

6. PROPOSALS MAPS

ABERFOYLE

Aberfoyle has a range services and facilities and functions as a service centre supporting a number of communities in the wider area. The existing settlement pattern accommodates the significant risk of flooding from Loch Ard and the River Forth, topographical constraints and biodiversity qualities such as ancient woodlands.

Sense of Place
 Aberfoyle is linear in character and its setting on the Highland Boundary Fault against a dramatic backcloth of forested hills and mountains contributes greatly to sense of place. There are a number of distinctive buildings, such as the three-storey tenement and terrace on the Main Street. However it generally lacks continuity of scale and enclosure and improvements to streetscape are required.

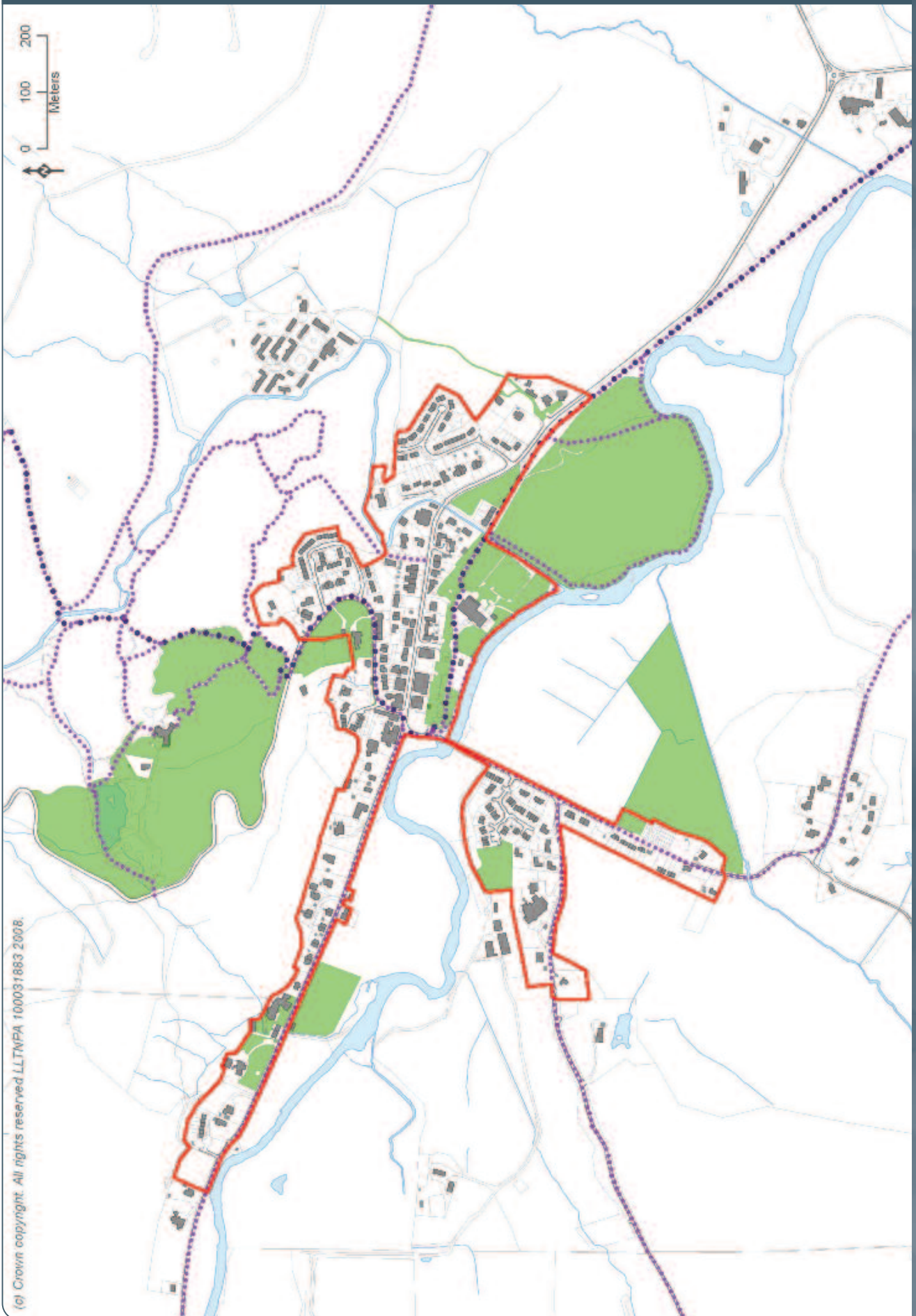
DEVELOPMENT STRATEGY

Future development opportunities in Aberfoyle are constrained due to potential flood risk, topographical constraints and nature conservation designations. No formal development sites are identified, however, there may be scope for infill housing development and appropriate tourism and visitor infrastructure that enhances the role of Aberfoyle and the Trossachs as a visitor destination.

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

ABERFOYLE



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ARDENTINNY

Ardentinny has few community facilities and services and relies on Blairmore, Strone and Kilmun or further afield to Dunoon for access to these. Its lochshore location and rural characteristics make it a desirable tourism and recreation area. A large proportion of the existing built area is surrounded by ancient woodland.

Sense of Place

Ardentinny is a small coastal settlement located on the side of Loch Long. Its short rows of traditional cottages contribute to a rural sense of place. The use of timber as a construction material in this area of the Park is evident in the group of gabled semi-detached forestry houses. Some of the twentieth century housing development, mainly suburban in form, character and materials, bears little relationship to the traditional and rural characteristics of the village.












DEVELOPMENT STRATEGY

New housing will be supported on land south of Lochview. This site is owned by the Forestry Commission and offers an opportunity to provide affordable housing. New community services and facilities will be supported, as well as tourism and recreation development of an appropriate scale, which provides opportunities to enjoy Cowal and the Argyll Forest Park.

