



**Community Partnership**  
Supporting communities in Loch Lomond & The Trossachs National Park

# COMMUNITY ACTION PLAN 2 0 1 2 - 2 0 1 7



# Drymen

# Drymen Community Action Plan

## 2013-2017

This Community Action Plan summarises community views about:

- Drymen now
- The vision for the future of Drymen
- The issues that matter most to the community
- Our priorities for projects and action

The plan will be our guide for what we - as a community - try to make happen over the next five years.



### DRYMEN COMMUNITY FUTURES

Drymen has prepared this third Community Action Plan with support from the Loch Lomond & Trossachs Community Partnership. A local steering group was formed that brought together representatives of the Community Council and DCDT (Drymen Community Development Trust) Enterprise Company, and was joined later by other interested residents and representatives from local groups.

Previous Action Plans have been instrumental in helping the development of community projects over the last 10 years. During that time we have been successful in acquiring community ownership of the Village Square, commissioning a parking study, establishing a Youth Café, running community events including reviving the Village Gala, and producing a paths leaflet.



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



## LOCAL PEOPLE HAVE THEIR SAY

The Action Plan has been informed by extensive community engagement carried out over a five month period from February – June 2012. We are grateful for the work of our local Community Agent, Tom Wallace who worked alongside the Small Town and Rural Development Group to carry out the process.

The process to gather and prioritise the views of the community involved:

- stakeholder interviews and meetings - with different groups and individuals representing all aspects of the community;
- carrying out a community views survey, which was delivered to all households;
- preparing a community profile detailing facts and figures about the community;
- organising a Community Futures event to help identify key community priorities.

116 Community views survey forms were returned from 300 households

21 Stakeholder meetings and interviews were held with local groups, businesses, and support organisations

111 People attended the community futures event

*Thanks to everyone who took part.*



# Our Community Now

We have summarised below the main facts and figures from the Community Profile and some of the views from the Community Views Survey. Full copies of these reports are available from the steering group on request.

## Location

Drymen is situated just off the A811 Stirling to Balloch road, approximately 8 miles East of Balloch, and is the gateway to the east side of Loch Lomond. Drymen is the main settlement within the Community Council area but the numerous farms and hamlets in the surrounding countryside contribute greatly to the diversity and attractiveness of the area.



## Population

Census figures for 2001 show a population of 946 people within the Drymen Community Council area. Although Census figures for 2011 are not yet available, it is estimated locally that the population has been fairly static. Over the last 5 years, although the Primary School roll has gone down, there are probably more pre-school age children.

## Housing

It is estimated that there are around 440 houses in the area, with only small developments of one or two properties over the last 5 years. However, there is now approval for a mixed development of 36 properties including additional car parking and a park area, off the Stirling road. This is scheduled for 2013. 75% of properties are owner occupied, with only 14% of housing socially rented by the Council or Housing Association. There is some supported housing provided by Hanover Housing.



The desirability of the area for commuters, second homes and holiday lets and the resultant rise in house prices makes it difficult to cater for local housing needs.

## Employment & the Local Economy

Around 32% percent of the economically active population in Drymen work full-time. It is estimated that a high proportion of this figure will actually be commuting to Glasgow/Stirling and beyond. Within the village the principal employment is tourism and hospitality in hotels, B&B's, pubs, restaurants, retail and services. Local knowledge indicates that over half of the workforce employed in the tourist and hospitality industry need to travel into the village to work.



Over the last 5 years there has been a reduction in the number of retail units with the closure of several local shops. However, there are three new Bed & Breakfasts open, and extensions to other facilities.

Drymen has a higher number of self employed than the regional or national average and many small businesses operate from home. The availability of suitable space for small business within the area is limited, although the local development plan identifies an area for business space.

# Our Community Now

## Community Organisations, Events and Facilities



There are over 25 active clubs and societies.

The annual Drymen Show draws large numbers of visitors, and the Annual Gala, now in its third year, was revived by the Community Council, and is now run by a community-based Committee.

The Village Hall has recently been refurbished, and the Church has a new Annex Extension so Drymen is relatively well served for community facilities.

