

STRATHFILLAN & GLEN DOCHART | PLACE PROFILE

This place profile brings together communities of place in an area of similar geographies, land use and local living. It sets out an introduction to the evidence we will use to inform the new Local Development Plan and covers three themes relating to the vision and chapters of the National Park Partnership Plan:

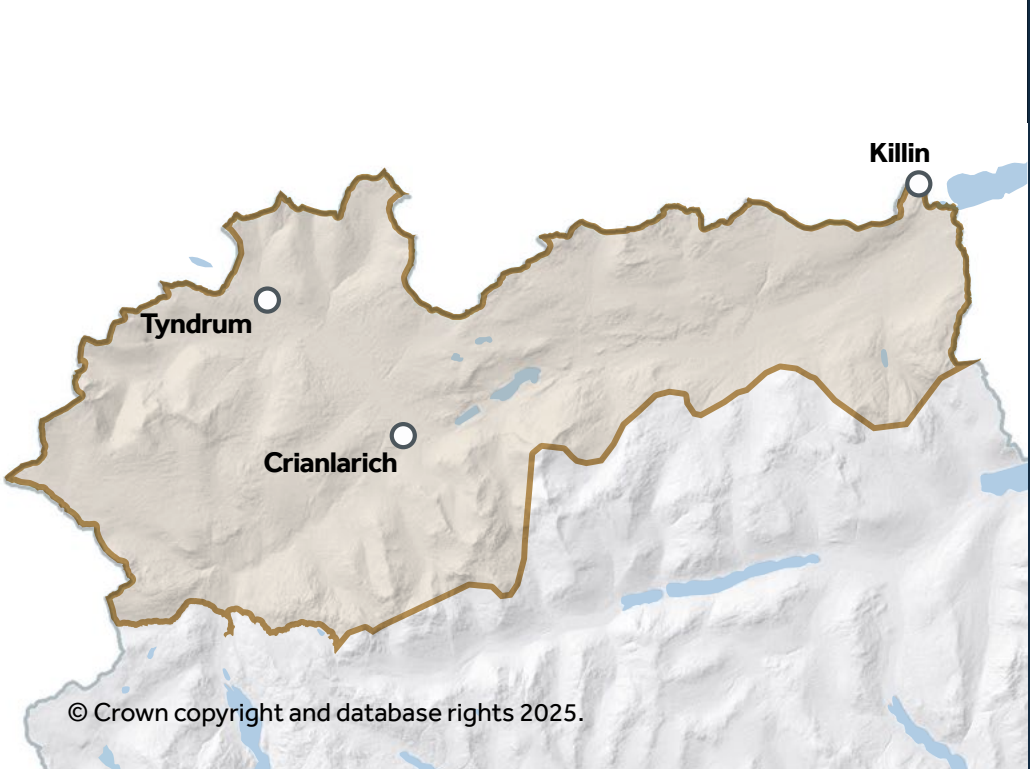
A NATURE POSITIVE PLACE
RESTORING NATURE

A CARBON NEGATIVE PLACE
CREATING A LOW CARBON PLACE

A THRIVING PLACE
DESIGNING A GREENER WAY OF LIVING



ABOUT STRATHFILLAN AND GLEN DOCHART



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DEFINING THE PLACE

This area is the most northern section of the National Park, taking in the areas of Strathfillan and Glen Dochart with settlements at Crianlarich, Tyndrum and Killin at the northeastern corner.

Community Council wards

- › Strathfillan
- › Killin to National Park boundary

Local Authorities

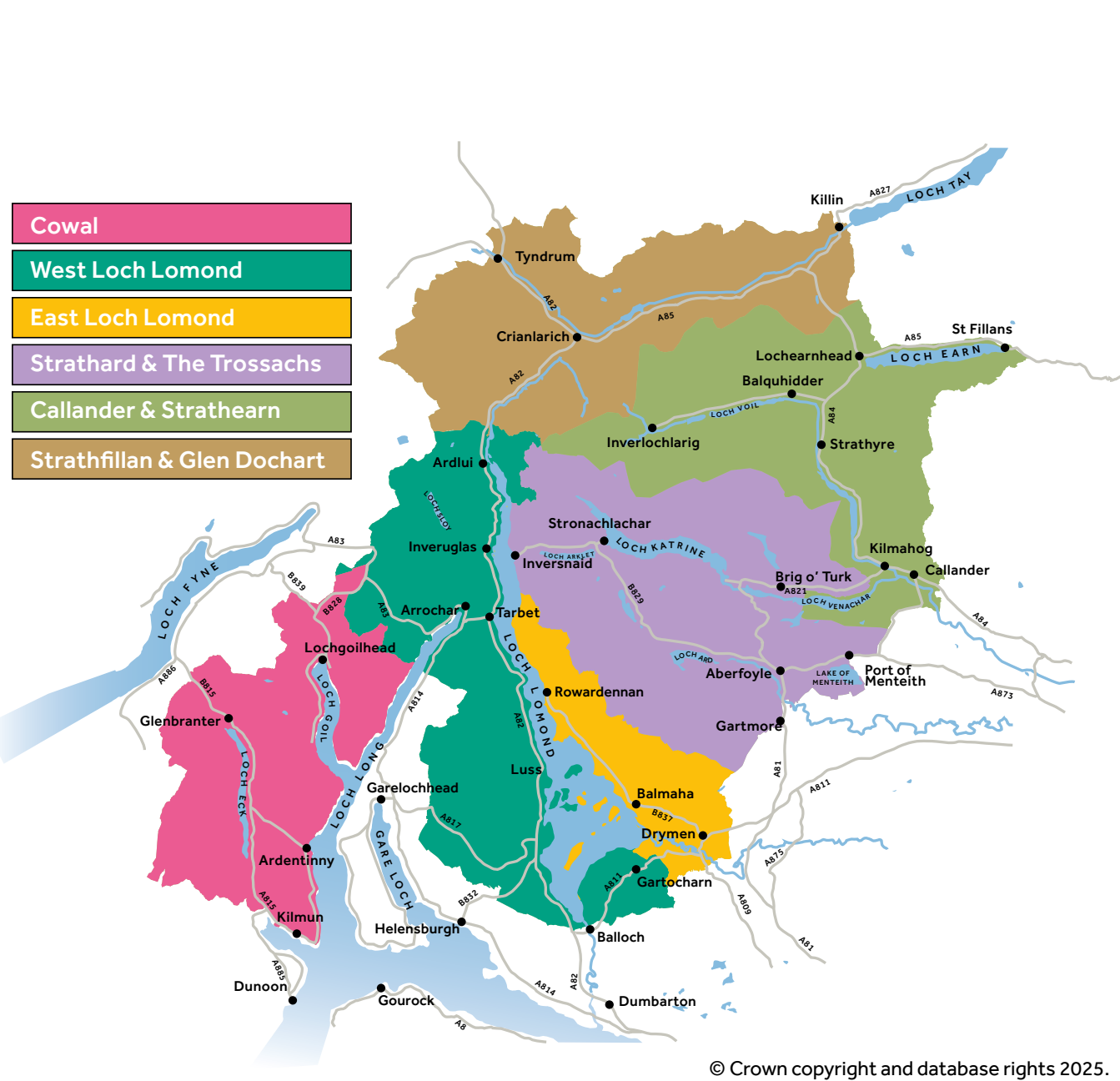
- › Stirling Council

PICTURE OF THE PLACE



This rural and rugged area lies within Breadalbane, The High Country, and is characterised by long glens and the surrounding open upland hills. Flat land is scarce, but where it does occur, it is settled and intensively used. The area has productive forestry along with mixed woodlands, including the ancient Caledonian Pine Forests, and has rich and varied nature and wildlife.

