

A photograph of a forest path with large trees and green foliage. The path is covered in fallen leaves and branches, leading into the distance. The trees are tall and have dense green leaves, creating a canopy over the path. The lighting is bright, suggesting a sunny day.

Muckhart Local Place Plan and Community Action Plan

2025-2035

V0.0 Oct 2025_Information Notice Period

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Endorsements

Muckhart Community Council

Muckhart Community Council endorses the ***Muckhart Local Place Plan and Community Action Plan*** and believes that it reflects the views and opinions expressed by the community throughout the local place plan process. Every effort was made to ensure that the community had the opportunity to participate in the process, and the community will continue to have the opportunity to do so following publication of this plan. We consider that the priorities and proposals set out in the plan will lead to significant benefit for the community and will further enhance our village and the surrounding area.



Figure 1.1 | Muckhart Church feature window

Acknowledgements

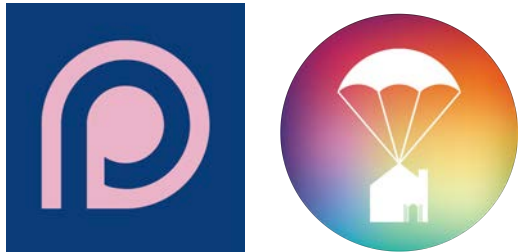
Muckhart Community Council wishes to express its thanks to the citizens and community groups of Muckhart that gave their time, support and wisdom to help create this document, whether submitting ideas during the initial online survey, attending workshops or commenting during the Information Notice Period.

We especially want to thank the LPP Steering Group who gave significant time and care to project-managing and developing this final report. The Steering Group consisted of: Celia Norton, Marion Riddell, Danny Conroy, Stuart Dean, John Anderson, Matthew Pease, and Patrick Thompson.

We are also grateful for the funding support from the following organisations:



This document was prepared by [Place at the Table](#) and [Imagine If. Space CIC](#) on behalf of Muckhart Community Council.



How to Get Involved

We would like as many people as possible in the community to be involved in taking the Muckhart Community Council Community Action Plan and Local Place Plan forward. The priorities and proposals set out in the plan will not happen without the help and support of people within our community. If you have an interest in any of these ideas, please let us know. We can connect you with likeminded people and help bring about the changes to our community that have been identified within the plan.

To register your interest or find out more please contact sec.muckhartcc@gmail.com. Everyone is welcome!

1 Introduction

This document lays out a Community Action Plan (CAP) and Local Place Plan (LPP) for Muckhart for the next 10 years. This combined CAP and LPP is a community-led plan for the future of our place. The Community Action Plan updates our [previous Community Plan \(2017-2022\)](#), and lays out our vision and objectives for the next season. A Review of Delivery (2017 – 2024) since the last Community Action was created has been provided in **Appendix A**.

In addition, this document is a Local Place Plan, which establishes our spatial vision for our area for the next 10 years. A LPP is a new way for communities to influence development in their area. This element contains ideas for land use, buildings and development and is designed to influence the Clackmannanshire Council's [next Local Development Plan \(LDP2\)](#). The plan articulates a community position seeking to shape how development happens in the area, and how the use of land and buildings should be supported or regulated. For more info about Local Place Plans, please access this free [easy-read guide](#).

Local leaders have prepared this plan, shaped by input from members of the community. The goal is to offer workable solutions to make the Muckhart Community Council area function well, improve the wellbeing of its populace, and make it an even more enjoyable place to live. The plan was developed between March and October 2025.

Finding your way around this Document

At the heart of this document are 24 projects and proposals for the Muckhart Community Council area. A *project* is a concrete activity or initiative that the community intends to make happen. A *proposal* is an outline policy to shape development or the use of land in our area, submitted for assessment and inclusion in the next Clackmananshire Local Development Plan.

Our projects and proposals are organised under 6 themes: Development Trust; Climate and Renewables; Facilities; Housing; Public Space, Greenspace & Recreation; and Moving Around. Each theme forms a separate section in the document with an overview page followed by a list of projects and then a list of proposals relevant to that theme. Where a project and a proposal are linked this is noted in the text.

Making the Plan Climate-Ready

Options for delivering these proposals and projects with climate action in mind are laid out in the introductions to each of the five themes. These underpin Muckhart's contribution to reaching net zero targets and prepare for impacts of the changing climate. They were developed in conversation with community members during a dedicated workshop in August 2025.

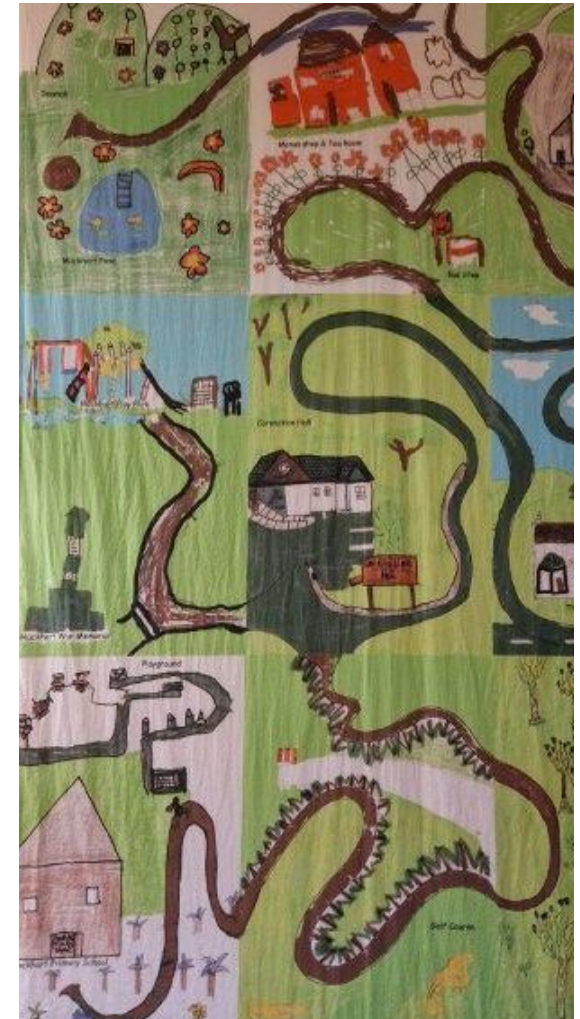


Figure 1.2 | Muckhart Church community tapestry

More about Community Action Plan elements

Review of Delivery 2017 – 2024

It is now eight years since the last Muckhart Community Plan was developed in 2017. The opportunity was taken as part of this process to review delivery of projects identified in the 2017 plan as well as others which emerged in the period in between. The results of this review can be read in **Appendix A**, and consideration was given to this context as this updated plan was created. A simple colour-coding system has been used to show the status of each project or initiative identified in the review.

Aspirational ideas

The 12 Community Action Plan projects that have been presented in the main sections of this document have been identified as having highest priority to be expanded in detail. Additional ideas for change that emerged through the process have been listed at the end of the document (see **Appendix B**). It is intended that these could be picked up later as capacity and financing allows during the lifetime of the plan. They could be brought forward in more detail during a future evaluation of the progress of this plan.

More about Local Place Plan elements

Reasoning and Justification for Proposals

In Chapter 6 we have also provided policy reasoning for each proposal. Reading this chapter is optional. It has been included to comply with the submission requirement to provide statements justifying proposals against the existing [Clackmannanshire Local Development Plan \(2015\)](#) and [National Planning Framework 4](#) (NPF4) policy framework.

Corporate Ownership by Clackmannanshire Council

In addition to being assessed for inclusion in the next Local Development Plan, these proposals may also require action or ownership by council departments other than Clackmannanshire Planning Authority. As part of a holistic spatial vision for our area we consider such elements to form a critical and integrated part of delivering benefit for the wellbeing of our community. We would therefore ask the Planning Authority to share at corporate level proposals which also require action from other council departments, and collaborate in their delivery. This will enable these proposals to be integrated into inter-departmental planning for our area.



Figure 1.3 | Engagement session with Muckhart Meanderers Group.



Figure 1.4 | Community Plan Launch at Coronation Hall

Support from Local Councillors

We would like to ask for the kind support of our Ward and city-wide councillors in championing these proposals with all relevant departments. We have been very pleased at the support we have received so far from all three of our local councillors.

Feedback justifying Inclusion/Exclusion of our Proposals in the LDP Proposal Plan

We look forward to receiving written feedback, explanation and justification from Clackmannanshire Planning Authority at the appropriate point in the Development Plan Scheme.¹ We will be keen at that point to understand why these proposals and/or priorities have or haven't been accepted as proposals integrated into the Proposed Plan for LDP2.



Figure 1.5 | View towards Muckhart Parish Church and over to Seamab - Credit Teresa Geissler

¹ likely around the point in time when at the Proposed Plan stage the draft LDP2 is laid before committee prior to further consultation - as per expectations laid out in the [2023 Development Planning Guidelines](#).

Local Place Plan Boundary

The following map defines the boundary of Muckhart Community Council which also represents the boundary of this Local Place Plan.

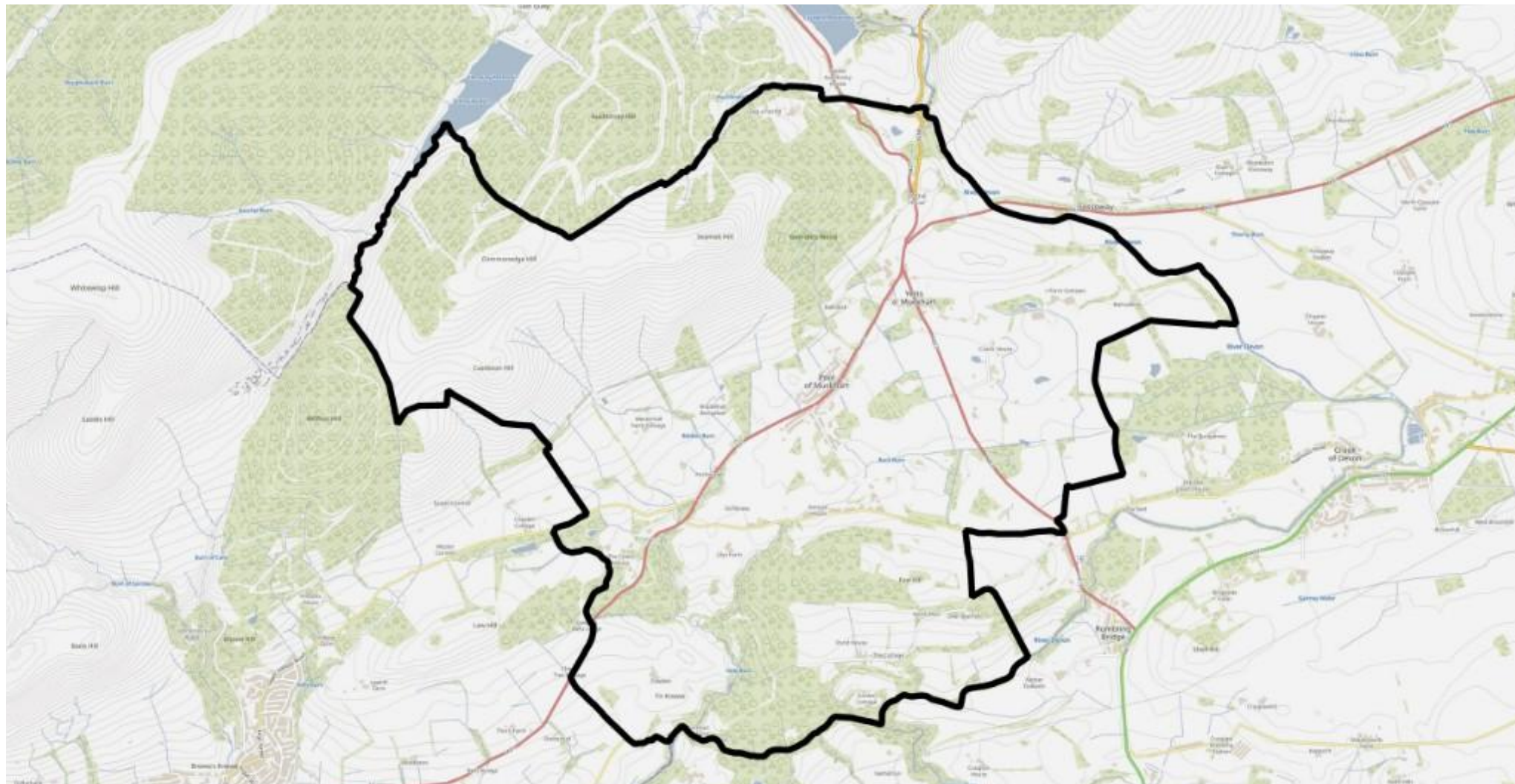


Figure 1.6 | Muckhart Community Council Area Local Place Plan Boundary indicated by black outline. Credit - Clackmannanshire Council - Ordnance Survey 100020783

Combined List of Projects and Proposals



Development Trust



Climate



Facilities



Housing



Public Spaces



Moving Around

Local Place Plan: Proposals

Proposal Code.	Proposal
C1	Community Renewables
C2	Integrating Nature Networks with Active Travel Routes
F1	Community Shop - future development site
F2	Japanese Garden Visitor Centre
F3	Sites of Community Significance - Assets and Buildings
H1	Rationalise Pool of Muckhart Settlement Boundary
H2	Housing Policy for Muckhart Community Council Area
PS1	Protect and enhance the playpark
PS2	Muckhart Church: Car-parking and picnic area
PS3	Protect and enhance wetland and nature areas across Muckhart
PS4	Conservation Area Policies
MA1	Active Travel Route Dollar to Muckhart (and beyond)

Community Action Plan: Projects

Project Code.	Project
DTi	Muckhart Development Trust
Di	Re-use and Upcycling Initiative
Fi	Muckhart Golf Club
Fii	Community Shop
Fiii	Business Units
PSi	Playpark Upgrade
PSii	Muckhart Community
PSiii	Redesigned Civic Space
MAi	Active Travel Routes
MAii	Community Transport
MAiii	Main Road and Environs Layout Appraisal
MAiv	Additional Car Parking

Terms and Acronyms

Acronym/Term	Description
CAP	Community Action Plan
DT	Development Trust
LDP	Local Development Plan
LPP	Local Place Plan
MCC	Muckhart Community Council
MGC	Muckhart Golf Club
NPF4	National Planning Framework 4
NTS2	National Transport Strategy 2
Project	A concrete activity or initiative that the community intends to make happen
Proposal	An outline policy to shape development or the use of land in our area, submitted for assessment and inclusion in the next LDP
SSSI	Site of Special Scientific Interest

Issues for the Plan to Address

The brief developed by the Community Council stressed that the following issues would need to be addressed through the plan:

- Environmental issues
- Community facilities and activities.
- Local economy.
- Housing and development.
- Public Transport and access to services.
- Traffic, roads and parking.
- Active travel (paths/cycleways)



Figure 1.7 | Notice in bus stop signalling service no longer going to be provided.

2 Context

A Brief History of Muckhart

The village of Muckhart, situated in the northeast corner of Clackmannanshire, Scotland, has a history dating back to at least 1175, when it was first referenced during the reign of William the Lion. The name "Muckhart" itself is believed to derive from the Gaelic "Muc-àird," meaning "pig height," possibly alluding to historical pig farming or the shape of a nearby hill.

Historically, Muckhart was part of Perthshire until a boundary reorganisation in 1975 transferred it to Clackmannanshire. The community council area comprises two main settlements: Pool of Muckhart and Yetts o' Muckhart, as well as several outlying groupings of houses. The Pool of Muckhart was once named after a small body of water to its south. Yetts o' Muckhart, about a quarter-mile east, housed a 19th-century tollhouse, with "yett" being a Scots word for "gate" or hill pass.

Muckhart's strategic location at the southern entrance to Glendevon, a pass through the Ochil Hills, made it an important junction of drove roads. These routes were crucial for herding livestock from the Highlands to lowland markets, particularly in the 18th century, with Muckhart serving as a vital stopping place for drovers. This era saw the presence of numerous public houses, though only the Muckhart Inn, an early 18th-century coaching inn, remains today.

Muckhart Parish Church has a long history, with mentions of a church in the area as early as 1470. The current church building dates back to 1838, replacing earlier structures that were built, burned, and rebuilt over centuries.

The introduction of railways in the mid-19th century led to a decline in droving, shifting the village's focus towards agricultural improvements supported by the surrounding estates of Balliliesk, Cowden, and Blairhill. These estates provided significant employment which explains the location of the primary school at an important early crossroads, roughly equidistant from the estate centres but now some distance from the village itself. Notably, the Cowden estate, once home to Cowden Castle, was famous for its Japanese garden, created by Ella Christie after her visit to Japan in 1907. This garden has now been renovated as a thriving visitor destination. Ella Christie also donated the land for the Coronation Hall to the village, with the building itself being acquired from the Glasgow Exhibition of 1911 by the Izatt family of Balliliesk, and the construction cost being shared with the Haigs of Blairhill and formally opened by Mrs Haig, which remains at the heart of village life.



Figure 2.1 | OS 1900 Map - <https://pastmap.org.uk/map>



Figure 2.2 | Coronation Hall

Demographics of Muckhart (Based on 2022 Census)

Census Data 2022

Muckhart Civil Parish 1930 by Household tenure

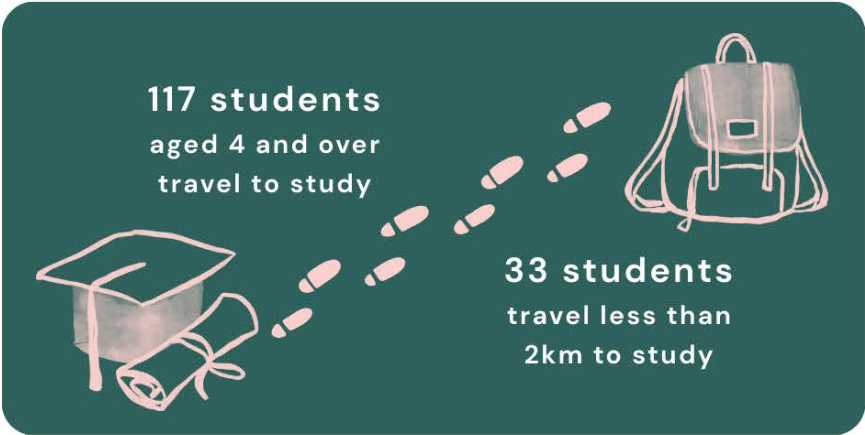
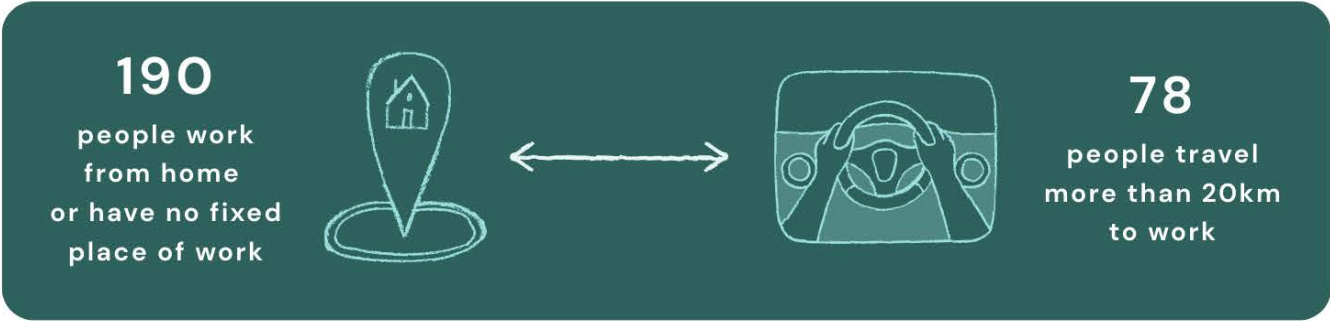
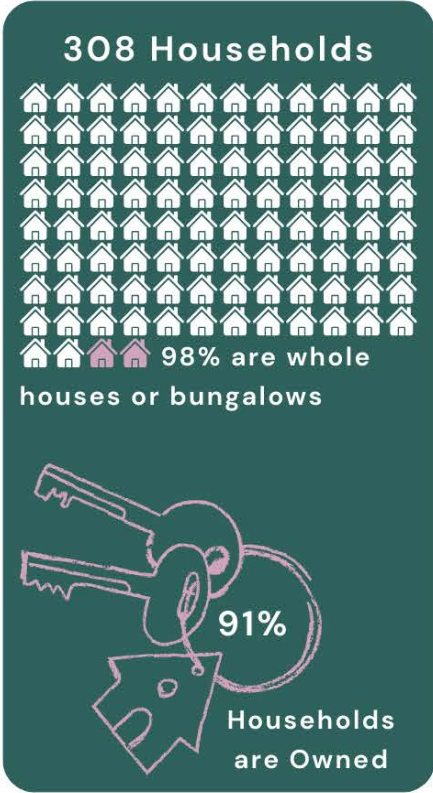
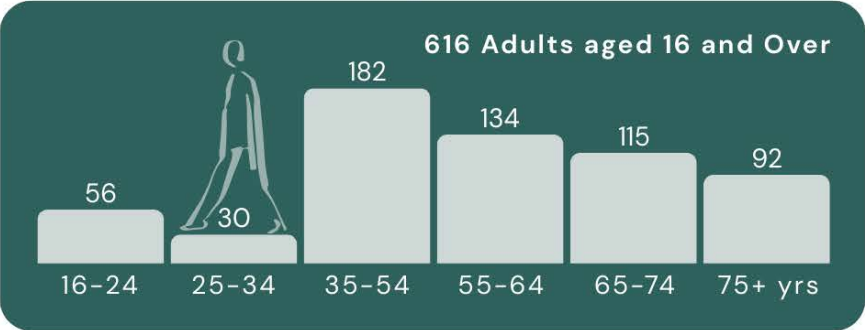


Figure 2.3 | Census Data 2022 - Summary infographic *Note that this data relates to the former Muckhart Parish boundaries. 2022 Census data not yet available at Community Council scale*

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Community Assets of Muckhart

Muckhart benefits from a range of community assets, a summary selection is illustrated below.

