

Buchlyvie is a Conservation village with a population of c.580, located some 15 miles west of Stirling astride the A811 road. Development has evolved along the Main Street, Station Road/Montgomery Place and Culbowie Road, with more recent extensions to the village at Culbowie Crescent and Baron Court. Whilst this recent development is privately owned, housing tenure in the village as a whole is mixed.

Housing

As discussed in the Housing Chapter, sites are identified where appropriate to meet an overall requirement for local and general needs housing within the Western Rural Area, which includes Buchlyvie. The site at Montgomery Place recently developed by Rural Stirling Housing Association contributes to this requirement.

Environment

A Countryside Policy Boundary is identified and replaces the previous Village Envelope Boundary. This policy boundary will clarify where the Council's countryside protection planning policies apply. (See ENVIRONMENT chapter Para 2.22 and Policy E7) and will ensure that new development is directed to land within the village.

Buchlyvie has a Conservation Area, designated in 1973. The Council will re-assess the boundaries and status of the Conservation Area as part of an appraisal of all Conservation Areas throughout the Council area. (For guidance on the policies relating to Conservation Areas see ENVIRONMENT chapter Policies E32-39).

It should be noted that general Policy C11 which seeks the protection from development of existing open spaces applies within the village.

Transport and Accessibility

There is a considerable amount of through traffic along the Main Street of Buchlyvie, generated largely by commuters and freight and agricultural lorries, and in the summer months there is a high proportion of tourist-related traffic. In order to slow down traffic entering and passing through the village, the Council has constructed "Village Gateways" at the eastern and western entrances to the village. The Council will monitor the effect of this scheme.

KEY

	COUNTRYSIDE POLICY BOUNDARY		CONSERVATION AREA
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