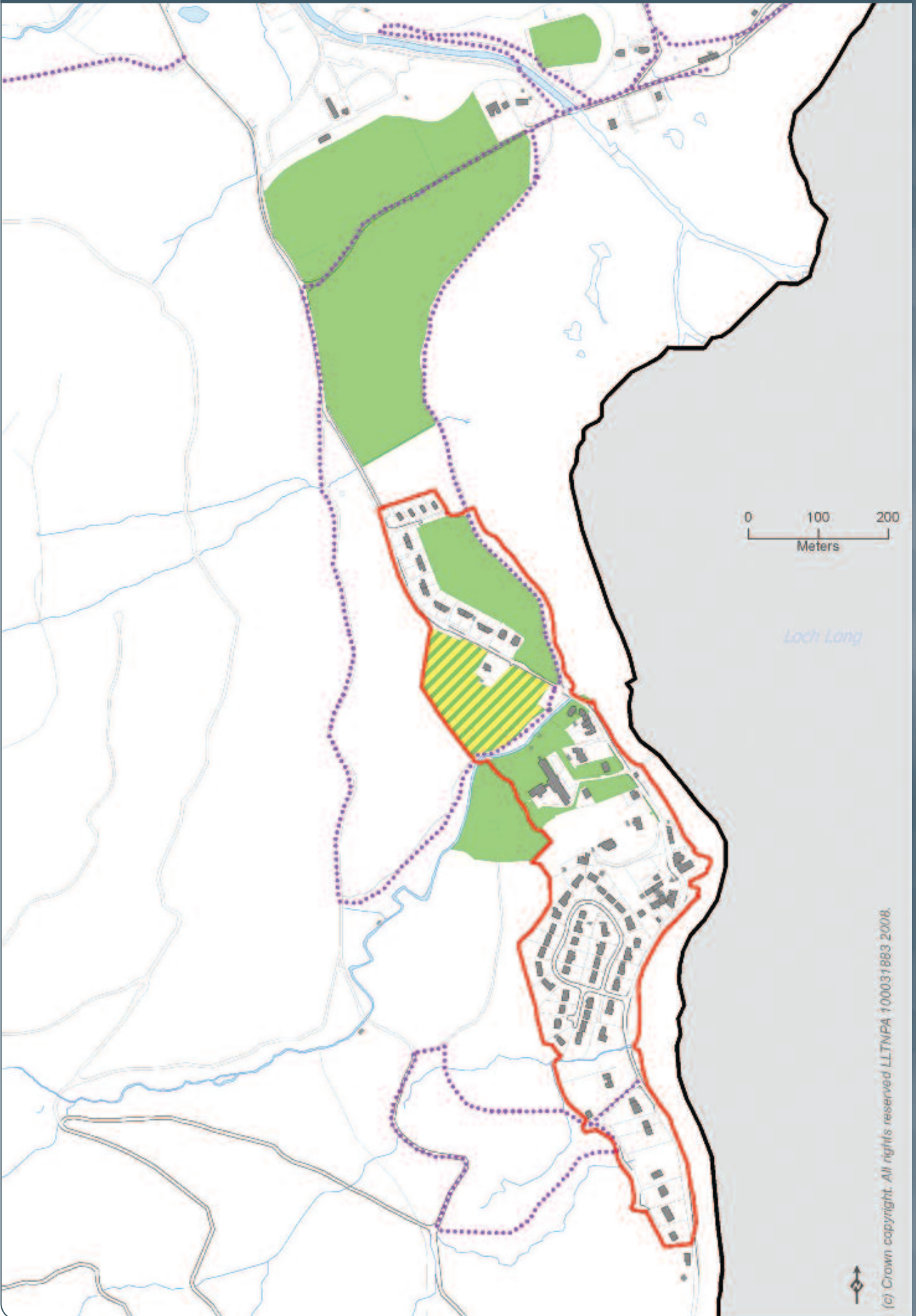
HOUSING

Site / Development Guidelines	Estimated capacity - allocated land/sites with planning permission	Estimated capacity - New Allocations	Phasing	
			2008-2015	2016-2020
Site south of Lochview (Retention of open space at rear of site and southern boundary)		36	36	

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
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	Draft core path - long distance route		Tourism		Rural activity area
			Tourism - long term		Open space

ARDENTINNY



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ARROCHAR AND SUCCOTH

Arrochar and Succoth have a close association with the neighbouring village of Tarbet where the primary school is located. They have small range of community facilities and services and function as a tourism and recreation gateway for the wider area.

Sense of Place

Arrochar is located at the head of Loch Long and nestled amongst the high mountains of the Arrochar Alps. It is rural in character and its development pattern largely orientated towards the loch. The diverse range of villas, cottages and bungalows dilutes any feeling of local character and new development should reinforce the area's rural setting.

DEVELOPMENT STRATEGY

A number of allocated housing sites will deliver a range of housing opportunities during the lifetime of the plan for affordable and general needs housing. Economic development opportunities will be created through development of start-up businesses and light industry to the south-east of the settlement. Improved marine access and water transport will increase accessibility to the area and further develop the role of Arrochar as a marine gateway to the National Park. This will be facilitated by a new pontoon (including dolphins to allow the Waverley to berth) and land adjacent to this will be safeguarded for related visitor facilities, retail and commercial development, and the creation of new public realm and civic space in association with the new village hall. A large area of land at the head of the loch in Succoth will be safeguarded for community uses with some small-scale visitor facilities linked to informal recreation and open space provision. Redevelopment of the former torpedo range site will provide landscape enhancements, support a variety of water-based recreational activities, particularly sailing and diving, and deliver associated facilities, visitor accommodation and ancillary food and drink uses.

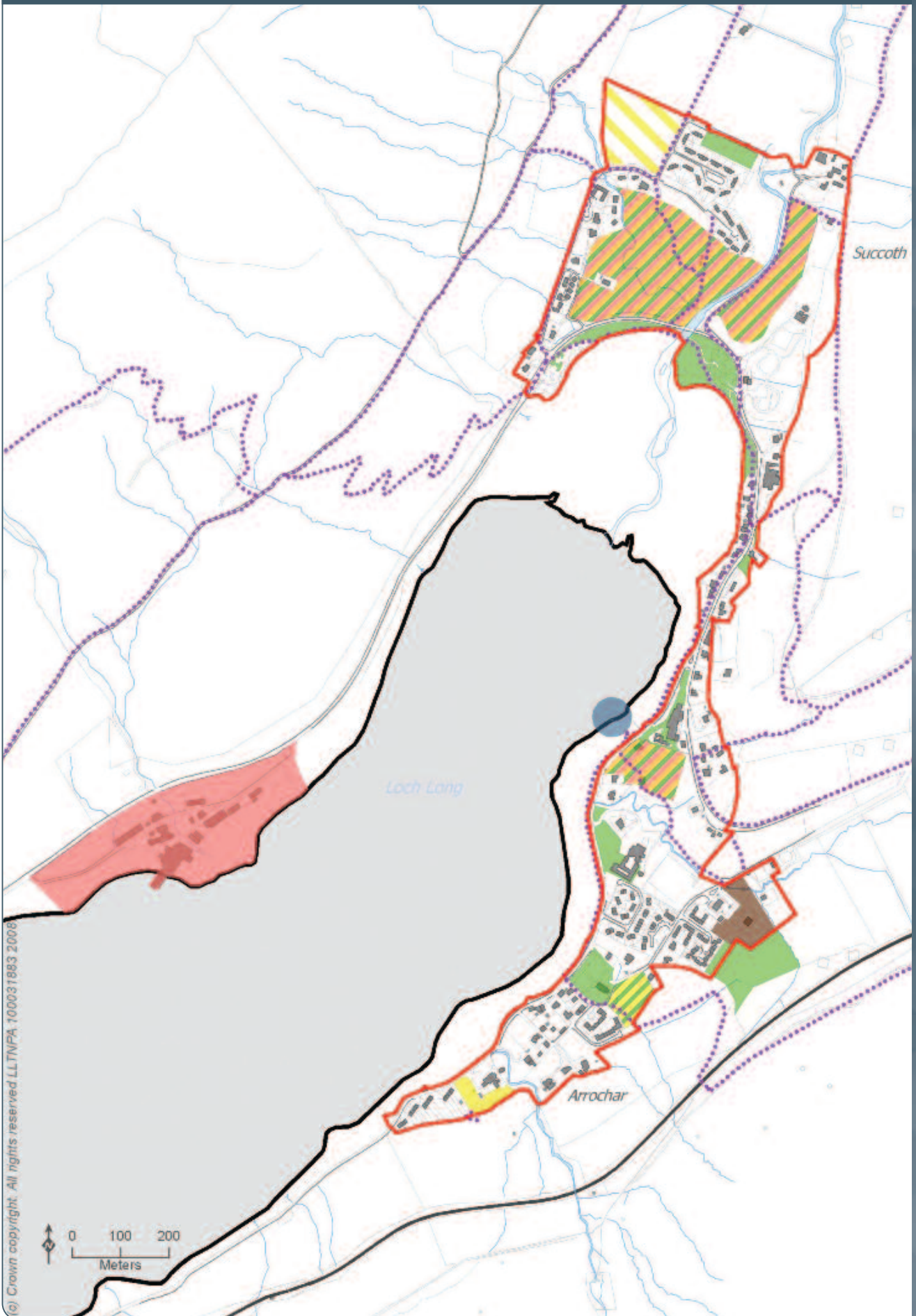
HOUSING

Site / Development Guidelines	Estimated capacity - allocated land/sites with planning permission	Estimated capacity - New Allocations	Phasing	
			2008-2015	2016-2020
Cobbler's Rest	12		12	
Church Street		12	12	
Site west of forestry houses, Succoth	26			26

ECONOMIC DEVELOPMENT

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

ARROCHAR AND SUCCOTH



SUSTAINABLE TOURISM

Proposed Site/ General Area	Potential Uses	Development Constraints/ Requirements
Arrochar		
Arrochar	Tourism accommodation and visitor facilities including retail/commercial development and new infrastructure to support marine access and public realm/civic space.	<ul style="list-style-type: none"> • Appropriate access • Flooding/drainage • Archaeology
Succoth	Site to be safeguarded for longer-term for potential community uses. Small-scale visitor facility linked to open space and informal recreation and community uses.	<ul style="list-style-type: none"> • Appropriate access • Flooding • Archaeology • Low-key development as site to be safeguarded for longer-term community uses • Scope for small-scale visitor facility linked to passive recreation and picnicking
Former torpedo range	Water-based recreational uses and associated facilities for sailing, diving and other non-motorised water recreation. Self catering and bunkhouse accommodation and ancillary food and drink uses.	<ul style="list-style-type: none"> • Appropriate access • Flooding • Archaeology • Landscape and visual Impact assessment of wider landscape setting

TRANSPORT

Location	Transport Infrastructure Proposals	Development Constraints/Requirements
Pier, Arrochar	Infrastructure to enable marine access	<ul style="list-style-type: none"> • Link to adjacent tourism development • Landscape and visual impact assessment

BALLOCH

Balloch provides a range of services and facilities and acts as a service hub to nearby settlements including Gartocharn, Drymen and Luss. Balloch is the main southern gateway into the National Park and provides a range of visitor facilities and accommodation. Good transport links with Glasgow make it a popular visitor destination. It experiences some flooding constraints associated with Loch Lomond and the River Leven.