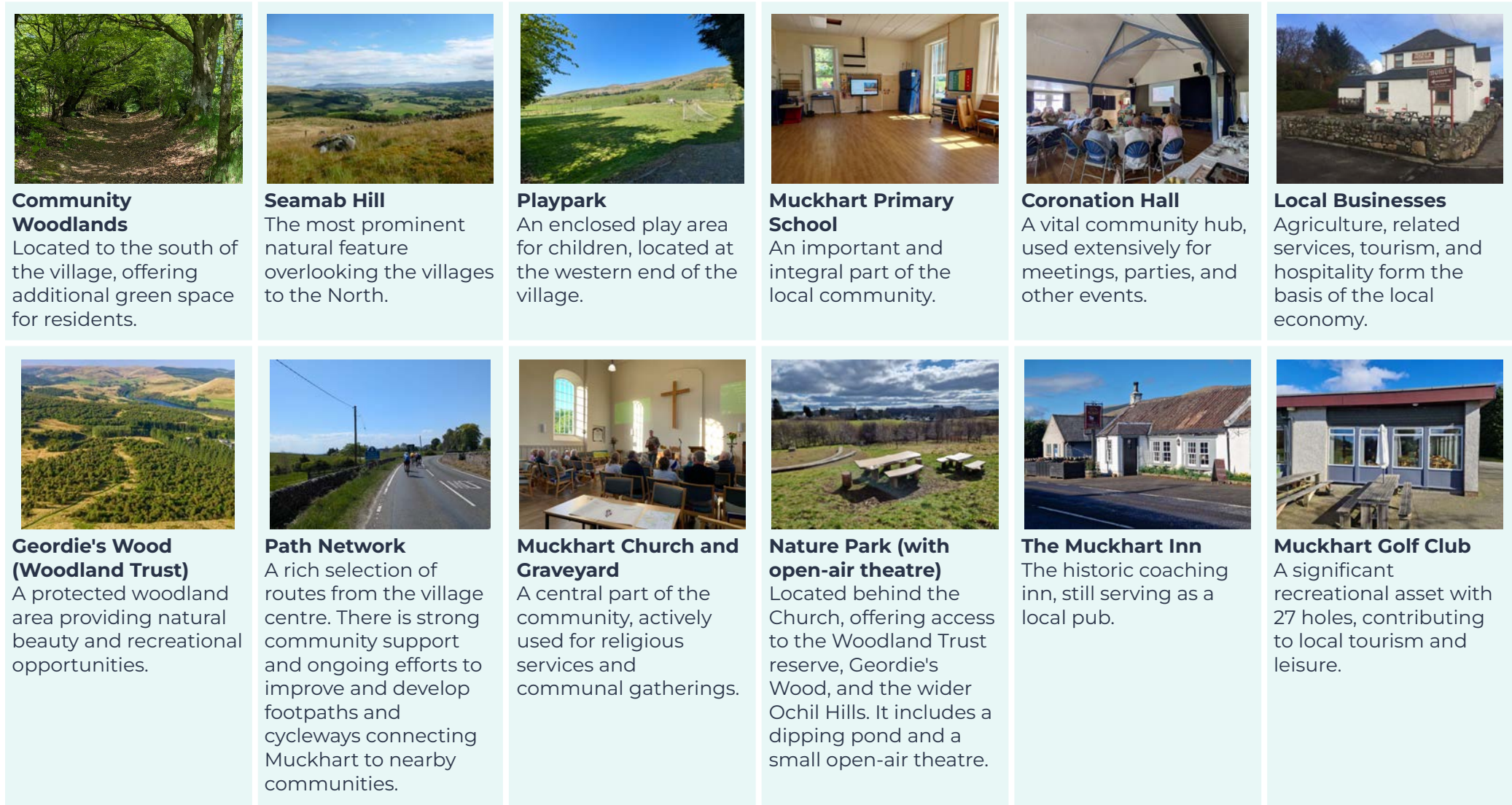


Figure 2.4 | Muckhart Community Assets

Emerging Trends affecting Muckhart

In the future, like many small rural communities in Scotland, Muckhart may be impacted by a range of interconnected future trends. These are noted in a series of short summaries below.



Demographic Changes

- *Aging Population:* Rural Scotland is experiencing a more pronounced aging population compared to urban areas. This trend is likely to continue in Muckhart, potentially leading to a smaller working-age population, increased demand for social care, and a need for services catering to older residents.
- *Potential for Depopulation:* While some rural areas have seen population growth, others, particularly remote ones, face depopulation due to out-migration, especially of younger people seeking education and employment opportunities in larger towns and cities. Muckhart, being somewhat accessible but still rural, may experience a balance of these trends, but retaining young people will still be a challenge.
- *In-migration:* Conversely, rural areas can attract people seeking a different lifestyle, potentially leading to population growth. The attractiveness of Muckhart is influenced by factors like house prices, natural beauty, and quality of life.



Economic Shifts

- *Cost of Living:* Rural communities often face a higher cost of living, particularly regarding transport and energy. This "rural premium" is likely to persist and could impact the affordability of living in Muckhart for some residents.
- *Digital Connectivity:* Access to reliable and high-speed internet is increasingly crucial for work, education, and accessing services. Improving digital infrastructure in Muckhart will be vital.
- *Remote Working:* The rise of remote working could present both opportunities and challenges. It might attract new residents who can work from anywhere, boosting the local economy. However, it could also lead to a decline in local businesses if these new residents primarily spend their money online or in other areas.
- *Tourism:* Muckhart's natural environment and local attractions could be further developed to support tourism, providing economic opportunities. However, this needs to be balanced with preserving the character of the community.



Figure 2.5 | Western entrance to Pool of Muckhart



Figure 2.6 | Pathway to Glen Devon Woodlands



Environmental and Climate Change

- *Circular Economy*: Scotland is increasingly focusing on a circular economy model, emphasizing reuse, repair, and recycling. This could lead to new local business opportunities in Muckhart related to waste reduction and sustainable practices.
- *Climate Change Impacts*: Muckhart will be affected by broader climate change trends, potentially including more extreme weather events like increased rainfall and flooding, as well as warmer temperatures. This could impact infrastructure, agriculture, and the natural environment. Flood prevention measures, as discussed in recent community council minutes, will likely become increasingly important.
- *Energy Transition*: The shift towards renewable energy sources will be a significant trend. Muckhart could explore opportunities for local renewable energy generation, potentially reducing energy costs and contributing to sustainability goals.
- *Sustainable Development*: Balancing economic development with environmental protection will be crucial. New developments and initiatives will likely need to adhere to sustainable design and construction principles.



Social and Community Needs

- *Access to Services*: Maintaining access to essential services like healthcare, education, and public transport will be an ongoing challenge in a rural community like Muckhart, especially with an aging population. Innovative solutions and community-led initiatives might be necessary.
- *Community Resilience*: Building a strong and resilient community will be vital to navigate future challenges. This includes fostering local networks, supporting community organisations, and promoting social inclusion.
- *Local Governance and Planning*: Muckhart Community Council plays an important role in representing the community's interests in local planning and development. Future trends will likely necessitate continued engagement with Clackmannanshire Council on issues like infrastructure, housing, and service provision.

Our hope is that the projects and proposals in this document will continue to build on existing initiatives and set Muckhart up for success in light of these emerging trends.



Figure 2.7 | Rumbling Bridge



Figure 2.8 | Local Community Book Exchange



Figure 2.9 | Visioning drawings by pupils at Muckhart Primary School

3 A Vision for Muckhart in 2035

A Shared Community Vision for Muckhart

The elements articulated in the vision statement below emerged from Gathered Session 1 and the outreach to Muckhart Primary School, as well as input from the LPP Steering Group. Detailed notes on the inputs from these sessions can be found in Chapter 7: Statement of Community Support.

“Muckhart is perfect the way it is, from the safe spaces to be free and spend time with family, the evergreen trees which are waiting to be climbed and the small streets with welcoming friends waiting to play with you. Muckhart is the perfect little village and I don’t think it should change...(except the park).” - Muckhart Primary School pupil.

A Vision for Muckhart in 2035 - Rooted in Heritage, Resilient Together

In 2035, we envision Muckhart as our warm, welcoming village that proudly retains its rural identity. New homes will be high-quality and well-designed, respecting our existing character. As a community, we will own key land and assets, with village life centered around our vibrant civic space.

We will make Muckhart a hub of local activity and sustainability. Together, we will nurture our thriving village shop and weave recycling and renewable energy into daily life. We will create local business opportunities and jobs, while developing reliable transport connections and new cycling and walking paths that promote health and reduce fossil fuel use.

We will transform our village into a destination for tourism and nature enthusiasts, carefully preserving our natural environment. Our beautification projects and floral displays will inspire residents and welcome visitors. Our children will grow up surrounded by nature parks and biodiversity, enjoying our upgraded playpark and learning in our integrated school. Together, we will achieve Net Zero emissions and market ourselves as a destination in our own right—a place people choose to live, work, and visit because of what we have built together.



Figure 3.1 | Drawing by Muckhart Primary School



Figure 3.2 | Drawing by Muckhart Primary School

4 LPP Proposals and CAP Projects

Introduction

This chapter lays out 24 **LPP proposals** and **CAP projects** that the community would like to explore and deliver over the next 10 years. They are organised under 6 themes: Development Trust; Climate and Renewables; Facilities; Housing; Public Space, Greenspace & Recreation; and Moving Around. In each themed section, LPP proposals are listed first, CAP projects second.

Proposals and Projects: Coding

Proposals are coded using digits (e.g. C1, C2), and projects with roman numerals (e.g. Ci, Cii). They have been coded separately for ease of assessment by council planners preparing the Local Development Plan or Reports of Handling for site-specific applications.

Page layout: LPP Proposals

Each proposal page articulates a vision for the policy, lays out in more detail what the policy aims to achieve and assigns a status to the proposal. Significant additional information linking proposals to existing planning policy is laid out in Chapter 5: Planning Statements.

Page layout: CAP Projects

Each project page follows a standard layout, answering the following questions:

- What are the benefits?
- What could delivery look like?
- Who needs to be involved?
- What might be the first steps?
- Where should it happen?
- How can a Development Trust support this project?

Timeframes for delivery

Indicative timeframes for delivery of CAP Projects (short, medium and long term) are laid out on the Key Milestones page that follows

Additional CAP Project ideas

A table in **Appendix B** lists additional ideas for potential projects and initiatives that came through the consultation process. While only 12 key CAP projects have been worked up in greater detail in this chapter, it is envisaged that community members and groups could pick up, explore and expand on this additional list at a later stage in the lifetime of the plan.

Helping to make our Ideas a Reality: a Development Trust for Muckhart

The aim of setting up a Development Trust for Muckhart is to provide a framework around which projects can grow.

A Development Trust will allow residents of Muckhart to progress and deliver these projects and proposals. The core project list therefore starts here.



Figure 4.1 | Coronation Hall Community Notice Board

Overview of Proposals and Projects by Theme

Theme	Reference Code.	Project/Proposal	Place Standard Theme
 DT Development Trust	DTi	Development Trust	Influence and Sense of Control
 C Climate	C1	Community Renewables	Climate Adaptation
	C2	Integrating Nature Networks with Active Travel Routes	
	Ci	Re-use and Upcycling Initiative	
 F Facilities	F1	Community Shop - future development site	Facilities and Services
	F2	Japanese Garden Visitor Centre	
	F3	Sites of Community Significance - Assets and Buildings	
	Fi	Muckhart Golf Club	
	Fii	Community Shop	
	Fiii	Business Units	
 H Housing	H1	Rationalise Pool of Muckhart Settlement Boundary	Housing
	H2	Housing Policy for Muckhart Community Council Area	

 PS Public Space, Greenspace and Recreation	PS1	Protect and enhance the playpark	Streets and Spaces; Play and Recreation; Natural Spaces
	PS2	Muckhart Church: Car-parking and picnic area	
	PS3	Protect and enhance wetland and nature areas across Muckhart	
	PS4	Conservation Area Policy	
	PSi	Playpark Upgrade	
	PSii	Muckhart Community	
	PSiii	Redesigned Civic Space	
 MA Moving Around	MA1	Develop Active Travel Routes • Dollar to Muckhart (and beyond) • Yetts of Muckhart to Rumbling Bridge	Moving Around; Traffic and Parking
	MAi	Active Travel Routes	
	MAii	Community Transport	
	MAiii	Main Road and Environs Layout Appraisal	
	MAiv	Additional Car Parking	

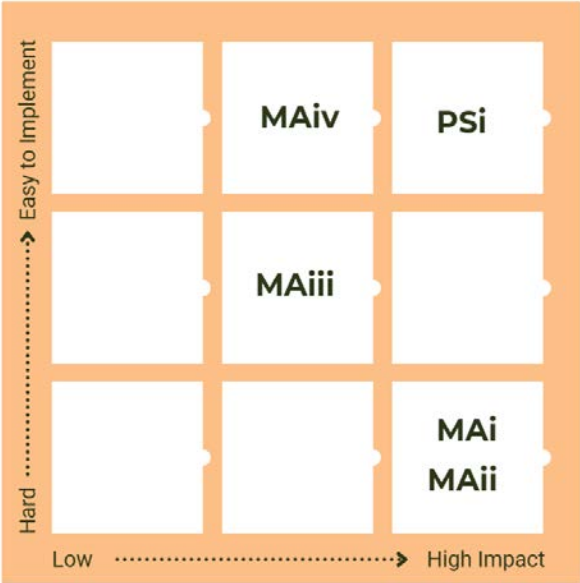
Prioritisation of CAP Projects

A workshop was held as part of the process to identify priority CAP projects for initial focussed action. The top five priorities were:

- **MAi** **Active Travel Routes**
- **MAii** **Community Transport**
- **MAiii** **High Street Traffic & Layout Appraisal**
- **MAiv** **Additional Car Parking**
- **PSi** **Playpark Upgrade**

These projects were also assessed as to the relative impact they would have, and their relative ease of implementation (see grid to right). Projects supporting movement around, through and to the village came out as a high priority, but upgrading the playpark suggested itself as the most impactful and easy to deliver. Please refer to **Appendix C** for further details and a full summary of the workshop discussion.

It was acknowledged that setting up a Development Trust would be foundational to delivery of these projects, as no other appropriate governance vehicle exists locally. Resourcing would be required for all these initiatives in terms of time, money and volunteer effort. A re-evaluation of priorities will periodically be required. A monitoring and evaluation protocol has been laid out at the end of this chapter.



Key Milestones for CAP Project Delivery (Indicative)

Theme	Short Term <1 year	Medium Term Over the Next Couple of Years	Long Term Towards 2035
Development Trust	DTi Muckhart Development Trust		
Climate		Ci Re-use and Upcycling Initiative	
Facilities		Fi Muckhart Golf Club Fii Community Shop	Fiii Business Units
Public Space, Greenspace and Recreation	PSi Playpark Upgrade	PSii Muckhart Commonty	PSiii Redesigned Civic Space
Moving Around	MAii Community Transport	MAi Active Travel Routes MAiii High Street Traffic and Layout Appraisal MAiv Additional Car Parking	

Table 4.2 | Indicative Delivery Timeframe for the 12 CAP projects.



Vision

Support the establishment of a Development Trust in Muckhart to develop and deliver projects for the wellbeing of the village.

“The proposal to set up a Community Development Trust should be resurrected. For a project to get a Development Trust started, why not develop a community pop-up shop for essential weekly groceries, for example once or twice a week at the village hall?” - Local resident

Detail

Steps to setting up a Development Trust:

1. Identify first phase leaders/co-leaders with energy to convene steering group and map out pathways
2. Start small with quick win projects. Build slowly to enable community buy-in.
3. Find volunteers to be on the board.
4. Learn from other Trusts (e.g. Dollar/Fossoway)
5. Set up Governance structures
6. Research and Fundraising
7. Ensure high quality communication and consultation with residents throughout process
8. Secure broad base of local membership
9. Develop employment opportunity (Development Officer)

Projects MAii (Community Transport) and PSi (Playpark Upgrade) have significant cross-community support and represent initial projects that a Development Trust could take a lead on.

Ways that a Development Trust could support delivery of wider projects are laid out project-by-project on the following pages.

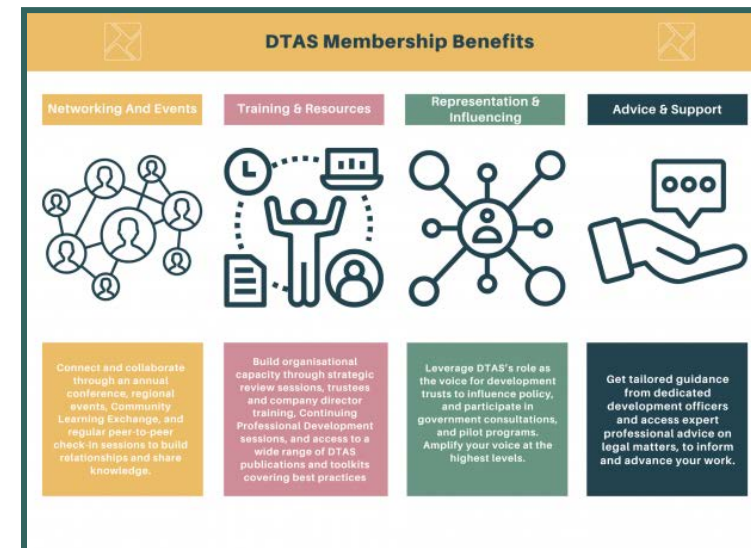


Figure DT1 | Extract diagram from DTAS support guidance



- C1 Community Renewables (Proposal)
- C2 Integrating Nature Networks with Active Travel Route (Proposal)
- Ci Re-use and Upcycling Initiative (Project)

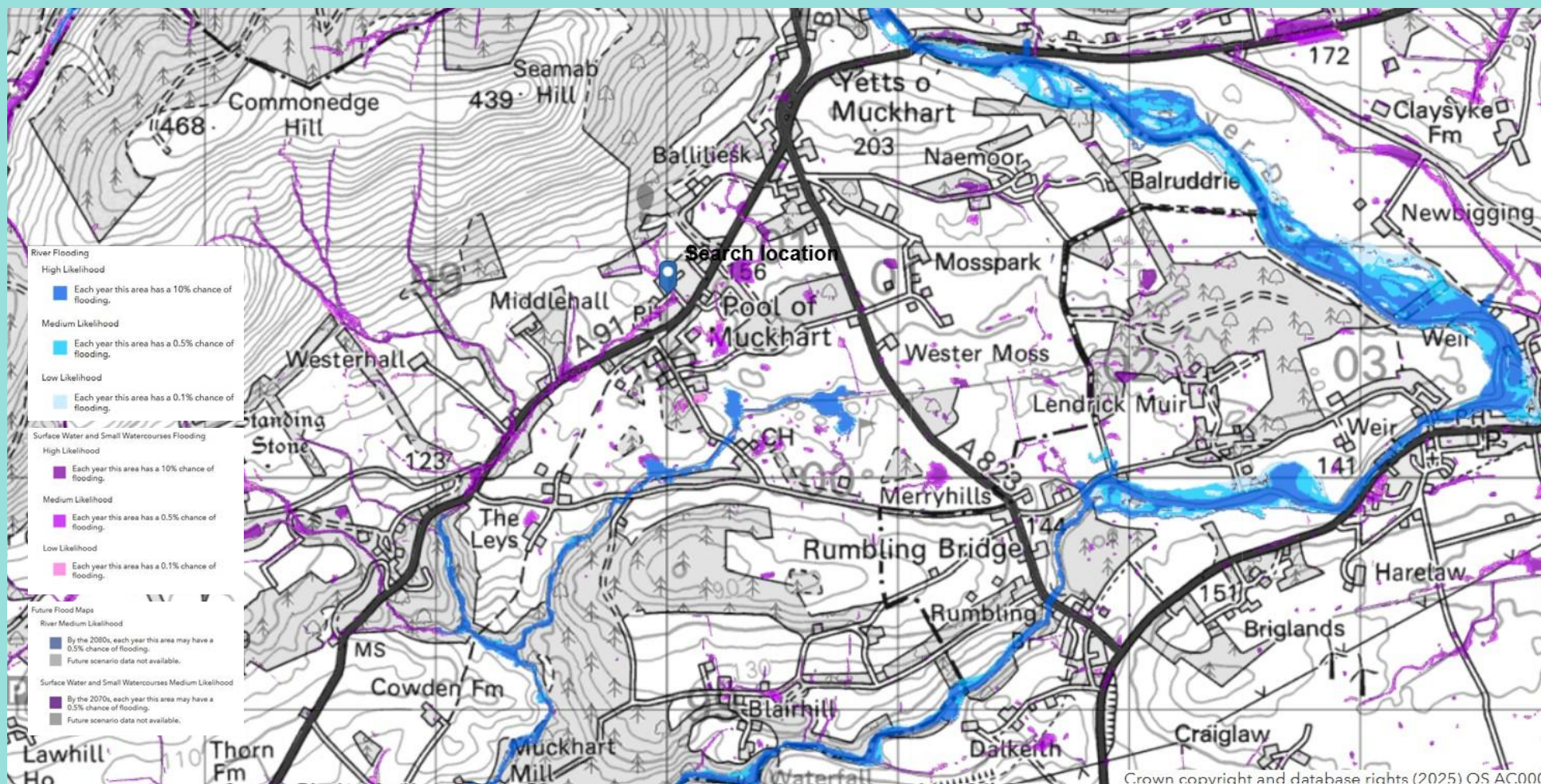


Figure C0a | SEPA Flood Map indicating areas of River Flood Risk - Credit - SEPA

Climate Overview

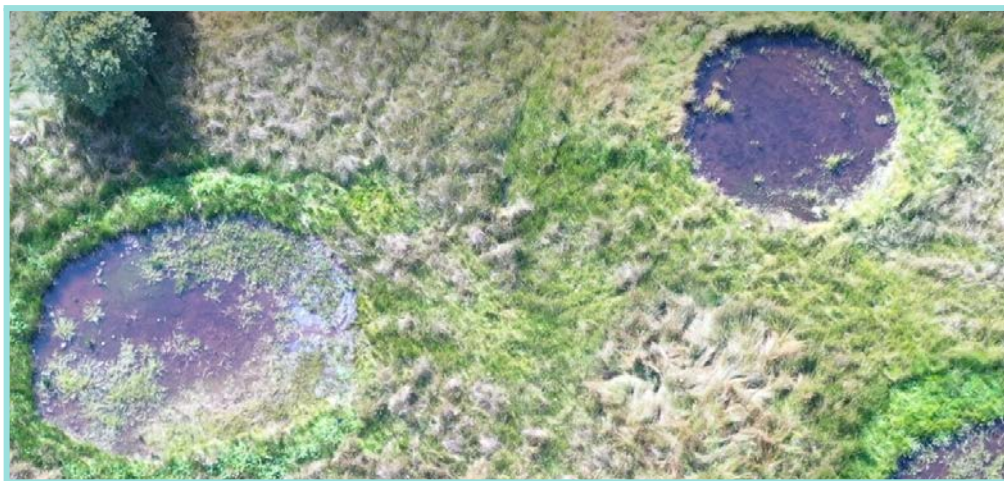


Figure C0b | Natural Flood Protection works in the Glebe Field - Credit - Forth Rivers Trust)



Figure C0c | Pilot Bus service - Credit- Muckhart Community Council

Existing/ Ongoing work

- Woodland Management of community woodland
- Natural flood protection in Glebe field
- Nature Park
- Areas being rewilded by local landowners
- Promotion of Active Travel - local cross-community cycle map
- Campaigning for public transport access with Clackmannanshire Council, MPs/MSPs

Future Aspirations

- Care, share and repair opportunities.
- Sustainable transport options e.g. community-run transport service
- Improved active travel to neighbouring communities
- Community resilience planning
- Development of nature networks

Building on from the last Community Plan, there have been several projects and actions which have been carried out or are under way to support local climate action in the Pool of Muckhart, including the award winning Natural Flood Protection works in the Glebe Field. Examples of existing wider initiatives are summarised below. They cover a range of themes including nature, biodiversity and transport.

Whilst actions are underway there is an ambition to grow and develop further projects to enable residents in Muckhart to reduce carbon emissions and also for the community to become more climate resilient. Emerging ideas for this are summarised below and detailed in subsequent pages. Further outputs from the Climate Ready workshop can be found in Section 6.

C1 | Community Renewables *(Proposal)*

Vision

Explore development of a community-owned or shared-ownership renewables project within the Community Council boundary.

- Potential for hydro, solar and/or wind.
- Explore shared-ownership of a renewables project further afield if a local project proves unfeasible.
- Explore options for linkage to the local energy grid.
- Aspiration to allocate income from nearby/community energy sources to future community projects.

(NB Local energy grids are currently not permitted under the Electricity Act, but campaigners are hoping to see political change in this field).

Detail

Feasibility studies, full consultation and detailed planning consent (in addition to all required permits) would be required for any of the above proposals.

- Feasibility study will include identifying, addressing and assessing as far as possible the landscape impacts on the local and wider area.

Support is available from various sources:

- For community-owned renewables: [Local Energy Scotland](#) and [Community Energy Scotland](#)
 - To campaign for ability to run a local energy grid join [Energy Local](#)
 - Secure and buy appropriate land via [Scottish Land Fund](#)
-



Figure C1 | Wind turbine and solar panels example.

C2 | Integrating Nature Networks with Active Travel Routes (Proposal)

Vision

Ensure integration of Nature Networks alongside proposed expansion of the path network in and around Muckhart (see proposal MA1).

Detail

Work with council and other local groups to support Nature Network expansion.

Nature Networks connect nature-rich sites, restoration areas, and other environmental projects through a series of areas of suitable habitat, habitat corridors and 'stepping-stones'. As well as supporting regional and national approaches to protect and restore nature, they provide local benefits to wildlife and people. [Nature Networks](#) are a Programme for Government commitment and key delivery mechanism of the Scottish Biodiversity Strategy (SBS).

