

Shaping Our Future

A Community Consultation for Your Local Place Plan led by Strathblane Community Council and Strathblane Community Development Trust

We have a chance to tell the council how you want the villages to develop. Current Planning Legislation means Stirling are legally obliged to take your views into account.

The recent survey indicated four key themes:

- We need housing of the right kind for local requirements, but can this be done without some use of the green belt?
- We need to be sustainable for the future
- We need to improve traffic safety in the village
- We need to consider projects to enhance our area



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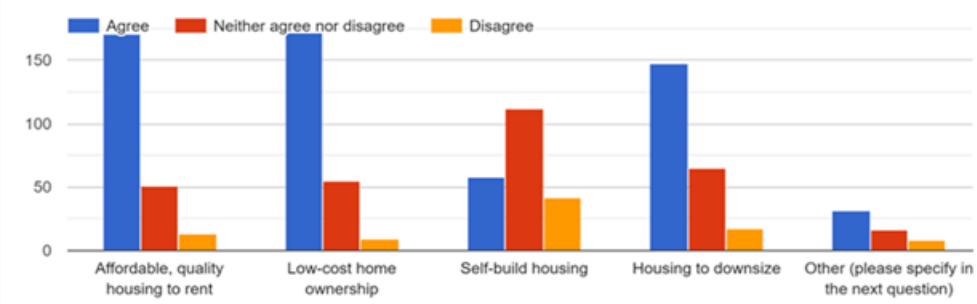
- Do you agree?
- What can you do?

Your voice needs to be heard – so come along and have your say at drop-in sessions on Saturdays 22nd February and 1st March from 10am-1pm at the Thomas Graham Community Library. Come and join us for coffee, biscuits and a chat.

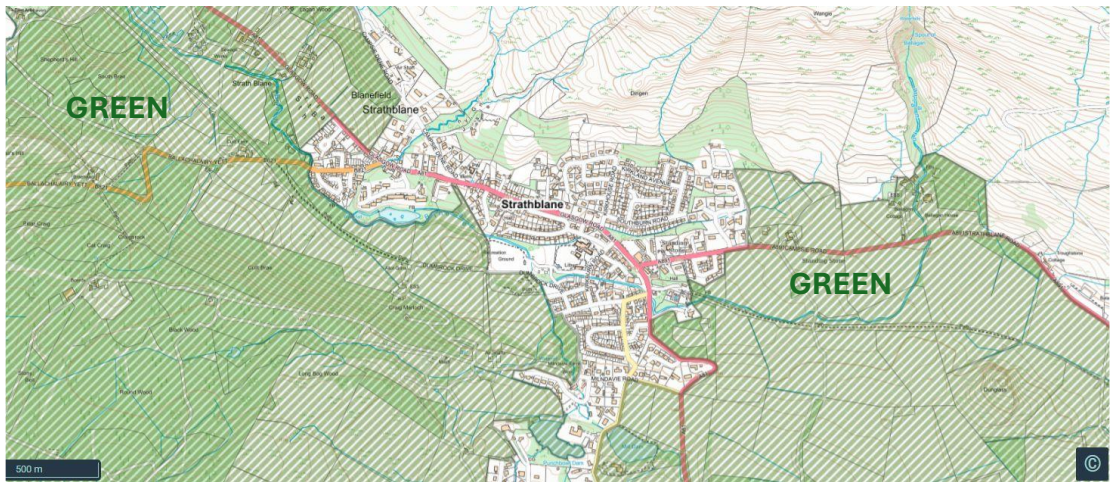
The results of the survey tell us:

Housing

A fairly recent Housing Needs Study found that the local area needs more housing in the 'affordable' category (low-cost ownership and social rented housing) and more homes for downsizing to release large family homes for purchase. The Local Place Plan Survey confirms this consensus on the type and need for small to medium houses of reasonable cost. This is in stark contrast to the type and cost of housing proposed by commercial developers, which is why we really do need a Local Place Plan voicing the wishes of the community itself.

