

SECTION 3

Place

This section identifies new opportunities and the development needed to support our communities, visitors and local economy, whilst ensuring the ongoing conservation and enjoyment of the area's outstanding environment.

3.1 The National Park

Loch Lomond & The Trossachs has long been recognised as a special place. Since the times of Wordsworth and Scott its scenic qualities have been celebrated.

It is these qualities which have made the area such a popular place to visit and which contributed to its designation as a National Park in 2002. The Park also is noted for its natural and cultural heritage value, having a diverse range of habitats and species, and a distinctive cultural identity. And it is this cultural identity, carved by its people, that has made the Park's Towns and Villages what they are today; but of course its special environment has played the role of both provider and inspirer in their development.

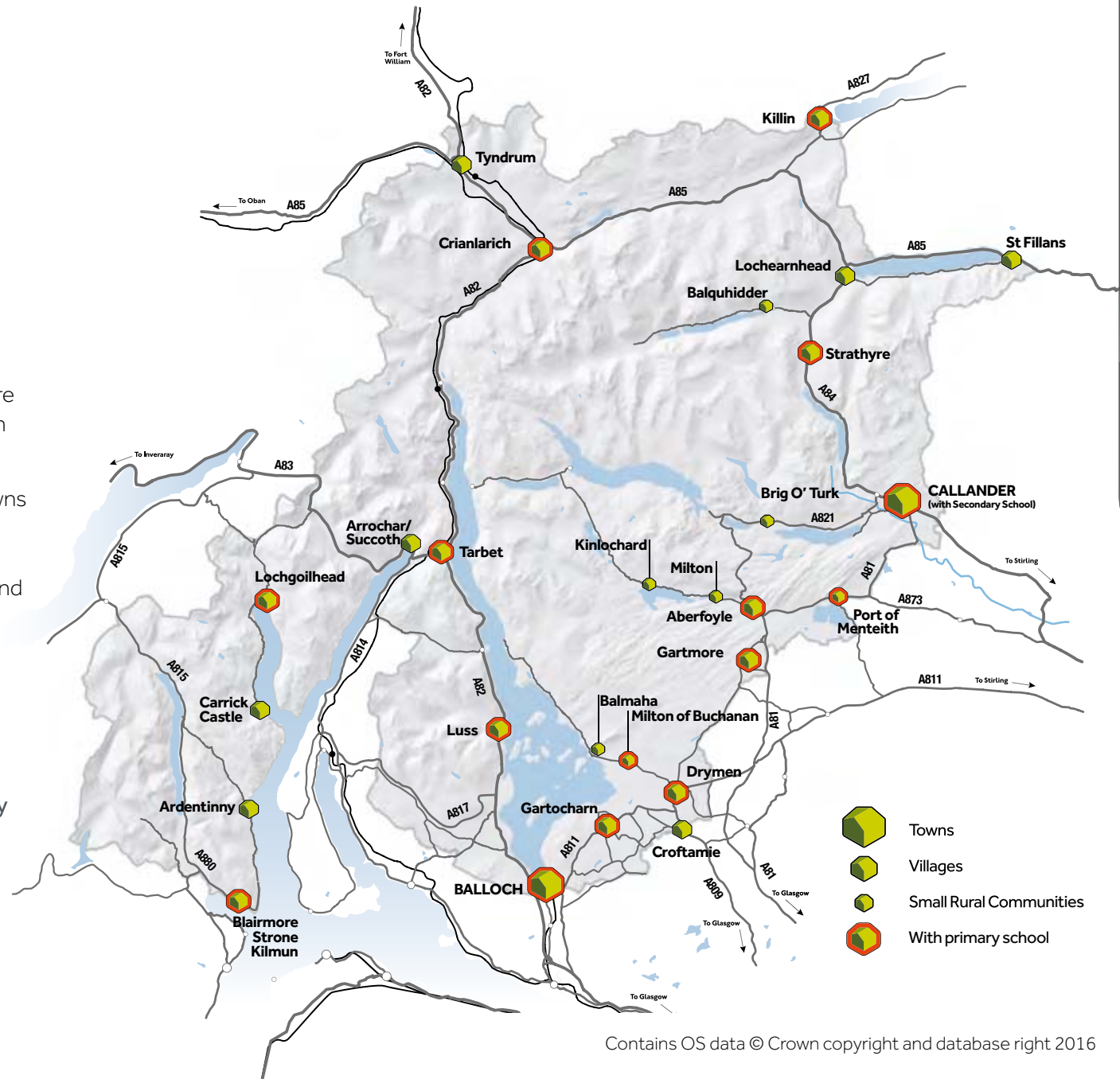
The National Park covers 1,865 square kilometres (720 square miles), extending from Holy Loch on the Cowal peninsula to St Fillans at the eastern end of Loch Earn, and from Balloch to Tyndrum. It is an area of contrasts from rolling lowland landscapes in the south, to high mountains in the north, and has many lochs and rivers, forests and woodlands. The Highland Boundary Fault, a defining feature in the geology of Scotland, crosses the south east corner of the National Park, and marks the dramatic transition from the gentle lowlands to the dramatic uplands.

Towns and Villages

The Towns and Villages are central to the Plan's development strategy as this is where the majority of development is directed. This is appropriate as it is where the majority of services are located such as shops, schools, and health centres.

As well as having these services the Towns and Villages can attract investment to improve connections to the rest of the Park and beyond through the road, rail and path network. Some key facts include:

- 20 Towns and Villages exist within the Park
- 15 primary schools
- One secondary school (McLaren High), although the area is served by four outwith the Park's boundary.



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Environment

Land cover in the Park broadly comprises a mixture of upland and moorland vegetation (around 50%), woodlands and forestry (around 26%), enclosed agricultural land (around 15%) and water (around 7%).

Agriculture, particularly sheep production and forestry, remain the backbone of the rural economy, with the support from Government subsidies being critical. The entire Park area is currently covered by the Less Favoured Area Support Scheme which reflects the challenges to farming across the area - although this is currently being reviewed. While not the largest employer, the importance of their role in land management and maintaining the traditional character of the Park is significant. The Park has internationally important lochs and water catchments many of which are used for water extraction and hydro power generation.

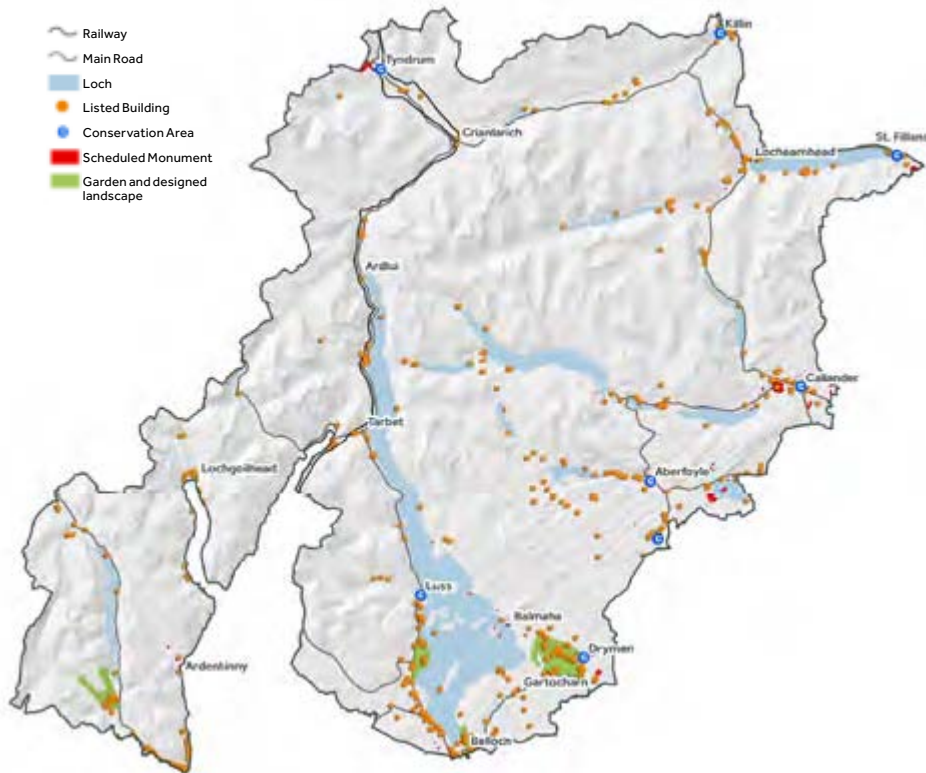
The geodiversity of the Park has led to a significant heritage of quarrying for building materials which has contributed to the distinct character of the area's built heritage. Mineral resources, including gold, also exist near Tyndrum.

Growing demands for tourism and recreation are leading to changes in patterns of land use, particularly around the south of Loch Lomond where many estates and their policies have been converted to golf courses and holiday accommodation. Such change can, if appropriately handled, present opportunities to better manage and enhance important landscape features and habitats, as well as provide wider recreation opportunities.