Drymen also has a bowling green, football pitch, and a couple of small play areas. Strathendrick Golf and Tennis Club is nearby.

## Local Services



There is a library, and part time police office as well as a Post Office.

Drymen Health Centre provides primary care, and various clinics including a visiting chiropodist. The centre also has a community nurse.

There is now an NHS Dental Surgery in the village.

Drymen Church of Scotland serves the whole community and has an active and growing congregation.

The Drymen Reporter provides local news on a regular basis to all homes in the area.

## Environment



Much of the land immediately surrounding Drymen is primarily farmland divided into small fields by dry stone dykes. The wider countryside is made up of lochs, rivers, moorland, forestry and mountains. Gallowhill Wood offers some local walking routes.

Drymen is on the NCR7 (part of the National Cycle Route system), at the start of the Rob Roy Way to Pitlochry and close to the West Highland Way long distance footpath to Fort William. The Drymen & District Paths Group has produced a leaflet detailing 8 routes around Drymen for walkers, cyclists and horses which is currently being renewed for 2012.

Within the village itself, the Square is the main environmental feature. It was purchased by the former community development trust, on behalf of the community from the Duke of Montrose in 2006, and there are current plans to improve access and other features.

## Education

There is a primary school in the village and a secondary school in Balfron. The primary school has eco-school status, and the Parents' Association are experimenting with a potato farm and vegetable patch, with the intention of supplying local produce.

## Heritage

Drymen's name is derived from the Gaelic word 'druim' meaning settlement on the ridge. Its origin dates back before the 12th Century and association with the Earl of Lennox.



In the late 18th century Drymen had an important role as a stopover for Highland cattle drovers. In the mid 19th century, railway development overturned this function, and Drymen settled down as a small artisan/market village supplying goods and services to the Duke of Montrose at Buchanan Castle and Estate, before the rise of 20th century tourism began to make its mark.

The village centre has been designated as a Conservation Area since 1973, along with several listed buildings including the Church, the Winnock Hotel, War Memorial, Bridge and a number of houses.

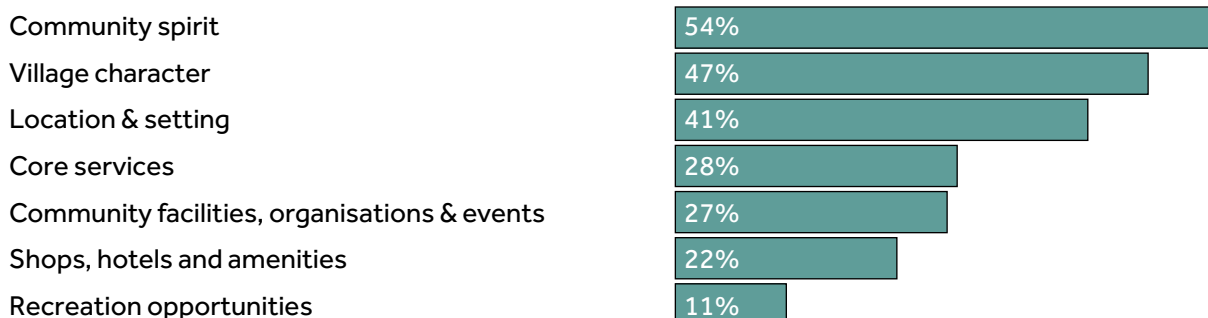
Drymen and District Local History Society and Drymen Heritage are both very active in archiving and research.

# Community Views Survey

## Likes

### What we like about living in Drymen

### % of responses



### The comments below reflect what was said about these issues.

#### What people said:

" Drymen is a good place to bring up young children as it is safe and people look out for each other. People are very friendly and welcoming"

" It's very attractive village character accentuated by the village square and accessibility to wonderful countryside"

" The central point for all activities is the square, gives a unique focus other villages around don't have"

" I like the green grass areas throughout the village and the lovely unspoilt scenic surroundings which can be reached on foot in minutes"

" Outstanding location, gateway to the national park but half an hour from Glasgow "

" It has a very good range of facilities for its size"

" I like that we still have a local bank where customers are greeted by name"

