

CROFTAMIE

Croftamie has a limited range of services and facilities and has close links with neighbouring Drymen.

Sense of Place

Croftamie is a small rural village characterised by a linear low density development pattern. It has quite a limited sense of enclosure and focus with the main street through the village comprising a single storey farmhouse in the centre with adjacent red sandstone flatted terraced residential properties and surrounding villas and several traditional cottages. Some 20th century housing on the outskirts of the village is suburban in character and dilutes the village's distinctive rural characteristics. Any new development should be in keeping with the existing low density development pattern and be sensitive to the landscape setting.

DEVELOPMENT STRATEGY

An allocated housing site at Buchanan Crescent will deliver affordable housing in the short to medium term. An additional site is identified as a potential long-term housing site to help meet affordable housing needs. The restoration and refurbishment of Pirnie Hall on the outskirts of Croftamie will provide opportunities for tourism and/or educational and conferencing facilities.

HOUSING

Site / Development Guidelines	Estimated capacity - allocated land/sites with planning permission	Estimated capacity - New Allocations	Phasing	
			2008-2015	2016-2020
Buchanan Crescent	5		5	
Main Street		12		12

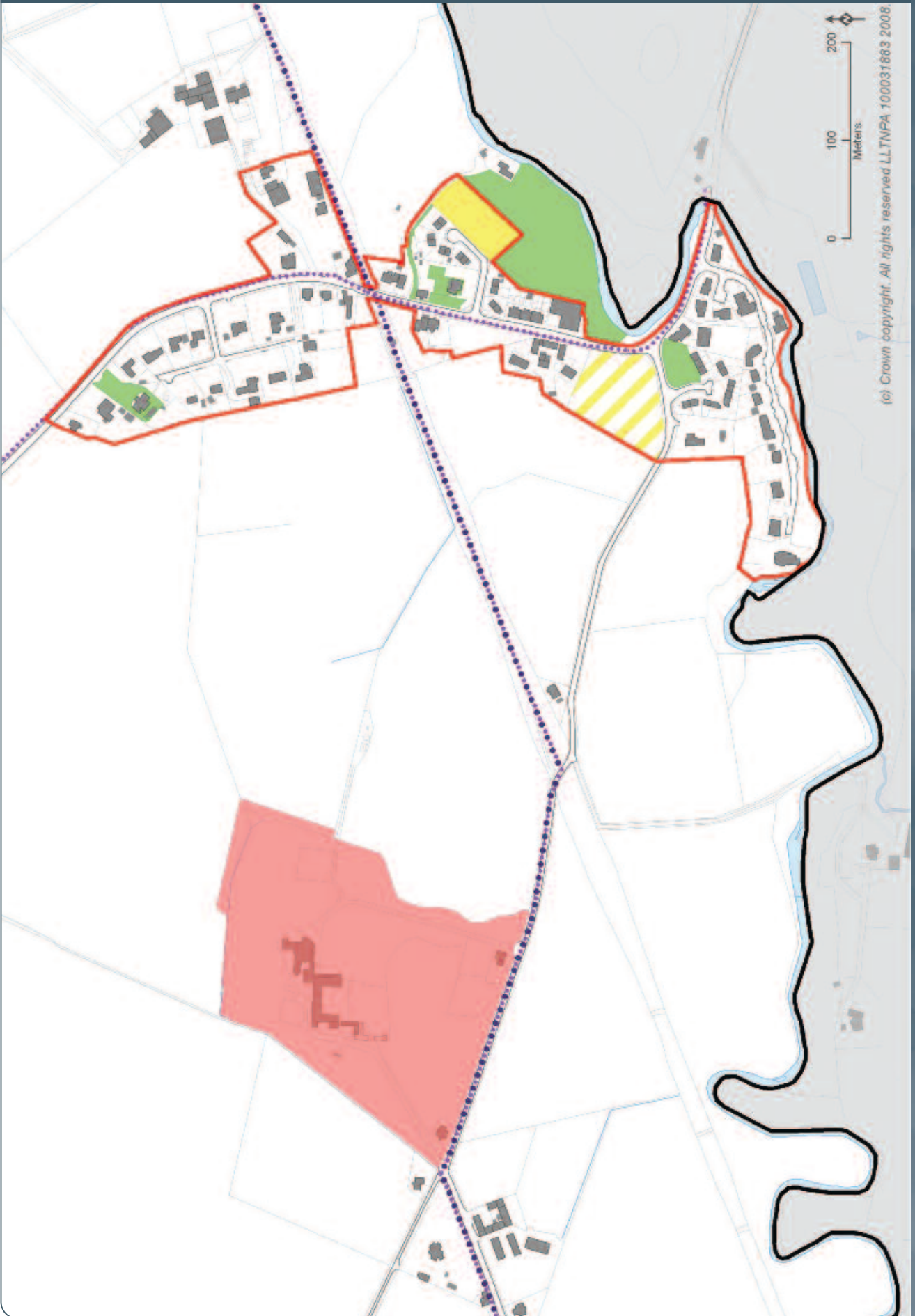
SUSTAINABLE TOURISM

Proposed Site/ General Area	Potential Uses	Development Constraints/ Requirements
Pirniehall, Croftamie	Hotel/educational facility	<ul style="list-style-type: none"> • Sensitive restoration of redundant building • Ancient woodland • Appropriate access

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

CROFTAMIE



DRYMEN

Drymen functions as a service centre to the wider rural area and as a tourism gateway to East Loch Lomond. The qualities which make Drymen a desirable place to both live and visit, including the variety of community facilities and services, the landscape setting (partially located in the Loch Lomond National Scenic Area) and its easy accessibility to Glasgow. A significant proportion of Drymen is designated as a Conservation Area in recognition of its historic and architectural character and amendments are proposed (see separate Conservation Area Appraisal document for Drymen).

Sense of Place

Drymen is a clustered settlement around the convergence of a small number of routes. The village green is a distinctive local characteristic, unusual in Scotland. The rows of terraced housing, shops and public buildings in Main Street are characterised by red sandstone or harled or painted white, featuring gable ended chimneys and dormers. During the later half of the twentieth century the number of houses in the village increased and a number of private housing estates have diluted local sense of place.

