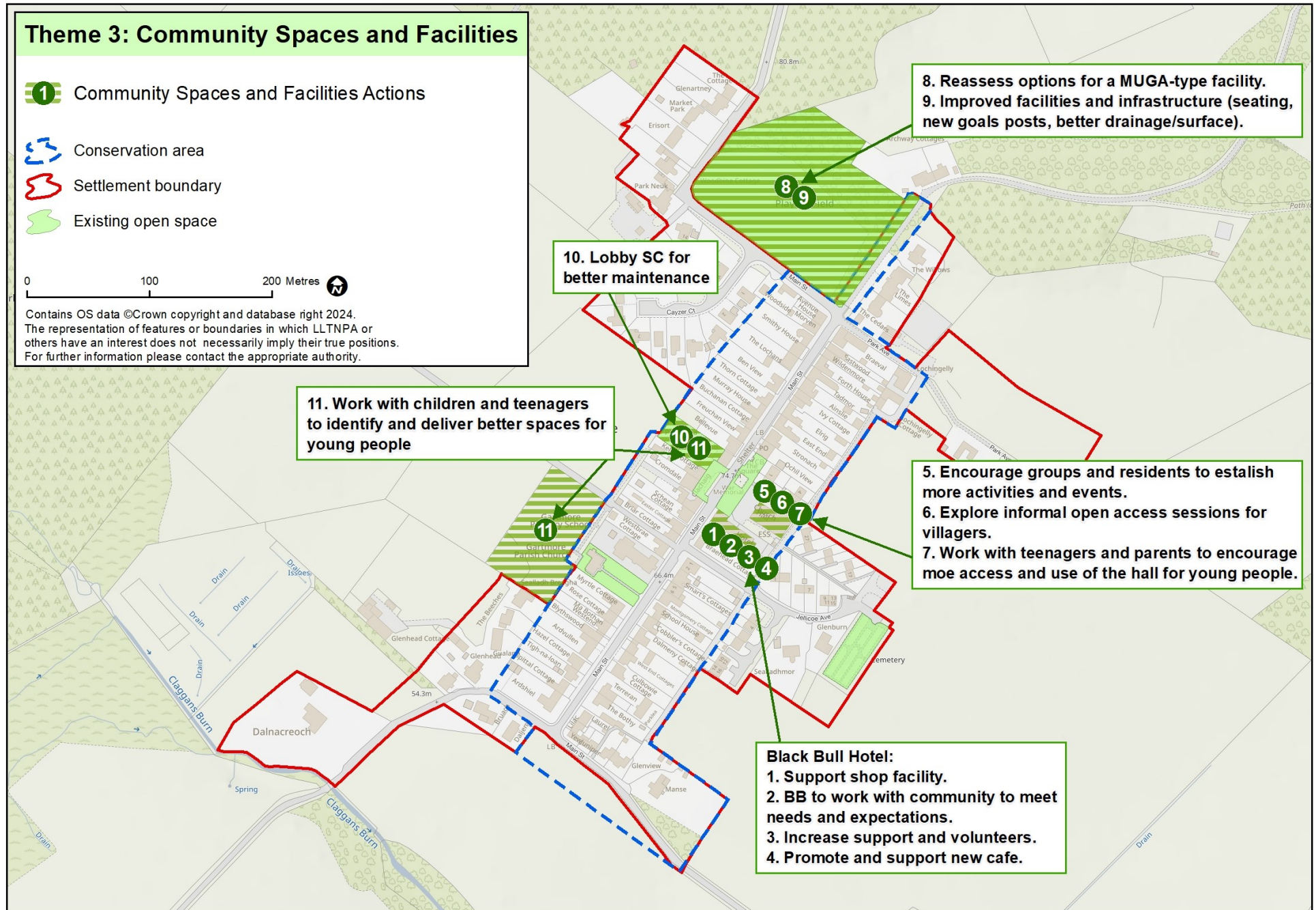
Theme 3: Community Spaces and Facilities

1 Community Spaces and Facilities Actions

-  Conservation area
-  Settlement boundary
-  Existing open space

0 100 200 Metres 

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Theme 4: Village Realm. What we said.

Residents

A significant majority of us feel that Gartmore is an attractive and welcoming village, we would not like to see any change or loss of the character and feel of our community – it's why we live here!

The views from the village are stunning and over 95% of us appreciate them. We want to ensure our views are maintained and development should not impinge on them.

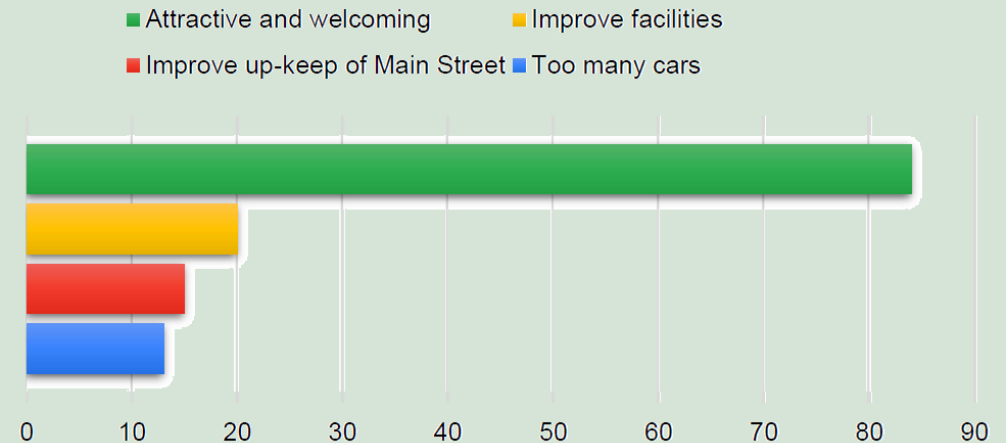
Over 55% felt that our village streets do have enough greenery, however, a significant minority felt that more could be beneficial.

Although we feel our streets are generally well maintained, it would be good to have Stirling Council looking after them a bit more, especially in relation to dog fouling and littering.

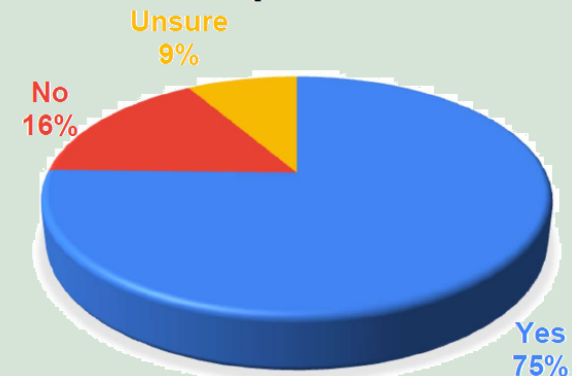
Most of us agree that the village square could do with being upgraded to improve its appearance and create another social space for the community.



VIEWS ON HOW ATTRACTIVE AND WELCOMING GARTMORE IS



WOULD YOU SUPPORT THE IMPROVEMENT OF THE APPEARANCE OF THE VILLAGE SQUARE?



Theme 4: Village Realm. What we said.

Young People

We feel that the streets are pretty well looked after, we just want to see improvements on the football field and a MUGA.

Children

We feel that our streets are looked after, but we would like to see more greenery like trees and flowers to make it more pretty and help wildlife.

We don't like all the cars parked along Main Street; we are nervous cycling among them.

Businesses and Landowners

Gartmore is a beautiful conservation village and quite unique in the National Park. It is what makes it an attractive place for visitors and needs to be retained.