Some key facts relating to the environment include:

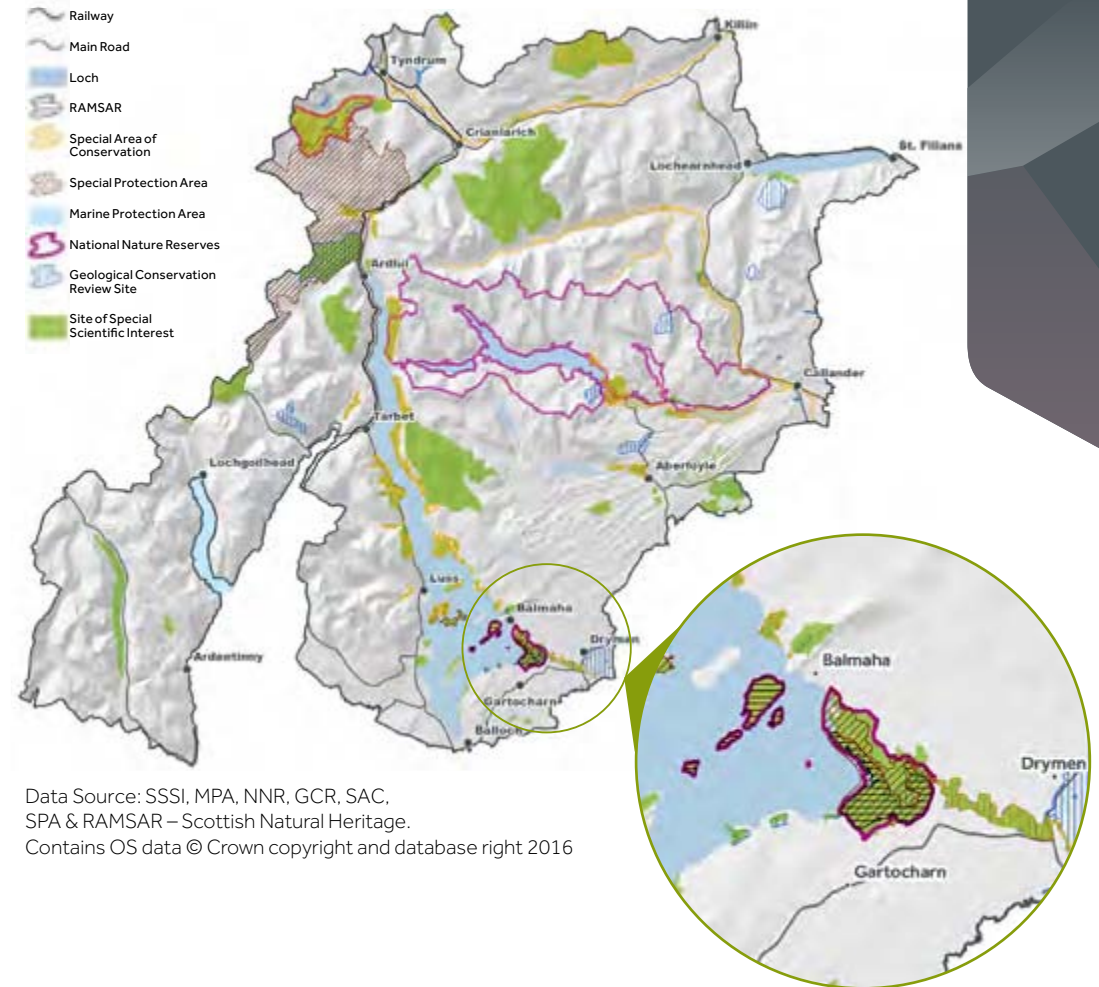
- 8 Special Areas of Conservation
- 2 Special Protection Areas
- 57 Sites of Special Scientific Interest (38 completely in The Park)
- 3 National Nature Reserves
- 1.5% of The Park forms Geological Conservation Review Sites
- 2 RAMSAR Sites
- 2 National Scenic Areas
- 2 Forest Parks
- Numerous non-inventory designed landscapes
- 22 Lochs
- 39 miles of coastline around three sea lochs
- 21 Munros and 19 Corbetts
- Loch Lomond is the largest expanse of freshwater in Great Britain
- 728 Listed buildings
- 8 Conservation Areas
- 62 Scheduled Monuments
- Widespread local archaeology, and
- 8 Gardens and Designed Landscapes

Cultural & Built Heritage Designation map



Data source: Listed Buildings, GDL & SAM – Historic Scotland.
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Natural Heritage Designation map



Data Source: SSSI, MPA, NNR, GCR, SAC, SPA & RAMSAR – Scottish Natural Heritage.
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Economy

The Park's economy is dominated by tourism, land-based businesses and the service sector. The Value of the Park study commissioned in 2011 suggests that the value of visitor services is £205.9 million per annum.

Other aspects of the National Park's economy reflect its location as an area of accessible countryside within the hinterland of the cities and towns of central Scotland.

This close proximity to large urban areas and its high quality natural environment means that tourism dominates. It also means that the larger towns and cities close to the Park are typically more attractive locations for businesses and commercial premises as they are closer to their customers or demand for their services. However, the Park is an attractive area for people who work in these businesses to live and commute

from, and also for small or sole practice professional consultancies.

Rural landownership is dominated by privately managed farms and a number of large private estates along with public and third-sector land, particularly the Forestry Commission which includes large parts of the Queen Elizabeth and Argyll Forest Parks. Decisions made by land managers are key to ensuring a healthy rural economy.



People

The Park is host to people who live here, visit the Park, invest in local businesses, and experience the spectacular landscapes. The 2011 Census reported that the National Park has a population of 15,168. This is a reduction from the 2001 Census which was 15,600 and there is

expected to be a 10% reduction over the long term. Like Scotland as a whole, the percentage of people of a pensionable age in the National Park is set to increase over the next 20 years. It is predicted to increase by 13% from 2010 to 2035 with a reduction in our young people.

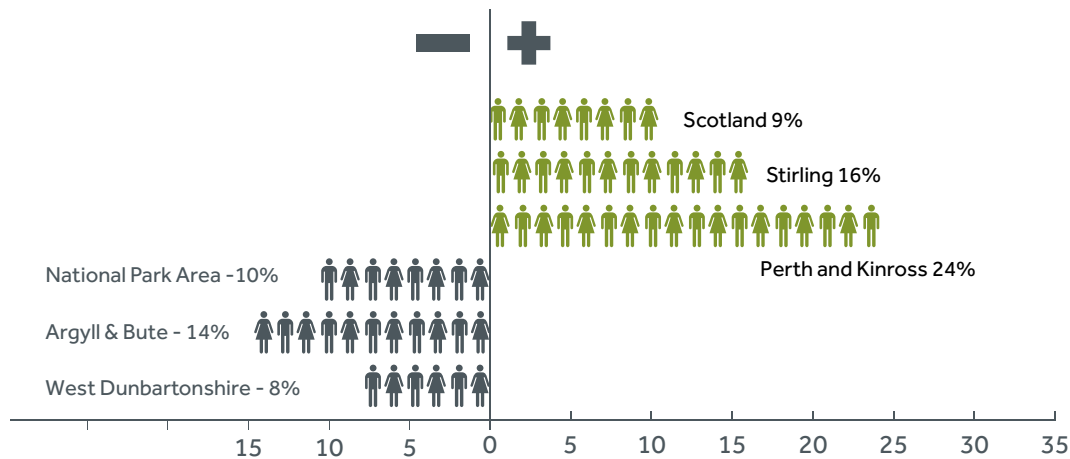


Table 1: National Records of Scotland Projected % Population change (2012 - 2037)



Transport

There are the following strengths to transport in the National Park:

- It is within an hour's travel of over two million people.
- It is within an hour's travel of two of Scotland's largest airports.
- The main tourist route to the North West Highlands runs through it - the A82.
- Numerous piers and slipways provide access to our Lochs.
- 6 railway stations (Ardlui, Arrochar, Balloch, Crianlarich, Tyndrum Upper and Lower).
- 4 trunk roads (A82, A83, A84 & A85).
- Major A82 upgrades are proposed and there have been recent completions on the A82 at Pulpit rock and Crianlarich By-pass.

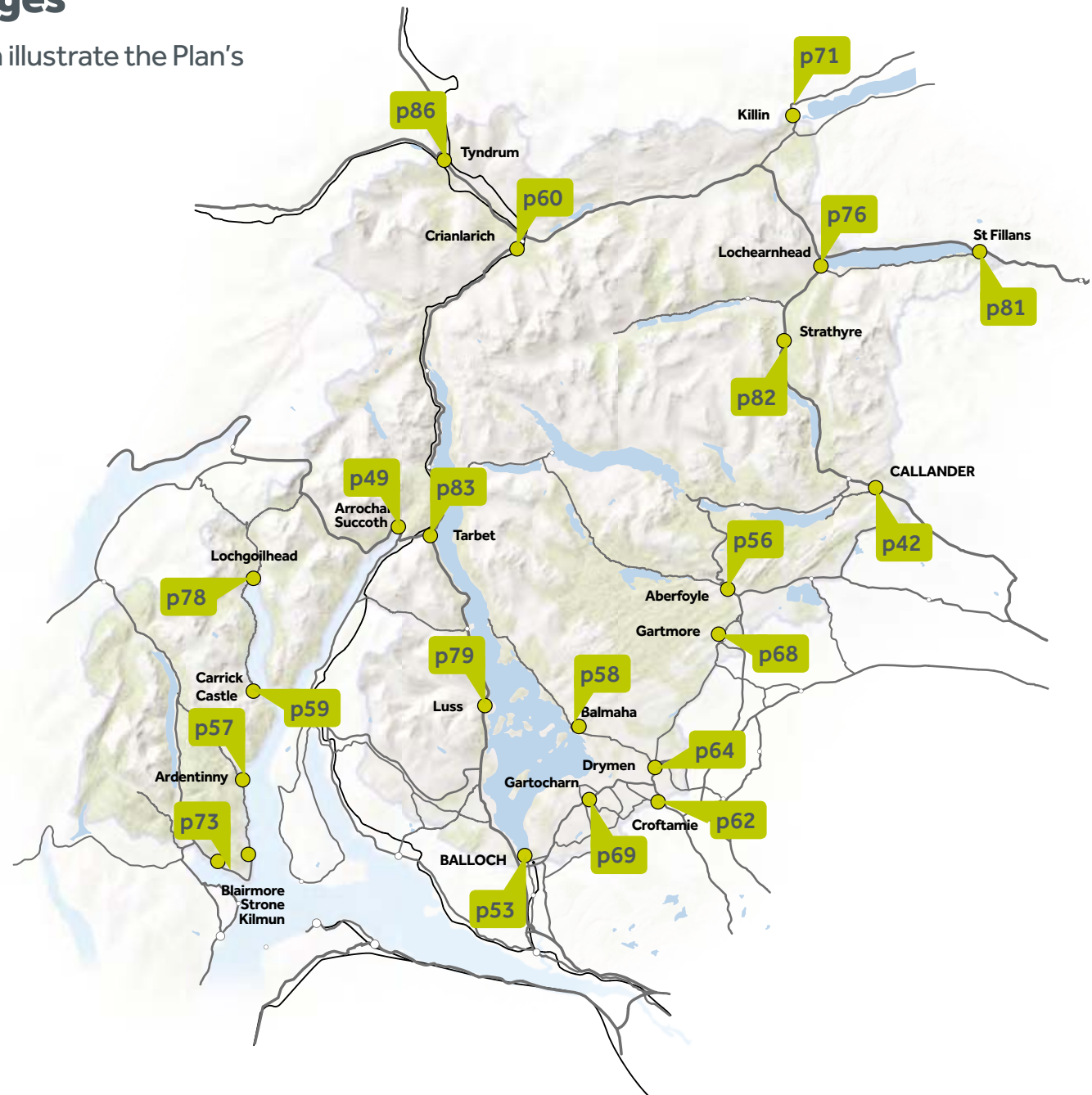
3.2 Our Towns and Villages

In this section you will see maps which illustrate the Plan's policies and proposals spatially.