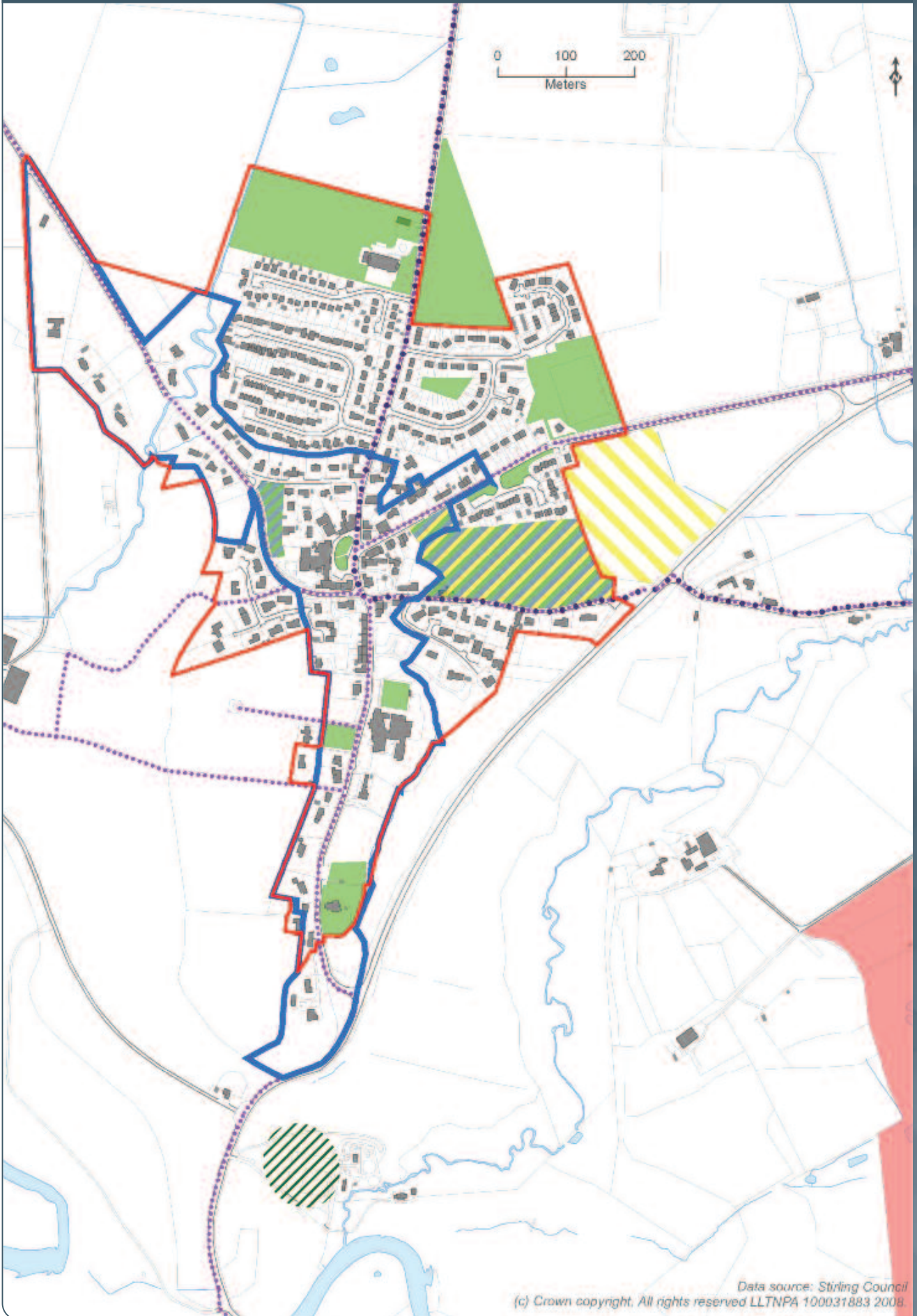
DEVELOPMENT STRATEGY

Allocated housing sites will deliver affordable housing opportunities during the lifetime of the local plan. A further housing site adjacent to the village's eastern boundary has been identified as a potential long-term housing site. The Gartness Road site will be required to accommodate housing and parking needs, as well as a proportion of open space for a potential community woodland. An additional area for car parking to the rear of the Winnock Hotel will assist in alleviating car parking issues. Tourism development to the east of the village at Drumbeg Quarry provides an opportunity to restore the former sand and gravel quarry and deliver recreational opportunities with associated low key accommodation such as bunkhouses and chalets.

HOUSING

Site / Development Guidelines	Estimated capacity - allocated land/sites with planning permission	Estimated capacity - New Allocations	Phasing	
			2008-2015	2016-2020
Gartness Road (Mixed use site for housing/car parking/open space.)	25		25	
Stirling Road (south of football field)		66	66	

DRYMEN



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ECONOMIC DEVELOPMENT

Proposed Site/ General Area	Potential Uses	Development Constraints/ Requirements
Drymen South - Rural Activity Area	Promote establishment of Class 4/5/6 uses	<ul style="list-style-type: none"> • Appropriate access, visibility and road safety provisions • Pedestrian link to Drymen • Siting, scale and design to be sensitive to rural setting























SUSTAINABLE TOURISM

Proposed Site/ General Area	Potential Uses	Development Constraints/ Requirements
Drumbeg, near Drymen	<p>Focus on tourism accommodation, facilities for walkers and equestrian activities.</p> <p>Accommodation comprising self catering, bunkhouse and camping.</p>	<ul style="list-style-type: none"> • Redevelopment subject to the restoration of the former sand and gravel quarry • Appropriate access required • Due to open landscape setting, new development to be sited in low-level areas • Links to West Highland Way • Archaeology issues and interpretation of archaeological interests • Landscape and visual impact assessment • Parking provision to be provided on site, transport assessment required to demonstrate no adverse impact on parking in Drymen • Pedestrian and cycle links to Drymen

