

**DRAFT**

# **Thornhill Local Place Plan**

**2024 – 2037**

**A great place to  
live and thrive**



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**Map 1 shows the Thornhill Community Trust constitutional boundary which is also the boundary of the Local Place Plan**

# 1.1 Introduction

This Local Place Plan (LPP) is presented by Thornhill Community Trust (SCIO SC035940) on behalf of the people of Thornhill and Thornhill and Blairdrummond Community Council to Stirling Council for the purpose of informing the new Local Development Plan (LDP).

The plan covers Thornhill village and its catchment settlements as shown in Map 1 on page 5. Our plan overlaps with the Kilmadock Local Place Plan in the east, but we have no competing proposals for the land in question. In the west the plan overlaps Port of Menteith Community Council area, but we understand that they are not preparing an LPP. The village boundary is shown on Map 2 (page 5).

This LPP also serves as our Community Action Plan to follow through on our priorities for improvement. It sets out our agreed principles and priorities and is the touchstone document when potential new development proposals are considered. We have set out our agreed principles and priorities under four Themes: Careful development; Traffic; Strengthening our Community, and Supporting our Local Infrastructure and Economy.

Sensitivity to the built environment of the village requires an attitude of custodianship of its inhabitants. This was well demonstrated by the robust responses made by the Thornhill community to the major planning application submitted to Stirling Council, (21/01017/PPP) which is currently (as of November 2023) subject to a Scottish Government Appeal (PPA-390-2082).

Our community values the place where it lives, and valuing place is more than just an issue of land use and development. It is about valuing the people in the village, their contribution to it, and how they feel about living in it. As the residents' survey revealed, our sense of community is an asset, and a strength on which we wish to build.



## 1.2 Introducing Thornhill – our place, our people

Thornhill is located on the Carse of Stirling and lies at the boundary between the Lowlands of the upper Forth Valley and the Southern Highlands, and just outside the Loch Lomond and Trossachs National Park. The Menteith hills (the Highland Boundary Fault), Ben Lomond, Ben Ledi and Ben Vorlich to the north and west, and the Gargunnoch/Campsie Hills to the south provide magnificent skylines. The village itself is bounded west and east by the Boquhapple and Cessintully Burns respectively and separated from farmland on the north and south by Commons that provide cherished green space as well as sport and play areas. Flanders Moss National Nature Reserve lies on the south-western fringe.

Thornhill's distinctive design is that of a planned village (1696) with a street layout of house plots fronting onto the Main Street with long gardens to the two Commons. The Commons are rare and important survivors in Scotland of collective land ownership – assets which exist for the benefit of the community rather than private interests.

The North Common has been designated as a Local Nature Conservation Site (2023) and is managed by a voluntary Trust which supports an active Biodiversity and Orchard Group. The South Common includes the Community Hall, play park and football pitch. The hall is used throughout the year by a variety of different groups, including the primary school. The 'Common' is the venue for all outside community events such as the gala, fun-runs and school sports.

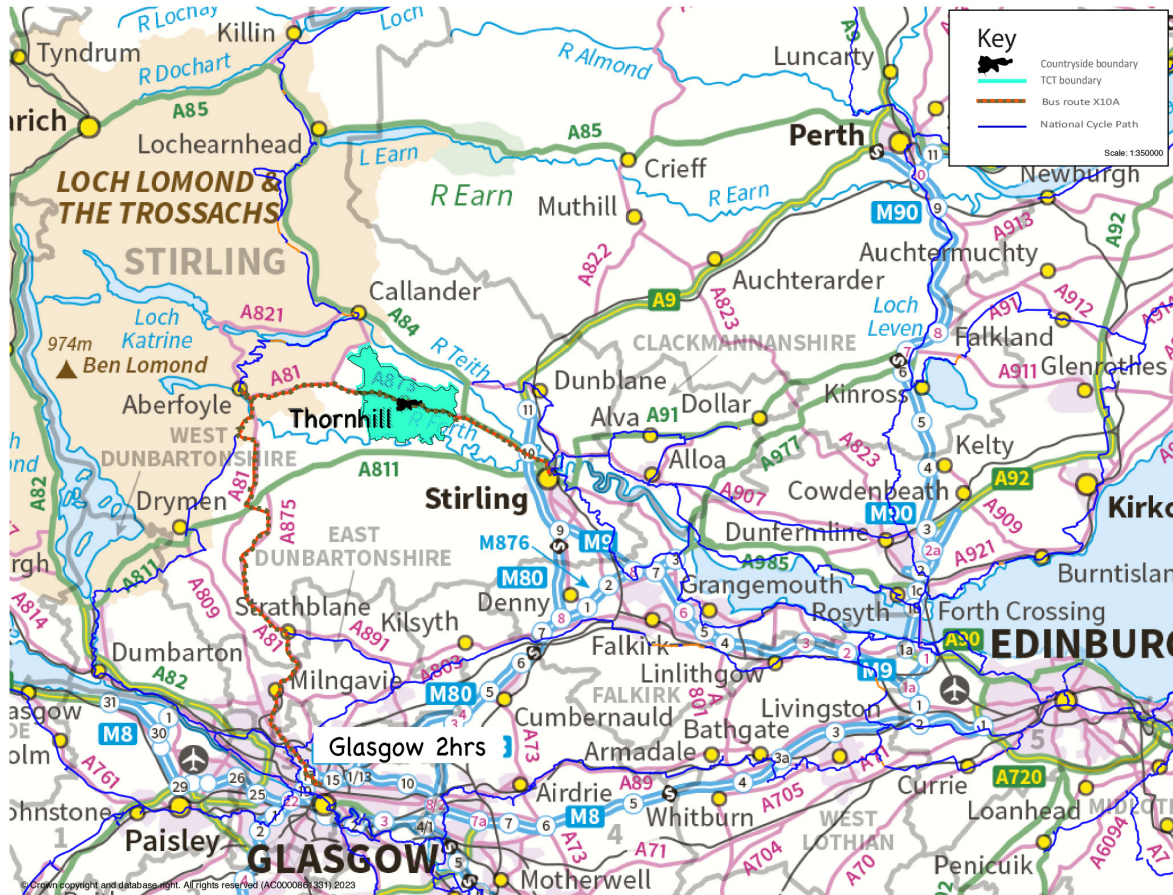
The Commons were recognised for their importance by Stirling Council in the 2014 Conservation Area Character Appraisal of Thornhill. The designation of a Conservation Area ensures the integrity of the village in the surrounding landscape is protected. The Conservation Area boundary is shown in Map 4 (page 12).

Thornhill's position emerged in the seventeenth century on higher ground at important crossroads: east/west from Stirling and Dunblane to Aberfoyle, Balfron and Glasgow, and north/south from Callander to Kippen, Balfron and Glasgow. The village boasted two banks, coaching inns and even a brothel – all catering for the throughput of people. The impact of traffic has become a major concern for residents, following Loch Lomond and Trossachs National Park designation, increased commuting, timber traffic from the Queen Elizabeth Forest Park, heavy traffic associated with local businesses and new housing developments on the outskirts of Callander.

Thornhill has about 275 houses and, when the surrounding farms and settlements are included, there are approximately 375 houses, giving a total population of around 900 people. Some of the older houses

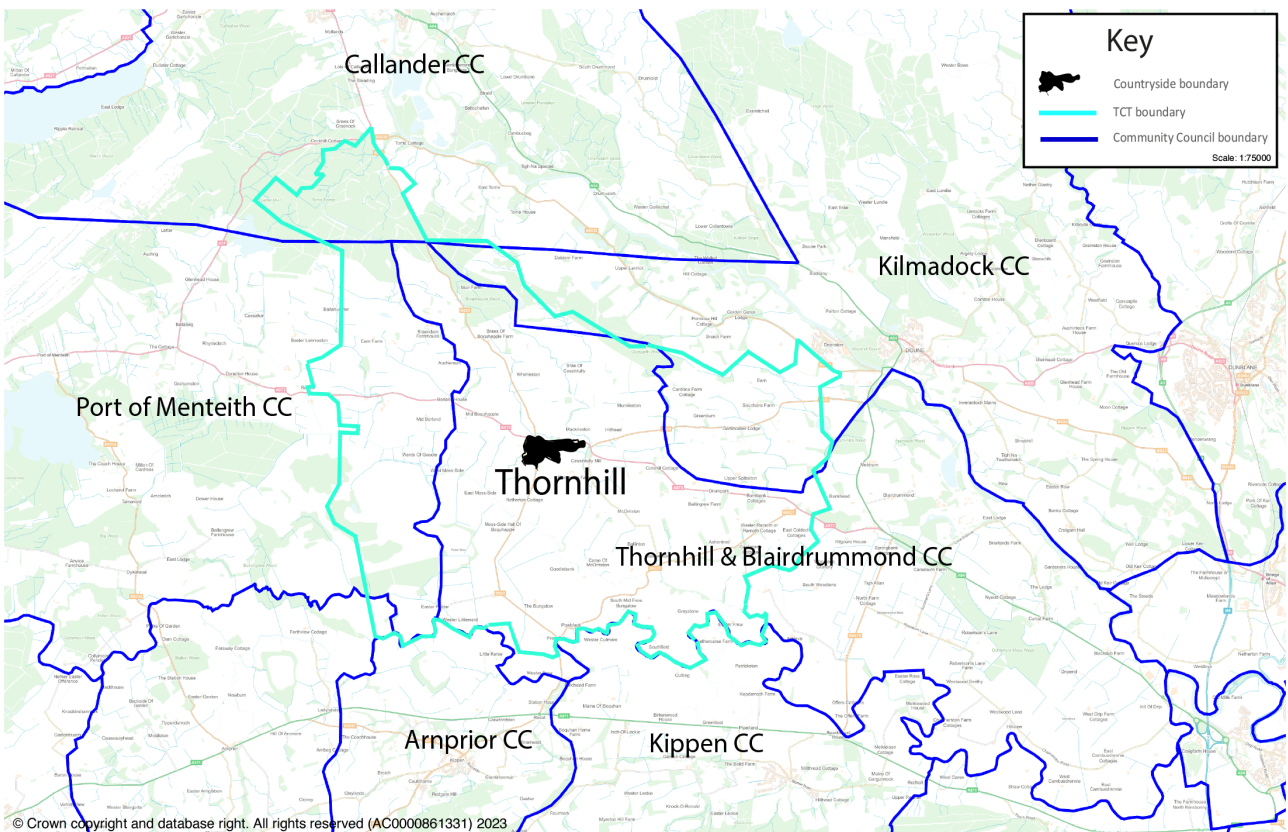


MAP 1: Thornhill lies in the heart of central Scotland in Stirling Council area



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MAP 2: Thornhill Community Trust and Thornhill LPP boundary showing neighbouring community councils



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have not had better insulation fitted and will need support to bring them up to a standard in line with the Government's net-zero targets.

