

LUSS

Luss is an extremely popular visitor destination due to its unique historic and built environment and landscape setting on the banks of Loch Lomond. It has a small number of key community facilities and services but its location on the A82 enables residents to access services in Balloch and the wider Glasgow area. There is a significant risk of flooding to the southern half of the village.

Sense of Place

Originally an estate village, Luss is characterised by Pier Road leading to the lochshore and the pier, with streets running perpendicular to it. Development comprises rows of distinctive neat, single storey stone cottages with simple treatments of window and door openings, glazing bars and some with decoratively carved eaves and bargeboards. Most of Luss is designated as an Outstanding Conservation Area in recognition of its historic and architectural character.












DEVELOPMENT STRATEGY

An allocated housing site to the north of Colquhoun Arms will deliver affordable housing opportunities and assist in meeting local housing needs. Support will be given to improvements and enhancement of existing visitor facilities and to new infrastructure and proposals to improve visitor management.

HOUSING

Site / Development Guidelines	Estimated capacity - allocated land/sites with planning permission	Estimated capacity - New Allocations	Phasing	
			2008-2015	2016-2020
Land north of Colquhoun Arms		12	12	

KEY

 National Park boundary	 Housing	 Road or track
 Area outside National Park	 Housing - long term	 Railway line
 Settlement boundary	 Economic and commercial development	 General linear feature
 Conservation Area boundary	 Transport infrastructure	 Streams and small water courses
 Article 4 direction	 Transport - indicative	 Building
 Draft core path	 Community use	 Inland water
 Draft core path - long distance route	 Tourism	 Rural activity area
	 Tourism - long term	 Open space



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MILTON OF BUCHANAN

Milton of Buchanan comprises a small number of houses, a primary school, church and hall, which are also used by residents from the wider Community Council area. Other key community facilities and services are accessed in Drymen or further afield such as Balloch. There is a potential risk of flooding associated with the Burn of Mar.



Sense of Place

Milton of Buchanan is located at the site of the former sawmill and meal mill and a number of piend-roofed estate cottages which give it a common theme. Partially located in the Loch Lomond National Scenic area, its small-scale development pattern is in keeping with the outstanding landscape setting.

