

# Loch Lomond & The Trossachs National Park

Pàirc Nàiseanta Loch Laomainn  
is nan Tròisichean

2007 – 2010

## COMMUNITY ACTION PLAN



## Buchanan

COMMUNITY ACTION PLAN 2007 – 2010  
BUCHANAN COMMUNITY FUTURES STEERING GROUP  
LOCH LOMOND & THE TROSSACHS NATIONAL PARK AUTHORITY

## BUCHANAN COMMUNITY ACTION PLAN

The community of Buchanan prepared this, its second Community Action Plan, with the assistance of Loch Lomond and the Trossachs National Park Community Futures Programme.

The plan revises and replaces our initial Community Action Plan which is now out of date. We have achieved some of the priorities in that Plan – such as:

- Establishing the Buchanan Community Partnership
- Creating a new playscape in Balmaha
- Upgrading the Memorial Hall
- Creating the Buchanan Voice local newsletter

Some other priorities are carried forward, while a few new important issues have been identified to reflect the changes in our community over the last few years.

### The Plan summarises community views on

- Buchanan now
- The vision for its future
- The issues that matter most and
- Priorities for action

The Plan makes a clear statement about the type of place Buchanan aims to be – and what needs to be done. This action plan has been coordinated with several other related plans and strategies that will affect the Buchanan area. Many of the outcomes of the East Loch Lomond Visitor Management Framework tie in closely with this Action Plan, as does the Drymen Community Action Plan. This plan was also used to inform the development of the National Park Local Plan.



**BUCHANAN COMMUNITY FUTURES STEERING GROUP AND SUPPORT**

A local Community Futures Steering Group was established by the Buchanan Community Partnership and the Community Council. Members were Margaret Milner, Kevin Lilburn, Joel Milner, Jenny Cronin, Liz Bates, Sandy Fraser, Dereck Fowles, Joe Twaddle and Arthur Hannan.

Mike Greig and Diane Davidson Kinghorn from Loch Lomond & The Trossachs National Park Authority worked with the Steering Group to support the consultation process. Karen Merrick was the Community Profiler.

**LOCAL PEOPLE HAVE THEIR SAY**

The Plan was prepared following extensive consultation with the community from January to May 2007. Consultation included:

- A series of interviews with different groups and individuals representing all aspects of the community
- A community views survey that went to all households
- A community profile detailing facts and figures about the community
- A “drop in” Local Plan Open Day
- A Community Futures Workshop

**OVER 90 PEOPLE TOOK PART IN THE  
STAKEHOLDER INTERVIEWS HELD WITH A  
BROAD RANGE OF INTEREST GROUPS AND  
INDIVIDUALS**

**89 SURVEY FORMS WERE COMPLETED BY OUR  
245 HOUSEHOLDS**

**51 PEOPLE ATTENDED THE LOCAL PLANNING  
OPEN DAY**

**55 PEOPLE ATTENDED THE COMMUNITY  
WORKSHOP**



## OUR COMMUNITY NOW

We have summarised below some of the views from the COMMUNITY VIEWS SURVEY.

### COMMUNITY VIEWS SURVEY

WHAT WE LIKE - THE TOP FOUR		% Responses
1	Scenery, countryside and proximity to the Loch	93%
2	The community spirit (the people, the school, the church etc)	52%
3	Great location: easy access yet remote	31%
4	Peace, quiet and tranquillity	21%

*"The beautiful countryside next to Loch Lomond"*

*"Its sense of community and country living"*

*"Being away from the city but near enough to still work there"*

*"It's close to Glasgow but a million miles away"*

*"The peace and quiet - especially in winter"*

*"I like the quiet atmosphere"*

WHAT WE DON'T LIKE - THE MAIN ISSUES		% Responses
1	Poor condition of road and lack of maintenance	50%
2	Litter, litter collection and enforcement	45%
3	Traffic volume and speeding	33%
4	Other Visitor Management Issues	32%
5	Planning and Development Issues	26%
6	Poor public transport services	10%

*"The road is terrible and the pavements dangerous"*

*"I don't like the big holes in the road"*

*"I object to people leaving bottles and cans on the shore despite bins provided"*