Sense of Place

As a main tourism gateway to the Park, Balloch has a range of tourism-related shops, hotels and restaurants of various styles and designs. Its characteristics are largely suburban, with numerous surrounding housing estates, including Haldane, Mollanbowie and more recently Drumkinnon Gate.

DEVELOPMENT STRATEGY

A number of allocated housing sites will deliver a range of housing opportunities. Balloch's role as a key gateway to the National Park offering a range of year round visitor facilities will be strengthened through new tourism development, visitor infrastructure and improvements to public realm at Loch Lomond Shores, West and East Riverside and Woodbank House. The repair and future use of Balloch Castle requires to be considered, recognising the significance of this building as a public resource located within Balloch Castle Country Park. Visitors will be encouraged to explore the National Park using alternative means of transport to their cars through the development of a multi-modal transport interchange at the Old Station (train, bus, boat, bikes and walking).

HOUSING

Site / Development Guidelines	Estimated capacity - allocated land/sites with planning permission	Estimated capacity - New Allocations	Phasing	
			2008-2015	2016-2020
Carrochan Road	23		23	
Former garage site, Balloch (Mixed use site for housing and commercial)	17		17	
Land north of Craiglomond Gardens	8		8	























TRANSPORT

Location	Transport Infrastructure Proposals	Development Constraints/Requirements
Old Station, Balloch	Transport interchange	<ul style="list-style-type: none"> Integrate with West Riverside and Old Station tourism development

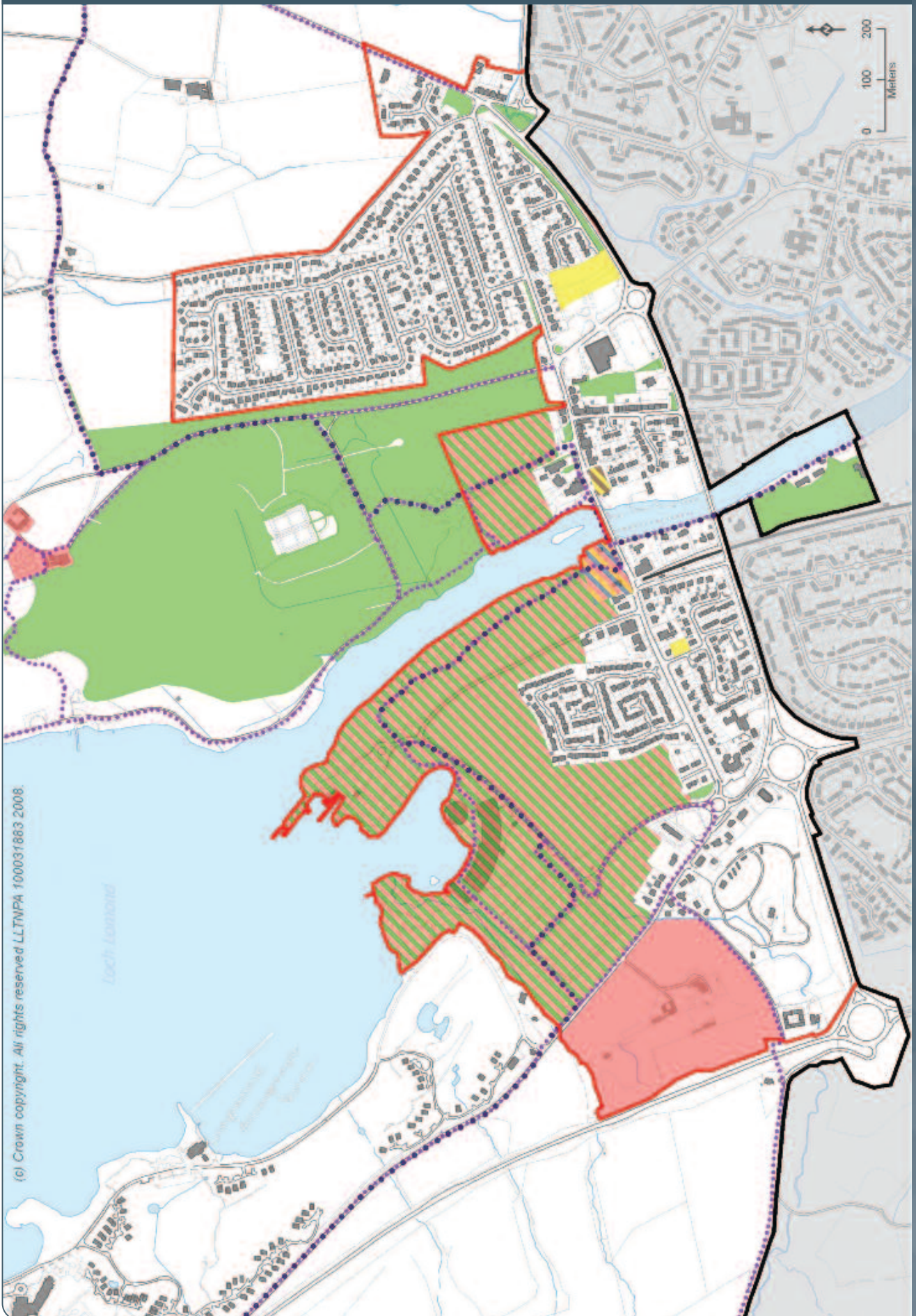
SUSTAINABLE TOURISM

Proposed Site/ General Area	Potential Uses	Development Constraints/ Requirements
Balloch		
Loch Lomond Shores/West Riverside and the Old Station	Range of accommodation types including hotel and self catering, youth hostel. New civic square at the Old Station including multi-modal transport interchange.	<ul style="list-style-type: none"> • Appropriate access • Flooding • Archaeology • Contaminated land • Landscape and visual assessment of wider landscape setting • Linkages to Balloch Castle Country Park (ferry crossing)
Woodbank House	Tourism uses	<ul style="list-style-type: none"> • Listed building • Ancient woodland • Archaeology • Appropriate access
Balloch Castle	Tourism uses	<ul style="list-style-type: none"> • Grade A building in very poor condition • Future use to secure retention of building as a public resource in Balloch Castle Country Park.
St Kessogs, East Riverside and Moss O'Balloch	Tourism, recreation and public realm	<ul style="list-style-type: none"> • Retention and enhancement of riverside including opportunities for public realm and civic space

KEY

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BALLOCH



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BALMAHA

Balmaha has a small number of community facilities and services with the nearest school and village hall located in Milton of Buchanan and main services in Drymen. It is bordered by an outstanding range of biodiversity qualities including the nearby Ramsar site on Loch Lomond and is also located in the National Scenic Area. Recreational and visitor pressures are experienced at peak times.





















Sense of Place

Balmaha is a dispersed, low density collection of mainly residential dwellings together with some public and tourism buildings. It has a limited sense of enclosure and the landscape clearly takes precedence over built form, giving a rural characteristic to the area.