The upkeep of the Village Square and surrounding streets is important for attracting business.

Undertaking the proposed upgrade to the Square is supported.

Concerns that the Council do not take their role seriously in maintaining village services; drains, pavements and grass cutting are often left.

We feel that the community has to be fairly self-sufficient.



Theme 4: Village Realm. Priorities and Actions

Our Priorities

- ◆ Upgrade the Village Square to create a more social space.
- ◆ Improve up-keep and upgrade village streets and spaces.
- ◆ Explore ways to reduce the impact of climate change on the village and surrounding infrastructure.




Our Actions

1. Ensure proposals for the Village Square upgrade meet community needs and wants.
2. Ensure the Village Square design includes more seating and improved parking and landscaping.
3. Work with Stirling Council to improve general street and space maintenance.
4. Explore use of local facilities, such as Gartmore House Sports Hall.
5. Encourage better property maintenance.
6. Net-Zero Steering Group to work with community groups to develop proposals for preventing acute flood damage, improve drainage, and anticipate and mitigate impacts of storms and extreme weather.



Theme 4: Village Realm

1 Village Realm Actions

-  Open space
-  Conservation area
-  Settlement boundary

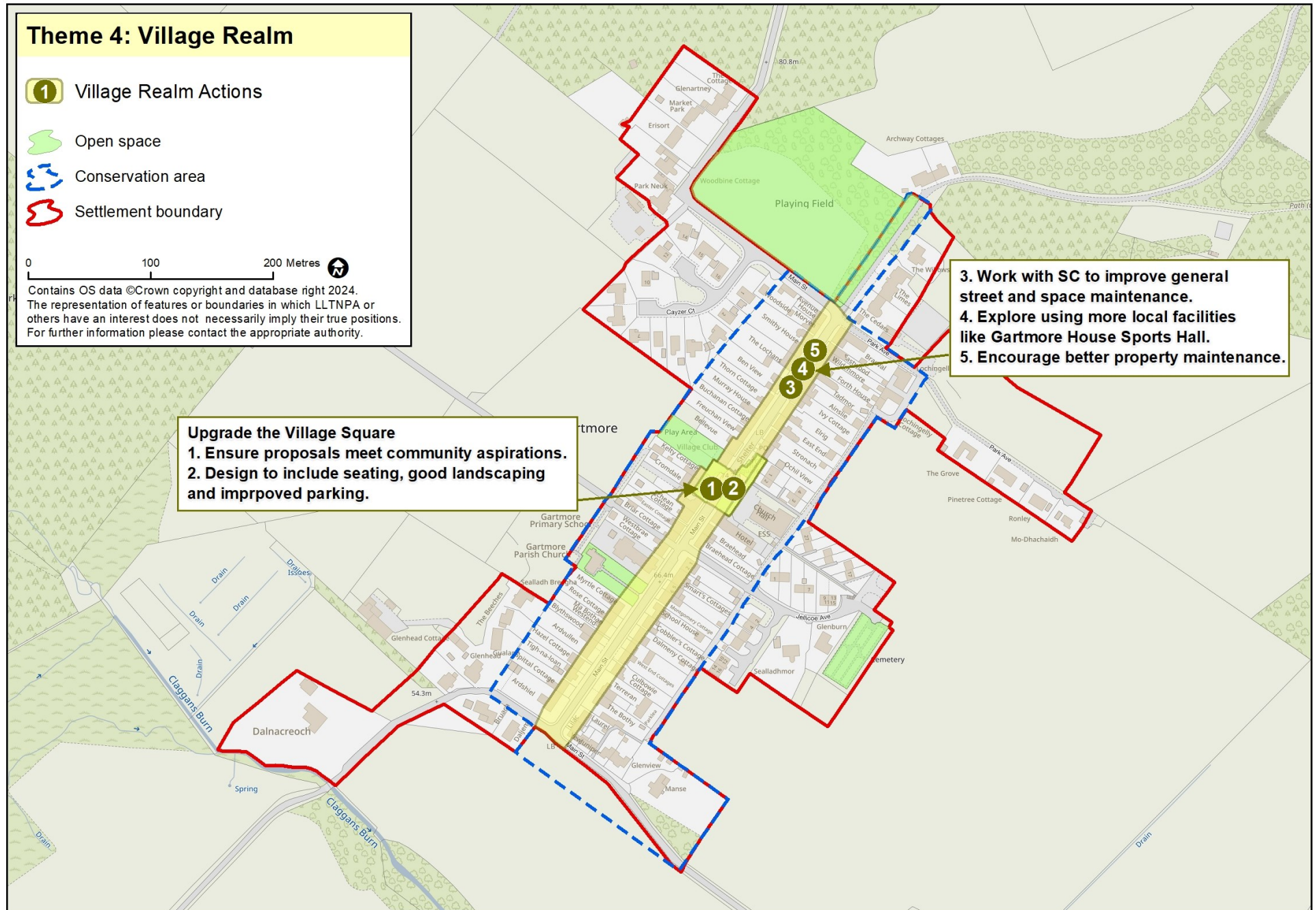
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Upgrade the Village Square

1. Ensure proposals meet community aspirations.
2. Design to include seating, good landscaping and improved parking.

3. Work with SC to improve general street and space maintenance.
4. Explore using more local facilities like Gartmore House Sports Hall.
5. Encourage better property maintenance.



Theme 5: Transport, Roads and Parking



Theme 5: Transport, Roads and Parking. What we said.

Residents

Our public transport is awful.

For those of us who use it, it does not meet our needs. It is not reliable or frequent enough; it does not take us to where we need to go when we need to go.

A third of our community do not even try and use the little public transport available, as it is not suitable.

We really need a transport system that takes us to our local towns and villages, that make connections to essential services, whether medical service or even just to meet train and other bus links.

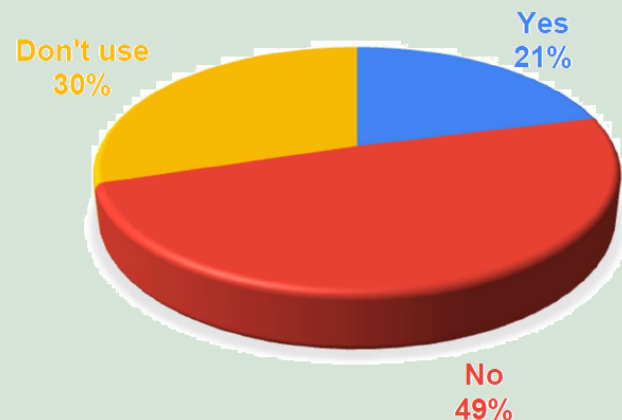
We can invariably find ourselves in Stirling having missed the Edinburgh train by a matter of minutes. It is very frustrating!

Most of us do not use Direct Response Transport (DRT). As with public transport, it does not meet our needs.

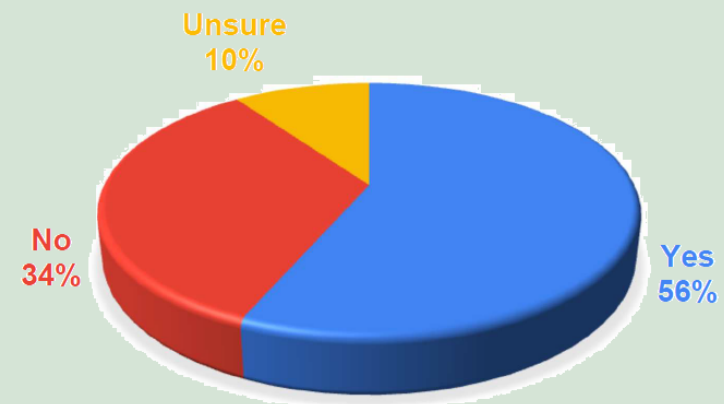
We would be interested in exploring community transport alternatives. These could be ebike hire for local journeys, or car shares, e-car hire or even a community minibus for longer journeys.