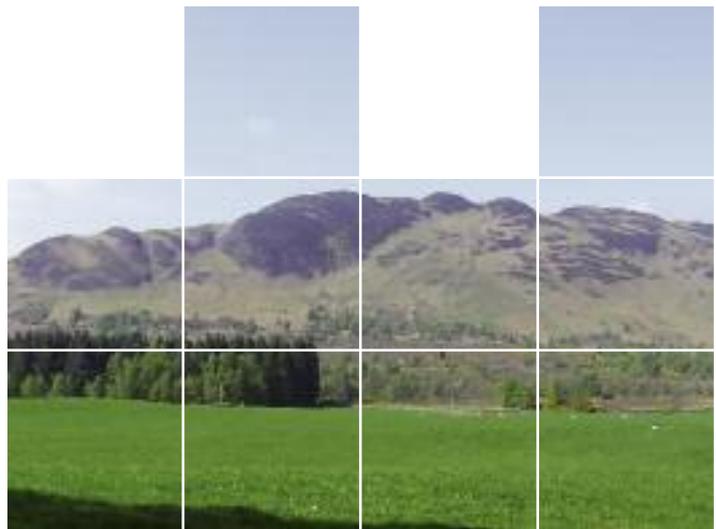
*"The litter is embarrassing - needs cleaned up regularly"*

*"In the summer time the road can be blocked by the amount of traffic"*

*"There are never wardens or police to stop vandals or campers"*

*"Unwelcome visitors - drunks and their litter and damage"*

*"Holiday homes make it difficult to get a house"*



**THE JUNIOR SURVEY (P4 to P7)**

**A Separate survey was completed by Buchanan Primary School pupils**

**LIKES**

This age group likes the peace and quiet of the area and the small size of each settlement; the play parks; they are able to take long and short bike rides; the friendly people and the security of the village.

**DISLIKES**

Almost all the children mentioned that they don't like speeding cars and lorries, especially when they are trying to cross the road to school. They also dislike the state of the bus shelter and the play park equipment (Milton of Buchanan). Some children mentioned the lack of activities or sports teams aimed at their age group.

PROJECTS AND ACTION	% Responses
<b>1</b> Traffic calming and speed bumps for the main road	60%
<b>2</b> A shop	40%
<b>3</b> Improve the play park in Milton of Buchanan	30%
<b>4</b> After school activities, clubs	30%
<b>5</b> Organised sports activities like football or top sport	20%
<b>6</b> Signs to the park	10%

*“A speed bump on the corner and a higher pavement”*  
*“More sports events and outdoor activities like football”*  
*“A shop like Spar”*  
*“More stuff in the Milton play park”*



## OUR COMMUNITY NOW

We have summarised below some of the information from the COMMUNITY PROFILE.

### COMMUNITY PROFILE 2007

#### Location

Buchanan lies in a very special part of the Loch Lomond & The Trossachs National Park on the east shore of Loch Lomond, in the extreme west of Stirlingshire. Buchanan Community Council area connects a number of communities; Rowardennan in the north of the community with Balmaha, Milton of Buchanan, Buchanan Smithy and Buchanan Castle Estate to the south.

#### Population

Buchanan has had a stable population for a number of years with a population of 621 in 1991 and a population of 630 in 2001. Buchanan has a higher proportion of the 44-64 age range than the National Park as a whole or Stirling Council. The school roll fell dramatically in the late 1990's.

#### Housing

There are 245 house-holds with residents in Buchanan, with 69% of these being owner occupied. Only 8% of houses are homes for social rent compared to a Scottish average of 28%. The remainder of properties are a mixture of privately rented or 'tied' houses. Census data, backed up by local knowledge shows that there has been an increase in the number of second homes and holidays homes in Buchanan.

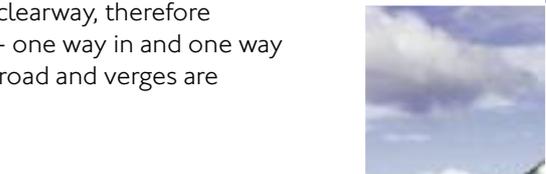
#### Employment & The Local Economy

69% of people aged 16 to 74 in Buchanan are economically active, with 34% in full time employment, 10% part time and 21% self employed. Buchanan has three times as many self-employed people when compared to the Stirling area or the national average.

The main employment within Buchanan comes from tourism, Glasgow University (who have a research facility at Rowardennan) and the National Park. Agriculture plays a role, but to a much lesser degree than historically. The tourist industry employs a mix of domiciled residents, residential economic migrants, and workers from outwith the area.

#### Roads

The B837 connects the different Buchanan settlements between Balmaha and Drymen to the national road network at Drymen. For the 6 miles north of Balmaha it is a narrow unclassified road. This road is a clearway, therefore parking and stopping is not allowed. As the only road - one way in and one way out - it is under intense pressure at certain times. The road and verges are currently in an extremely poor condition.