A map of each Town and Village in the Park has been produced, along with site maps which we have allocated for specific development uses such as housing (indicative numbers), economic development and visitor experience. These are provided separately.

There are extra illustrations for seven site maps which we feel merit further consideration of the placemaking and design principals stated earlier in this Plan.

In the site maps you will find a series of icons which display the key considerations which should be taken into account before submitting a development proposal. This list of icons is not exhaustive and before submitting a planning application, we strongly recommend applicants approach us for pre-application discussions. A detailed explanation of what the icons mean can be found in Appendix 3.



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Key for Site Map Icons

 ACCESS	 LINKAGES TO BE PROVIDED
 ACTIVE TRAVEL PLAN	 LOCHSHORE PROTECTION
 ARCHAEOLOGICAL ASSESSMENT	 LONG TERM SITE
 BUILT ENVIRONMENT	 NATURA DESIGNATION
 CORE PATH(S) ON OR ADJACENT TO SITE	 NATURAL ENVIRONMENT DESIGNATION
 DESIGN DOCUMENT	 OPEN SPACE PROVISION (PLAY AREAS)
 DEVELOPER CONTRIBUTIONS	 PLACE-MAKING PRIORITY
 DRAINAGE IMPACT ASSESSMENT	 PROTECTED SPECIES
 FLOOD RISK ASSESSMENT	 PUBLIC PARKING REQUIRED
 GEOLOGY	 ROAD SAFETY
 HISTORIC ENVIRONMENT	 SUSTAINABLE DRAINAGE SYSTEM (SUDS)
 LAND CONTAMINATION ASSESSMENT	 TRANSPORT ASSESSMENT
 LANDSCAPE ASSESSMENT	 WASTE CAPACITY
 LANDSCAPE CONTEXT	 WOODLAND/ ANCIENT WOODLAND

Key for Town/Village Maps

HOUSING	
VISITOR EXPERIENCE	
MIXED USE	
ECONOMIC DEVELOPMENT	
RURAL ACTIVITY	
TRANSPORT	
PLACEMAKING PRIORITY	
<hr/>	
CONSERVATION AREA	
TOWN/VILLAGE BOUNDARY	
CORE PATHS	
OPEN SPACE	

CALLANDER

Callander is the largest town in the National Park offering a gateway in the east. It has a distinct character strongly influenced by its unique position sitting alongside the River Teith and where the lowlands meet the highlands.

The spectacular backdrop of Ben Ledi and Callander Crags adds to its appeal as a tourism destination. Callander is an 18th century planned town with broad linear main street offering a wide range of services and facilities, punctuated by Ancaster Square and St Kessogs. Its character is derived from its many slate and stone built buildings - many constructed in the distinctive local puddingstone.

The community holds aspirations to really improve the facilities for visitors with ongoing improvements to the town centre. The main focus for future development is therefore to:

- support the town centre and modernise Station Road car park;
- accommodate a replacement pedestrian bridge, a long term road bridge and associated road improvements;
- support opportunities for co-locating development with heat demand to sources of heat supply;
- deliver opportunities for a new supermarket and visitor accommodation, and,
- focus most new development to a large mixed use development to the south with new homes, land for businesses, a riverside park and a new hotel.

All development within or adjacent to Callander will contribute towards a strategic infrastructure fund (primarily road bridge) with details within the associated Callander South Masterplan Framework Planning Guidance.

Note: The Planning Guidance will clarify the amount of developer contributions proposed per development based on future strategic infrastructure assessments.

The community also have aspirations to improve the well-developed walking and cycling network throughout the area. Roadside footways and off road paths provide a path network which is extensive, generally multi-modal and offers a variety of utility journeys and recreational experiences to both residents and visitors.

There are opportunities to significantly improve this network, making it an exemplar walking and cycling friendly town. National Cycle Network (NCN) 76 provides a key active travel artery through the length of the town and National Planning Framework 3 highlights an aspiration that this will eventually link through to Doune and onto Stirling and the strategic path network beyond. The town is already well served by strategically significant routes NCN7 and "Rob Roy Way". As the town potentially develops to the south there are further opportunities to improve links within and outwith Callander.



Further Planning Guidance is included within the Callander South Masterplan Framework, published with this Plan, which also outlines how new development will contribute to the delivery of this.

PP
Focus on town centre regeneration
and public realm improvements

PROPOSED SITE & USES

HOUSING

- H1
- H2
- H3
- LT3

VISITOR EXPERIENCE

- VE1
- LT1

MIXED USE

- MU1
- MU2
- LT2

ECONOMIC DEVELOPMENT

- ED1

RURAL ACTIVITY AREA

- RA1

RETAIL

- RET1

PLACEMAKING PRIORITY

- PP

CONSERVATION AREA



TOWN BOUNDARY



CORE PATHS



OPEN SPACE



WASTE MANAGEMENT

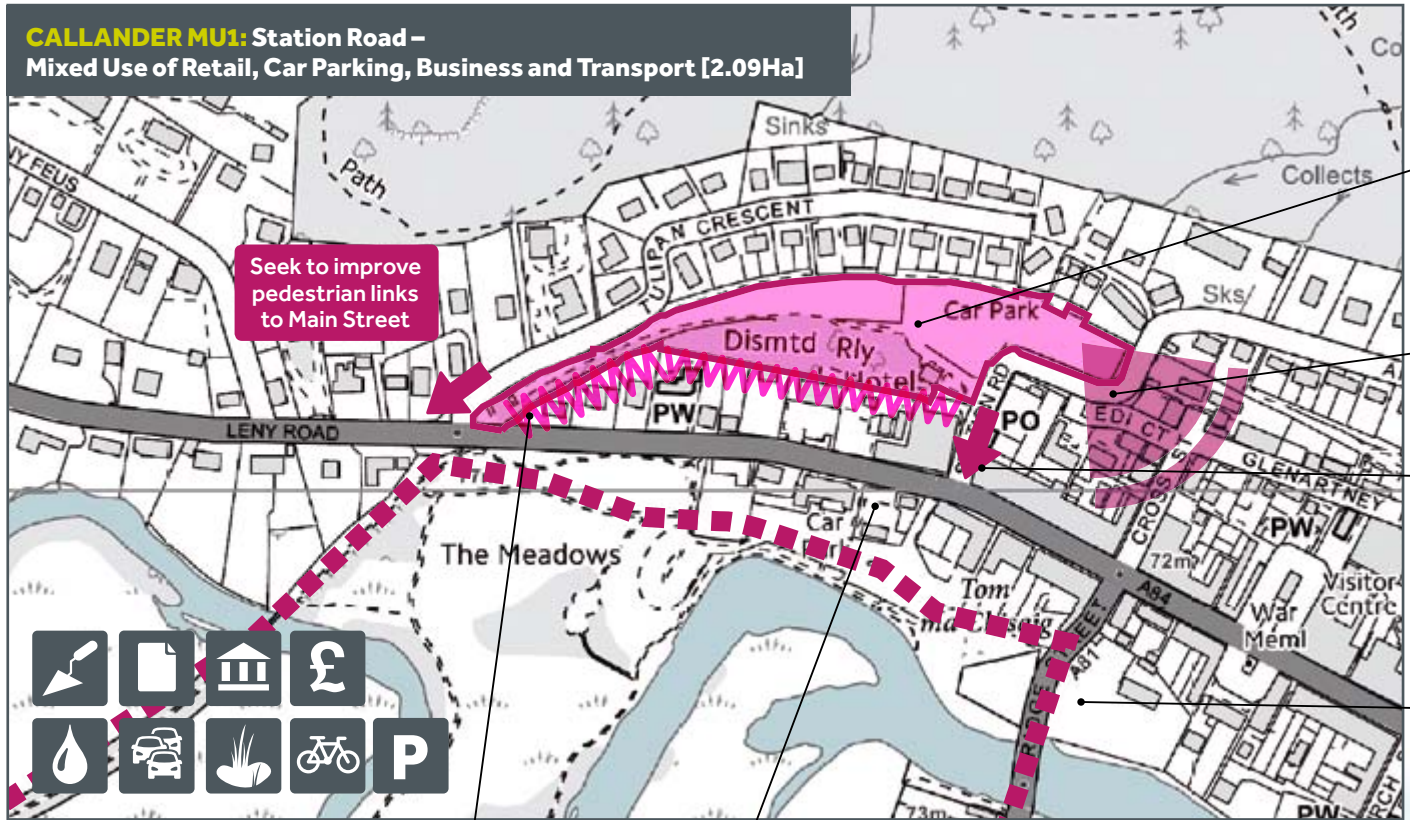


GLACIAL MORRAINE



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**CALLANDER MU1: Station Road –
Mixed Use of Retail, Car Parking, Business and Transport [2.09Ha]**



Seek to improve pedestrian links to Main Street

Retain central area for car park
Number of car parking spaces to be confirmed following town centre car parking review