Changing work patterns (before the pandemic) led to an increase in daily commuting and the prevalence of supermarkets, and now online purchasing has resulted in the loss of facilities, for example the second shop, butcher, post office and Crown Hotel. The village has a mobile postal service operating from Kippen and a Mobile Library van visits once a fortnight. Medical provision is covered by Doune Health Centre and Kippen Surgery (both about five miles from the centre of Thornhill) and there is a much appreciated clinic (run by Doune Health Centre) in Thornhill with one practice nurse clinic and one GP surgery weekly.

The Lion and Unicorn hotel is invaluable as a place to socialise and dine. It opens 10am to midday every Wednesday for a drop-in coffee loved especially by the elder members of the community. The Community Hall also offers complimentary beverages and snacks in its 'warm room' every Monday and Friday, from 2pm until 4pm. This is also well attended by the village elders to socialise and complete jigsaws.

Thornhill is not served well with buses. A rural bus service between Stirling and Glasgow calls at Thornhill six times a day in both directions with no evening or Sunday services. There are no services and no connection to nearby communities. These routes are served by the Demand Responsive Transport (DRT) scheme – a valuable service for those without access to a car. The nearest railway stations are Dunblane (9 miles) and Stirling (10 miles).

Early years provision in the village is poor with no nursery class, the nearest being in Arnprior (6 miles), a community led playgroup twice a week and limited childminding capacity. Thornhill Primary School has a very cramped playground and children have to cross a busy road to reach the playpark. Young people travel to Callander to secondary school and are dependent on Callander and Stirling for sport and leisure facilities. Without any bus services in the evening this means that there is a deficit of facilities available for young people. This problem is amplified by the lack of any active travel routes in any direction.

Thornhill is served by the Thornhill and Blairdrummond Community Council. Thornhill Community Trust is a voluntary organisation which operates the community website, publishes the community newsletter *Thornhill Views* every two months, and runs, creates or enables a range of other activities and initiatives. The Thornhill Futures Group is a collaboration between the Thornhill Community Trust and the Community Council and has been leading the Place Plan process. Beyond this, the voluntary contributions of Thornhill people add considerably to community life, enabling such activities as Gala Days, Thornhill Football Club, Big Onion Competition, Thornhill Gardening Society, Thornhill Players, Playgroup and the North Common Trust to function. Norrieston Parish Church and Norrieston Guild also play their part in village life.





The social make-up of the community consists of a mix of backgrounds and vocations that might be expected of a village rooted in the local agricultural economy and within commuting distance of Stirling, Glasgow, Perth and Edinburgh. The 2011 census showed that Thornhill has a high proportion of retired and older people compared with other communities in Stirling Council area. However, the situation may have changed and we look forward to seeing the 2021 results.

Local Place Plans deal primarily with land use and development, and so a key theme to consider has been the potential for further building and developments in the village. See Theme 1 Careful Development (page 14). In this respect, the strategic direction for planning in Thornhill is set by Stirling Council and the Local Development Plan, where, in summary, “the priority is to protect the design integrity of the village from inappropriate development.” This principle is informed by the village’s conservation status, which is based on the fact that Thornhill’s seventeenth century layout is largely preserved due to very gradual, organic and low-level development.

Thornhill’s historically low level of development has continued in recent years. Infrastructural factors, including heavy dependence on private transport, make substantial new development difficult to justify. The current LDP categorisation of Thornhill is a Rural Village where the development approach should be “Sustainable Expansion”. However, the Planning application from Inverdunning, Thornhill Ltd in 2021 (Stirling Council Ref 21/01017/PPP) for a major housing development, Industrial Park and Retail units has brought the village together to consider the type of housing and development which would meet the needs and aspirations of the community.

In its robust rejection to the Inverdunning planning application, the Thornhill community strongly reinforced the principles of the Local Development Plan (2018-2024) by demonstrating a desire to protect the physical integrity of the village whilst recognising the need for more low cost housing and employment opportunities. For the duration of its 10-year currency, this Local Place Plan (2024-2034) reinforces the principle in the current Local Development Plan 2018-2024, which is that “new building should consist of organic small-scale development within the existing settlement”. To accomplish this it may be necessary for the countryside boundary to be adjusted in line with community wishes.

Traffic affects safety and quality of life and there is widely expressed demand for actions to alleviate the current situation which is dealt with under Theme 2 Traffic.

Recognising that there will be a need for housing and business/industrial developments in the 10 year period any proposal will need to incorporate improvements to the infrastructure supporting life in the community, and this must be planned for before any proposed significant increase in housing and population.

Our Local Place Plan reflects our view that growth is as much about building community as the physical development. We think that physical place cannot be considered in isolation from community. Our young people have an important role to play and are a key element of Theme 3 Strengthening our Community.

We also look to growth in the material wellbeing of the community. This is picked up in Theme 4 Supporting Local Infrastructure and Economy. As with many communities that might be considered as outliers, easy local access to the kind of provision which might enable Thornhill to have a degree of self-sufficiency, for example public transport, medical care and shop, is precarious. Public investment in the village has been limited to the Community Hall (1996) and eight new council houses (2016). More recently, we have benefited from support from the Community and Renewable Energy Scheme (CARES) to install renewable heating and lighting in the Community Hall (2022), Covid grants and the installation of two Electric Vehicle Charging Points (EVCPs).

Economists generally take an ageing population to signify economic inactivity, but this ignores the contribution this population makes to local community life. Nevertheless, a healthy demographic turnover, and an ongoing mix of existing residents and newcomers to stimulate the provision of local services, employment and businesses, are vital components of a viable community.

Our Plan therefore seeks to strike a balance between protection and renewal. We seek to plan for sustainability in the sense of developing a future which protects and builds on our values and strengths, managing the resources on which we depend, and ensuring a viable community for all.

Drawing together the key strands from the foregoing and referencing the Scottish Government’s principal aims for communities in National Planning Framework 4 (NPF4), we have prepared a Plan which follows the four themes and which presents Stirling Council with an evidenced set of specific proposals. These themes are not mutually exclusive.





# 1.3 Background to preparing the LPP

A Community Action Plan 2011-2016 (Community funded) was prepared in 2010 as a follow up to the original Community Action Plan 2005-2010 (National Park funded).

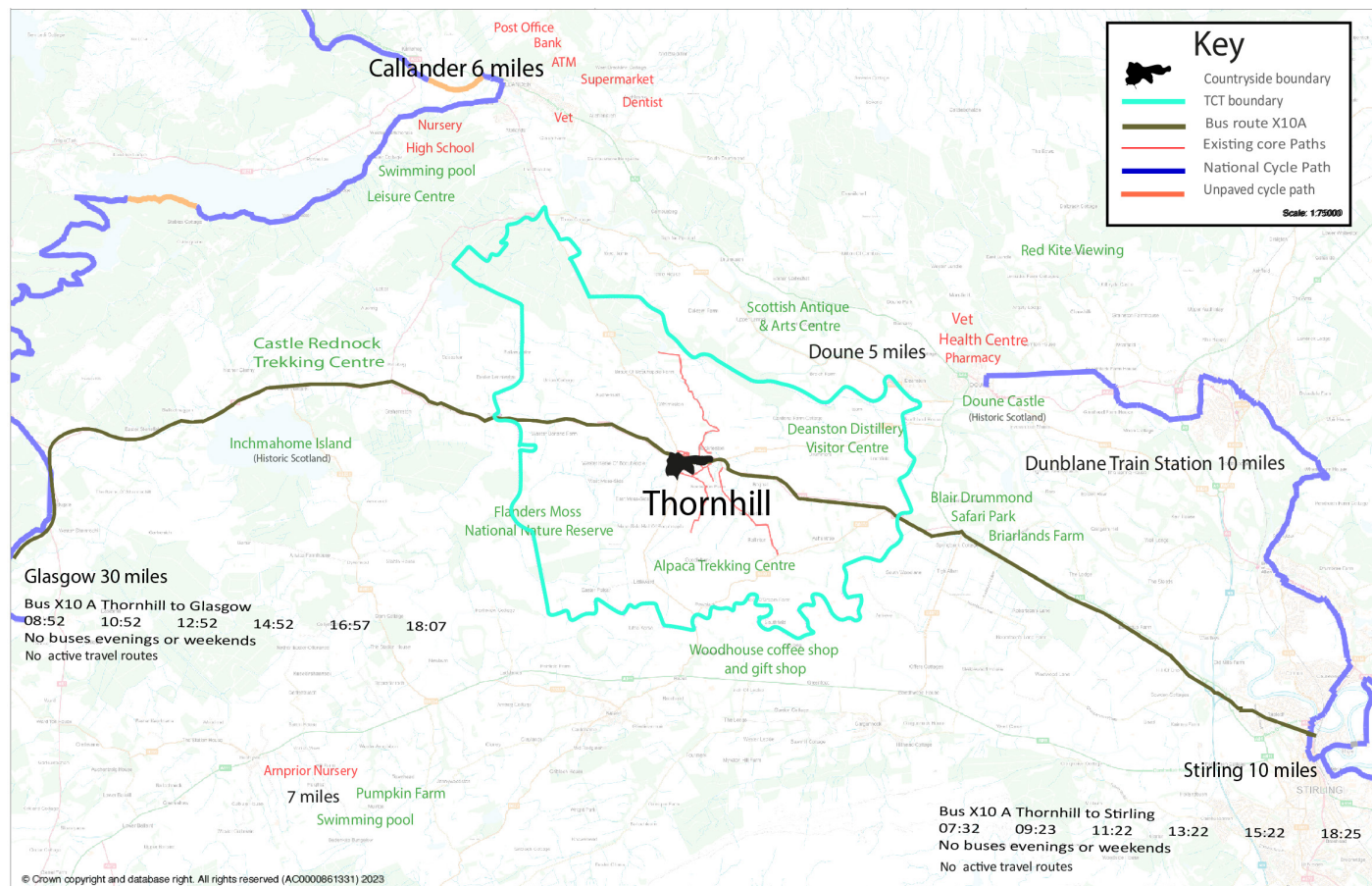
The process identified the priority actions for our sustainable future and included, predictably, the need for better health and education facilities, improved public transport (see Map 3 showing lack of public transport to and from Thornhill) and traffic calming along the Main Street. Since then, traffic calming improvements have been made – though with minimal impact.