" We love Drymen in bloom "

" Village hall and square and football field for local events and entertainment"

" Easy access to the countryside for walking sailing and the hills"

" Lots of activities for all ages e.g. football, bridge, PROBUS, guides, tennis"

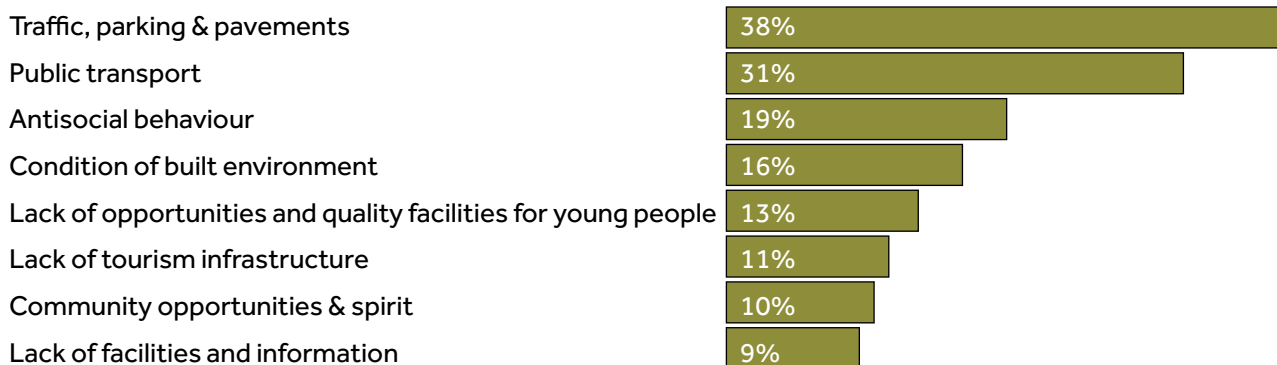


# Community Views Survey

## Dislikes

### What we dislike about living in Drymen

### % of responses



### The comments below reflect what was said about these issues.

#### What people said:

" More car parking is needed, especially in the summer"

" Speeding cars in Stirling road and Main Street"

" There is no fuel for miles and public transport is extremely poor"

" Infrequent bus service for young people to travel for college or leisure"

" Dog walkers who do not clean up after their dogs"

" The undeveloped site in the village formerly occupied by the Salmon Leap"

" The garage in the square is an eyesore"

" Children's play park has bad drainage and old play equipment"

" The absence of adequate recreation facilities such as a games hall, better tennis courts and space for other recreation"

" Although a tourist area there are no public toilets and tourist info is very poor"

" Lack of support for small business"

" Lack of jobs for those without transport"

" Village style shops never last as they are not supported"



# Our vision for the future:

## Drymen 2020

The vision we prepared in 2007 is still valid for the community today, but we have made some slight changes to reflect the responses of local residents and organisations to the question:

***“How would you like to imagine Drymen in 2020?”***

### ***A beautiful rural village built around its attractive centre***

Drymen will continue to pride itself in the range of shops, services and hospitality that it can offer locals and visitors. It will make the most of its village square and other green spaces, and preserve and enhance the appearance of the village.

### ***An active community with good recreation, cultural and business facilities***

Drymen will be a vibrant village, catering for all sectors of the population. It will develop its community facilities for sports and recreation and for culture and heritage, and will support its local businesses.

### ***A hub for visitors and a gateway to East Loch Lomond***

Drymen will continue to thrive from and develop its historic role as a hub for visitors - whether they arrive on foot, bike or car. It will be a welcoming and attractive place to visit, as well as making the most of its role as a gateway to East Loch Lomond and the West Highland Way.

### ***Housing for all, employment and good access to services***

Drymen will address its need to provide a range of housing for all who want to live here. Development will be sympathetic to the nature and setting of the village, and there will be good access to health, care and education services.





# Main Themes, Strategies and Priorities

These are the main strategies and priorities the community will work towards achieving over the next five years, in partnership with public agencies and other supporters.