Buffer zones, stepping stone corridors, landscape corridors and linear corridors are all options for delivering significant biodiversity benefits. The aim is to take advantage of the opportunity to support biodiversity alongside our vision for an expanded active travel network.

Supporting vegetation and tree-planting alongside our local road and path network within and outwith Muckhart is one example. Tree canopies help to reduce temperature, provide shade and help to slow down rain entering drainage systems. They also provide habitat and have a positive value to health and wellbeing.

Managing encroachment of nature back onto paths will need to be managed in part to prevent use of harmful pesticides. Native species willow planting could help resolve any water-logging.

Landowner: Various

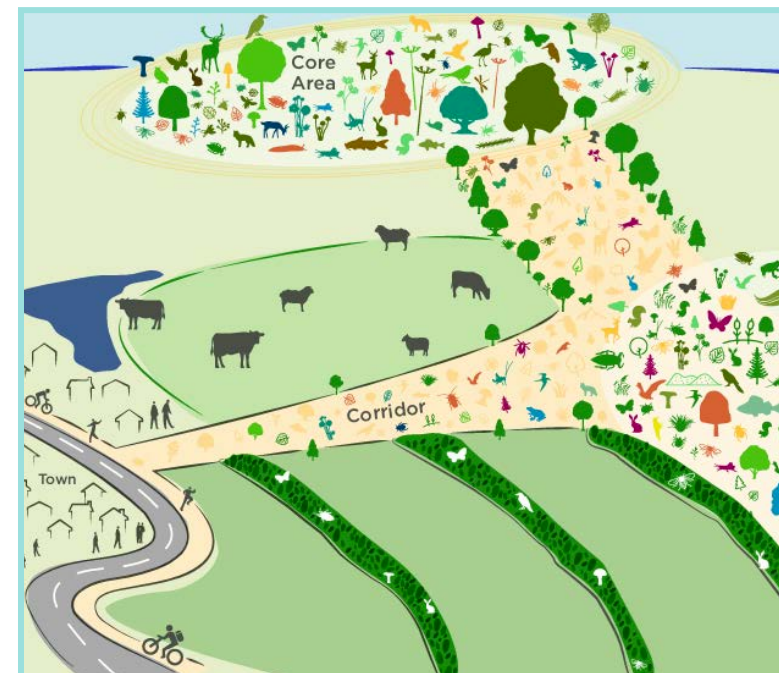


Figure C2 | Nature Network diagram from Nature Scot. [Credit](#)

C (i) | Re-use and Upcycling Initiative (Project)

Vision

Embedded circular economy practices in the lifestyle of the village.

Detail

The circular economy is an economic system based on the reuse and regeneration of materials or products, especially as a means of continuing production in a sustainable or environmentally friendly way. A re-use and recycling initiative is a concrete way to implement this at a local level.

What are the benefits?

- Exchange mechanisms, collective buying/purchasing opportunities and efficiency in reducing waste.

What could delivery look like?

- Local online recycling via social media
- Charity Shop collection point
- Tool library and directory
- Shop stock (surplus and gifted)
- Men's Shed
- Community compost site
- Bulk orders (share delivery charge, less fuel miles)
- Repair shop (volunteer initially)

Who needs to be involved?

- Volunteers led by an organiser (volunteer initially)
- School, Residents
- Link to existing produce-share group at Golf Club

What might be the first steps?

- Pilot through light-touch communication and co-ordination using social media

Where?

- A storage location may eventually be required (possible connection to Community Shop)

How can a Development Trust support this project?

- While the initial phases could be informally organised, a DT could later help further expansion with:
 - ◆ Pump-prime funding to kit-out a facility
 - ◆ Creating and updating a Village Directory
 - ◆ Running costs
 - ◆ PAT testing



Figure Ci | Example Repair Initiative (Highland Repair Directory)

F | Facilities



- F1** Community Shop - future development site (Proposal)
- F2** Japanese Garden Visitor Centre (Proposal)
- F3** Sites of Community Interest - Assets and Buildings (see map overleaf)(Proposal)
- Fi** Muckhart Golf Club (Project)
- Fii** Community Shop (Project)
- Fiii** Business/Office/Storage Units (Project)

Figure F0a - Summary Map F1&2



F3 Overview Map - Sites of Community interest



Figure F0b | Overview map of sites of community interest

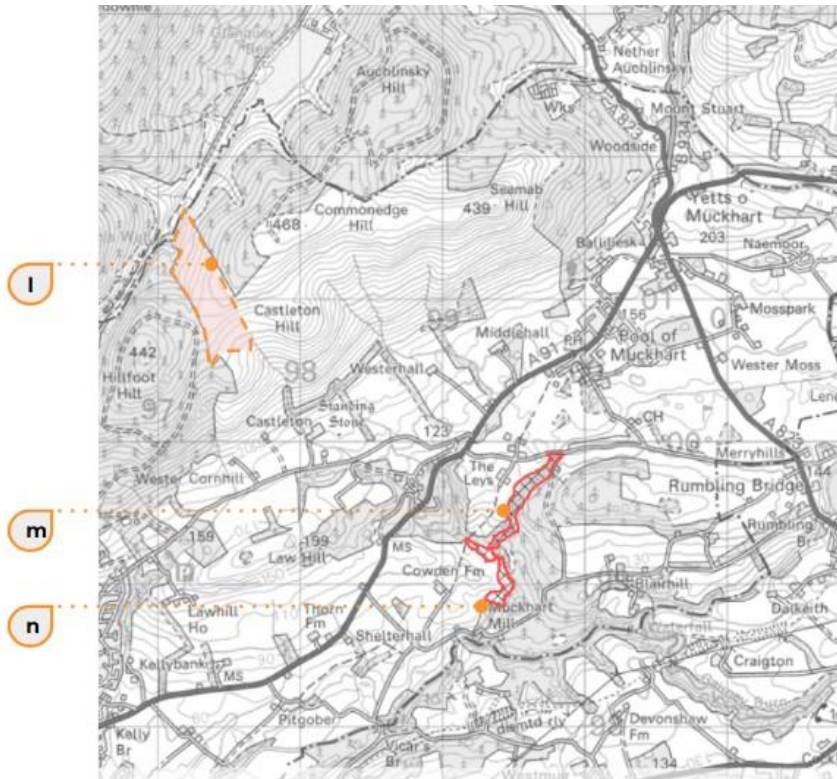


Figure F0c | Overview map of sites of community interest - wider context

Annotation Key

- | | | | |
|---|----------------------------|--------------------------------|---|
| a. Drumburn Woodlands | d. Coronation Hall | h. Muckhart Golf Club | l. Muckhart Commonty |
| b. Nature Park | e. Muckhart Parish Church | i. Monas Cafe | m. Muckhart Mill |
| c. Wetlands (as laid out in proposal PS2 below) | f. Muckhart Primary School | j. Playpark | n. Back Burn Wood and Meadows Site of Scientific Interest |
| | g. Muckhart Inn | k. Telephone Exchange building | |

Facilities Overview



Figure F0d | Connotation Hall - Credit - Teresa Geissler

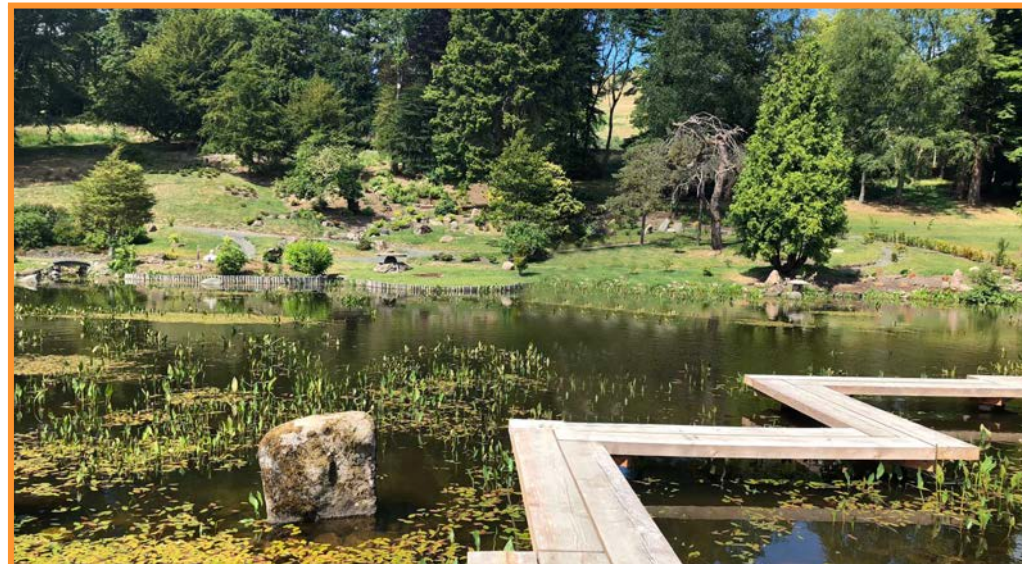


Figure F0e | Japanese Garden - Credit - Teresa Geissler

Existing/ Ongoing work

- The Pool of Muckhart hosts a range of different facilities/services to residents in the MCC area including both built and natural assets. Further details can be found on page 13.
- There are two main community spaces (the Coronation Hall and Muckhart Church) which are well utilised spaces that convene a variety of activities ranging from weekly clubs to annual community events. Muckhart Golf Club is also a well used local venue.

Future Aspirations

- To safeguard and develop essential assets such as Muckhart Primary School and local businesses (eg. Mona's and the Inn).
- Explore the use of local facilities to support community resilience and a desire to have better access to everyday supplies and essential services locally.
- Future aspirations also include supporting improved access to the Japanese Garden and Muckhart Golf Club via public transport and active travel provision.

How these proposals should be delivered to address causes and impacts of climate change:

- Community Shop
 - ◆ Climate adapted delivery might include: Solar panels; Green roof; Air Source Heat Pump and Battery; Community exchange opp (e.g. surplus crops from grow your own); Use local suppliers; Prioritise low food miles; Bulk purchasing to provide affordable goods/food/energy
- Japanese Garden Visitor Centre
 - ◆ Climate adapted delivery might include: Reducing car kilometres and supporting active travel route and shuttle to venue from Muckhart

Vision

To identify potential future permanent location for a Community Shop.

Detail

- Consider options for suitable location (including the Telephone Exchange and other possible sites).
- Convert and develop Community Shop shaped and informed by further consultation with local residents and businesses.

Context

- This proposal is linked to the CAP project to pilot a Community Shop with a view to establishing a permanent facility (see CAP project F(ii)).



Figure F1a | Location map: Telephone Exchange Building.



Figure F1b | Example Community Shop - Morebattle Community Shop
Credit : Morebattle Community Shop Facebook Page.

F2 | Japanese Garden Visitor Centre *(Proposal)*

Vision

Support in principle the development of a new dedicated visitor centre and tea room.

Detail

The Japanese Garden ([SC045060](#)) was created by Ella Christie after her visit to Japan in 1907. This garden has now been renovated as a thriving visitor destination. (Ella Christie also originally donated the Coronation Hall to the village).

It is proposed:

- To erect a new visitor centre.
- To advocate to and work with Council to Improve the access road to the Gardens, including surface improvements, drainage management, passing places.
- For the Japanese Garden and local community to explore options for working together to enable future provision of community transport, which could also partially operate as a shuttle service to the Gardens from the centre of Muckhart.

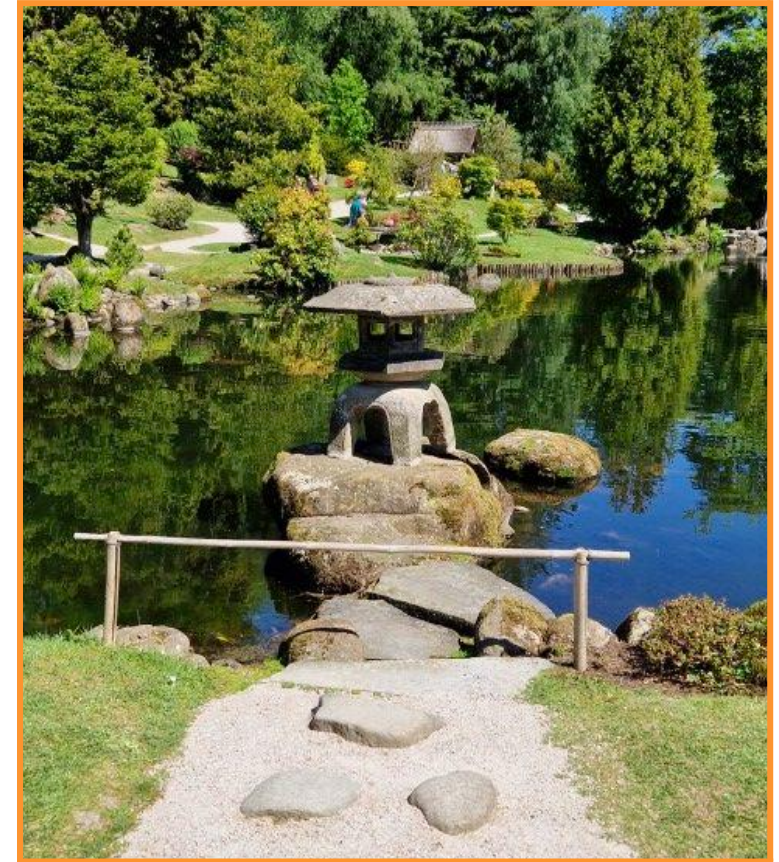


Figure F2 | Japanese Garden

F3 | Sites of Community Significance - Assets and Buildings *(Proposal)*

Vision

Identify and designate the following assets as buildings and sites of community significance. Ensure that significance is given appropriate weight in planning and resource decisions affecting them.

“There are great activities and events at Coronation Hall - thanks to the enthusiastic and great community organising committee. We are incredibly lucky to have access to lovely walks across the area!” - Local Resident

Detail

- Natural Heritage Assets
 - Drumburn Woodlands
 - Geordie’s Wood
 - Nature Park
 - Wetlands (as laid out in proposal PS2 below)
 - Back Burn Wood & Meadows Site of Special Scientific Interest
 - Muckhart Commonty (as laid out in project PS (ii) below)
- Built assets:
 - Coronation Hall
 - Muckhart Parish Church
 - Muckhart Primary School
 - Japanese Garden
 - Muckhart Inn
 - Muckhart Golf Club
 - Monas Cafe
 - Playpark
 - War Memorial
 - Telephone Exchange Building
 - Muckhart Mill & Associated Buildings
 - Old Telephone Box (defibrillator)
 - All listed buildings within the boundary of Muckhart Community Council



Figure F3 | View of Nature Park looking back towards Pool of Muckhart

F (i)| Muckhart Golf Club *(Project)*

Vision

In principle support of Muckhart Golf Club (MGC) in its vision for it and its assets to become physically and socially accessible to Muckhart and its community.

Detail

What are the benefits?

- There is a medium term aspiration for MGC to integrate closer into local communities of Muckhart and more widely, both socially and practically.

What could delivery look like?

- It is envisioned that a redeveloped club house will also provide an enhanced asset for the community with better facilities and increased use.
- In terms of capital investment, there are current ongoing developments to the clubhouse and immediate surroundings to both enhance the aspect and ensure a safe and healthy environment for all activities and participants.
- MGC is also supportive of advocacy for additional public transport, including community-led transport initiatives.

What might be the first steps?

- Future funding streams and opportunities are being explored.

MGC is a local charity whose life is closely tied to the wider community of Muckhart, and the Community Council expresses strong support in general for MGC to flourish, build on existing community ties and become more physically and socially accessible to the wider community. As a much-loved community asset its future is tied to a strong, integrated vision for the future of the village.²



Figure Fi | Muckhart Golf Club - Credit Teresa Geissler

² Muckhart Community Council will make representations on future planning applications for development related to MGC as more detail becomes available.

Vision

Develop a community shop to supply basic groceries and goods locally. Promote and market existing 'pop up/ mobile' sellers e.g. the Fish van and Bread Co-op.

Note that it is envisaged that a Community Shop would only be complementary to existing businesses and not duplicate their services.

Detail

What are the benefits?

- Support community resilience, reduce local food miles, promote local producers, reduce household costs, foster community spirit

What could delivery look like?

- A long-term vision to establish a self-sustaining community-owned shop in a permanent Main Street location.
- Links to recycling initiative and produce sharing.
- Opportunity to be an outlet for local food produced by local farmers.

Who needs to be involved?

- Development officer
- Volunteers, Committee Roster
- Supermarkets (donations)
- Local farmers

What might be the first steps?

- Start small by honesty boxing using local produce
- Pilot a pop-up shop in an existing venue one day a week. A pop-up shop or store that is deliberately temporary. It's a store that "pops-up" for a limited period of time to achieve a particular goal.

Where?

- Initially in the small Hall of Coronation Hall or the square out front
- Later, the BT exchange building may be an option (see LPP proposal)

How can a Development Trust support this project?

- Funding support for running costs (eg Fridges)
- Channel energy and help underpin sustainability
- Compliance with legislation, hygiene



Figure Fii | Fresh herbs available outside Coronation Hall

F (iii) | Business/Office/Storage Units (Project)

Vision

Research opportunities to develop small local multi-purpose storage/business/office units to support local organisations and small businesses such as start-up entrepreneurs, the trades and cottage industries.

Detail

What are the benefits?

- Support local businesses and residents to work locally.
- Generate a passive rental income for a Development Trust

What could delivery look like?

- Light commercial business units, flexibly built, can be used interchangeably as office space, light industry such as woodcraft or storage.
- Units can be constructed as Class 6 - Storage or distribution or Class 4 - Business (for a. Offices; b. Research and development or c. Light industry) and have permitted development rights to be used interchangeably (if less than 235 sqm in area)

Who needs to be involved?

- Enterprise agency
- Local business people
- Development Trust

What might be the first steps?

- Undertake feasibility study including costings, business plan and locational/planning requirements



Figure Fiiia | Light commercial business units opened on the island of Tiree by [Tiree Development Trust](#) in 2024



Figure Fiiib | [Netherton Rural Business Centre](#), Aberdeenshire

H | Housing

- H1 Rationalise Pool of Muckhart Settlement Boundary (Proposal)
- H2 Housing Policy for Muckhart Community Council Area (Proposal)

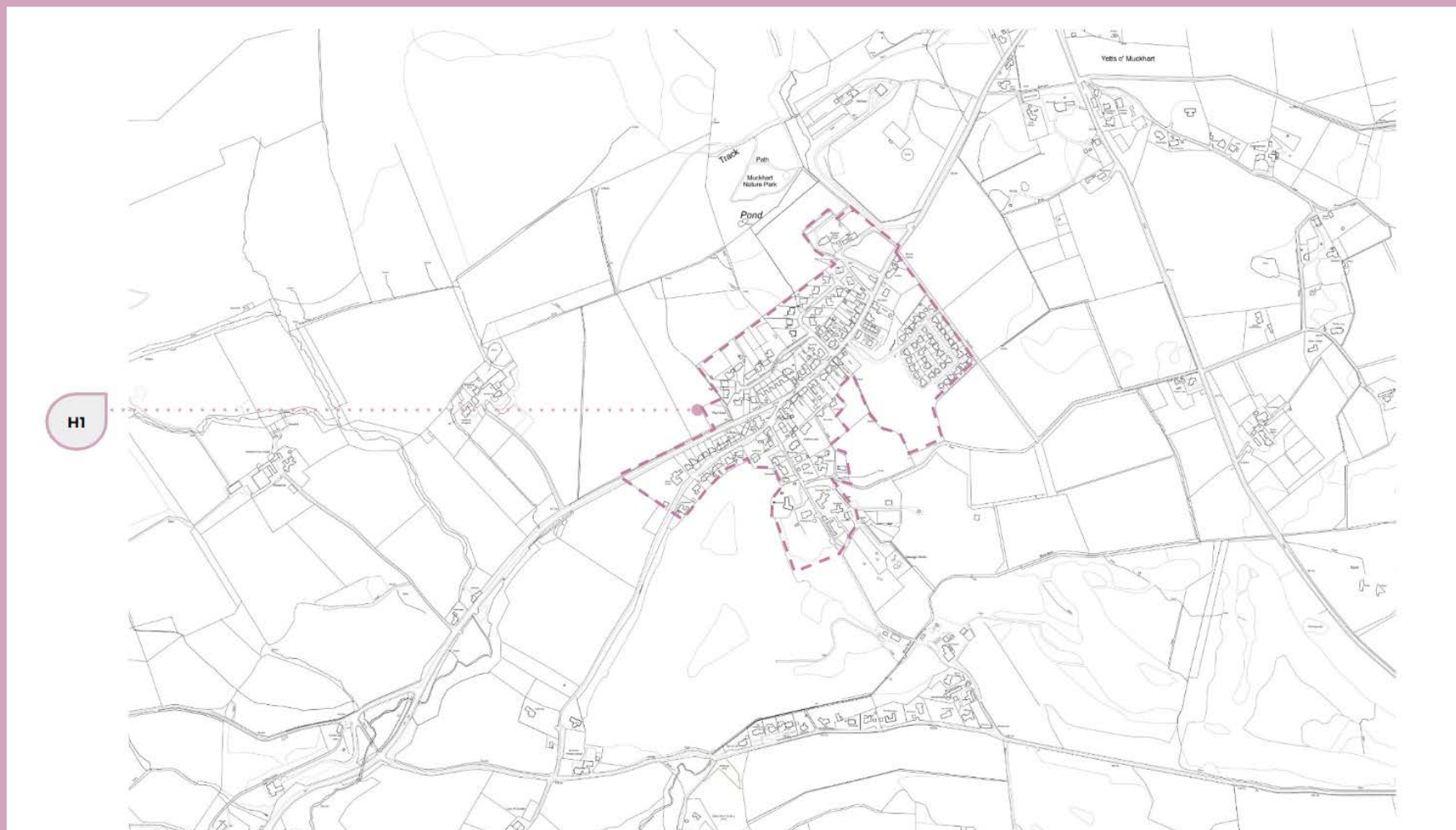


Figure H0a | Map indicating proposed settlement boundary - refer to H1 for further details.

Housing Overview

“New development is reasonably tucked away from main street but need to ensure any further development is incremental and sympathetic to the nature of the village.” - Local Resident



Figure H0b | Muckhart from Seamab Hill



Figure H0c | Houses at Springfield, Muckhart

Existing Context

- Addressing the housing situation is an urgent issue, in the context of the declared [national housing emergency](#).
- The main area of housing growth in the MCC area has been in the Pool of Muckhart. In the 1970's there was expansion of lower density housing in the Pool of Muckhart. Between 1980's -2010 there has mainly been small infill. In the 2020s there has been further expansion to Pool of Muckhart of higher density homes.
- Other settlements in the MCC boundary have been small-scale infill / expansion.

Future Aspirations

- Approach Clackmannanshire Council Housing department for data on projected social housing allocation for Muckhart.
- Require sustainable, energy efficient specification for future housing.
- Control future housing development and ensure appropriate for the villages' countryside setting. (see proposal H2 for, including link to in-house MCC guidelines intended to frame responses to future housing applications.

How these proposals should be delivered to address causes and impacts of climate change:

- For climate readiness, rely on National Policies.
- **Scottish Government Guidance** on [NPF4 Policy 2 Climate Mitigation and Adaptation \(June 2025\)](#) “The Local Development Planning Guidance on climate mitigation policy encourages a whole-systems or area wide approach to emissions management. A practical example is the potential to locate new homes in sustainable places, close to low carbon transport networks so that modal shift is encouraged.” (section 3.4.2)

H1 | Rationalise Pool of Muckhart settlement boundary (Proposal)

Vision

There is a need to rationalise the settlement boundary of Pool of Muckhart to ensure that the edge of the settlement is accurately defined in the next Local Development Plan.