Many other actions remain to be addressed. However, Thornhill community has gained valuable experience in the process of expressing its collective needs, resulting in a community ready to make an active contribution to determining its future.

Thornhill Community Trust has been active since its launch in 2004 to provide a community organisation able to support and enable actions identified by the community. Thornhill Community Trust has recently amended the constitution to become a Development Trust with the ability to act on behalf of the community in taking on more ambitious projects which may involve, for example, acquiring and managing land or setting up a social enterprise.

In 2020, during the Covid pandemic the community began to meet regularly on Zoom to consider the type of village it wished to become as we emerged from the pandemic. It was clear that there was a real affection for and affiliation with the village. People were keen to retain the strong sense of community, greatly valued the scenic setting and felt that any growth should occur organically, in sympathy with the vernacular characteristics of the conservation village.

MAP 3: This map shows the lack of public transport and active travel routes to and from Thornhill.



This map was prepared using Parish Online community mapping tool. It contains OS data © Crown copyright [Licence AC0000861331] [2023]

In 2020, during the Covid pandemic, Thornhill Community Trust and the Thornhill and Blairdrummond Community Council were very active and established a Thornhill Futures Group to draw up a vision of Thornhill and its catchment community and to identify perceived priorities for change and development.

It was evident that if localism was to be effective then the drive and the knowledge that is vested in the community had to be harnessed.

A survey carried out in April 2021 captured the views of 110 households and 303 residents, representing about a third of the population (box below).

An important issue detected by the survey was a change in working patterns. The number of households with people working from home increased from 56 to 124 during lockdown in 2020 and was recorded as 106 by 2021, with many now engaged in hybrid working. The greater number of people living and working, even part time, in the community could have positive consequences for the community and an important bearing on the design of new housing.

A community meeting held on 20 May 2023 refreshed and updated the initial survey. We asked the participants what was most important to them about living in Thornhill and what improvements they would like to see.

The findings of these community engagements combined with conversations with local landowners and businesses, and with consideration of the planning criteria set by Stirling Council's current adopted Local Development Plan (LDP), have all fed into this plan and we consider the issues under the four Themes. The government guidelines expect Local Place Plans to deal primarily with land use and development, with a major emphasis on Climate change and Nature restoration. Issues such as traffic, travel and community cohesion have been considered alongside the potential for further building in the village.

#### **QUESTIONNAIRE APRIL 2021 (full document in appendix 13.2)**

**Residents were asked what they most like about living in Thornhill. The responses were very consistent:**

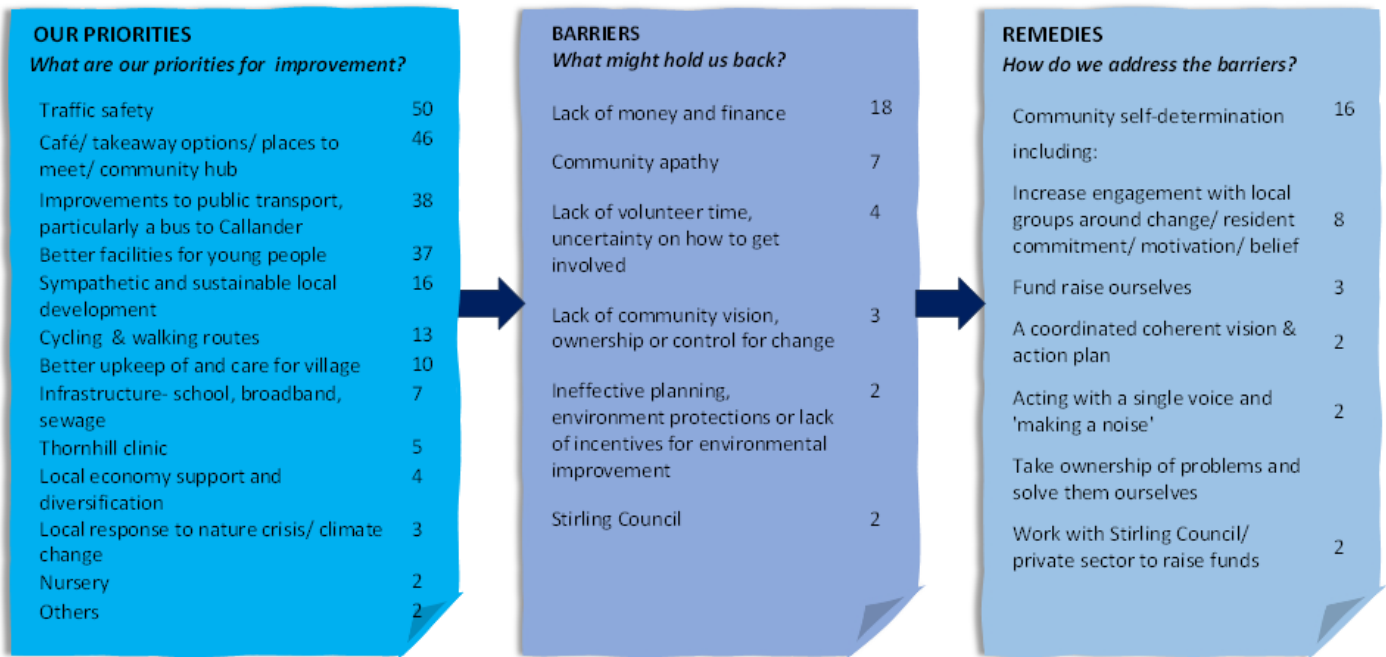
- **the countryside, the views and the wildlife**
- **a friendly, kind place with a sense of community**
- **proximity to other places**
- **the local facilities**
- **a peaceful and safe place**
- **the village paths for walking**

**When asked how to make Thornhill a better place, there was a great deal of consensus in the 303 individual responses:**

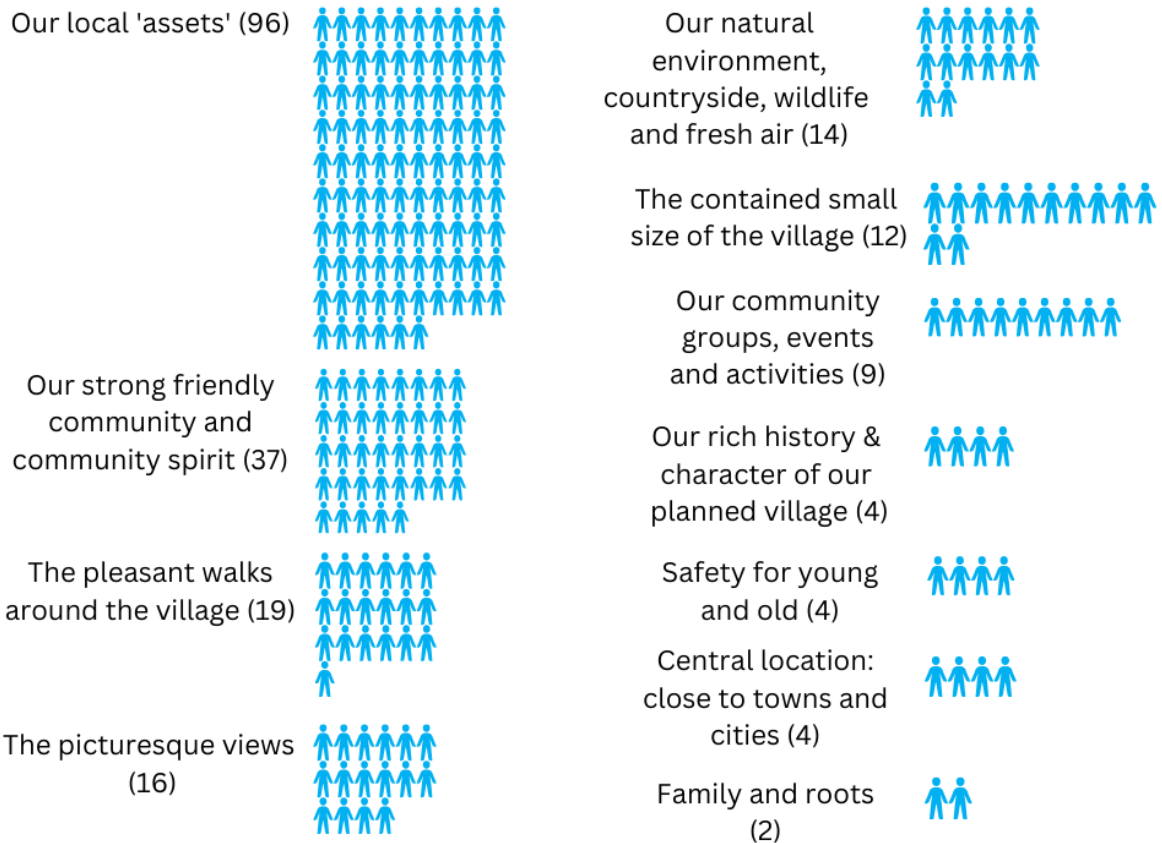
- **a village centre with a café, business hub and larger shop**
- **improved core paths in the village and active travel routes to adjacent communities**
- **traffic calming of the Main Street with a possible east to west link road to divert traffic**
- **improved childcare and activities for children including outdoor play space**
- **housing within the village envelope to meet local needs, with particular emphasis on the elderly and young families, and designed in sympathy with the village vernacular**
- **more provision of adult activities and events**