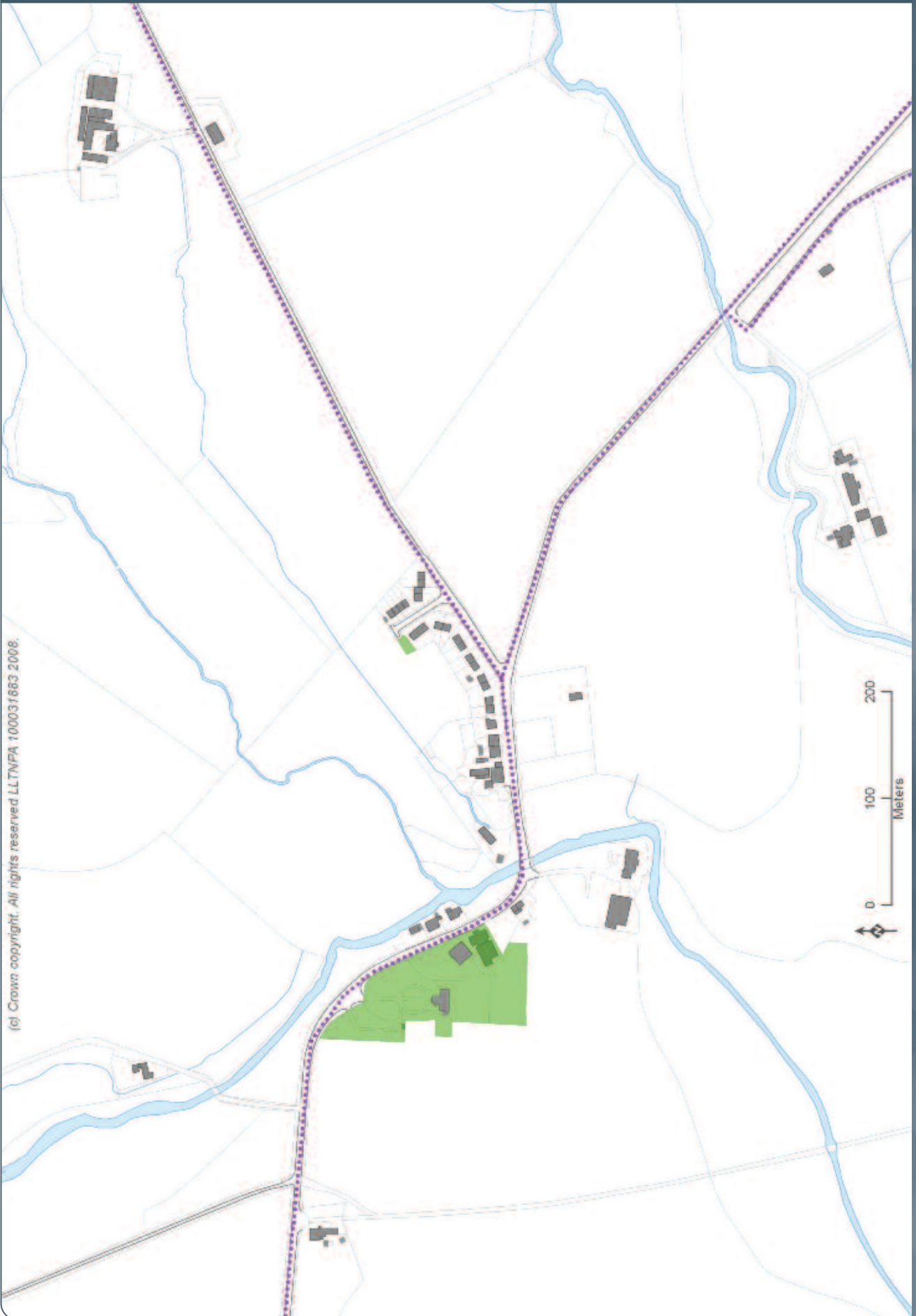
DEVELOPMENT STRATEGY

No formal development sites are identified in Milton of Buchanan although opportunities may exist for small-scale and single housing developments for affordable housing needs.

KEY

 National Park boundary	 Housing	 Road or track
 Area outside National Park	 Housing - long term	 Railway line
 Settlement boundary	 Economic and commercial development	 General linear feature
 Draft core path	 Transport infrastructure	 Streams and small water courses
 Draft core path - long distance route	 Transport - indicative	 Building
	 Community use	 Inland water
	 Tourism	 Rural activity area
	 Tourism - long term	 Open space

MILTON OF BUCHANAN



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MILTON

Milton is located next to Aberfoyle and residents use the community facilities and services available in this larger settlement. There is significant risk of flooding from Loch Ard and the River Forth. A small conservation area in Milton recognises its historic and architectural character.





















Sense of Place

Milton is a small straggling settlement comprising a relatively dispersed cluster of rural buildings. The low density and small-scale development pattern of this settlement is in keeping with the natural rural character of the area and the landscape is the dominant local characteristic.

DEVELOPMENT STRATEGY

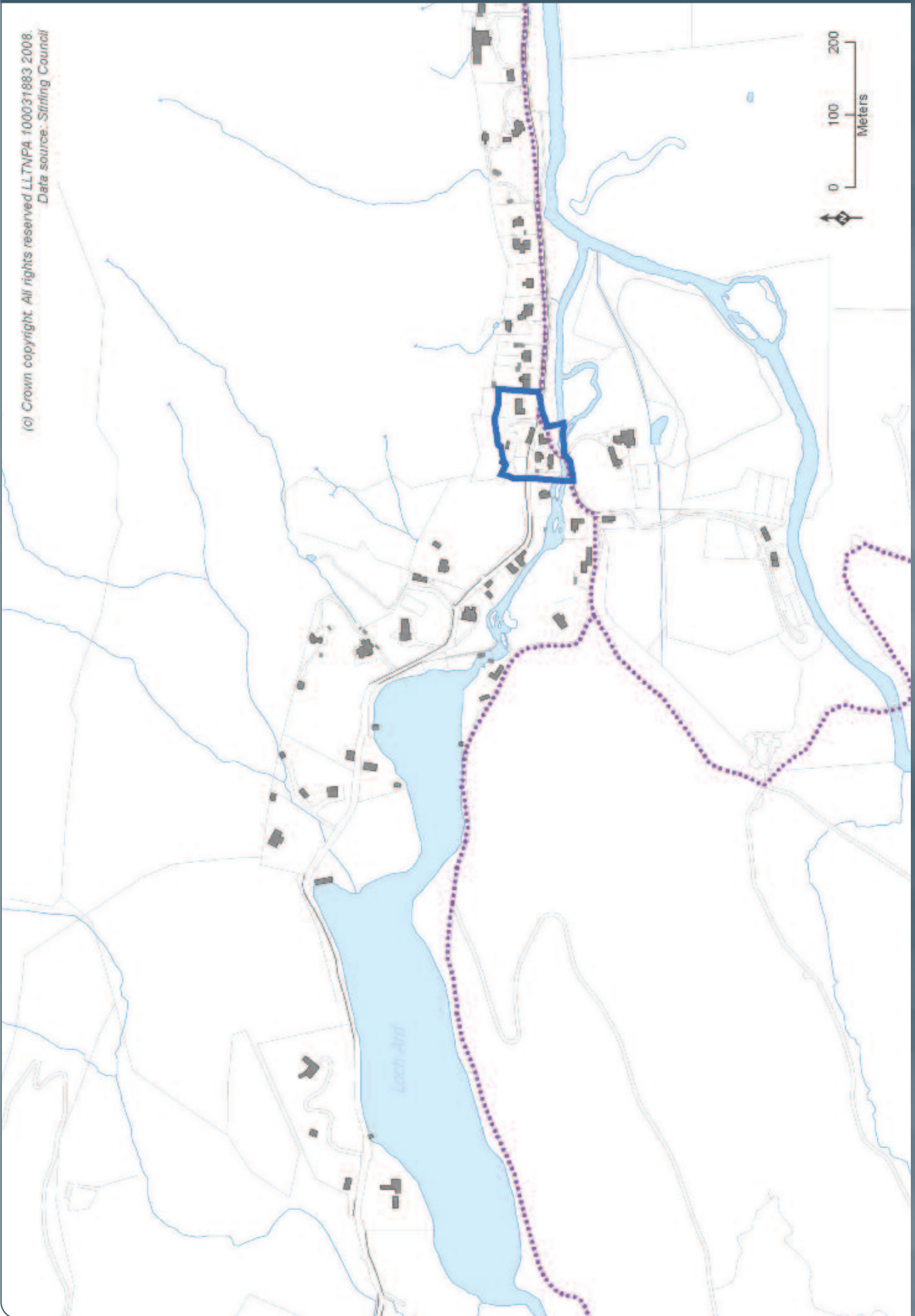
No formal development sites are identified in Milton although opportunities may exist for small-scale and single housing developments for affordable housing needs.