We need something if we want to reduce car usage over the coming years.

ARE PUBLIC TRANSPORT SERVICES FREQUENT, RELIABLE AND TAKE YOU WHERE YOU WANT TO GO?



WOULD YOU BE INTERESTED IN A SUSTAINABLE COMMUNITY TRANSPORT ALTERNATIVE?



Theme 5: Transport, Roads and Parking. What we said.

Residents

The majority of us feel that the 20mph limit and traffic calming measures that have been introduced are fairly effective. However, a significant minority do feel that more could be done; speeding is still a big issue for many of us.

The introduction of a 30mph limit buffer on either side of the village could be effective in slowing people as they drive in.

The state of our local roads is also a major issue. Often potholes and surface repairs take a long time to happen and are not up to standard.

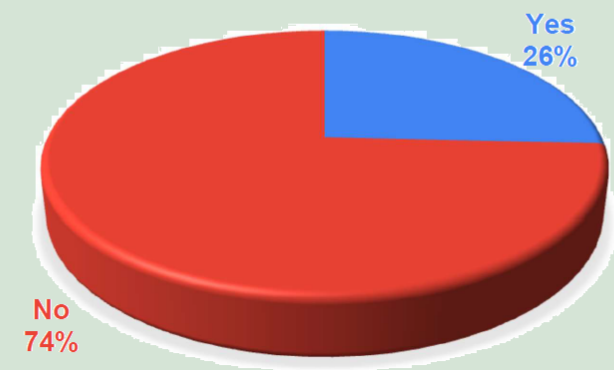
We really need better road maintenance, especially with the increasing effects of climate change.

After speeding, unsafe parking is the next major issue in the village, with nearly 75% of us saying that there is not enough safe public parking.

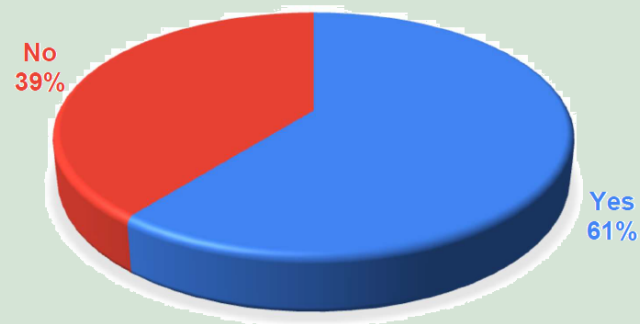
This really needs looked at and solutions identified to reduce cars along the Main Street.

We need to find suitable sites to create parking, but this cannot impact on the feel and character of our community – we want to keep our views.

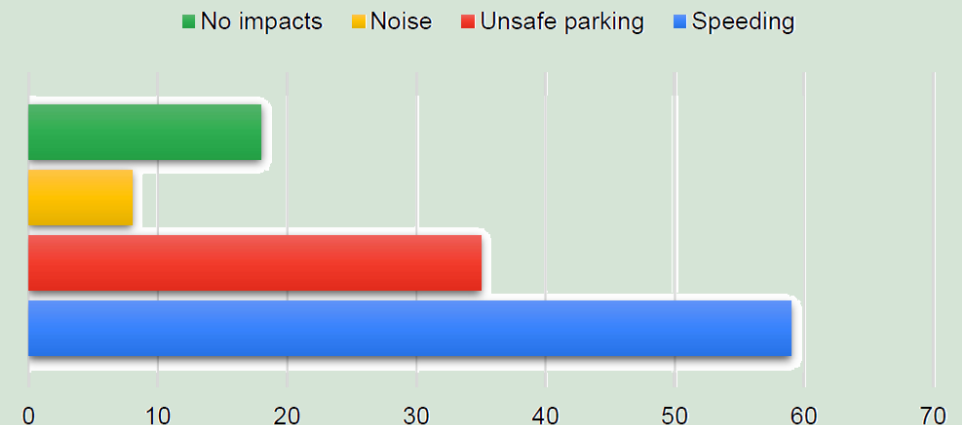
DO YOU FEEL THERE IS SUFFICIENT SAFE PUBLIC PARKING?



ARE TRAFFIC MEASURES WORKING EFFECTIVELY?



WHAT ARE THE IMPACTS OF TRAFFIC IN THE VILLAGE?



Theme 5: Transport, Roads and Parking. What we said.

Young People

There are not enough buses. If we want to go and see friends outside the village, it's really difficult without relying on our parents.

We would really like to extend the bus times to and from Aberfoyle, Callander and Stirling, so we can spend a day there.

We have noticed that even if there are buses, no one really uses them.

We desperately need more parking in the village. It gets too busy in the summer and can be scary and dangerous.

Children

Most of us do not use the buses as there are not enough and not when we need them. Perhaps we would use them more if they were better.

It would be good to have a bus to Stirling and back for shopping.

We find the speeding cars in the village scary and make us feel unsafe, especially farm traffic and visitors.

We would like some more obvious signs, like flashing ones or bumps coming up the hill.

We all feel that parking is not good in the village, especially on Main Street, and makes it difficult to cycle and walk about.

We feel there needs to be more parking, especially at the hall, but we don't know where. The adults need to decide.

Businesses and Landowners

Our public transport is underused and not suitable for the needs of the community, including businesses.

We would like to see more of our guests and clients using public transport, especially as parking is at a premium, but it is really difficult.

Connections to local villages and towns and other services, such as trains and buses, are virtually non-existent, meaning that visitors cannot easily get here.

Community transport might be a good idea, perhaps a car share or volunteer service, but will it be used? Perhaps a seasonal shuttle bus for the area would be good – taking people around the visitor 'hotspots'.

Parking is an issue in the village, especially over the summer months and when there is an event or wedding on in the hall. We would like to see better parking.

Perhaps there are opportunities to improve the Back Lane to encourage residents to park on their own properties.

We cannot remove all parking from the Main Street as some is needed for older or less mobile residents and visitors.

This might be an opportunity to get the community and landowners together to discuss any options that might be available to improve the situation.



Theme 5: Transport, Roads and Parking. Priorities and Actions

Public and Community Transport

Our Priorities

- ♦ Explore options for community transport.
- ♦ Improve reliability and frequency of the bus service.
- ♦ Improve connections to local towns, cities and facilities.

Our Actions

1. Undertake a Feasibility Study into the potential community transport options available.
2. Lobby Stirling Council for affordable, regular buses and improved timetable that suits local needs.
3. Lobby to explore using small electric buses for local journeys.
4. Lobby Stirling Council for evening and Sunday bus services.
5. Lobby for better connections to local towns and cities, to medical services, and to train and bus links.
6. Lobby for the establishment of a commuter bus service.



Community Buses



Electric Vehicles



Car Clubs



Walking & Wheeling



Bikes & e-Bikes



Demand-Responsive Transport



Car Share

Local Roads and Traffic

Our Priorities

- ♦ Improve maintenance of local roads.
- ♦ Explore traffic calming measures to reduce speeding in the village.