Hills include Ben More, Ben Lui, Ben Oss and Beinn Dubhchraig (all Munros), and these form the Southern Highlands – the southernmost extent of the Grampian mountains.



PLANNING AND DEVELOPMENT IN STRATHFILLAN AND GLEN DOCHART



NATIONAL STRATEGIC INFRASTRUCTURE IDENTIFIED IN NATIONAL PLANNING FRAMEWORK 4

Strathfillan and Glen Dochart is home to National Infrastructure as shown in the National Park Partnership Plan: the A82 and A85 trunk roads, the West Highland Railway Line and electricity transmission lines.

NATIONAL PARK PARTNERSHIP PLAN DELIVERY TO BE CONSIDERED

Strathfillan and Glen Dochart is not highlighted in the National Park Partnership Plan as an area for strategic investment and development.

DEVELOPMENT ACTIVITY - PLANNING APPLICATIONS

The recent development activity this area is experiencing is varied. In addition to housing and tourism, development includes underground mining and battery energy storage systems.

In the theme **‘A Thriving Place: greener economy and investing’**, the most significant planning applications for the area in recent years are listed and mapped to indicate the development activity to help illustrate how planning policies are used.



REGISTERED LOCAL PLACE PLANS TO BE TAKEN INTO CONSIDERATION

STRATHFILLAN COMMUNITY PLACE PLAN 2021-2031

The villages of Strathfillan: Crianlarich, Tyndrum and Inverarnan are proud of their distinct personalities. Cultural and natural heritage are at the heart of the community, however access to this is limited. Challenges include negative impacts from visitor pressures, lack of affordable housing, lack of access to essential services, insufficient public transport and connectivity, struggling economy, and development being stalled due to land availability. Priorities include:

- › Community and heritage
- › Transport/Roads
- › Health and Social Care
- › Economy
- › Housing



KILLIN & ARDEONAIG COMMUNITY PLACE PLAN 2021-2031



Grounded in the Scottish Government's principles of Community Wealth Building, this Local Place Plan encompasses ideas from within the community on inclusive ownership and land & property, directing finance & spending, and workforce. As an isolated rural community, with rich environmental and natural assets, there is a need for local sustainable economic development of the tourism, agriculture and energy sectors, while retaining and improving public services and transport to support wellbeing.

- › Developing the outdoor & recreation offering
- › Providing for children & young people
- › Addressing public transport & connectivity
- › Growing community enterprises



A NATURE POSITIVE PLACE

UNDERSTANDING THE PLACE

National Planning Framework 4 (NPF4) is our national spatial strategy for Scotland. It sets out regional priorities for this theme as follows: *“Loch Lomond and The Trossachs National Park has landscape-scale opportunities to restore and enhance nature and respond to climate change, including through woodland creation and peatland restoration, as well as natural flood risk management.”*

This is an introduction to the data and information (evidence) for A Nature Positive Place outcomes to be used in developing the new Local Development Plan.

This is to be viewed alongside *A Nature Positive Place: Issues and Opportunities*.

For more information on this theme, please go to the Topic Papers listed below:

- 1. Climate Change and Land Use
- 2. Biodiversity, Natural Places, and Forestry, Woodland and Trees
- 4. Flooding, Water Management and, Blue and Green Infrastructure

The Strategic Flood Risk Assessment (SFRA) Report and Map also provide more information.

LAND USE

Scotland’s Third Land Use Strategy 2021-2026 Getting the best from our land, is a useful visioning tool for what our landscapes could look like, providing illustrated examples for different areas. Land use in this area includes three of the seven illustrative landscapes: Settlements, Semi-natural land and Rivers and water bodies. The predominant landscapes are:

- › **Semi-natural land** - a wide-ranging landscape category which includes mixed farmland, forests, hills, mountains and moors, and is central to delivering how multifunctional landscapes can deliver holistically for people, climate and nature here.
- › **Rivers and water bodies** - some of our greatest natural assets: contributing to health and wellbeing; supporting a rich diversity of wildlife; and providing the basis for sustainable economic activity such as tourism.

LANDSCAPE

Human activity and natural processes shape our landscapes and the distinctive landscape of Strathfillan and Glen Dochart and its Special Qualities are important.

LANDSCAPE CHARACTER

The Landscape Character of the area is ‘Highland Summits’ with the ‘Straths and Glens’ character type through Strathfillan and Glen Dochart, with the ‘Upland Glens’ of Glen Lochy, Glen Falloch and Glen Ogle.

SPECIAL LANDSCAPE QUALITIES

Special qualities of the landscape in Strathfillan and Glen Dochart include:

- | | |
|--|-----------------------------------|
| Breadalbane | › The rocky pass of Glen Ogle |
| › Steep mountains and long glens | › Killin and the Falls of Dochart |
| › Crossroads within remote mountain ranges | › Expansive Glen Dochart |
| › A landscape of distinctive glens and straths | › Wide Strathfillan |
| | › Sinuous Glen Falloch |

WILD LAND AREAS

Wild Land Areas are the most extensive areas of high wildness. They are identified as nationally important in National Planning Framework 4 but are not a statutory designation.

There are three Wild Land Areas here, all a complex range of steep, high and sometimes craggy hills:

- › 06 Ben Lui, to the west
- › 07 Ben More – Ben Ledi, to the south
- › 10 Breadalbane – Schiehallion, to the north

NATURE

DESIGNATED SITES

Nearly a fifth of our most special designated sites for nature are in decline across the National Park. This area is rich in protected sites, reflecting the high nature value and potential in the area; Glen Etive and Glen Fyne Special Protection Area to the west, the River Tay Special Area of Conservation (SAC), Ben Lui SAC and Meall na Samhna SAC are in this area. Large SSSIs are focused on the mountains in the Wild Land Areas, with smaller sites in the wooded straths and glens. There is a Geological Conservation Review Site at Auchtertyre.

CARBON STORAGE AND EMISSIONS

In Strathfillan and Glen Dochart our peatlands have significant potential to store carbon, however those peatlands are currently a source of greenhouse gas emissions, as exposed and drained peatland soils actively release greenhouse gases into the atmosphere and water courses. Addressing the priority areas for peatland restoration identified in the National Park Partnership Plan will reduce the amount of emissions, create the conditions for carbon capture, improve water quality and storage, bringing many other benefits for climate, nature and people.

Strathfillan and Glen Dochart is wooded along its straths and glens and these areas have potential to store even greater volumes of greenhouse gases and act as carbon sinks.

PRIORITY SPECIES

The Glen Etive and Glen Fyne Special Protection Area is classified for its breeding golden eagle population.

Glen Dochart is one of the best places in the National Park to see farmland wading birds including curlew, lapwing, oystercatcher, and snipe. As a result of their efforts, land managers involved in the Glen Dochart Waders Project saw an 86% increase in the population of breeding waders between 2010 and 2015. The wader population has fluctuated since then and ongoing habitat management is being undertaken by land managers to try to retain the birds at their current levels.

Beavers are present throughout the area and an ongoing NatureScot survey will provide a clearer picture of beaver distribution in the coming months.

WATER AND CATCHMENTS

Strathfillan and Glen Dochart is a landscape of straths and glens set amongst highland summits.

It is primarily within the water catchment of Tay, with Leven in the southwest. The River Basin Management Plans for Scotland set out a range of actions to address significant problems affecting water quality, physical condition, water resources, and the migration of wild fish.