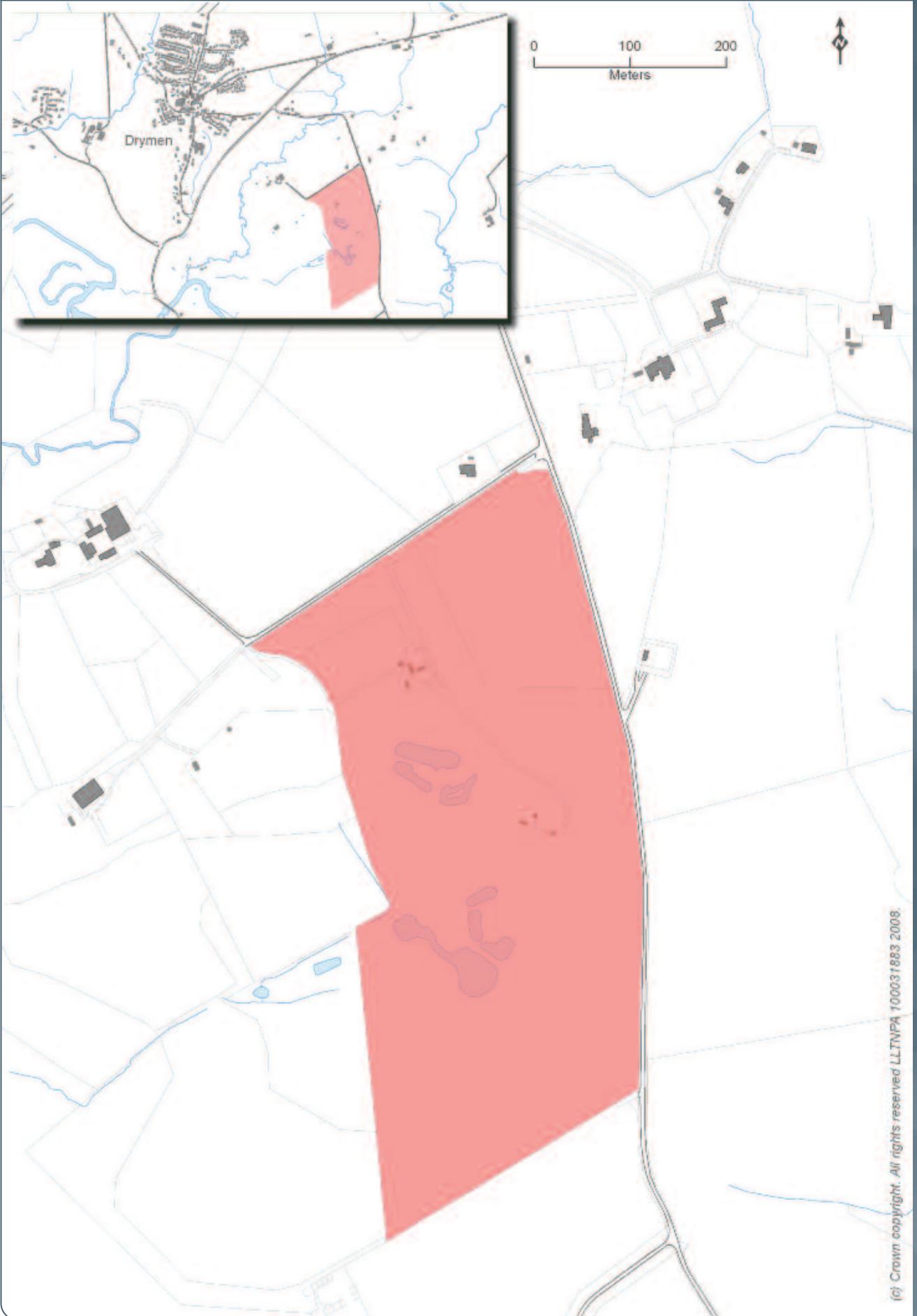
TRANSPORT

Location	Transport Infrastructure Proposals	Development Constraints/Requirements
Balmaha Road	Car park	<ul style="list-style-type: none"> • Low density overflow car park which accommodates existing trees and grass surface
Gartness Road	Mixed use site for housing, car park and open space	<ul style="list-style-type: none"> • Development brief required

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 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

DRYMEN - SUSTAINABLE TOURISM



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GARTMORE

Gartmore has a small range of community facilities and services including a primary school.

Sense of Place

Gartmore is a small planned estate village. It is characterised by rows of gable to gable cottages, mostly single storey with two storeys raising the scale at regular intervals. The layout and location of the village makes a significant contribution to the wider landscape. A significant proportion of Gartmore is designated as a Conservation Area.