Our Actions

7. Lobby for more adequate surface and pothole repairs too village access roads.
8. Lobby Stirling Council for better maintenance of roads, verges and ditches.
9. Lobby for more traffic calming infrastructure to reduce speeding.
10. Continue to lobby for a 30mph buffer beyond the 20mph zone and improved signage.



Theme 5: Transport, Roads and Parking. Priorities and Actions

Parking

Our Priorities

- ♦ Improve parking sustainably across the village.
- ♦ Explore solutions to resolving the parking issues on Main Street.


Our Actions


11. Work with landowners and the National Park to identify suitable sites for parking.
12. Undertake a Feasibility Study and business plan to secure funding and deliver parking.
13. Explore ways to restrict and reduce parking on junctions and corners.
14. Upgrade and widen the Back Lane to allow easier access to encourage residents to use own properties for parking.




Theme 5: Transport, Roads and Parking


1 Transport, Roads and Parking Actions


 Suggested parking areas

 Suggested disabled parking

 Lobby for 30mph buffer

 Open space

 Conservation area

 Settlement boundary

0 100 200 Metres 

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For further information please contact the appropriate authority.

14. Upgrade Back Lane West to encourage resident parking on their properties.

14. Upgrade Back Lane East to encourage resident parking on their properties.

**7. Lobby for adequate surface repairs on village access roads.
8. Lobby for better maintenance of verges, ditches and drains.**

**7. Lobby for adequate surface repairs on village access roads.
8. Lobby for better maintenance of verges, ditches and drains.**

**9. Lobby for more traffic calming measures - dynamic speed signs.
13. Explore ways to restrict parking on junctions and corners.**



Theme 6: Economy and Housing

Theme 6: Economy and Housing. What we said.

Residents

Although Gartmore is a small village and there are limited businesses, their contribution to the local economy and community life is important.

We feel that there needs to be more support for business development to ensure our community thrives. Additional support is also needed for existing businesses, especially the hospitality industry.

Nevertheless, a significant portion of us would not like to see too much development or industrialisation of the village. Retaining the rural character of our community is essential to us.

A large majority of us would be keen to see some sympathetic expansion of the village to help boost our community.

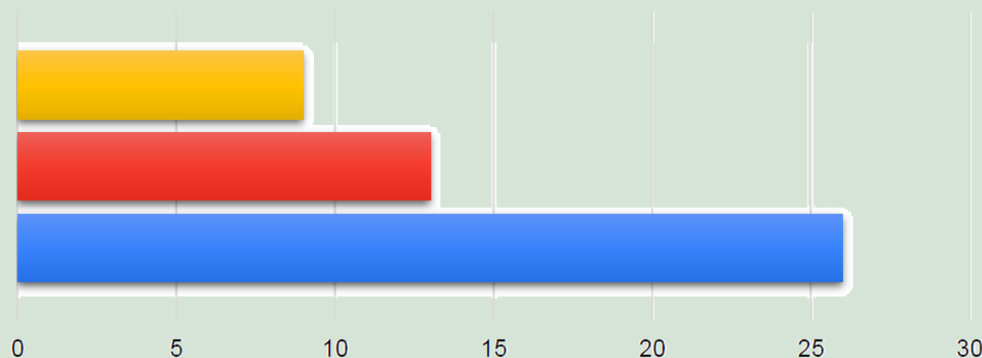
Any development must be carefully sited and in keeping with our village's feel, and there must be the infrastructure and services to cope with an increase in population.

We would like some of the housing to be affordable and a portion of these with a 'local weighting', to ensure that young people and families can make their home here.

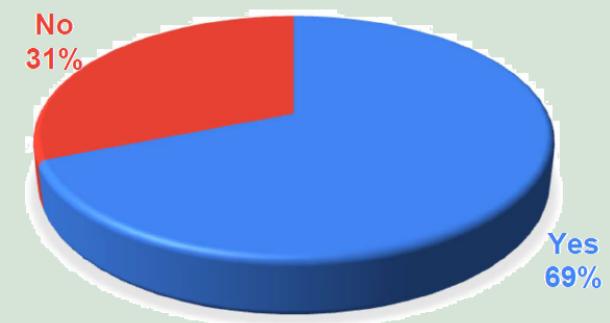
Although we do not feel we have the capacity to manage community owned housing at the moment, we would review this when a real development is proposed.

Top suggestions to stimulate the economy

- More support existing businesses and facilities
- More support for the hospitality industry
- More support for business development



WOULD YOU SUPPORT THE EXPANSION OF THE VILLAGE IF THERE WERE IMPROVED FACILITIES AND TRANSPORT?



Theme 6: Economy and Housing. What we said.

Young People

There are not many part-time or Saturday jobs for teenagers. A few of us do work as KPs in the kitchen at the Black Bull or do some small local gardening jobs.

There are a few more jobs in Aberfoyle, but the bad public transport and having to rely on parents to drive makes this more difficult.

There might be some work at the Holiday Park, and perhaps if we do get a new shop there might be some part time jobs there.

None of us plan to stay in Gartmore when we leave school, there is nothing here for us to stay for and it's too difficult to commute to college or jobs in local towns. We'll probably move to Stirling or Glasgow or go abroad.

We feel there are enough houses in the village, there is just nothing here to attract young people and families.

We have noticed that the school role has been dropping and that there are a lot more older people.

Retired people buy the houses and when they pass-on another retiree buys the property.

Perhaps we need more sheltered accommodation to free up the bigger houses for families.



Businesses and Landowners

We feel that Gartmore is a quiet, rural village and this character should be retained. It should not look to become too busy.

Any new businesses should be in keeping with the community's character and not detract from it – if nothing else; enhance it!

Promoting the village as a quiet, visitor destination could be beneficial.

Our focus is on providing an offer to the community as much as to visitors. A small business hub in the community, perhaps at the Black Bull or Village Hall, could be beneficial for freelancers or those that predominately work from home.

Affordable housing for staff and young families is a real problem in Gartmore.

We do not need lots of housing, but enough to meet the community's and businesses' needs.

A lack of affordable rental properties for staff and their families is a big issue for our hospitality industry. We could do with more flexibility in planning to allow businesses to build their own staff accommodation when necessary.

Building a few affordable homes for sale and rent would support local businesses and give a much needed boost to the Primary School.



Theme 6: Economy and Housing. Priorities and Actions

Local Economy

Our Priorities

- ♦ Improve support for local business development and facilities.
- ♦ Improve promotion of Gartmore to encourage tourism and local support of businesses.

Our Actions

1. Explore ways to improve support for the local hospitality industry.
2. Explore the opportunity to develop a Business Hub in the village.
3. Continue to explore ways to better promote the village facilities.



Local Housing

Our Priorities

- ♦ Sympathetic expansion of housing in the village.
- ♦ Increase availability of affordable homes in the village.

Our Actions

4. Establish a Housing Committee to work with landowners and agencies to build needed housing.
5. Ensure any development is sustainable, small-scale and in-keeping.
6. Lobby the National Park for more flexible planning for building affordable homes and staff accommodation by local businesses.
7. Housing Committee to work with agencies and organisations to establish a community-run housing association with a remit to deliver affordable housing.
8. Ensure a local weighting is placed on some of the affordable houses built.



Theme 6: Economy and Housing

1 Economy and Housing Actions



Conservation area



Settlement boundary



Open space



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Suggested area for village expansion.

5. Ensure any development is in keeping with the village character.

7. Must include affordable, local housing.

2. Explore opportunity to develop a business hub.



Theme 7: Community Resilience

Theme 7: Community Resilience. What we said.