### Transport

Bus services are limited to a two hourly service to Alexandria. This is neither co-ordinated with the bus connection to Stirling at Drymen nor the train service from Balloch to Glasgow. There is no public transport north of Balmaha. There is no community transport as such. The closest taxi service is in Drymen.

### Community Organisations and Facilities

Thriving Community organisations that make Buchanan special include:

Buchanan Community Council; Buchanan Community Partnership; the School Board; Memorial Hall Committee; Flower Show; Buchanan Castle Estate Residents Committee; The Buchanan Voice community newsletter; a fortnightly mobile library service and a library in Drymen; play areas in Buchanan Smithy, Milton of Buchanan and the new and beautiful Balmaha Playscape. The nearest fuel services are over 10 miles away in Buchlyvie, Gartocharn and Balfron, with the nearest grocery shop and Post Office in Drymen.

### Education

Primary education is provided at Buchanan Primary School in Milton of Buchanan. The current school role is 30; this has risen from a low of 16 in 2005/06. High School education is provided at Balfron High School. There are no preschool facilities in Buchanan. The closest nursery is in Croftamie and the nearest play group is in Drymen.

### Health and Care Services

The nearest services are: GPs in Drymen, Killearn and Balfron; hospitals in Stirling and Glasgow; dentists in Alexandria and Balfron. The closest dispensing pharmacies are over 10 miles away in Killearn and Balfron although Drymen Health Centre dispenses their own prescriptions.

### Environment

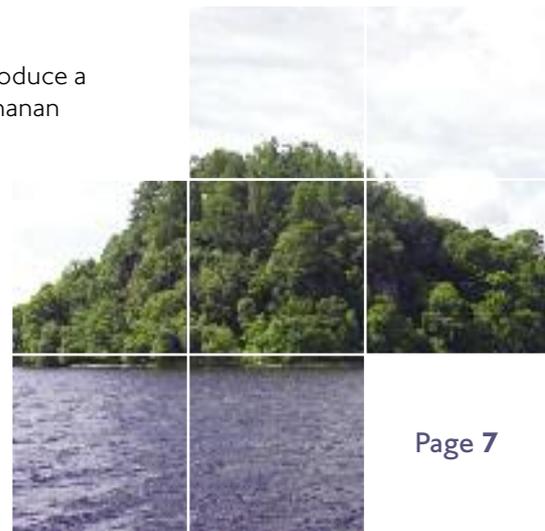
Buchanan forms an important part of a larger area encompassing and surrounding Loch Lomond which has been designated a National Scenic Area. It is notable for a range of specially designated conservation sites such as the Loch Lomond National Nature Reserve, the East Loch Lomond oak woodlands and the wetland area around the mouth of the Endrick.

### Heritage

There are Scheduled Ancient Monuments listed by Historic Scotland in the area, for example the crannogs off the shore of Mill of Ross and the church on Inchcailloch island.

Whilst none of the Buchanan settlements have conservation status there are a large number of individual buildings listed by Historic Scotland including Buchanan Church, Buchanan Castle, the old school house in Milton of Buchanan and the old mill house.

A project has been undertaken by Buchanan Community Council to produce a book called "Buchanan Remembered" that is available locally. The Buchanan Community Profile is also available locally.



## OUR VISION FOR THE FUTURE OF BUCHANAN

This new vision statement has been prepared to reflect the aspirations of our community.

### BUCHANAN VISION STATEMENT

The type of place we want Buchanan to be:

**A place where visitors are welcome and are considerate of the lives and livelihoods of local people.**

#### A welcoming community, proud of its heritage

- with a first class range of facilities for visitors that are appropriate to the scale and setting of the villages and their surroundings, with attractive, un-littered natural areas and where agreement has been reached between local people, visitors and those responsible for visitors about the way the area should be used and managed.

#### A good community in which to bring up a family

- with a good range of housing for all, a safe environment, especially in relation to traffic, excellent community facilities for sports, play, youth and social activities, with a lively, active community working together to improve and sustain itself.

#### An enterprising connected community

- with a healthy mixed economy, where local business are encouraged to set up and develop, with good access to employment opportunities and training, and with good transport networks for local people and visitors alike.

#### A community in charge of its own future

- where the people living and working in the area are closely involved in and have greater control over the way it develops.



## MAIN THEMES & PRIORITIES

These are the things that the community, in partnership with a range of agencies and supporters, will aim to achieve over the next few years.