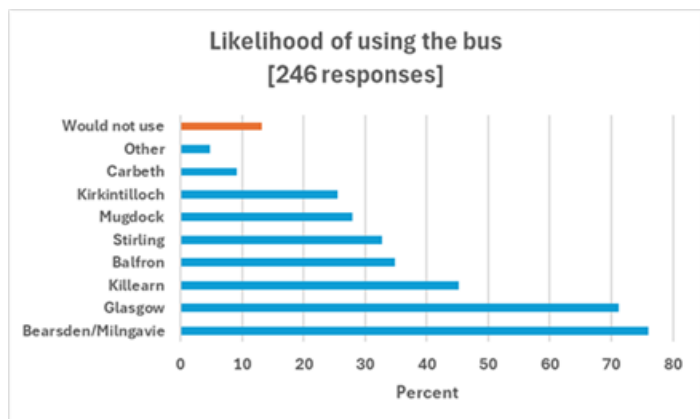
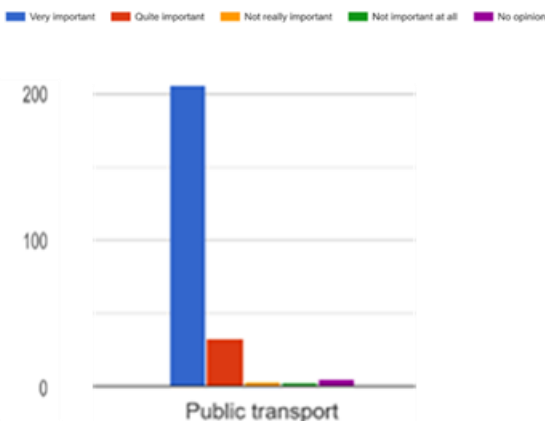


A more difficult issue is where any such houses should be built. Not everyone is in favour of new housing, and you raised the issue of the green belt, stopping large expensive houses being built, and the need for better infrastructure before any development must be considered. However, some sites that were suggested for housing would require adjustment of the current green belt boundary (see map).



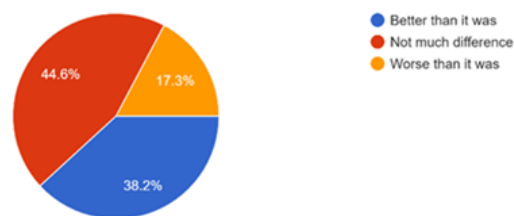
Public Transport – An Important Move to Sustainability

The survey showed an overwhelming desire for improved public transport with the preferred destinations well defined, mostly in line with the current bus service. A large majority indicated that they would use the service if it were improved.



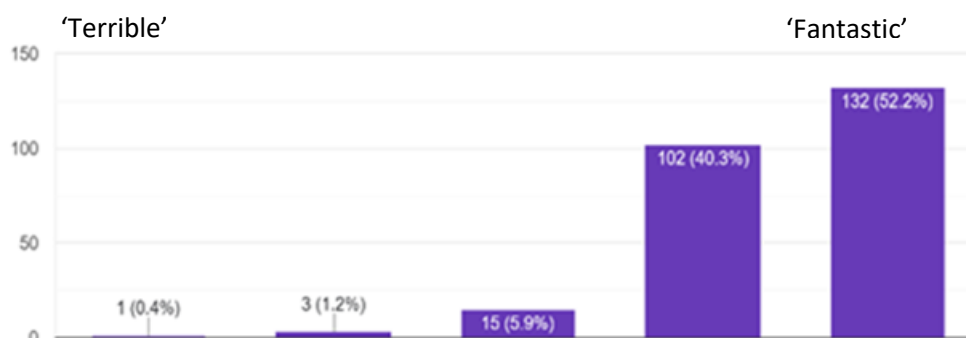
Traffic Safety - Speeding in The Village

Speeding through the village has long been an issue for residents and is likely to get worse with the major development in Killearn. Despite lobbying for speed cameras as the most effective deterrent to speeding, Stirling Council only offered the traffic calming measure near the Village Club. As to the 20mph speed limit, the survey shows that opinion as to its effectiveness is divided but a majority feel it is ineffective or even makes the situation worse. The Community Council will continue to press for more effective speed control.