Residents

Overall, we feel our community is inclusive and connected to each other and our heritage.

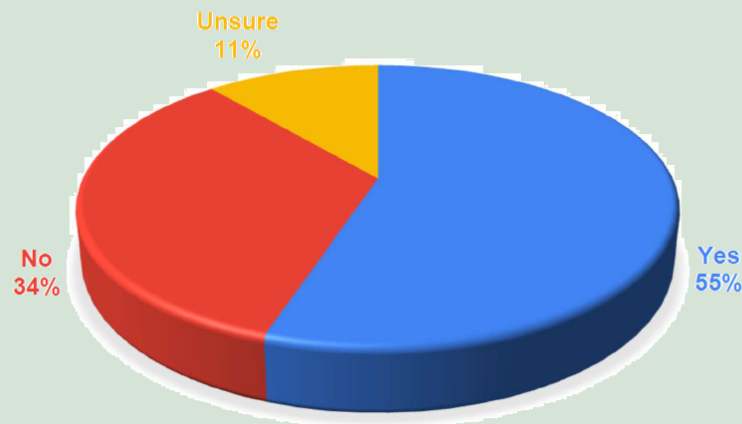
We get on well with our neighbours and other villagers, although we socialise and mix to a lesser extent.

Discrimination is very limited with nearly 87% of us having not been subject to it.

We would like to see some more activities and events, such as ceilidhs and fundays, that will help bring the community together, especially family friendly options.

Nearly all of us feel we live in a very safe community. Nevertheless, half of us have concerns about levels of crime and antisocial behaviours, with reports of some small-scale thefts and drunken behaviour.

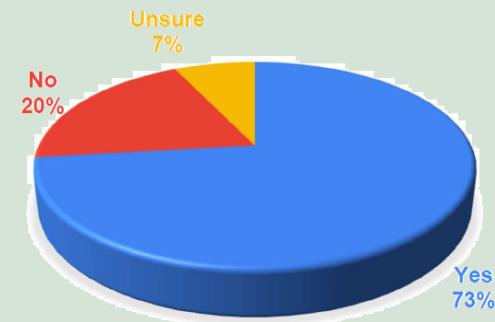
DO PEOPLE ACROSS THE COMMUNITY FROM DIFFERENT BACKGROUNDS MIX TOGETHER AND GET TO KNOW EACH OTHER?



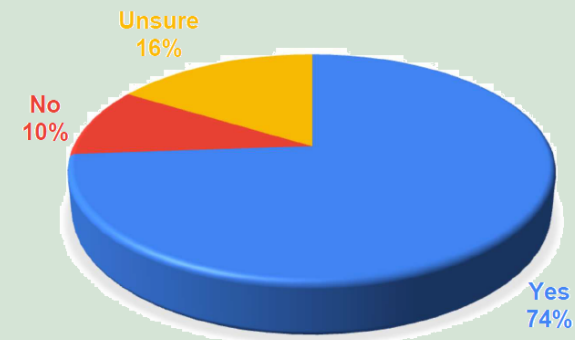
Most of us (60% to >70%) feel we can participate in local community groups, such as the Community Council and Trust, and that they do a good job in representing the community.

However, a significant minority (30%-40%) of us have concerns about the transparency of our community bodies, how well they engage the community, and how representative they are. Sometimes we feel they can be cliquey or not open to new ideas.

DO YOU THINK EVERYONE IS ABLE TO CONTRIBUTE TO THE DISCUSSIONS AND DECISIONS THAT AFFECT THEM?



DO YOU FEEL THE COMMUNITY COUNCIL DO A GOOD JOB IN REPRESENTING THE COMMUNITY TO THE NATIONAL PARK AND STIRLING COUNCIL?



Theme 7: Community Resilience. What we said.

Young People

We do not feel listened to at all by the adults in our village and we find it really upsetting.

We feel that some of the older people don't want young people around and we feel very excluded. They could listen more and engage with us, but they choose not to.

We feel like it's becoming a retirement village where children and young people are not welcome.

We would like some more activities and clubs for teenagers, whether an informal youth club, or more structured film nights.

It would feel nice if some activities and events catered for younger people.

Children

We generally feel listened to by our parents and their friends, but not all the time.

We would like adults in our community to listen more to what we would like.

We would like more activities for slightly older children, the P4-P7 group, as there is not much for us. The younger kids and pre-school children have Squirrels and Beavers, but there are no Cubs or Scouts groups.

It would be good if some parents set one up. Some of us would like some sports clubs like gymnastics or football.

Businesses and Landowners

Local businesses have a mixed relationship with the community.

Some are heavily involved and form key parts of local groups, whilst others have strained relationships.

The Black Bull is keen to ensure that the community is at the heart of what they do and are keen for feedback and input from the community.

Gartmore House acknowledges that their current relationship with community groups is acrimonious, and it would be useful for everyone to resolve it.

They feel that there has been a lot of misunderstanding and misinformation, and there should be an opportunity for the community and Estate to try and find a solution.



Theme 7: Community Resilience. Priorities and Actions

Identity and Belonging

Our Priorities

- ♦ Explore opportunities to bring the community together.
- ♦ More clubs and activities for teenagers.

Our Actions

1. Explore ways to encourage more community participation and support of facilities and activities to improve community spirit.
2. Residents and community groups to deliver more events/activities/celebrations.
3. Work with teenagers and parents to develop an informal youth club.
4. Work with young people and parents to activity establish clubs for young people.



Influence and Control

Our Priorities

- ♦ Ensure that local crime and antisocial behaviour is tackled.
- ♦ Community groups should continue to encourage and support community engagement in decision making as far as is practicable.
- ♦ Community groups are transparent and representative of the community.
- ♦ The Community Trust continues to develop and maintain assets and facilities.

Our Actions

5. Lobby agencies and Local Authorities to tackle antisocial behaviours and thefts.
6. Community groups to continue to communicate with the wider community through available channels.
7. Community groups to continue to support community participation and consultation where appropriate.
8. Promotion of the Community Council and Community Trust to ensure they are as transparent and representative as possible.
9. Lobby for more power for Community Councils.
10. Ensure continued good maintenance of community owned assets.