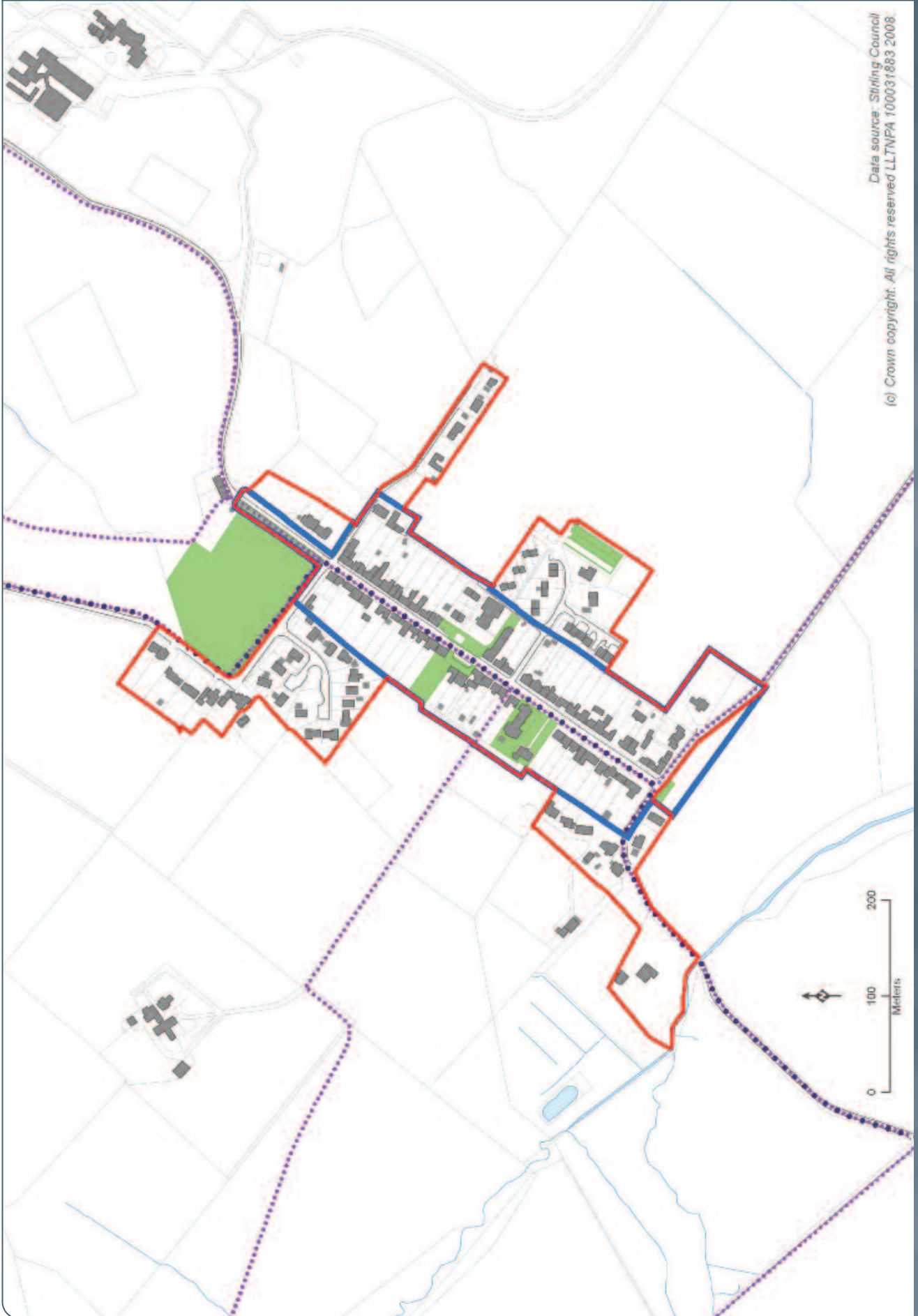
DEVELOPMENT STRATEGY

Development opportunities in Gartmore are limited, due to its built heritage and setting within the wider landscape. Development opportunities will largely focus on enhancing the built environment. There may be scope for additional housing development for affordable housing needs on appropriate locations outwith the settlement boundaries.

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

GARTMORE



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GARTOCHARN

Gartocharn has a small amount of community facilities and services and has strong links with Balloch and Drymen.

Sense of Place
 Gartocharn is a small linear village which stretches along the A811. Single storey cottages dominate the main street with some later 19th century villas with front gables and eaves dormers. Recent development has only taken place on appropriate infill sites, with no large-scale 20th century housing development common in other communities. This has helped preserve the traditional, quiet rural character of the village.










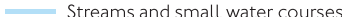







DEVELOPMENT STRATEGY

An allocated housing site at France Farm will deliver some housing opportunities and there may be scope for some infill development to come forward on land within the settlement boundary to meet affordable housing needs.