# 1.4 Community engagement outcome

The things we most cherish and love about our village (Summer 2023). Priorities, barriers and remedies:

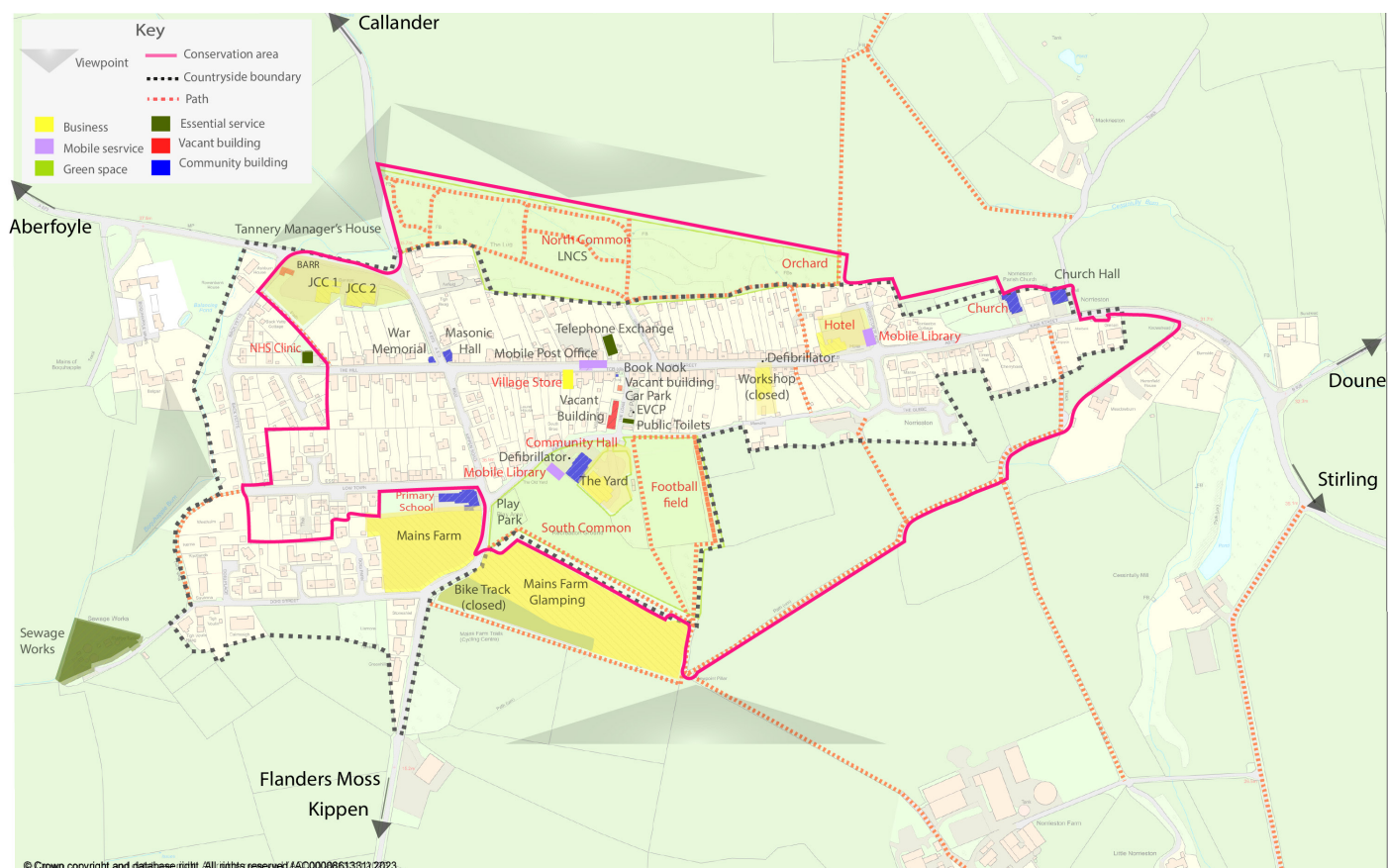


## OUR IMPORTANT THINGS



Numbers indicate the number of times each topic was mentioned at the community meeting on 20 May 2023 and in consultation with young people September 2023.

# MAP 4: 'Our important things' (in red text) and local assets



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## 2. Guiding principles

The guiding principles must be those that support the creation of a distinctive, productive and liveable community. In seeking to uphold this vision we have agreed these four principles to test future proposals:

### 1. Valuing place for a distinctive and sustainable community with an underlying presumption against large scale development

How will this proposal:

- safeguard and enhance our natural environment
- help us respond to the challenge of the climate crisis
- safeguard and enhance our historic and traditionally built environment
- preserve the character and ambience of our conservation village for future generations
- protect and respect the scale and diversity of the community, the physical environment, geographical location and heritage which are all sources for quality of life in Thornhill
- reduce the impact of traffic in our living environment and promote active travel routes

### 2. Developing a resilient local economy for a productive, liveable and sustainable community

How will this proposal:

- encourage establishment or growth of businesses which bring local employment, resilience, wealth, community cohesion and amenity to our community
- improve or develop services which support a productive and liveable community (e.g. public transport, health and education services)
- prioritise the circular economy, retrofit of existing building stock and address the impacts of climate change

### 3. Developing a caring and kind community

How will this proposal:

- respond and care for the emotional, social and care needs of the vulnerable of all ages
- ensure that Thornhill is a safe place to live, physically, socially and culturally
- promote diversity and belonging
- promote the interests of sustainability and revitalisation, as well as representation
- seek to involve the entire community and the range of perspectives and experiences it contains by enabling people, irrespective of their origins or background, to contribute to it and to value the contributions of others who live and work in it

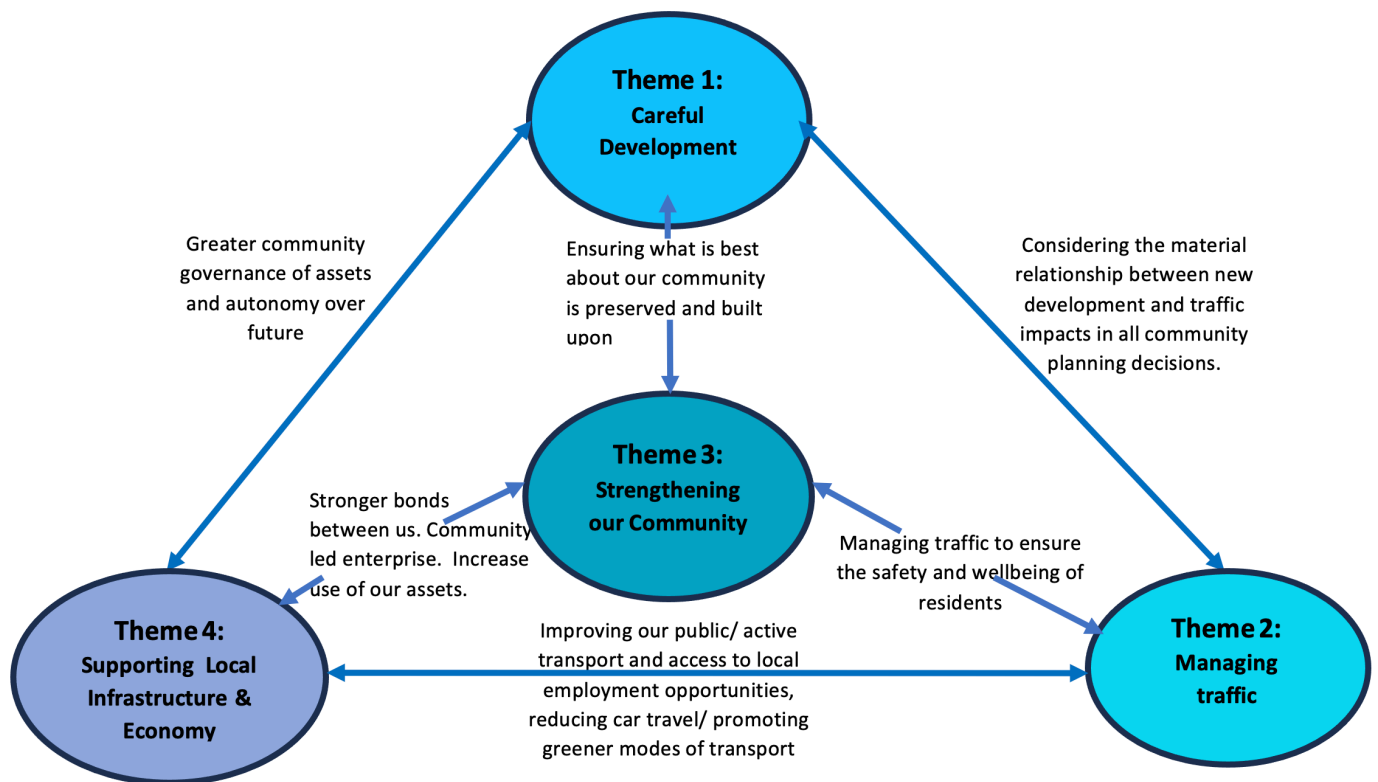
### 4. Increasing the agency of the community over decisions about its future

How does this proposal demonstrate:

- effective consultation with residents and representative community groups
- an action generated by the community with a clear evidence base of local need
- collective support by the community
- genuine community input to development planning, at the strategic level and in relation to specific proposals
- adaptation to changing circumstances through greater resilience, self-reliance and collaboration with adjacent communities, Stirling Council and other local agencies

### 3. Proposals for improvement – four themes

Taking account of responses to the residents’ survey, activities already underway, and the legacy of the 2010 Thornhill Community Action Plan, the following emerged as priorities for specific action.