<b>THEME 1:</b> <b>Getting Around</b> <b>Drymen –</b> <b>Roads, traffic</b> <b>&amp; transport</b>	<b>THEME 2:</b> <b>Community</b> <b>Facilities</b> <b>for Families &amp;</b> <b>Young People</b>	<b>THEME 3:</b> <b>Tourism</b> <b>&amp; Heritage</b>	<b>THEME 4:</b> <b>Housing,</b> <b>Development</b> <b>&amp; Local Economy</b>	<b>THEME 5:</b> <b>Environment</b> <b>&amp; Access</b>
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Top ten priorities as voted for at the community event	
1.	Better public transport
2.	Develop garage and Salmon Leap sites
3.	Increased and better managed parking
4.	Play parks and recreation areas
5.	More events in Village Square
6.	Public Toilets
7.	Sports Facilities
8.	Childcare/out of school care
9.	Keep Drymen Clean and Tidy
10.	Village square re-development

Lead organisations for each Priority are highlighted in **BOLD**, these organisations will support community groups and business to complete the actions and will act as guardians of the Action Plan.

## Theme 1: Getting Around Drymen – Roads, Traffic & Transport



Over the years, Drymen has developed because of its location and connections to the surrounding cities and countryside. Now, however, a lack of reliable, targeted and affordable public transport is making it increasingly difficult for residents to access vital services, jobs and training. Young people are particularly affected. Improved transport and traffic management would also encourage visitors to come to Drymen, and to spend time here rather than passing through because of lack of parking. The village should have adequate parking for both residents and visitors and a network of routes for vehicles, cyclists and pedestrians which improves safety and connectivity.



### Main priorities:

- ✓ Better public transport links
- ✓ Increased and better managed parking
- ✓ Road safety

A guide to the first steps to be taken over the next 12 months

### PRIORITY 1

#### Better Public Transport

- Draw up proposals for priority improvements to bus services including - later bus return from Glasgow; increased weekend services; connections with trains
- Negotiate with service providers for priority improvements to be implemented
- Explore possibility of car sharing or community transport with Croftamie CDT

#### Action by

- Community Council
- DCDT Enterprise Company

### PRIORITY 2

#### Increased and better managed parking

- Re-visit Parking Study carried out by Atkins several years ago, looking at solutions including:
  - Additional parking with new housing development
  - Parking at Church
  - Time restrictions implemented for parking in village
- Liaise with Stirling Council to assist with parking management at peak times

#### Action by

- Community Council
- Stirling Council
- National Park Authority

### PRIORITY 3

#### Road Safety measures

- Expand on work previously done regarding safe routes to school through creation of a new safe routes group.
- Look at other road safety measures including 20mph signs and safe crossing points.
- Work with National Park authority and neighbouring communities to explore ideas for safe cycle routes to Balmaha, Croftamie and Balloch

#### Action by

- DCDT Enterprise Company
- Community council
- Stirling Council
- National Park Authority,

## Theme 2: Community Facilities for Families & Young People



Although Drymen has good indoor community facilities such as the village hall and the new church annex, outdoor provision is lacking. With an increase in the number of young children in the village, and approval for new homes to be built which will hopefully attract families; there is a strong desire for improved play and recreation facilities as well as a need for adequate childcare provision.



There is an opportunity to explore the potential to develop a multi-purpose centre perhaps located near the primary school that could cater for sports and physical recreation activities. The facility would ideally also have an outdoor all weather multi use pitch and would take account of young people's needs.

### Main priorities:

- ✓ Play park improvements
- ✓ Childcare provision
- ✓ Sports facilities in the village

A guide to the first steps to be taken over the next 12 months

### PRIORITY 1

#### Play park improvements

- Set up a new group to look at improving play facilities (e.g. parents, school rep, NP representative)
- Visit other play facilities to get ideas and find out how they did it (e.g. Killearn, Balloch, Lochgoil)
- Liaise with National Park Authority about possible sites, and planning requirements
- Liaise with Stirling Council about partnership arrangements for maintenance, insurance and funding
- Draw up plans, raise funding and implement

#### Action by

- New "Play Facilities group" set up by **DCDT Enterprise Company**
- National Park Authority
- Stirling Council