The redrawn boundary should accurately take account of existing legacy housing not currently included, but also clarify the implications of recent development completed at Meadowside.

A settlement boundary is defined by the planning system (usually only for settlements of more than 25 dwellings) to allow for more rigorous control of development in the countryside outwith the settlement boundary. For example, development outwith a settlement would be assessed under NPF4 policies 17 (Rural Homes) and 29 (Rural Development).

Detail

- Include existing legacy housing to the south of Pool of Muckhart within the settlement boundary. Settlement boundary line should follow property boundaries.
- Deallocate Housing Allocation site H49 from the existing LDP from the next plan (this site has now been built out).
- Define the new nature area to the south-east of the now completed Meadowside housing development and area of land immediately to the north as being *in the countryside*, outside the amended settlement boundary (as per drawing to right).

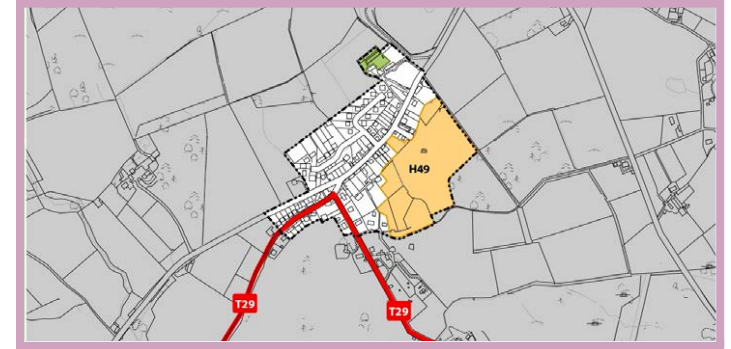


Figure H1a | Existing Settlement Boundary in 2015 LDP

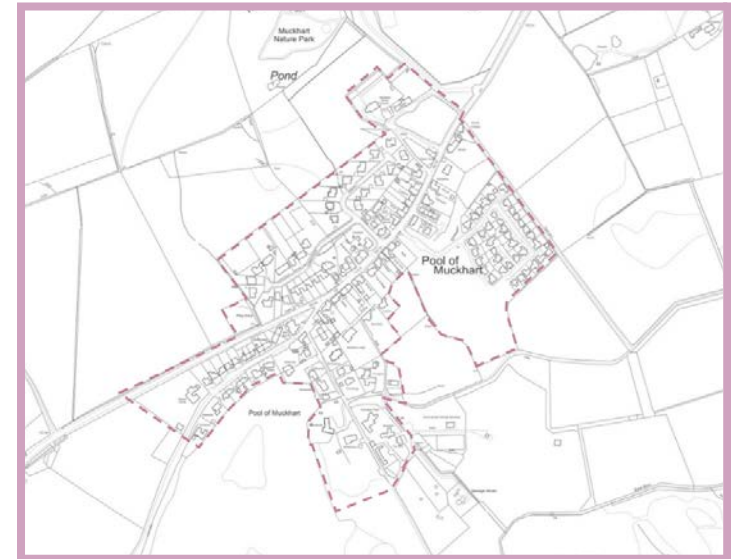


Figure H1b | Proposed Settlement Boundary

H2 | Housing Policy for Muckhart Community Council Area (*Proposal*)

Vision

To articulate a set of local policies to shape assessment and delivery of housing.³
See Chapter 6 Planning Statements for additional detail, reasoning and policy justification.

Detail

Muckhart remains a desirable place to live and is not experiencing market failure in the housing sector, unlike other rural villages in Scotland more remote from the Central Belt. Because of this, policy controls are required to ensure market desirability does not result in a disproportionate allocation of dwellings for the area. An increase of around 14 houses over the lifetime of the next plan is acceptable, as long as this occurred via incremental and measured delivery of single dwellings or small clusters of properties, and subject to all other requirements being met.

Policy

- Any percentage increase in the number of dwellings in Muckhart should be proportionate to delivery across wider Clackmannanshire, not exceeding the percentage increase in the number of additional housing units required for Clacks as a whole
- Prevent coalescence between Yetts of Muckhart and Pool of Muckhart
- Encourage affordable housing options (e.g., mid-market rent)
- New dwellings to be restricted to a maximum height of 1.5 storeys
- Home should be (1-3 bedrooms) and of lower density and larger plots (minimum garden ground footprint of 100m²).
- Amend existing settlement boundary around Pool of Muckhart (see policy H1)
- Oppose larger-scale developments (6+ houses)
- Welcome single dwellings and small scale clusters of 1-5 dwellings, subject to appropriate design and location
- Appropriately designed high quality homes outside settlement boundaries (but in appropriate locations) should be assessed favourably

Delivery and beyond

- Support: local people building their own homes; community-led delivery; self-build plots; provision of sheltered housing/care homes
- Encourage a natural “flow” of housing ownership, with larger properties becoming available to families as older residents downsize to smaller dwellings

Muckhart Community Council will apply [these guidelines](#) when assessing any housing application during the lifetime of the plan.



Figure H2 | Muckhart from Seamab Hill.

What is affordable housing?

Affordable housing is a broad term used to describe a collection of government schemes where properties are offered at below-market value, either for sale or rent. These schemes aim to help individuals who would otherwise struggle to rent or buy a property. Initiatives included under the banner of affordable housing are as follows: (1) Shared ownership; (2) Rent to buy; (3) Intermediate rent; (4) Social rented housing.

What is social housing?

Social housing, or social rented housing, is a sub-set of affordable housing. Social houses are properties rented to in-need individuals at a lower cost than renting privately. Tenants rent their homes from housing associations or local councils instead of a private landlord. The rent prices of social houses are determined by local income levels rather than national stipulations, meaning social houses are very affordable.

³ This policy was influenced in its development by the results of the Gathered Session on Housing as detailed in the Statement of Community Support (Chapter 7)

PS | Public Space, Greenspace and Recreation



- PS1** Protect and enhance the playpark (Proposal)
- PS2** Muckhart Church: Car-parking and picnic area (Proposal)
- PS3** Protect and enhance wetland and nature areas across Muckhart (ref to PS3 for map)(Proposal)
- PS4** Conservation Area Policy (Proposal)
- PSi** Playpark Upgrade (Project)
- PSii** Muckhart Community (Project)
- PSiii** Redesigned Civic Space (Project)



Figure PS0a | Summary map of LPP proposals

Public Space, Greenspace and Recreation - Overview

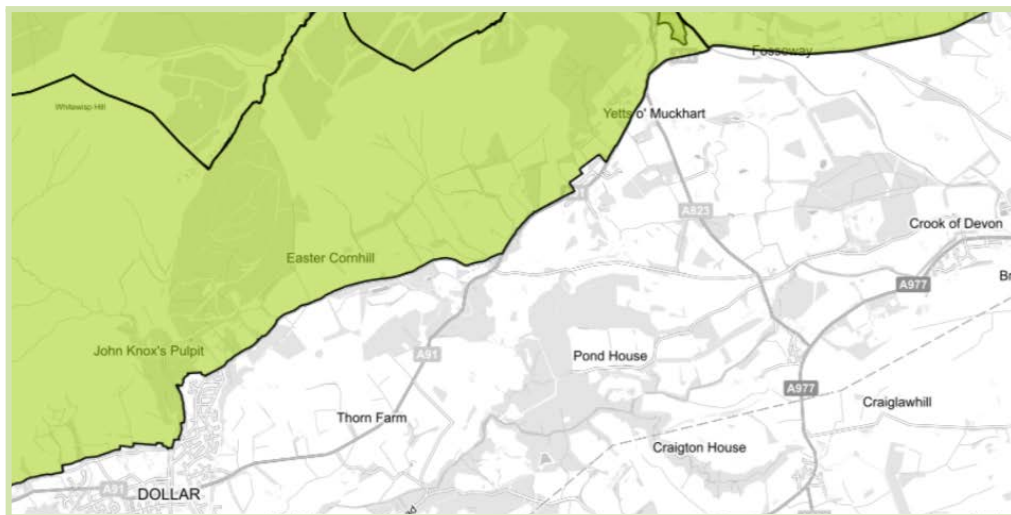


Figure PS0b | Map highlighting Ochil Hills Local Landscape Area and Auchlinsky Burn and Wood Local Natural Conservation Site.



Figure PS0c | Maudies Loan walk looking south-east down path which leads to community woodland.

Existing Context

- Muckhart has a rich variety of green space and recreation areas which are enjoyed and valued by local residents and visitors - for example the Nature Park and also community woodland.

Future Aspirations

- Secure Local Nature Conservation Site status for qualifying woodland and wetland sites across the Community Council area
- Provide high quality playground space for children and other ages
- Provide high quality public space
- Secure the status of Muckhart Community for future generations.

How these proposals should be delivered to address causes and impacts of climate change:

- Playpark upgrade
 - Permeable surface; shade required; shelters for rain; planting area
- Car Parking and Picnic Area
 - Improve surface water management when introducing parking spaces
- Flooding
 - Address flooding in burn
- Local food provision
 - Improve access to community orchard (food resilience)
- Electric Vehicle and eBike charging
 - Explore installation of an EV charging point at the entrance to the new housing development

PS2 | Muckhart Church: Car-parking and picnic area (*Proposal*)

Vision

Install new car-parking bays and a dedicated picnic area to serve both the community and visitors. Provide facilities to support access to the outdoors.

Detail

- Provide additional amenities to support walking to Seamab (the direct access route to Seamab lies adjacent to church premises). (*Ref 1 in figure PS2a*)
- This project is envisioned as being managed by the church as landowner, but they would welcome the involvement and support of a Development Trust.
- An indicative concept drawing is given here, but further design proposals will require agreement by the church trustees and Kirk session, before it progresses to a community consultation and final design for planning consent.
- Consider lighting options.



Figure PS2a | Potential car-parking location



Figure PS2b | Potential car-parking location

Vision

Protect Wetland and Nature Areas across Muckhart

“Protect wetlands from development and contaminated runoff and expand community woodland planting.” - Local Resident

Detail

Protect and enhance Wetland Areas:

- Glebe field to west of Muckhart Church (wetland and drainage site) (site **1**)
- Pool of Muckhart to west of Meadowside housing development (site **2**)
- land to south-west of Meadowside Crescent development (site **3**):
 - (and de-allocate undeveloped section of Housing Land allocation H49 from LDP 2015)

Protect and enhance Nature Areas:

- Land to North of Muckhart Parish Church (site **4**)
- Community Woodlands (site **5**)
- Geordie's Wood (site **6**)

Assign policy designations:

- Designate above sites as Protected Open Spaces under Clackmannanshire's Open Space Strategy.
- Designate above sites as [Local Nature Conservation Sites](#) (LNCS): advocate for and ensure Local Authority Biodiversity officers assess all these sites for this potential against established criteria.



Figure PS3a | Location Map of all six sites



Figure PS3b | Access to Nature Park

Vision

To allow for flexibility in the planning process for homes in the conservation area to retrofit energy saving features in order to support climate adaptation and national net zero goals. To support future redesign of a central civic space for the village, should this proposal obtain community support (and subject to a feasibility study).

Detail

- Support applications in the Muckhart Conservation Area designed to secure cost-efficient heating and energy efficient homes. Apply significant weight in favour of the following measures also on public facing elevations as per NPF4 Policy 1 (Tackling the climate and nature crises):
 - Installation of replacement energy efficient windows including *high-quality PVC versions in a historically accurate style appropriate to the Conservation Area* (Appearance and design must be indistinguishable from traditional timber when viewed from kerbside).
- Support in principle a redesign and new layout of a civic space for Muckhart (subject to feasibility study, consultation and scrutiny of final detail designs to ensure CA protected and enhanced).
 - All potential locations options to be appraised
 - Possible locations include but are not limited to:
 - i. area east of the Coronation Hall between the junctions of Drumburn Rd, School Rd..
 - ii. land at access to new housing development.

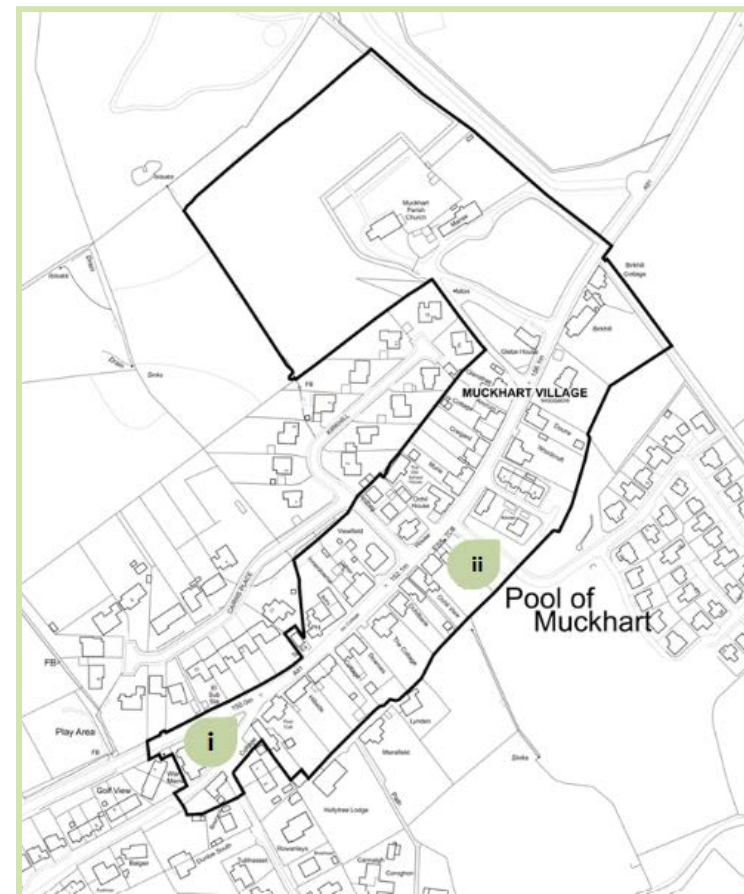


Figure PS4 | Muckhart Conservation Area

Vision

Design and install upgraded playpark facilities for use of the village.

Detail

What are the benefits?

- To maximise the benefit of the playpark for the use of local children

What could delivery look like?

- £25K of Developer Contributions from the Meadowside development have been laid aside. Currently held by Clackmananshire Council
- Upgrade access to maximise roadside safety for children and families accessing the site.
- Potential design and equipment suggested by young people from Muckhart Primary:
 - A zip slide
 - A bigger slide, possibly panda-themed
 - Monkey bars
 - More swings
 - Better climbing frame
 - Roundabout
 - Trampoline
 - An outdoor dancing area
 - A shelter to hide under when the weather gets bad, with a small climbing wall and storage for the school
 - Robot Dinosaurs - play equipment
 - Option to make the kick-pitch a bit smaller if necessary
 - Petonk area for older people to play
- The full [Project Playpark Report](#) developed by local children can be viewed online.

Who needs to be involved?

- Local children, Clackmananshire Council, Muckhart Community Council

What might be the first steps?

- Secure match funding for Developer Contributions held by Council

Where?

- See Proposal PS1 | Playpark Upgrade above.

How can a Development Trust support this project?

- Fundraise for match funding



Figure PSia | Existing Playpark



Figure PSib | Existing Playpark

PS (ii) | Muckhart Commonty (Project)

Vision

The community aspires to identify and protect existing areas of ancient common land within the parish of Muckhart.

Detail

The area of land covered by undivided Commonty⁴ is approx 76 acres (around the size of 50 football pitches). Access is taken from the north via Glenquey Reservoir track.

A process to secure its status required. Steps could include:

- Identify and declare land to be a Commonty
 - Source solicitor to research and present case to the Sheriff that this can only be a Commonty.
- Funding for solicitor, approach Community Council to ask if they can co-ordinate
 - Crowdsource from community (and wider – nationally?). Help build momentum, support.
 - Fall back option - possibly apply to EDF/Rumbling Bridge.

Initial governance - Informal management option

- Leave as Commonty initially with no stated owner
- Community Council tasked with management in interim
- Learn about how people perceive and use the land as awareness grows of its status.
- Talk to and learn from other communities who have access to their own Commonties.

Later governance

- Continue with Informal management option, or
- Explore Formal ownership options - Development Trust (Carluke).
 - Would enable greater powers in terms of use or development of land.

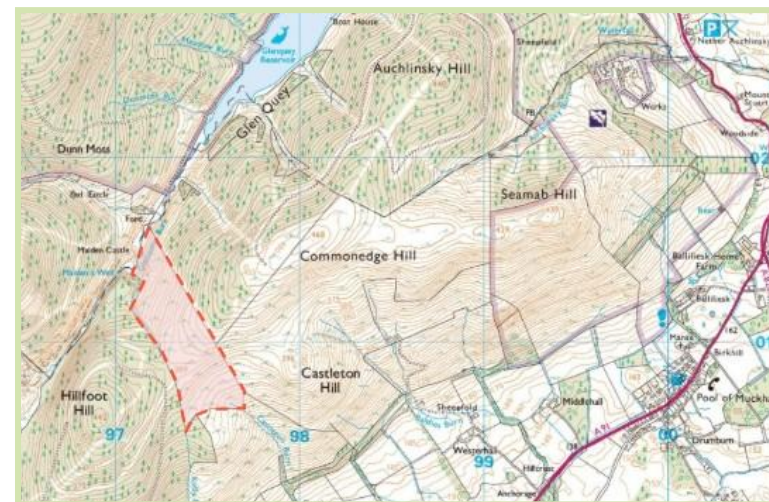


Figure PSii | remaining undivided Muckhart Commonty boundary indicated by the dotted red line.

Potential future uses

- Exploration of future uses: to be held downstream of establishing status.

Commonties elsewhere have been developed for

- Community renewables
- Outdoor trails and recreation
- Use for community events
- Common grazing
- Tree planting

⁴ This is the current best assessment of researchers who have done high-level scrutiny of key available records. Full confirmation of this status would require legal input.

PS (iii) | Redesigned Civic Space (Project)

Vision

For Muckhart to be served by an appropriately designed civic space at the heart of the community.

Detail

What are the benefits?

- Walkability, congregation and gathering, multi-use outdoor space, integration with traffic control (see proposal MAiii| High Street Traffic and Layout Appraisal), uplift appearance of the Conservation Area.

What could delivery look like?

- Commissioning a feasibility study, options appraisal and community consultation to explore possibilities for a transformed central public space to enable the life of the community to flourish.
- Feasibility study to address all key issues and stakeholder concerns, for example parking and Hall access.
- Consider ebike charging and shuttle-bus drop off/pick up point(s).

Who needs to be involved?

- Co-design with Coronation Hall Committee essential
- Clackmannanshire Council
- Muckhart Community Council
- Residents

What might be the first steps?

- Secure funds for a feasibility study via Development Trust

Where?

- See proposal PS4 Conservation Area policies for more info
- Some possible locations:
 - area east of the Coronation Hall between the junctions of Drumburn Rd, School Rd..
 - land at access to new housing development.

How can a Development Trust support this project?

- For co-ordination and additional funding

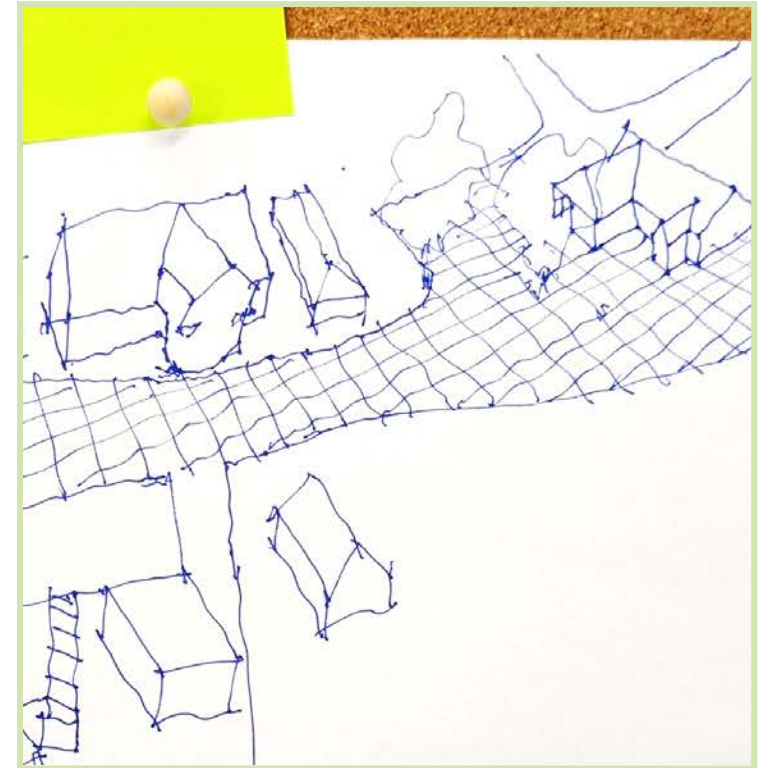


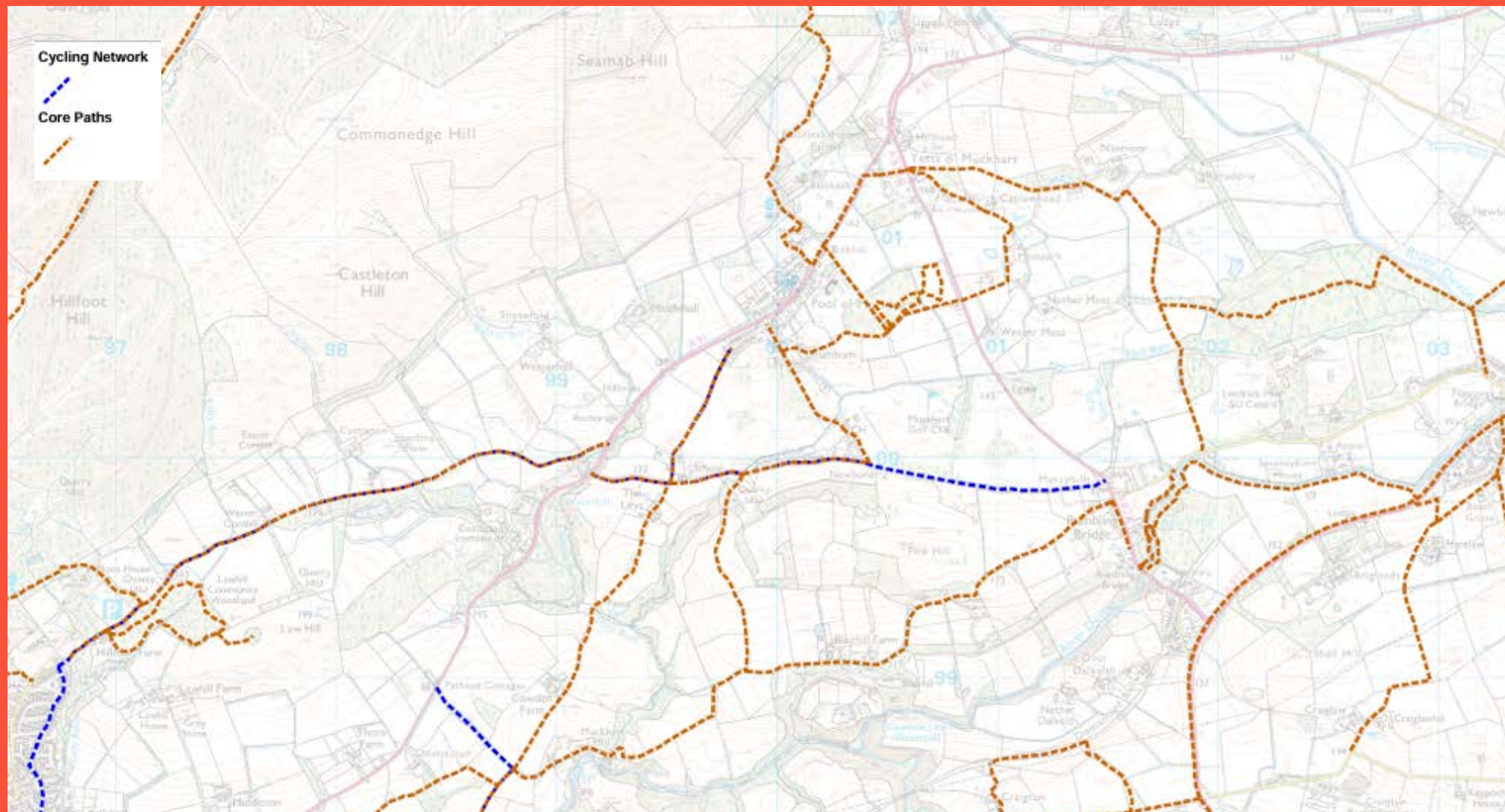
Figure PSiii | Sketch from participant at LPP workshop

MA | Moving Around

- MAI Active Travel Routes (Proposal)
- MAi Active Travel Routes and promotion (Project)
- MAii Community Transport (Project)
- MAiii Main Road and surrounding areas - Traffic and Layout Appraisal (Project)
- MAiv Additional Car-Parking (Project)



Figure MA0a | Map of existing core paths and cycling network



Moving Around - Overview

“It would be transformative, especially with the lack of any bus service, if there were a safe, wide, well-surfaced path - suitable both for families with children and faster cyclists - that linked Muckhart to the existing linked network, specifically to the old railway track path at Dollar”

“The village is cut off without bus service connectivity”

Muckhart residents

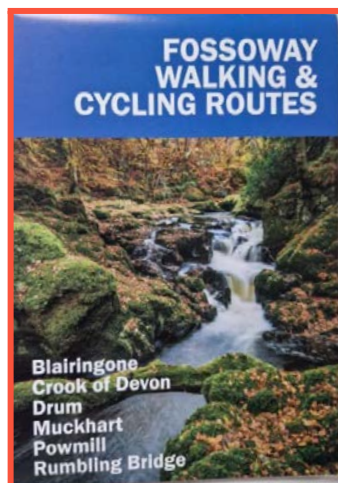


Figure MA0a&b | Recently developed cycle map of Fossoway Walking & Cycling Routes ft. Muckhart & image of footpath towards the Primary School.