KEY

	National Park boundary		Housing		Road or track
	Area outside National Park		Housing - long term		Railway line
	Settlement boundary		Economic and commercial development		General linear feature
	Conservation Area boundary		Transport infrastructure		Streams and small water courses
	Draft core path		Transport - indicative		Building
	Draft core path - long distance route		Community use		Inland water
			Tourism		Rural activity area
			Tourism - long term		Open space

MILTON

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Data source: Stirling Council



PORT OF MENTEITH

The school and village hall play an important role in sustaining community life in the village and wider rural area. Located between Aberfoyle and Callander, residents from Port of Menteith travel to these larger settlements to access a broader range of key community facilities and services.





















Sense of Place

Port of Menteith is a small straggling settlement comprising a cluster of rural buildings. The low density and small-scale development pattern of this settlement is in keeping with the natural rural character of the area, and the landscape is the dominant local characteristic.

DEVELOPMENT STRATEGY

No formal development sites are identified in Port of Menteith although opportunities may exist for small-scale and single housing developments for affordable housing needs.

KEY

 National Park boundary	 Housing	 Road or track
 Area outside National Park	 Housing - long term	 Railway line
 Settlement boundary	 Economic and commercial development	 General linear feature
 Draft core path	 Transport infrastructure	 Streams and small water courses
 Draft core path - long distance route	 Transport - indicative	 Building
	 Community use	 Inland water
	 Tourism	 Rural activity area
	 Tourism - long term	 Open space

PORT OF MENTEITH



ST FILLANS

St Fillans is closely linked to the larger settlements of Comrie and Crieff (both outwith the Park) which provide a range of community facilities and services. The settlement pattern is defined by the topography which slopes steeply up from the loch shore and there is potential risk of flooding in some areas of the settlement.

Sense of Place

St Fillans is a picturesque lochside village. Its main street is lined with a series of gable fronted houses, many featuring decorative bargeboarding though not of the rustic Breadalbane gothic variety. Tree trunk porches are characteristic of housing in the village. Some houses in St Fillans draw on the arts and crafts inspiration and the numerous Victorian villas give the village spa-like characteristics. A significant area of the village is proposed for designation as a Conservation Area in recognition of its historic and architectural character.





DEVELOPMENT STRATEGY

Completion of the housing development on Station Road and the development of the adjacent site will deliver a range of affordable and open market housing opportunities.