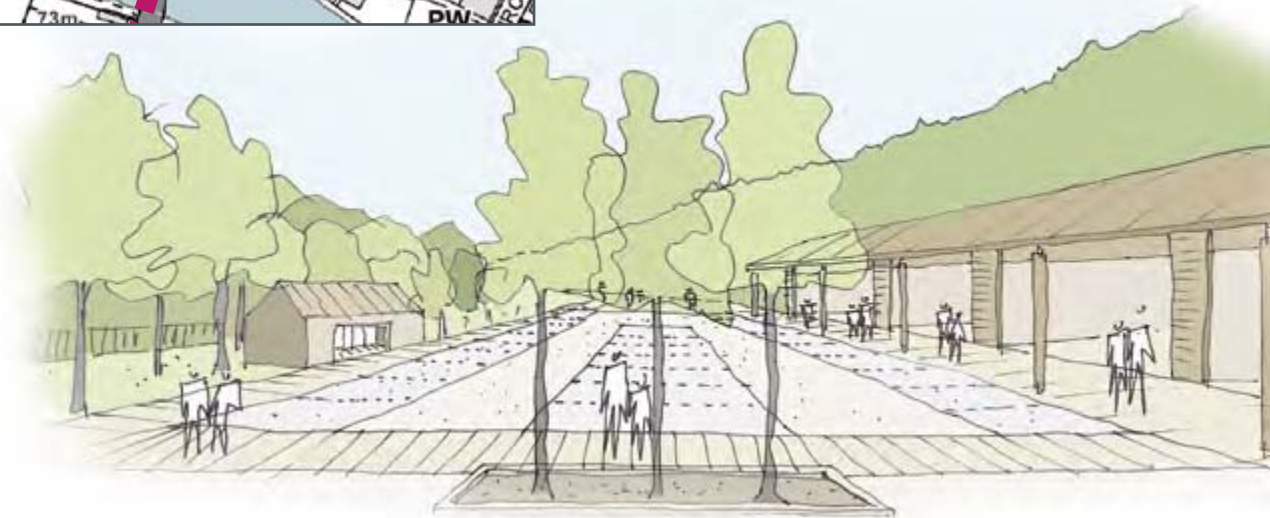
Views towards Ancaster Bridge

Seek to improve pedestrian links to Main Street

Link to National Cycle Route (NCN7)

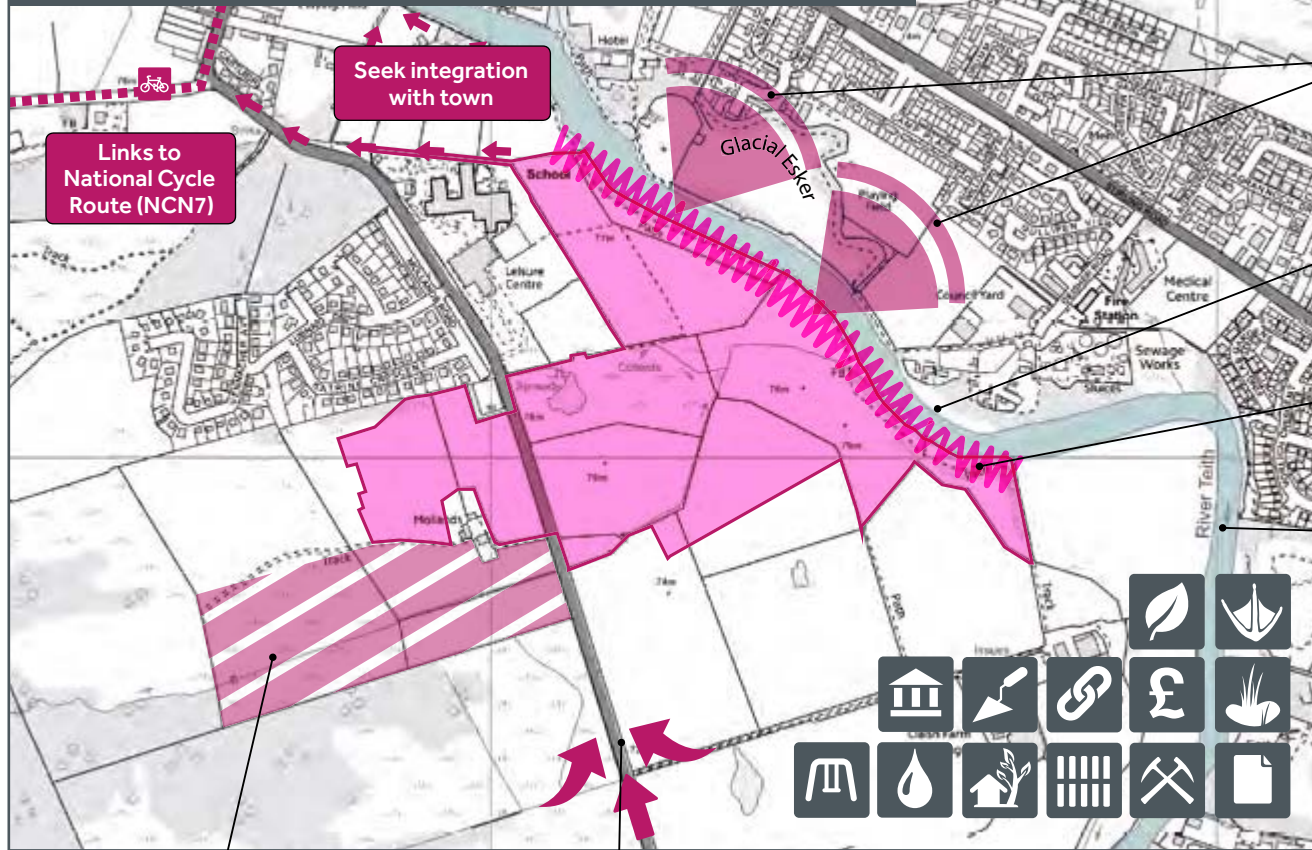
Sensitive edge of Conservation Area

Retain prominence of hotel



This illustration highlights how some of the principles could be applied on site

CALLANDER MU2: Claish Farm – Housing [90 homes], Visitor Experience, Economic Development and Playing Field [23.09Ha]



Impact on protected geological site (SSSI)

Key new gateway approach

Views towards Historic Garden & Designed Landscape

Mitigate against any possible impact on River Teith (SAC)

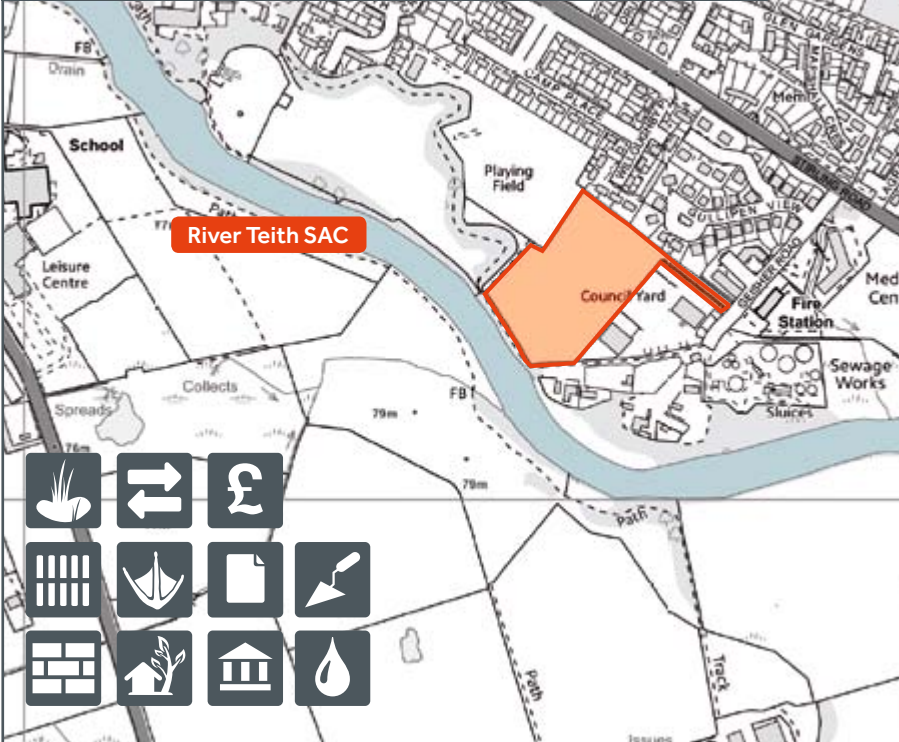
Sensitive boundary: River Teith (SAC), flood risk

High quality landscape, river character

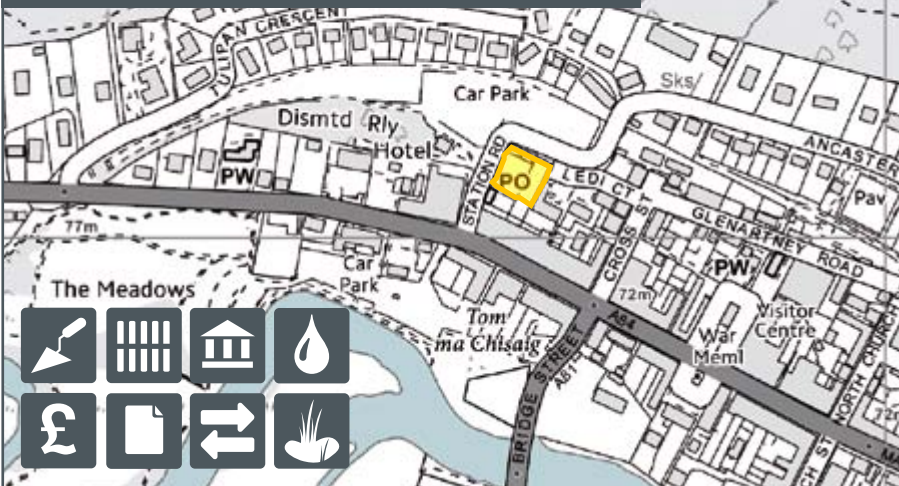


This illustration highlights how some of the principles could be applied on site

CALLANDER ED1: Lagrannoch Industrial Estate – Economic Development [2.08Ha]