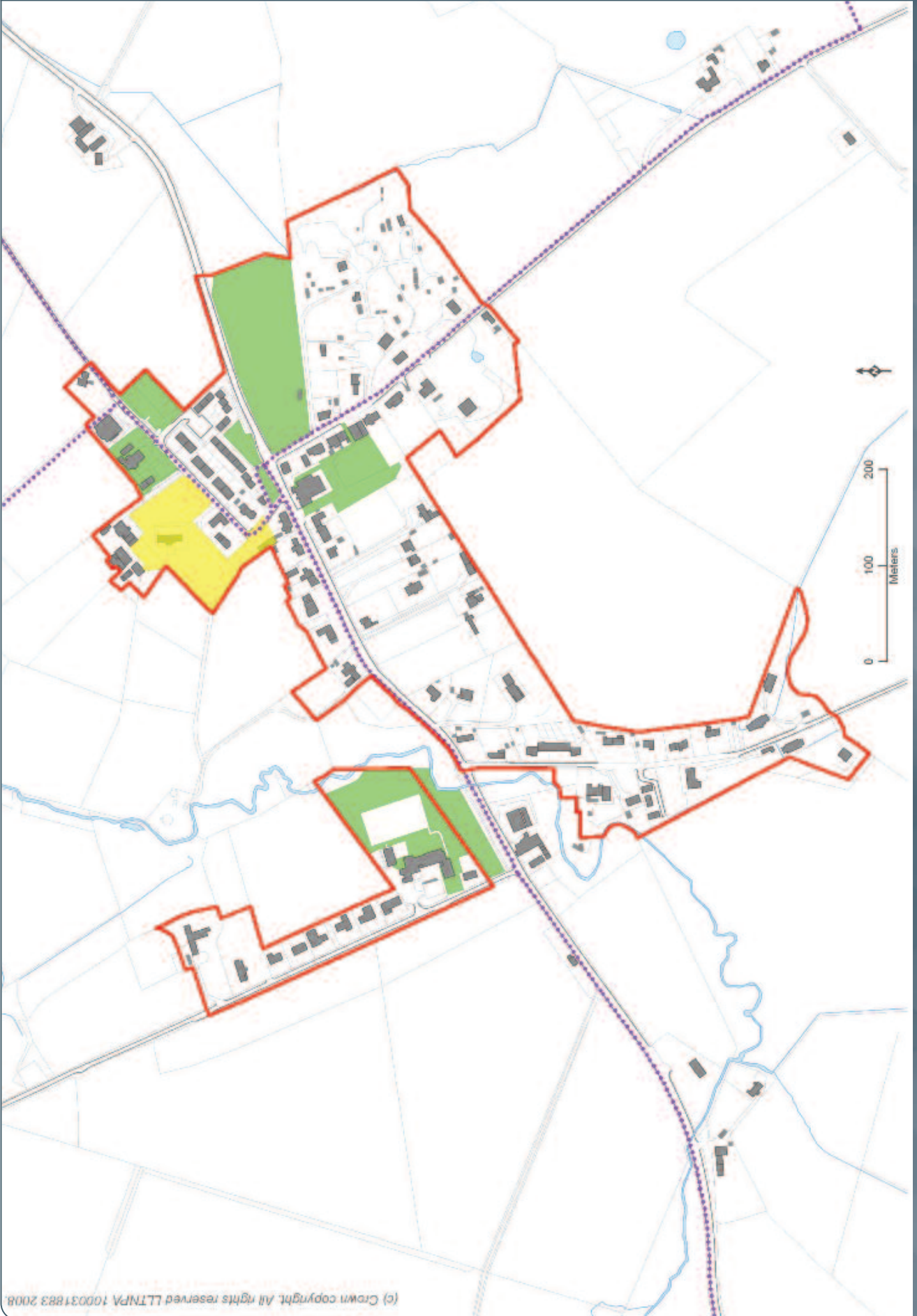
HOUSING

Site / Development Guidelines	Estimated capacity - allocated land/sites with planning permission	Estimated capacity - New Allocations	Phasing	
			2008-2015	2016-2020
France Farm	4	2	6	

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 |

GARTOCHARN



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KILLIN

The variety of community facilities and services in Killin enables it to function as a secondary service centre to the Park's northern communities including Lochearnhead, Balquhidder and Strathyre. Its location near the A85 trunk road means that it also functions as a northern gateway into the National Park. A significant proportion of Killin is designated as a Conservation Area in recognition of its historic and architectural character and amendments are proposed (see separate Conservation Area Appraisal document for Killin).

Sense of Place

Killin is linear in form and highland in character. Its mixture of villas, shops, hotels and bed and breakfasts give the village much of its character, which is enhanced by many features such as the bridge, mills and rows of cottages, giving a feeling of antiquity. Its traditional development pattern includes many stretches of older gable to gable housing, one and two storeys high.

DEVELOPMENT STRATEGY

Two allocated housing sites will deliver additional housing opportunities for affordable and general needs. Transport provision and economic development opportunities will be improved with the provision of a new bus turning circle and start-up businesses and/or workshops in the north east of the settlement.

Site / Development Guidelines	Estimated capacity - allocated land/sites with planning permission	Estimated capacity - New Allocations	Phasing	
			2008-2015	2016-2020
Lyon Road (former auction mart)	4		4	
Open space near Ballechroisk Terrace		6	6	

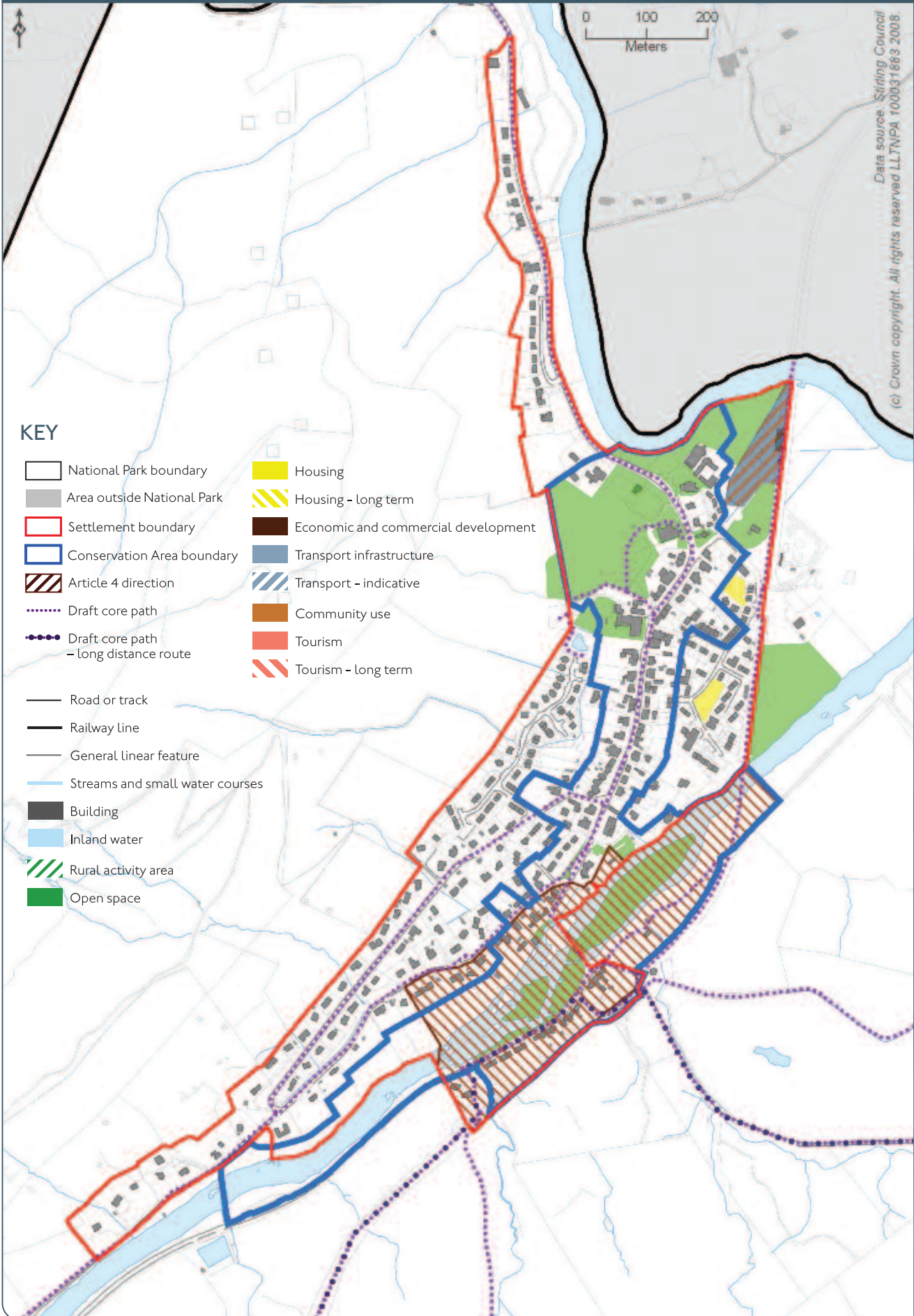
HOUSING

Site	Potential Uses	Development Constraints/Requirements
Killin	Promote establishment for Class 4/5/6 uses	<ul style="list-style-type: none"> • Small part of a larger site used as Council depot, bus turning circle and car parking • Removal of Japanese knotweed required