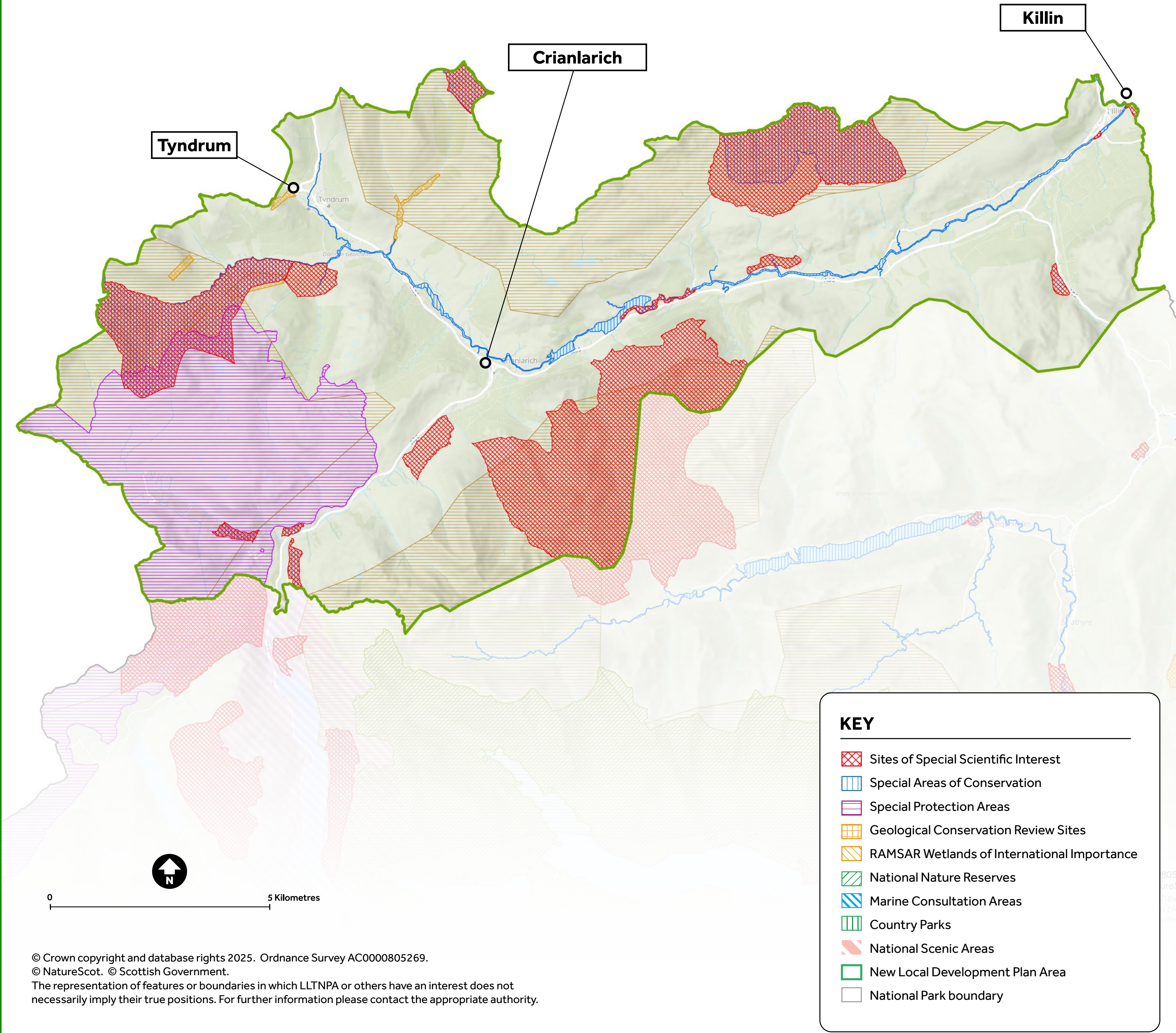
AREA BASED PLANS AND STRATEGIES

In addition to the Topic Paper and Local Place Plan references, the following information is local to this area:

- › Deer Management Group Plans and Count Surveys
- › Wild Strathfillan – selected surveys and reports

STRATHFILLAN & GLEN DOCHART

A NATURE POSITIVE PLACE UNDERSTANDING THE PLACE MAP



A NATURE POSITIVE PLACE

ISSUES AND OPPORTUNITIES

This is an introduction to the data and information (evidence) for A Nature Positive Place outcomes to be used in developing the new Local Development Plan. This is to be viewed alongside *A Nature Positive Place: Understanding the Place*.

ISSUES

CLIMATE CHANGE

The map shows climate change risks in the Loch Lomond & the Trossachs National Park (March 2024) Climate Change Adaptation Risks and Opportunities Assessment study:

- › **Crianlarich** – flood risk, increased precipitation, and storms.
- › **Tyndrum** – flood risk, increased precipitation, and storms.
- › **A82, Falls of Falloch** – flood risk, increased precipitation, storms, wildfires on the hills.

We will also draw on the Stirling Council Climate Strategy (Draft November 2024).

AREAS VULNERABLE TO FLOODING

The Local Plan Districts are Tay, Clyde and Loch Lomond, these are the geographical areas where flood risk management plans are used to manage flood risk.

Based on SEPA Future Flood Maps V3.0 the settlements here are vulnerable to both river and surface water flooding. There are no community based Potentially Vulnerable Areas (2024). Potentially Vulnerable Areas are specifically defined areas where the risks to property from flooding, and the estimated average annual damages occurring as a result of flooding, are greatest.

INVASIVE NON-NATIVE SPECIES (INNS)

Invasive non-native species are not as significant a pressure here as in other locations in the National Park.

TREE HEALTH

Phytophthora ramorum (affecting Larch), and the resultant changes to the landscape and nature are a pressure here. The area is in the Phytophthora ramorum Priority Actions Zone (where actions will have the greatest impact on controlling spread).

HERBIVORE PRESSURES

Herbivore pressure is an issue here. To achieve objectives for habitat recovery and Nature Networks, sustainable management of herbivores is required through continued partnership working with landowners and land managers.

WATER AND WATER QUALITY

Examples of key pressures include legacy pollution from historic mining which is identified as a pressure on the River Fillan by SEPA.

OPPORTUNITIES THROUGH PARTNERSHIP WORKING

NATURAL CAPITAL APPROACH

NatureScot is leading the development of an innovative new tool that will facilitate decision makers to take a natural capital approach for managing land at the landscape scale in Scotland. The intention is that this tool will support integrated and collaborative approaches to land management and, if available, will be used within the evidence base.

NATURE NETWORK OPPORTUNITIES

The map illustrates the National Park Partnership Plan main priority areas for nature restoration efforts across three key habitat types, as part of a Nature Network approach:

- › **Peatland Restoration** in the uplands around Ben Lui and north and south of the Dochart,
- › **Woodland Restoration** and expansion throughout the area on lower slopes and straths (avoiding peatland restoration areas) and
- › **Water and Wetland restoration** in combination with woodland expansion following the Rivers Fillan and Dochart.

NATURAL FLOOD MANAGEMENT

The SEPA Natural Flood Management Maps identify areas where nature-based solutions could be most effective for sustainable flood risk management, and these are to be further investigated in conjunction with the broad scale habitat recovery priority areas in our National Park Partnership Plan. Opportunities in this area include areas for flood plain storage at Strathfillan and also, more broadly, run-off reduction and sediment management.

SIGNIFICANT FORESTRY OPERATIONS OPPORTUNITIES

Several large privately owned commercial forest blocks are being managed here, along with Tyndrum Community Woodland and Forestry and Land Scotland holdings.

Tyndrum Community Woodland, part of the Wild Strathfillan Project, note their focus on opportunities to harvest and restructure the non-native coniferous elements of the woodland towards the further restoration of native species and increased woodland resilience.

The Forestry and Land Scotland Cononish Land Management Plan (LMP), out for consultation, covers an area of 651 hectares to the west of Tyndrum. The key challenge for the LMP area is the management of Larch on steeper slopes. This plan aims to pro-actively remove a large proportion of this vulnerable crop. The long-term vision for the area is to move towards a more diverse forested landscape that is better integrated into the wider landscape. Productive forestry will remain within a core zone, while native habitat expansion will increase biodiversity and habitat connectivity.