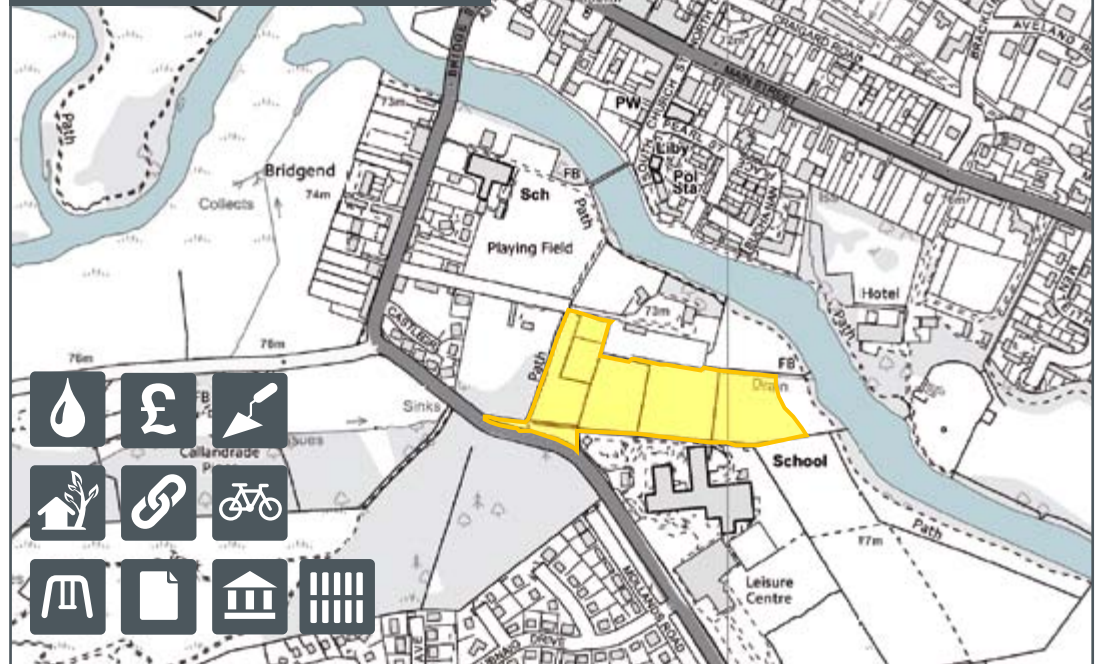
CALLANDER H2: Old Telephone Exchange – Housing [23 homes]



CALLANDER H1: Pearl Street – Housing [5 homes]



CALLANDER H3: Churchfields – Housing [30 homes]



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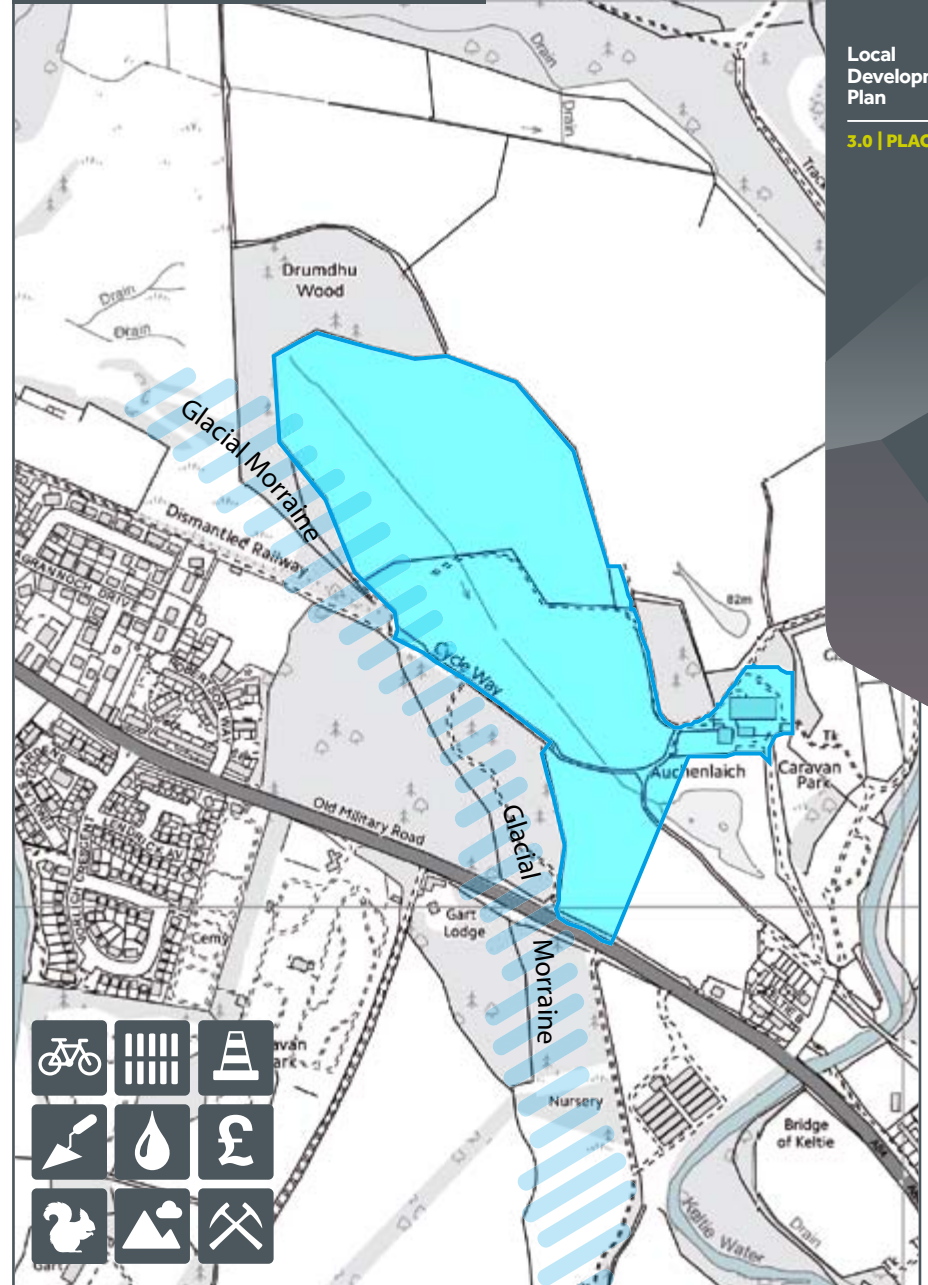
CALLANDER RA1: Callander East – Rural Activity Area [5.59Ha]



CALLANDER RET1: Stirling Road – Retail [1.44Ha]

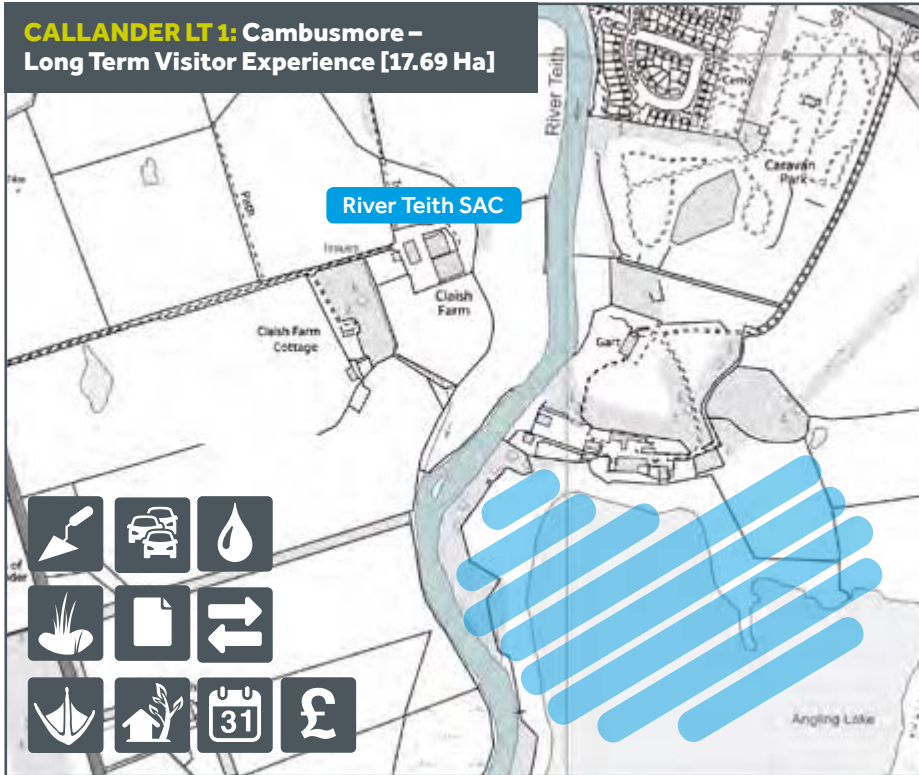


CALLANDER VE1: Auchenlaich – Visitor Experience [14.39Ha]