ECONOMIC DEVELOPMENT

Location	Transport Infrastructure Proposals	Development Constraints/Requirements
Killin	Bus turning circle	<ul style="list-style-type: none"> • Removal of Japanese knotweed.

KILLIN



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
- Road or track
- Railway line
- General linear feature
- Streams and small water courses
- Building
- Inland water
- Rural activity area
- Open space
- Housing
- Housing - long term
- Economic and commercial development
- Transport infrastructure
- Transport - indicative
- Community use
- Tourism
- Tourism - long term

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KILMUN, STRONE AND BLAIRMORE

Kilmun, Strone and Blairmore jointly share a range of services and facilities. They act as a nearby service centre for Ardentinny and are located close to Dunoon which offers ferry links across the Clyde. The settlement pattern is defined by the topography which slopes steeply up from the loch shore. There are some existing infrastructure issues, particularly concerning access from unadopted back roads.

Sense of Place

Kilmun, Strone and Blairmore combine to form an extensive linear stretch of houses from the west end of the Holy Loch around Strone Point into Loch Long. Their distinctive characteristics include Victorian villas, piers and ferry houses facing on to the loch and the Firth of Clyde. Many villas are gable fronted and gothic in detail, featuring decorative bargeboards. There are several distinct towered houses in Blairmore. A significant proportion of the area is proposed to be designated as a Conservation Area in recognition of its historic and architectural character.

DEVELOPMENT STRATEGY

Development opportunities in Kilmun, Strone and Blairmore are significantly limited due to topographical constraints and infrastructure issues. There are some opportunities for small infill housing development which will help consolidate the linear settlement pattern. Development of the site opposite Blairmore Pier will improve civic amenity, tourism opportunities and visitor facilities through provision of open space and tourism opportunities associated with the refurbished pier and improved water transport.










ECONOMIC DEVELOPMENT

Site	Potential Uses	Development Constraints/Requirements
Strachur South, Cowal - Rural Activity Area (see map on p 155)	Small-scale wood processing, sale of associated timber products and small rural business units	<ul style="list-style-type: none"> • Landscape impact • Access and parking constraints • Possible flood risk • Protection of open rural character, trees and habitat in river corridor