### 3.1 Careful development

A slow-growth, holistic and sustainable development strategy – for housing, economy and community – aligning with local needs, sympathetic to the unique characteristics of our village and community.

#### PRINCIPLES AND GUIDELINES FOR CAREFUL DEVELOPMENT

1. We acknowledge and accept our community’s role to provide new and affordable housing towards meeting national demands in proportion to our size.
2. In order to protect and enhance factors considered essential to the experience, character and sustainability of our community, all future developments – housing, economic or community- must proceed in small stages, with careful planning and evaluation at each, and where local needs analysis is given due emphasis.
3. Only by this, can we ensure development will strengthen our community and not weaken it by exacerbating existing pressures (e.g. traffic volume (Theme 2) and essential services like our school and health facility (Theme 4)); by eroding our local economy, good farmland and community integrity; by causing residents to have to move elsewhere (e.g. young people and the elderly); or by degrading the unique visual aesthetic and unity of our historical planned village and conservation area.
4. As such, there should be a presumption against any and all large-scale housing and economic developments locally, and any related to buffering zones considered important to just transition should be a material consideration and enhanced discussion (see below).
5. In addition, care should be taken by any and all developers to ensure the aesthetic of any proposal is consonant with the appearance and nature of the planned village and conservation

*We need more appropriate housing -bungalows for older folk and affordable homes for the younger ones- so valued community members aren't forced to leave to find it.\**

*It is important that authorities and developers listen to our plan and understand why it is important. We hope we don't need to be ever vigilant about how others interpret it.\**

*We need to feel secure that development will not be imposed on us - this is OUR village and we LOVE it, we don't want it to become a large sprawling village.\**

*\*Quotes from the community meeting held on 20 May 2023.*

## 3.1.1 Unacceptable development – legislative context

Our careful development aims contrast with those of landowners and developers who seek to develop “approximately 500 residential dwellings plus some industrial and commercial units” (Desktop Existing Services Report, Stirling Council Planning Submission 21/01017/PPP, 2021: 3) on significant areas of productive agricultural land immediately west of Thornhill, without regard to the overarching policy considerations of NPF4. Map 5 shows the area of land at risk in red, currently designated as “residential” by the landowner on Scotland’s Land Register (Title number PTH40896: <https://scotlis.ros.gov.uk/property-summary/PTH40896/1>).

To support our Careful Development aims there has been discussion around creating buffer zones round the village and for reinforcement of the green edge of Thornhill.

NPF4 Policy 8 Green belts, has particular significance for our situation as it states:

Green belts / Policy Principles / Policy Intent: To encourage, promote and facilitate compact urban growth and use the land around our towns and cities sustainably.

Policy Outcomes:

Development is directed to the right locations, urban density is increased and unsustainable growth is prevented. The character, landscape, natural setting and identity of settlements is protected and enhanced. Nature networks are supported and land is managed to help tackle climate change.

Local Development Plans:

LDPs should consider using green belts, to support their spatial strategy as a settlement management tool to restrict development around towns and cities.

Green belts will not be necessary for most settlements but may be zoned around settlements where there is a significant danger of unsustainable growth in car-based commuting or suburbanisation of the countryside, (our emphasis). Green belts should be identified or reviewed as part of the preparation of LDPs. Boundary changes may be made to accommodate planned growth, or to extend, or alter the area covered as green belt. Detailed green belt boundaries should be based on evidence and should be clearly identified in plans.

Our community is heavily dependent on the motor car. The Scottish Index of Multiple Deprivation, (SIMD) data for our area (S01013109) indicates geographic access domain rank 1, which confirms our comments around limited public transport and active travel, as shown in 1.4 ‘Our Priorities.’ (see 13.4 for more information)

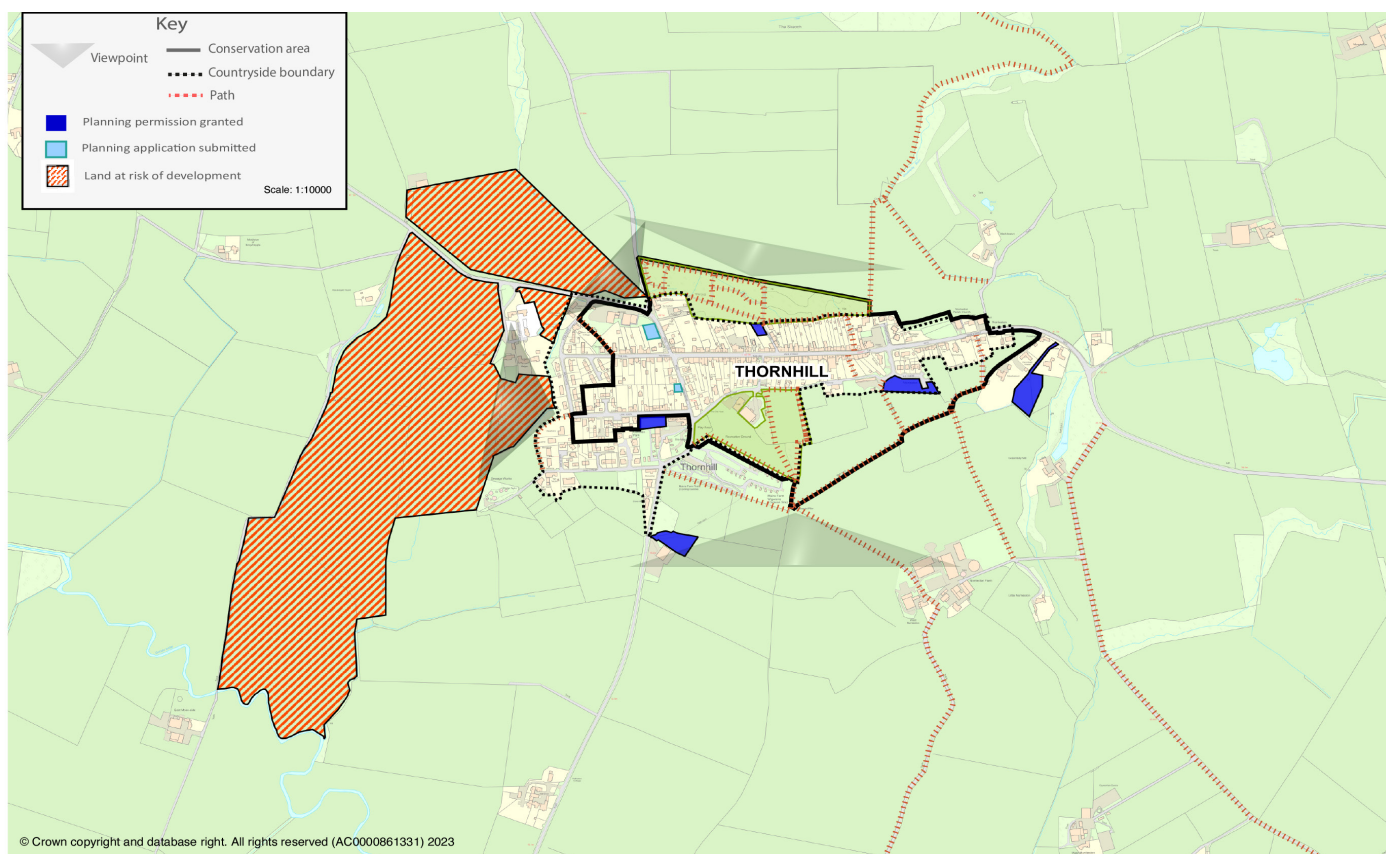
Large developments in our area would therefore be contributing to ‘unsustainable growth of car-based commuting.’ Also, ‘NPF4 Annex C – Spatial Planning Priorities - Central’ policy states: “Whilst predominantly urban, this part of Scotland benefits from a rich and diverse rural area and there are many areas where town meets countryside.

“These areas have important functions – productive agricultural land, providing vital ecosystem services and spaces for local food growing, outdoor access and recreation. They support carbon sequestration, including through peatland restoration, woodland creation and conserving natural habitats, and there is scope for innovation in key sectors including sustainable food production.”

Our location in Trossachs and Teith Ward of Stirling Council area is just such an area.

These national aspirations for our area chime with those of local people and give further weight to our Careful Development statement and our proposal that Stirling Council consider creating a Green Belt round our historic village.

MAP 5: This map shows current organic development within the countryside boundary (areas shaded light and dark blue). It also shows the land outwith the countryside boundary at risk of development, bringing unwanted and unnecessary urbanisation to the rural area (areas shaded red).



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## 3.2 Traffic

Pedestrian safety is a significant concern, especially for children and the elderly. The narrow pavements, limited crossing points, and the presence of cars parked on pavements make it difficult for pedestrians to navigate safely. Measures that have been taken, such as 20mph signs, have not been successful.

Progress: After the community meeting on 20 May, Thornhill and Blairdrummond Community Council and members of the community continued to raise questions about the safety of people in Thornhill. MP Alyn Smith prepared a survey of residents which is reported [here](#).

### PRIORITIES

- **Controlling speed, particularly of heavy vehicles**, with a focus on slowing traffic down at the four-entry points into the village
- **Ensure a 'pedestrian-first' not 'vehicle-first' principle** is applied in addressing problems
- **Consider the potential locations and size of new developments** on traffic routes and volume in planning processes (Theme 1).

### HOW (some initial ideas)

- **Speed bumps and lights** which inform of speed at entry points
- **20-mile an hour speed limits** start earlier at entry points
- **Continue to record traffic behaviour** at the Masonic Lodge corner
- **Considering implementing a one-way system**, which may mitigate safety concerns and damage caused by the high street 'squeeze'
- **Implementing safe crossings and bollards** at points where safety is a concern, where one immediately outside the school is considered important by both adults and young people.