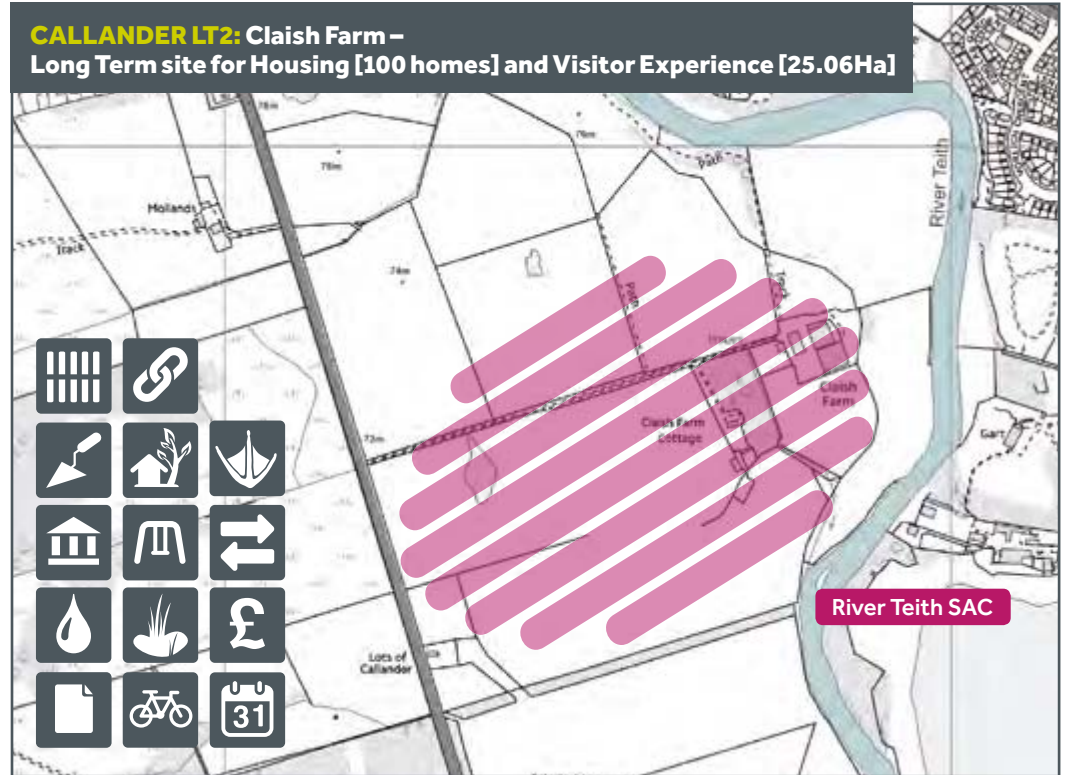


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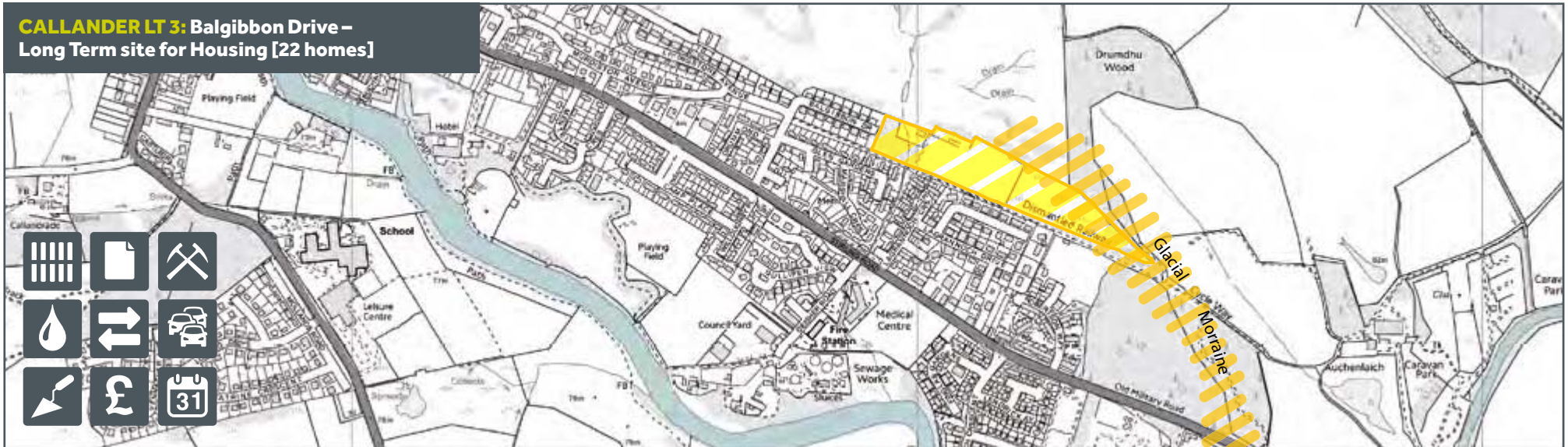
**CALLANDER LT 1: Cambusmore –
Long Term Visitor Experience [17.69 Ha]**



**CALLANDER LT2: Claiash Farm –
Long Term site for Housing [100 homes] and Visitor Experience [25.06Ha]**



**CALLANDER LT 3: Balgibbon Drive –
Long Term site for Housing [22 homes]**



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ARROCHAR & SUCCOTH

Arrochar and Succoth lie in a stunning setting at the top of Loch Long and surrounded by hills and mountains.

The Villages have grown along the lochshore. The area has fantastic opportunities to develop more as a marine gateway with the redevelopment of the former Torpedo site. Additionally, there is new housing being built in Succoth and a proposal to create a new village 'centre' for the community beside the Three Villages Hall. This area offers great opportunities for a range of new homes, employment, community and visitor infrastructure.