A large-scale private native woodland creation proposal (around 1100 hectares) is being developed in the west of this area.

LANDSCAPE SCALE RESTORATION PROJECTS

Future Nature

The Future Nature Strategy is an ambitious initiative aimed at halting and reversing the decline of nature within the National Park and emphasises the importance of restoring habitats and enhancing biodiversity to create a resilient, nature-rich environment. It promotes sustainable land use practices that align with nature restoration and climate objectives.

The landscape in this area is a vital strategic piece in a much wider nature recovery network across Central and Northern Scotland and delivery here is focused on developing and delivering Wild Strathfillan. Wild Strathfillan is an ambitious nature restoration project across 50,000 hectares of the National Park. Wild Strathfillan will build a nature recovery network, helping to restore natural processes and ecological function, creating a healthier, more resilient, and better-connected landscape. Nature will thrive alongside the rural industries that underpin the local community.

Forth Climate Forest

The Forth Climate Forest covers the Stirling Council area and includes over 60% of the National Park. This landscape scale project focuses on communities, canopy cover, connectivity and climate. Killin is included in the tree canopy cover analysis and mapping area of work. The woodland connectivity mapping shows this area as being a key area for woodland connectivity routes and targeted woodland creation. The target destination for migration routes for woodland species from Central Scotland is the east of this area at Loch Tay, coming over Creag Gharbh from Loch Earn.

Greater Cononish Glen

The 30-year Greater Cononish Glen Management Plan, secured via the permission for the Cononish Gold Mine, has delivered native woodland creation along with a range of landscape and recreational improvements. A large 20 hectare enclosure and three smaller enclosures have been planted with native species to create low-density native woodland within Ben Lui Special Area of Conservation and adjacent to the Coille Coire Chuilc SSSI Caledonian pinewood. Further improvements will be secured in the coming years.

FARMING AND LAND USE

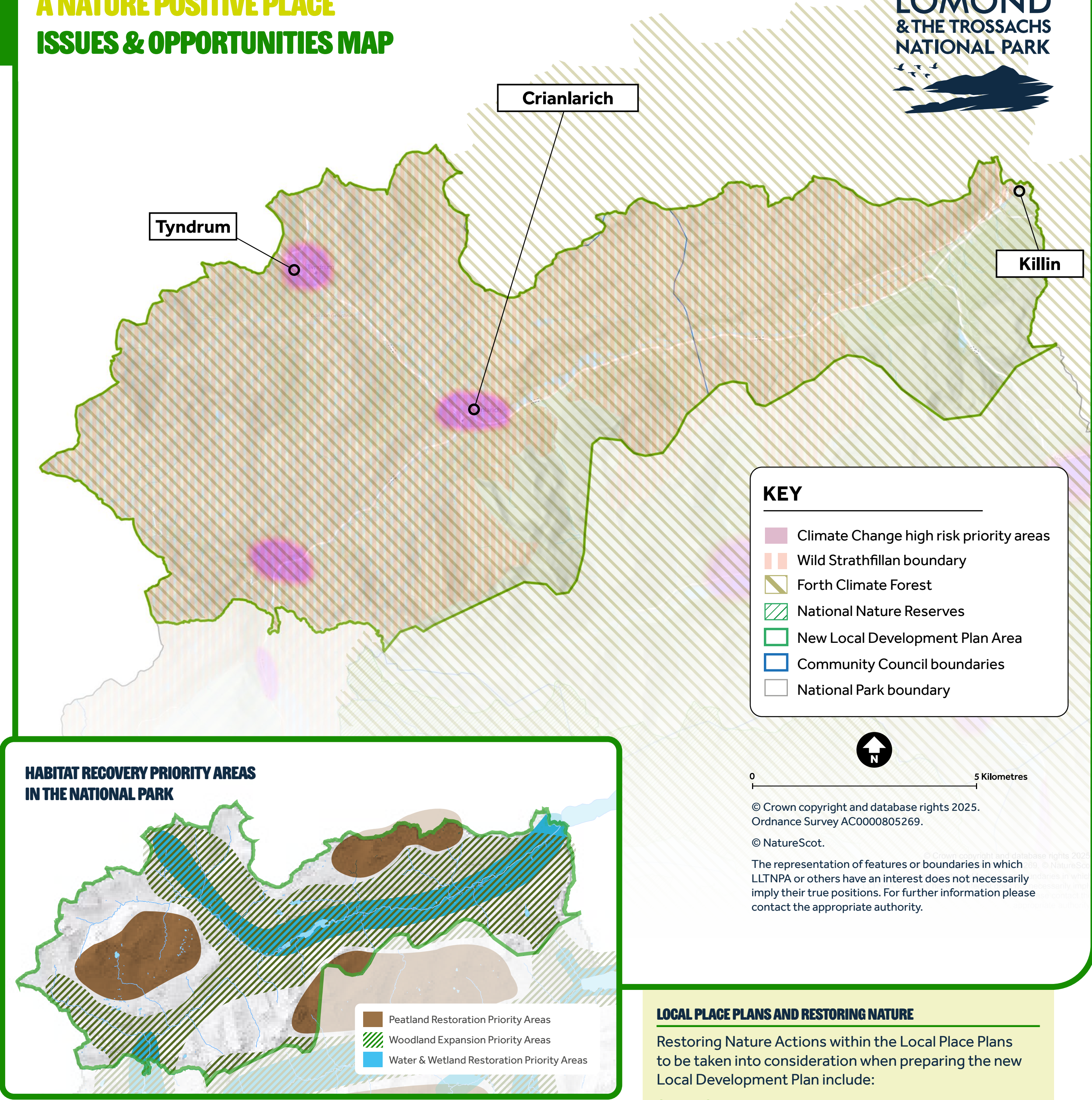
We are developing a Value of Farming and Land Use Study which will be a key source of evidence at park-wide and local level. Herbivore action planning and Regenerative Farming for Nature objectives will be key considerations.

Landownership in the area is a mix of large estates and smaller holdings under a variety of tenure options – owner occupier, tenancy, and contract farming.

This area is covered by four Deer Management Groups: Inverary and Tyndrum, Balquhiddier, Breadalbane and a small area of South Perthshire southeast of Killin.

STRATHFILLAN & GLEN DOCHART

A NATURE POSITIVE PLACE ISSUES & OPPORTUNITIES MAP



LOCAL PLACE PLANS AND RESTORING NATURE

Restoring Nature Actions within the Local Place Plans to be taken into consideration when preparing the new Local Development Plan include:

Strathfillan

- › Cattle Creep: Work with Forestry and Land Scotland to repair the path and investigate a Community Asset Transfer over this land.

Killin

- › Biodiversity: Investigate increasing biodiversity on public land and community-owned sites.

A CARBON NEGATIVE PLACE: UNDERSTANDING THE PLACE

National Planning Framework 4 (NPF4) is our national spatial strategy for Scotland. It sets out regional priorities for this theme as follows: *“The National Park will continue to support the quality of life and health of the urban population and its future priorities include new infrastructure provision to provide a quality visitor experience and support people to connect with nature, as well as a greener tourism sector supported by innovative low carbon transport solutions. Long distance active travel and rail routes have untapped potential to provide sustainable tourism solutions.”*

The National Park Partnership Plan aims to support improvement of travel infrastructure, making more of the National Park accessible to all. This will be achieved through the development of sustainable and active travel options, offering a diverse range of travel choices and itineraries.

This is an introduction to the data and information (evidence) for A Carbon Negative Place outcomes to be used in developing the new Local Development Plan.

