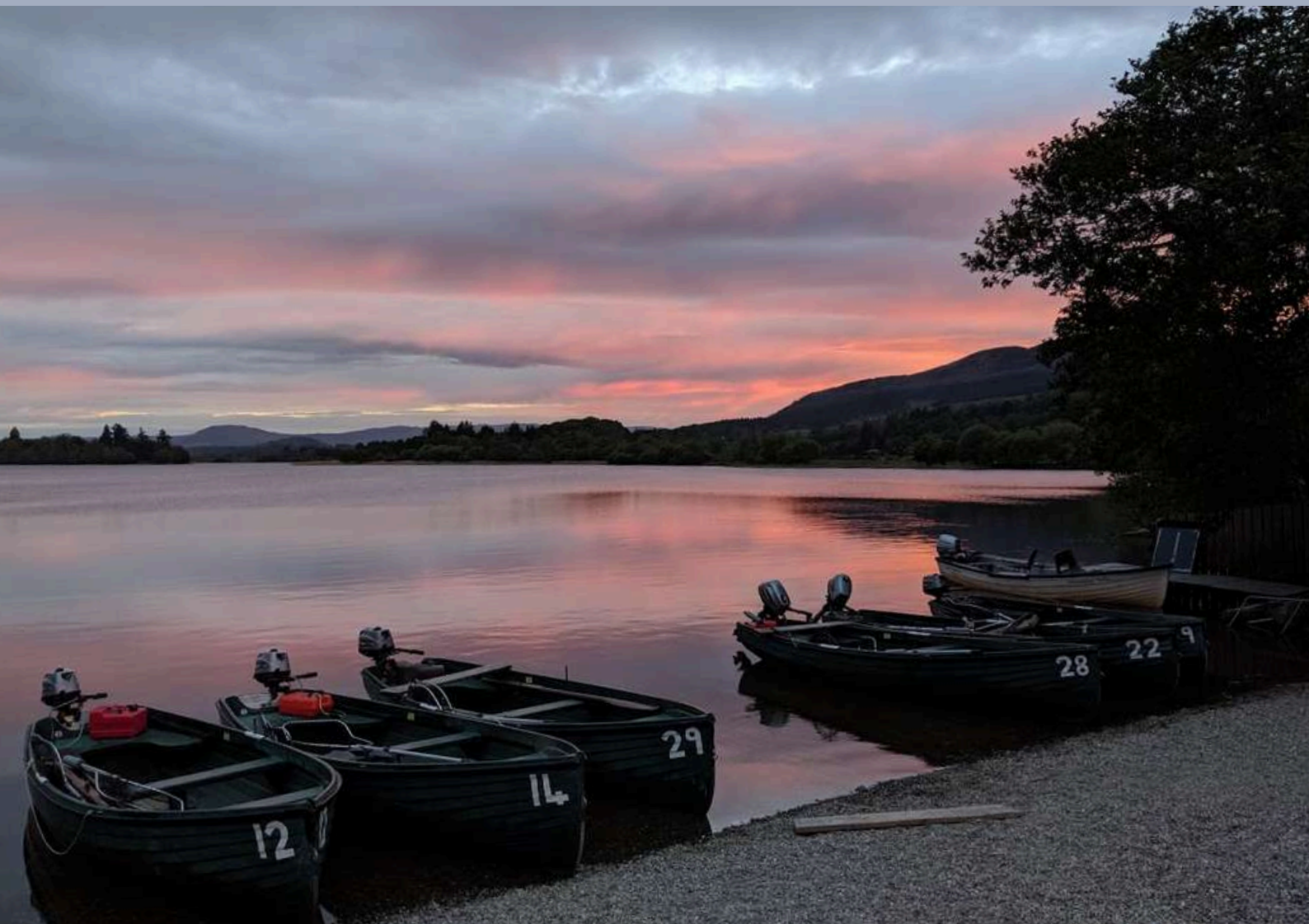


PORT OF MENTEITH LOCAL PLACE PLAN

2025 -2035



Prepared by

**PORT OF MENTEITH
COMMUNITY
COUNCIL**

With support from

**LOCH LOMOND &
TROSSACHS
NATIONAL PARK**

PORT OF MENTEITH LOCAL PLACE PLAN 2025-2035

PREPARED BY
PORT OF MENTEITH COMMUNITY COUNCIL

WITH THANKS TO FUNDING AND SUPPORT FROM
LOCH LOMOND AND TROSSACHS NATIONAL PARK AUTHORITY

LOCAL COMMUNITY PARTNER LINKS AND CONTACT DETAILS

PORT OF MENTEITH COMMUNITY COUNCIL
www.portofmenteith.org

PORT OF MENTEITH VILLAGE HALL
www.portofmenteithvillagehall.com

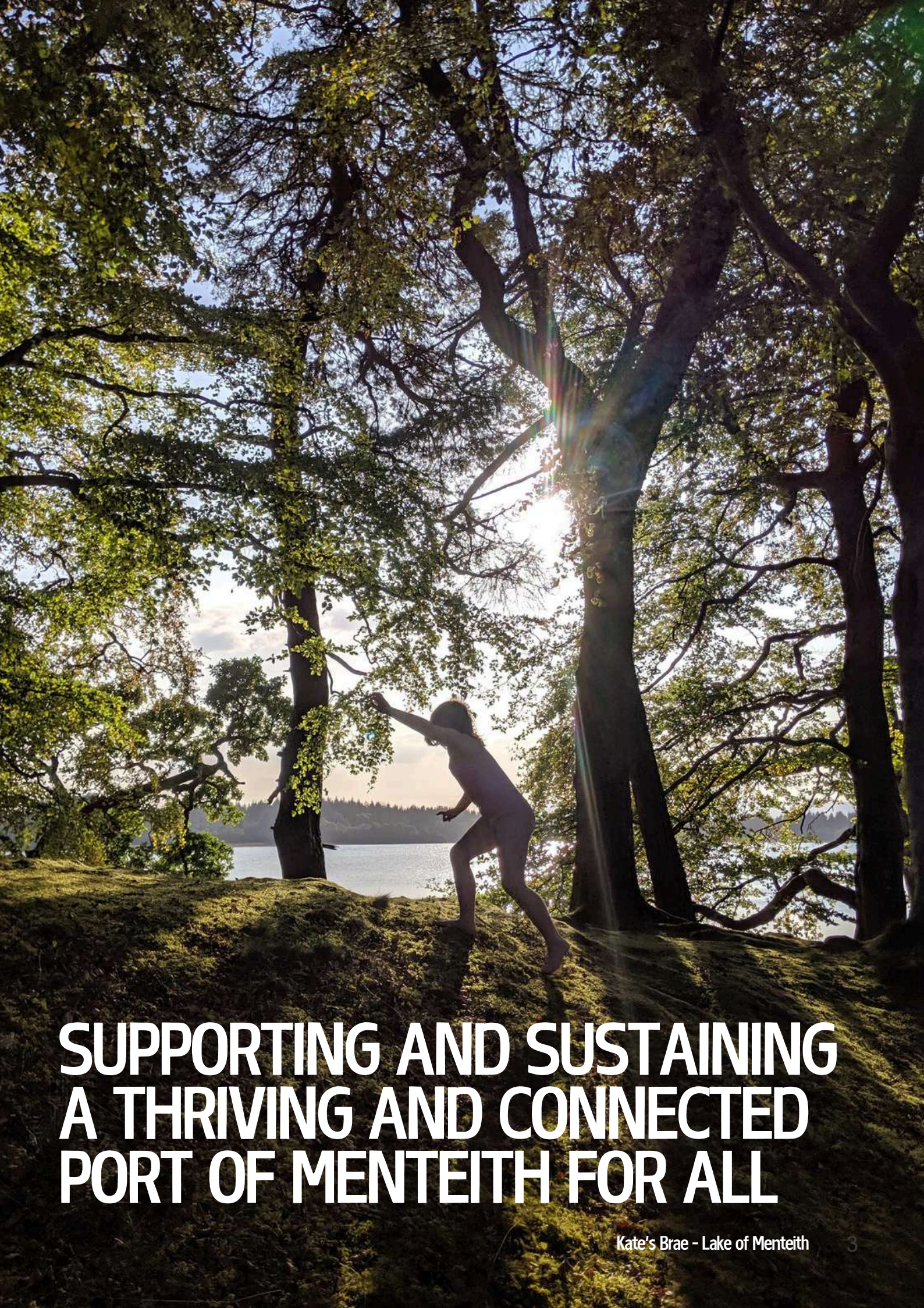
PORT OF MENTEITH PARISH CHURCH
www.portkirk.com

PORT OF MENTEITH PRIMARY SCHOOL PARENT COUNCIL
sites.google.com/stirlingschools.net/portofmenteithprimary/school/school-information/parent-council

FOR FURTHER INFORMATION & TO COMMENT OR FEEDBACK VISIT

PORT OF MENTEITH PLACE PLAN ENGAGEMENT PLATFORM
Port of Menteith Padlet Board
Port of Menteith Mappng Board

FOR MORE INFORMATION PLEASE CONTACT
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SUPPORTING AND SUSTAINING A THRIVING AND CONNECTED PORT OF MENTEITH FOR ALL



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Annual Port of Menteith Primary School
Summer Barbeque

EXECUTIVE SUMMARY

Local Place Plans were introduced in the Planning (Scotland) Act 2019 to give local communities a say and input into the local authorities statutory development plans. They must take account of national and local planning policies and the planning authority must take account of them when producing their local plans.

Port of Menteith is covered by two planning authorities: Stirling Council and the Loch Lomond and the Trossachs National Park Authority.

A Steering Group was formed by the Community Council in June 2024 comprising members of the Community Council and other local representatives. The local current assets and deficiencies were highlighted and public consultations undertaken to identify the future needs of the community.

These were examined and proposals made.

The themes consequently highlighted were:

- lack of access to the countryside and poor connectivity
- poor public transport
- lack of public open space
- dangerous road traffic situations through the villages
- lack of visitor facilities
- need for sympathetic expansion of housing in the four settlements
- need to improve environmental stewardship

This local place plan reflects the needs and hopes of the community of Port of Menteith from 1st April 2025 to 31st March 2035, based on current community consultation .

EXECUTIVE SUMMARY

After discussion and review, the following proposals were identified:

Proposal 1 : Mobility Hub at the Village Hall

Proposal 2 : Footways between Village Hall and Inchmahome car park

Proposal 3 : Footpaths to link Mobility Hub to path networks to the north.

Proposal 4 : Progress safe cycling route between Stirling and Aberfoyle.

Proposal 5 : Waymark heritage routes.

Proposal 6 : Improve access to the lake

Proposal 7 : Provide public open green space at the Glebe should it become available.

Proposal 8 : Provide motor home facilities at the village hall.