### THEME 1 - VISITOR MANAGEMENT

Buchanan is one of the key locations around the loch and therefore a jewel in the National Park. How tourism and visitor management is tackled by everyone involved in the coming years will directly affect residents and local business and the visitor experience. Visitor management is closely related to all the other main themes but it has been highlighted here as it is a focus for the most strongly felt issue affecting the community at present.

#### MAIN PRIORITY

- establish better visitor management agreements and systems that allow people to enjoy the special qualities of the area and which eliminate anti social behaviour and littering

### THEME 2 - IMPROVING OUR LOCAL ROAD

Buchanan relies on one road for all its transport needs; residents, visitors, deliveries and buses. It is vital that this road is fit for purpose – safe for all users and well maintained. Rather than a redesign of the road layout, a common sense approach is needed to make this vital link work for everyone.

#### MAIN PRIORITIES

- a well maintained road
- traffic calming measures in the villages
- improving pedestrian links between Drymen, Balmaha and Rowardennan
- eliminate inappropriate parking

### THEME 3 - DEVELOPMENT, HOUSING AND PLANNING ISSUES

Buchanan is a place where people live and work. It is also an area where visitors come to enjoy themselves. Maintaining the balance between residents and visitors is important, especially with regard to housing and accommodation. The design of developments is important to maintain the much loved character of the area: the community identified the need to influence planning by working closely with the NPA as the planning authority.

#### MAIN PRIORITIES

- wide community consultation on local housing needs
- establish a long term balance between chalets and dwelling houses
- monitor development, housing and light pollution

### THEME 4 - TRAFFIC AND TRANSPORT

Improvements to public transport will benefit both residents and visitors by making Buchanan more connected to larger towns and cities and also by helping to reduce the number of cars on the road at peak times.

#### MAIN PRIORITIES

- better co-ordination and connections of the bus services
- set up a transport link between Drymen, Balmaha and Rowardennan
- safe cycling routes
- new transport routes on the loch

### THEME 5 - IMPROVING COMMUNITY FACILITIES AND ACTIVITIES

Recent developments to the Memorial Hall give a real opportunity to develop activities that build on the community spirit. The community will establish more local events for all ages for both residents and visitors. Local shopping and access to many services is in Drymen. There is scope for working with the Drymen community organisations to develop shared sports facilities.

#### MAIN PRIORITIES

- improve the range of facilities locally
- hold more community events to bring people together

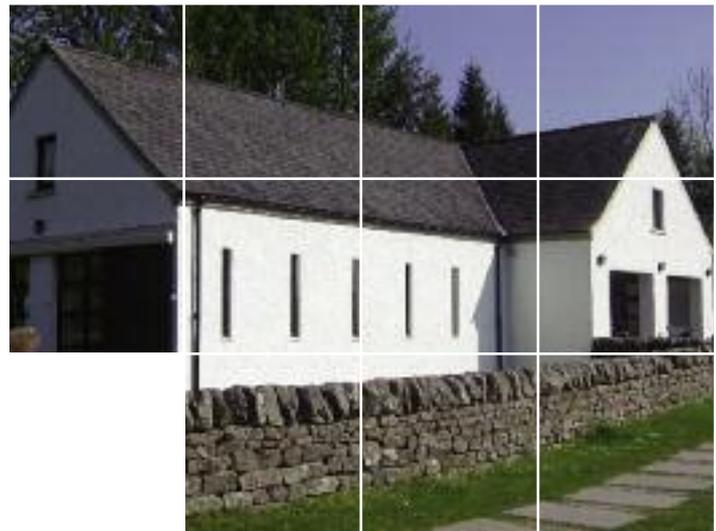
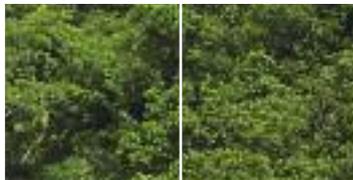