PROPOSED SITE & USES

HOUSING



VISITOR EXPERIENCE



MIXED USE



ECONOMIC DEVELOPMENT



TRANSPORT



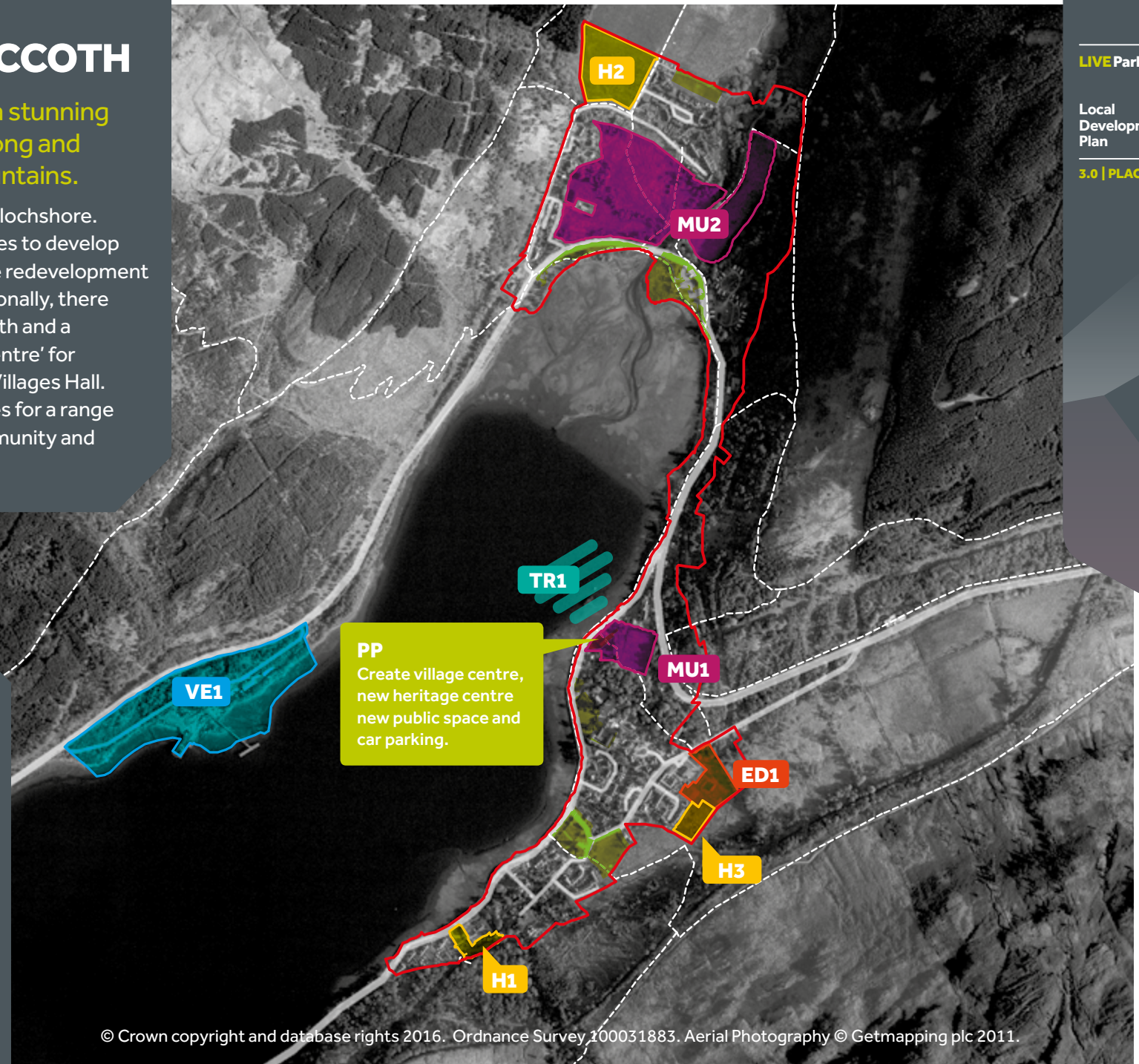
VILLAGE BOUNDARY



CORE PATHS

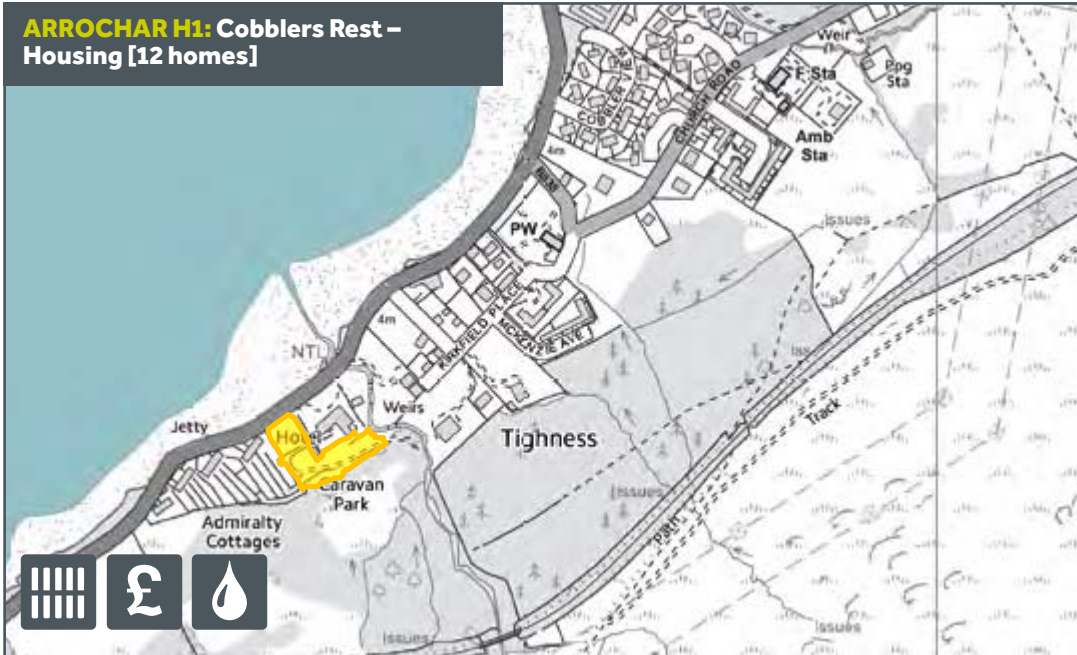


OPEN SPACE

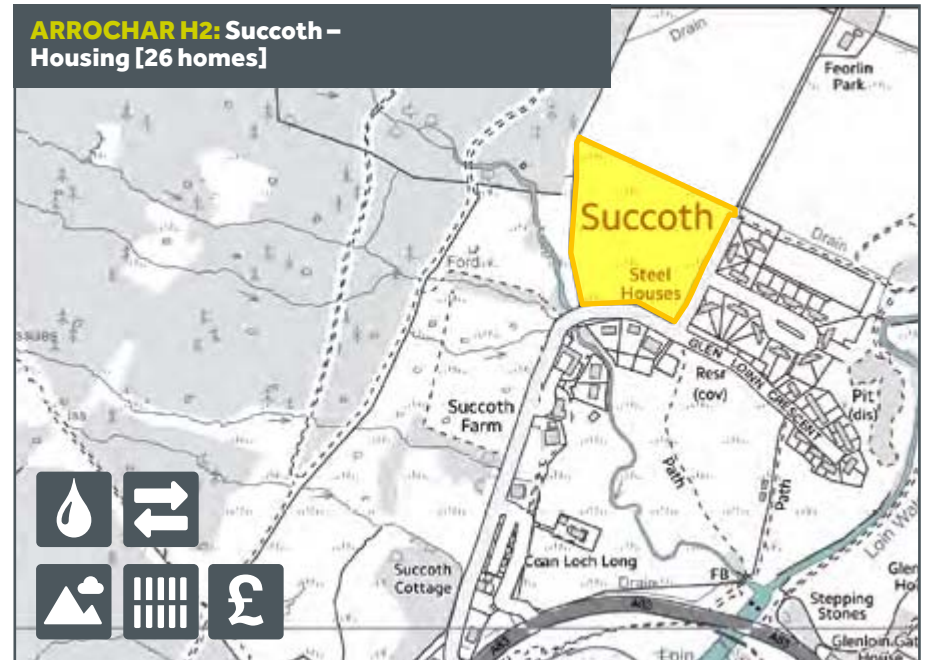


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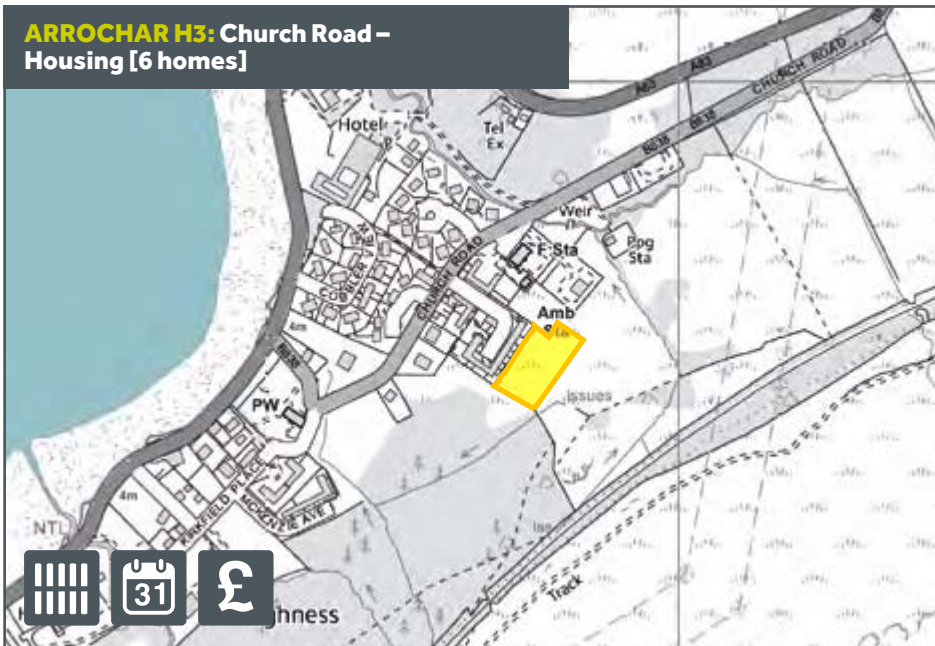
ARROCHAR H1: Cobblers Rest – Housing [12 homes]



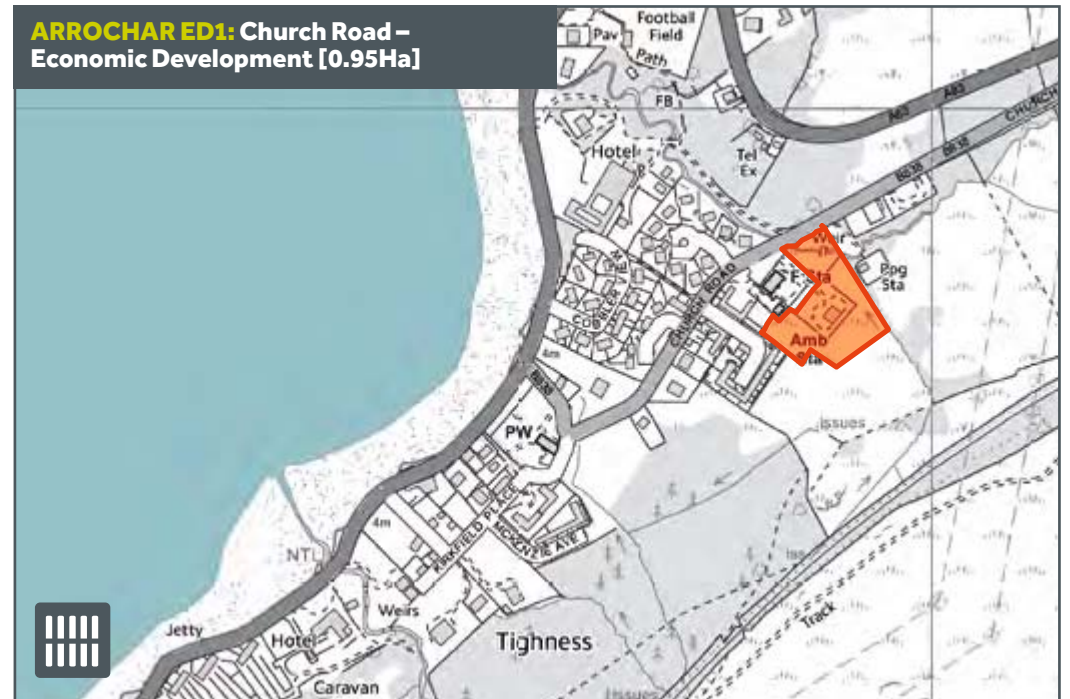
ARROCHAR H2: Succoth – Housing [26 homes]



ARROCHAR H3: Church Road – Housing [6 homes]

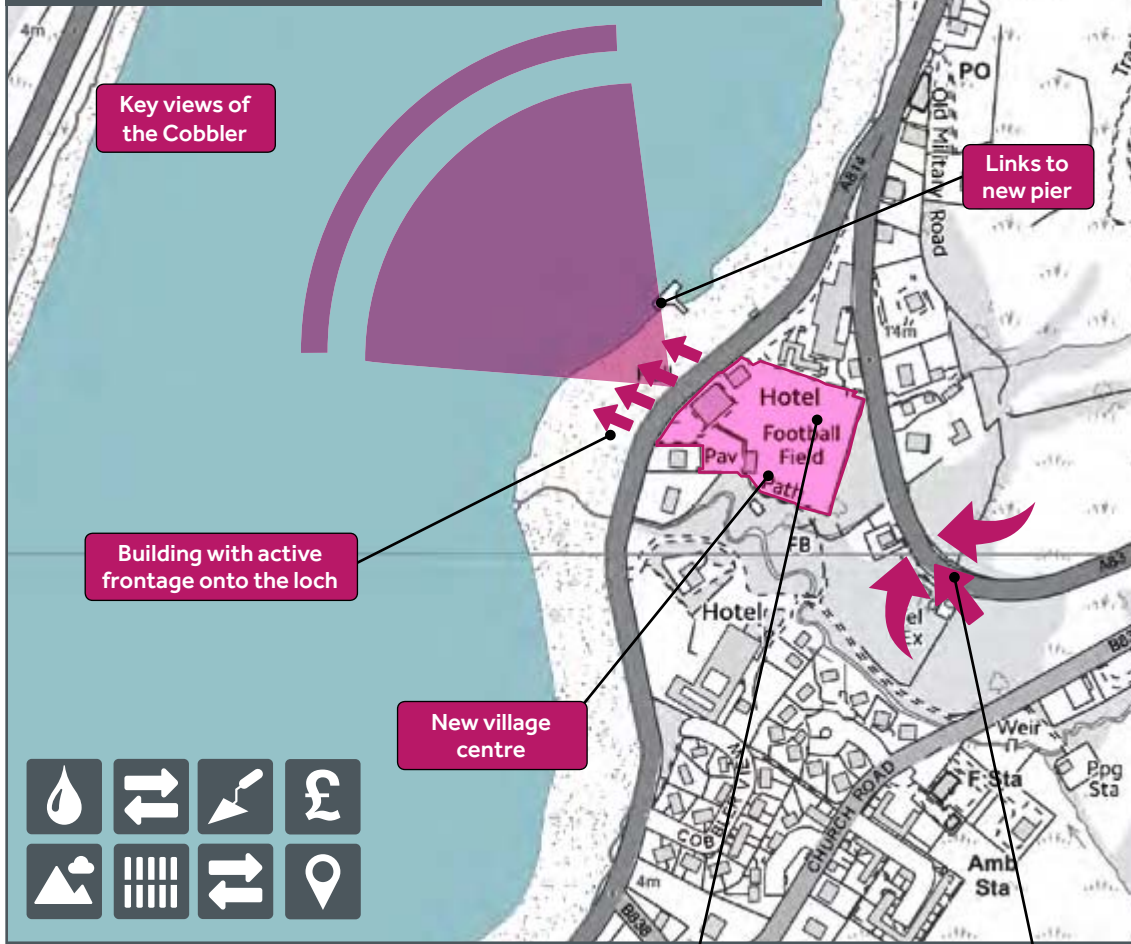


ARROCHAR ED1: Church Road – Economic Development [0.95Ha]