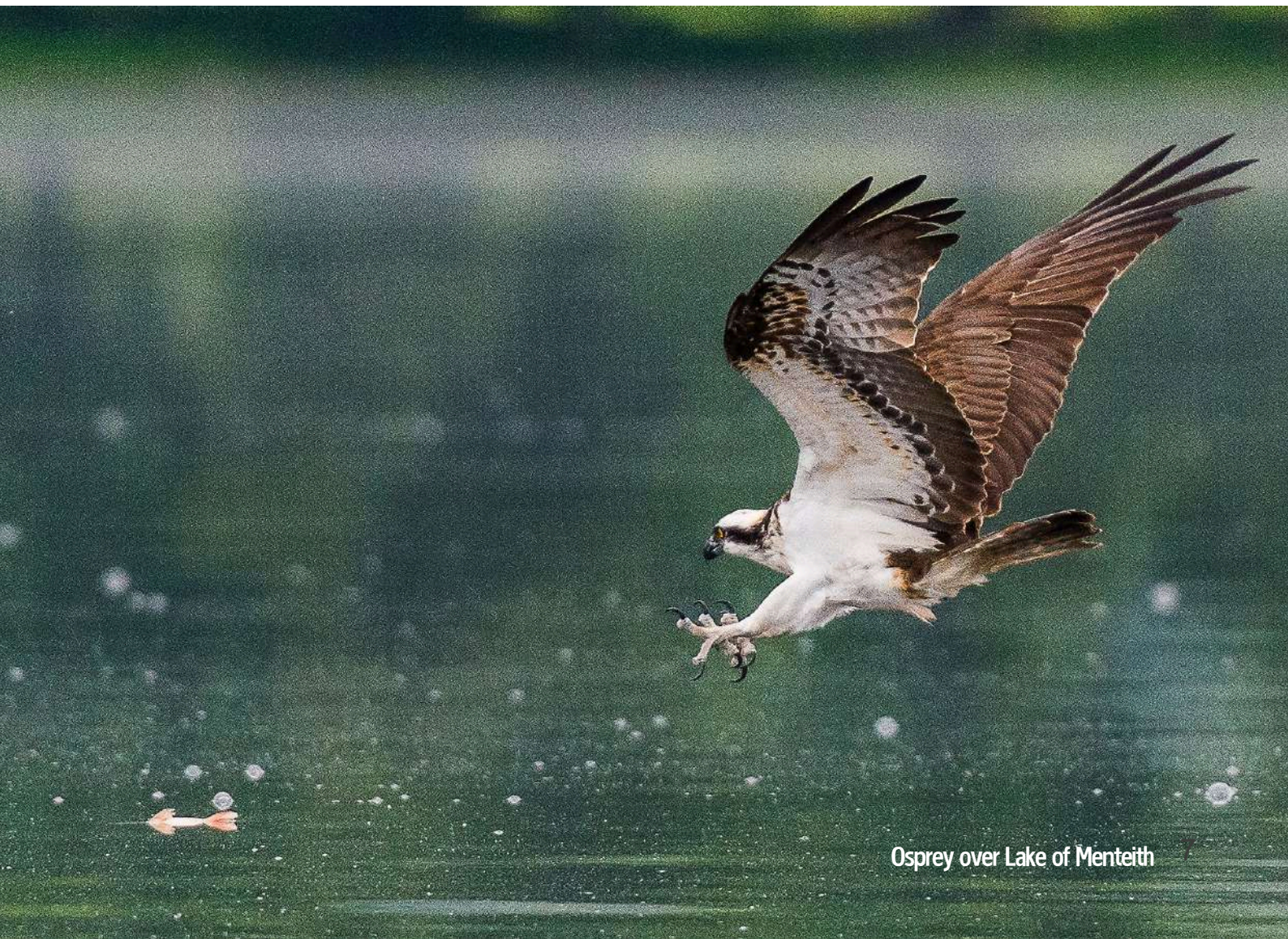
Proposal 9 : Satisfy housing needs in the area

Proposal 10: Develop the school and village hall as social spaces for play, recreation and resilience.

Proposal 11 : Encourage and address the improvement to access visibility and traffic management measures.

Proposal 12: Identify and eradicate non-native invasive species (NNIS).

Proposal 13 : Improve sustainability and resilience of community assets



WHAT IS A LOCAL PLACE PLAN?

STATUTORY REQUIREMENTS

Local Place Plans were provided for in the Planning (Scotland) Act 2019 to give communities the opportunity to provide the local planning authority with a formal document of local wishes and vision. They must be developed by a recognised body, in this case the Port of Menteith Community Council.

At a meeting of the Port of Menteith Community Council on the 14th June 2024, it was agreed that a steering group be set up to explore the development of a Local Place Plan for the Community Council area.

This steering group was formed comprising members of the Port of Menteith Community Council, and representatives from the local school and church. The inaugural meeting of this group was held on 3rd September 2024 and nine subsequent meetings or workshops were held

Consultants, Imagine If. Space CIC were appointed in October 2024 and assisted the steering group in progressing and analysing public consultations and progressing the report. Funding was provided by Loch Lomond and the Trossachs National Park Authority.

Significant local consultations were encouraged using flyers, email contact, open day at the local village hall, web site padlet and Place Standard tool.



The draft report requires to be submitted to the local councillors (Elaine Watterson, Martin Earl and Gene Maxwell) and the neighbouring community councils (Callander, Thornhill and Blairdrummond, Kippen, Arnprior, Buchlyvie, Gartmore and Strathard) for comment for a period of 28 days prior to submission and registration with the local authority which in the case of Port of Menteith is both Stirling Council and the Loch Lomond and Trossachs National Park Authority.

WHAT IS A LOCAL PLACE PLAN?

STATUTORY LOCAL PLANS

The Local Place Plan must recognise and take into account the relevant policies highlighted in all the current statutory plans. These are the National Planning Framework 4 (February 2023), Stirling Council's Development Plan (October 2018) together with Supplementary Guidance, and Loch Lomond and the Trossachs Local Development Plan (2017-2021).

OUR APPROACH

In essence we have examined our locality from a physical, servicing and demographic perspective, highlighting constraints and deficiencies. We have undertaken consultations with the local population by email, circulars, web page and a drop-in open day, as well as one-to-one discussions with businesses and landowners.

Having analysed these findings, we have prepared this report.



OUR PLACE

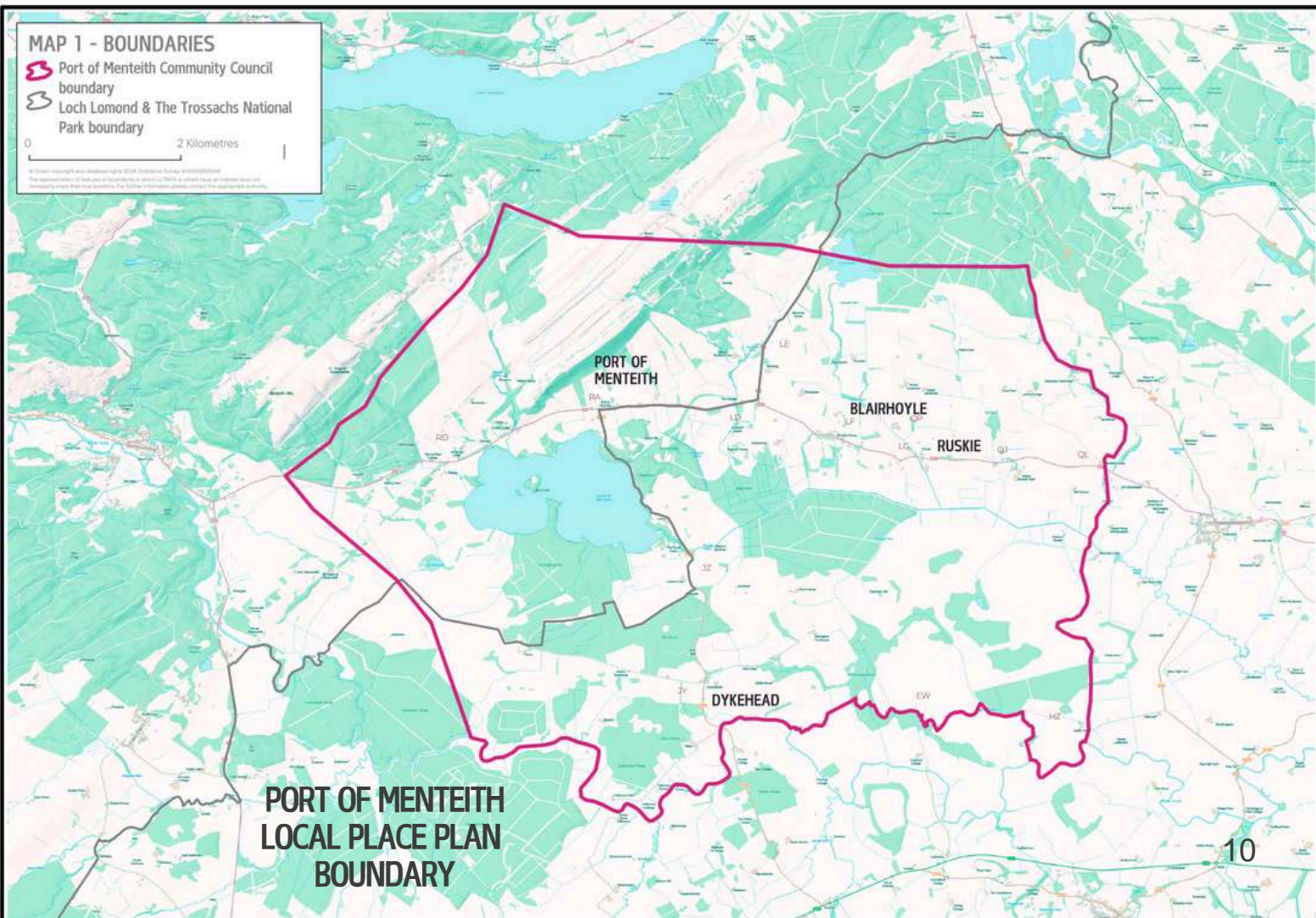
LOCATION

Port of Menteith is a small village by the Lake of Menteith, in Stirling Council and partly in the Loch Lomond and Trossachs National Park, thereby straddling two planning authorities. It is centrally situated within the Community Council area of Port of Menteith which lies between the River Forth and the edge of the Highland Boundary Fault.

Apart from the “Port”, there are three other small settlements: Dykehead, Blairhoyle and Ruskie within the community council area.

Originally in Perthshire, the south boundary of which was the river Forth, in 1975 local authority re-organisation brought this part of Perthshire into the Central Region.

In 1996, a further re-organisation of local government created the Stirling Council area out of much of the Central Region, including Port of Menteith.





Sunset at Gartur looking towards Ben Lomond and the Trossachs

OUR PLACE

GEOLOGY

Bedrock generally comprises sandstone and siltstone sedimentary rock laid in the Devonian period. Superficial deposits vary between the peatland of Flander's Moss in the south, to raised tidal flat deposits of sediment and variable glacial deposits towards the north. Port of Menteith lies at the lowland edge of the Highland Boundary Fault.

Stirling Council's local plan highlights the West Forth Valley Monteith Moraine and the Palaeozoic palaeobotany at Ballanucater Farm and Policy 8.3 protects these sites.

LANDSCAPE

The south boundary of the area comprises the river Forth as it meanders to the town of Stirling and the Firth. Flander's moss is a large wild area of undrained peatland and is a National Nature Reserve, with a visitor centre at Poldar in the south east of the area.

There is ancient and long-established woodland throughout the area. Collymoon Moss contains birch and scots pine in the south west. Further north the land turns to fertile pasture with designed landscapes and gardens thanks to estate owners of past and present.

The north part of the area contains the Menteith Hills with open moorland and commercial forestry.





Inchmahome Priory



**SEASONAL FERRY
ROUTE TO
INCHMAHOME PRIORY**

OUR PLACE

LAND USE

The area is typical of many parts of Scotland with land ownership providing estates with tenant farms and nurtured grounds. Oak trees and beech hedges bound the roads mainly in the south of the area (Cardross) and a sense of order prevails.

There are designed landscapes at Cardross and Rednock as recognised by the Stirling Local Plan as Local Landscape Areas (LLA) and these should be protected under Policy 9.1 – Protected Special Landscapes. Despite these designated landscape areas, there is no Public Open Space within the Community area.

The farms tend to be given over to grazing (sheep and beef cattle) and silage production. The forestry areas are both conifer and broadleaf plantations with a significant amount of natural and native woodland. Farming and forestry are about equally represented in the area.

There is no public open space or recreational land within the community council area and very little car parking for recreational use.