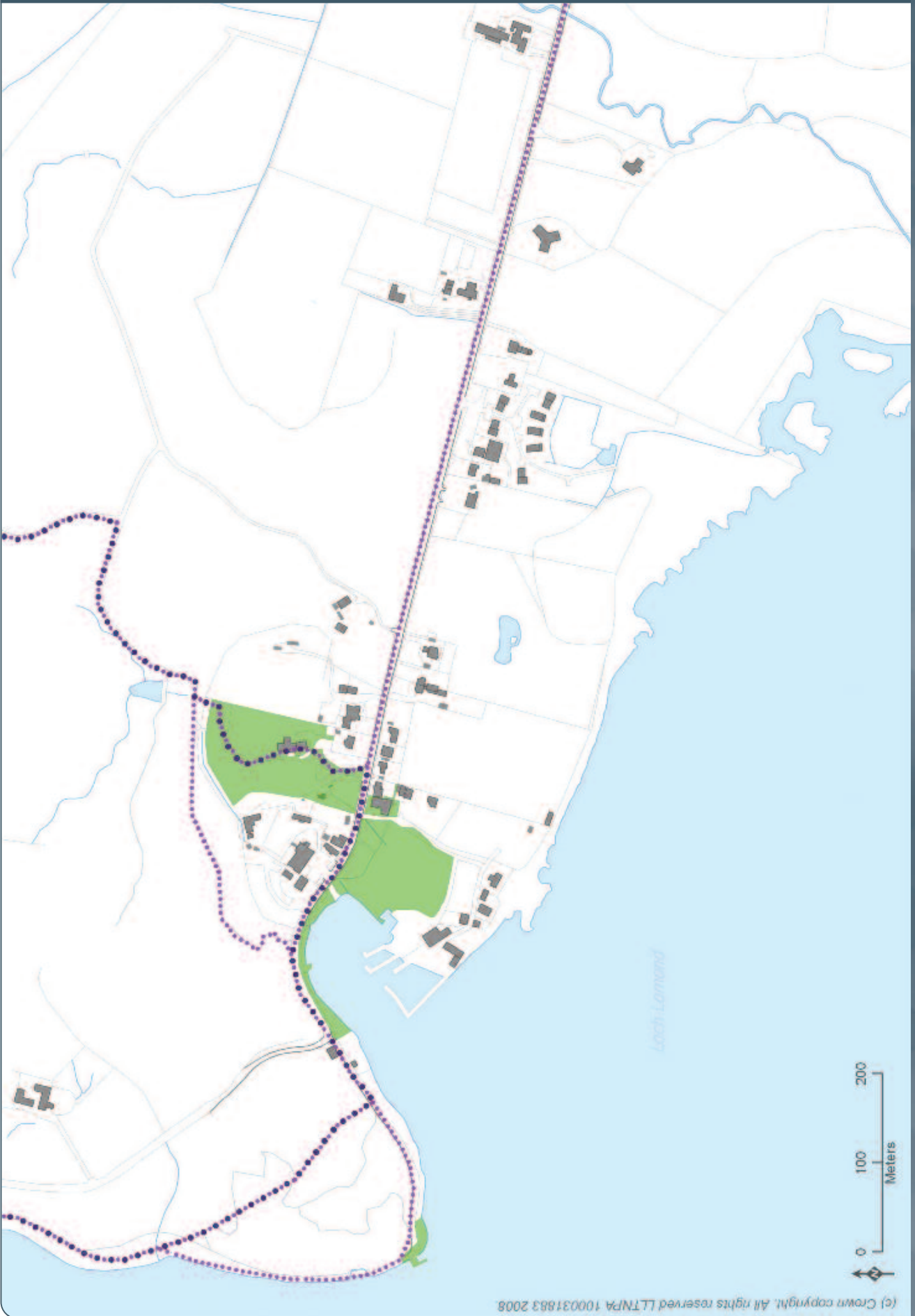
DEVELOPMENT STRATEGY

Balmaha is identified as a small rural settlement due to its size, dispersed and low density development pattern and its sensitive landscape setting. No formal settlement boundary has been identified in order to retain its rural characteristics and to ensure that infill development does not erode these special qualities. No sites are formally identified for development however affordable housing will be supported on appropriate sites. Proposals for new tourism development within and north of Balmaha will be resisted and support will only be given to small-scale improvements to existing tourism and visitor facilities. In order to better manage visitor pressures, support will be given to infrastructure improvements that encourage modal shift away from the car to alternative means of transport when travelling north of Balmaha.

KEY

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BALMAHA



BALQUHIDDER

Balquhidder has a strong interdependence with Lochearnhead and Strathyre and relies on these villages for a range of community facilities and services. It is accessed along a single track road from the A84. There is significant flood risk associated with Loch Voil and the River Balvag.

Sense of Place

Balquhidder has a dispersed rural character. Most development is divided into clusters or groupings set within the glen, positioned around the church and south of the Calnair Burn, together with a dispersed ribbon of houses between this and the Kings House Hotel.














DEVELOPMENT STRATEGY

No formal development sites are identified in Balquhidder. There has been a recent increase in housing in the community and consent for housing has been granted within the grounds belonging to Stronvar House. Opportunities for further housing are limited on account of landscape setting, flood risk and access constraints. There may be scope for some further small-scale and individual housing development for affordable housing needs in order to broaden the range of housing choice for local households.

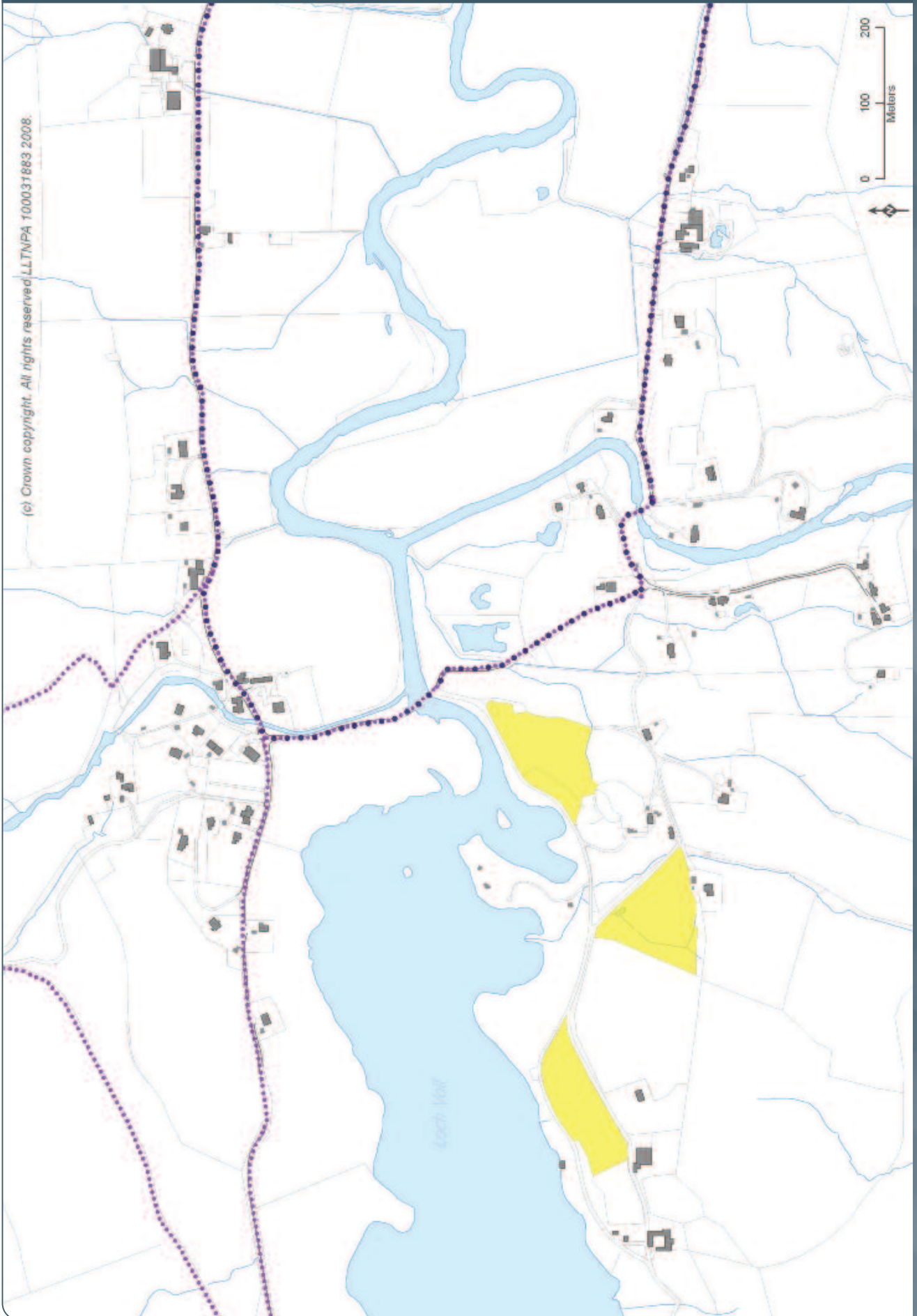
HOUSING

Site / Development Guidelines	Estimated capacity - allocated land/sites with planning permission	Estimated capacity - New Allocations	Phasing	
			2008-2015	2016-2020
Stronvar House and its grounds	10		10	

KEY

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BALQUHIDDER



BRIG O' TURK

Brig o' Turk has a small range of services and facilities including a primary school and village hall. Callander provides a fuller range of facilities and services. There is potential risk of flooding on the periphery of the settlement.