## ACTION

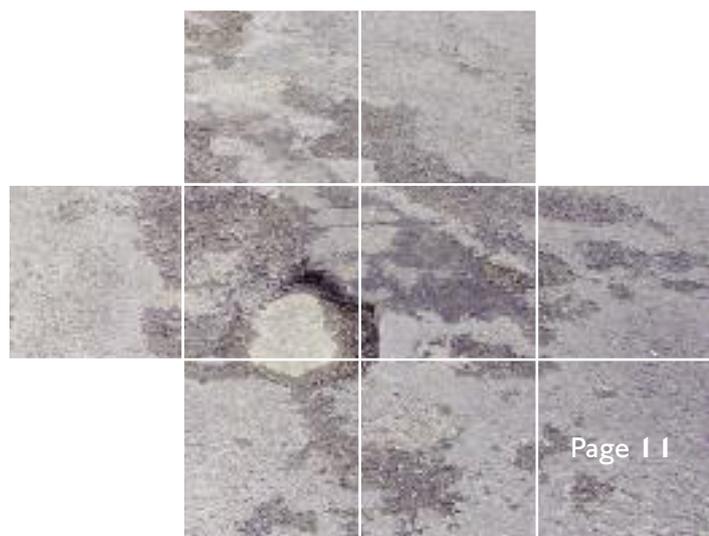
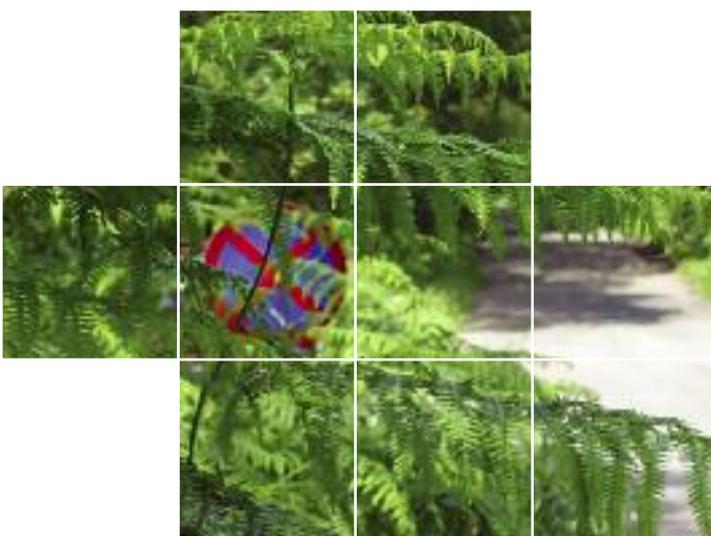
Making progress - some of the action steps to be taken over the next 12 months:



THEME 1 VISITOR MANAGEMENT	
PRIORITY 1	<p>Establish better visitor management agreements and systems that allow people to enjoy the special qualities of the area and which eliminate anti social behaviour and littering</p> <ul style="list-style-type: none"> <li>■ Publicise meeting notes and updates from the East Loch Lomond Visitor Management Working Group to the wider community</li> <li>■ Convene a high level conference involving decision makers from all involved in visitor management</li> <li>■ Participate in the current review of the Access Law and lobby for amendments</li> <li>■ Gather evidence to identify particular “hot spots”</li> <li>■ Establish a community working group to coordinate efforts of both the community and the agencies involved</li> <li>■ Pressurise responsible bodies to move Buchanan up their priority list</li> <li>■ Build upon the current National Park Community Partnership Litter Campaign</li> <li>■ Pursue ways of providing improved public toilet facilities</li> </ul>
Action by	Buchanan Community Council, Buchanan Community Partnership, Local Visitor Management Group, National Park Authority, Stirling Council, local business, Forestry Commission, Police