- This is to be viewed alongside **A Carbon Negative Place: Issues and Opportunities**.
- For more information on this theme, please go to the Topic Papers listed below:
- 3. Infrastructure First
 - 4. Flooding, Water Management and, Blue and Green Infrastructure
 - 6. Sustainable Transport
 - 8. Living Well Locally
 - 9. Cultural Heritage and Place
 - 10. Rural Economy

VISITOR INFRASTRUCTURE INVESTMENT PRIORITIES AND HUBS

The map shows the Infrastructure Investment Areas in the National Park Partnership Plan, for visitor experience and to provide wider benefits to communities and businesses. This area is home to the secondary hubs of Tyndrum, Crianlarich and Killin.

Infrastructure investment at these visitor hubs can provide more sustainable ways for people to travel to, from, and within the National Park through improved and joined up sustainable and active travel options.



TRAVEL AND TRANSPORT

Transport and travel connections between the hubs at Tyndrum and Crianlarich, and to and from the area are good for car and public transport. Connections to Killin and beyond to other areas of the National Park are often lacking.

LONG DISTANCE PATH ROUTES

The map shows the key promoted long distance routes through Strathfillan and Glen Dochart:

- › The West Highland Way
- › National Cycle Network Route 7 (NCN7) – Killin
- › The Rob Roy Way

With the exception of the West Highland Way some sections of these routes have great potential for active travel use by commuters and communities. Killin is a hub for facilities for National Cycle Network Route 7 (NCN7) and the Rob Roy Way. Tyndrum is a hub for facilities for the West Highland Way.

BIKE FACILITIES

- › Cycle parking is available in communities and at visitor sites.
- › There is an open public bike repair station at Killin Community Hub.
- › There are no known e-bike charging facilities.

ROADS

The main A82 and A85 trunk roads pass through the area, noting resilience challenges for the A82.

RAIL SERVICES

There are two main train lines in Strathfillan and Glen Dochart.

- › West Highland Line from Glasgow to Oban via Crianlarich and Tyndrum Lower
- › West Highland Line from Glasgow to Fort William via Crianlarich and Tyndrum Upper.

PUBLIC BUS AND COACH SERVICES

There is community transport, a limited bus service and some coach services here. Stirling Council's demand-responsive transport (DRT) is in operation.

Community Transport:

- › Killin and District Volunteer Car Scheme
- › Killin Community Bus Company
- › Killin and Strathfillan DRT (travel within this area only)

Buses:

- › Stirling to Killin-Crianlarich-Tyndrum (Saturdays)
- › Callander to Killin

Coaches:

- › Glasgow to Fort William/Oban (via Crianlarich and Tyndrum)
- › Killin to Crieff
- › Killin to Aberfeldy
- › Callander to Killin

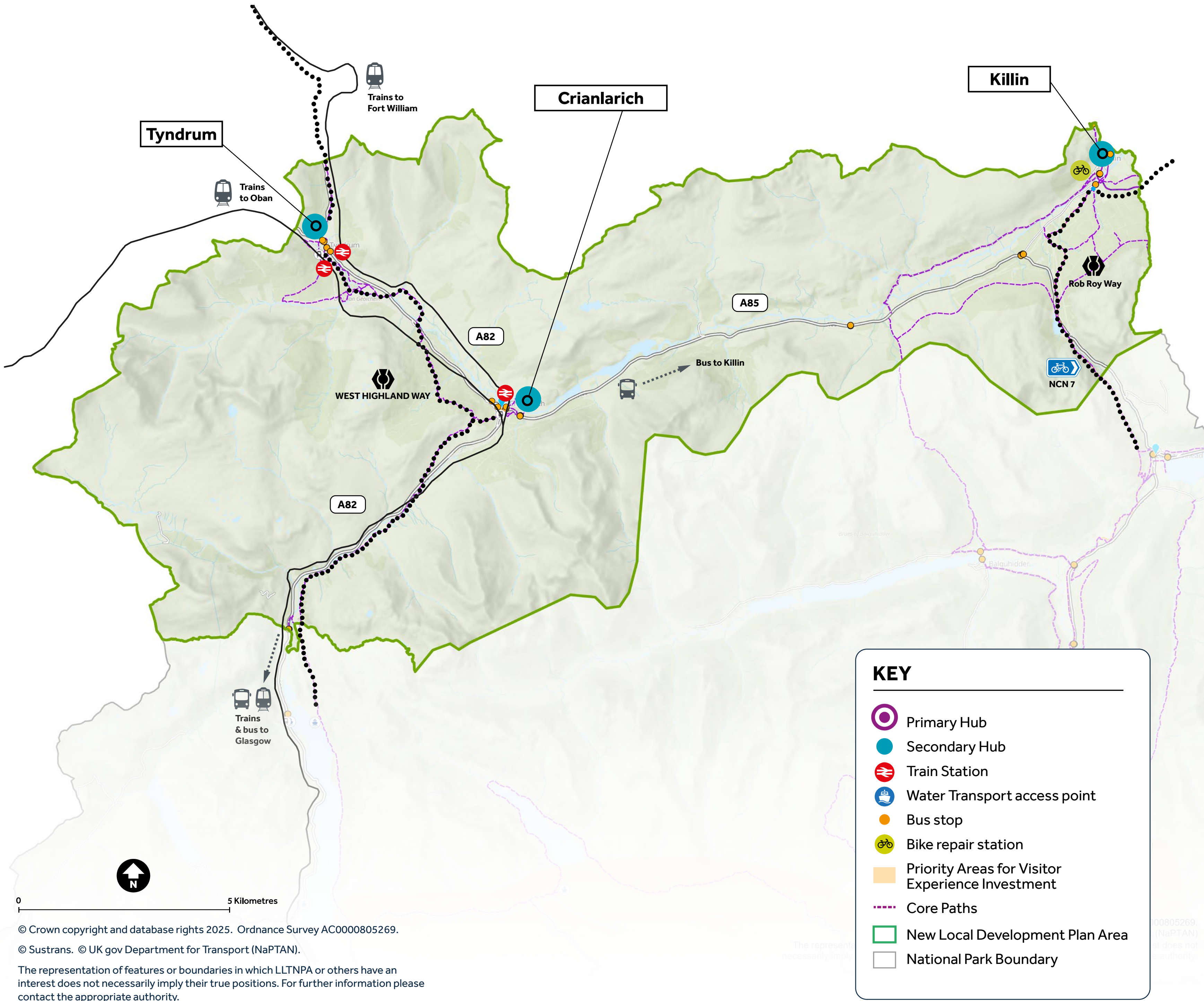
AREA BASED PLANS AND STRATEGIES

In addition to the Topic Paper and Local Place Plan references, the following information is local to this area:

- › Stirling Council's Sustainable Mobility Strategy [Draft]
- › Stirling Council Towns, Villages and Rural Areas Transport Plan 2017 – 2027

STRATHFILLAN & GLEN DOCHART

A CARBON NEGATIVE PLACE UNDERSTANDING THE PLACE MAP



A CARBON NEGATIVE PLACE: ISSUES AND OPPORTUNITIES

This is an introduction to the data and information (evidence) for A Carbon Negative Place outcomes to be used in developing the new Local Development Plan. This is to be viewed alongside *A Carbon Negative Place: Understanding the Place*.

ISSUES

TRAFFIC

79% of visitors arrive in the National Park by car and 73% explore the area by car according to our 2019/20 Visitor Survey. An update to this evidence will be available in the coming months.

If there is no intervention, car-based travel is predicted to increase nationally by 40% by 2037. The resultant congestion and environmental impact of car travel in the National Park has an impact on communities and visitors.

The main A82 and A85 are the most heavily used roads within this area.