Sense of Place

Brig o' Turk is a small settlement comprising small 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 settlement boundary is identified for Brig o' Turk on account of its dispersed development pattern and outstanding landscape setting. An allocated housing site at Glenfinglas Road will deliver some housing opportunities. There may be further scope for small-scale and single housing developments for affordable housing needs.

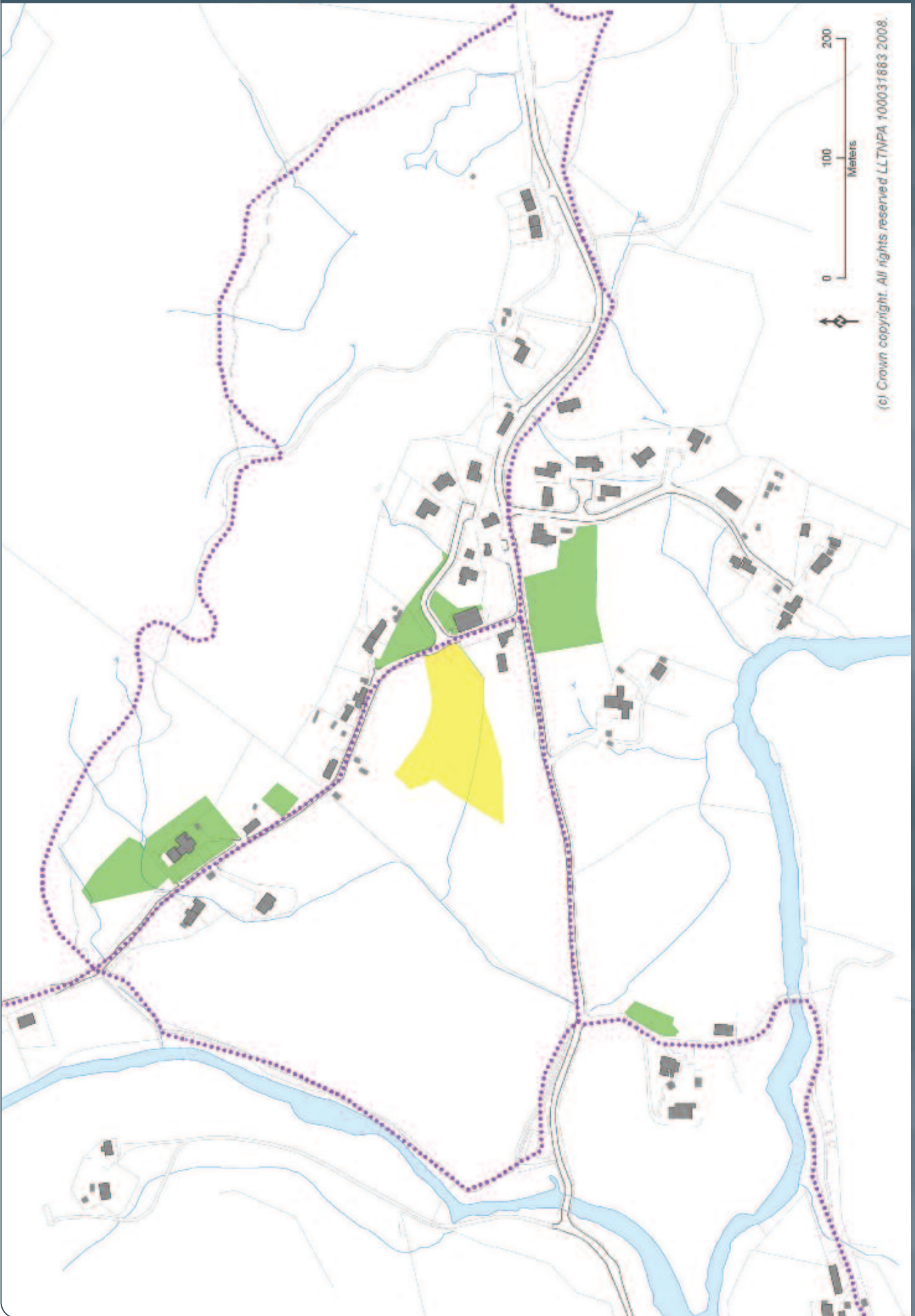
HOUSING

Site / Development Guidelines	Estimated capacity - allocated land/sites with planning permission	Estimated capacity - New Allocations	Phasing	
			2008-2015	2016-2020
Glenfinglas Road	4		4	

KEY

 National Park boundary	 Housing	 Road or track
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	 Tourism	 Rural activity area
	 Tourism - long term	 Open space

BRIG O' TURK



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CALLANDER

Callander is the main eastern gateway into the National Park and has a busy town character. A popular visitor destination, it is also the largest settlement in the Park and provides a range of services and facilities including a secondary school. There is a significant flood risk from the River Teith. A large area of the town 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 Callander).

Sense of Place

Callander is a deliberately planned settlement and its layout is dominated by a main street which is straddled roughly at its mid point by Ancaster Square. Its most distinguishable characteristic is the dominance of the traditional Scottish feus system in Bridgend, Main Street, Stirling Road and Ancaster Square, involving the layout of long strips of land and linear layout. Modern housing on the edges of Callander detracts from the traditional character of the town and has diluted local characteristics.

DEVELOPMENT STRATEGY

A number of allocated housing sites will deliver a range of open market and affordable housing opportunities during the lifetime of the plan. Two sites have been identified as potential long-term housing sites. Opportunities exist to consolidate and improve the role of Callander town centre to provide an enhanced visitor experience. Tourism development at Auchenlaich will provide a range of accommodation opportunities including hotel, self catering and camping/caravanning. Cambusmore is identified as a major long-term tourism opportunity of international significance. Some opportunities remain for further light industry and storage at Lagrannoch and an additional opportunity for economic development including start up businesses and workshops is identified at the site south of McLaren High School. The Callander East Rural Activity Area will be retained to enable expansion of businesses which have outgrown their premises or to develop businesses which suit this semi-rural location.