### PRIORITY 2

#### Childcare

- Discuss with local parents and PTA to identify need
- Liaise with Stirling Council Out of School Care team to find out how to go about assessing childcare need
- Commission study if necessary into childcare needs and solutions

#### Action by

- **DCDT Enterprise Company**
- Mother & Toddlers group
- Stirling Council

### PRIORITY 3

#### Sports facilities in the village

- Convene a joint 'Activity Centre Group' to carry this forward, including sports clubs and youth representation
- Undertake a feasibility study to identify the preferred development options
- Liaise with other community sports facilities such as Fintry to find out how they are run and funded

#### Action by

- "Activity Centre Group" set up by **DCDT Enterprise Company**
- Community Council, youth representatives, and all sports clubs in the area
- Sport Scotland
- LTA, Strathendrick Tennis Club

## Theme 3: Tourism & Heritage

# ACTION



Drymen is known as “the Gateway to East Loch Lomond” and tourism has long been a mainstay of the local economy. There is great concern that visitor facilities are deteriorating, particularly with the removal of the public toilets and the lack of a tourist information facility. It is important that visitors have access to good quality information about what the area has to offer – including access to the West Highland Way and the Rob Roy Way, as well as the many heritage features.



By building on the heritage and local produce of the area, and by developing and promoting a calendar of events – many of which could take place on the village square – Drymen could become a destination in its own right – somewhere to stay longer, not just to pass through.

### Main priorities:

- ✓ Public toilets
- ✓ Tourism & Heritage Centre
- ✓ Visitor Information
- ✓ Develop and promote events

A guide to the first steps to be taken over the next 12 months

### PRIORITY 1

#### Public Toilets

- Lobby Stirling Council to replace public toilets
- Ensure that “Comfort Partnership” scheme is well publicised and that visitors are welcomed to use all participating facilities

#### Action by

##### – Community Council

- Stirling Council
- local businesses

### PRIORITY 2

#### Tourism & Heritage Centre

- Form Steering group to carry out feasibility study
- Identify potential user needs
- Identify feasible buildings and development sites
- Identify and pursue possible funding

#### Action by

##### – DCDT Enterprise Company

- Drymen Heritage
- Drymen & District Paths Group
- Drymen & District Local History Group

### PRIORITY 3

#### Visitor Information

- Develop ideas for “heritage trails” around the village, with signage and leaflets
- Update existing Paths Leaflet
- Include paths signage within proposals for village square

#### Action by

##### – DCDT Enterprise Company

- Drymen Heritage
- Drymen & District Paths group,

### PRIORITY 4

#### Develop and Promote Events

- Set up Events group to organise series of events in the village throughout the year, including continuing the Gala
- Produce accessible guidance on how the square can be used for events.
- Promote events throughout the year.

#### Action by

##### – DCDT Enterprise Company

- Community Council
- Businesses
- Community groups
- Gala Day Committee

## Theme 4: Housing, Development & Local Economy

# ACTION



Linked to Theme 3 (Tourism & Heritage) it is vitally important that Drymen does not become a dormitory commuter village. We need to encourage and promote opportunities for new business to thrive, providing local jobs as well as improved services for residents and visitors. A number of vacant sites have persisted over the years, which now could be considered for development.



Over the last 10 years, there has been very little in the way of new housing available for young people to stay or to settle in Drymen, and this has perhaps stifled growth and development. However, with the approval to build new housing we want to make sure that this is affordable for families and that they are welcomed to Drymen, contributing to the community and the economy.

### Main priorities:

- ✓ Develop vacant sites
- ✓ Affordable housing
- ✓ Communication & Business support

A guide to the first steps to be taken over the next 12 months

### PRIORITY 1

#### Develop vacant sites

- Look at options for community ownership of "garage site" on square, including:
  - Workspace/retail unit
  - Youth/community facility
  - Heritage & arts Centre
- Encourage and promote redevelopment of Salmon Leap site

#### Action by

- DCDT Enterprise Company
- **Community council**
- Stirling Council Economic Development

### PRIORITY 2

#### Affordable housing

- Work with NPA and others to ensure that any new housing development includes provision for affordable housing