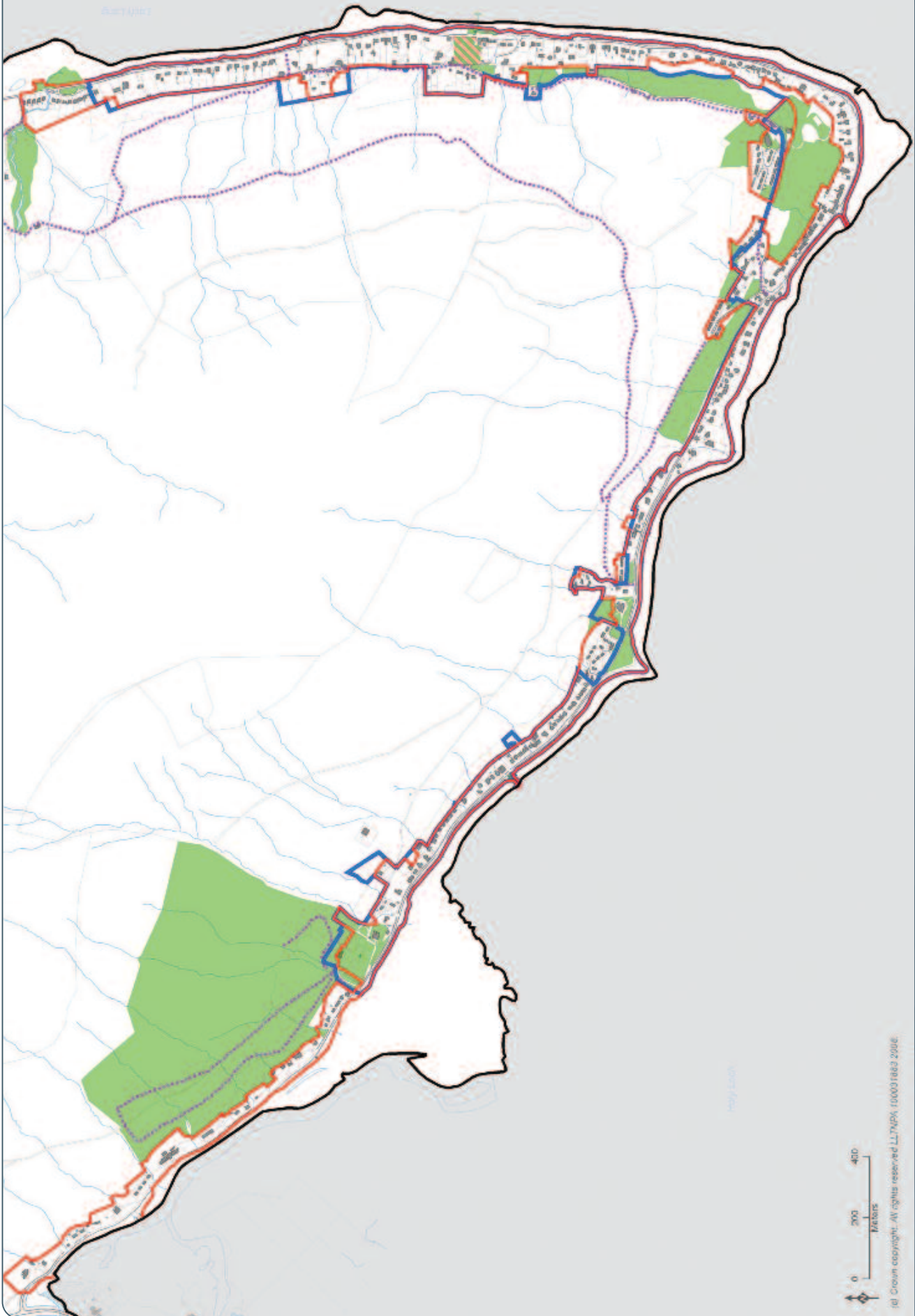
SUSTAINABLE DEVELOPMENT

Proposed Site/General Area	Potential Uses	Development Constraints/Requirements
Land opposite Blairmore Pier	Tourism including civic space, retail, food and drink	<ul style="list-style-type: none"> • Retention of open space • Improvements to public realm

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
 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

KILMUN, STRONE AND BLAIRMORE



KINLOCHARD

Kinlochard has a limited range of services and facilities and is accessed along a single track road with passing places. It relies on Aberfoyle and Callander to access community facilities and services. A number of existing tourism and recreation opportunities are associated with Loch Ard. A significant risk of flooding is associated with Loch Ard.





Sense of Place

Kinlochard is a small straggling settlement comprising clusters 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.

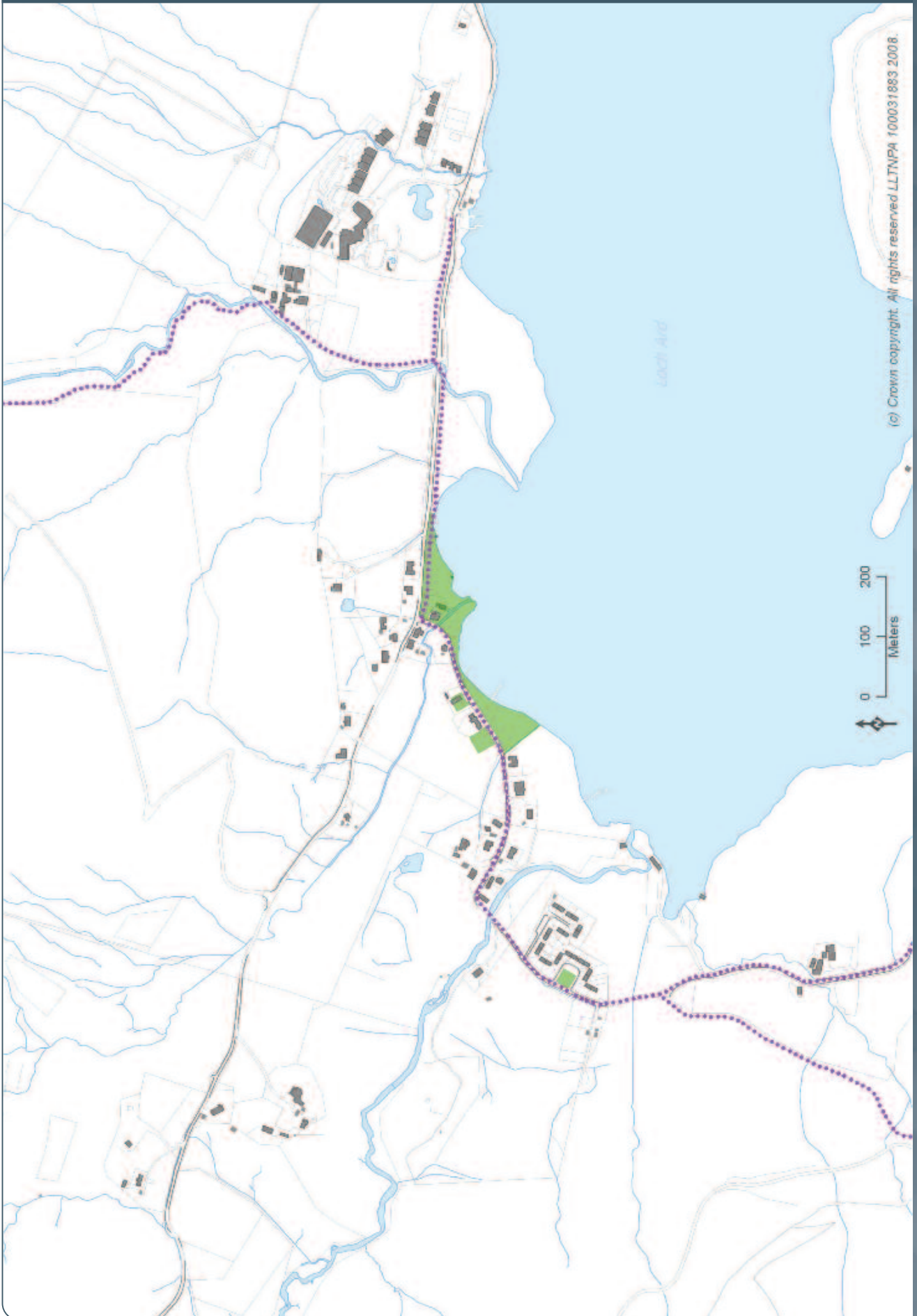
DEVELOPMENT STRATEGY

No formal development sites are identified in Kinlochard due to its rural location, sensitive landscape setting and high flood risk. Small-scale and single housing development may be supported where this meets 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

KINLOCHARD



LOCHEARNHEAD

Lochearnhead has a range of key community services and facilities and is closely associated with the neighbouring villages of Strathyre and Balquhidder. Some parts of Lochearnhead have significant flood risk constraints.