HOUSING

Site / Development Guidelines	Estimated capacity - allocated land/sites with planning permission	Estimated capacity - New Allocations	Phasing	
			2008-2015	2016-2020
Pearl Street	5		5	
Stirling Road	30		30	
Tannochbrae	67		67	
Churchfields (Retention of open space adjacent western boundary and footpath. No development on easternmost field adjacent to river – landscape and flooding constraints.)	28		28	
Old telephone exchange, Station Road	10		10	



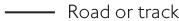












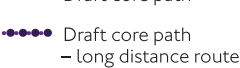



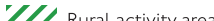

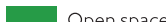
HOUSING (CONTINUED)

Site / Development Guidelines	Estimated capacity - allocated land/sites with planning permission	Estimated capacity - New Allocations	Phasing	
			2008-2015	2016-2020
The Gart Caravan Park (Potential long-term housing opportunity. The site at present makes a valuable contribution to the tourism sector and any re-development would be subject to relocation of existing site.)		174		174
Site north of Lagranoch Drive (Potential long-term opportunity subject to resolving access.)		28		28

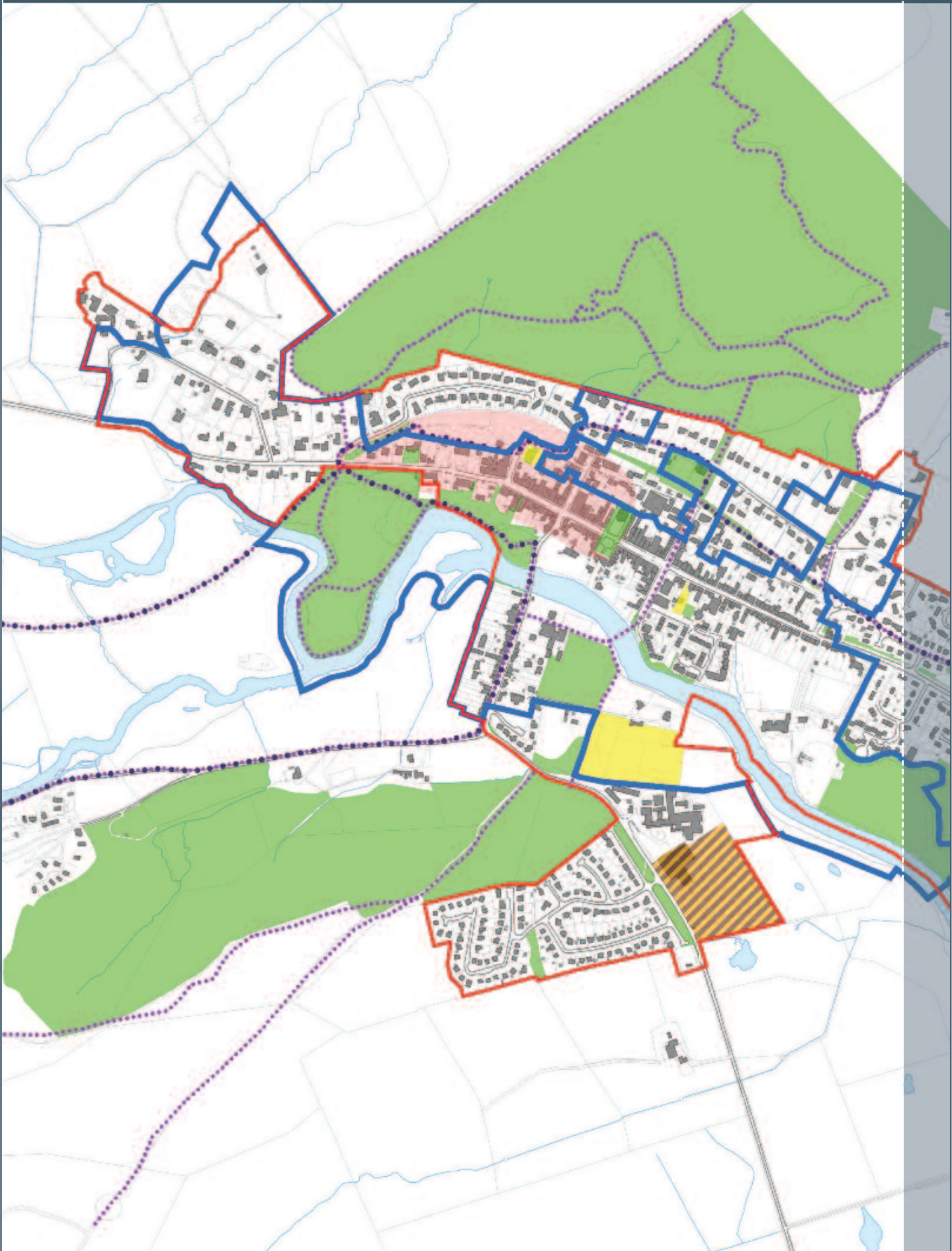
ECONOMIC DEVELOPMENT

Site	Potential Uses	Development Constraints/Requirements
Lagranoch	Promote establishment of Class 4/5 uses	<ul style="list-style-type: none"> • Flooding constraints on part of site located next to River Teith
South of McLaren High School	Promote establishment for Class 4/5 uses	<ul style="list-style-type: none"> • Opportunity for shared campus supporting economic development/employment uses and existing community uses at McLaren Leisure Centre
Callander East - Rural Activity Area	Horticultural, small-scale wood processing, food processing and other business/industry	<ul style="list-style-type: none"> • Appropriate access, visibility and road safety provisions including protection of cycle route • Flooding, ancient woodland and geology constraints • Integration with approved mineral extraction • Retention and improvement of structural planting • Pedestrian link to Callander

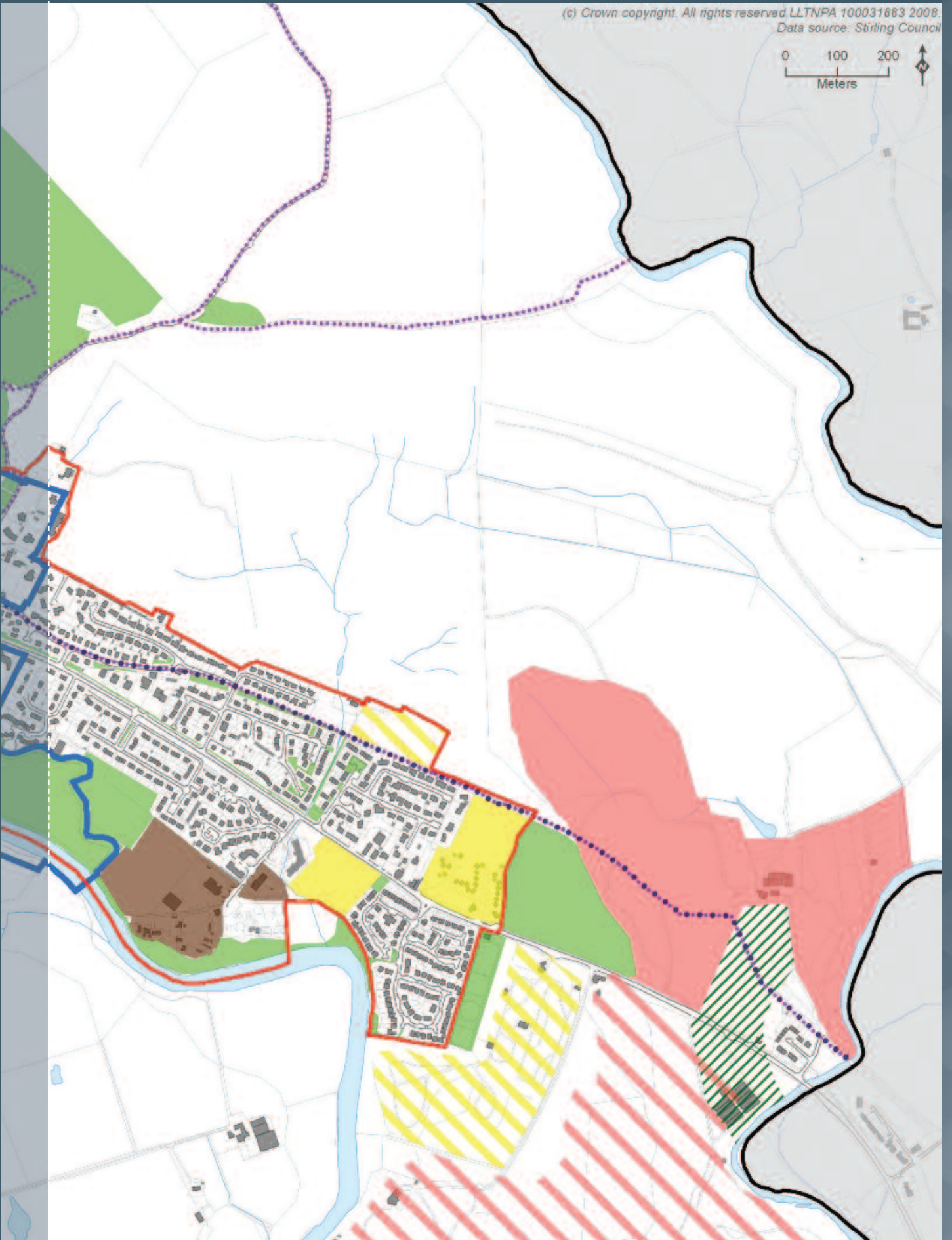
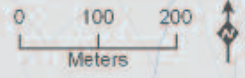
KEY