#### Action by

- **Community council**

### PRIORITY 3

#### Business support & communication

- Support local businesses to work together
- Develop and maintain www.drymen.com website, or new media site such as Facebook, to promote business and community activity
- Promote opportunities for new business/retail (that are needed) to come to Drymen

#### Action by

- Businesses
- **DCDT Enterprise company**
- Stirling Council Economic Development
- National Park Authority
- Community Partnership

## Theme 5: Environment & Access

# ACTION



The village square is arguably the most important physical feature that Drymen has. It is a unique environmental asset, providing green space for recreation right in the centre of the community. The fact that it is now owned on behalf of the community provides a great opportunity to ensure that it is maintained, developed and used appropriately.



There is strong feeling over the recent loss of the village caretaker, who did an excellent job of keeping the place clean and tidy. However, in these times of public sector austerity, we understand the need to explore other community based models.

Local paths and green spaces, such as Gallowhill Woods, need to be kept maintained to ensure access is available to all.

### Main priorities

- ✓ Village square improvements
- ✓ Keep Drymen clean and tidy
- ✓ Paths and access improvements

A guide to the first steps to be taken over the next 12 months

#### PRIORITY 1

##### Village square improvements

- Carry out feasibility study to evidence need and refine design
- Secure funding for small scale improvements to village square
- Investigate local labor as a potential means of delivery
- Implement small scale improvements as identified in Village Square development plan
- Information signage/village map in Square

##### Action by:

- DCDT Enterprise Company
- Community members

#### PRIORITY 2

##### Keep Drymen Clean and Tidy

- Find out how Killin has employed their own "village caretaker"
- Liaise with Stirling Council to find a solution to village maintenance
- Involve school and other groups (e.g. Mother & Toddlers) in a campaign to reduce dog fouling on footpaths

##### Action by:

- DCDT Enterprise Company
- businesses
- school

#### PRIORITY 3

##### Paths and access improvements

- Improve priority path routes in the village including
  - Home Farm to Winnock court
  - Home Farm to viewpoint
- Ensure Gallowhill Woods are kept tidy and accessible

##### Action by:

- Drymen & District Paths Group
- National Park Authority Access Officer

# Making It Happen

The priorities in this action plan will be taken forward by our local community groups working with a range of public, private and voluntary sector partners. These community groups will be supported by key members of Drymen's two main formal community organisations; Drymen Community Development Trust Enterprise Company and Drymen Community Council.

These organisations will use the Community Action Plan to guide their activities and act as guardians of the Action Plan.

If you would like to get involved with any of these initiatives or for further information please contact the lead organisations for each theme as shown below:

Themes	Lead Organisation
Getting Around Drymen	Drymen Community Council
Community Facilities	DCDT Enterprise Company
Tourism and Heritage	DCDT Enterprise Company
Local Economy	Drymen Community Council
Environment and Access	DCDT Enterprise Company

For general information contact:

## Drymen Community Development Trust Enterprise Company

Name:

E-mail:

Telephone:

## Drymen Community Council

Name:

E-mail:

Telephone:

# Acknowledgements

Drymen Community Futures Steering Group prepared this Community Action Plan. Thanks to all those who took the time to share their views and take part.

We would also like to acknowledge the work of our Community Agent, Tom Wallace.

*We are grateful to the following organisations for funding and assistance:*

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**Loch Lomond & The Trossachs  
Community Partnership**  
[www.thecommunitypartnership.org.uk](http://www.thecommunitypartnership.org.uk)  
Tel: 01389 727762



**Community Partnership**  
Supporting communities in Loch Lomond & The Trossachs National Park

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**Loch Lomond & The Trossachs  
National Park Authority**  
[www.lochlomond-trossachs.org](http://www.lochlomond-trossachs.org)  
Tel: 01389 722600



**Small Town & Rural Development Group's  
Community Futures Programme. (STAR)**  
[www.stardevelopmentgroup.org](http://www.stardevelopmentgroup.org)



**Awards for All**  
Tel: 0141 242 1400  
email: [scotland@awardsforall.org.uk](mailto:scotland@awardsforall.org.uk)



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