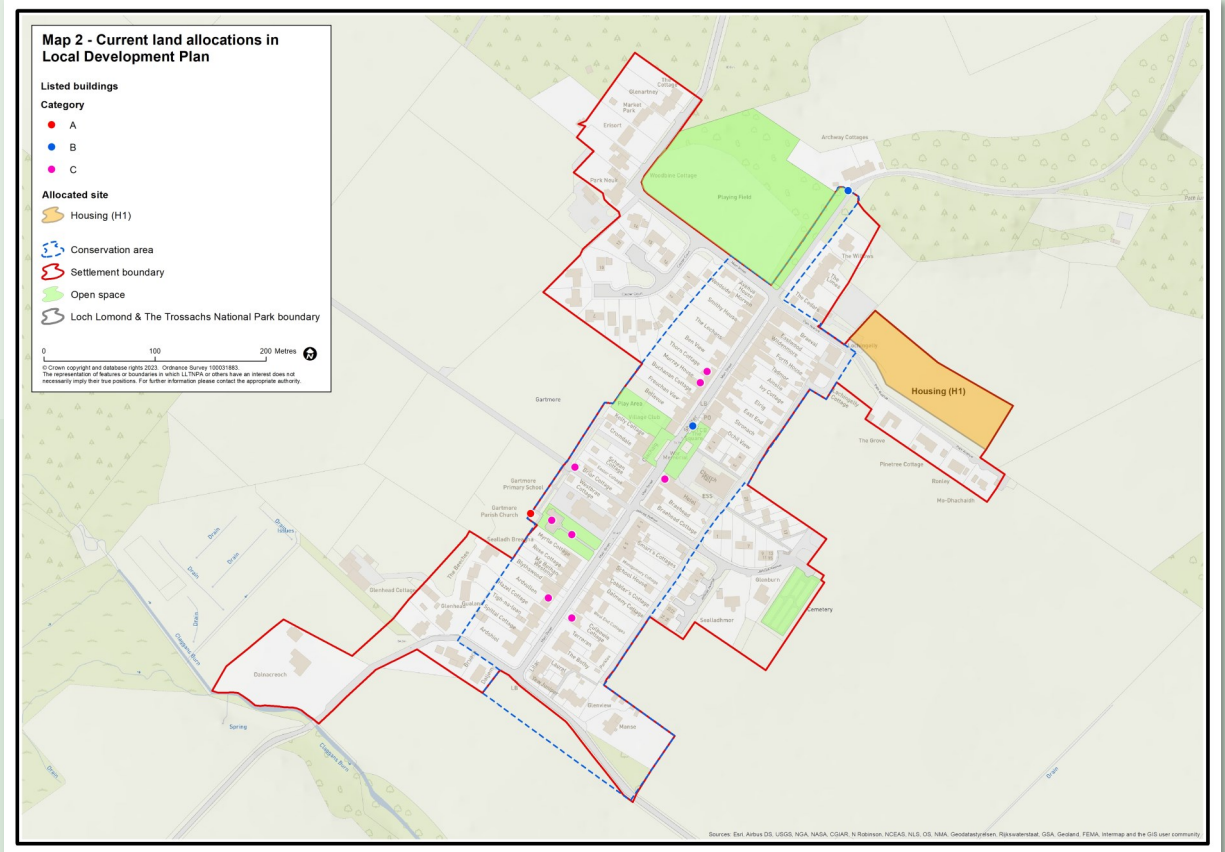
The current [Local Development Plan 2017-2021](#) has three overarching areas that guide development across the National Park: conservation, visitor experience and rural development.

These include safeguarding natural and cultural assets and historical buildings; more travel options including active travel and water travel; high quality visitor accommodation and camping options; development that enhances towns and villages and supports thriving communities and the rural economy; and supporting the needs of everyone, including assisting young people to stay and work in the National Park.

The one allocated site on this map (Housing H1) is no longer relevant and will not be included in any future Local Development Plans.

There are five areas of 'open space', including the football field, the play park, the church, and the cemetery.

The current Local Development Plan states: “ *There may be opportunities for small infill development within the village or for development close to the village.*”



Current Local Development Plan and Strategies.

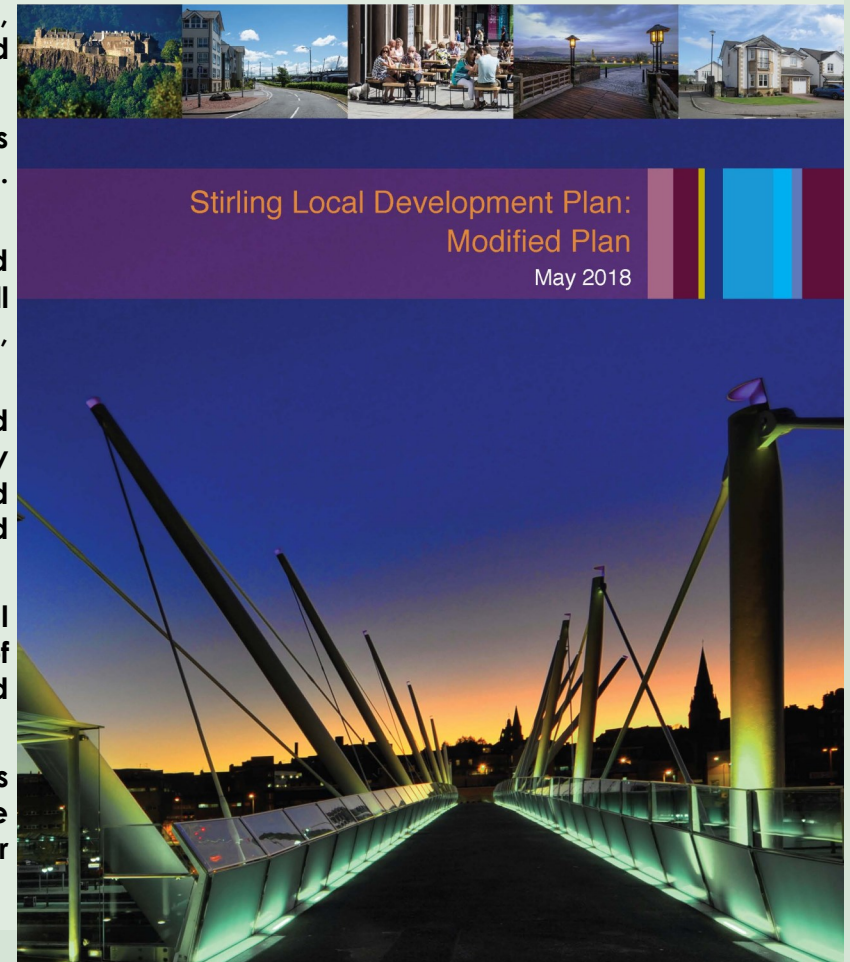
Stirling Council's Local Development Plan

As with the National Park's Local Development Plan, Stirling Council's Local Development Plan Local reflects the principles set out in National Planning Framework 4 and outlines the planning priorities and policies for those areas of Stirling Region outside the National Park.

Although no specific reference to Gartmore is made in the Local Development Plan, the south-eastern area of the Community Council area falls under its jurisdiction, and its policies will affect how the community and landscape develops.

Stirling's Local Development Plan has four overarching policies, which form the basis of their more detailed 'Primary Policies' and associated Supplementary Guidance. These overarching policies are as follows:

- ♦ **Placemaking and implementing the Spatial Strategy:** where the quality and amenity of places should be enhanced and conserved to improve health and well-being and reduce social inequalities. Development should be appropriate, efficient, sustainable and improve places.
- ♦ **Climate change adaptation and mitigation:** where the resilience of people and places to climate change are improved. Development should be appropriately located and sustainably built, should be energy and waste efficient and encourage sustainable living, such as active travel and sustainable food management.
- ♦ **Conservation of historic and natural heritage:** cultural heritage and the natural landscape is intricately linked with the economy and health and well-being of residents. These policies will enable the protection, conservation and enhancement of biodiversity, landscapes and the historic environment.
- ♦ **Managing and utilising local resources:** it is recognised that the natural resources of the area are important to the economy and health of our communities. These policies will deal with forestry related industries, renewables, mining, water supplies and protection of water, soils, food production, tourism and recreation.



Current Local Development Plan and Strategies.

Loch Lomond and Trossachs National Park Partnership Plan

The National Park Authority's Park Partnership Plan (Partnership Plan) details how the National Park will work with stakeholders to deliver their vision of a healthy, sustainable and thriving National Park.

The new Partnership Plan (2024-2029) is currently being developed and a first draft was launched in summer 2023 for consultation.

Although it is not a final version, it is likely that the main bulk of the content will remain.

There are three overarching themes for the new Partnership Plan:

1. Restoring Nature
2. Creating a Sustainable, Low-carbon Destination
3. Enabling a Greener Economy and Sustainable Living.