 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

CALLANDER



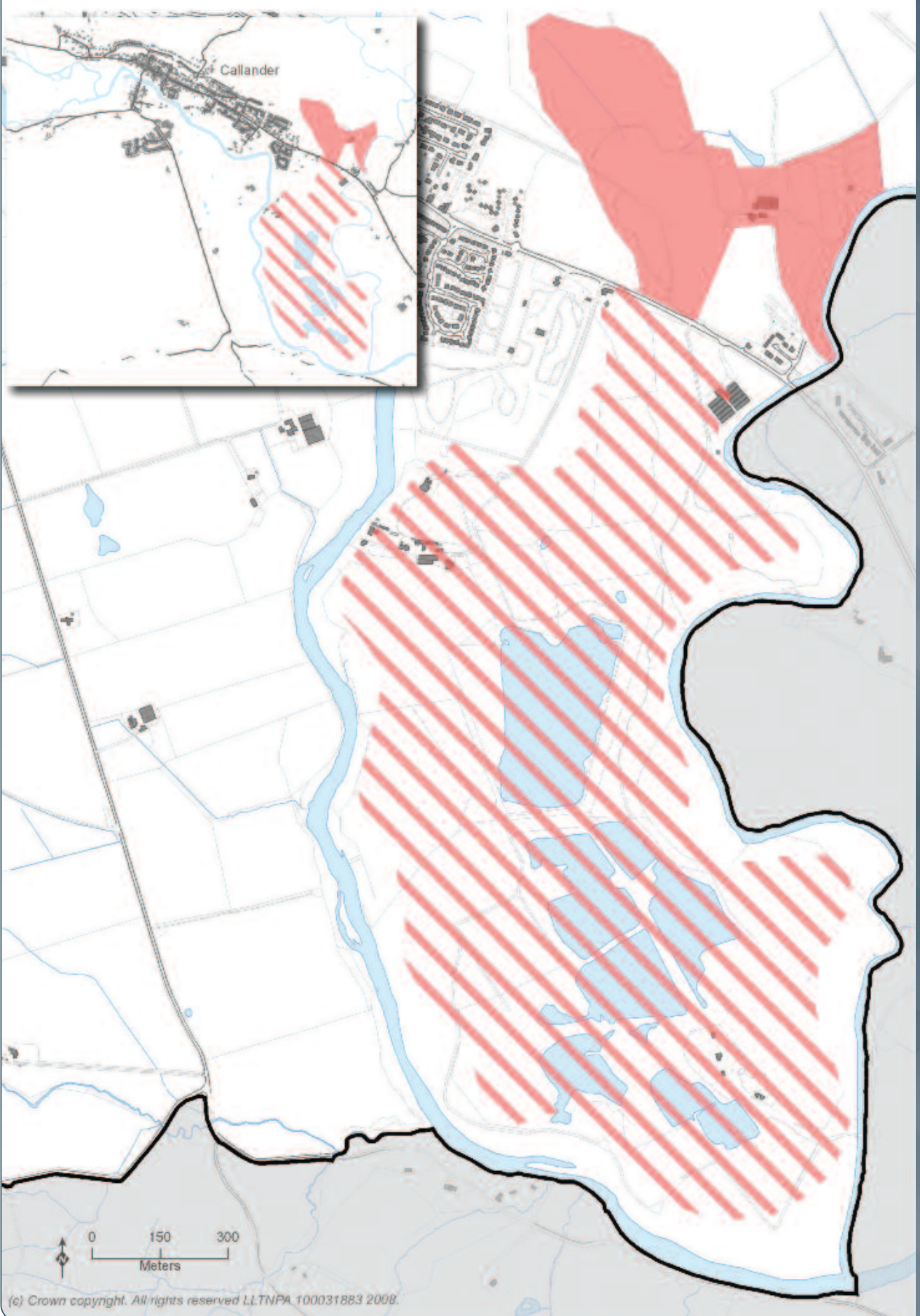
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Data source: Stirling Council



SUSTAINABLE TOURISM

Proposed Site/ General Area	Potential Uses	Development Constraints/ Requirements
Callander East		
Auchenlaich	<p>Hotel on western part of the site to the west of farmhouse and buildings, some scope for self catering accommodation.</p> <p>Eastern side of the site to be retained for camping and caravanning.</p>	<ul style="list-style-type: none"> • Appropriate access and road safety provisions including protection of cycle route • Flooding, geology, ancient woodland and archaeology issues • River Teith Special Area of Conservation • Protection of amenity and setting of Callander along the A84 • Retention and improvement of structural planting • Retention of features and patterns of past relict farming and land use • Interpretation of archaeological interests • An extended site area has been identified for camping and caravan provision on the eastern half of the site. This will be safeguarded as a potential future location for the existing static caravan provision at the Gart Caravan Park, should this site be identified as a long-term housing allocation.
Callander Town Centre including the Meadows car park, Dreadnought Hotel, St Kessogs and Station Road car park	Tourism/recreation/commu nity uses including retail/food and drink, accommodation, improved car parking, civic space and public realm improvements, community and visitor facilities	<ul style="list-style-type: none"> • Opportunities to reposition and improve role of the town centre • Opportunities for twin façade buildings to integrate Meadows car park and Main Street • Traffic management and parking required • Enhanced links to pends and alleyways • Improvements to civic space around Ancaster Square • Community and visitor facility at St Kessogs
Cambusmore	<p>Large-scale tourism resort including hotel/spa, self catering/timeshare development.</p> <p>Recreational activity relating to low key walking/cycling and possible golf course or equestrian uses.</p>	<ul style="list-style-type: none"> • Long-term opportunity, site presently being worked for minerals and consents exist up to 2023 • Delivery requires longer lead-in time and early master planning to commence within the short to medium term • Site adjoins Stirling Council Planning Area • Appropriate access, visibility and road safety provisions including protection of cycle route • Flooding, ancient woodland and geology issues • River Teith Special Area of Conservation • Integration with approved mineral extraction • Protection of amenity and setting of Callander along the A84 • Retention and improvement of structural planting • Retention of features and patterns of past relict farming and land use • Pedestrian link to town including possible new footpath along the Teith linking the central area of Callander to the east • Landscape and visual impact assessment of wider landscape setting

CALLANDER - SUSTAINABLE TOURISM



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CARRICK CASTLE

Carrick Castle is a small settlement located close to Lochgoilhead. It relies on Lochgoilhead to access a full range of community facilities and services.

Sense of Place
 Carrick Castle is a small ribbon settlement, centred around the 15th century Carrick Castle. A few late 19th century villas provide some localised sense of place. There are a number of 20th century houses which are mostly suburban in design.




















DEVELOPMENT STRATEGY

An allocated housing site will deliver some housing to help consolidate and enhance the building grouping around the castle. High quality design is required in order to conserve and enhance the historic setting of the castle. There are some opportunities for infill development which will help consolidate the linear form of this settlement. Tourism and recreation opportunities will be supported where these are of an appropriate scale as well as improved and new visitor infrastructure.