HERITAGE

The area offers some pre-historic sites, cupmarks or cup-and-ring marks and similar rock art south east of Crag of Monievreckie. There are also homestead moats and prehistoric domestic and defensive palisaded enclosures. There is the site of a Roman camp on the east shores of the Lake. These are identified by Historic Environment Scotland (HES) as scheduled monuments but are not signposted or readily accessible.

The priory on Inchahome Island in the Lake is under the protection of HES and the public has access to this island as managed by HES..

There are several listed buildings within the area including the church at the Port (Cat B), Cardross House (Cat A), Rednock House (Cat B), and a collection of buildings at Malling (Cat B).

**Historic images of the Lake Hotel, Port of Menteith
(Callander Historical Society)**



OUR PLACE

BUILT ASSETS

The Port has the benefit of four community buildings: the primary school; the church and glebe; the village hall and the hotel. The village hall is managed and run by trustees on behalf of the community and is a registered SCIO. All add to a sense of community to the village. All are in good order. The village also has a visual integrity with a linear development on the north side of the A81.

About eighty years ago, according to the OS, there was a school, school house, Post Office, Police Station and one dwelling on the A 81 within the settlement. Now there are 17 dwellings, all along the north side of the A81.

The settlements of Blairhoyle and Ruskie have seen recent housing development but these are of small scale.

There is a community hall at Ruskie operated by the Ruskie Rural, part of the Scottish Women's Institute. The old school hall was gifted to the SWI by Mrs Graham of Rednock..

In Dykehead, historically, housing here has been provided mainly by conversion of farm buildings, stables and the primary school. Further housing has been provided by conversions and limited new build at Blaircessnock and Ballingrew.

The only new housing in the hamlet of Dykehead that has been built in the past seventy years are two semi-detached cottages, No1 and No2 Dykehead, on the north side of the Gartur Road.

There are attractive clusters of farm houses and buildings in the countryside, mainly of traditional construction.

There is no visual evidence of deprivation and no unsightly ruinous buildings evident.



Local elections at Port of Menteith Village Hall

OUR PLACE

INFRASTRUCTURE

&

SERVICES

ROADS

The road network within the area follows historical routes and is quite straightforward with the A81 Glasgow to Callander road passing east-west with the B8034 Port of Menteith to Arnprior road connecting it to the arterial A811 Stirling to Balloch road in the south. The A873 branches off the A81 to take traffic through Blairhoyle and Ruskie to Thornhill and Stirling.

The A81 and A873 are fast roads and speed limits in Port of Menteith, Blairhoyle and Ruskie do little to give any perception of safety.

Vehicular accesses onto these roads often have severely restricted visibility splays due to blind corners and blind summits.

Footways and footpaths are almost non-existent within the area. There is a footway on the north side of the A81 through part of the village of Port of Menteith and a footway on the south side from the bus stop to the junction with the B8034.

Otherwise roadways are narrow and in areas lack verges for the safe retreat of pedestrians. The same can be said for Blairhoyle, Ruskie and Dykehead settlements.

There is no footway in Port of Menteith giving access from the village to the church, cemetery or hotel.

FOOTPATHS

Movement along the road infrastructure is principally limited to driving as the roads are not considered safe for walking, wheeling or cycling.

Despite a core footpath being shown between the Port and the cemetery, there are no designated footpaths in the area. There are footpaths at Braeval, just to the east of the community council boundary and within the Queen Elizabeth Forest, that link up with the Rob Roy way, one of Scotland's designated Great Trails, and other routes to Callander but they do not connect up with any of the populated areas within the community council area.

There are no footpaths giving access to the countryside or connection to the forest walk networks at Braeval or Cock Hill/Rusky.

No path connections exist beyond the community boundary to neighbouring communities of Aberfoyle, Callander, Thornhill and Arnprior, there are very few path connections from the main settlements to popular nearby walking, wheeling and cycling infrastructure and popular community destinations.

This is a deficiency also identified in the Carse of Stirling Partnership Path Summit in 2019 and again in 2021 at a Paths, Pollinators and the Past themed workshop.

OUR PLACE

INFRASTRUCTURE

PUBLIC TRANSPORT

There is a bus service available at Port of Menteith, Blairhoyle and Ruskie to Stirling and Glasgow (X10A) every two hours, but the service ceases about 6.30pm. There is no Sunday service. There is no service linking the Port, Ruskie or Blairhoyle to Callander. Also, There is no service between Port of Menteith and Arnprior serving Dykehead.

A school bus service does connect through Thornhill, Aberfoyle and Dykehead to transport pupils to Callander. Historically the Trossachs Trundler operated on a circular route that included Port of Menteith, Callander, The Trossachs and Aberfoyle. This popular service still creates fond memories for many.

Public transport is infrequent, with no evening or Sunday service, and a limited route choice, operating only between Aberfoyle and Stirling but offering no route option to Callander a major service centre for local residents.

A school bus service takes pupils both to the Primary School in Port of Menteith and to the secondary school in Callander. A DRT service has operated but is often noted as being unreliable. No shared transport options exist in the area.



School Bus along Lakeside Road

OUR PLACE

SERVICES

TELECOMMUNICATIONS

There is a telephone exchange in the village of Port of Menteith, but it is due to be closed when fibre broadband is eventually rolled out throughout the area.

Some fibre broadband exists in certain parts of the community, in many instances local residents have addressed their poor digital connectivity by engaging services like Briskona a specialist internet provider using the latest Fibre and Fixed wireless technologies.

Stirling Council invested in Briskona supplying high speed broadband into the area in 2025 with a £17k project bringing connectivity to the Village Hall for the local community.

WATER

The water supply is served by Scottish Water from its reservoir at Loch Katrine and is adequate. Water supply is public and adequate.

FLOODING

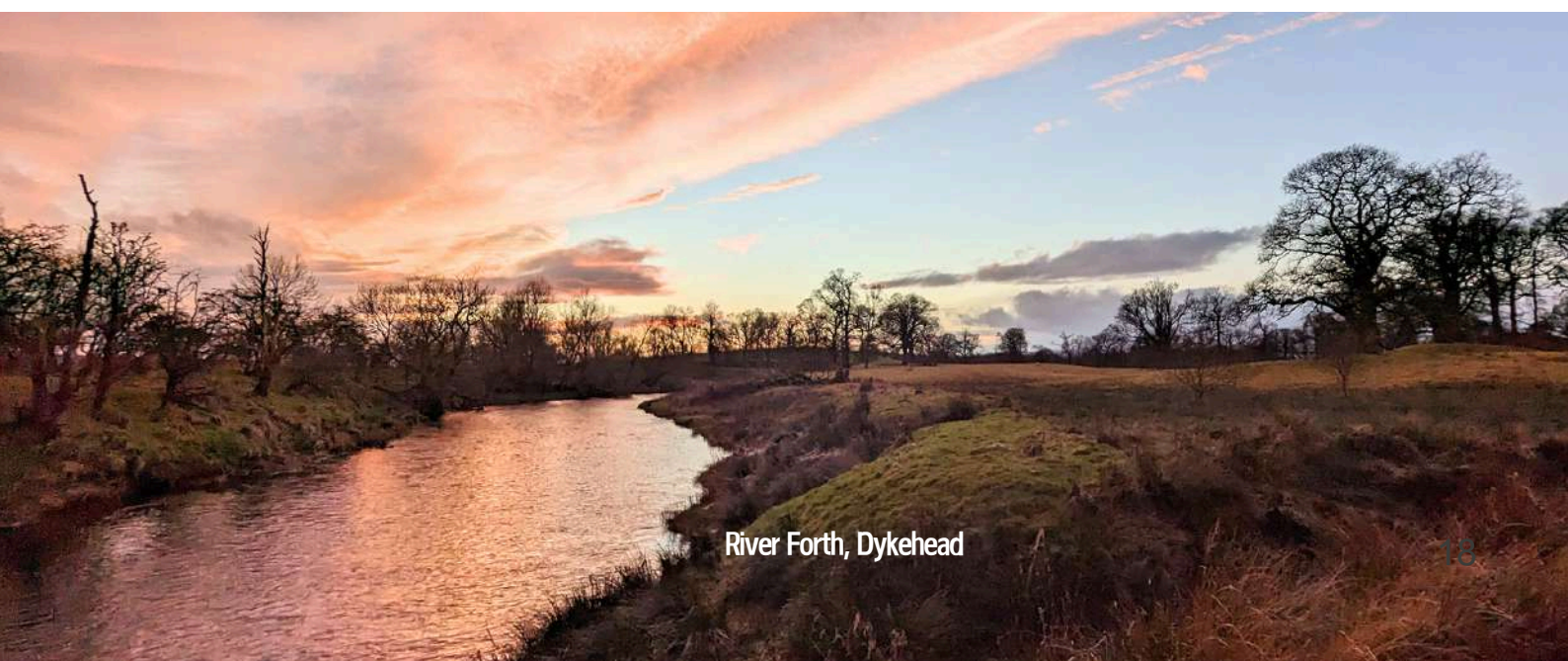
Flooding is an issue in various parts of the area, particularly Pendicles of Collymoon by the river Forth and in the vicinity of the Goodie Burn through Rednock estate.

Surface water is problematic within the village of Port of Menteith as a result of run-off from the higher land to the north.

Discussions about the management of drains and swales to allow for storage of water to alleviate flooding downstream have been held.

SEWERAGE

Sewage treatment is by way of private septic tanks. There are no public sewage treatment works in the area.



River Forth, Dykehead

OUR PLACE

COMMUNITY

There is a sense of community, particularly with the presence of the church, cemetery, hotel, primary school and village hall in Port of Menteith. Dykehead looks to Port of Menteith as part of the community as does Blairhoyle. Ruskie, on the eastern boundary of the area does look to Thornhill, which has the benefit of a local shop and hotel, for community services.

The Community Council area is entirely within the catchment for the primary school at Port of Menteith. There are currently 14 pupils attending, some from Callander. The projection for next session (2025-26) is 18. Secondary school scholars attend McLaren High School at Callander. There are nursery schools at Aberfoyle, Arnprior and Callander.

There are medical centres with GPs at Callander, Kippen, Aberfoyle and Buchlyvie. There is a community hospital at Stirling with the main hospital at Larbert, about 45 minutes away by car or 105 minutes by public transport between Monday and Friday



Port Kirk with school children

COMMERCE

The area has an overall sense of quiet affluence with productive farms, mainly tenanted, lake trout fishery and about forty self catering units, some in groups and some single units. There is an established stone supplier. There is an established hotel, cook school and restaurant. Many small businesses are also evident including a gin distillery, environmental consultant, outdoor activity workshop, sound speaker workshop and events manager, and upholsterer, PR consultant, florist, game shooting, ground works contractor, joiner, musicians and other creative businesses. It has also been a desirable film and television location for shows such as Outlander.

A Visitor Management study conducted in 2021 estimated 50,000 visitors annually to Port of Menteith.

The Doune the Rabbit Hole music festival at Cardross, (2013 - 2019, 2022) and has attracted up to 3000 visitors, is being revived under new ownership as Back Doune the Rabbit Hole for 2025.



Roadside Floral Business



Boney M performing at Doune the Rabbit Hole Festival 2022

OUR PEOPLE

There are about 158 households in the area: about 60 of them off the B8034 Port of Menteith to Arnprior road including Dykehead, Blaircessnock, Balingrew and Collymoon; 50 off the A873 through Blairhoyle and Ruskie; and the remaining 40 off the A81 from Braeval in the west through the Port to Rusky loch in the north east.

The population was estimated at 325 in the 2011 census. Results are not yet available from the 2022 census.