Figure MA0c | Glenfarg Community Bus Pilot

Existing Context / Ongoing work

- Muckhart offers good routes for leisure walking and cycling in the surrounding countryside, but practical active travel connections between settlements need improvement.
- Public transport has been challenging, with the bus service previously withdrawn, though a community-led Digital Demand Response Transport pilot is now running. There's also a recognised need to review main road and surrounding areas traffic and parking provision to better manage tourism-related activity.
- Working with neighbouring communities (including Active Dollar) to campaign for improved active travel infrastructure.

Future Aspirations

- To develop and implement a sustainable parking and transport strategy.
- Continue to campaign for improved active travel infrastructure (walking and cycling).
- Consider and develop community-led transport options, to ensure all residents can access essential services and do not face social isolation..

How these proposals should be delivered to address causes and impacts of climate change:

- Community Transport project helps to reduce reliance on cars and reduce car kilometres whilst also helping elderly and young people to connect.

MA1 | Active Travel Route Dollar to Muckhart and Yetts of Muckhart to Rumbling Bridge *(Proposal)*

Vision

Develop active travel routes

- from Dollar to Muckhart and onwards to Milnathort/Kinross; and
- from Yetts of Muckhart to Rumbling Bridge

"It would be transformative, especially with the lack of any bus service, if there were a safe, wide, well-surfaced path - suitable both for families with children and faster cyclists - that linked Muckhart to the existing linked network, specifically to the old railway track path at Dollar." - Local Resident

Detail

Safe traffic free routes for cycling and walking.

It is intended that this proposal form part of implementing a strategic route extending National Cycle Network Route 767 (also known as the Devon Way), to run from Route 76 in the centre of Alloa along a railway path to the village of Dollar and then eastward through Muckhart and onwards to Milnathort/Kinross. Route options for extended National Cycle Network Route could involve an extension along A91 via Fossoway to Milnathort or via A823 and A977 to Kinross

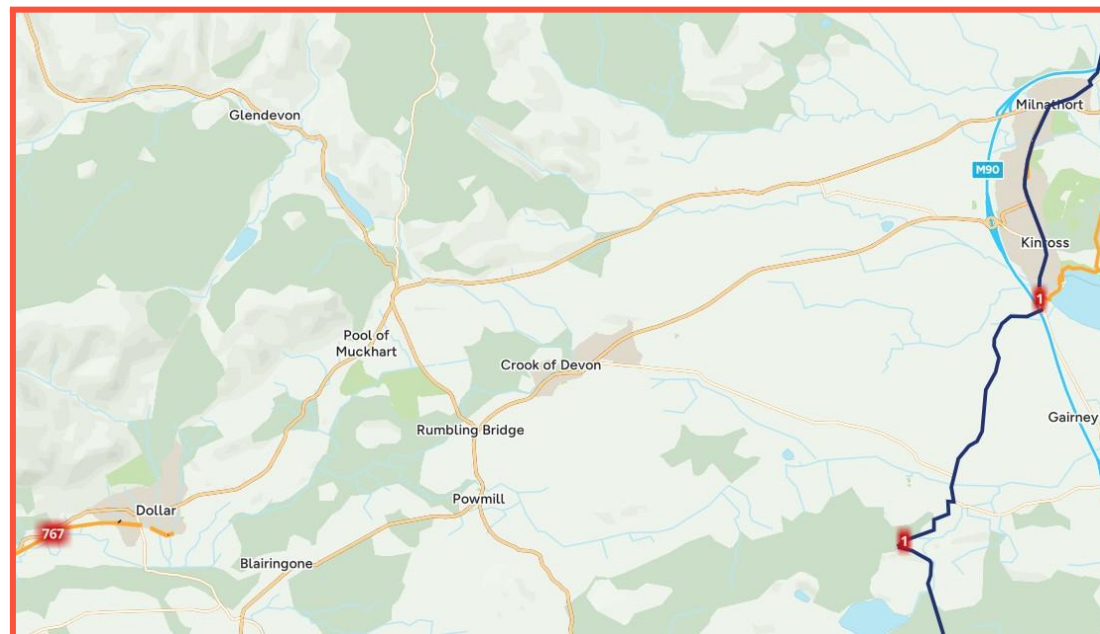


Figure MA1 | OS Map highlighting the nearest National Cycle Network routes.

MA (i) | Active Travel Routes and promotion (Project)

Vision

Develop core active travel routes across Muckhart Community Council Area

Detail

What are the benefits?

- Support healthy, active lifestyles
- Support net-zero goals
- Support local tourism
- Enable inter-village/town commuting
- Economic benefit to local businesses like MGC and the Japanese Garden who rely on a younger workforce to deliver their services
- Enable safe route to school for young people travelling to Dollar

What could delivery look like?

- Develop an active travel route from Muckhart to Dollar
- Develop an active travel route from Muckhart to Yetts and northwards to Glen Devon
- Develop an active travel route from Yetts to Rumbling Bridge
- Support vision for wider strategic active travel routes beyond Yetts to Kinross and across Clacks.
- Continue to develop and promote local wayfinding and maps to support tourism and local businesses.

Who needs to be involved?

- Muckhart Community Council
- Active Dollar and Muckhart (ADM)
- Fossoway Development Trust
- Clacks Council

What might be the first steps?

- Initial conversations underway around route options with Active Dollar
- First walking and cycling guides have been produced, with plans to expand

Where?

- Link to Local Place Plan proposals in Chapter 4

How can a Development Trust support this project?

- Funding and co-ordination support



Figure MAi | Alloa to Dollar cycling route (credit: [Cycling Scot](#))

MA (ii) | Community Transport (Project)

Vision

Consider community transport to help address gap in provision public transport to meet needs of community

“We need a regular bus service here to connect with Kinross and Dollar (and onwards to Stirling and the Forth Valley Hospital).” - Local resident

Detail

What are the benefits?

- For young people to have independence using travel cards
- For elderly to be able to access healthcare
- To reduce fuel emissions
- As transport to Golf Club and Japanese Gardens
- Enable commuting for staff of local businesses (Golf Club, Japanese Garden)
- Support tourists travelling to Muckhart
- Increase visitor spend in local businesses.

What could delivery look like?

- Possible routes to: Kinross, Dollar, Tillicoultry, Train Link (Alloa/Gleneagles); after school pick up; hospital visits; Golf Club and Japanese Garden
- Ensure suitable bus shelters, wheelchair and buggy access and compliance.
- Learn from other Community Transport Groups
- Rapid charging ports may be required

Who needs to be involved?

- Learn from/partner with [Glenfarg Community Transport](#)
- Volunteer Drivers
- Japanese Garden and Golf Club are supportive

What might be the first steps?

- Research: Other community transport models/groups.
- Test ideas first (hire bus temporarily) to establish viability/support

Where?

- Routes could serve Muckhart as well as Muckhart Golf Club and the Japanese Garden
- Discern where bus could be garaged

How can a Development Trust support this project?

- Insurance, Funding, Co-ordinate actual service details (timetable & other community involvement), Legal issues (Liability, ownership), training



Figure MAii | Glenfarg Community Bus example

Additional Actions

- Promote the (limited) GCTG Digital Demand Responsive Transport (DRT) pilot connecting Muckhart from Rumbling Bridge with the 23 service to Tillyoultry and Kinross.
- Continue to advocate for reinstatement of public provision of a regular bus service. Continue to lobby both councillors/ MSPs and encourage its use when secured. Service should offer all Muckhart residents in both Pool and Yetts access to:
 - health services (including FVH),
 - shopping & services to the west in Dollar (and beyond) and east to Kinross.

MA (iii) | Main Road and surrounding areas Traffic and Layout Appraisal (Project)

Vision

Establish a pedestrian-first approach and govern traffic and parking on and around the High Street. Enable a feasibility study, options appraisal and community consultation of alternative solutions, focussing on high-quality design working in partnership with the council.

“We need a strategic solution to improving road safety along the main road.”

- Local Resident

Detail

What are the benefits?

- Increased safety, walkability, health and amenity at the core of the village

What could delivery look like?

- Traffic, speeding and parking control measures – strategic review required.
- A variety of options were suggested by the community as potential solutions, as listed below. All these options will need to be fully assessed as part of a professional study and are listed below not to overly anticipate that they will be delivered but to acknowledge the value of the wide range of community ideas for solutions that came forward:
 - Speed cameras
 - Review speed bumps, consider rumble strips
 - Enforcement and compliance measures
 - Review layout of crossing to playpark
 - Extend speed limit zone further to west
 - Effective signage for red squirrels
 - Electronic speed measurement
 - Road markings
 - Yellow lines on corners at Main Road and Kirkhill junction
 - Road realignment (also reduce need for street clutter and signage)

Who needs to be involved?

- Community Council

What might be the first steps?

- Commission feasibility study

Where?

- Main Street (A91) and surrounds

How can a Development Trust support this project?

- Fundraising and co=ordination support



Figure MAiii | A long-term issue affecting the community - see [this 2023 article](#)

Other Notes

- Example options: Blairingone...speed camera with red traffic light
- There is a need to observe requirements of Conservation Area guidance and the Conservation Area Management Plan to ensure that any future changes protect and enhance the area and minimise street clutter.
- Ensure needs of local businesses are taken into account.
- There is also a need to consider surrounding areas where road safety is of concern such as the road between Yetts of Muckhart and Glendevon.

MA (iv) | Additional Car-Parking (Project)

Vision

Explore how best to deliver additional parking for the village.

“A village car park would be useful.” - Local Resident

Detail

What are the benefits?

- Support tourists accessing Monas/Inn and walking routes in the area.
- Reduce parking pressure on Main Road and at Coronation Hall.
- Reduce congestion especially in summer on Main Road - better management of incoming tourist traffic.

What could delivery look like?

- Support proposal for car parking along Muckhart church access road (See proposal PSii).
- Other location options to explore:
 - Corner of A91 and Meadowside Crescent
 - On left of Meadowside Crescent, further into the new development
 - Off Greenloan

Where?

- See Chapter 5 LPP proposals: Church parking proposal for one option

How can a Development Trust support this project?

- Kirk Session is open to support from Community Council and any emerging Development Trust.

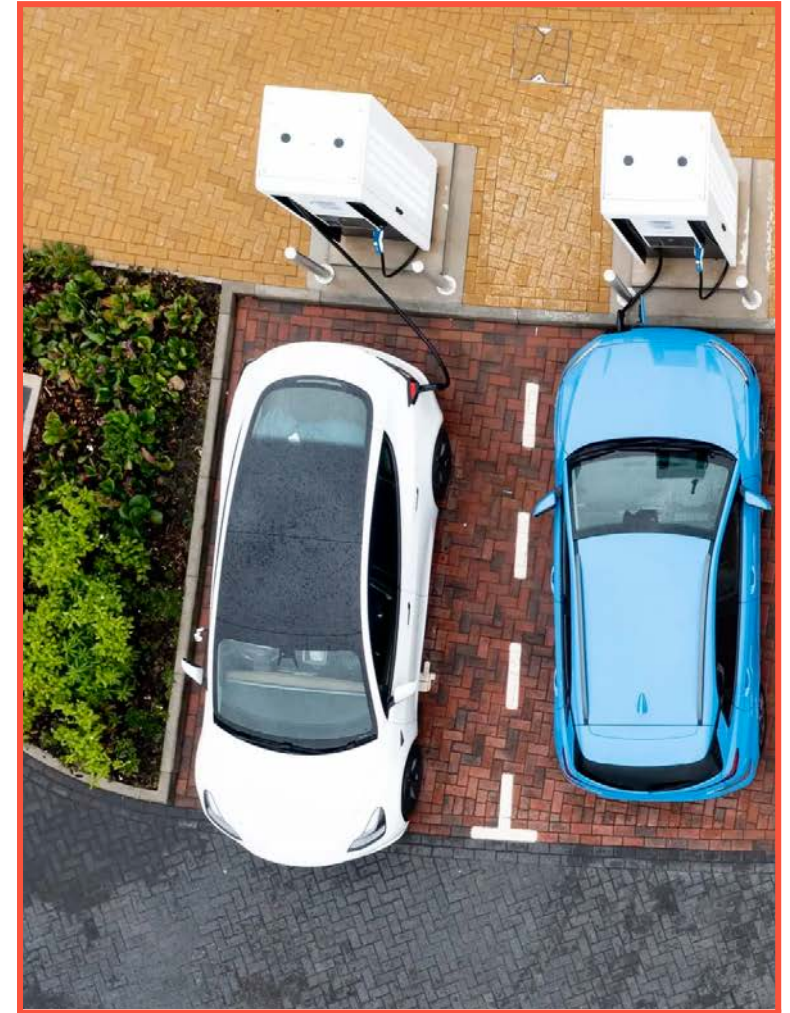


Figure MAiv | Car-parking spaces can be designed to encourage biodiversity and fit with the character of the village (Credit - International Parking and Mobility Institute)

Monitoring and Evaluation

Effective action plans must be assessed and re-evaluated regularly. Monitoring outputs asks the question "what has been achieved?" whereas evaluating outcomes asks the question "what difference has this made?" A rhythm of review based on these two questions allows for the assessment of impacts over time.

This in turn enables:

- progress to be celebrated
- opportunities for reflection and learning,
- the ability to review appropriate next steps,
- re-evaluation of priorities as required
- the potential to provide evidence to funders, stakeholders and the community of successful implementation.

A Framework for Tracking Progress

- Monitor and report on progress in delivering the action plan annually, through Muckhart Community Council.
- Progress can be assessed against the initial key milestone chart (see the next page), in the context of the full action plan. Projects and initiatives that have been started, attempted or progressed in the previous year can be presented in a similar format to the Review of Delivery given in Chapter 2, or similar red-amber-green 'traffic light' system.
- Evaluation of outcomes can be carried out by gathering data and stories from individual projects that demonstrate how a particular initiative has had an impact.
- Should progress be made on starting a Development Trust, responsibility for co-ordination of the framework could become part of the job description for that role.
- The community can be kept up to date with progress via Muckhart.org, the community mailing list and Muckhart Community Council Facebook page.
- The action plan should be reviewed after five years. This should include community engagement to check and update the vision, action areas and actions as appropriate. It may be helpful to engage specialist support to help with the evaluation process at that point.

5 Planning Statements

Statement of regard to the National Planning Framework 4 and the Clackmannanshire Local Development Plan (2015) (including extent of non-alignment if relevant)

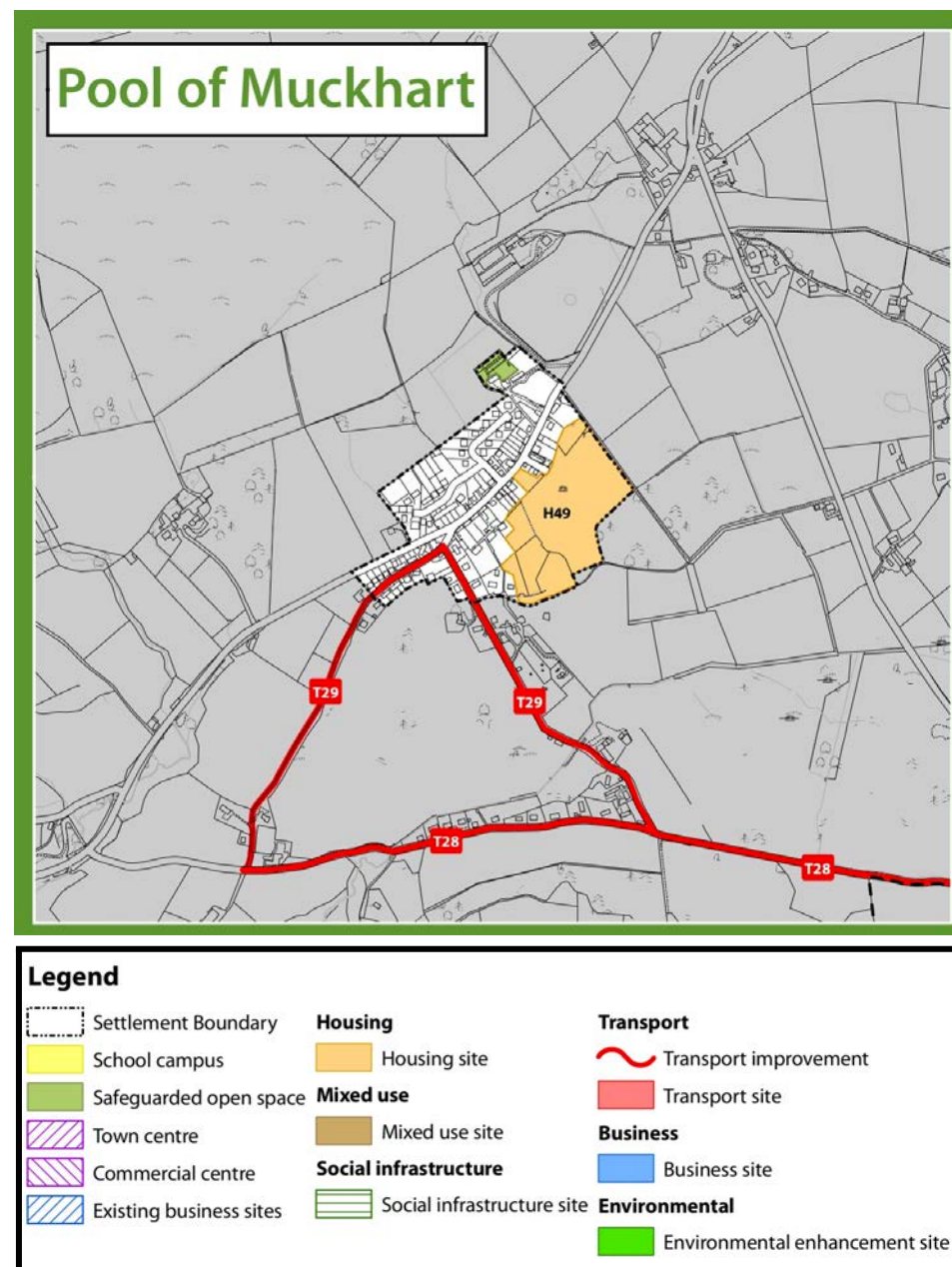
Includes planning commentary, statement of LPP steering group position and further reasoning as needed on a proposal-by-proposal basis.

List of Proposals

Local Place Plan Theme	Proposal No.	Proposal
Climate	C1	Community Renewables
	C2	Integrating Nature Networks with Active Travel Routes
Facilities	F1	Community Shop - future development site
	F2	Japanese Garden Visitor Centre
	F3	Sites of Community Significance - Assets and Buildings
Housing	H1	Expand Pool of Muckhart Settlement Boundary
	H2	Housing Policy for Muckhart Community Council Area
Public Space, Greenspace and Recreation	PS1	Protect and enhance the playpark
	PS2	Muckhart Church: Car-parking and picnic area
	PS3	Protect and enhance wetland and nature areas across Muckhart
	PS4	Conservation Area Policies
Moving Around	MA1	Active Travel Route Dollar to Muckhart and Yetts of Muckhart to Rumbling Bridge

Taking account of Clackmannanshire LDP (2015) and NPF4

- For a Local Place Plan to be validated (registered) there is a requirement to show how each proposal relates to the Local Development Plan and National Planning Framework 4.
- The following statements for each proposal therefore cite supporting policies and text from these documents.
- Statements are made in the context of the Muckhart Settlement Map from LDP2 (2015), which is replicated for ease of reference on the next page.
 - At the time of preparing this LPP, the Evidence Report for the next LDP was not public. This document could not therefore be taken into account.
- It is our understanding that the Community Planning Partnership has produced no Locality Plan (as defined in the 2015 Community Empowerment Act) for the Muckhart area. No reference to a Locality Plan has therefore been made.



Climate

C1	Community Renewables
Constraints	• Cumulative capacity for wind turbines • Access • Visual and landscape impact
Planning Commentary	Feasibility studies for potential locations and then site specific planning assessments should be sought in the first instance, with pre-application to the planning department advised before land purchase. NPF4 Policy 11 Energy details a full suite of assessments that would be required to protect impact on landscape, biodiversity and ensure community benefit.
Links to LDP, NPF4 and justification where not aligned.	<u>Relevant LDP Policies</u> Policies SC14 (Renewable Energy) and SC15 (Wind Energy Development) from LDP (2015) cover assessments of onshore wind in Clackmananshire (now superseded by NPF4). <u>Relevant NPF4 policies:</u> <i>Policy 11 Energy:</i> LDPs should seek to realise their area's full potential for electricity and heat from renewable, low carbon and zero emission sources by identifying a range of opportunities for energy development. Development proposals for all forms of renewable, low-carbon and zero emissions technologies will be supported. <i>Policy 25 Community Wealth Building:</i> Development proposals which contribute to local or regional community wealth building strategies and are consistent with local economic priorities will be supported. Development proposals linked to community ownership and management of land will be supported. Additional relevant guidance should small scale wind be considered: Supplementary Guidance 2 - Onshore Wind Energy (August 2015) The 2015 guidance for Onshore Wind Development make it clear that significant protection exists around the main settlements of Muckhart and on the site of Muckhart Community (project PSi) , but other locations within the boundaries of Muckhart Community Council may be considered appropriate if an option for community-owned wind-development is explored.