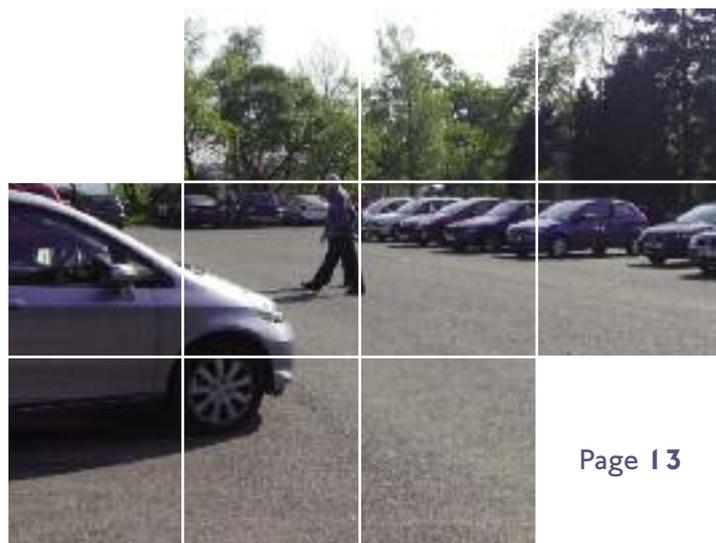
THEME 2 IMPROVING OUR LOCAL ROAD	
PRIORITY 1	<p><b>A WELL MAINTAINED ROAD</b></p> <ul style="list-style-type: none"> <li>■ Lobby for road repairs on all sections of the road that need it</li> <li>■ Lobby for appropriate road markings north of Balmaha Pass</li> <li>■ Lobby for a long term maintenance programme that specifically addresses drainage and verges</li> </ul>
Action by	Buchanan Community Council, local business, Stirling Council, Association of Community Councils
PRIORITY 2	<p><b>TRAFFIC CALMING MEASURES IN THE VILLAGES</b></p> <ul style="list-style-type: none"> <li>■ Identify potential danger hot spots</li> <li>■ Lobby for appropriate traffic calming measures</li> <li>■ Work with 'Safe Routes to School' to improve safety for school children: e.g. 20s Plenty.</li> </ul>
Action by	Buchanan Community Council, Buchanan Primary School, Stirling Council
PRIORITY 3	<p><b>IMPROVED PEDESTRIAN LINKS BETWEEN DRYMEN, BALMAHA &amp; ROWARDENNAN</b></p> <ul style="list-style-type: none"> <li>■ Identify stretches of the pavement that need vegetation cleared</li> <li>■ Identify stretches of the pavement that need surface maintained</li> <li>■ Investigate off road path between Balmaha and Rowardennan</li> </ul>
Action by	Buchanan Community Council, Stirling Council, Buchanan Primary School
PRIORITY 4	<p><b>ELIMINATE INAPPROPRIATE PARKING</b></p> <ul style="list-style-type: none"> <li>■ Pressurise for vegetation to be removed from in front of all signs, especially the 'clear way' signs</li> <li>■ Lobby to have all the signs cleaned</li> <li>■ Investigate having supplementary signs explaining "no parking on clearway" installed</li> <li>■ Investigate other appropriate signage</li> </ul>
Action by	Buchanan Community Council, Stirling Council, Police



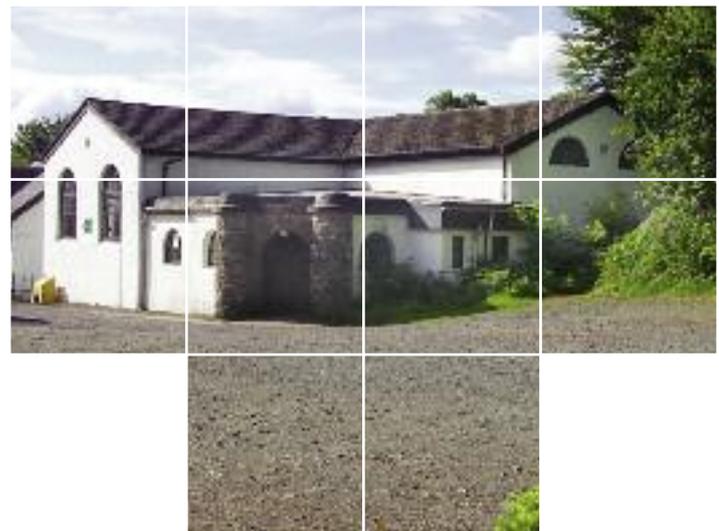
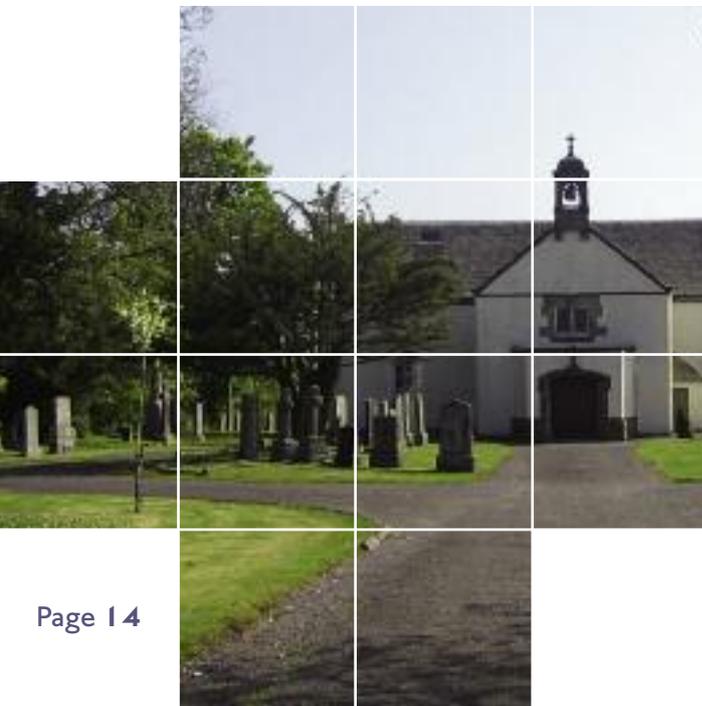
<b>THEME 3 DEVELOPMENT, HOUSING AND PLANNING ISSUES</b>	
<b>PRIORITY 1</b>	<p><b>WIDE COMMUNITY CONSULTATION ON LOCAL HOUSING NEEDS</b></p> <ul style="list-style-type: none"> <li>■ Establish a local Housing Working Group</li> <li>■ Build on the housing needs survey currently being undertaken by Stirling Council and the National Park Authority</li> <li>■ Update the 2004 housing needs survey undertaken by the Rural Housing Service which established a range of needs and possibilities for affordable accommodation</li> <li>■ Convene a local open meeting to share information and discuss housing in Buchanan</li> </ul>
Action by	Housing Working Group made up from representatives of: Buchanan Community Partnership, Community Council and interested residents
<b>PRIORITY 2</b>	<p><b>ESTABLISH A LONG TERM BALANCE BETWEEN CHALETS AND DWELLING HOUSES</b></p> <ul style="list-style-type: none"> <li>■ Establish clear information about numbers of chalets, second homes and holiday homes in Buchanan</li> <li>■ Work together locally to create a shared vision for the future balance of holiday and residential homes</li> <li>■ Actively lobby the planning authority to take this into account</li> </ul>
Action by	Housing Working Group, Buchanan Community Council
<b>PRIORITY 3</b>	<p><b>MONITOR DEVELOPMENT, HOUSING AND LIGHT POLLUTION</b></p> <ul style="list-style-type: none"> <li>■ Work with the planning officials to create an agreed framework for the design of new developments</li> <li>■ Actively lobby the planning authority to take this into account in the emerging Local Plan.</li> <li>■ Continue to monitor and respond to planning applications</li> </ul>
Action by	Community Council, Local Housing Working Group