Although Gartmore is not mentioned directly in the Partnership Plan, the overall ambition of the National Park's plans will affect how the community and its surrounding landscape will develop.

Partnership Plan: Overarching Themes

1. Restoring Nature: restoring nature for climate, restoring nature for healthy ecosystems, and shaping a new land economy by:
 - ♦ Reducing and repairing degraded peatland.
 - ♦ Increasing the number and diversity of trees.
 - ♦ Increasing the quality and health of all water environments.
 - ♦ Undertaking landscape scale nature restoration.
 - ♦ Ensuring communities are engaged in land use decisions.
 - ♦ Supporting green jobs, skills and business opportunities.

Partnership Plan: Overarching Themes cont.

2. Sustainable, Low-carbon Destination: connecting everyone with nature, improving popular places and routes, and low carbon travel for everyone by:
 - ♦ Providing outdoor education and learning.
 - ♦ Providing opportunities to increase audiences and volunteers.
 - ♦ Developing a multi-year programme of improvements.
 - ♦ Working with partners to better manage visitors and Byelaws.
 - ♦ Encouraging sustainable travel choices a rural transport sector.
3. Enabling a Greener Economy and Sustainable Living: transitioning to a greener, rural economy, living well locally, and harnessing development and infrastructure investment by:
 - ♦ Supporting communities and businesses to transition to a green economy.
 - ♦ Supporting residents to reduce their carbon emissions;
 - ♦ supporting communities in adapting to climate change.
 - ♦ Ensuring that housing meets the needs of the local population.
 - ♦ Supporting communities to improve public and community travel.
 - ♦ Supporting communities to influence planning and own assets.
 - ♦ Ensuring that all new development is carbon neutral and benefits the community.
 - ♦ Ensuring that derelict and vacant land is brought back into use to benefit communities and businesses.

Planning Implications

This is an assessment of the Local Development Plan (LDP) and National Park Partnership Plan (NPPP) and incorporating suggested amendments and considerations to meet the vision and ambitions of the Community Place Plan.

Top Priorities in Local Place Plan relevant to LDP and NPPP	Detailed Actions in Local Place Plan	Suggested amendment/consideration for LDP or NPPP
Theme 1: Outdoor Access and Land Management		Theme 1 Map and Pop-Out map
<p>Improve all-abilities access to Sow Park and Wee Wood.</p> <p>Improve the Paths Network.</p> <p>Improve path maintenance.</p> <p>Resolve issues with landowners and access.</p>	<p><i>Secure National Park support and Planning support to allow the community to upgrade the Sow Park and Wee Wood paths.</i></p> <p><i>Lobby the National Park to extend the Core Path Network.</i></p> <p><i>Create an off-road route from the village to Cobleland.</i></p> <p><i>Lobby the National Park to ensure all Core Paths are accessible and well maintained.</i></p> <p><i>Work with the National Park to ensure that landowners meet their legal obligations in retaining access to Core Paths.</i></p>	<p>LDP: The area to the north of the main Football Field is classed as 'open space'. LDP p68.</p> <p>"New or improved/expanded/altered visitor facilities, accommodation and visitor infrastructure (including recreation and access proposals) will be supported where the proposal...addresses the gaps or improvements required in the core paths network, local path networks and outdoor recreation provision in the National Park" LDP p96.</p> <p>"Development on formal and informal open space will generally not be supported unless it can be demonstrated that...the proposal complements the principal use of the site and will result in improved maintenance or enhancement of open space" LDP p108.</p> <p>NPPP: Objective – "Provide a high-quality recreational path network. People from a wider range of backgrounds enjoy a high-quality, well-maintained network of paths and routes meeting different needs and abilities." NPPP p64.</p> <p>Amendment to LDP to ensure that all abilities paths are included on Sow Park and Wee Wood.</p> <p>Consideration for LDP and NPPP that the Core Path Network is extended, and existing and agreed Core Paths are accessible and well maintained.</p>

Planning Implications

Top Priorities in Local Place Plan relevant to LDP and NPPP	Detailed Actions in Local Place Plan	Suggested amendment/consideration for LDP or NPPP
Theme 1: Outdoor Access and Land Management		Theme 1 Map and Pop-Out map
Improve management of local land and woodland	<p><i>Community to engage with local agencies and organisations to support landowners to improve biodiversity and tackle climate change.</i></p> <p><i>Community to engage with agencies and landowners to encourage woodland management for nature as well as commercial.</i></p> <p><i>Better communications and notifications from agencies to the Community Council to improve engagement and consultation on land and woodland management plans.</i></p>	<p>NPPP Policy: "Increasing the quantity and quality of tree cover through planting and promoting natural regeneration by significantly reducing grazing animal pressure". NPPP p26.</p> <p>NPPP Policy: "Working with land managers and communities to secure new sources of funding that provide new opportunities and help support a nature positive National Park". NPPP p26.</p> <p>NPPP Policy: "Ensuring planning policies support rural development which helps sustain land businesses, employment needs and local communities in a nature and climate-friendly approach". NPPP p34.</p> <p>NPPP Objective: "New development and land use is directly helping to create more climate resilient and nature rich places and networks". NPPP p98.</p>

Planning Implications

Top Priorities in Local Place Plan relevant to LDP and NPPP	Detailed Actions in Local Place Plan	Suggested amendment/consideration for LDP or NPPP
Theme 1: Outdoor Access and Land Management		Theme 1 Map and Pop-Out map
Continue to explore and support opportunities to purchase or manage more community assets.	<i>Develop Project Proposal and Business Plan for the purchase and use of Gartmore Woodlands and other land.</i>	<p>NPPP Action: "Supporting communities to understand how they can engage in and inform land use decisions to help address identified local community needs, including more community influence and/or control of land and assets". NPPP p95.</p> <p>NPPP Policy: "Support growing a wellbeing economy including through opportunities for local wealth building and greater community-led development and project activity". NPPP p96.</p> <p>NPPP Action: "Working with communities, through Local Place Plans and preparing the new Local Development Plan, to identify undeveloped and vacant sites within and around towns and villages and that could be brought into use or restored to improve local places and nature". NPPP p99.</p> <p>Consideration for NPPP that Community Council are engaged on local land and woodland management plans.</p> <p>Consideration for NPPP to encourage local farmers and landowners to engage with the community.</p> <p>Amendment in LDP that the Wee Wood and Sow Park are proposed as Community Owned Land.</p>

Planning Implications

Top Priorities in Local Place Plan relevant to LDP and NPPP	Detailed Actions in Local Place Plan	Suggested amendment/consideration for LDP or NPPP
Theme 2: Reaching Net-Zero		Theme 2 Map
Explore opportunities for Community Renewables to improve sustainability and resilience.	<i>Undertake an expert Feasibility Study to explore integrated community energy and heat generation systems, including electricity generation, heat generation, potential sites and funding sources.</i>	LDP Policy: "Reducing greenhouse gas emissions through sustainable design; use of energy efficient materials, passive solar design, landscaping and micro renewables, connecting or creating opportunities to a shared heating scheme". LDP p91.
Promote more government and local authority support for Net-Zero property improvements.	<i>Lobby NPA for a more flexible planning approach to Net-Zero property improvements, especially within the Gartmore Conservation Area.</i>	NPPP Action: "Increasing community scale energy and heat generation, including opportunities for district heat networks and retrofitting renewables micro-technology to community buildings". NPPP p93.
Set up a community coordination structure for actions towards Net-Zero	<i>Support the newly established Net-Zero Steering Group to advise the CT and CC, develop proposals for individual property improvements and community energy systems.</i>	LDP Policy: "Development within or adjacent to a conservation area, that preserves or enhances its character and appearance, and is consistent with any relevant conservation area appraisal or management plan, will be supported". LDP p106.
		NPPP Action: "Supporting communities to identify ways in which they can increase resilience to the impacts of climate change, particularly in relation to flooding and associated impacts on vulnerable areas, buildings, and local infrastructure". NPPP p98.
		NPPP Action: "Supporting communities to fully realise opportunities arising from transition to net zero through increased capacity building support, training and skills development for community anchor organisations". NPPP p94
		Consideration for LDP to support renewable and energy developments for Gartmore Community.
		Consideration in LDP to increase flexibility in conservation areas for property improvements to tackle climate change and reach net-zero.