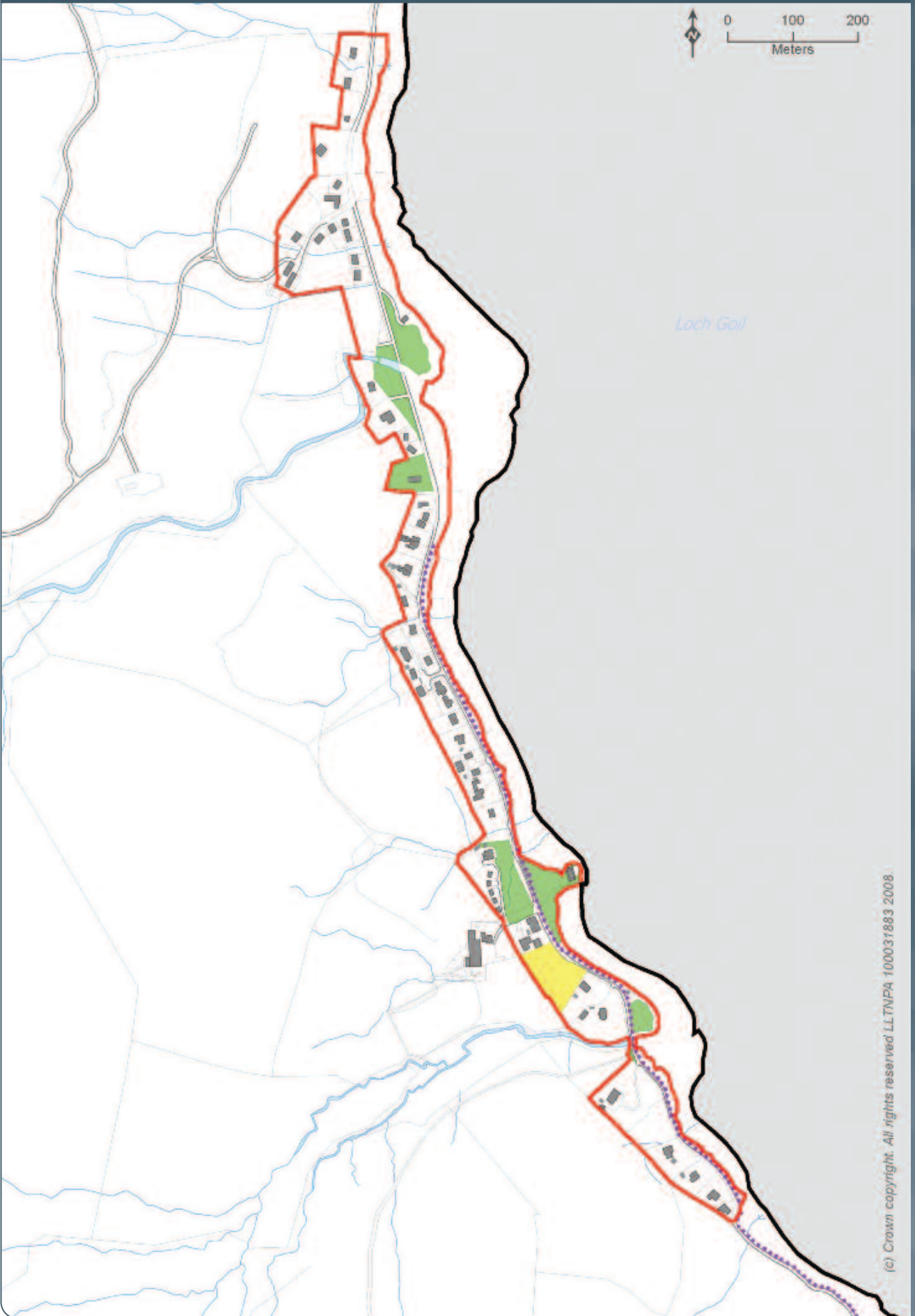
HOUSING

Site / Development Guidelines	Estimated capacity - allocated land/sites with planning permission	Estimated capacity - New Allocations	Phasing	
			2008-2015	2016-2020
Former hotel site		6	6	

KEY

-  National Park boundary
-  Area outside National Park
-  Settlement boundary
-  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

CARRICK CASTLE



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CRANLARICH

Crianlarich has a range of services and facilities including a primary school and has a close association with nearby Tyndrum. The proposed Crianlarich bypass will significantly reduce the amount of passing traffic through western part the village.

Sense of Place

Crianlarich's character is that of a highland village framed and enclosed by the surrounding landscape of forests and rugged high mountains. Development is typically low density with several larger buildings such as the hotel at the junction of the A82 and A85.

DEVELOPMENT STRATEGY

Economic development opportunities towards the settlement's southern boundary will provide opportunities for light industry, start-up workshops and/or business. Opportunities exist for small-scale and individual housing development. It has been difficult to identify additional opportunities for housing within the settlement however there may be opportunities to develop the land which will be made available as a result of the proposed bypass.

















ECONOMIC DEVELOPMENT

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

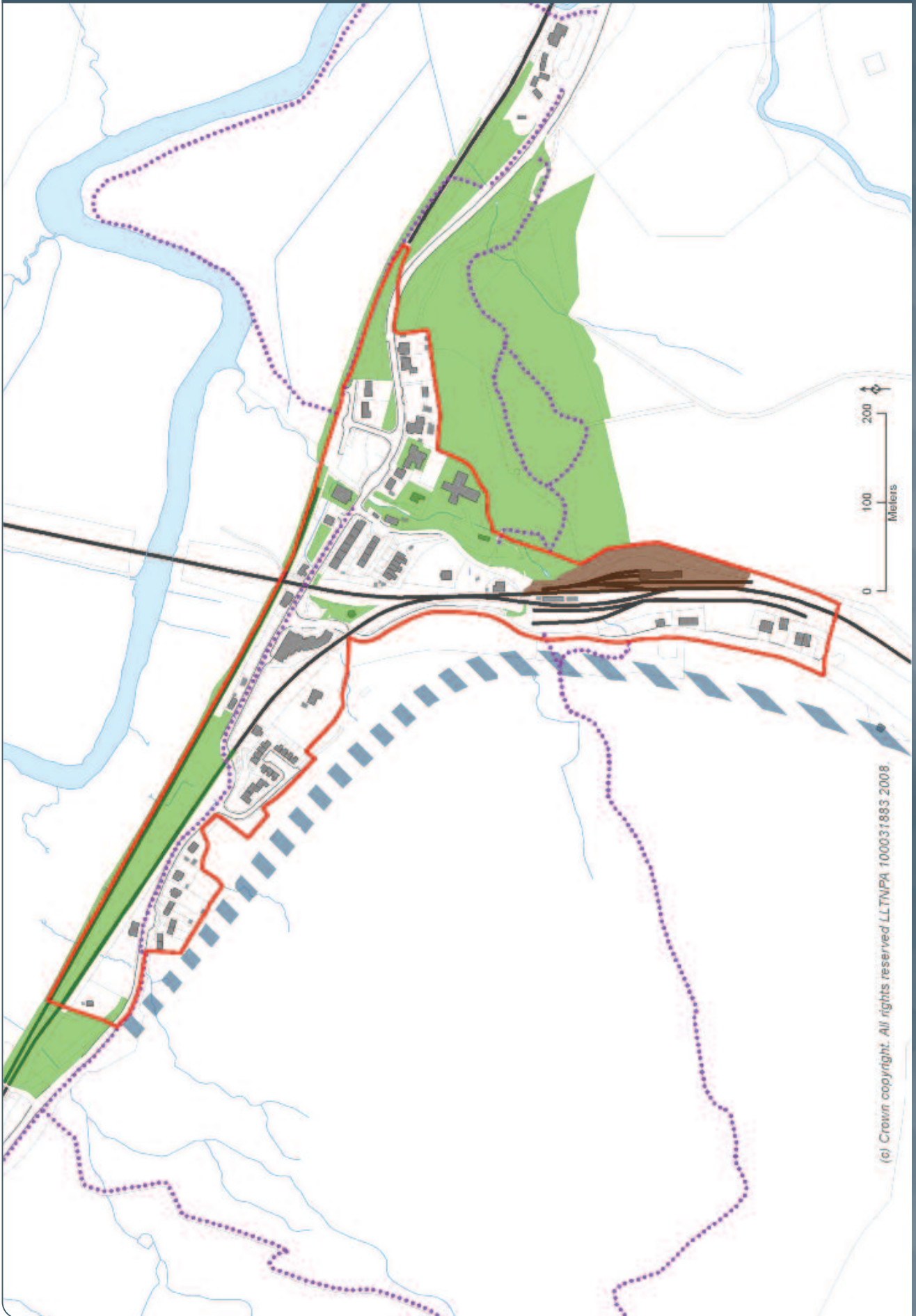
TRANSPORT

Location	Transport Infrastructure Proposals	Development Constraints/Requirements
Crianlarich	Village bypass	<ul style="list-style-type: none"> • Landscape and visual impact assessment. • Investigate potential uses of land released between bypass and village. • Development brief required to ensure integration with village.

KEY

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CRIANLARICH



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