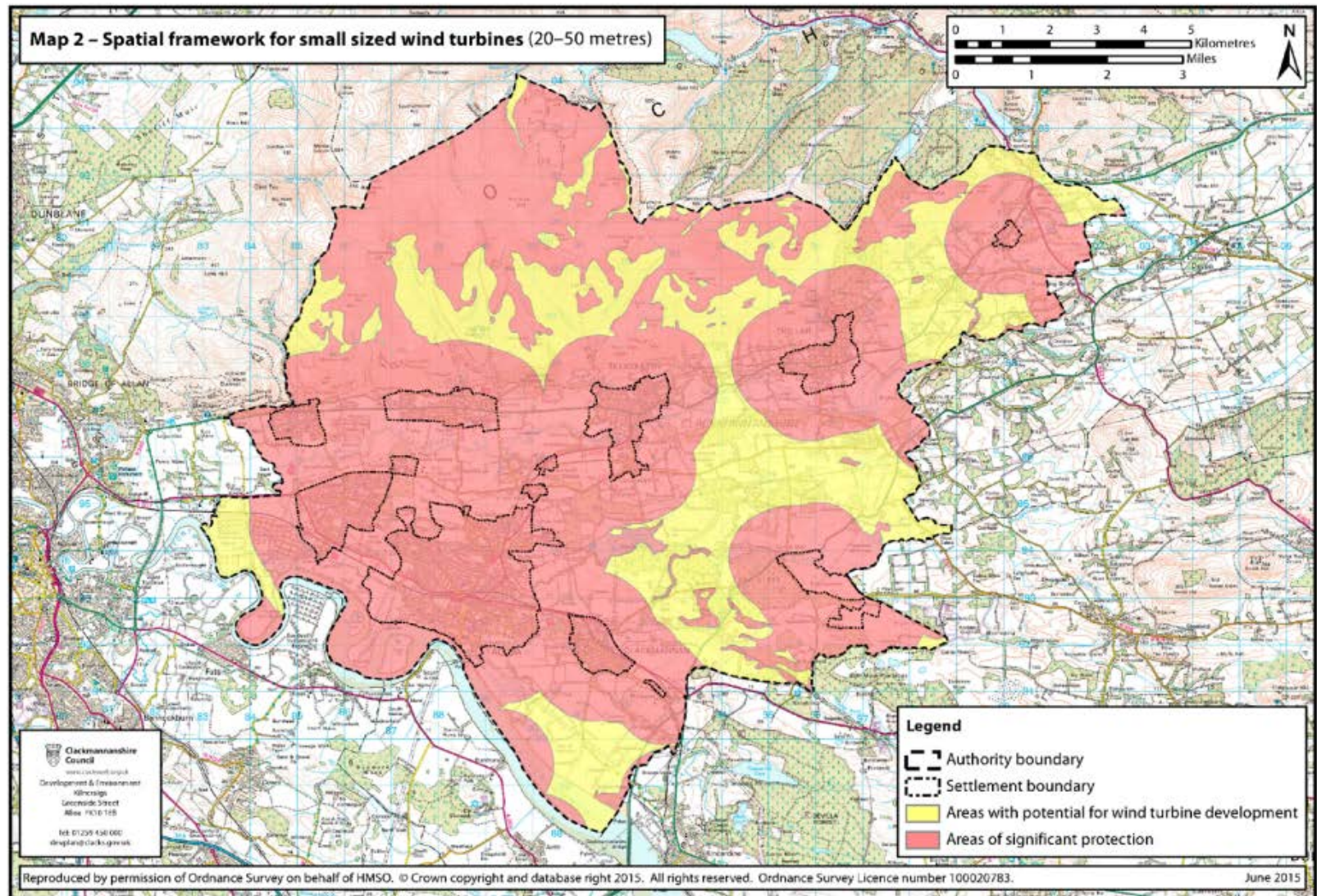


Figure 5.1 | Excerpt from [Supplementary Guidance 2 - Onshore Wind Energy \(August 2015\)](#) (p10). Note that more recent guidance established in the last decade including NPF4 may have superseded this picture.

LPP Steering Group Position

No specific site and no particular form in mind at this stage. Consider small/medium scale solar, hydro and/or heat pumps for a renewable project/s. Battery provision could also enhance the resilience of the grid in the local area. Landscape impact should be thoroughly considered and assessed.

Further Reasoning

- To align with the global consensus and declared Scottish National Climate Emergency.
- To realise long-term benefits from a regular source of income to benefit the community.

C2	Integrating Nature Networks with Active Travel Routes
Constraints	Land management practices, permissions, access.
Planning Commentary	Nature Networks are embedded throughout the fourth National Planning Framework (NPF4) as a key means of ensuring positive effects for biodiversity from development. In general, proposals will be required to contribute to the enhancement of biodiversity, including by restoring degraded habitats and building and strengthening nature networks.
Links to LDP, NPF4 and justification where not aligned.	<u>Relevant LDP Policies</u> <i>EA1 Clackmannanshire Green Network Principles</i> All new development will be expected to contribute to the enhancement of the connectivity, quality and/or extent of the network, except where this is impractical. Proposals for new development must demonstrate how this has been incorporated into the proposed design of the development, or alternatively how enhancement will be achieved through off-site provision. <i>EA2 Habitat Networks and Biodiversity</i> This policy aims to encourage the protection and enhancement of biodiversity and habitat networks by safeguarding the integrity of features of the landscape which are important because of their linear and continuous structure or function as intermediate sites for the movement of both fauna and flora. All development proposals will be expected to fulfil all of the following criteria: ...identify opportunities to strengthen the existing habitat network by creating new habitat links. <u>Relevant NPF4 policies:</u> <i>Policy 3 Biodiversity.</i> a) Development proposals will contribute to the enhancement of biodiversity, including where relevant, restoring degraded habitats and building and strengthening nature networks and the connections between them. Proposals should also integrate nature-based solutions, where possible. b) Development proposals for national or major development...local community benefits of the biodiversity and/or nature networks have been considered (if realised some of the path network proposals in the Moving Around section might be classed as major developments). <i>Policy 4 Natural Spaces</i> Spatial strategies should ... better connect nature rich areas by establishing and growing nature networks to help protect and restore the biodiversity, ecosystems and natural processes in their area. <i>Policy 20 Blue Green Infrastructure:</i> LDPs should safeguard access rights and core paths, including active travel routes, and encourage new and enhanced opportunities for access linked to wider networks. LDPs should encourage the permanent or temporary use of unused or under-used land as green infrastructure. Where this is temporary, this should not prevent future development potential from being realised.
LPP Steering Group Position	Extensive opportunities for Nature Networks already exist within the Muckhart area and the opportunity will be taken to extend and enhance these areas and the links between them. These wildlife and nature corridors will increase biodiversity.
Further Reasoning	The opportunities afforded to enhancing nature networks along new and existing active travel routes is well documented, given the interconnectivity between places offered by these routes. The significant proposals for enhancing active travel

routes in this Local Place Plan lend themselves strongly to this supporting policy for biodiversity enhancement across the area. This proposal is also aimed at supporting efforts of local farmers and landowners to pursue these same goals on their own and neighbouring land.

Nature Networks are a Programme for Government commitment and key delivery mechanism of the Scottish Biodiversity Strategy (SBS). They also contribute to Scotland's Environmental Strategy and align with international targets in the Global Biodiversity Framework, and efforts such as the EU Trans-European Nature Network.

Facilities

F1	Community Shop - future development site
Constraints	Dependent on potential sites but these include: - o Site ownership needs to be clarified - o Property may be sited in the Muckhart Conservation Area
Planning Commentary	In principle a change of use from utilities asset to retail is acceptable given its location immediately adjacent to Muckhart Inn within the recognisable boundary of this local village centre. Additionally, a sympathetic conversion to a community shop, subject to detailed design, would likely only uplift the appearance of this property within the Muckhart Conservation Area.
Links to LDP, NPF4 and justification where not aligned.	<u>Relevant LDP Policies</u> <i>Policy EP15 - Promoting Town Centre Regeneration</i> The Council will actively pursue town centre enhancement works which contribute to the regeneration of the town centres in Clackmannanshire through public realm and townscape improvements, including the 'Village and Small Town Centre Initiative', with a strong emphasis on placemaking and engendering local pride. The Council will support proposals which would contribute to the regeneration of town centres within Clackmannanshire by supporting a variety of commercial, community, leisure, cultural and business uses within town centres to help maximise and diversify the range of uses, where this will enhance the vitality or viability of the town centre. <i>Policy EP21 - Local Shops</i> The Council will support the provision, retention and improvement of local shops in rural villages and residential areas. <u>NPF4 Policies</u> <i>Policy 9 Brownfield, vacant and derelict land and empty buildings</i> To encourage, promote and facilitate the reuse of brownfield, vacant and derelict land and empty buildings, and to help reduce the need for greenfield development, LDPs should set out opportunities for the sustainable reuse of brownfield land including vacant and derelict land and empty buildings. Development proposals for the reuse of existing buildings will be supported. <i>Policy 15 - Local Living and 20 minute neighbourhoods</i> Development proposals will contribute to local living including, where relevant, 20 minute neighbourhoods...including local access to shopping. <i>Policy 25 Community wealth building</i> Development proposals which contribute to local or regional community wealth building strategies and are consistent with local economic priorities will be supported. This could include for example improving community resilience and reducing inequalities; increasing spending within communities; ensuring the use of local supply chains and services; local job creation; supporting community led proposals, including creation of new local firms and enabling community led ownership of buildings and assets.

	<i>Policy 28 Retail</i> Development proposals for retail (including expansions and changes of use) will be consistent with the town centre first principle. This means that new retail proposals will be supported in existing city, town and local centres Proposals for new small scale neighbourhood retail development will be supported where the proposed development contributes to local living, including where relevant 20 minute neighbourhoods and/or can be demonstrated to contribute to the health and wellbeing of the local community. <i>Policy 29 Rural development</i> Development proposals that contribute to the viability, sustainability and diversity of rural communities and local rural economy will be supported, including: reuse of a redundant or unused building
LPP Steering Group Position	The Telephone Exchange could be a potential suitable location for a community shop, but other sites should also be considered. Progress on location should be subject to a feasibility study, adequate funding being available and a long-term sustainability assessment. In the short term, starting small may be ideal – e.g. communicating all mobile food suppliers to all residents and offering a pop-up shop in the “small hall.”
Further Reasoning	Apart from online suppliers, Muckhart is served by a café, pub and limited mobile food suppliers (fish merchants, bread co-op) and the nearest shop is 5 minutes’ drive away. Given the lack of public transport, a community shop would increase the offering available, provide a service to those unable to drive as well as the community generally and reduce the carbon footprint of obtaining food.

F2	Japanese Garden Visitor Centre
Links to LDP, NPF4 and justification where not aligned.	<u>Relevant LDP Policies</u> <i>Policy SC25 - Business Development in the Countryside:</i> In addition to the criteria of the General Principles Policy SC23, business development proposals in the countryside will only to be supported where the proposals are supported by an appropriate business plan or financial appraisal, and where either of the following criteria are met: • The need for a countryside location derives from the characteristics of the development; • The proposal forms an extension to or the diversification of an existing enterprise. <u>NPF4 Policies</u> <i>Policy 29 Rural development</i> Spatial strategies should support the sustainability and prosperity of rural communities and economies. Development proposals that contribute to the viability, sustainability and diversity of rural communities and the local rural economy will be supported. <i>Policy 30 Tourism</i> LDPs should support the recovery, growth and long-term resilience of the tourism sector. Development proposals for new or extended tourist facilities or accommodation, including caravan and camping sites, in locations identified in the LDP, will be supported. It is envisioned that the proposed new tourism facility will align with the requirements of Policy 30 policy by: 1. contributing to the local economy; ii. not hindering provision of local homes; iii. working with the local community to enable future provision of a community bus, which could also partially operate as a shuttle service to the Gardens and iv. being designed to enable ease of access for disabled people.

LPP Steering Group Position	We are supportive of the work of the Japanese Garden which has developed into a valued and unique local asset and source of employment and wellbeing. The proposal for a dedicated visitor centre on site will help the Garden achieve sustainability economically and in terms of access. We encourage building deeper relationships of mutual support between the community and the Japanese Garden.
Further Reasoning	The Japanese Garden received funding under the Stirling and Clackmannanshire City Region Deal to support the development of the garden and bring benefits to local communities. Clackmannanshire Council has stated that it is important it continues to be a jewel in Clackmannanshire's crown that benefits all our communities. The proposal to create a new tearoom and shop pavilion to replace the existing portacabin accommodation would allow the overall facility to grow with even greater benefits and outcomes to the region.

F3	Sites of Community Significance - Assets and Buildings
Links to LDP, NPF4 and justification where not aligned.	<u>Relevant LDP Policies</u> <i>Policy SC10 - Education, Community Facilities and Open Spaces:</i> There is a presumption against development that would result in the loss or change of use of land, buildings and open spaces, including privately run facilities, which are currently, or were last used for education or community purposes. <u>NPF4 Policies</u> <i>Policy 7 Historic Assets and Places -</i> Development proposals for the reuse, alteration or extension of a listed building will only be supported where they will preserve its character, special architectural or historic interest and setting. <u>Other Guidance</u> <i>Local Place Plan Circular (2022) para 43:</i> The LPP "must identify the location of any land or buildings which the Community Body wishes to identify as being of particular significance to the local area... Identifying such land or buildings within a Local Place Plan can help recognise their importance within the community and make sure that they are considered within planning decisions. What may be 'locally significant' will be a matter for the Community Body, but should be based on the evidence coming from engagement with the community. Community Bodies might seek to include land or buildings which, for example: • support and develop tourism/heritage by making more of local assets; • recognise or enhance informal open spaces and play areas; • commemorate major events that shape a community's identity or mark a place in its history; • improve, increase and make better use of community buildings and spaces; or • are special in some other way."
LPP Steering Group Position	We assert the <i>cultural and social significance</i> (not solely the character, special architectural or historic interest and setting, or natural significance) of these assets as a material consideration as part of any balanced assessment of development affecting these assets.
Further Reasoning	<u>Other Legislation</u> <i>The Land Reform Bill (2025)</i> at time of writing included provisions for communities to identify land or buildings of community significance for the purposes of the Bill.

Housing

H1	Rationalise Pool of Muckhart Settlement Boundary
Links to LDP, NPF4 and justification where not aligned.	<u>Relevant LDP Policies</u> <i>Development in the Countryside and the Rural Economy:</i> - SC23 Development in the Countryside - General Principles: Proposals for new development will normally be directed to existing towns and villages, to improve their social and economic viability. Proposals outwith settlements will only be supported where the Council is satisfied that the applicant has demonstrated that the proposed site meets the criteria [as laid out in the Local Development Plan p58], as well as the following policies: - SC24 Residential Development in the Countryside - SC25 Business Development in the Countryside - SC26 Enabling Development in the Countryside <u>NPF4 Policies</u> Policy aims to clarify in the Spatial Strategy what land and buildings would be assessed as lying within and without the settlement boundary, and thus afford the greater protection generally applied to control development in the countryside, for example NPF4 <i>Policies 17 Rural Homes and Policy 29 Rural development</i>.
LPP Steering Group Position	The settlement boundary requires further discussion with Clackmannanshire Council, and it is proposed that it is amended as shown on the map to include properties on Drumburn Road including Drumburn Farm, the houses at the end of School Road and exclude the area of the former H49 allocation not already built out with housing.
Further Reasoning	These changes would provide a boundary which better describes the area of settlement around the village which is settlement, and which excludes countryside as defined in the current LDP.
H2	Policy Principles for Housing Development in the Muckhart Community Council area.
Links to LDP, NPF4 and justification where not aligned.	<u>Relevant LDP Policies</u> <i>Policy SC23 - Development in the Countryside - General Principles</i> Proposals for new development will normally be directed to existing towns and villages, to improve their social and economic viability. Proposals outwith settlements will only be supported where the Council is satisfied that the applicant has demonstrated that the proposed site meets the criteria below: - it can demonstrate the requirement for a countryside location; - the proposals are acceptable in their scale, nature and design quality, and their relationship to existing land uses and buildings; - the proposals reflect the design principles set out in the Placemaking SG; - the proposals respect the character of the site and its location, and maintain and enhance the visual amenity and distinctive landscape character of the surrounding area, and will be expected to contribute to the green network objectives set out in the Green Infrastructure SG; - the availability and adequacy of access arrangements, site services and infrastructure Proposals will normally be supported:

- on suitable sites adjacent to existing groups of buildings where new build could be sympathetically integrated within a cluster of existing buildings; proposals for new build in locations isolated from existing development will not normally be supported;
 - for the conversion of an existing building of traditional character and architectural value;
- for the re-use or conversion of an existing building which is considered worthy of retention, where it has been demonstrated that it is capable of conversion and that it would significantly improve the amenity of the area.

NPF4 Policies

Policy 9 Brownfield

Development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings, whether permanent or temporary, will be supported.

Policy 15 - Local Living and 20 minute neighbourhoods

Development proposals will contribute to local living including, where relevant, 20 minute neighbourhoods...including local access to: affordable and accessible housing options, ability to age in place and housing diversity.

Policy 16 Quality Homes

Deliverable land should be allocated to meet the 10-year Local Housing Land Requirement in locations that create quality places for people to live. Development proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision, will be supported. This could include: accessible, adaptable and wheelchair accessible homes; affordable homes; a range of size of homes; homes for older people, including supported accommodation, care homes and sheltered housing.

Policy 17 Rural Homes

LDPs should be informed by an understanding of population change over time, locally specific needs and market circumstances in rural and island areas.

LDPs should set out tailored approaches to rural housing. Plans should reflect locally appropriate delivery approaches.

Development proposals for new homes in rural areas will be supported where the development is suitably scaled, sited and designed to be in keeping with the character of the area and the development:

- i. is on a site allocated for housing within the LDP;
- ii. reuses brownfield land where a return to a natural state has not or will not happen without intervention;
- iii. reuses a redundant or unused building;
- iv. is an appropriate use of a historic environment asset or is appropriate enabling development to secure the future of historic environment assets

Development proposals for new homes in rural areas will consider how the development will contribute towards local living and take into account identified local housing needs (including affordable housing), economic considerations and the transport needs of the development as appropriate for the rural location.

Additional relevant guidance:

The Chief Planner's Letter on Planning for Housing (June 2024) clarifies the following elements of NPF4 Policy 16 in relation to Housing, which are particularly relevant to the proposals in this LPP:

Statements of Community Benefit: "NPF4 provides at policy 16 part b) for proposals to explain how they will contribute

	<i>positively to meeting local housing requirements, to local infrastructure services and facilities, and to residential amenity, using new Statements of Community Benefit.”</i> We support this directive to ensure ease of assessment of community benefit from all new housing in our area. <i>Improving affordability and choice: “Policy 16 part c) supports proposals that improve affordability and choice, and address identified gaps in provision. A list of examples of the types of proposals this policy could support is provided. In relation to ‘identified gaps in provision’, decision makers may wish to consider the extent to which a proposed development of new homes will contribute to addressing recognised priorities of an area. This can be evidenced by a range of information available on local housing matters, such as Local Housing Strategies, local authority housing emergency action plans or planned actions to support emerging economic opportunities.”</i> We encourage the local authority to lay out expectations for affordability and choice in our area and provide developers with clear guidance as to how submissions can gain increased support by meeting recognised community needs, not just provision of stock designed to maximise profit. <i>Beyond minimum affordable housing provision. “Policy 16 part e) supports proposals for new homes where they make provision for affordable homes to meet an identified need. Policy 16 strengthened contributions to affordable housing from market sites to ‘at least 25%, with flexibility to local circumstances.’”</i> We encourage the local authority to utilise the available flexibility to take a strong stance (with clear guidance and justification) to maximise the provision of affordable housing expected with any future housing development proposed for Muckhart and surrounds, because of the significant market pressures and affordability issues associated with this location. <u>Regarding Developer Contributions:</u> See <i>NPF4 policy 18: Infrastructure First</i> and any future Scottish Government Guidance that is produced, including the Planning Obligations and Good Neighbour Agreements: draft guidance (2025). See also Clackmannanshire Council's Supplementary Guide 1 Developer Contributions.
LPP Steering Group Position	In the <i>Area Strategy for the East Ochil Area</i>, LDP (2015) p28 stated that <i>“There has been a great deal of interest in development around the settlements, which would help to address the [housing issues] highlighted above. However, care is needed when considering any settlement expansion to protect the attractive features and character of the landscape. The protection of the area’s landscape quality as well as the character and identity of the villages will be important to preserve their own intrinsic value, and also to encourage future investment.”</i> We assert that a significant and adequate provision of housing for Muckhart has now been delivered and that the village should not be expected to absorb additional housing developments above 5 dwellings over the next decade. Not least because LDP (2015) allocated 35 homes for site H49 where permission for 50 was eventually granted. We express concern that care has not been taken in the last decade in considering any settlement expansion to protect <i>“the character and identity of the villages...to preserve their own intrinsic value, and also to encourage future investment.”</i> This concern lies specifically with the permission of out-of-character 2 storey properties on site H49 rather than 1.5 story homes as elsewhere in the village, representing an urban, not rural, massing and proportionality. The recent permission of such massing must not be used as a reason to allow further future intensification of properties with such massing. New dwellings should be restricted to a maximum height of 1.5 storeys, to protect the character and identity of the village and surroundings.

Public Space, Greenspace and Recreation

PS1	Protect and enhance the playpark
Known constraints	Landownership.
Links to LDP, NPF4 and justification where not aligned.	<u>Relevant LDP Policies</u> LDP (2015) references the Open Space Strategy and relevant guidance (SAN 1 - Recreational Open Space) to support delivery of Recreational Space. <u>NPF4 Policies</u> <i>Policy 15 - Local Living and 20 minute neighbourhoods</i> Development proposals will contribute to local living including, where relevant, 20 minute neighbourhoods...including local access to: playgrounds and informal play opportunities. <i>Policy 21: Play, Recreation and Sport</i> LDPs should identify sites for sports, play and outdoor recreation for people of all ages. This should be based on an understanding of the needs and demand in the community and informed by the planning authority's Play Sufficiency Assessment and Open Space Strategy. Further points as follows: c) Development proposals for temporary or informal play space on unused or underused land will be supported. d) Development proposals likely to be occupied or used by children and young people will be supported where they incorporate well-designed, good quality provision for play, recreation, and relaxation that is proportionate to the scale and nature of the development and existing provision in the area. e) Development proposals that include new streets and public realm should be inclusive and enable children and young people to play and move around safely and independently, maximising opportunities for informal and incidental play in the neighbourhood. f) New, replacement or improved play provision will, as far as possible and as appropriate: i. provide stimulating environments; ii. provide a range of play experiences including opportunities to connect with nature; iii. be inclusive; iv. be suitable for different ages of children and young people; v. be easily and safely accessible by children and young people independently, including those with a disability; vi. incorporate trees and/or other forms of greenery; vii. form an integral part of the surrounding neighbourhood; viii. be well overlooked for passive surveillance; ix. be linked directly to other open spaces and play areas.
LPP Steering Group Position	We are keen to progress this project given the availability of some funding to improve the existing playpark and recognising the need to source additional funding. The playpark is the only children's facility within the village, and an upgraded playpark would better meet their needs and wishes, with an engagement exercise having already been undertaken to assess these. Both landowners have indicated agreement in principle to such improvement.

Further Reasoning	An upgraded playpark would better meet the NPF4 in relation to sites for play, in particular, well designed, quality provision, which would provide a stimulating environment and including opportunities to connect with nature. It would also provide a more engaging hub for young people to socialise.
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PS2	Protect and enhance wetland and nature areas across Muckhart
Links to LDP, NPF4 and justification where not aligned.	<u>Relevant LDP Policies</u> The LDP (2015) states that: the Council will work with partners to actively and progressively strengthen and enhance the Green Network and improve connectivity of the network both within Clackmannanshire and with neighbouring areas. <i>EA3 Protection of Designated Sites and Protected Species Local Designations (LNRs and LNCSS)</i> Where a proposal could have a detrimental impact on any site designated for its local biodiversity importance, the applicant will be required to carry out an ecological appraisal. <i>EA9 Managing Flood Risk</i> There will be a general presumption against proposals for built development or land raising on a functional flood plain and in areas where there is a significant flooding probability from any source. <u>NPF4 Policies</u> <i>Policy 4 Natural Spaces</i> Local Development Plans will identify and protect locally, regionally, nationally and internationally important natural assets, on land and along coasts. The spatial strategy should safeguard them and take into account the objectives and level of their protected status in allocating land for development. Spatial strategies should also better connect nature rich areas by establishing and growing nature networks to help protect and restore the biodiversity, ecosystems and natural processes in their area. Development proposals which by virtue of type, location or scale will have an unacceptable impact on the natural environment, will not be supported. <i>Policy 15 - Local Living and 20 minute neighbourhoods</i> Development proposals will contribute to local living including, where relevant, 20 minute neighbourhoods...including local access to: parks, green streets and spaces <u>Other Policies</u> <i>Guidance on Local Nature Conservation Sites (LNCS)</i> This guidance asserts that: the purpose of Local Nature Conservation Sites (LNCS) is to safeguard biodiversity and geodiversity of at least local importance, primarily through Local Development Plans, and that all LNCS should meet the general criteria set out in the guidance. The guidance sets LNCS within the current policy context of nature networks, spatial planning, and the nature crisis and climate emergency.
LPP Steering Group Position	We assert that these sites should be designated as LNCS and Protected Open Space in the LDP, included in any future council Green Space Strategy and recognised as part of the Central Scotland Greenspace Network.