Planning Implications

Top Priorities in Local Place Plan relevant to LDP and NPPP	Detailed Actions in Local Place Plan	Suggested amendment/consideration for LDP or NPPP
Theme 3: Community Spaces and Facilities		Theme 3 Map
Upgrade and better maintain the football field	<i>Reassess options for installing a MUGA-type facility</i>	<p>LDP Policy: "Development proposals on outdoor sports facilities will not be supported unless it is demonstrated that: (a) The proposed development is ancillary to the principal use of the site as an outdoor sports facility; or (b) The proposed development involves only a minor part of the outdoor sports facility and would not affect its use and potential for sport and training". LDP p107.</p> <p>Consideration in LDP for exploring the possibility of establishing a MUGA (multi-use games area) on the Football Field or other suitable site in Gartmore.</p>
Theme 4: Village Realm		Theme 4 Map
Upgrade the Village Square to create a more social space.	<i>Ensure proposals meet community needs and wants.</i>	<p>LDP Policy: "Development on formal and informal open space (both inside and outside of towns and villages) in public or private ownership will generally not be supported unless it can be demonstrated that...the proposal complements the principal use of the site and will result in improved maintenance or enhancement of open space". LDP p108.</p> <p>NPPP Action: "Working with communities, through Local Place Plans and preparing the new Local Development Plan, to identify undeveloped and vacant sites within and around towns and villages and that could be brought into use or restored to improve local places and nature". NPPP p99.</p> <p>Amendment in LDP to support sympathetic upgrade of Gartmore Village Square.</p>

Planning Implications

Top Priorities in Local Place Plan relevant to LDP and NPPP	Detailed Actions in Local Place Plan	Suggested amendment/consideration for LDP or NPPP
Theme 4: Village Realm		Theme 4 Map
Explore ways to reduce the impact of climate change on the village and surrounding infrastructure.	<i>Develop proposals for funding works to prevent acute flood damage, improve drainage, and anticipate and mitigate impacts of storms and extreme weather.</i>	<p>NPPP Action: "Supporting communities to identify ways in which they can increase resilience to the impacts of climate change, particularly in relation to flooding and associated impacts on vulnerable areas, buildings, and local infrastructure". NPPP p98.</p> <p>NPPP Action: "Preparing a revised integrated spatial land use and development strategy, through the new Local Development Plan, to ensure the natural and built environment is better managed for, and protected from, the impacts of climate change". NPPP p98.</p> <p>Consideration in NPPP to support communities tackling the impact of climate change on local infrastructure.</p>
Theme 5: Transport, Roads and Parking		Theme 5 Map
<p>Improve reliability and frequency of the bus service.</p> <p>Improve parking sustainably across the village.</p>	<p><i>Lobby Stirling Council for more affordable, regular buses and improved timetable that suits local needs.</i></p> <p><i>Work with landowners and the National Park Authority to identify suitable sites for parking.</i></p>	<p>NPPP Action: "Developing new targeted transport services (including on water) meeting journey demand and an attractive alternative to the private car for both visitors and residents". NPPP p80.</p> <p>NPPP Policy: "Reducing the adverse impacts of traffic and parking on communities and the public's enjoyment of the Park". NPPP p78.</p> <p>Consideration in NPPP to work with communities and other local authorities to deliver reliable public transport.</p> <p>Consideration in LDP for additional car parking in Gartmore if agreed by the community.</p>

Planning Implications

Top Priorities in Local Place Plan relevant to LDP and NPPP	Detailed Actions in Local Place Plan	Suggested amendment/consideration for LDP or NPPP
Theme 6: Economy and Housing		Theme 6 Map
Sympathetic expansion of housing in the village.	<p><i>Establish a Housing Committee to work with landowners and agencies to build needed housing.</i></p> <p><i>Ensure any development is sustainable, small-scale and in-keeping.</i></p> <p><i>Lobby the NPA for more flexible planning for building affordable homes and staff accommodation by local businesses.</i></p> <p><i>Remove Housing H1 (Gilbert Park) from the Local Development Plan.</i></p>	<p>LDP Policy: "A range of house types, sizes and tenures will be provided on all sites to help meet the needs of everyone living and working within the National Park. Proposals should particularly address the needs of smaller sized households, older people and families". LDP p94.</p> <p>LDP Policy: "New housing will be supported... where new housing is sensitive to the scale and character of the host small rural community... Development on these sites should provide for 100% affordable housing". LDP p94.</p>
Build more affordable homes in the village.	<p><i>Housing Committee to work with agencies and organisations to establish a community-run housing association with a remit to deliver affordable housing.</i></p>	<p>NPPP Objective: "People who need to live and work in the National Park are able to do so by ensuring housing is available to meet identified community housing needs and the needs of the local workforce". NPPP p93.</p> <p>NPPP Action: "Exploring ways to support an increase in affordable rural housing delivery". NPPP p93.</p> <p>NPPP Action: "Ensuring enough land is identified for new housing within the National Park through the New Local Development Plan informed by Local Place Plans and linked more closely to rural economic needs". NPPP p94.</p> <p>Amendment to LDP to ensure that H1 Housing from the previous LDP is removed.</p> <p>Amendment to LDP identifying the land to the north of Gartmore as a potential housing site.</p> <p>Consideration in LDP and NPPP for the National Park to work with the community to deliver affordable homes.</p>

Delivery and Thanks

This Community Place Plan was delivered by the Gartmore Place Plan Steering Group.

The Steering Group comprised members of Gartmore Community Trust, Gartmore Community Council, the Village Hall Committee, the Paths Group, and other interested residents.

The Place Plan process was supported throughout by Kelly Clapperton, freelance Place Plan Coordinator.

We would like to thank the following:

Loch Lomond and Trossachs National Park, especially their Communities and Planning Teams for all their advice and support throughout the process, and Ewen Kinninment from the GIS Team for mapping support and delivery.

Many thanks to all those who provided Photographs:

Katie Goldie, Janet Billet, The Horticultural Society, Andy McCandlish, Fiona Patterson, The Black Bull, Kelly Forrester, and Helen Webster.

Accompanying Documents

Once completed, Appendices for the Community Place Plan and the Delivery Plan will be found on the [Gartmore Community Trust website](https://www.gartmorecommunitytrust.org.uk/).

Contact

Anyone wanting to get involved in the following community groups please contact: gartmorecommunitytrust@gmail.com

- ♦ Gartmore Community Trust
- ♦ Gartmore Village Hall
- ♦ Gartmore News
- ♦ Gartmore horticultural society
- ♦ Paths Group
- ♦ Net zero Group
- ♦ Shop Service Steering Group
- ♦ Village Square Renovation group



Thank you for Reading!