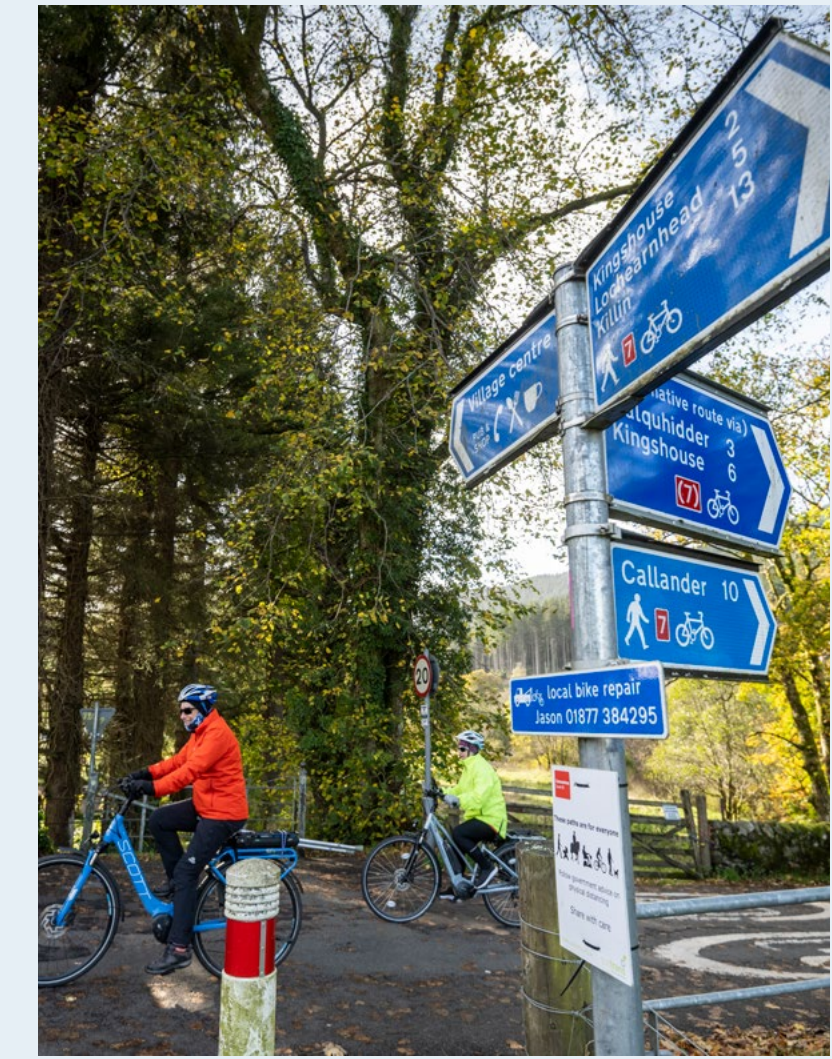
VISITOR PRESSURE AND CONGESTION HOTSPOTS

Visitor pressures in terms of vehicles and behaviours, are less widespread in this area, however both are experienced along the A82 road and its laybys and at the Falls of Falloch visitor site.

SAFE COMMUNITY ACTIVE TRAVEL AND CHALLENGES OF LOCAL LIVING

The National Cycle Route 7, running through Glen Ogle to Killin, is popular with cyclists. There is a further National Cycle Route link between Tyndrum and Crianlarich.

The rural nature of the area creates challenges in living well locally, both in terms of path networks and also in terms of interconnectivity of public transport within the area.



OPPORTUNITIES

INFRASTRUCTURE AND SERVICES INVESTMENT

A more coordinated, connected, better designed and managed network of visitor sites could assist rural visitor locations, local authorities, and communities to make improvements to cope with increased visitor pressure, offer enhanced visitor experiences and promote responsible tourism (land and water based), with low-carbon and nature-conscious approaches. This could reduce the impact of climate change and make it easier to manage visitor pressures, reducing the need for enforcement action.

Investment in Priority Areas and Hubs is to be delivered through the Place Programme and the Mobility Partnership.

The National Park Place Programme is a place-based multi-year programme for prioritised capital investment in visitor management infrastructure. National Park partners are working with each other, and with local and national stakeholders, to develop this programme.

The National Park Mobility Partnership Programme is designed to secure the investment, expertise and resources needed to deliver an efficient, inclusive, and lower-carbon transport system across the National Park, contributing to the overall vision of a thriving, nature-positive, and carbon negative National Park.

- Opportunities for infrastructure and services investment include:
- Infrastructure improvements at Place Programme agreed hubs of Crianlarich, Tyndrum and Killin.
 - Blue and green infrastructure improvements across all site infrastructure, active travel and transport developments to benefit biodiversity.
 - Sustainable transport strategy across the areas, connecting the hubs of Tyndrum, Crianlarich, Killin and beyond.
 - Investing in the development of active travel; Tyndrum to Killin Cycle Path.
 - Active travel improvements, especially between Arrochar and Tarbet.
 - Maximising the potential of the long-distance routes.
 - Maximising the potential of the West Highland Line.

LOCAL DELIVERY PARTNERSHIPS

Tyndrum Infrastructure Group (TIG) is in this area; they have recently delivered a Changing Places Toilet in the village. There are currently no Visitor Management Groups in Strathfillan and Glen Dochart.

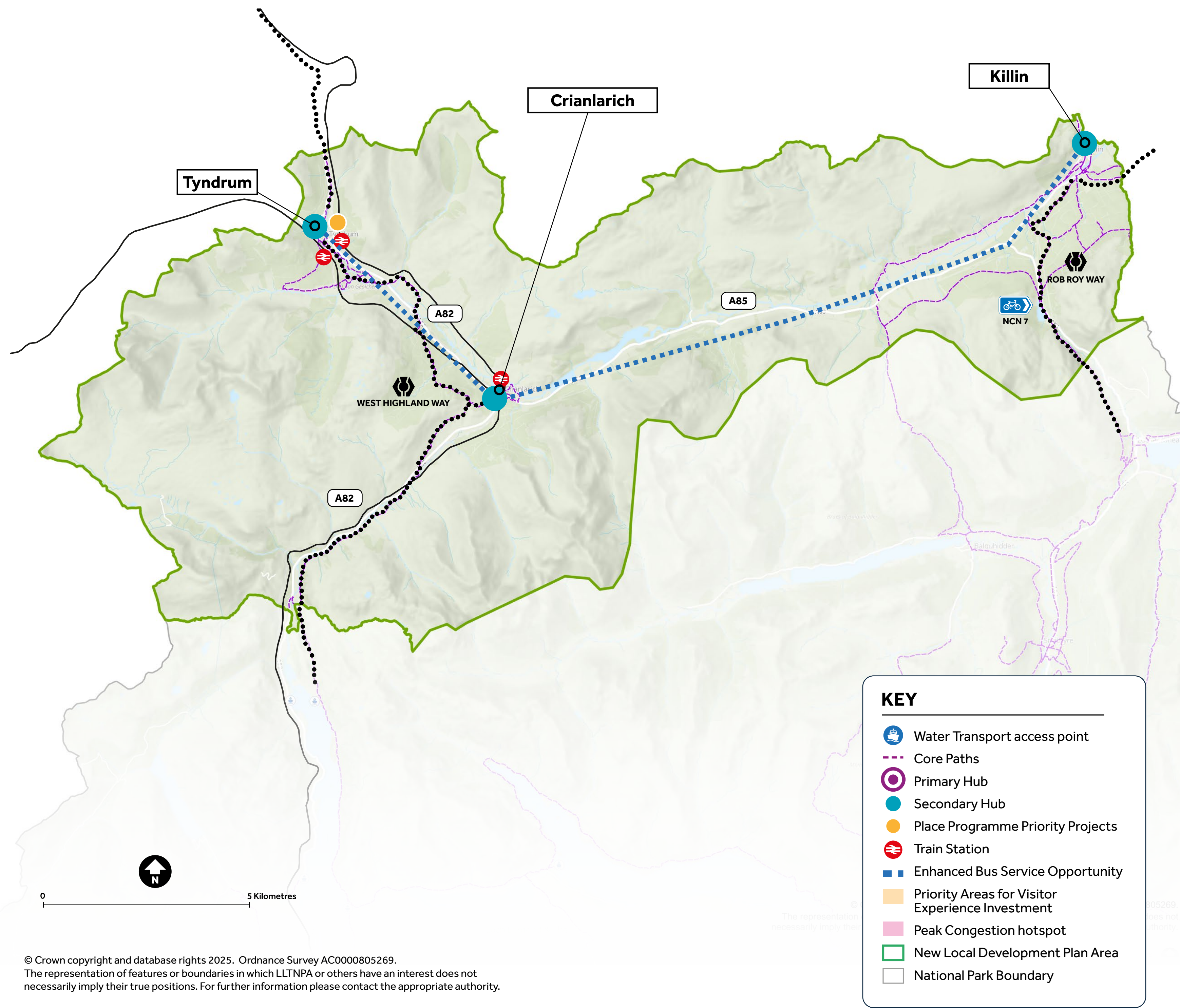
LOCAL PLACE PLANS AND CREATING A LOW CARBON PLACE