The area that best represents the Community Council population in the Scottish Index of Multiple Deprivation 2020 (SIMD) is “Carse of Stirling 05” (S01013110) This area includes the Community Council area of Port of Menteith plus rural areas to the north-west. It has a population of 709, more than the estimated population of 325 of the Port area but of similar rural character.

The indices found (the higher the better) were as follows:

- Access to services 3%;
- Crime 86%;
- Education 81%;
- Employment 77%;
- Health 92%;
- Housing 60%;
- Income 77%.

Within the SIMD 2020 area S01013110 it is mentioned that there are 432/701 people of working age with 29 income deprived and 16 Employment Deprived. It is evident that the significant deprivation in the area relates to access and in particular, local public transport. The next most deprived aspect is housing.

16% of the population was under 18 years of age, 64% between 18 and 66 and 19% over 67 years of age. These figures are close to the national average for Scotland according to SIMD



New Years Ceilidh, Port of Menteith Village Hall

CONSULTATION PROCESS

HISTORY

Previous consultations with the community comprised a Visitor Management Review and Action Plan in 2021 where a community engagement exercise provided over 48% questionnaire returns.

HOW

During the autumn of 2024, contact was made with both Stirling Council Development Services and Loch Lomond and the Trossachs National Park Authority (LLTNPA) to seek advice and assistance in the development of a Local Place Plan.

Consultants *Imagine If. Space CIC* were appointed after a successful application was made to and agreed with LLTNPA.

We were fortunate the Community Council had email addresses for many of the residents within the community council area. A flyer with information regarding the place standard tool, web site and open day date was hand delivered to all and those not on the email list while emails with all this information was sent to those whose addresses we had.

As part of the consultation process 135 responses were received using the Place Standard Toolkit (How Good is Our Place?), and an inclusive version of the tool provided by Our Connected Neighbourhoods.

An open day was subsequently held at the Port of Menteith Village Hall between 11am and 2.30pm on Sunday 24th November 2024.

SCHOOLS ENGAGEMENT

Members of Steering Group attended a session at Port of Menteith Primary School to talk to children about the history of the village and using the Place Standard Tool for Children, give local children an opportunity to tell the Group what they liked, didn't like and would like to see in Port of Menteith.

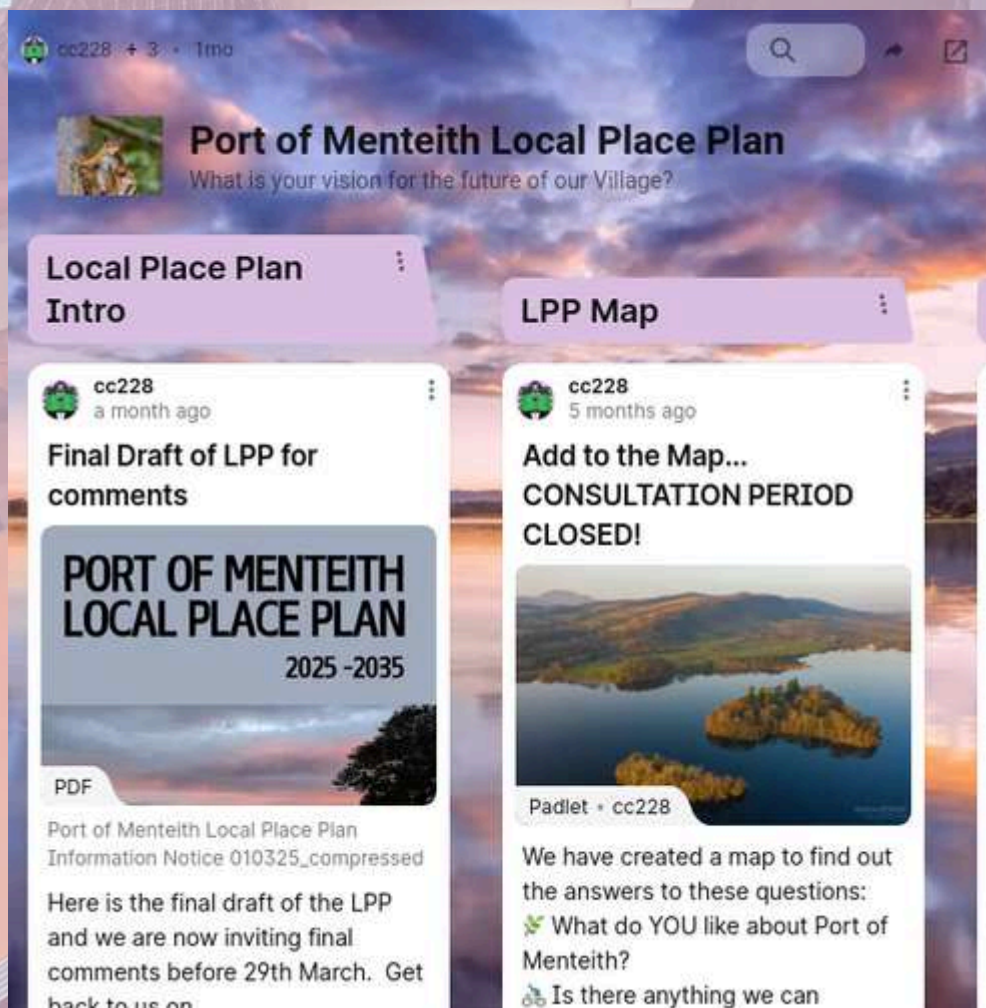
Members of Steering Group also attended a session at McLaren High School Callander to talk to young people and give them a voice to tell the Group what they liked, didn't like and would like to see in Port of Menteith.

A further community engagement took place on 7th December 2024 when the local school organised an event in the village hall and a "wishing tree" encouraged many people to express their views on their hopes for the area.

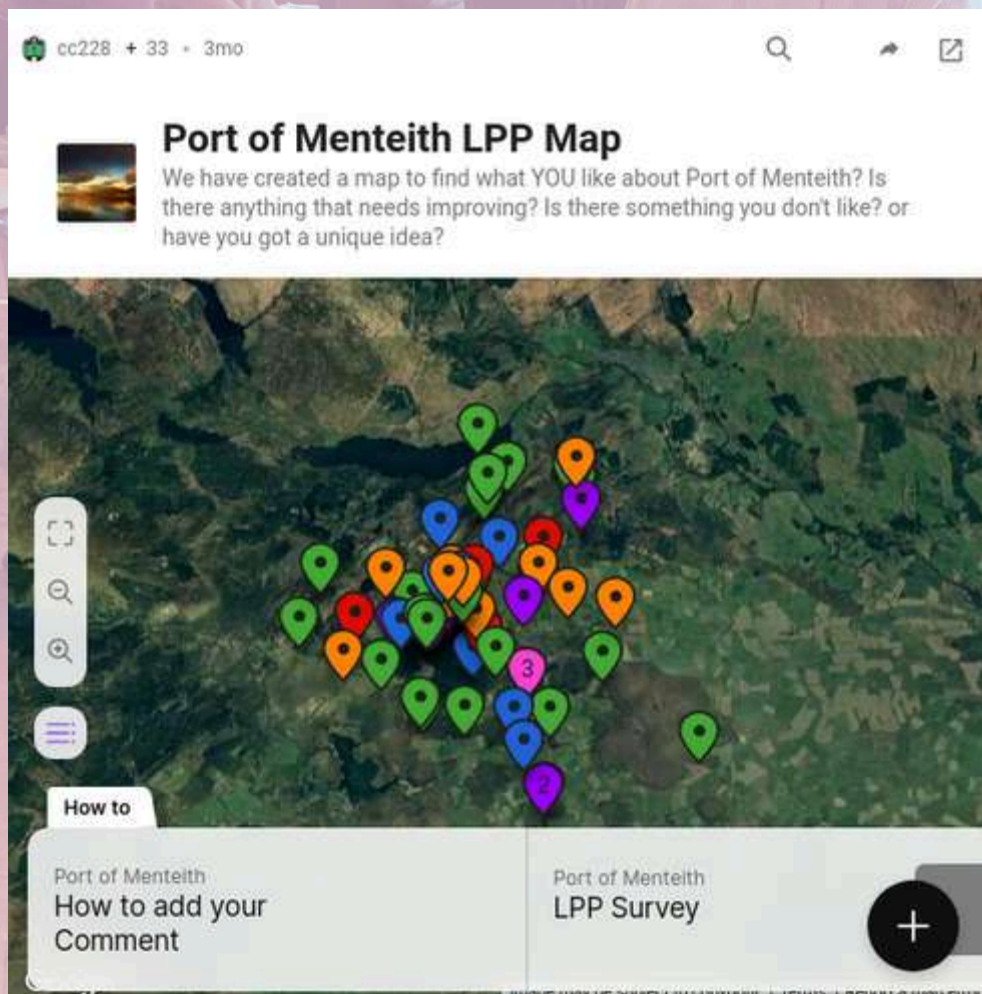
LOCAL PLAN PROPOSALS

All consultations were collected and analysed to develop the Local Place Plan Proposals outlined in the next chapter.

PORT PLACE PLAN PADLET BOARD



PORT PLACE PLAN MAPPING BOARD



LOCAL PLACE PLAN PROPOSALS

MOVING AROUND

Current public transport services in the area are inadequate. There is a need for a connection from the Port to Callander and possibly a service through Dykehead.

Moving around, public transport and traffic parking received the most comments in the consultation exercises, reflecting the lack of safe, connecting infrastructure for active travel between the settlements of Dykehead, Ruskie, Blairhoyle and Port of Menteith within the community council boundary.

The following proposals in relation to Moving Around are supported by NPF4 aims including

- 'Developing better, liveable neighbourhoods that benefit communities,
- Delivering transport links that allow us to leave the car at home more often and
- A greener, healthier and more connected approach to transport planning' as well as
- Stirling Council's Stirling's Towns, Villages and Rural Areas Transport Plan 2017-2027 which called for improved and safe active travel links into the wider area network to Aberfoyle, Callander, Thornhill and Arnprior.



Cardross Bridge crossing the Forth River

MOVING AROUND PROPOSALS

PROPOSAL 1

The Village Hall and adjacent bus shelter should be considered as the principal “mobility hub” within the community with key nodes at Dykehead, Lochend, Hammersmith Junction (where two routes meet) Blairhoyle, and Ruskie. The Village Hall as the principal hub should be developed in line with CoMoUK Mobility Hub standards, with nodes in keeping with a common visual identity and appropriate to location.

CoMo UK has Identified Six Success Factors or essential criteria that define a community mobility hub:

- 1. Choice of sustainable modes** - Including public and shared modes as well as consideration of cycling, walking and wheeling.
- 2. Visibility and accessibility** - Hubs and their nodes need to be part of a clearly identifiable network with services which are easily accessible to all.
- 3. Ease of switching between modes** - Both in terms of physically and digitally linking the use of the different modes.

MOBILITY HUB AT THE VILLAGE HALL

4. Safety - The design and facilities should ensure traveller safety as a key factor.

5. Practical facilities - Good design will consider what non-transport practical additions can be included, such as a community hub and social spaces, toilets, information and way finding.

6. Visual, social and community appeal - Enhance the area visually, and provide a contribution to the social and community fabric.

Port of Menteith Village Hall has the potential to meet the mobility hub criteria. Community action should be instigated to ensure that appropriate service provision, route choice, affordability and accessibility are in place to help reduce transport poverty and provide opportunities to choose low carbon, healthy and resilient modes of transport.



Community supported improvements to Village Hall Car Park in 2022-23

MOVING AROUND PROPOSALS

PROPOSAL 1

MOBILITY HUB
AT THE VILLAGE HALL



MOVING AROUND PROPOSALS

PROPOSAL 2

FOOTWAYS BETWEEN VILLAGE HALL AND INCHMAHOME CAR PARK

Establish a safe and coherent footway between the Village Hall, Bus Stop, Primary School and the Lake Hotel, Church, Fishery and Inchmahome Priory. This will require the provision of a new footway, adjacent to the B8034.