*Traffic calming / safe crossing / better signage / (average) speed camera / raised area or speed bumps (e.g. at war memorial, between school and park, 20mph on Main St\**

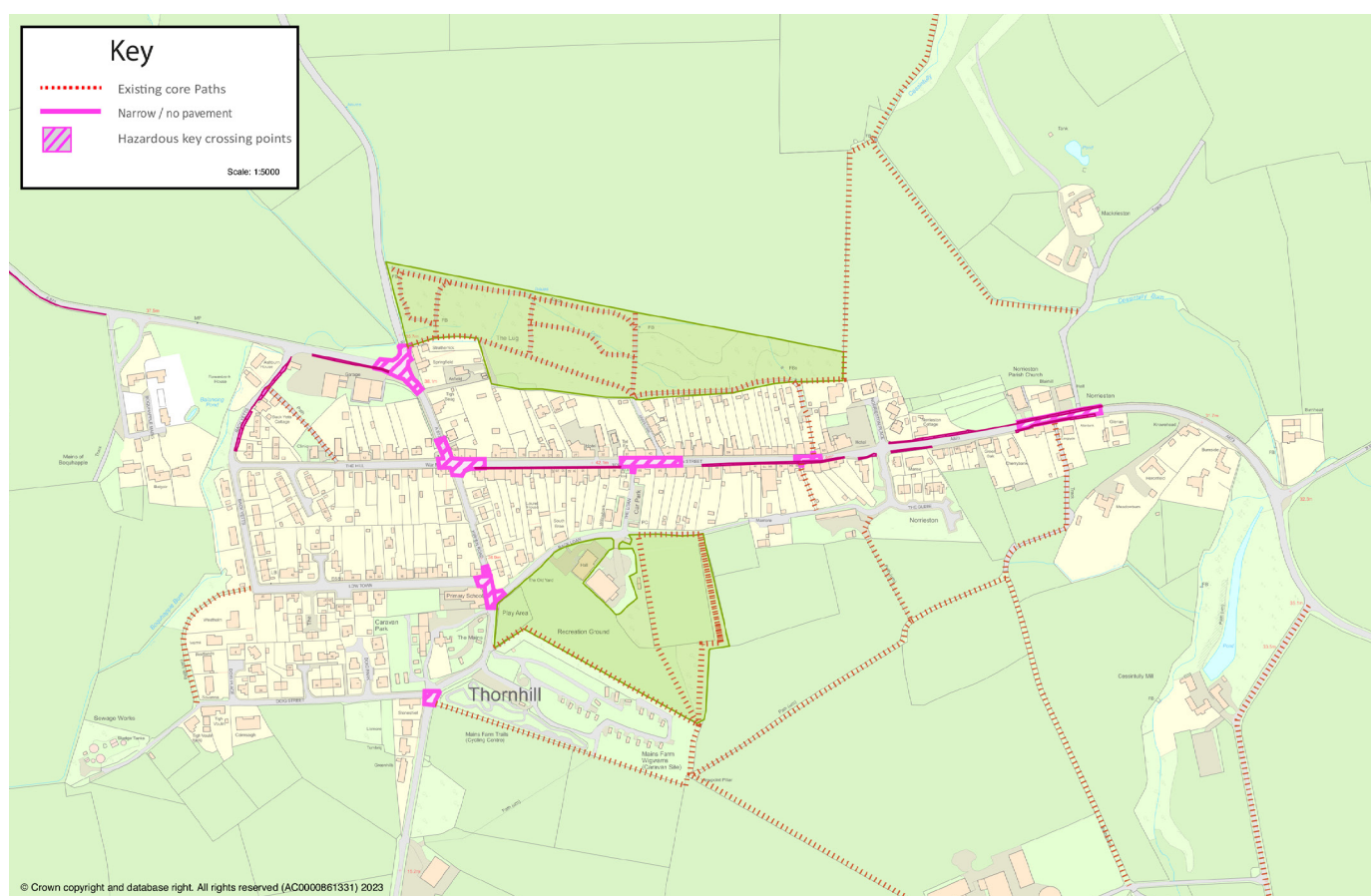
*No pavements or hard shoulders / very narrow pavements when walking with young kids/prams\**

*Too many large/HGV vehicles through village\**

*\* Quotes from the community meeting held on 20 May 2023.*



MAP 6: This map shows areas of high pedestrian hazard. A solution to these hazard areas will be best achieved with raised traffic calmed areas with the pavement and road at the same height, surfaced with high quality stone, along with carefully positioned street furniture and the installation of other speed control measures.



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## 3.2.1 Thornhill Traffic Monitoring Report 2022

A LIDAR traffic monitor was located at the junction of the A873 and B822 at the west end of Main Street between late December 2021 and December 2022. Data was collected in real time on the number, direction, type and speed of vehicles crossing the junction. A summary of the data is presented below from January to December 2022:

The Thornhill traffic survey has shown that over 1.1million vehicles pass through the village each year. Of these nine per cent are large heavy goods vehicles. The peak volumes of traffic are mainly during the summer months.

As Main Street (A873) is a narrow street with residential property on both sides, traffic is often backed up causing congestion, poor air quality and safety concerns.

The junction of the A873 with the B822 is a 90-degree bend with buildings on both sides meaning it is not possible for large vehicles to pass each other at that point, as they have to cross the centre line in order to make the turn, further adding to congestion and safety concerns.

The current traffic calming measures primarily designed to reduce speeds also cause large vehicles to have to wait to pass through or on occasions backup to allow others to pass in the opposite direction. This can lead to them being stationary for longer periods but with engines running leading to higher levels of emissions to which the population are exposed.

Although some relationship between air pollution and traffic flow was observed with the highest levels of Nitrogen Dioxide being measured at times of peak traffic flow, this was not the case for PM2.5 (particulate matter with an aerodynamic diameter of 2.5 microns or less) which seems to be dominated by regional background PM2.5 and in the winter months, domestic heating sources.

A 20mph limit has recently been imposed through the village as a further safety measure, but it has been noted that many vehicles are still travelling at speeds exceeding this. The location of the traffic sensors at the corner junction measured an average speed of 12 mph which should not be regarded as an indication of speeds along the Main Street or on the approaching roads as traffic must slow considerably at the junction in order to negotiate the corner. Further measures to reduce speed in the village may be required.

### Headline Statistics

#### Total number of vehicles per month

January	75,104
February	80,055
March	79,726*
April	96,207
May	88,911
June	122,285
July	120,191
Aug	105,559
Sep	155,154
Oct	52,026#
Nov	93,499
Dec	84,302

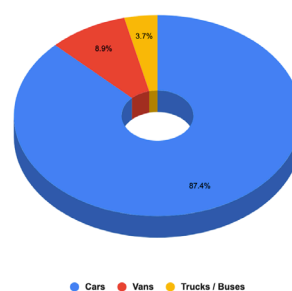
**TOTAL Vehicle Movements January - December 1,148,027**

\*Sensor offline for part of March, data extrapolated (confidence >90%)  
#Sensor fault resulted in lower data capture during October

### Vehicle Movements by Type

Jan - Dec 2022		
Car	827,329	(87.4%)
Van	87,176	(8.9%)
Truck / Bus	29,367	(3.7%)
<b>Total</b>	<b>1,148,027</b>	

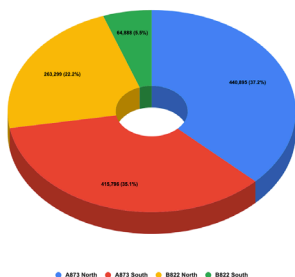
Thornhill Traffic by Type from 1st Jan - 31st Dec 2022



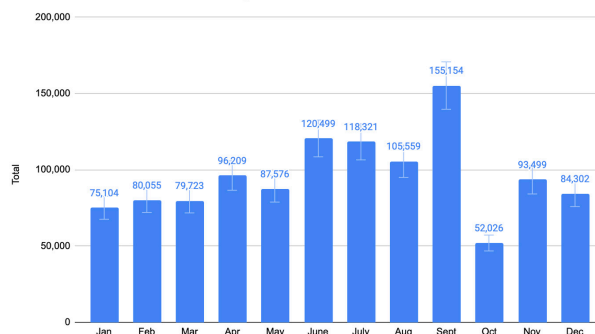
### Vehicles by Route / Direction

Jan - Dec (incl)		
A873 North	440,895	(37.2%)
A873 South	415,796	(35.1%)
B822 North	263,299	(22.2%)
B822 South	64,888	(5.5%)
<b>Total</b>	<b>1,148,878</b>	

Thornhill Traffic movements via Route / Direction from 1st Jan - 31st Dec 2022  
Total Vehicle Count: 652,478



### Total Vehicle Movements January 1st - Dec 31st 2022



NOTE: Error bars denote approximate uncertainty of measurement system

### Acknowledgments

This information is provided to the community courtesy of Forth Valley and Lomond Leader funding provided in partnership with Stirling Council.

This traffic data is part of a network of sensors throughout the region also measuring local weather and air pollution. Our thanks to the communities supporting the project by maintaining the sensors and providing data uplinks via WiFi.

The traffic data is derived from a LIDAR sensor supplied by Digiflec Ltd.

There are some uncertainties of detection in the region of +/- 10% with regards to classification and counting. Thus there is a small discrepancy between the total number of detections per route/direction and the total number of detections in total of 851 detections over the year which is 0.07% error.

## 3.3 Strengthening our community

Building our community integrity and capacities for self-determination, with an emphasis on enabling and supporting our young people. Acknowledging that some desired improvements are unlikely to happen without us taking collective leadership and responsibility for them.