Further Reasoning	<u>Nature Networks</u> are a Programme for Government commitment and key delivery mechanism of the Scottish Biodiversity Strategy (SBS). They also contribute to Scotland's Environmental Strategy and align with international targets in the Global Biodiversity Framework, and efforts such as the EU Trans-European Nature Network.
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PS3	Muckhart Church: Car-parking on Church access road and new picnic area
Known constraints	Development may have to take account of the setting of nearby listed buildings (the Church and the Manse)
Links to LDP, NPF4 and justification where not aligned.	<u>Relevant LDP Policies</u> <i>Policy EP15 - Promoting Town Centre Regeneration</i> The Council will actively pursue town centre enhancement works which contribute to the regeneration of the town centres in Clackmannanshire through public realm and townscape improvements, including the 'Village and Small Town Centre Initiative', with a strong emphasis on placemaking and engendering local pride. Innovative ways of delivering regeneration will be encouraged: for example...partnerships with...local communities. <u>NPF4 Policies</u> <i>Policy 15 - Local Living and 20 minute neighbourhoods</i> Development proposals will contribute to local living including, where relevant, 20 minute neighbourhoods...including local access to safe, high quality walking, wheeling and cycling networks <i>East Ochils - Area Statement</i> The history and setting of East Ochils are assets in attracting people to the area and priority will be placed on the protection and enhancement of the built and natural heritage. Being predominantly countryside, this area is particularly well placed to improve access to the outdoors, including the Ochils, and provide for recreational and sporting opportunities.
LPP Steering Group Position	We strongly support this proposal as no designated parking exists other than at the Coronation Hall and the Muckhart Inn, both of which are reserved for customers, with limited parking at Meadowside Crescent. Lack of available parking leads to unsafe street parking and causes access and safety issues. Additional parking will help ensure Muckhart remains an attractive place for residents and visitors.
Further Reasoning	Parking on the main road is limited. Additional formalised parking areas will ease congestion in the main road and enable greater access not just to Muckhart Church but also wider walking routes around the area.

PS4	Conservation Area Policies
Known constraints	Energy efficient homes in a Conservation Area Solar installations on roof elevations in Conservation Areas are classed as permitted development under recent changes to the General Permitted Development Order regulations, but only on <i>rear</i> elevations. Civic Space Requirement for a site(s) for in-town parking to serve the Coronation Hall and wider village, which may not necessarily be in the current location. Road safety (site next to an A-road), residential location, existence of electric car-recharging points.

Links to LDP, NPF4 and justification where not aligned.	Energy efficient homes in a Conservation Area <u>NPF4 Policies</u> <i>Policy 1 – Tackling the Climate and Nature Crisis</i> LDPs must address the global climate emergency and nature crisis. When considering all development proposals significant weight will be given to the global climate and nature crises. <i>Policy 2 - Climate mitigation and adaptation</i> LDPs should support adaptation to the current and future impacts of climate change by taking into account climate risks, guiding development away from vulnerable areas, and enabling places to adapt to those risks. <i>Policy 16 Quality homes</i> Householder development proposals that provide adaptations in response to risks from a changing climate, or relating to people with health conditions that lead to particular accommodation needs will be supported. Civic Space <u>Relevant LDP Policies</u> <i>Policy EA23 - Conservation Areas</i> <u>NPF4 Policies</u> <i>Policy 14 Design, quality and place</i> Distinctive places: Supporting attention to detail literally or creatively, into designs to reinforce identity. <i>Policy 15 - Local Living and 20 minute neighbourhoods:</i> Development proposals will contribute to local living including, where relevant, 20 minute neighbourhoods...including local access to: parks, green streets and spaces <i>Policy 27 - City, town, local and commercial centres</i> LDPs should support sustainable futures for city, town and local centres, in particular opportunities to enhance city and town centres. <u>Other Policies and Guidance</u> The Muckhart Conservation Area Character Appraisal (June 2014) states that “The council will undertake a review of the public realm taking account of signage, traffic management, street furniture and street lighting.” This document is now over a decade old and there is a strong case for a review, including feasibility study and options appraisal to take place.
LPP Steering Group Position	Flexibility in the planning process with regard to energy efficiency measures for homes in the conservation area would allow older properties to become more energy efficient but still maintain the character of the village.

Moving Around

MA1	Active Travel Routes: Muckhart to Dollar (and beyond); Yetts of Muckhart to Rumbling Bridge
Known Constraints	- Land ownership and permissions. - Maintenance responsibility. - Topography. - Funding. - Feasibility and timing given priority under City Region Deal Active Travel Programme of route from Fishcross to Stirling University (Phase 1/3 Alva to Menstrie section is complete, next phase Fishcross to Alva at business development stage).
Links to LDP, NPF4 and justification where not aligned.	<u>Relevant LDP Policies</u> <i>Strategic Objective 8 Sustainable Transport and Accessibility</i> To facilitate improved movement and accessibility between homes, jobs and schools and reduce reliance on private cars by... encouraging the provision of facilities and infrastructure to increase active travel and use of public transport. <i>Policy SC11 - Transport Networks</i> The Core Path network will be safeguarded, promoted and enhanced, by the provision of on-site improvements and off-site links to the existing network where appropriate. <u>NPF4 Policies</u> <i>Policy 13 Sustainable Transport</i> LDPs should promote a place-based approach to consider how to reduce car-dominance. The policy states that this could involve a variety of potential measures including but not limited to low traffic schemes, shared transport options, designing-in speed controls, bus/cycle priority, pedestrianisation or minimising space dedicated to car parking. Proposals to improve, enhance or provide active travel infrastructure, public transport infrastructure or multi-modal hubs will be supported. <i>Policy 15 Local Living</i> Development proposals will contribute to local living including, where relevant, 20-minute neighbourhoods, including local access to: sustainable modes of transport including local public transport and safe, high-quality walking, wheeling and cycling networks. <i>NPF4 National Development Statement of Need No. 8: National Walking, Cycling and Wheeling Network (Annex 3)</i> Longer path proposals to interconnect Dollar and Kinross may be classed as major developments should they be pursued and therefore have their status further upgraded to National developments under NPF4. <u>Additional relevant guidance</u> NTS2: states the following as policy goals relevant to this proposal (selection only) - Ensure sustainable, public and active travel access to employment, education and training. - Reduce emissions generated by the transport system to mitigate climate change and improve air quality. - Support management of demand to encourage more sustainable transport choices. - Facilitate a shift to more sustainable and space-efficient modes of transport for people and goods.

	● Provide a transport system that promotes and facilitates active travel choices which help to improve people's health and wellbeing
LPP Steering Group Position	We strongly support the need for safe, off-road routes for cycling and walking to provide connectivity with Dollar and Rumbling Bridge and enhance leisure activities, as well as other emerging active travel routes outwith our area. These would help reduce reliance on the car, particularly considering our lack of public transport, and allow for more sustainable transport options. Active Travel from Dollar is well supported, however the only way to currently get there is along the hazardous A91, busy single track Hillfoots back road with steep gradients or poorly maintained core paths.
Further Reasoning	The <i>Area Strategy for the East Ochil Area</i> (p29 LDP2 2015) states that “As well as providing and improving routes, facilities to encourage active travel, and particularly cycling, will be supported by the LDP.” It also states that “the Council is upgrading the Devon Way (Alloa to Dollar) to an improved standard.” Following completion of these works, the revised Area Strategy for the East Ochil Area in the forthcoming LDP should commit to extending this route through to Muckhart and on to Kinross as the logical next step. It should also commit to a linking active travel route between Muckhart and Rumbling Bridge.

6 Statement of Community Support

How the Plan was Prepared

The image below gives an overview of the process undertaken to prepare the plan across 6 stages between March - October 2025. The following pages set out a summary of the engagement methodology, summary of community involvement and gathered session outputs.

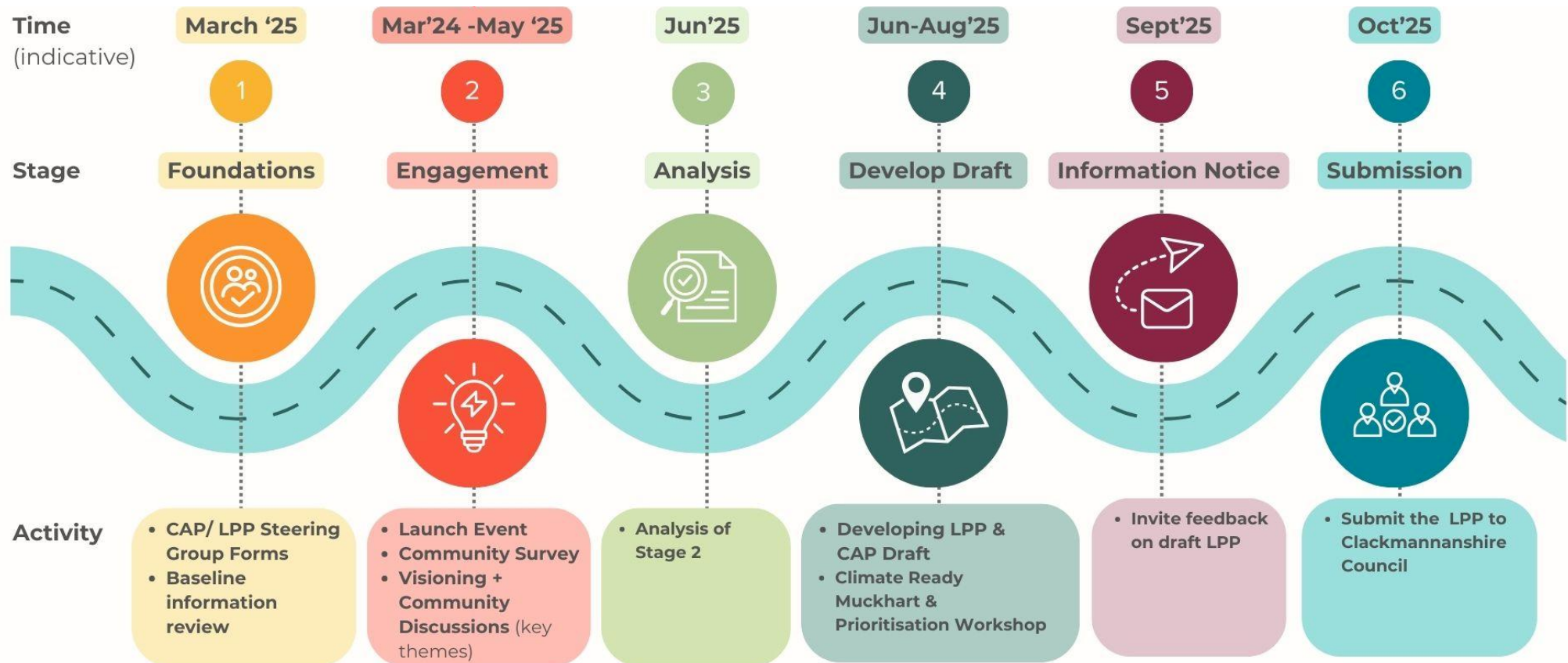


Figure 6.1 | How the Plan was prepared Timeline

Engagement Methodology

Key elements of the process undertaken included:

Online Survey

- A public Launch Event on 29th March 2025 started the whole process. [View slidedeck.](#)
- The [online consultation](#) (with paper option) generated around 65 comments.

Community Discussions

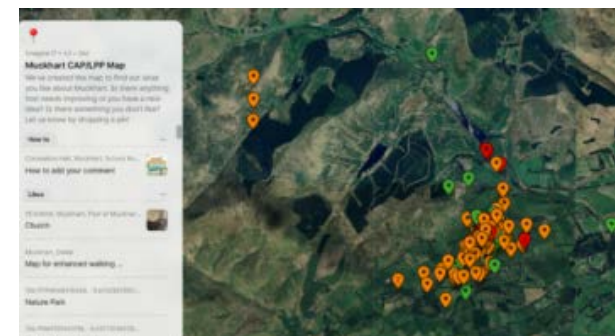
- 4 Gathered Sessions - 75 attendances overall
 - Outputs from Gathered Session 1: Visioning have been incorporated into Chapter 3: A Vision for Muckhart in 2035 as well as Chapters 4 and 5. [View slidedeck.](#)
 - Outputs from Gathered Session 2: Housing have been detailed on the following pages and incorporated into Housing-related projects and proposals. [View slide deck.](#)
 - Outputs from Gathered Session 3: What projects could a Development Trust deliver have been incorporated into Chapters 4 and 5. [View slide deck.](#)
 - Outputs from the Muckhart Community session incorporated into the Muckhart Community projects. [View slidedeck.](#)
- Schools outreach saw all pupils at the school (around 35 children) attend.
- Attendance to give talks or be available for drop-in discussions at the following events: Muckhart Meanders walkabout; Community Café drop-in; CHAS charity event drop-in; WI session; Drop-in at the Golf Club; Open Gardens Day drop in.
- In total there were around 300 different input moments (comments/attendances/ conversations) by individuals over the course of the process (see Infographic below).

Marketing

- To promote all these events, three separate leaflet drops around every home in the village were undertaken, a dedicated mailing list and [landing page](#) about the project set up, regular newsletters sent out via the bi-monthly Community Council newsletter, a 2mx3m banner was regularly erected in the village, and posters regularly placed in prominent locations. All reinforced with word-of-mouth encouragement and social media posting (via [CC Facebook page](#)).

Analysis

- All responses were analysed by tagging them according to the 14 different themes of the [Place Standard Tool](#), and then also thematised by subtheme.
- Spatial and non-spatial data and stories.
 - Responses were then assessed as to whether they had to do with use of land and buildings or future development (come under the control of the planning system).
 - Responses detailing how to improve the community in ways not controlled by the planning system or related to the use of land and buildings were assessed for inclusion in the Community Action Plan chapter..



Drafting the Plan

- The consultants developed a draft plan for discussion
- The Steering Group then collaborated with facilitated support to assess and shape what became develop what became the draft document.
- A review of previous consultations was undertaken and any relevant elements brought forward into this document.
- Significant consideration was given to all consultation responses during these discussions, and balanced solutions sought.
- As the draft emerged, the Steering Group were able to shape and hone the wording of the draft.

Climate Ready Workshop

- A public workshop was held to enable local people to shape and envisage how proposals could and should be delivered in a climate-conscious way. 34 people attended.

Information Notice Period

- A statutory 28-day consultation period is required. The Information Notice period ran from 1st October to 29th October 2025 people submitted representations, one on behalf of a local community organisation. ## representations were received from our councillors or from surrounding Community Councils. Full details can be found in an Additional Document submitted with this LPP.

Final Review

- The Steering Group reviewed the draft and made amendments based on consultation comments before final submission to the Planning Authority.



Gathered Session 1 | Overview and Vision

As a result of discussions in Gathered Session 1 and our session at Muckhart Primary School, a shared Vision Statement for Muckhart in 2035 emerged.

This has been summarised in Chapter 3. Detailed notes on the inputs from these sessions, as well as thoughts from the LPP Steering Group can be found below:

Adults

- Muckhart feels warm and welcoming
- Muckhart is peaceful, safe and quiet
- People are happy in the village and don't want to leave
- Muckhart still looks and feels like a village not a small town.
- The community owns its own land and assets
- Muckhart's civic life is oriented around a central town space
- Beautification of the environment including window boxes/floral displays on main street
- There is a thriving Village Shop
- Recycling is at the heart of community life
- Muckhart has grown through building quality well designed homes on individual plots in keeping with the village and there is an attention to design small incremental development.
- There are opportunities for young people/jobs that attract people to come
- Business units enable a local work base near home, reducing the need to travel.
- There is provision for public and community transport solutions which enable better access and connections. These include travel share, community bus with connection to Kinross, Stirling and Auchterarder and also better controlled traffic.
- There is a cycle track to Dollar and a useable footpath
- Thriving social life for young and old
- The community is more joined up and there is an awareness of synergies / shared interests
- There are more renewable energy sources
- Supporting Tourism
- Work together to ensure Muckhart does its part to reach Net Zero
- Marketing Muckhart as a destination not a drive through...support local businesses, link to walks

Children

- Muckhart is more colourful
- Houses designed with nature
- Nature, trees, insects and animals were increasing and spreading
- A cool nature park
- In 2035 there will be 30 more species in Muckhart than in 2025
- Chopping down trees made illegal
- There are jobs where people care for nature
- People visit Muckhart in 2035 to have fun and see what they can do
- Muckhart will be longer and bigger
- More shops
- Cobblestone High Street
- School was amazing and different with big rooms

LPP Steering Group

- Muckhart retains its rural identity with any additional housing retaining the rural image of the village; facilities and services reduce the need for commuting; development of sustainable energy provision which does not damage the local landscape
- A well connected, safe and vibrant community which develops in a way sensitive to rural environment and protects local services, businesses and amenities



Gathered Session 2 | Housing - Outputs

This public gathered session was attended by 16 residents. Three potential future scenarios regarding housing delivery over the next decade were presented and discussed in groups to develop a SWOT analysis for each. The results of these explorations are laid out below.

An initial presentation covered the history of housing development in Muckhart, stressing that over the five decades since the mid-1970s there have been around 18 dwellings developed every decade on average. These have been delivered largely through two major village expansions: about 30 units in the 1970s and about 50 in the 2020s. Some small-scale development has occurred in between. Both expansions covered approximately the same area of land, with the lower density allowed by construction and pipeline costs in the 1970s allowing for larger plot sizes ([View slidedeck](#)).

Some of the recent tension felt in the village has resulted therefore from the expansion to the south-east being concentrated over a short period of time, while the village being used to receiving lower numbers of dwellings than the average per annum in the intervening decades. The next cycle of NPF4 requires Muckhart to absorb a minimum of around 14 dwellings over the decade of the next Clacks LDP (assuming Muckhart receives a proportionate share of the development expected by NPF4 for the whole of Clackmananshire...see the Housing Calculation table below). This figure is not dissimilar to the 18-dwelling average expansion over the last 5 decades.

Session Outputs

The following table lays out a summary of the results of the three scenarios regarding housing that were discussed at Gathered Session 2. A check-in at the end of the session indicated that in broad terms scenario 3 was most acceptable, subject to more detailed policy goals being articulated and met.

Scenario	1 Major housing development (40+ additional homes) over next 10 years	2 No housing development over the next 10 years	3 Measured, incremental housing development over next 10 years (single dwellings or small clusters)
Strengths	• Potential to support school enrolment, improvements to local business viability, benefits from additional developer contributions. • The right homes could attract younger families and provide opportunities for local people to stay.	• Would preserve current character of an area • Avoid increased parking and traffic issues, • Minimise impact on the environment (area is designated as one of scenic beauty) • Preserve services)e.g. healthcare) • Minimise impact on views to and from countryside preserved.	• Compared to major development, it is more likely to maintain rural character and be visually appealing • Contributes to housing requirements (NPF4) • Needs (affordable/social housing) • Less community disturbance • Slower increase in demand on infrastructure, so less danger of over-burdening e.g. sewage.

Scenario	1 Major housing development (40+ additional homes) over next 10 years	2 No housing development over the next 10 years	3 Measured, incremental housing development over next 10 years (single dwellings or small clusters)
Weaknesses	• Potential to change the character of the village - would massing, design & scale of development be appropriate? • Potential strain on existing community infrastructure, such as healthcare provision, parking, biodiversity, public transport. • Concerns about successfully integrating new residents.	• Risks reducing school roll, may result in lower visibility to Clacks council.	• Less certainty of control of development • Difficulty in identifying acceptable locations • Less likely to qualify for affordable housing contributions • Insufficient scale of development for infrastructure improvements • Possibility of being undermined by overly-rigid application of countryside housing policies • Likelihood of bigger houses & difficulty in securing smaller houses • Ad hoc development on smaller sites could prevent other enterprising opportunities • Less certainty for developers because no specific allocations for land made in the LDP
Opportunities	• Opportunities to improve infrastructure and services, such as healthcare. • Potential for a diverse housing mix, depending on the model employed by larger housing developers. • Improved public transport owing to a higher local population.	• To consolidate around existing and recently completed housing • Time to work on integrating the community	• Potential for windfall sites to become available, • Better public transport due to higher local pop. • Shape acceptable housing policy to underpin this approach via LPP • Meet local housing demand and NPF4 targets without overwhelming the community in large blocks of development as previously in the 1970s and 2020s.
Threats	• Impacts on views from (and of) the countryside • Danger of urbanisation • Danger of potential for coalescence with nearby areas.	• Inability to build "granny flats" or suitable houses to attract younger families in the context of an aging population. • Lack of small houses with appropriate design not addressed.	• Pressure for larger scale future development if minimum NPF4 targets aren't met?
Summary	Attendees at the session are acutely aware of the potential downsides and challenges associated with development, while also recognizing opportunities for improvement and growth. The results indicate a cautious approach to major development.	This option was not generally seen as a viable or desirable option by attendees at the session, in the context of the housing emergency, demographic trends of the community and recognition of the need for flexibility to meet housing needs in the local area.	This scenario was generally favoured by the attendees of the session as providing the best balance of incremental growth but also protection for the character and appearance of the village in its rural setting.

Table 6.2 | SWOT analysis of three potential housebuilding scenarios for Muckhart over the next decade

Conclusions

Muckhart remains a desirable place to live and is not experiencing market failure in the housing sector, unlike other rural villages in Scotland more remote from the Central Belt. However, it is felt that policy controls are required to ensure market desirability does not result in a disproportionate allocation of dwellings for the area.

Rooted in the outputs of the session, It was felt that an increase of around 14 houses over the lifetime of the next plan was acceptable, as long as this occurred via incremental and measured delivery of single dwellings or small clusters of properties, subject to all other requirements being met.

In addition to the broad agreement that scenario three could be acceptable, discussions indicated that the following elements should be considered in a detailed Housing proposal for the LPP:

Policy

- Any percentage increase in the number of dwellings in Muckhart should be proportionate to delivery across wider Clackmananshire and not exceed the percentage increase in the number of additional housing units required within Clackmannanshire as a whole.
- Prevent coalescence between Yetts of Muckhart and Pool of Muckhart
- Encourage affordable housing options (e.g., mid-market rent)
- Encourage lower massing/lower density/smaller homes/bigger gardens
- Amend existing settlement boundary around Pool of Muckhart
- Oppose larger-scale developments (6+ houses)
- Welcome single dwellings and small scale clusters of 1-5 dwellings, subject to appropriate design and location
- Appropriately designed high quality homes outside settlement boundaries but in appropriate locations to be appraised favourably

Delivery

- Encourage local people building their own homes
- Support community-led initiatives
- Support self-build plots
- Support sheltered/care provision (eg conversion of existing steadings into local care homes).
- Encourage natural “flow” of housing ownership - larger properties becoming available to families as older residents downsize to smaller dwellings

Housing Calculations for Muckhart CC area (in context of NPF4 MATHLR⁵)

Area	Total dwellings	Percentage minimum increase	MATHLR (from NPF4)	Of which affordable (NPF4 requires min 25%))
Clacks	25,109 (2022)	6%	1500	375
Muckhart Community Council ⁶	234 (2023)	6%	14 additional homes between 2029 and 2039	4 (rounded up)

Table 6.3 | Housing Calculations for Muckhart CC area

⁵ MATHLR stands for Minimum All-Tenure Housing Land Requirement and is laid out by the government by the local authority region in Appendix E of [NPF4](#).