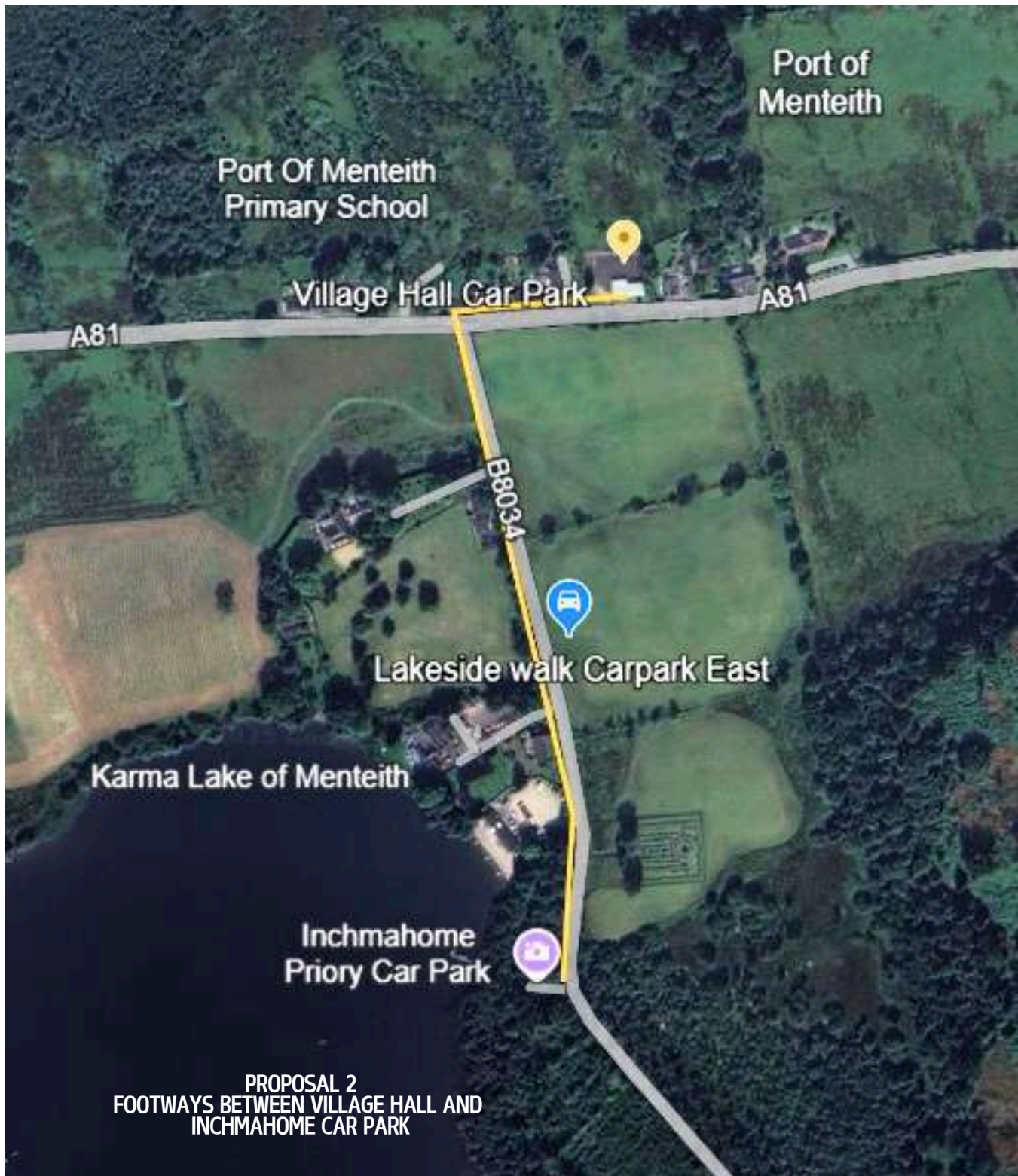


Looking towards the Port Kirk and Fisheries

MOVING AROUND PROPOSALS

PROPOSAL 2

FOOTWAYS BETWEEN VILLAGE HALL AND INCHMAHOME CAR PARK



MOVING AROUND PROPOSALS

PROPOSAL 3

Footpaths from the Village Hall Hub should be developed as a core to a community path network to the North West and North East to connect with wider networks.

These route corridors were also identified within the LLTNPA Strategic Tourism Infrastructure Development Framework for Strathard (STIDF).

FOOTPATHS TO LINK MOBILITY HUB TO PATH NETWORKS TO THE NORTH.



ROUTE 1 NORTH WEST

(i) to the North West towards Braeval and the Rob Roy Way with links to the Strathard Path networks and Aberfoyle



ROUTE 2 NORTH EAST

To the North East to Letter Hill and onto Cock Hill to tie in with the established paths to Callander and round Rusky Loch.



MOVING AROUND PROPOSALS

PROPOSAL 4

Continue to progress a safe cycling route between Stirling and Aberfoyle and in particular the sections connecting Port of Menteith to Aberfoyle and Thornhill. In 2019/20 - Stirling Council's participatory budgeting process - Your Stirling You Decide - identified a "safe cycling route between Stirling and Aberfoyle the top voted on project in the Trossachs and Teith Ward - identifying the high level of support for active travel between communities.

PROGRESS SAFE CYCLING ROUTE BETWEEN STIRLING & ABERFOYLE



Bicycle and peacock (detail)



MOVING AROUND PROPOSALS

PROPOSAL 5

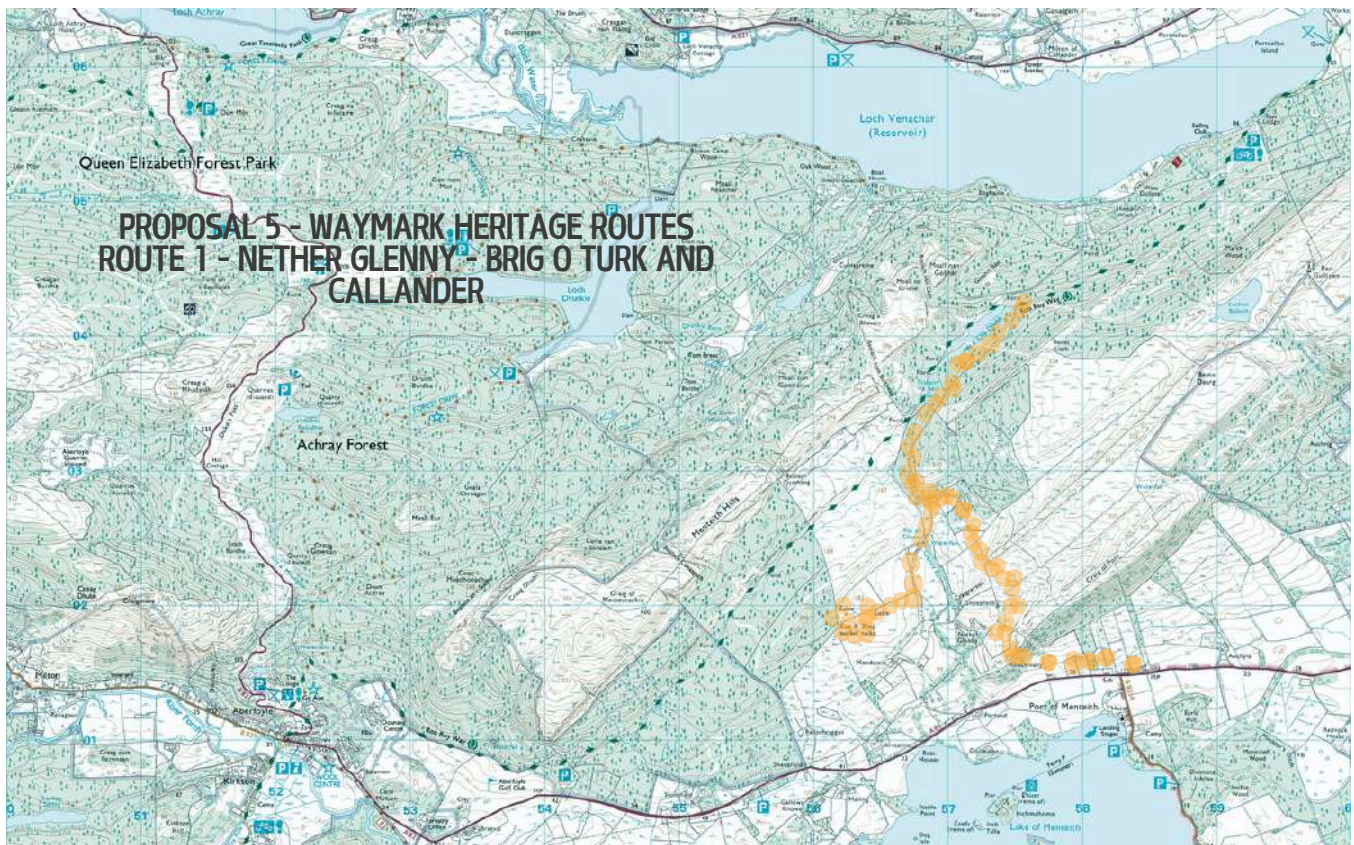
WAYMARK HERITAGE ROUTES

Working with landowners, public bodies and local residents Identify and waymark heritage routes and potential new routes that help create a better, liveable neighbourhood that benefits all of the community. In particular:

ROUTE 1 - NETHER GLENNY - BRIG O TURK AND CALLANDER

The hill path to the North West past Monduie and Nether Glennie and on to the Rob Roy Way, and onwards to NCN7 connecting Brig o'Turk and Callander. The footpath to Nether Glennie should way mark the scheduled monuments of burial chambers and cup and ring marks to the west of Nether Glennie.