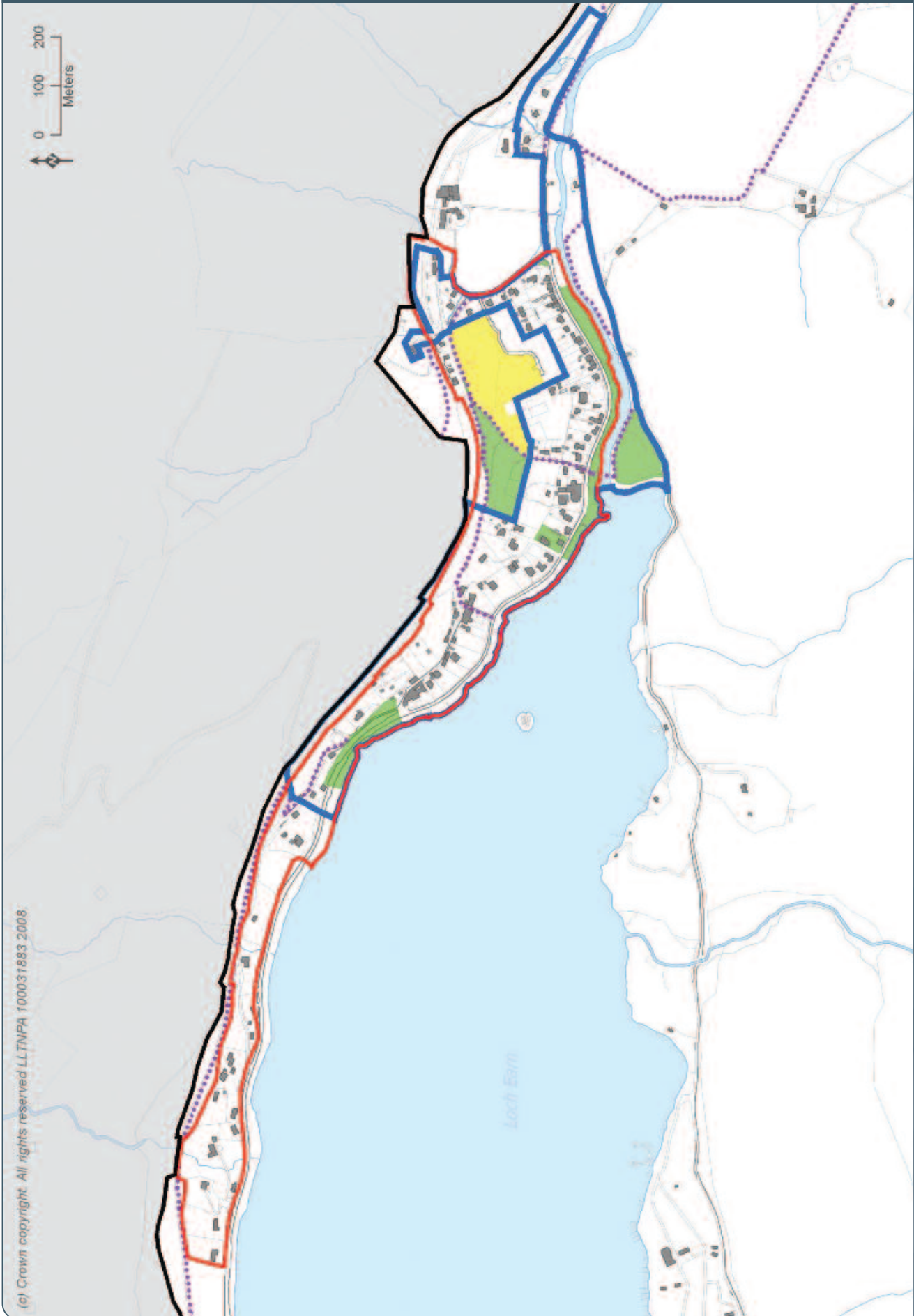
HOUSING

Site / Development Guidelines	Estimated capacity - allocated land/sites with planning permission	Estimated capacity - New Allocations	Phasing	
			2008-2015	2016-2020
Station Road	6		6	
Station Road, land west of Kiloran Road		20	20	

KEY

 National Park boundary	 Housing	 Road or track
 Area outside National Park	 Housing - long term	 Railway line
 Settlement boundary	 Economic and commercial development	 General linear feature
 Proposed new Conservation Area	 Transport infrastructure	 Streams and small water courses
 Draft core path	 Transport - indicative	 Building
 Draft core path - long distance route	 Community use	 Inland water
	 Tourism	 Rural activity area
	 Tourism - long term	 Open space

ST FILLANS



STRATHYRE

Strathyre, Balquhidder and Lochearnhead share a range of community facilities and services. There is significant risk of flooding associated with River Balvag which runs through the middle of the village.













Sense of Place

Strathyre is linear in form, with a strong streetscape reinforced along the eastern side of the A84 by a more or less continuous wall of gable to gable housing, generally low in scale and repeatedly gabled along the eaves.