### PRIORITIES

- **Coming and working together more** as a community, to decide and support what we need
- **Mobilising projects to address our needs**, focusing initially on small or micro- community projects which build confidence, momentum and capacities
- **Appreciating and maximising existing community assets** before developing anew and emphasising community ownership where it may be unclear
- **Enabling and supporting our young people**
- **Fund raising and income generation** which sustains community projects

### HOW (some initial ideas)

- **Decide on some potential small 'do-able' projects** e.g. improving South Common facilities for our young people
- **Maximise our Community Hall**
- **Explore funding sources and establish long-term income streams**
- **Support/ engage actively with Thornhill Community Trust**
- **Talk to and learn from neighbouring communities**

*Could also include a youth club in the Community Hall or areas for teenagers\**

*Youth club, community nursery, café, community lunches, recycling/ re-use hub, workshops, massage tailoring/ sewing, etc\**

*e.g. crowd funding, national lottery, ask residents to chip in for ring-fenced issues, local authority funding\**

*\* Quotes from the community meeting held on 20 May 2023.*

## 3.4 Supporting local infrastructure and economy

We seek to protect and support our essential public transport, health and education services, and local businesses and employers.

### HOW?

#### Public transport/ active travel

- Potential for route to Doune / Callander
- Electric bike-sharing service with link to bus
- More walking/cycling routes to avoid busy roads and linking to other communities
- Community transport, e.g. car share, car club
- Provide new space to attract businesses

#### Support local businesses

- Assess appropriateness of new economic developments, maintain the status quo while building and diversifying upon it

#### Community enterprise/ income generation

- Pilot a business hub at community hall
- Investigate funds for projects related to local sustainability, community ownership and wealth building to generate income or jobs

#### Maintaining Thornhill Clinic and Primary School

- Community approach to GPs to discuss how to preserve, improve and support the clinic
- Space to let the Primary School grounds 'room to grow'

*Young people would love to have a conversation about re-opening the cycling route at the wigwams and have offered to clear it as a 'thank you'\**

*Robert's shop\*\* [for] essentials and last minute buys, excellent service staff and treats!*

*\*Quotes from the community meeting held on 20 May 2023 and in consultation with young people Sept 2023.*

*\*\* Thornhill Village Store is known locally as Robert's shop.*

## PRIORITIES

- **Improving our local public and active transport infrastructure**, enabling access to essential services and employment in neighbouring communities
- **Valuing, promoting and taking care of our local businesses and employers**, their contribution to a more self-sufficient and circular economy, and jobs for young people
- **Defibrillators**, some feel there is an urgent and immediate need for more defibrillators in the village [installed outside of the Community Hall September 2023, funded by Robert Connell Trust]
- **Maintaining our village shop, pub, school, health clinic** considered by all to be critical for community sustainability
- **Nurturing community led local enterprise and income generation** and enabling/ providing the support and space these need to flourish
- **Recognising and supporting the local and 'hidden' economic contribution of home working and digital enterprise**
- **Upgrading our sewage works**, which some believe may be at capacity

*The shop must keep going!  
Everyone tell 'Robert, (local  
shopkeeper), how nice and  
funny and handsome he  
is!'*\*

*Use or lose it\**

*Broadband improvements\**

*\*Quotes from the community meeting held on 20 May 2023 and in consultation with young people Sept 2023.*



## 4. Community Resilience in a Changing World

In Line with the Community Adaptation Scotland Route Map (more information [here](#)), we will seek to take actions that increase our resilience in a changing climate, including:

- Support to minimise energy use and make it affordable for us all to maintain warm and healthy homes;
- Encourage building and landscape designs which account for extreme weather events;
- Become more self-sufficient by maximising our own energy and food production and by generating income to reinvest in our community's resilience;
- Increase biodiversity, amenity and reduce flood risk through managing the Commons, partnership with landowners and through community land ownership if required;
- Ensure all members of our community are safeguarded in adverse weather, power, water or communications failure.

## 5. Community Action Plans

This is the very long list of all the proposals/ideas for action which have emerged during our community consultations.

**The meeting on 26 November will give us a chance to vote for the ideas we feel should be a priority.**

We can achieve whatever we set our minds to but all actions need owners. A variety of skills will be needed to achieve these aims – much of the works may have to be done by contractors (local if possible). However, they will need to be coordinated by for example short term task groups. We will need fundraisers, project management... as well as practical skills.

Thornhill Community Trust's role is to be the vehicle to help our groups achieve their aims, where appropriate and possible. It does not have the capacity to support all the projects itself so needs prospective partners.

Actions are likely to be amended as needs, opportunities and resources change, so our Community Action Plan is a working document that will develop over time.

Number	Action	Prospective partners	Timeline
<b>Strengthening community</b>			
Community resilience in a changing climate			
1.	Make Thornhill and the surrounding area a 'Climate Ready Place' by taking the 'Community Climate Adaptation Route Map'	Members of the community, Stirling Council, external funders	
South Common/village centre			
2.	Improve drainage	Members of the community, Stirling Council, external funders	
3.	Create an all-weather playing surface/MUGA	Members of the community, Stirling Council, external funders	
4.	Erect a pavilion on the South Common	Members of the community, Stirling Council, external funders	
5.	Create a running track on the South Common	Members of the community, Stirling Council, external funders	
6.	Create an outdoor gym on the South Common	Members of the community, Stirling Council, external funders	
7.	Create a dry walking route round the South Common	Members of the community, Stirling Council, external funders	
8.	Create a bike track on the South Common	Young people, members of the community, Stirling Council, external funders	
9.	Build covered seating in the playpark	Young people, members of the community, Stirling Council, external funders	
10.	Improve play facilities in the playpark	Young people, members of the community, Stirling Council, external funders	
11.	Develop a community cafe in Thornhill	Members of the community, local enterprise	
12.	Develop a business hub	Members of the community, Stirling Council, external funders	
13.	Increase the biodiversity by planting hedge-rows and creating bug hotels	Young people, members of the community, Stirling Council, external funders	

Thornhill Community Hall			
14.	Have a paved area outside Thornhill Community Hall fire door	Members of the community, Thornhill Community Hall committee, Stirling Council, external funders	
15.	Have a canopy over Thornhill Community Hall fire door	Members of the community, Thornhill Community Hall committee, Stirling Council, external funders	
Housing			
16.	Create adapted and affordable housing which enables people to remain in their community	Stirling Council, Communities Housing Trust, TCT and Community Council	
North Common			
17.	Build a Hide in the North Common	Members of the community, North Common Trust, Stirling Council, external funders	
18.	Develop a fundraising strategy for community projects.	Members of the community, North Common Trust, Stirling Council, external funders	
19.	Increase biodiversity by planting hedgerows and creating bug hotels	Members of the community, North Common Trust, Stirling Council, external funders	
People			
20.	Create a dementia-friendly community	members of the community, Stirling Council, external funders	
21.	Develop more things for young people	Young people, members of the community, Stirling Council, external funders	
New community projects			
22.	Develop a fundraising strategy for community projects	Members of the community	
23.	Continue to investigate ownership and future plans for The old Scout Hall	Members of the community	
<b>Infrastructure and economy</b>			
24.	Improve public transport and explore options around mini bus to Callander and Doune for young people	Young people, members of the community, Stirling Council, external funders	
25.	Develop more walking/cycling routes linking to and from immediate surrounding areas, as well other communities	Members of the community, Stirling Council, external funders	
26.	Support our village shop, pub, school, health clinic to ensure a sustainable community	The community, Thornhill PS, Thornhill PS Parent Council, Community Council, Stirling Council, Stirling and Clackmannanshire Health and Social Care Partnership, NHS Forth Valley, and Doune HC staff	
27.	Lobby for improved broadband in outlying properties	Members of the community, Stirling Council, Community Council	
28.	Make space to allow Thornhill Primary School to grow	Members of the community, Thornhill PS, Thornhill PS Parent Council, Stirling Council	
<b>Traffic</b>			
29.	Continue to press for improved traffic management solutions in Thornhill and surrounding areas to ensure safety for everyone	Members of the community, Stirling Council, external funders	
30.	Uphold 20mph speed limit in Thornhill and speed limit on roads in the surrounding area	Everyone	

## 6. Working with our neighbours

Members of Aberfoyle Development Trust, Callander Development Trust, Kilmadock Development Trust, Doune, and Port of Menteith Community Council have all helped and inspired us in our planning. We thank them for their support and we look forward to working with them in the future in achieving shared aspirations, e.g. in relation to active travel, public transport and walking routes.

We also welcome the opportunity to work with the Carse of Stirling Partnership and Nature Scot who care for the NNR at Flanders Moss.

## 7. Regard to other Plans/Strategies

This plan is a consensual document prepared by the community of Thornhill and surrounding areas laying out their hopes and aspirations for the future of our community. Where appropriate reference has been made to the relevant legislation both local and national throughout the document.

## 8. Engagement evidence

1. This is a brief description of the engagement and consultation activities undertaken in preparing our LPP. A Questionnaire was distributed in April 2021 to 400 households in the area. All households were invited to comment on plans for the centre of the village October 2021. There was a stall and display of ideas at Thornhill Gala June 2022. A leaflet about our LPP was prepared for a community event in February 2023 and distributed widely thereafter. See Appendix 12.

All households were invited to a Community Gathering in May 2023 and to a follow up meeting in November 2023. Young people's views were sought at two specially facilitated sessions; Thornhill Primary School May 2023 and McLaren High School, Callander, September 2023. Regular updates have been presented via the Thornhill Views community newsletter and Thornhill community website.

2. This is an estimation of the number of interests of people/organisations involved.

110 households completed the April 2021 questionnaire, 76 people attended on 20 May 2023, 138 people have signed up to a new Thornhill Residents Contact List. **XXX** attended on 26 November 2023. Local organisations involved: Thornhill & Blairdrummond CC, Thornhill Community Trust, Thornhill Futures Group, Thornhill Community Hall, Norrieston Parish Church, North Common Trust, Thornhill Primary School.



# 9. Proposals for amendments to Stirling Council Local Development Plan 2018

Thornhill Local Place Plan respectfully offers the following amendments/considerations to Stirling Council in preparation of the new Local Development Plan.