STATUS - Existing route



MOVING AROUND PROPOSALS

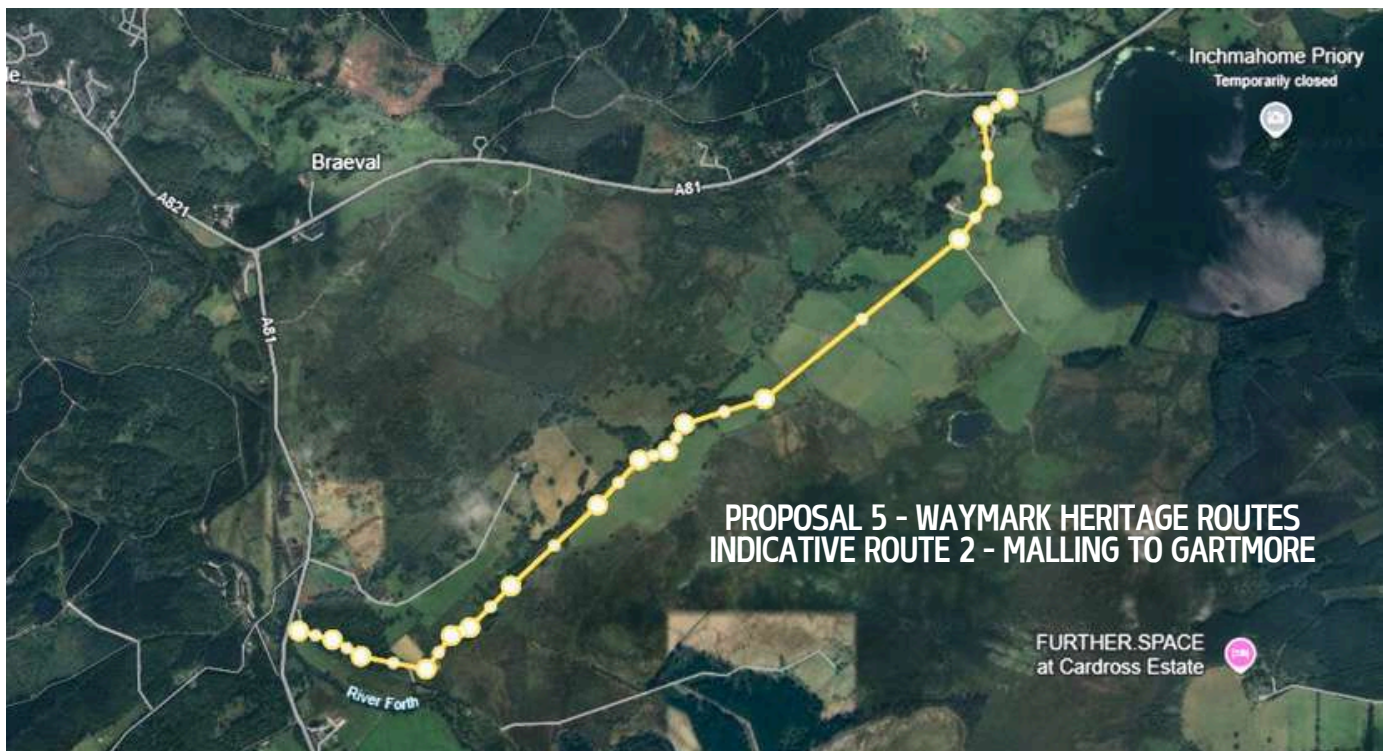
PROPOSAL 5

WAYMARK HERITAGE ROUTES

ROUTE 2 - MALLING TO GARTMORE

The historic public right of way from Malling to Cobeland through Shannochill passing the site of a Roman Camp and old burial grounds and ruined chapel.

Status - Needs remedial work and waymarking.



MOVING AROUND PROPOSALS

PROPOSAL 5

WAYMARK HERITAGE ROUTES

ROUTE 3 - LAKE (MILLENIUM CARPARK) TO BLAIRHOYLE

A path from the car park at Millenium Wood on the B8034 through Inchie Wood, Moncreiff Wood and Earl's Hill should be explored, taking in part of the Designated Landscape of Rednock.

Status - Speculative



Kate's Brae, Lake of Menteith

MOVING AROUND PROPOSALS

PROPOSAL 5

ROUTE 4 - GARTUR TO ABERFOYLE & BUCHLYVIE CYCLEPATH

A path between Gartur Farm and Gartrenich and onwards to NCN7 and the Aberfoyle-Buchlyvie cycle path, (the Aberfoyle to Stirling railway line).

Status - Wider Path Network

WAYMARK HERITAGE ROUTES



LOCAL PLACE PLAN PROPOSALS

SPACES

Streets and Spaces – Improvements to our key spaces and facilities should be examined in parallel with proposals to improve connectivity including developing a footway as outlined in proposal 2, and connecting footpaths as outlined in proposal 3 and ensure they are accessible, inclusive and connect to key facilities.

Natural Space – There is currently no public open green space within the area. However, when considering access to Natural Space, there is a desire for wild swimmers, paddle boarders and others to have more access to the Lake for recreational purposes. There is some potential for conflict between the different user groups particularly fisherman, motorised tourist boats and casual recreational users at the key access points. These can be minimised through appropriate education and information.



SPACES PROPOSALS

PROPOSAL 6

Establish the appropriate infrastructure at the key water access points adjacent to **(1) the Millennium car park** and **(2) Kate's Brae** that is nature positive, allows responsible access to the water and permits appropriate visitor management measures to be put in place. Ensure effective engagement with all stakeholders and landowners.

This links to Proposal 1 - To create a mobility hub at the Village Hall.

IMPROVE ACCESS TO THE LAKE OF MENTEITH

1. MILLENIUM CAR PARK

2. KATE'S BRAE



Kate's Brae, Lake of Menteith

SPACES PROPOSALS

PROPOSAL 7

The Community should have the option to take ownership of the church glebe, just north of the Karma Lake Hotel, should the opportunity arise.

This would allow for the provision of attractive public open space, an outdoor learning space for the school, landscaping, with possible access to the Lake. This is an area of about 1.7ha (4.2 acres).

This would enhance the setting of the hotel, church and connection through the proposed footway (proposal 2) to the school and Village Hall Hub.

PROVIDE PUBLIC OPEN GREEN SPACE AT THE GLEBE SHOULD IT BECOME AVAILABLE.



The Glebe, Karma Hotel and the Kirk

SPACES PROPOSALS

PROPOSAL 8

Create supported opportunities for visitors to stay responsibly in the area, including by providing better access to facilities at the Village Hall.

1. Provision for motor home hook-ups and access to toilets as an Aire Style site under Campaign for Real Aires (CAMpRA) guidelines.
2. Appropriate waste disposal facilities and EV charging should be provided.

PROVIDE MOTOR HOME FACILITIES AT THE VILLAGE HALL



LOCAL PLACE PLAN PROPOSALS

HOUSING

The NPA Local Development Plan policy states that new development should enhance and consolidate the appearance of the particular building group. Sites should not normally break into previously undeveloped fields, where a definable natural boundary exists between the existing building group and the field.

Due to an ageing population and a desire to ensure affordable and inclusive housing for older people as well as for attracting families to move or stay here, there is a desire for affordable housing with one or two bedrooms.



Annual Fisheries Barbeque Fundraiser

The Lake of Menteith by David Scott
I'll sing you a song of the fish in the Lake
Oh Rainbows!
I'll sing you a song of the fish we can take
And we're bound for the Lake of Menteith
Chorus
I'm away, love, away
Way, down fishin'
So fare thee well, my work & my wife
For I'm bound for the Lake of Menteith

We've a boat that is strong & a jolly good crew
Oh, Rainbows!
There's Douglas the mate & a rough, swapper too!
And we're bound for the Lake of Menteith
Chorus--
It's goodbye to worry & goodbye to care
Oh, Rainbows!
And you who are catchin', there's fish to prepare
And we're bound for the Lake of Menteith
Chorus x 2

HOUSING PROPOSALS

PROPOSAL 9

SATISFY HOUSING NEEDS
IN THE AREA

PROPOSAL 9A

PORT OF MENTEITH

If any housing development is proposed in the village of Port of Menteith, it should continue along the north side of the A81, partially infilling the gap between Thistledome and the four council houses at the east extremity of the village.

This follows guidance from the NPA Local Development Plan policy which states that new development should enhance and consolidate the appearance of the particular building group. Sites should not normally break into previously undeveloped fields, where a definable natural boundary exists between the existing building group and the field.



F:ocal woolly resident



PROPOSAL 9 - SATISFY HOUSING NEEDS
PROPOSAL 9A - PORT OF MENTEITH VILLAGE

INDICATIVE DEVELOPMENT AREA

HOUSING PROPOSALS

PROPOSAL 9

SATISFY HOUSING NEEDS
IN THE AREA

PROPOSAL 9B

DYKEHEAD

If further development is proposed in the hamlet of Dykehead, it should extend to the west of cottages No. 1 and No. 2 Dykehead, on the north side of the Gartur Road to continue the historic building pattern.



View from Cardross Bridge, Dykehead

HOUSING PROPOSALS

PROPOSAL 9

SATISFY HOUSING NEEDS IN THE AREA

PROPOSAL 9C

BLAIRHOYLE

Should new development be proposed in Blairhoyle, it must improve or create safe access and improve visibility of existing accesses in Blairhoyle. Recent housebuilding in this hamlet has limited the sites for further house building to infill and rounding off. Developments should be respectful of the small settlement designation and take into account the current infrastructure constraints in any proposal.



Bigram near Blairhoyle

HOUSING PROPOSALS

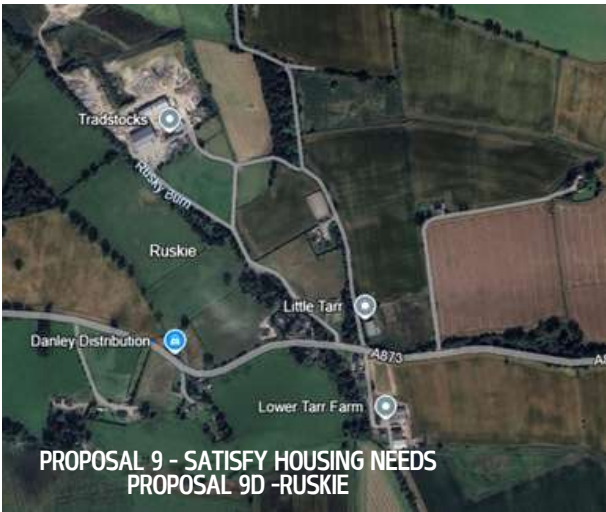
PROPOSAL 9

SATISFY HOUSING NEEDS
IN THE AREA

PROPOSAL 9D

RUSKIE

If new development is proposed in Ruskie, it should be limited to rounding off and infill of existing development, to create a defined settlement with safe and visible accesses .



Red Squirrel in Port of Menteith



HOUSING PROPOSALS

PROPOSAL 9

SATISFY HOUSING NEEDS
IN THE AREA

PROPOSAL 9E

MEETING LOCAL HOUSING
DEMANDS AND NEEDS

Any proposed housing should be based on a Housing Demands & Needs Assessment for local need and consider local people from within the Port of Menteith community council area looking to downsize or move to accessible accommodation. There is a desire for a range of affordable housing and provision for inclusive accessible housing.



LOCAL PLACE PLAN PROPOSALS

FACILITIES & SERVICES

Should any community building or land become available due to disuse or otherwise, the Community Council would seek the opportunity to consider a community buy-out under the Land Reform Act.



Festive Carols in the Port of Menteith Kirk

FACILITIES PROPOSALS

PROPOSAL 10

Play and Recreation – maintain access to and further develop the school and village hall as key social spaces for play, community connection and recreation. Continue to develop and improve access to green and blue spaces as outlined in the movement proposals and proposals 6 and 7 above.