Sense of Place

Lochearnhead is located at the head of Loch Earn in a loosely defined L-shape. It comprises a variety of building styles, including a restored dwelling with a thatched and turf roof and a number of cottages roofed with corrugated iron sheeting. The more recent housing is predominantly suburban in character and materials which has generally diluted local character.

DEVELOPMENT STRATEGY

An allocated housing site towards within the settlement will deliver housing opportunities. An allocated economic development site towards the north of the settlement will enable opportunities for light industry, start-up workshops, businesses, etc.













HOUSING

Site / Development Guidelines	Estimated capacity - allocated land/sites with planning permission	Estimated capacity - New Allocations	Phasing	
			2008-2015	2016-2020
Lochearnhead Holiday Centre	12		12	

ECONOMIC DEVELOPMENT

Site	Potential Uses	Development Constraints/Requirements
Lochearnhead	Promote establishment for Class 4/5/6 uses	N/A

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

LOCHEARNHEAD



LOCHGOILHEAD

Lochgoilhead has a range of community facilities and services which caters for the resident community, neighbouring Carrick Castle and the wider area. The large-scale tourism development and a number of second homes and holiday lets in the area results in a large summer population which also uses and supports key services. Development along the eastern loch shore is constrained due to the poor condition of the back road.

Sense of Place

Although a coastal settlement, the location of Lochgoilhead at the head of the sea loch, enclosed by steep mountains and forests creates a remote and almost isolated character. Its historical development pattern extends from the head of the loch down its east shore, comprising a string of larger villas, dwellings and public buildings orientated towards the loch. Late 20th century residential growth around and extending along the west shore and large-scale tourism development has diluted the overall rural sense of place of Lochgoilhead.












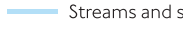




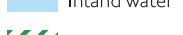

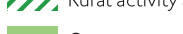

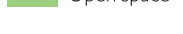
DEVELOPMENT STRATEGY

Two allocated housing sites will deliver a range of open market and affordable housing opportunities.

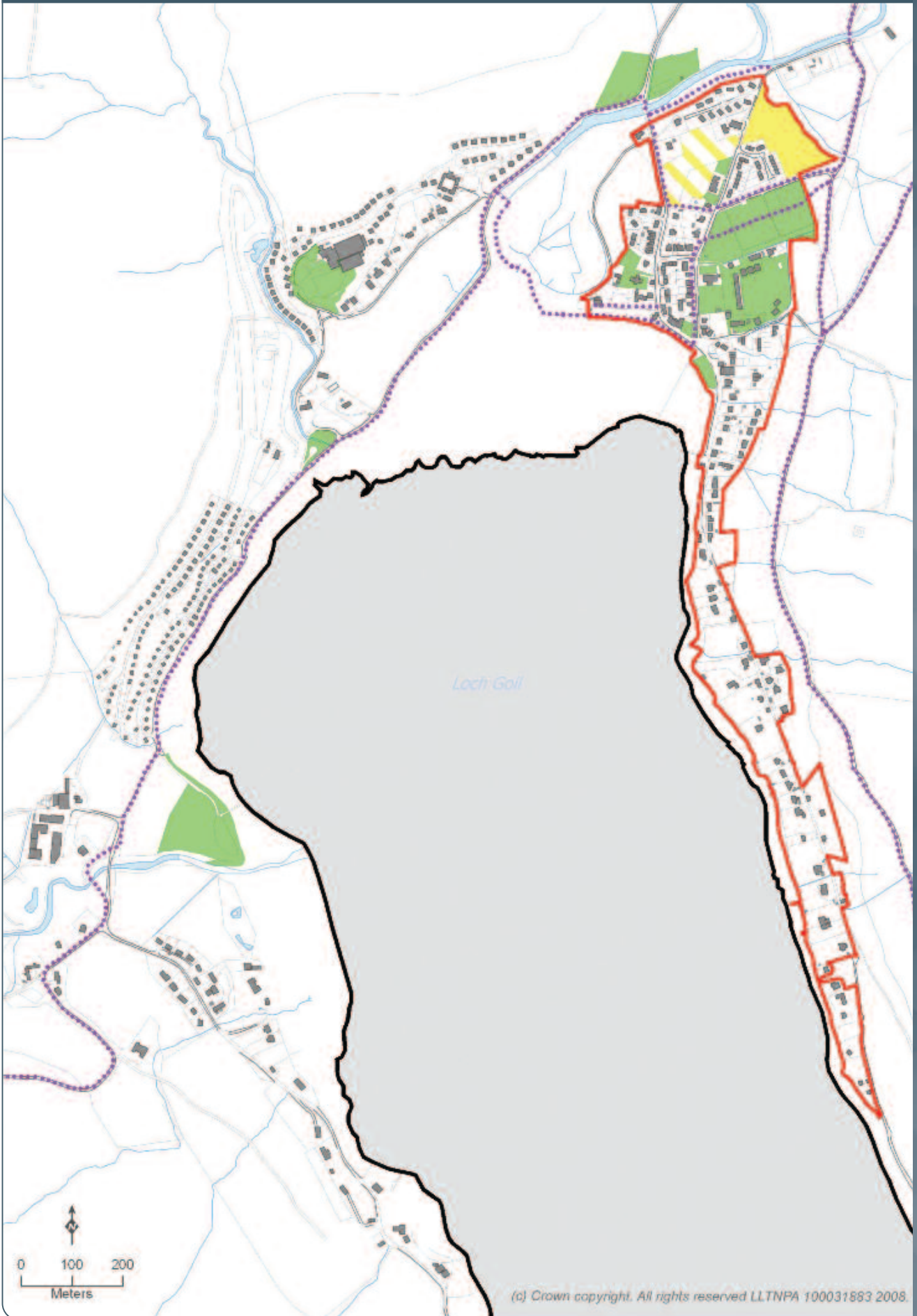
HOUSING

Site / Development Guidelines	Estimated capacity - allocated land/sites with planning permission	Estimated capacity - New Allocations	Phasing	
			2008-2015	2016-2020
Land west of primary school	28			28
Land north and east of Donich Park	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
 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

LOCHGOILHEAD



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