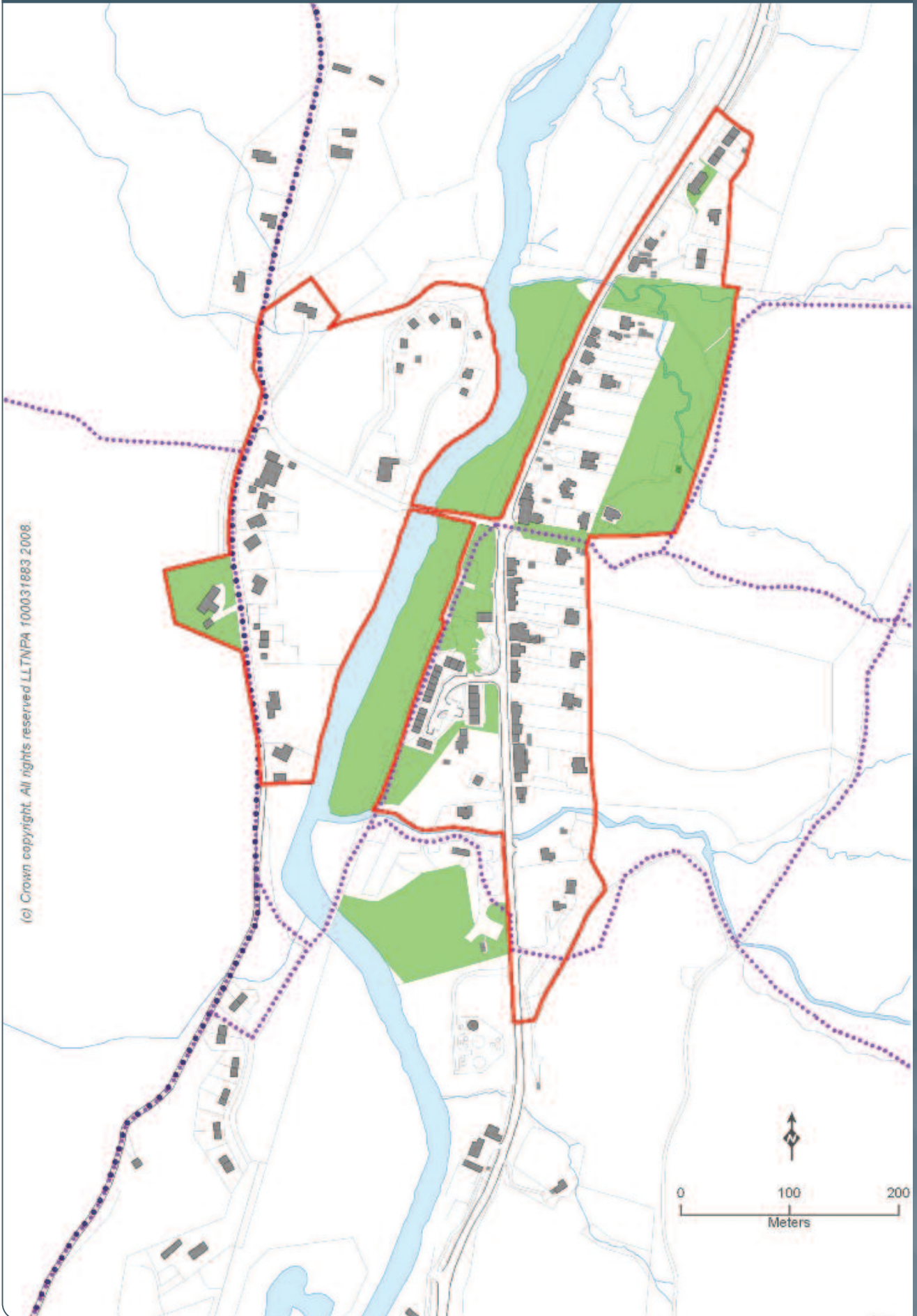
DEVELOPMENT STRATEGY

No formal development sites are identified in Strathyre, however there is scope for small infill housing development for affordable and general needs housing.

KEY

 National Park boundary	 Housing	 Road or track
 Area outside National Park	 Housing - long term	 Railway line
 Settlement boundary	 Economic and commercial development	 General linear feature
 Draft core path	 Transport infrastructure	 Streams and small water courses
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STRATHYRE



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TARBET

Tarbet has a close links with neighbouring Arrochar. Located on a trunk road junction and the West Highland railway line, it experiences significant passing traffic.

Sense of Place

Tarbet comprises a ribbon of development centred around the junction of the A82 and A83 roads. The Tarbet Hotel, with its distinctive four-storey drum tower, provides a focal point to the village, surrounded by houses and villas, some short rows of cottages and along the A83 an enclave of stone built one and a half storey houses contribute some rural character and local identity (Ballyhennan Crescent). Tarbet is located in the Loch Lomond National Scenic Area.

DEVELOPMENT STRATEGY

Development which strengthens Tarbet's role as a tourism and recreation destination will be supported. Redevelopment of the former Tourist Information Centre and adjoining land and the former Harvey's garage site will provide new tourism facilities. Land to the east of the A82 will provide improved recreation and visitor facilities together with improved opportunities for water access and transport. Housing allocations are identified in Arrochar which is more capable of accommodating growth. Scope may exist in Tarbet for small-scale housing development and single houses for affordable or local housing needs.