THEME 4 TRAFFIC AND TRANSPORT	
PRIORITY 1	<p><b>BETTER CO-ORDINATION &amp; CONNECTIONS OF THE BUS SERVICES</b></p> <ul style="list-style-type: none"> <li>■ Set up a local transport group to act as a community voice</li> <li>■ Lobby to improve timetabling to allow connections to Stirling and Glasgow by bus and train</li> </ul>
Action by	Buchanan Transport Action Group, Buchanan Community Partnership, Community Council, transport service providers, Stirling Council
PRIORITY 2	<p><b>SET UP A TRANSPORT LINK BETWEEN DRYMEN, BALMAHA AND ROWARDENNAN</b></p> <ul style="list-style-type: none"> <li>■ Commission a census of traffic and traffic issues.</li> <li>■ Explore the recommendations for the future use of the road in the East Loch Lomond Visitor Management Framework</li> <li>■ Investigate joint working with Drymen to implement traffic management schemes e.g. park and ride.</li> </ul>
Action by	Buchanan Community Partnership, National Park Authority, Drymen Community Development Trust, transport service providers
PRIORITY 3	<p><b>SAFE CYCLING ROUTES</b></p> <ul style="list-style-type: none"> <li>■ Pursue establishment of a cycle route between Drymen, Balmaha and Rowardennan</li> </ul>
Action by	Buchanan Community Partnership, National Park Authority, Landowners, Sustrans
PRIORITY 4	<p><b>NEW TRANSPORT ROUTES ON THE LOCH</b></p> <ul style="list-style-type: none"> <li>■ Consider and where appropriate support the proposals being put forward in the East Loch Lomond Visitor Management Framework for water transport along and across the loch - from Balmaha and Rowardennan to Luss, Tarbet and Balloch</li> <li>■ Seek funding to commission an audit of the piers at Balmaha and Rowardennan</li> </ul>
Action by	National Park Authority, Local Enterprise Companies, Buchanan Community Partnership, Buchanan Community Council, local businesses, pier owners, Local council