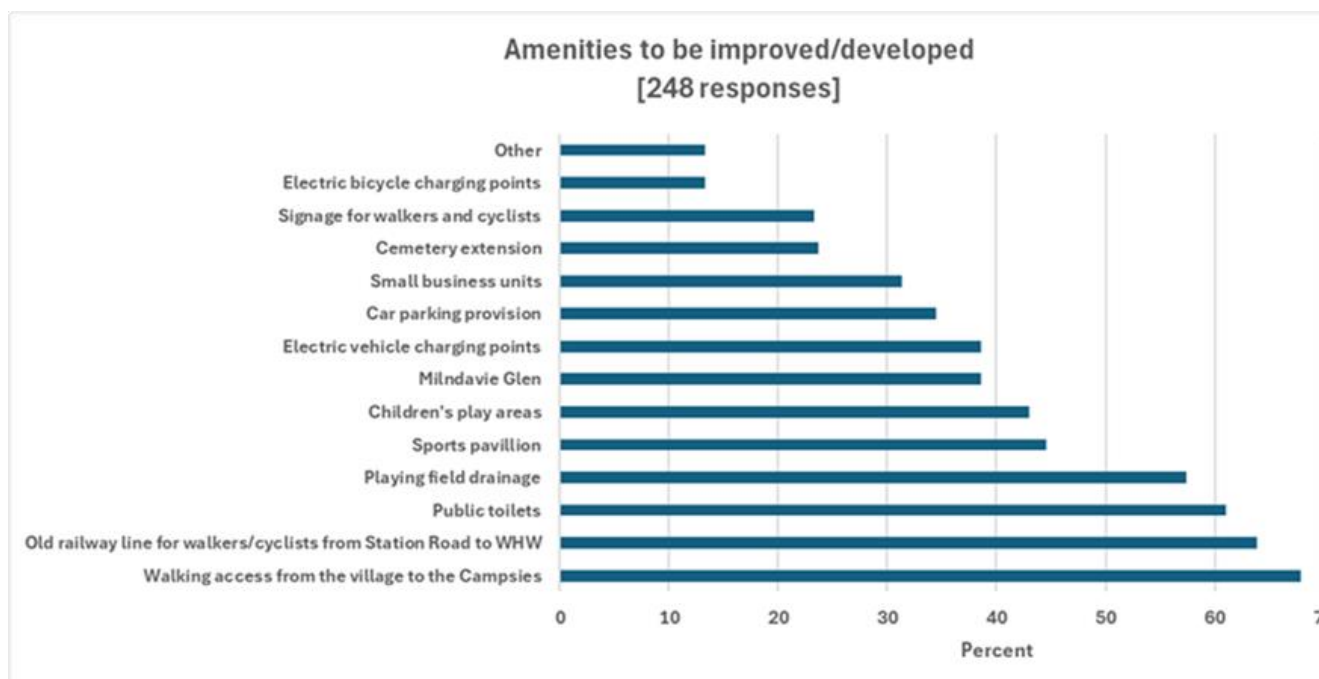


Village Environment

A series of questions in the survey sought to bring out how the villagers felt about the facilities and nature of the village. There was a very positive view about living in the area, with over half rating it 'fantastic', on a 5-point scale. Only 1 person felt it was 'terrible'. However, the average score was lowest among the 16–24 year-olds and highest among the 65+ age-groups: we must do more for our youth.



The new Thomas Graham Library and the creation of new paths were seen as the biggest recent improvement. Meanwhile the undermining of the GP practice with such moves as the removal of District Nurses, the change of the Co-Op to Greens and the deterioration of the road surface are high on the list of issues that have worsened. Speeding, parking, vandalism and housebreaking are the issues which were of most concern.



Villagers feel it is important for Strathblane Community Council and/or Strathblane Community Development Trust to be doing more on sustainability and climate change but without clear indication of what should be done.

The Process – Local Place Plans and the next Stirling Local Development Plan

A Local Place Plan (LPP) is a proposal by a community body about how land should be developed and used in the community. It allows communities to express their vision of the future appearance of their local areas. When a community produces an LPP, it actively participates in the planning process, as planning authorities have a legal obligation to take account of local wishes.

Community bodies need to submit their LPP for validation and registration by Wednesday 1st October 2025, in order to influence Stirling's third Local Development Plan (LPD3). Our process is being led by Strathblane Community Council and Development Trust (SCDT). A community survey took place in the spring of this year and the results give clear priorities for further consultation early next year. The full results and future updates are on the SCC website. <https://strathblanecc.org.uk/topics/planning/local-place-plan-2024/>

Going Forward

Our analysis of the survey results suggests some guiding principles for our plan which we wish to confirm through further engagement:

- We treasure the location of our villages and the Campsie Fells and have an underlying resistance to large scale development.
- We wish to preserve our rural location and are against development between Strathblane and Milngavie.
- Our local economy needs to be resilient for a productive, liveable and sustainable community.
- Our community works together to be supportive and caring and offer more to young people.
- Our community must take decisions about our future over the next 10 years and beyond.

Themes to be developed through consultation - What will our village look like in the future?

- We need housing of the right kind: Sustainable Development of housing and land that meets the needs of our communities and addresses climate change and biodiversity. There is a need for affordable homes and homes to downsize to release larger homes. A site needs to be identified, and the most likely sites are in the current green belt.
- Is there an appetite for further major community projects? Perhaps something like Fintry's electrical generation cooperative, community bus services or a collaborative attempt to achieve an internet upgrade.
- Traffic: The A81 is the main route to the Trossachs and the commute to Glasgow for communities in SW Stirling area. Speeding traffic is a serious concern for our community in terms of pedestrian and cyclist safety. Traffic calming measures can be proposed at key locations.
- Delivering for our community: Key activities are identified by our community to enhance the LPP area
 - Supporting our local infrastructure and Economy: Improvements are required to our sewage treatment works, our cemetery requires an extension
 - Parking is a significant issue and Electric charging points are needed,
 - Broadband requires improvement
 - Local economy support to ensure our local services survive.

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