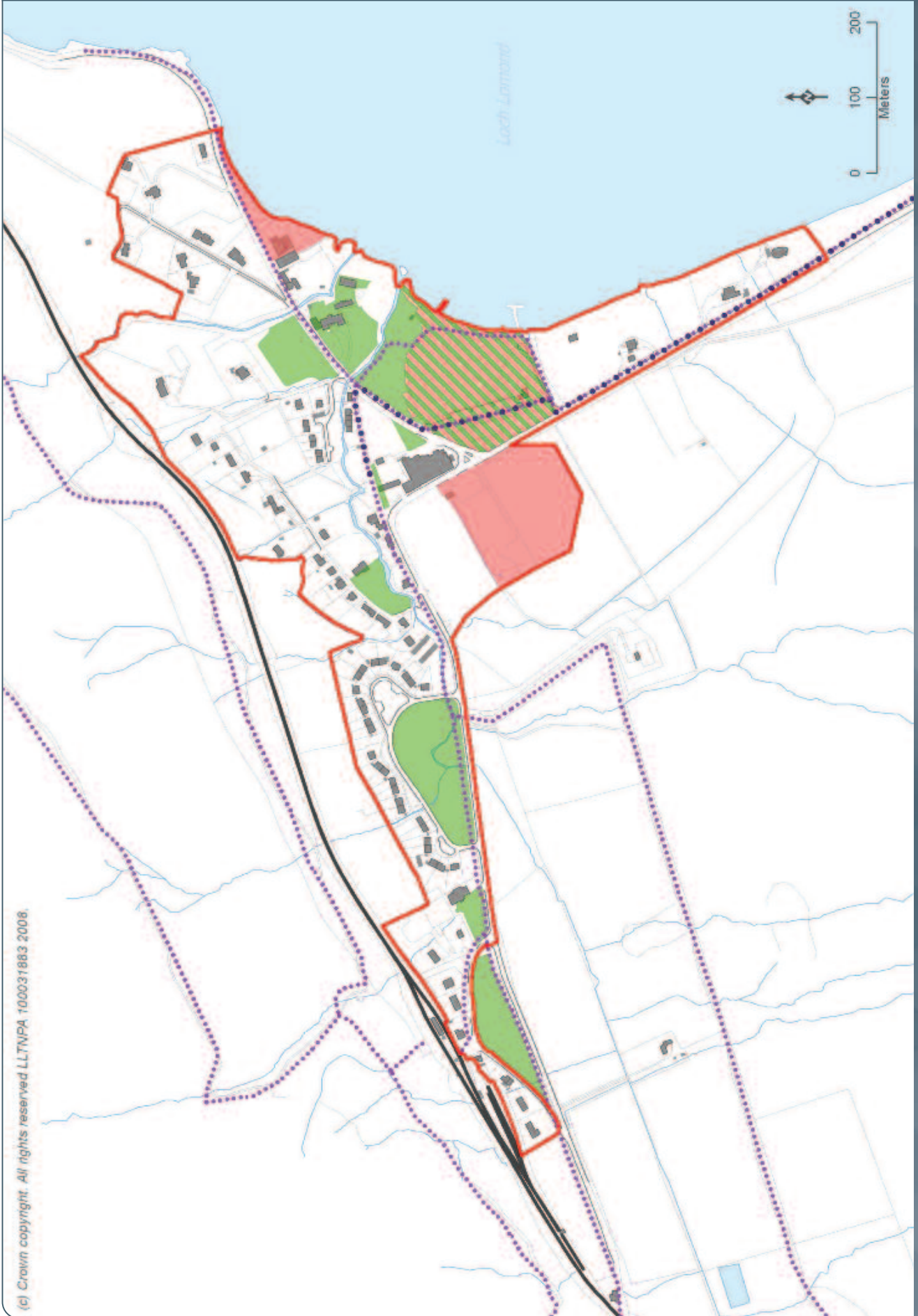
SUSTAINABLE TOURISM

Proposed Site/ General Area	Potential Uses	Development Constraints/ Requirements
Tourist Information Centre site and adjoining land	Tourism uses including accommodation, retail, food and drink.	<ul style="list-style-type: none"> • Appropriate access • Tree Preservation Order • Landscape/townscape considerations given prominence of site adjacent to trunk road
Central green area south east of Tarbet Hotel	Open space and recreational tourism uses. Improved water access and facilities for water transport and boat trips.	<ul style="list-style-type: none"> • Landscape considerations
Former Harvey's Garage site	Tourism uses including accommodation and/or food and drink.	<ul style="list-style-type: none"> • Appropriate access including water access • Protection of loch shore

TRANSPORT

Location	Transport Infrastructure Proposals	Development Constraints/Requirements
A82, north of Tarbet	Improvements to the trunk road corridor	<ul style="list-style-type: none"> • Landscape and visual impact assessment

TARBET



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TYNDRUM

Tyndrum has a small range of community facilities and services and has close links with Crianlarich.

Sense of Place

Tyndrum's character is that of a highland village framed and enclosed by the dramatic landscape of rugged hills and mountains. It contains a scattering of buildings although these have very little coherence. The small Conservation Area contains a short row of gable to gable cottages.

DEVELOPMENT STRATEGY

Development which strengthens Tyndrum's role as a tourism and recreation destination and/or consolidates and sustains the community will be supported. Two allocated housing sites will deliver some housing opportunities. A third site has been identified for potential long-term housing. The Clifton site also provides opportunities for economic development focusing on retail and business uses.