⁶ Based on assumption that the SIMD zone area in the stats linked to in the table is roughly contiguous with the MCC boundary

Making the Plan Climate Ready session outputs

During this session attendees applied the insights of Adaptation Scotland’s [15 Key Impacts](#) and [Climate Ready Places](#) tools to Muckhart and highlighted the issues of key concern for the future of Muckhart. In descending order of priority, the impacts of most concern were:



Figure 6.4 | Climate Impact Summary - top concerns expressed during workshop discussions.

A review of proposals and projects in the plan revealed that many of the adaptation responses expressed in the Adaptation Scotland tools were already embedded in the report, including: community renewables, adaptation of homes, active travel routes, nature networks and protection for biodiversity sites.

More detail about specific local issues around climate adaptation can be found in the table below.

Biodiversity	→ A change in climate/weather trends could impact biodiversity e.g. reduced no. of song birds. → Invasive species could spread along watercourses. → Seasonal temperature spikes could impact flora and fauna: e.g birds, bees, wasps, moths, bats, trees. → Concerns about predator balance.
Buildings	→ Damage to buildings from extreme weather events e.g. wind damage to buildings from falling trees. → Concerns about maintaining comfortable indoor temperatures - consider insulation to reduce heating bills, solar panels.
Drainage	→ Maintenance of drainage systems, especially with increased frequency of rainfall. Localised flooding leads to blocked drains. Better attenuation or upgraded drainage systems required.
Fire	→ Increased fire-risk on heathland and trees.
Flooding	→ Flooding: some progress already made in relation to adaptation planting. In comparison to other places Muckhart didn’t feel as vulnerable to flood risk. Potential for future increased impact of Seamab runoff on Glebe fields.

Food production	→ Impact on crop yields: harvest variance and disease vulnerability. → Global food crop failure could impact local markets. → Impact of low water reserves on agriculture, gardens. → Concerns about smaller-scale local food production: single supplier farms, potato shortages. Ideas included having access to 'wonky veg' to reduce food wastage.
Forests & Trees	→ Vulnerability of forests → Further impact of ash dieback. → Concerns about tree damage from weather events and ground dryness (e.g. Japanese Garden) .
Health	→ Aging population could lead to health and wellbeing vulnerabilities from increased frequency in extreme weather. → Mental and physical health impacts from extreme weather e.g. temperature regulation, distance to emergency services, pollen count.
Education	→ General need to increase knowledge and understanding of impacts of climate change in the community.
Power	→ Power cuts especially caused by storm damage - need to ensure security and efficiency of energy supply. → Energy blackouts - ensure resilience plan in place and provision of generators at a Community Place of Safety (Coronation Hall?).
Roads	→ Roads are essential to the performance of local businesses. When the road is blocked there is no business. → The road to the Japanese garden could be improved or a shuttle bus put in place.
Services	→ Network connectivity and interdependencies: protect internet connections for commerce and emergency services
Sewage	→ Engineered protection required for Drumburn sewage plant?
Soil	→ Quality of Soil: sustain by reducing use of artificial fertiliser. Improving farm diversity of crops and animal husbandry might create a fertilizer solution by using manure instead. Or using direct drilling rather than ploughing to improve soil health.
Storm	→ Storm damage - roads and power supply.
Water supplies	→ Water reservoirs can be expected to have less capacity during summers, a need to address with behaviour change and new infrastructure. A need to introduce water meters?

Also as a result of this workshop, additional potential future actions were added to the Aspirational Projects list in **Appendix B**.

Engagement in Numbers

Date	Event	No. of People
March 29th	Launch Event	50
April	Diagnostic Survey	84
	Diagnostic Survey	15
	Diagnostic Survey	12
May	Muckhart Meanders (9th May)	20
	Community Café (5th May)	8
	Gathered Session 1 - Visioning	14
	Gathered Session 2 - Housing	16
	Gathered Session 3 - Development Trust	11
	Primary School Session	10
	CHAS event	10
	WI Session	10
	Golf Club	6
June	Open Gardens Day	11
	Landowner Conversations	10
July	Muckhart Commonty Public Session	30
August 28th	Climate Ready Workshop and Prioritisation Session	34

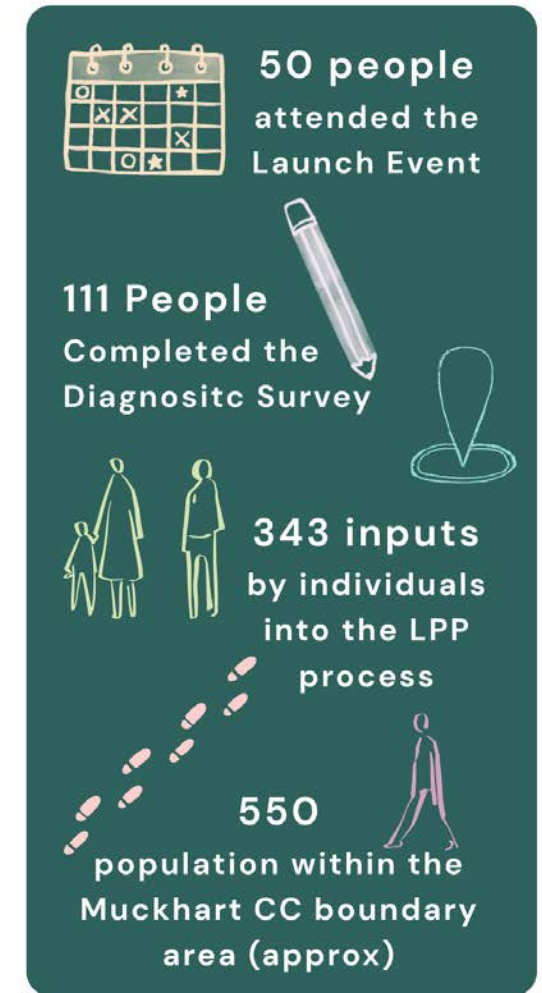


Figure 6.5 | Summary of engagement in numbers and infographic.

Engagement Photos



Figure 6.6 | Selection of photos from a variety of engagement events,

The Information Notice Period

The Information Notice period is a statutory requirement for a minimum 28-day period where local councillors and community councils adjacent to the boundary of the Local Place Plan have a chance to make representations about the draft LPP. The steering group took the decision to go beyond this statutory requirement and use this period to also consult the whole community on the proposals that have been developed.

The Information Notice period for the Muckhart LPP ran from 1st October to 29th October 2025.

All comments submitted during this period were assessed by the Steering Group and reviewed against previous feedback from members of the community. The Steering Group then decided how best to modify the draft proposals before final submission. Changes that were considered necessary have already been integrated into this final document. Where changes have been made, this is indicated in Chapter 6: Statements under the “LPP Steering group position” section of the relevant table for that proposal.

The Steering Group are very grateful to all who took the time to respond.

Regardless of any changes that the Steering Group made to draft proposals, all comments and responses submitted during the statutory Information Notice period (including any comments that disagree or object to the proposals) have been included as an additional document and submitted alongside the LPP for the planning authority to assess in full. These responses can therefore be read in full alongside this plan.

7 Appendices

Appendix A | Review of Delivery 2017 – 2024

It is now 7 years since the Muckhart Community Plan was developed in 2017. The following table provides a review of projects identified in the plan as well as others which have emerged. A simple colour-coding system has been used to show the status of each project or initiative.

Key	Complete	In Progress	On Hold	Abandoned
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Project	Status	Description of progress and notes
Image of the Village		
Improved attractiveness of Muckhart as a conservation village	In Progress	- Nature Trail developed along the school path. - Pot and Bloom group maintain and add planters and increase bulb plantings with community support
Possible introduction of an attractive area near the church with parking, picnic facilities, and info/ interpretation boards.	On Hold	- Church of Scotland permission in principle obtained, on hold following covid though - Glebe Field being planted as orchard area with cabin for storage
Feasibility study on hall area improvements including car park and relocation of playpark	On Hold	On hold after preliminary discussion with Hall Committee – wish for a more strategic feasibility study not one only for village space concept
Housing		
Housing Development Policies and Guidelines and improved input to planning issues including LDP 2	Complete	- Document approved by MCC in 2023/24. - MCC responses to MIR and LDP2 consultations submitted
Setting up of Development Trust to manage available funds	On Hold	Options report completed and agreement if suitable project available and community support
Work with the developer and residents to ensure successful integration of Meadowside development	In Progress	- Regular communication with developer to discuss issues - Welcome pack for new residents
Sustainability and Environment		
Develop local biodiversity information database and share with community via website	On Hold	Biodiversity group formed 2018, action to tackle invasive species

Raise awareness of local biodiversity initiatives		
Education		
Safer Routes to School' through the provision of improved / additional parking /use of safe walking and cycle routes for all		• Nature Trail developed, work to improve safe zebra crossing. • School Path improvement project from £15 k Springfield development planning gain
Encourage volunteering at MPS/facilitation of afterschool clubs/ promotion of health and well-being village children		• Increased volunteering at school • Family badminton club
Develop Strategy to encourage strong local MSP, Council, MCC and community support for the local school, and for improving access to quality education for all, by end of 2021		• MCC involvement to improve broadband • Good MCC/school liaison eg dog poo campaign, playpark project
Business Development		
Significant improvements to cellular/ mobile services throughout Muckhart area/identify alternative broadband service technologies, for non-fibre properties		• Ongoing but improved outcome for school and village with more outlying areas being included
'Skills register' of local trades people, professionals and orgs, with services provided, available on website		• Established but needs to be communicated and updated
Infrastructure		
Develop and implement a Plan to improve overall road safety within our community		• Ongoing issue, recent speed humps provided but concerns remain and need for overall strategy
Develop and implement a Plan to improve, develop and extend foot and cycle paths, within the Muckhart area, and provide access to wider network of neighbouring 'Active Routes' via new, connecting foot and cycle paths		• Ongoing but improvements made to pavement to Yetts and to Upper Hillfoots Rd • Involvement in Active Dollar and Muckhart with groups looking at Muckhart/Dollar cycle way and walking/cycling maps.
Active Community		
Improved communication with the community		• Website improvements and use by other organisations • Increased use of social media and weekly newsletter • Welcome pack development and updating
Volunteers list (e.g. a volunteer driver initiative), together with the skills that they can offer, which would be accessed through the community web site		• Helping Hands initiative during Covid.
Local expertise database to identify funding to benefit community organisations and projects		• Information made available on website/social media and newsletter includes regular funding information
Establish a Flood Group to ensure the community is best prepared for any future flood events		• Award winning climate change project with Forth Rivers Trust and Church. • Resilience Plan agreed

Public services		
Strategy to improve the overall availability of public transport, for all members of the community		• Bus service withdrawn 2020 • Community transport survey 2024 • GCTG collaboration unsuccessful in terms of hoped for outcome but collaborative talks ongoing and current Digital Demand Responsive Transport Service pilot began July 2025
Low carbon energy and energy efficiency		
Promote information on sustainable energy and energy efficiency schemes		• Annual events to do so held pre covid, further work to be done

Other changes include: Second defibrillator installed in adopted phone box; Neighbourhood Watch Scheme established; School Path improvement project from £15k Springfield dev planning gain; Playpark improvement project awaiting go-ahead from £25k Springfield development planning gain; Moving of speed bump at east end of village; Pop-up Bobs purchased

Appendix B | Aspirational Projects

The following table lists potential future projects identified through the consultation process that could be picked up as capacity and financing allows during the lifetime of the plan. While these have not therefore been developed more fully at this stage, if an idea could represent a 'quick win' this has nevertheless been indicated below. Quick win projects are smaller projects that lend themselves to the transition between planning and delivery which can help develop momentum and confidence in the community.

Theme	Initiative Code.	Project/Initiative	Potential Quick Win?
Climate	Cii	Monitor and expand (if required) flood resilience measures at the Glebe (to West of Church)	
	Ciii	Explore development of community-owned renewable energy	
	Civ	Develop more opportunities to restore wildlife in the area	
Facilities	Fiv	Upgrade Coronation Hall to support community resilience: - in case of power outage, purchase diesel genny to fire oil-boiler in Hall and for example enable electricity independence of Hall to support e.g. phone recharging. - Install solar and ASHP to hall - review existing business strategy annually and implement when financials allow.	
	Fv	Improve broadband where speeds are lacking in village (e.g. Golf Club Road)	
	Fvi	Support the school in all its activities including music	
	Fvii	Support future expansion of the graveyard to the north	
Housing	Hi	Explore provision of community-owned Sheltered Housing	
	Hii	Develop community-led Affordable housing	
	Hiii	Establish a community approach to delivering energy efficient homes and other buildings. Encourage homeowners to install household renewables.	
Spaces & Recreation	PSiv	Establish a youth club	
	PSv	Support recreational activities e.g. watersports, tennis court, football pitch	
	PSvi	Support beautification of the village through planters, benches and verge daffodil bulb planting (link with Horticultural society).	Quick win
	PSvii	Expand community woodland planting. Options: Buffer native planting strip along Maudies Loan; create wildlife corridor between the two main areas of community woodland; protect and enhance wildlife corridor from hill to community woodland.	

Movement	MAv	Develop a community car-share initiative (electric car for shared use)	
	MAvi	Upgrade some existing hill/path routes to enable off-road biking	
	MAvii	Enhance, promote and steward existing pathways. Sustain promotion through maps being produced at time of production of this plan. Develop mechanism for tracking and implementing path maintenance, rights of way access, stiles. (e.g. Maudies Loan path: metal or maintain as is; reinstate gate from nature park to stop deer walking into village destroying gardens and causing hazard on A91). Explore delivery of: - Completion of school path with information boards. To include details of tree species and geology - Safe path from school south east along New Broadmeadow to the houses. - Safe path from school to Japanese Garden	
	MAviii	Improve road safety generally in the MCC area e.g. Glendevon road	
Other: Maintenance	Oi	Address dog fouling and litter	
	Oii	Wildflower management - identify and cut (or graze) grass areas of the village to promote wildflowers	Quick win
	Oiii	Mend pot holes (roads and pathways), and ensure comprehensive gritting in winter	
Other: Marketing	Oiv	Develop Muckhart.org website as core of a marketing strategy to support local business and tourism	
Other: Political	Ov	Consider rationalising CC boundary to include whole of Japanese Garden	
	Ovi	Consider advocacy for Muckhart CC to be restored to PKC region	
Other: Social life	Ovii	Create a monthly 'soup and sandwich' or similar get together in winter for older people	Quick win
Other: Tourism	Oviii	Consider the development of a local tourism strategy considering future implications of future tourism in Muckhart.	
Other: Community Resilience	Oix	Create a resilience plan and explore designation of Coronation Hall as a <i>community place of safety</i> as described on the Ready Scotland resilience website.	

* Timeframe definition: Quick win (<6 months); Short (< 1 year); Medium (>1 year <3 years); Long (>3years).

Appendix C | Prioritisation Workshop Summary

Figure AC1 captures where three groups mapped 11 CAP projects against impact and ease of delivery.

Muckhart Golf Club has been removed from ratings because this would be led by the Golf Club themselves.

This is a method which can continue to be used to assess future priorities with the below as a starting point.

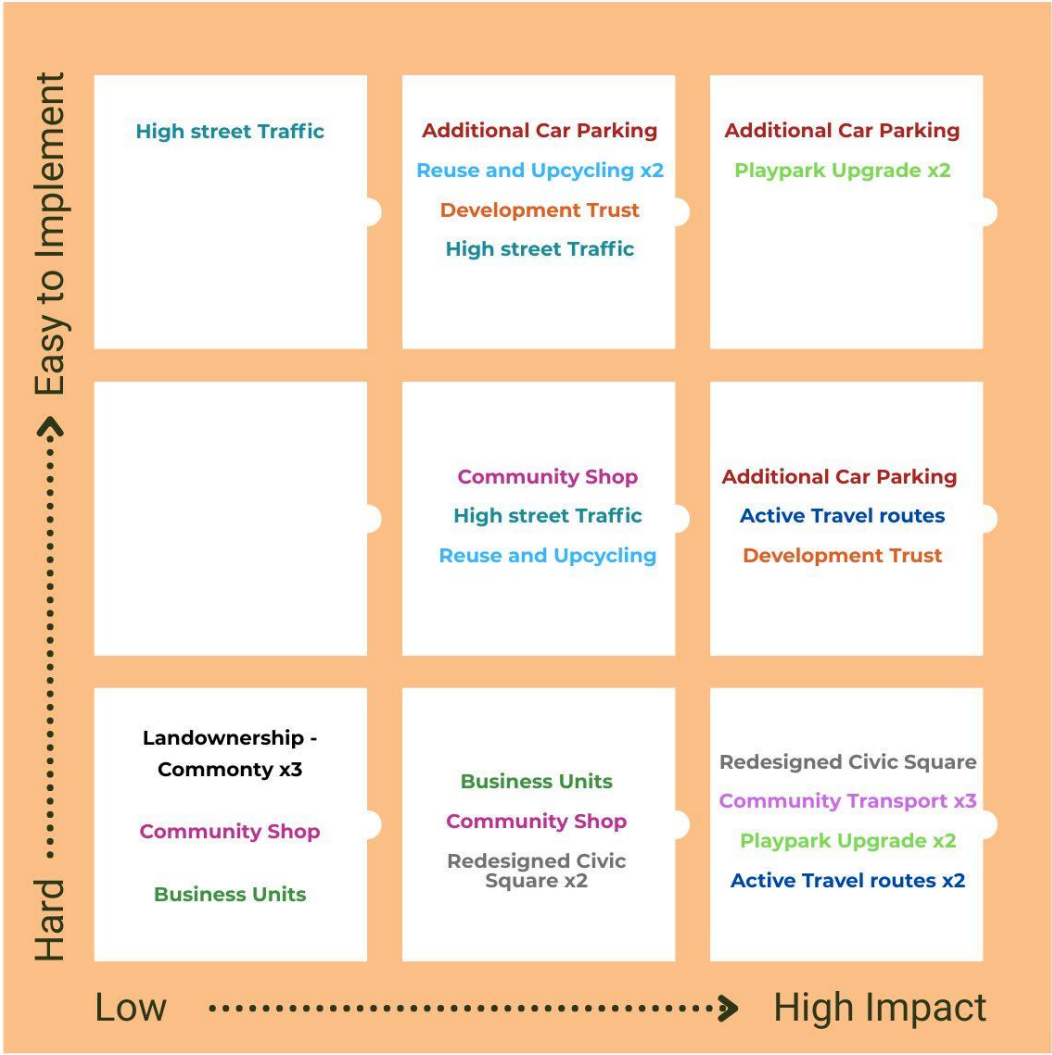


Figure AC1 | Summary of prioritisation discussions on implementation and impact matrix.

Appendix D | Validation Checklist

The following table lays out how this document meets the criteria for registration of a Local Place Plan.

	Registration requirement		Where found	Additional Information
1	A copy of the finalised Local Place Plan	✓	This document	
2	Confirmation of the Community Body's status.	✓		The Community Body submitting the plan is Muckhart Community Council
3	Contact details for your organisation.	✓		% Secretary of Muckhart Community Council - sec.muckhartcc@gmail.com
4	A map of the boundary of the Local Place Plan.	✓	Introduction p8	
5	Statement of your proposals as to the development or use of land or buildings.	✓	Chapter 4	
6	A map showing proposals for development or use of land or buildings.	✓	Chapter 4	Overview under each thematic heading, specific location maps if required under each proposal
7	A statement explaining how the Local Place Plan has regard to the National Planning Framework, Local Development Plan and Locality Plan.	✓	Chapter 5	
8	A statement explaining how the proposals in the LPP align with, or differ from, the relevant policies and development proposals in the plans (in 5 above), and why it considers that the Local Development Plan should be amended in light of this.	✓	Chapter 5	
Evidence of compliance with the requirements of regulation 4				
9	Fulfil requirements to run the statutory Information Notice Period		Appendix E	In process
10	Records of when and to whom the Information Notice was sent (required local councillors and community councils).		Appendix E	In process
11	Evidence of the level of community support for the Local Place Plan and how the Community Body reached that view.	✓	Chapter 6	See also additional document outlining all comments received from the community during the Information Notice period
12	Copies of additional relevant documents as appropriate.			To be finalised on submission

Appendix E | Records of when and to whom the Information Notice was Sent

The Information Notice period will take place from 1st-29th October 2025
To be completed following the Information Notice period.
<Insert screenshots here of email headers (date, time, recipient email) sent to councillors and surrounding community councils>

Appendix F | Evaluation of Process

This work was undertaken according to Planning Aid Scotland's  engagement principles by a qualified SP=EED practitioner.

SP=EED Criteria	Aim	How delivered during the Muckhart LPP and CAP process
1. Transparency & Integrity	Trust is at the heart of all effective community engagement. Earn trust with communities and stakeholders by communicating clearly and openly about the purpose of the engagement and explaining the limits of what can be achieved.	Developed trusted relationships with the Steering Group and nominated lead. Timeline and dates provided for both online survey and face-to-face gatherings, distributed via social media and dedicated website page. "Soft launch" invited key community leaders. Hand-delivered mail-drops to every home in Muckhart (3 times over) Dedicated emailing list and newsletter for the process. Large vinyl banners of posters to advertise physically. Information Notice Period expanded to include whole community All responses to Information Notice submitted to Local Authority.
2. Co-ordination	Process isn't the opposite of people, it offers the necessary support for relationships to thrive. Committing ourselves to a well co-ordinated process challenges us to plan the details thoughtfully, deliver in a timely way and consistently do the little things well.	Project support and design via Place at the Table and Imagine If.Space. Regular rhythm of planning and co-ordination meetings with the Steering Group.
3. Information	There is an art to sharing complex ideas in simple ways. Language and media give us the power to share, listen, and understand, rather than impose our message, or uncaringly frustrate others.	Dedicated website landing page, eNewsletter and social media. Colourful, bright and simple A3 Presentation boards developed to display draft proposal document during Information Notice period
4. Creativity	Connection, understanding and insight are all deepened when our imaginations and emotions are stirred. Fun and celebration help us see the potential beyond the everyday. Engagement should be engaging.	Use of 3m/2.4m aerial map of North Berwick to enable community engagement, left as a future resource for the community. Use of Padlet as a survey tool. Pioneering use of custom built app-based placemaking tool.
5. Responsiveness	Being flexible and kind as engagement processes emerge allows us to adapt to meet the needs of ever-changing places and people. Responsiveness is a responsibility.	Addition of dedicated public session to ensure accountability and momentum around Muckhart Community proposal. Inclusion of drop-ins at existing community events - Golf Club, CHAS charity event, Women's Institute meeting.
6. Inclusiveness	Making sure people can be involved ... and feel involved ... in a way that works for them is not primarily a problem to be solved or a technique to be employed, but a relationship to be bridged. This requires humility, time and effort.	Every home in Muckhart received physical communication during the process Accessible venues (Coronation Hall, Church) used for all gatherings. Dedicated young people sessions undertaken at Primary school.
7. Monitoring and Evaluation	Growing in skill and confidence and working to make a difference means having processes in place to track the effects of our work. Then making the time to sit down with others and allow them to show us what has been valuable and what has not.	End of process survey to be shared with Steering Group members.
8. Learning & Sharing	A commitment to personal and organisational reflection means we can continually improve our processes and share our learning with others.	Recycling of learnings through dedicated training sessions for Community Council on behalf of Scottish Community Councils Network throughout 2025

[SP=EED](#) (Successful Planning = Effective Engagement and Delivery) is PAS's practical guide to undertaking effective community engagement in planning, endorsed by the Scottish Government. It is also an excellent framework for Community Action Plans. The SP=EED approach provides a clear and practical framework for carrying out engagement projects. It sets out 3 levels of engagement (Informing, Consulting and Partnership) and 8 criteria by which engagement projects can be designed, carried out and assessed.

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