Creating a Low Carbon Place Actions within the Local Place Plans to date to be taken into consideration when preparing the new Local Development Plan include:

- | | |
|---|--|
| Strathfillan Place Plan 2021-31 | Killin and Ardeonaig Local Place Plan 2021-31 |
| ➤ Completing the cycle path between Tyndrum and Crianlarich. | ➤ Exploring off-road NCN 7 cycle route from Killin to Ardeonaig. |
| ➤ Improving path to camping and wild swimming area north of Crianlarich. | ➤ Introducing integrated bus travel to surrounding villages to support locals and visitor economy. |
| ➤ Improving camping spot east of Crianlarich station with basic facilities. | ➤ Walking/Cycling: upgrade and map existing cycle network. Develop further mountain trails (including pump track) to improve health/wellbeing and tourism. |
| ➤ Improving footbridge over river in the village in Tyndrum. | ➤ Outdoor hub: work with National Park Authority to market and develop multiple outdoor pursuits opportunities. |

STRATHFILLAN & GLEN DOCHART

A CARBON NEGATIVE PLACE ISSUES AND OPPORTUNITIES MAP



A THRIVING PLACE:

COMMUNITY AND LOCAL LIVING

National Planning Framework 4 (NPF4) is our national spatial strategy for Scotland. It sets out regional priorities for this theme as follows: *“The area’s communities can adapt to support more localised living and working opportunities, with improved digital connectivity and affordable housing. More integrated planning and land management offers opportunities to support land use change and reduction of greenhouse gas emissions. The approach also links with and relates to the action area to the north.”*

This sets out that *“Local Development Plans in this area should maintain and help to grow the population by taking a positive approach to rural development that strengthens networks of communities.”*

This is an introduction to the data and information (evidence) for *A Thriving Place: community and local living outcomes* to be used in developing the new Local Development Plan.

- This is to be viewed alongside *A Thriving Place: greener economy and investing*. For more information on this theme, please go to the Topic Papers listed below:
2. Biodiversity, Natural Places, and Forestry, Woodland and Trees

3. Infrastructure First

4. Flooding, Water Management and, Blue and Green Infrastructure

5. Energy and Heat and Cooling

6. Sustainable Transport

7. Housing

8. Living Well Locally

9. Cultural Heritage and Place

10. Rural Economy
- The Play Sufficiency Assessment also provides more information.

LIVING WELL LOCALLY

The map shows the town and village communities within this area with their local living facilities. This information can be built on to develop strategies for planning for ‘Living Well Locally’; an approach similar to 20-minute neighbourhoods but for the rural context.

The area faces population decline and poor public transport connections between settlements and to Callander and therefore Stirling Council and NHS Forth Valley services. There are primary schools in Crianlarich and Killin, with secondary schooling in Callander.

KILLIN

Killin provides a range of essential services for living well locally including medical services, food shopping and community spaces, however Killin has experienced retail closures. There is a regular bus service connecting Killin to Callander, but in terms of accessing a wider range of services Killin uses Stirling, with a bus service connecting from Callander (Saturdays direct).

TYNDRUM

Local services in Tyndrum are minimal. Residents rely on Killin and Callander for wider services, while Tyndrum also connects west to Dalmally and Bridge of Orchy. This makes living well locally challenging. Public transport connections are in place to Killin, Callander and Stirling, but are limited. Rail connections to Glasgow and Oban are in place.

CRIANLARICH

Crianlarich has a smaller range of local services and so as with Tyndrum, residents rely on Killin and Callander for wider services, while Crianlarich also connects west to Dalmally and Bridge of Orchy. This makes living well locally challenging. Public transport connections are in place to Killin, Callander and Stirling, but are limited. Rail connections to Glasgow and Oban are in place.

COMMUNITY WEALTH BUILDING – COMMUNITY FACILITIES

Community wealth building is a specific policy within NPF4 (Policy 25) and it aims to ensure that local economic development focuses on community and place benefits as a central and primary consideration with reference to supporting community ownership and management of buildings and land. Its policy intent is to encourage and promote a new strategic approach to economic development that provides a practical model for building a wellbeing economy at local, regional and national level. Community-run services are not covered in this profile.

There is growing community ownership in this area. Community assets include village halls, Crianlarich Houses, McLaren Hall, Fassiefern community hub, and The Old Mill.

In Strathfillan, the community owns and manages two community woodlands for recreation, conservation, and education. Wild Strathfillan, an ambitious 50,000ha nature restoration project is underway in this area, with community groups, local land managers and businesses.

LOCAL PLACE PLANS & A THRIVING PLACE

A Thriving Place Actions within the Local Place Plans to date to be taken into consideration when preparing the new Local Development Plan include:

- Strathfillan Place Plan 2021-31**
- › Improvements to park and village hall use in Crianlarich
 - › A community garden
 - › Protection of green/community spaces
 - › Potential to consider housing development including social housing in Crianlarich
- Killin and Ardeonaig Local Place Plan 2021-31**
- › Explore development of a Business & Learning Hub
 - › Improving pavements and accessibility, and place making
 - › Skate/bike facilities and other play sport and recreation
 - › Mix of additional housing provision required
 - › Preserving retail and commercial premises to ensure vibrant mix
 - › Explore food growing and ways to address fuel poverty

HISTORIC ENVIRONMENT

GARDENS AND DESIGNED LANDSCAPES

There are no Inventory of Gardens and Designed Landscapes sites in this area. Other historic designed landscapes include Kinnel.