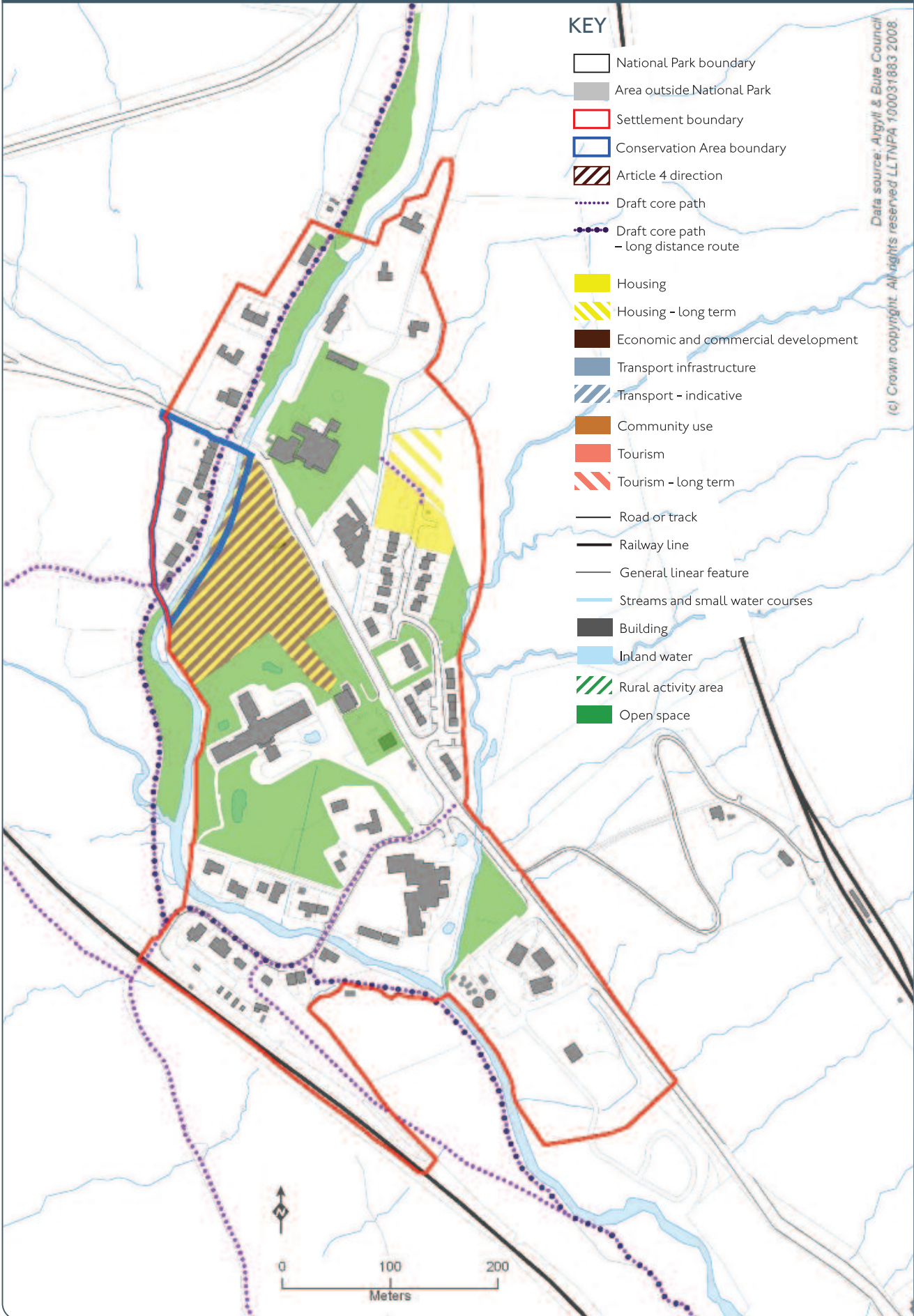
HOUSING

Site / Development Guidelines	Estimated capacity - allocated land/sites with planning permission	Estimated capacity - New Allocations	Phasing	
			2008-2015	2016-2020
Mansefield	5		5	
Clifton (Mixed use site for housing and economic development)	5			5
Site north of Mansefield Road		12		12

ECONOMIC DEVELOPMENT

Site	Potential Uses	Development Constraints/Requirements
Tyndrum	Promote establishment for mixed use development for Class 1/3/4 and housing	<ul style="list-style-type: none"> Mixed use development of housing and economic development focusing on visitor facilities and local retailing and business uses.
Strathfillan - Rural Activity Area (see map on p 154)	Opportunity for expansion of education and other research-related activities in association with existing farming and research operation by Scottish Agricultural College.	<ul style="list-style-type: none"> Potential for further limited development to group with existing buildings Appropriate access, visibility and road safety provisions Development brief to be prepared to ensure integration with the existing activities operated by the Scottish Agricultural College

