# Strathyre residents challenge auctioneer’s claims of affordable housing potential on protected green space



Residents of Strathyre have raised concerns about the marketing of a green space opposite their homes, which an auctioneer claims has been earmarked for affordable housing. Future Property Auctions is currently listing the 1.6-acre site on Keip Road, known as Ben View, with an opening bid of £46,000. Promotional materials describe it as a “potential development site” for affordable housing. However, there is no planning permission in place, and Freedom of Information documents reveal that the local planning authority has not indicated support for such development during preliminary discussions.

The current listing has sparked outrage among local residents, who argue that the marketing is misleading. They contend that the title deeds for their properties designate the land to be “retained as open space for recreational purposes.” This situation reflects broader concerns regarding housing availability in the Loch Lomond and Trossachs National Park, where high property prices have made it challenging for locals to secure affordable housing.

According to information sourced from the National Park Authority, no formal planning applications have been filed concerning the site in question. A pre-application inquiry in early 2023 confirmed that the local development plan does not allocate any sites for housing in Strathyre. The spokesperson emphasized that any future applications would be evaluated against policies pertaining to open space, flooding, and environmental considerations.

Local residents, such as Michael and Angela McGregor, are particularly vocal in their opposition. Michael described the auction listing as “disingenuous,” while Angela expressed scepticism regarding the feasibility of securing planning permission for housing on the site, citing a lack of amenities. Helen Hunter, a long-term resident, recalls that a proposal to build on the land was rejected as far back as 1999. The sentiment among residents is clear: the land should remain as green space for community use.

This emphasis on protecting local environmental assets intertwines with the greater discourse surrounding housing in the region. The Loch Lomond and Trossachs National Park is grappling with a housing crisis, exacerbated by rising property prices and the proliferation of second homes and holiday rentals. Reports indicate that approximately 75% of households within the park struggle to afford average house prices, complicating the landscape for potential development and making it harder for younger residents to remain in the area.

The National Park’s policies aimed at addressing these challenges have faced scrutiny. Critics argue that the relaxation of occupancy conditions for new developments has further restricted access to affordable housing for local families, forcing reliance on external housing associations to meet necessary targets. Such systemic issues underline the urgency for clear and transparent communication from both private and regulatory bodies regarding land use and housing development.

As Future Property Auctions continues to promote the land for residential development, it remains evident that many local residents hold steadfast in their belief that the space should be preserved for recreational purposes. The ongoing tensions reflect not only a community in defence of its open spaces but also a wider struggle against the encroaching pressures of market-driven development in a landscape rich with natural beauty but increasingly susceptible to the demands of commercial interests.

In light of the ongoing auction, the residents maintain their stance that should anyone attempt to develop on this land, they would face significant opposition—a situation that highlights the broader conflict between local needs and external aspirations for development within one of Scotland's treasured national parks.

### Reference Map

1. [[1]](https://www.thecourier.co.uk/fp/news/5250121/stirling-strathyre-keip-road-housing-future-property-auctions/)
2. [[2]](https://parkswatchscotland.co.uk/2018/03/19/the-housing-crisis-and-the-loch-lomond-and-trossachs-national-park/)
3. [[3]](https://www.lochlomond-trossachs.org/national-park-plan/focus-areas/housing-jobs-and-community/)
4. [[4]](https://nogallowaynationalpark.org/key-issues/)
5. [[5]](https://parkswatchscotland.co.uk/2020/01/10/the-ongoing-development-of-loch-lomond-the-failures-of-the-national-park-authority/)

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://www.thecourier.co.uk/fp/news/5250121/stirling-strathyre-keip-road-housing-future-property-auctions/> - Please view link - unable to able to access data
2. <https://parkswatchscotland.co.uk/2018/03/19/the-housing-crisis-and-the-loch-lomond-and-trossachs-national-park/> - This article discusses the housing crisis in the Loch Lomond and Trossachs National Park, highlighting the challenges posed by high property prices and the impact of second homes and holiday rentals on the availability of affordable housing. It critiques the National Park Authority's policies, noting that the relaxation of local occupancy conditions has exacerbated the issue, making it difficult for local residents to afford homes. The piece also points out the limited effectiveness of the Park's affordable housing policies and the reliance on external housing associations to meet housing targets.
3. <https://www.lochlomond-trossachs.org/national-park-plan/focus-areas/housing-jobs-and-community/> - This section of the Loch Lomond & The Trossachs National Park's official website outlines the challenges and goals related to housing, jobs, and community development within the park. It emphasizes the high cost of housing, with 75% of households unable to afford average house prices, and the need to attract and retain younger, working-age residents. The plan aims to provide more opportunities for local living and working, support low-carbon businesses, and meet housing needs to sustain communities and the local economy.
4. <https://nogallowaynationalpark.org/key-issues/> - This page from the No Galloway National Park campaign highlights key issues concerning the establishment of a national park in the Galloway region, focusing on housing, employment, and the economy. It points out that in the Loch Lomond and The Trossachs National Park, 75% of households cannot afford average house prices, a situation exacerbated by the demand for second homes and holiday rentals. The campaign argues that creating a national park could add stress to these issues, making it harder for younger generations or low-income families to stay in the area.
5. <https://parkswatchscotland.co.uk/2020/01/10/the-ongoing-development-of-loch-lomond-the-failures-of-the-national-park-authority/> - This article examines the development activities in Loch Lomond and the Trossachs National Park, focusing on the Luss Estates housing developments. It criticizes the National Park Authority's approval of multiple housing applications that deviate from the original Local Development Plan, which aimed for 100% affordable housing. The piece highlights the shift towards approving developments with a mix of open market and affordable housing, questioning the effectiveness of the Park's policies in addressing the housing needs of local communities.
6. <https://www.bbc.com/news/uk-scotland-glasgow-west-48352491> - This BBC News article reports on the controversy surrounding a proposed £30 million tourist resort near Balloch on Loch Lomond. The development, which includes a 60-bedroom apart-hotel, 32-bedroom budget hotel, craft brewery, leisure centre, and restaurants, has attracted over 55,000 objections, making it one of the most opposed planning applications in Scotland. The article discusses the concerns of local residents about the potential impact on the environment and the character of the area, as well as the broader implications for development within national parks.
7. <https://www.bbc.co.uk/news/uk-scotland-tayside-central-63047718> - This BBC News article highlights concerns raised by a conservation charity over the closure of smaller hotels in the Loch Lomond and The Trossachs National Park. The charity fears that the conversion of family-run hotels into residential properties for commuters and retirees could lead to the creation of commuter villages, reducing employment opportunities for locals. The article also notes that the park authority attributes the trend to wider industry changes, including recruitment challenges and a decline in international visitors since the pandemic.