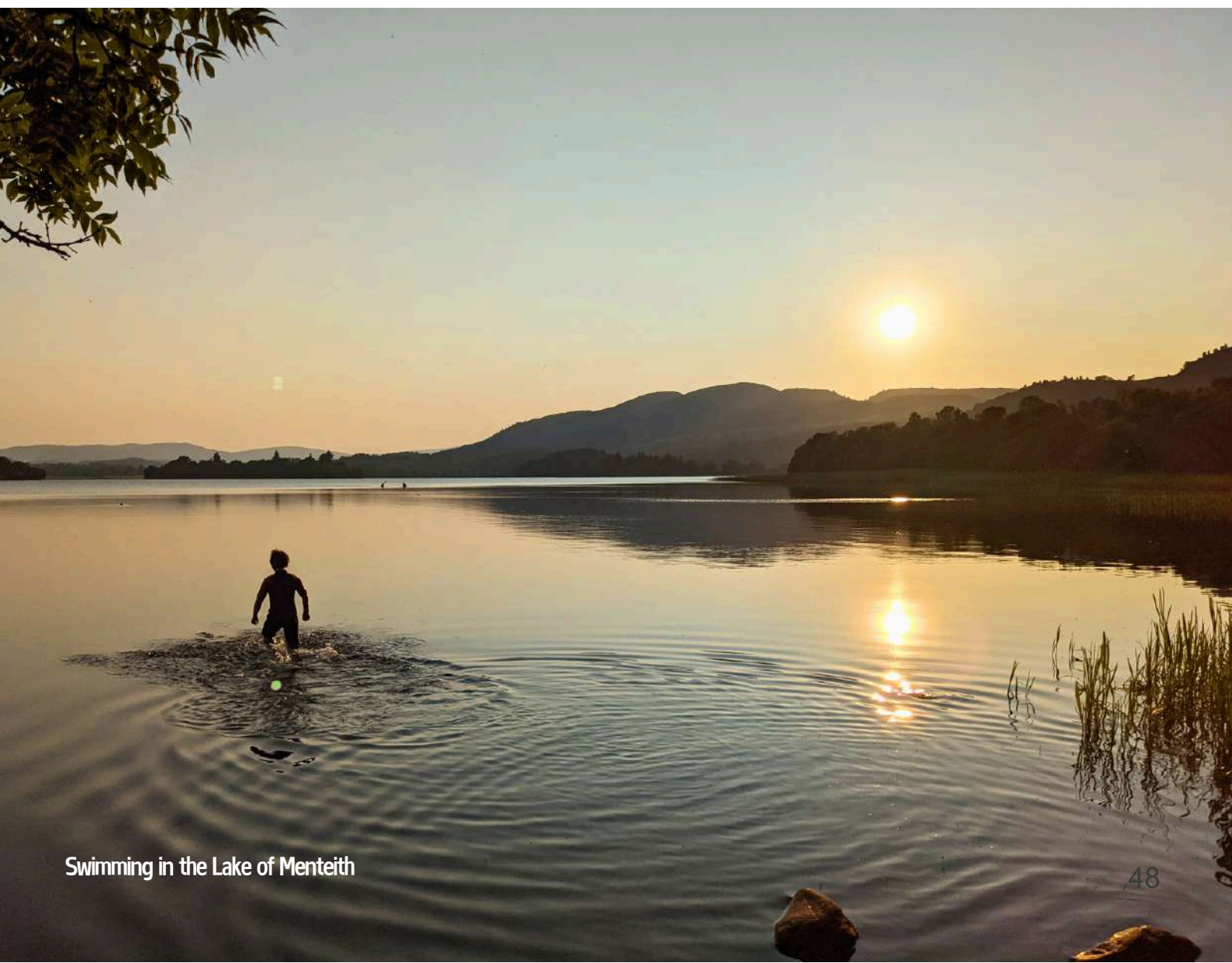
DEVELOP THE CHURCH, SCHOOL AND VILLAGE HALL AS SOCIAL SPACES FOR PLAY, RECREATION & CONNECTION



LOCAL PLACE PLAN PROPOSALS

CIVIC - FEELING SAFE

Road traffic through the villages is considered dangerous with speeding issues and limited visibility at accesses. Traffic management through the four settlements should be addressed including traffic calming measures, lower speed limits, provision for pedestrians, bus bays and improved signage.



Swimming in the Lake of Menteith

CIVIC PROPOSALS

PROPOSAL 11

To improve traffic management, the following key improvements should be considered:

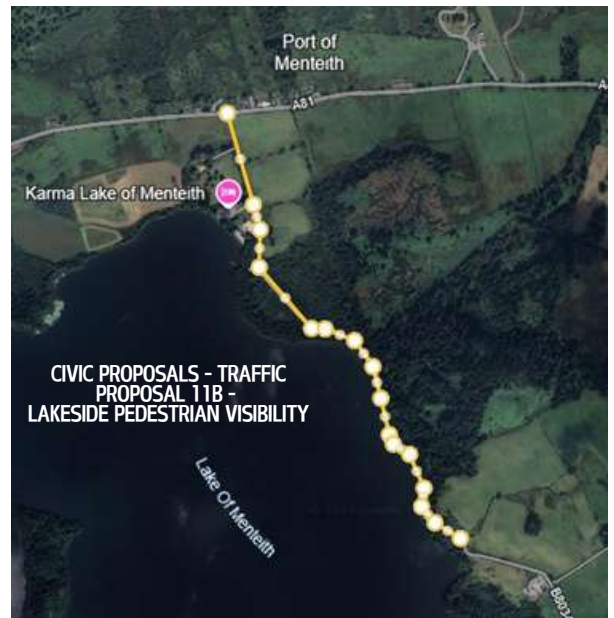
PROPOSAL 11A - PORT OF MENTEITH JUNCTION

. The geometry and visibility should be improved at the junction between the B8034 and the A81 at Port of Menteith.

PROPOSAL 11B - LAKESIDE PEDESTRIAN VISIBILITY

Pedestrians are often encountered on the B8034 between its junction with the A81 and Kate's Brae on the east shore of the Lake. Signs advising drivers of pedestrians should be provided over this length of the B8034.

ENCOURAGE AND ADDRESS
THE IMPROVEMENT TO ACCESS
VISIBILITY AND TRAFFIC
MANAGEMENT MEASURES.

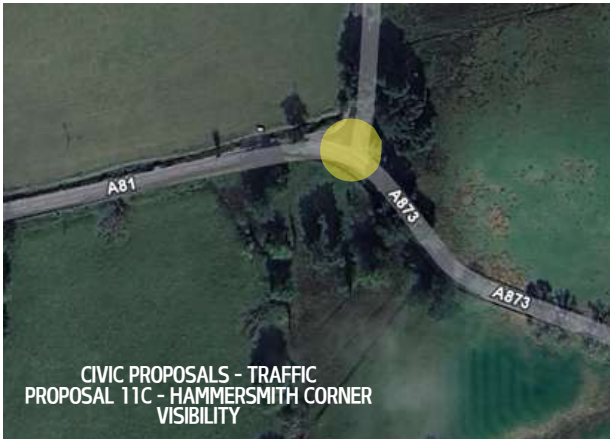


CIVIC PROPOSALS

PROPOSAL 11

ENCOURAGE AND ADDRESS THE IMPROVEMENT TO ACCESS VISIBILITY AND TRAFFIC MANAGEMENT MEASURES.

PROPOSAL 11C HAMMERSMITH CORNER



c. The junction of the A81 and the A873 at Hammersmith corner should be improved to afford better visibility for traffic turning right to Callander.

PROPOSAL 11D ACCESSES VISIBILITY IN BLAIRHOYLE AND RUSKIE



The visibility and identification of accesses onto the A873 at Blairhoyle and Ruskie should be improved.

PROPOSAL 11E TRAFFIC CALMING AND SPEED LIMITS



Traffic calming and speed limits should be addressed in the four communities of Port of Menteith, Dykehead, Blairhoyle and Ruskie.

LOCAL PLACE PLAN PROPOSALS

STEWARDSHIP

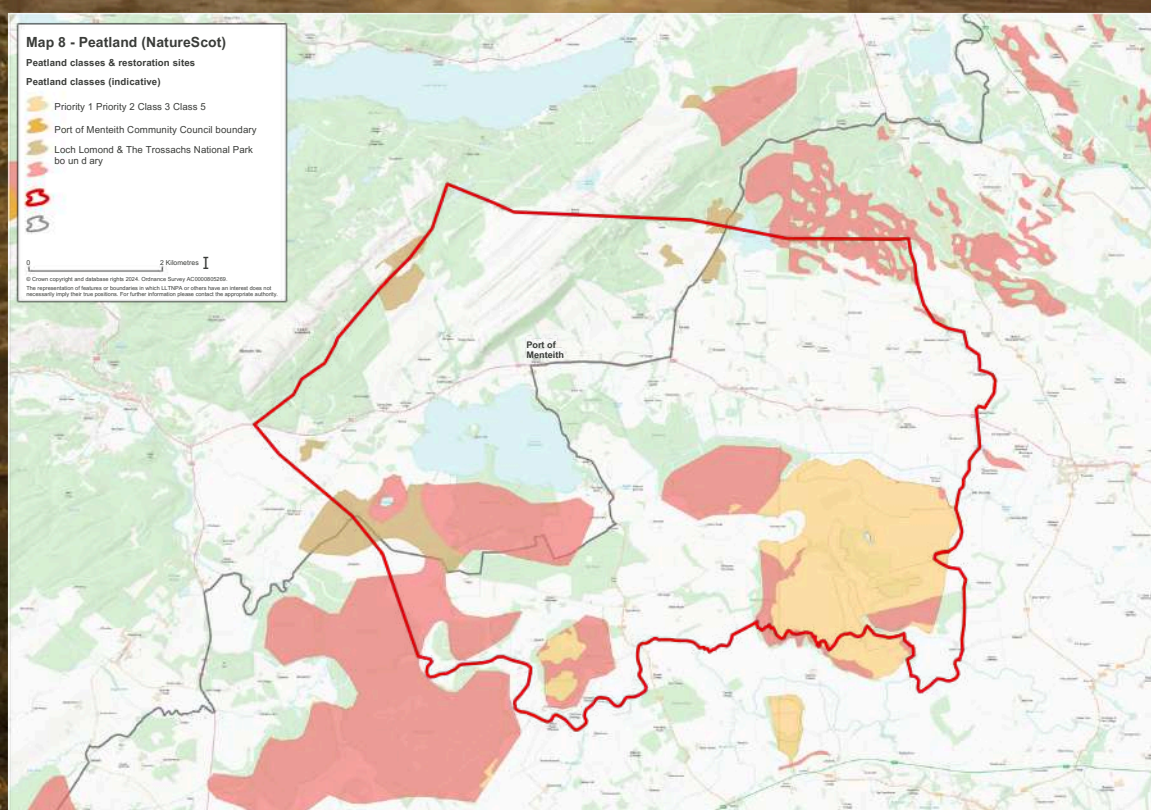
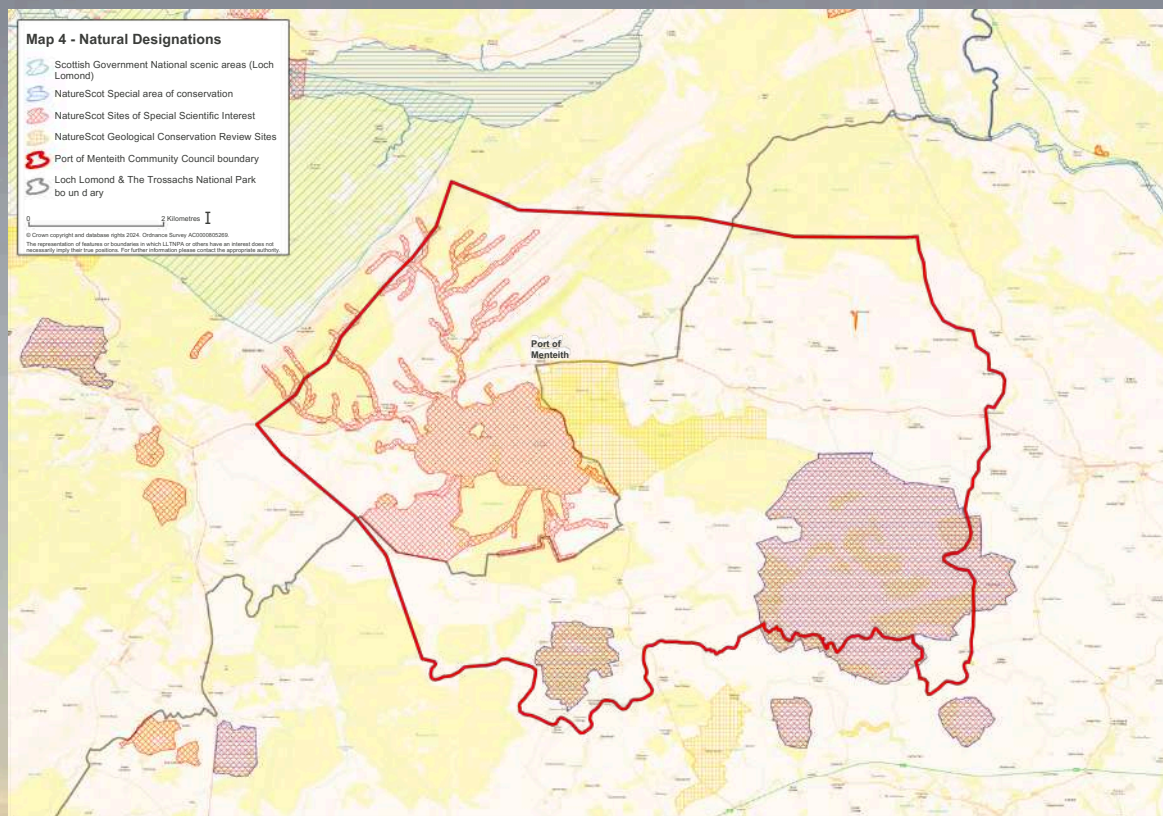
Also refer to natural space proposals

The area is blessed with Native and Ancient woodland as well as nationally important peatland, and boasts an important natural asset in its lake. These assets should be managed to retain and improve their bio diversity and biosecurity.