BUILDINGS AT RISK REGISTER

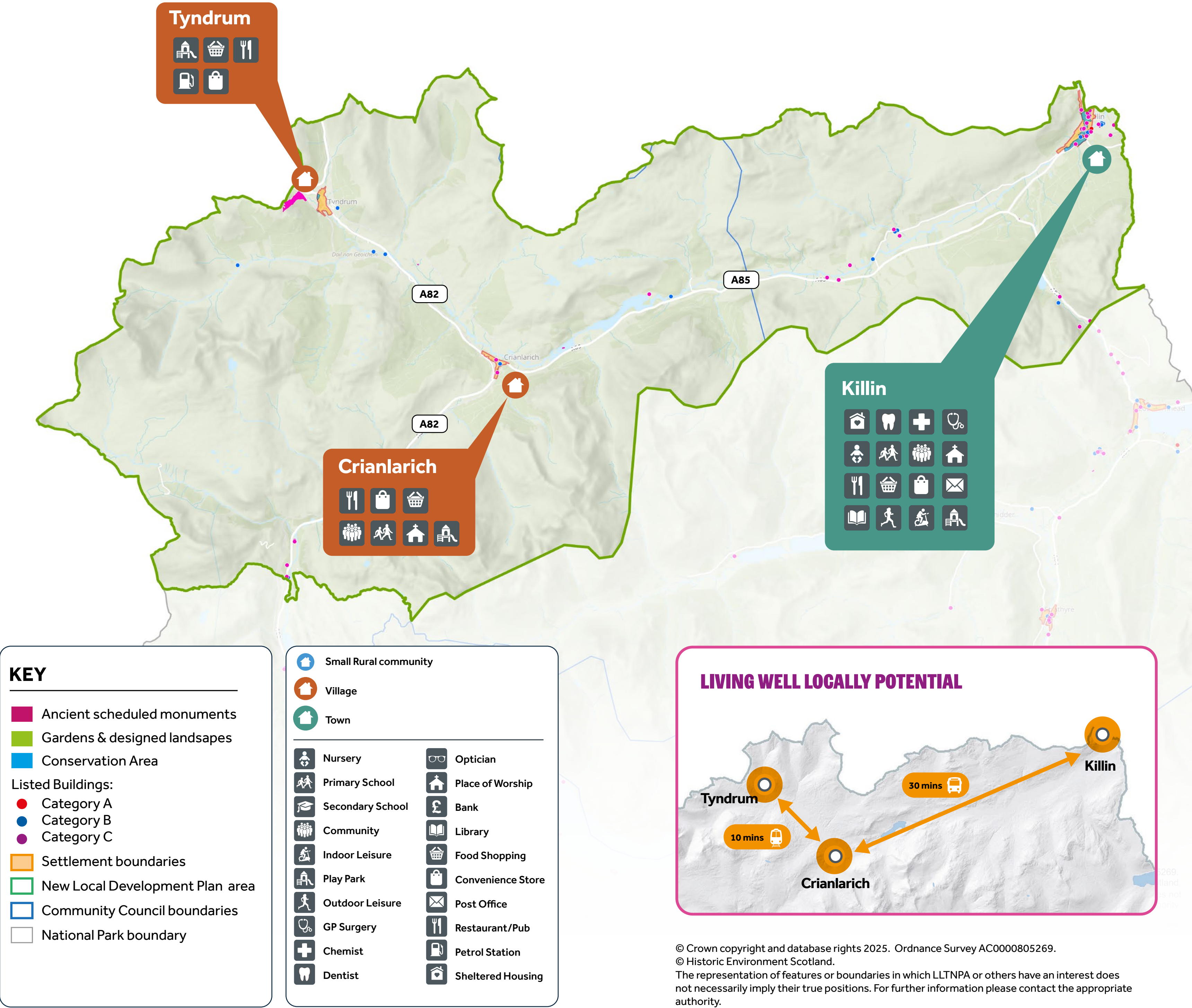
Historic Environment Scotland (HES) prepared a summary report on the 2022 Buildings at Risk Register (BARR) survey conducted in the National Park. In this area buildings at risk include the Wee Bake Shop and a house within Killin.

AREA BASED PLANS AND STRATEGIES

- In addition to the Topic Paper references, the following information is local to this area:
- › Local Place Plan Profile and Data Packs
 - › Wild Strathfillan resources
 - › Stirling Council’s Sustainable Mobility Strategy [Draft]
 - › Stirling Council Towns, Villages and Rural Areas Transport Plan 2017 – 2027

STRATHFILLAN & GLEN DOCHART

A THRIVING PLACE COMMUNITY AND LOCAL LIVING MAP



A THRIVING PLACE: GREENER ECONOMY AND INVESTING

This is an introduction to the data and information (evidence) for A Thriving Place: greener economy and investing outcomes to be used in developing the new Local Development Plan. This is to be viewed alongside *A Thriving Place: community and local living*.

STRATEGIC DEVELOPMENT

This map highlights the key areas in the National Park for strategic development priorities, planned infrastructure improvements and core infrastructure. Through its planning role the National Park Authority can proactively guide new development and infrastructure within the National Park that is more closely aligned to deliver for climate and nature, while also meeting the needs of those living and working here. Nature recovery can be secured through identifying opportunities for investment in natural capital, strengthening nature networks and enhancing biodiversity on site as part of development delivery.

RURAL ECONOMY

The goal is for new development and infrastructure to be more responsive to the needs of communities, the rural economy, land use and management, directly benefiting people, climate and nature.

HOUSING

The Housing Authority in this area is Stirling Council.

As a Planning Authority, we play an active role in supporting the delivery of rural housing within the National Park through our Local Development Plan (LDP). Monitoring shows significant challenges to delivering affordable and sustainable housing:

- constraints on land supply and suitable development sites
- a lack of infrastructure and essential services
- high development costs
- high property prices driven by external pressures

There is a notable presence of affordable homes in Tyndrum, Crianlarich and Killin, which have a higher proportion than most other settlements within the National Park, and at 37% is above the Scottish average of 24%.

However, housing pressure is severe, driven by second homes and short-term lets, contributing to population decline in the area.

NATURE TOURISM SITES

There are no nature tourism sites within Strathfillan and Glen Dochart. This area, however, serves as the main access to the National Trust for Scotland managed Ben Lawers National Nature Reserve (NNR) in Perth and Kinross.

SUPPORTING JOBS AND SKILLS

The economy in the National Park is dominated by the accommodation, hospitality and retail sector, however land-based employment, construction, and public service employment (care, education) also make up a big part of the economy.

The economy here is tourism-focused, benefiting from the West Highland Way, outdoor recreation, and diverse accommodation options, however the area, particularly Tyndrum, faces a worker accommodation shortage.

In Strathfillan and Glen Dochart, the primary employment hubs are identified as Killin, Crianlarich and Tyndrum.

DIGITAL INFRASTRUCTURE AND CONNECTIVITY

The predominantly rural nature of the area poses issues with broadband access. Data shows that there are large areas that have limited access or are unable to access broadband, however most are not where people live. The majority of Killin and Tyndrum receive superfast broadband, however this is not the case in Crianlarich where few premises have access to superfast broadband.

The areas that have limited mobile network coverage include the more rural areas outwith Killin, Crianlarich and Tyndrum.

VACANT AND DERELICT AND UNDERDEVELOPED LAND

There is no vacant, derelict and underdeveloped land identified within Strathfillan and Glen Dochart.

DEVELOPMENT ACTIVITY - PLANNING APPLICATIONS

The recent development activity this area is experiencing is varied. In addition to housing and tourism, development includes underground mining and battery energy storage systems.

Listed below are the most significant planning applications for the area in recent years to indicate the development activity to help illustrate how planning policies are used.

2017/0254/MIN: Cononish, Tyndrum - Development of an underground mine to extract gold and silver. Works on-going. Works stopped last year but likely to re-commence later this year.

2023/0372/DET: Acharn Killin - Change of use of land from combined heat and power plant to battery energy storage system. Approved.

2024/0062/DET: Lands north of Ben Doran Hotel, Tyndrum - Erection of 18 affordable housing units. Approved.

Wind farm development activity adjacent to Strathfillan and Glen Dochart
Ladyfield 19 turbines max height 180m, tracks and battery storage Still to be determined by Scottish Government Energy Consents Unit

Glen Tarken up to 12 turbines max height 180m, infrastructure and battery storage, Scoping stage

Glen Lednock up to 25 turbines max height 220m, infrastructure and battery storage, scoping stage.



STRATHFILLAN & GLEN DOCHART

A THRIVING PLACE GREENER ECONOMY AND INVESTING MAP