Topic	Community /Proposal/Priority	Suggested amendments or inclusions in relation to Thornhill and surrounding area
Theme 1 – Careful Development		
Housing	Housing for older people, affordable homes for young people wishing to stay or return to Thornhill (with reference to Rural Homes NPF4 Policy 17)	That housing H111, in 2018 LDP, for 6no larger properties in SC land bank in The Glebe, should be re-imagined to become smaller properties to meet local needs  This area be offered for development by a small and medium sized developer, or local housing associations to ensure locally identified housing needs are met
Housing	Housing for older people, affordable homes for young people wishing to stay or return to Thornhill	That housing H110 Doig Street is reinstated as land allocated for housing as per Stirling Council's 2014 LDP
Housing	Housing for older people, affordable homes for young people wishing to stay or return to Thornhill	2018 LDP housing H109 Burnside works  Clarification about where the houses might go on that site
Green belt	Green belt or buffer zone should be drawn up for Thornhill due to a significant danger of unsustainable growth in car-based commuting or urbanisation of the countryside. (With reference to NPF4 Policy 8)	Consider drawing up a Green belt for Thornhill
<b>There are differing views on the countryside boundary which we will resolve on the 26 November after a community vote</b>		
Careful development is the only acceptable form of development to our community	Land allocated for housing in 2018 LDP remain unused and plots for sale in the village remain unsold  There are potential infill sites within the settlement and we have a supply of vacant buildings or land (NPF Policy 9) that have potential to be redeveloped to provide homes in the future.  The village is closely abutted by agricultural land of varying qualities and should be protected.	Countryside boundary remains unchanged from 2018  <b>OR</b>
Careful development is the only acceptable form of development to our community	It may be necessary for the countryside boundary to be extended in order to bring allocated land within the natural village edge.	Countryside boundary is extended from 2018
Theme 2 – Traffic		
Pedestrians first	People living in Thornhill wish to see a 'Pedestrian-First' Traffic Management Strategy  A priority is to controlling the speed, particularly of heavy vehicles, with a focus on slowing traffic down at the four-entry points into the village  Ensure a 'pedestrian-first' not 'vehicle-first' principle is applied in addressing problems	Consider the potential locations and size of new developments on traffic routes and volume in planning judgments in Thornhill  Consider the potential locations and size of new developments on traffic and volume in planning judgments in places to the west and north of Thornhill



Theme 3 – Strengthening our Community		
Green space	Improve green spaces in Thornhill which are highly valued by the people who live here  South Common in Thornhill needs improved drainage and facilities for the community	Green spaces are protected against any development and maintained to the highest standards
Green space	Paths in Thornhill are highly valued by the people who live here  South Common in Thornhill needs improved drainage to achieve this aim	Core paths crossing Stirling Council ground through green spaces are identified and maintained
Green Space	Improve play facilities for children attending Thornhill Primary School  Bring forward plans to extend and improve the school playground and playpark in line with Scottish Government Publication, October 2023, “Out to Play – caring for our outdoor spaces”	Purchase land currently on sale next to the school
Natural space	North Common	Record the protected status of the LNCS in the North Common
Education	Early years education improved  Extend school to create a nursery class	Purchase land currently on sale next to the school
Health services continue to be delivered locally in the Thornhill Clinic	Stirling and Clackmannanshire Health and Social Care Partnership, Doune HC and the community work together to identify improve and develop the use of Thornhill Health Clinic	Protect building and land round the Health Clinic to ensure community benefit
Theme 4 – Supporting local infrastructure and economy		
Waste management	Unightly and limited waste management site on South Common	1.2018 LDP states ‘New or upgraded recycling Bring Sites’ – not achieved  Consider identifying a fresh site for this facility to improve the scenic value of the South Common and recycling opportunities for the community
Safe cycle routes/Active travel	Area wide investment for safe cycling, not just the city  Progress the work in Walking and Cycling to a Healthier Stirling Active Travel Action Plan 2016, (SATP) (p45) to develop Active Travel links for Thornhill and surrounding area	Work with landowners, other agencies and community to purchase land to create safe cycle routes to and from Thornhill
New businesses	Providing new space to attract businesses to the village and surrounding area  In assessing the appropriateness of new economic developments apply the planning principle that our status quo is maintained, while building and diversifying upon it	Encourage new economic developments in line with the community’s aspiration





## 13.3 'What we said'

In the following illustrations the circle sizes indicate the relative frequency that each topic was mentioned at the community meeting held on 20 May 2023. Direct quotes are from the same community meeting.

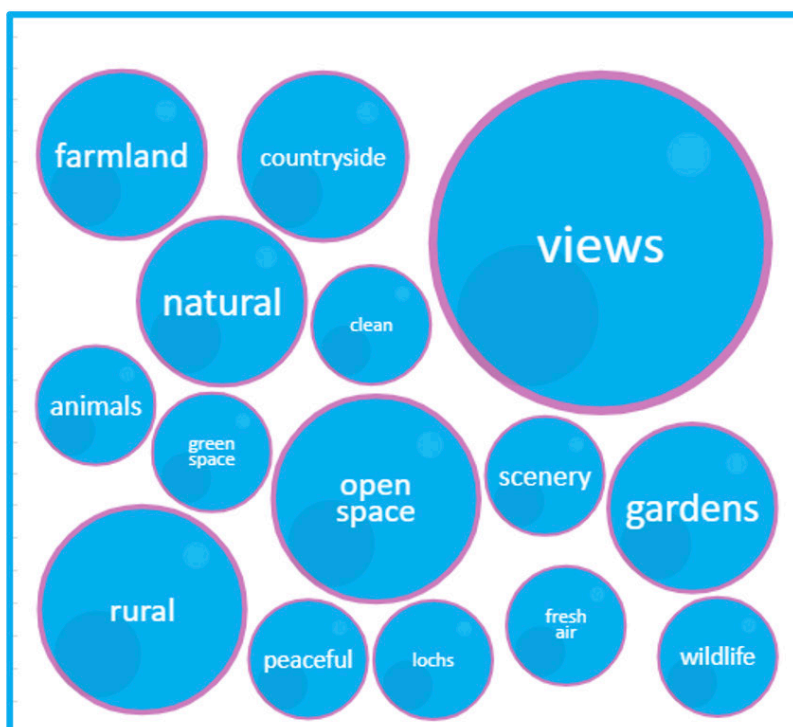
### People and community spirit



*People smile and chat when meeting on the street*

*People don't ignore you – they say 'hello' and bring your washing in if it rains*

### Our environment and views



*The views around the village everywhere you go, which bring so much delight*

*Countryside / green space / farmland*

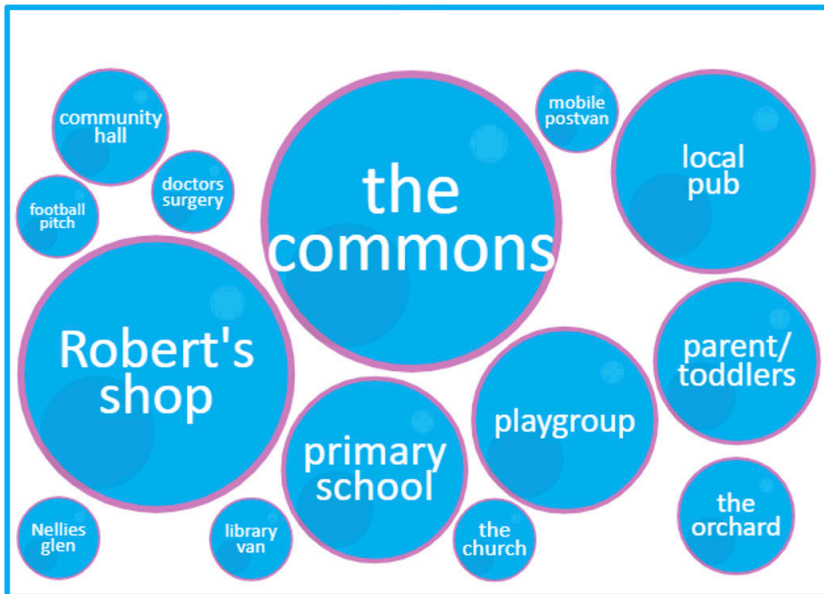
*Wildlife on doorstep*

**Walks in and around the village**



*Flanders Moss and the surrounding landscape*

**Our Infrastructure**

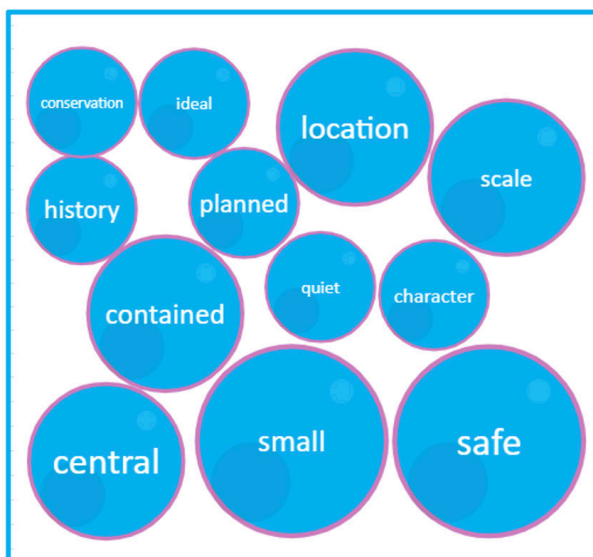


*The shop: essentials and last minute buys, excellent service staff and treats! The characters in there, place to find out what's going*

*Playgroup: children & mums/dads making friends/support network for life*

*Thornhill Village Store is known locally as Robert's shop.*

**Our village size, location and rich history**



*Being in a small village to bring up my family*

*Character of houses of different ages*

*Safe place for children, it is a lovely village*

## 13.4 SIMD 2020 release

A total of 32 indicators were used in the 2020 release, including indicators relating to geographical access to key services (travel times for driving and public transport) which are the best available indicators to measure difficulties in accessing local amenities as a problem specific to rural deprivation.

The access domain is intended to capture the issues of financial cost, time, and inconvenience of having to travel to access basic services. This domain differs from the other domains as it consists of two sub-domains. One looks at public transport times to services and the other looks at drive times<sup>1</sup>. The indicators used in the access domain are listed in Annex B along with their relative weights