There are a number of sites where non-native invasive species (NNIS) are present such as rhododendron ponticum evident at the Jubilee Wood car park and other woodland sites, Himalayan balsam on the A81 roadside near Balabeg Farm and in surrounding watercourses, and Giant Hogweed on the B8034 near Cardross Bridge and the River Forth.



Silver Birch and Gorse, Cardross



STEWARDSHIP PROPOSALS

PROPOSAL 12

Encourage residents to recognise and report non-native invasive species (NNIS) spotted within the community through the appropriate reporting channels and to take community action where appropriate to help tackle the threat to biodiversity posed by these species.

IDENTIFY AND ERADICATE INVASIVE SPECIES



Rhododendron



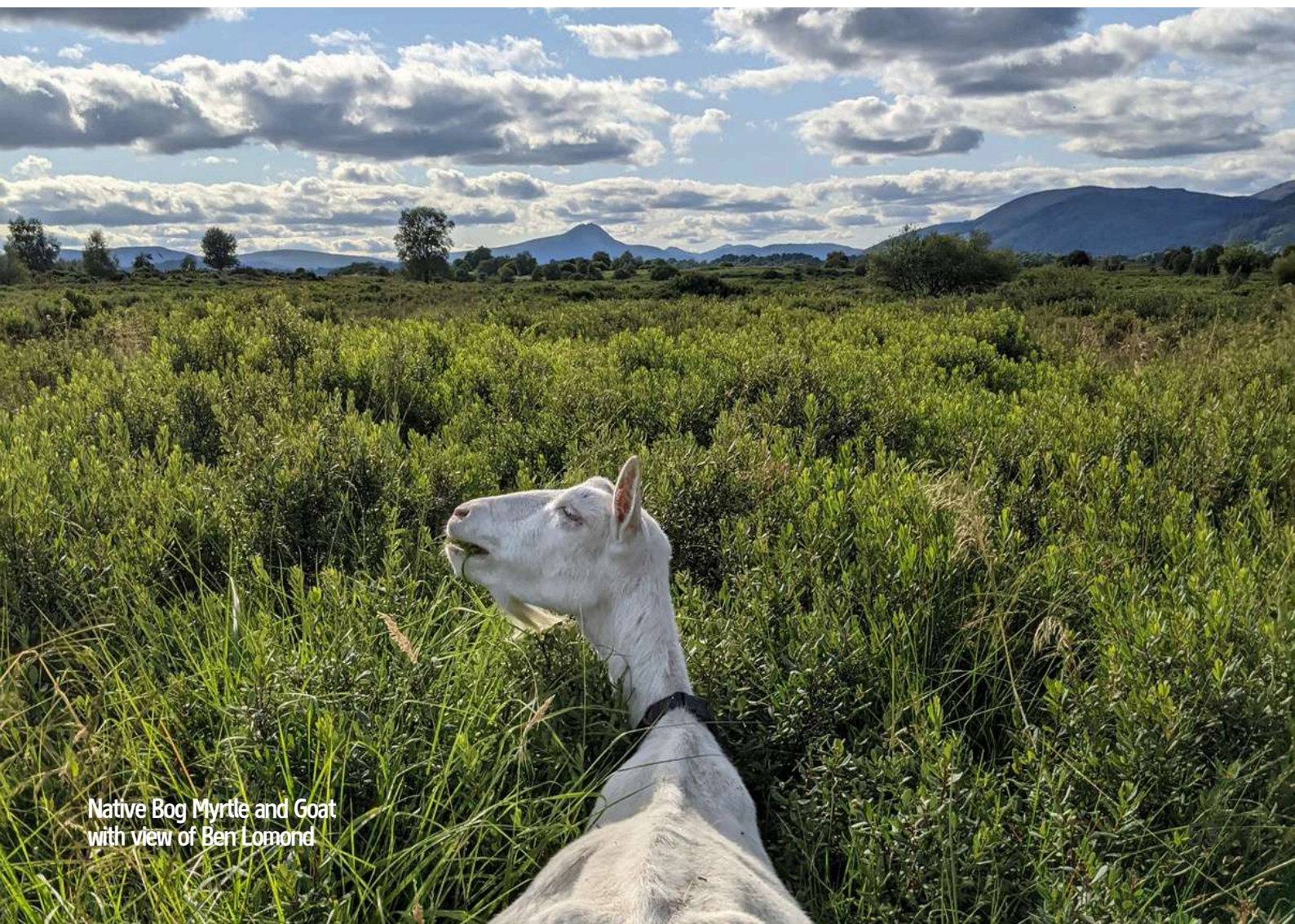
himilayan balsam



Japanese knotweed



Giant Hogweed



Native Bog Myrtle and Goat
with view of Ben Lomond

STEWARDSHIP PROPOSALS

PROPOSAL 13

IMPROVE SUSTAINABILITY & RESILIENCE OF COMMUNITY ASSETS

Adapting our venues and communities to be resilient to climate and biodiversity crises is important to our area. We will look to support our economic viability through a range of initiatives, to include improving thermal efficiency and retrofitting. Our ambition is develop the village hall as a resilient and community emergency space with opportunities to evolve future models of community led businesses to help our community assets to be sustainable.



Community banners for Stirling 900
with Create Club with Jodie

PLANNING CONTEXT

SUMMARY OF PROPOSALS AND NATIONAL PLANNING FRAMEWORK POLICIES JUSTIFICATION

A MOVING AROUND (NPF4 – Policies 13,14,18,20 and 23)

Proposal 1 : Mobility Hub at the Village Hall

Proposal 2 : Footpath between Village Hall and HES car park

Proposal 3 : Footpaths to link Mobility Hub to path networks to the north.

Proposal 4 : Progress safe cycling route between Stirling and Aberfoyle.

Proposal 5 : Waymark heritage routes.

B SPACES (NPF4 – Policies 7,14,23 and 31)

Proposal 6 : Improve access to the lake

Proposal 7 : Provide public open green space at the Glebe should it become available.

Proposal 8 : Provide motor home facilities at the village hall.

C RESOURCES (NPF4 Policies 15,16,17, 30)

Proposal 9: Satisfy housing needs in the area

Proposal 10: Develop the school and village hall as key spaces for play and recreation

D CIVIC (NPF4 Policies 14 and 23)

Proposal 11: Encourage and address the improvement to access visibility and traffic management measures.

E STEWARDSHIP (NPF4 Policies 3,4 and 22)

Proposal 12: Identify and eradicate Invasive Species

Proposal 13: Improve sustainability and resilience of community assets

PLANNING CONTEXT

INTRODUCTION

This is using the NPF4, Local Development Plans from LLTNPA and Stirling Council to justify the proposals in terms of planning policy.

NPF4 seeks to:-

- Promote sustainability, health and inclusion in the planning process
- Create Scotland-wide action to combat the climate and nature emergencies
- Developing better, liveable neighbourhoods that benefit communities
- Delivering transport links that allow us to leave the car at home more often
- A greener, healthier and more connected approach to transport planning

Stirling Council's Stirling's Towns, Villages and Rural Areas Transport Plan 2017-2027 called for improved and safe active travel links into the wider area network to Aberfoyle, Callander, Thornhill and Arnprior.

MOVING AROUND

LLTNPA Overarching Policy 1 : Connecting well to public transport and safe pedestrian/cycle access where possible.

Increasing and improving connections to nearby places, paths, piers, streets, bus stops, train stations and open space;

Sustainable Travel: support Active Travel choices where possible (prioritise walking, cycling and public transport use over car use) and transport infrastructure;

• **Safe Access and Parking:** provide safe road access and appropriate parking provision;

• **Visitor and Recreational Experience:** promote understanding and enjoyment (including recreation) of the special qualities of the area by the public including safeguarding access rights.



PLANNING CONTEXT

SPACES

NPF 4 – Policy 21 – Recreation: encourage, promote and facilitate spaces and opportunities for play, recreation and sport

SLDP Policy 15 states:

(d) Where appropriate, improve the provision of recreational facilities which promote local community well-being, health and quality of life benefits

LLTNPA states: promote understanding and enjoyment (including recreation) of the special qualities of the area by the public including safeguarding access rights; and increasing and improving connections to nearby places, paths, piers, streets, bus stops, train stations and open space;

NPF 4 Policy 29 :To encourage, promote and facilitate sustainable tourism development which benefits local people, is consistent with our net zero and nature commitments, and inspires people to visit Scotland

LLTNPA Overarching Policy 1 : Connecting well to public transport and safe pedestrian/cycle access where possible.

Increasing and improving connections to nearby places, paths, piers, streets, bus stops, train stations and open space;

Sustainable Travel: support Active Travel choices where possible (prioritise walking, cycling and public transport use over car use) and transport infrastructure;

Safe Access and Parking: provide safe road access and appropriate parking provision; • Visitor and Recreational Experience: promote understanding and enjoyment (including recreation) of the special qualities of the area by the public including safeguarding access rights;

NPF 4 Policy 4: Development proposals which by virtue of type, location or scale will have an unacceptable impact on the natural environment, will not be supported

Policy 6 : Development proposals that enhance, expand and improve woodland and tree cover will be supported.



Woodland , Lake of Menteith

PLANNING CONTEXT

HOUSING

Stirling Council's Local Plan addresses the prospect of housing in the countryside as follows:

Policy 2.10: Housing in the Countryside

(a) New houses (including those for holiday let outwith managed chalet developments), of a scale, layout and design suitable for their intended location, will be supported in the Countryside* where one or more of the following circumstances apply:

- (i) (ii) When they are within or closely and cohesively visually related to existing Building Groups and Clusters. Where they will occupy Infill sites relative to existing rows of houses.
- (iii) Outwith existing groups or Infill situations when the proposal is for a Single house at a specific type of site or for a specific purpose.
- (iv) When the Replacement or Renovation of a single house is proposed.

(v) When the proposal is for the Conversion, redevelopment or replacement of a Farm Steading or other range or cluster of Non-Domestic Buildings.

(vi) When the proposal will result in the beneficial re-use of a Brownfield Site. (b) Support may be given to single houses in the Green Belt (outwith building groups or infill situations) for specific purposes where consistent with Policy 1.5 and Supplementary Guidance on Housing in the Countryside and Green Belts

Stirling Local Development Plan: Supplementary Guidance SG36 Proposed Small Settlement designation at Blairhoyle 2024.

LLTNP Local Plan indicates a need for 75 new homes per year.

Community Consultation Drawing



PORT OF MENTEITH LOCAL PLACE PLAN

2025 -2035

Prepared by

PORT OF MENTEITH
COMMUNITY
COUNCIL

SUPPORTING AND SUSTAINING
A THRIVING AND CONNECTED
PORT OF MENTEITH FOR ALL

[PORTOFMENTEITH.ORG](https://portofmenteith.org)

FEBRUARY 2025