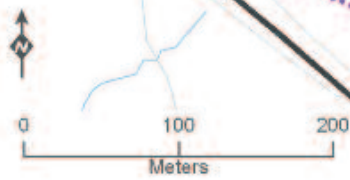
TYNDRUM



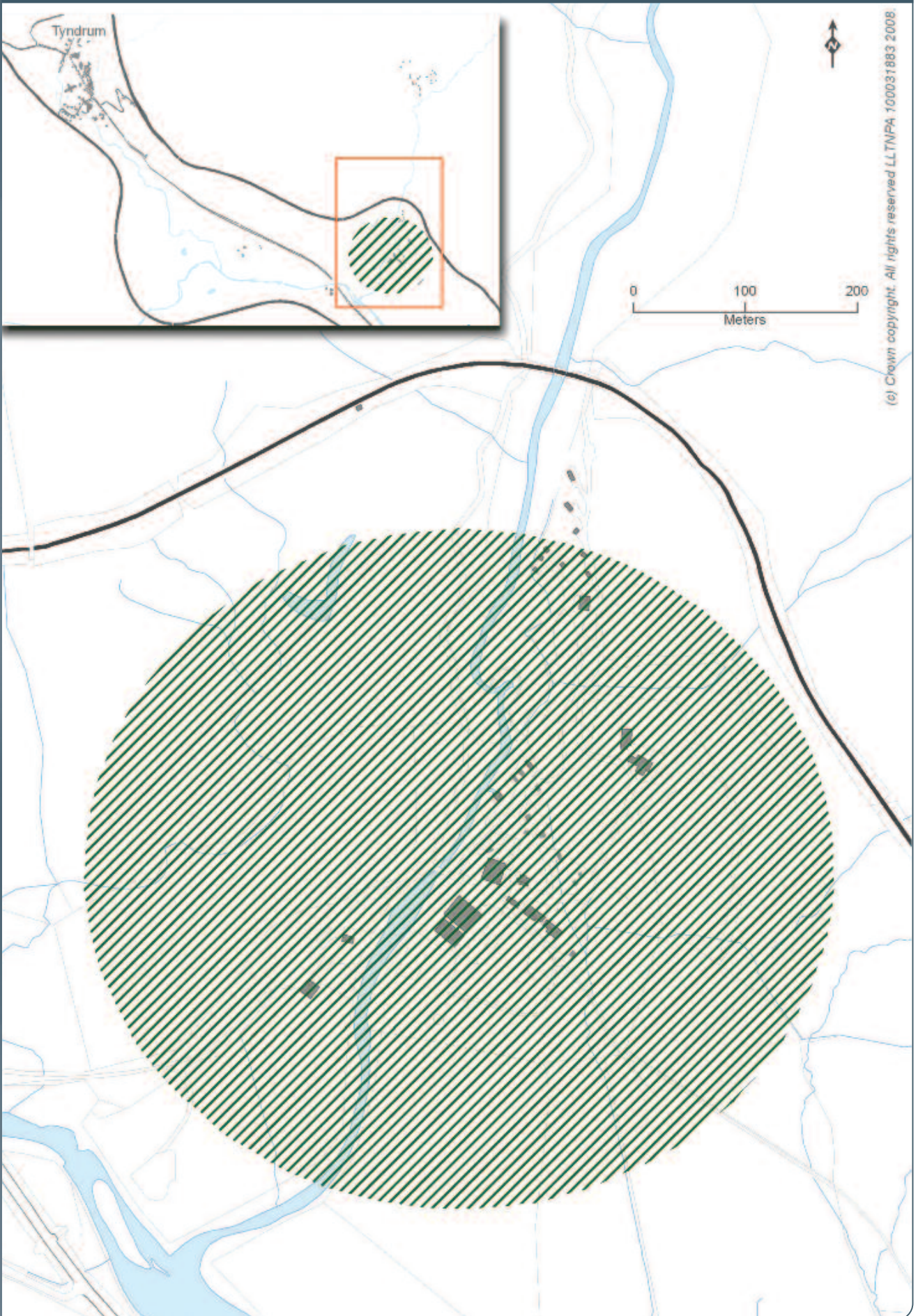
KEY

- National Park boundary
- Area outside National Park
- Settlement boundary
- Conservation Area boundary
- Article 4 direction
- Draft core path
- Draft core path - long distance route
- Housing
- Housing - long term
- Economic and commercial development
- Transport infrastructure
- Transport - indicative
- Community use
- Tourism
- Tourism - long term
- Road or track
- Railway line
- General linear feature
- Streams and small water courses
- Building
- Inland water
- Rural activity area
- Open space

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STRATHFILLAN - RURAL ACTIVITY AREA



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STRACHUR SOUTH, COWAL - RURAL ACTIVITY AREA