<b>THEME 5 IMPROVING COMMUNITY FACILITIES AND ACTIVITIES</b>	
<b>PRIORITY 1</b>	<p><b>IMPROVE THE RANGE OF FACILITIES LOCALLY</b></p> <ul style="list-style-type: none"> <li>■ Establish links with Drymen community organisations to develop new community facilities like a sports centre.</li> <li>■ Work with neighbouring communities to promote and preserve essential and desirable local services</li> <li>■ Undertake recommendations from the 'tea room' feasibility study</li> <li>■ Pursue establishing an out of school club to allow parents more work flexibility</li> </ul>
Action by	Buchanan Community Partnership, local business, Buchanan Primary School, Memorial Hall Committee
<b>PRIORITY 2</b>	<p><b>HOLD MORE COMMUNITY EVENTS TO BRING PEOPLE TOGETHER</b></p> <ul style="list-style-type: none"> <li>■ Establish a Community Events Group</li> <li>■ Develop, organise and publicise a programme of community events</li> </ul>
Action by	Community Events Group, Buchanan Community Partnership, Community Council, church groups, Buchanan Primary School, Buchanan Voice, all clubs and societies active in the area



## MAKING IT HAPPEN

Buchanan Community Partnership and the Buchanan Community Council will co-ordinate the development and delivery of the Action Plan. The Buchanan Community Partnership will take the lead in establishing 4 new working groups:

- Local Visitor Management Group
- Buchanan Transport Action Group
- Local Housing Working Group
- Community Events Group

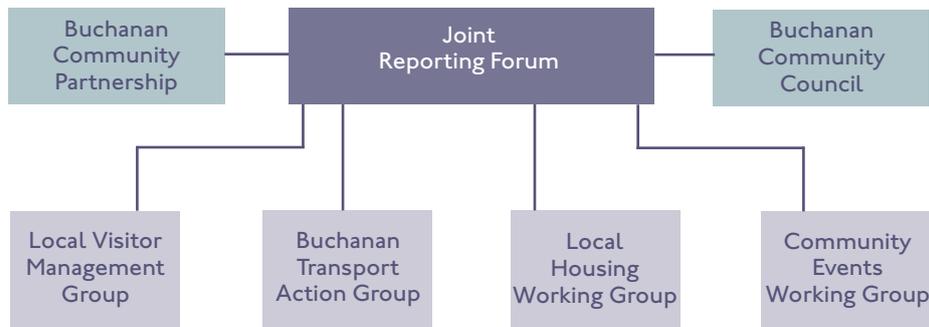
These action groups will report regularly to a joint forum of the Buchanan Community Partnership and the Buchanan Community Council.

All of the community - clubs, organisations, individuals and groups in the Buchanan area - will also be part of the joint effort to make this Action Plan a reality.

A good number of people have already volunteered to become part of these new working groups. Are you willing to help? Please contact any of the following people:

Liz Bates: 870 346                      Kevin Lilburn: 870 205  
 Karen Merrick: 870 282              Arthur Hannan: 870 207  
 or Buchanan Community Partnership Office  
 Phone/Fax: 01360 870 472

We will aim to bring everyone involved together to review progress once a year.





# Loch Lomond & The Trossachs National Park

Pàirc Nàiseanta Loch Lomhainn  
& nan Trosachan

## COMMUNITY FUTURES

## PROGRAMME

### COMMUNITY FUTURES PROGRAMME

Buchanan has been supported in the preparation of their new Community Action Plan by the National Park's Community Futures Programme.

Through the Community Futures Programme, all communities in the Park prepared their first Community Action Plans between 2001 and 2003. These Action Plans assisted communities to identify and develop their priorities for projects and actions. They also helped communities to clearly represent their main needs and aspirations and to influence the preparation of the National Park Plan.

Communities have also been assisted to develop local and area based organisations and 20 Community Development Trusts have been established as well as 4 Area Networks.

The Community Futures Programme is supporting all 21 communities in the National Park area to revise and renew their Community Action Plans.

In revising their Community Action Plans, communities are continuing to shape and influence their own development by:

- Updating facts and figures and views about their community
- Developing a clear set of priorities for their community over the next 3 - 5 years
- Ensuring that there is a strong community mandate for projects and actions
- Offering opportunities for new people to be involved and new ideas to flourish
- Enabling informed community input to the National Park Local Plan

For more information contact:

Lesley Campbell

Rural & Community Support Manager

TEL: 01389 722600

email: [Lesley.campbell@lochlomond-trossachs.org](mailto:Lesley.campbell@lochlomond-trossachs.org)



Community Futures Programmes of local community planning and community engagement are designed and supported by the Small Town and Rural Development Group. [www.stardevelopmentgroup.org](http://www.stardevelopmentgroup.org)