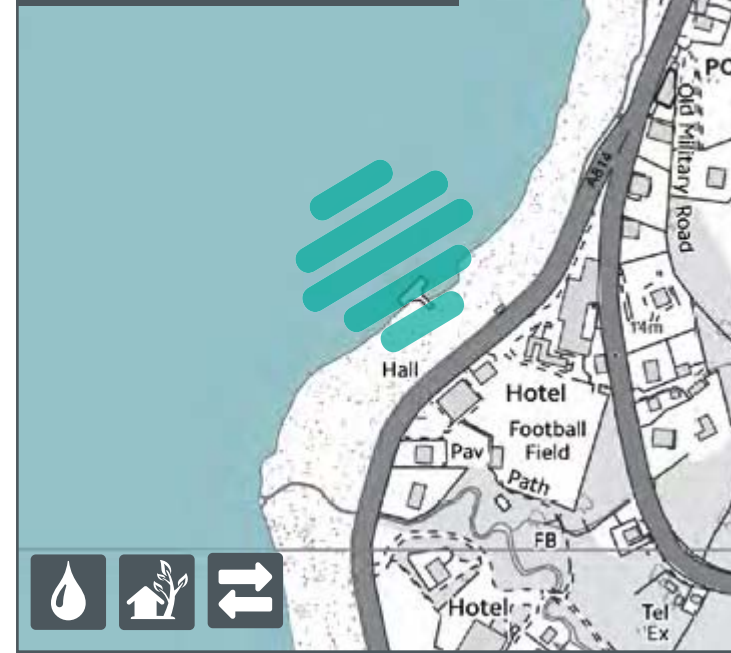


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ARROCHAR MU1: Land adjacent to Three Villages Hall – Mixed use of Visitor Experience and Community use [1.2 Ha]

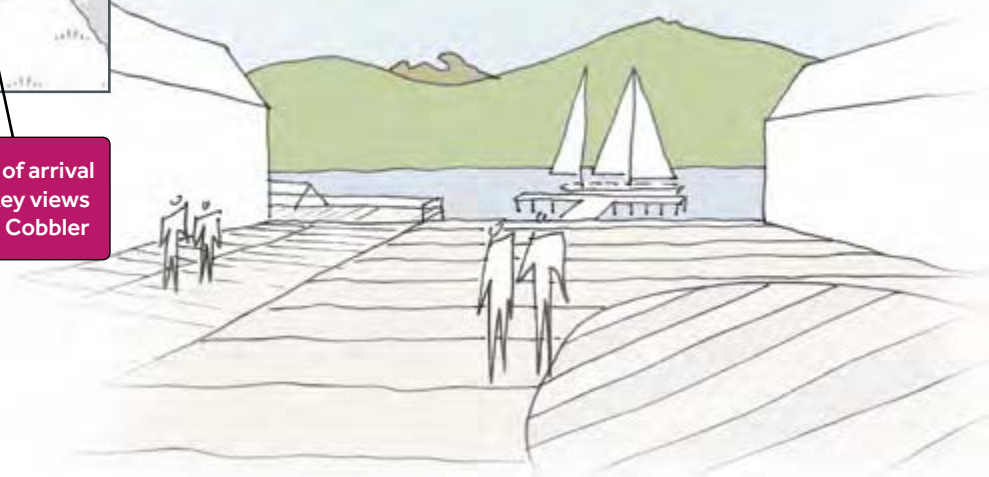


ARROCHAR TR1: Arrochar Pier – Transport



Community/visitor activity supported by retail and housing

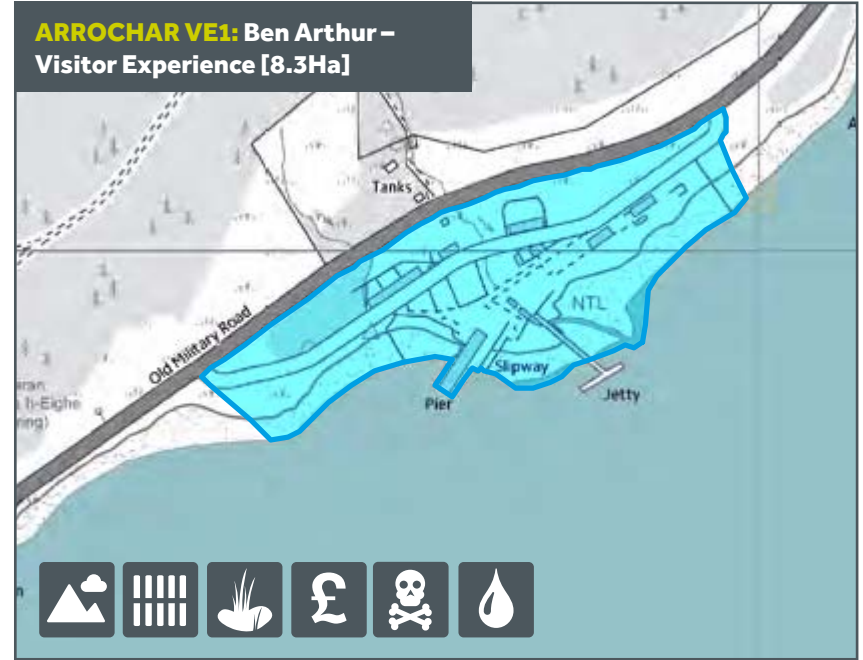
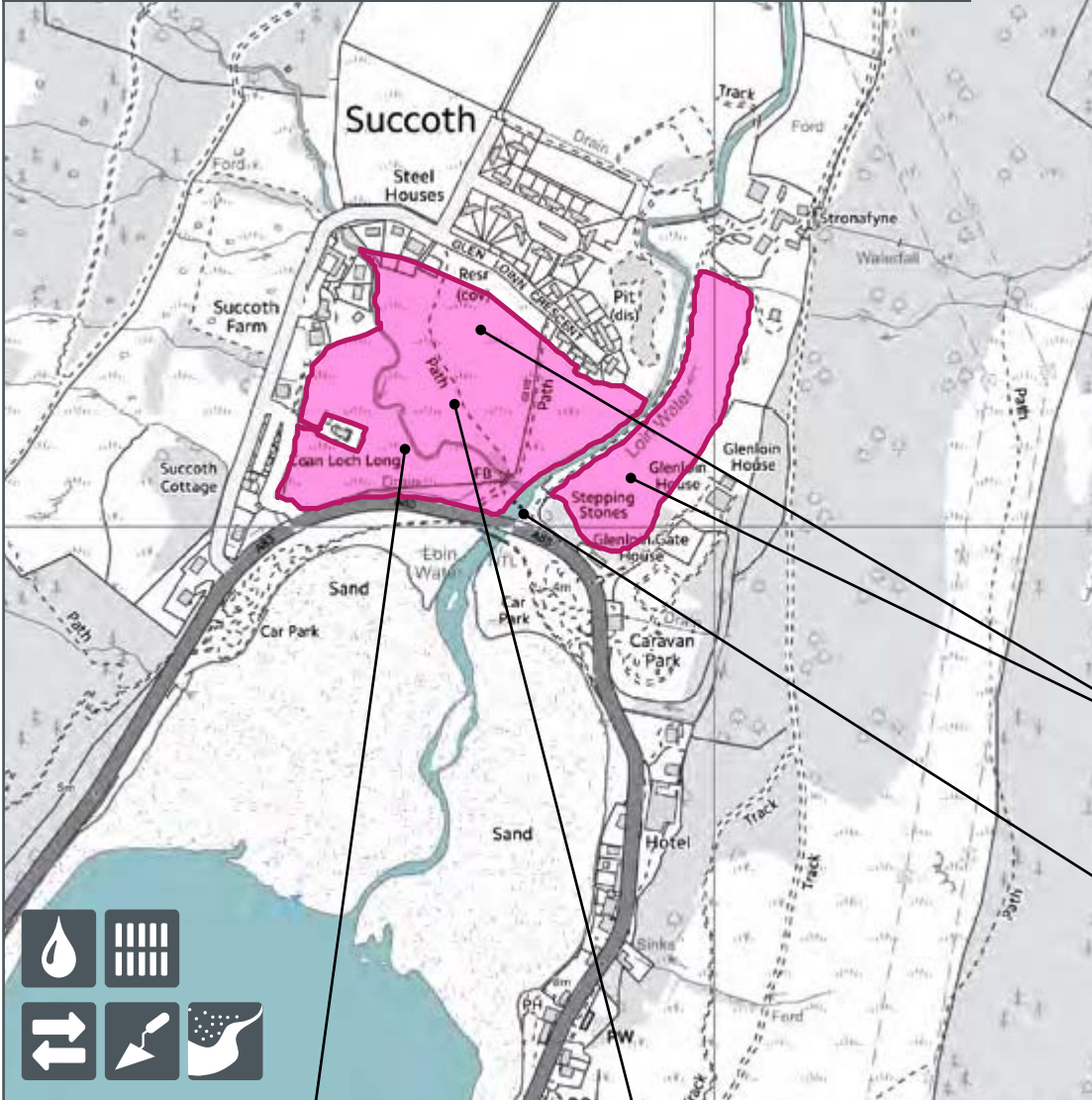
Sense of arrival with key views of the Cobbler



This illustration highlights how some of the principles could be applied on site

ARROCHAR MU2: Succoth –
Mixed Use of Visitor Experience and Community Use and Open Space [8.38Ha]

ARROCHAR VE1: Ben Arthur –
Visitor Experience [8.3Ha]



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Low intensity forms of development on the higher parts of the site that are deemed suitable for any built development

Careful consideration of the flood risk across the site and associated development potential and access implications

Biodiversity enhancement

Retain element of open space for local and visitor use for passive recreation on the lower lying parts of the site

BALLOCH

Balloch sits on the shores of Loch Lomond and forms the southern gateway to the National Park.

Balloch attracts a high number of tourists with easy access from Glasgow. Balloch is notable for being the main access to Loch Lomond, the Country Park, Loch Lomond Shores and numerous historic buildings.

Future development includes housing, visitor experience, leisure and mixed use. Several development opportunities support the aim of bringing back into use great listed buildings including Balloch Castle and Woodbank House. Loch Lomond Shores is an exceptional retail and visitor attraction within the National Park and the links from the train station will be improved.



PROPOSED SITE & USES

HOUSING

H1

MIXED USE

MU1 MU2

VISITOR EXPERIENCE

VE1 VE2
VE3 VE4

TRANSPORT

TR1

PLACEMAKING PRIORITY

PP

TOWN BOUNDARY

— — — —

CORE PATHS

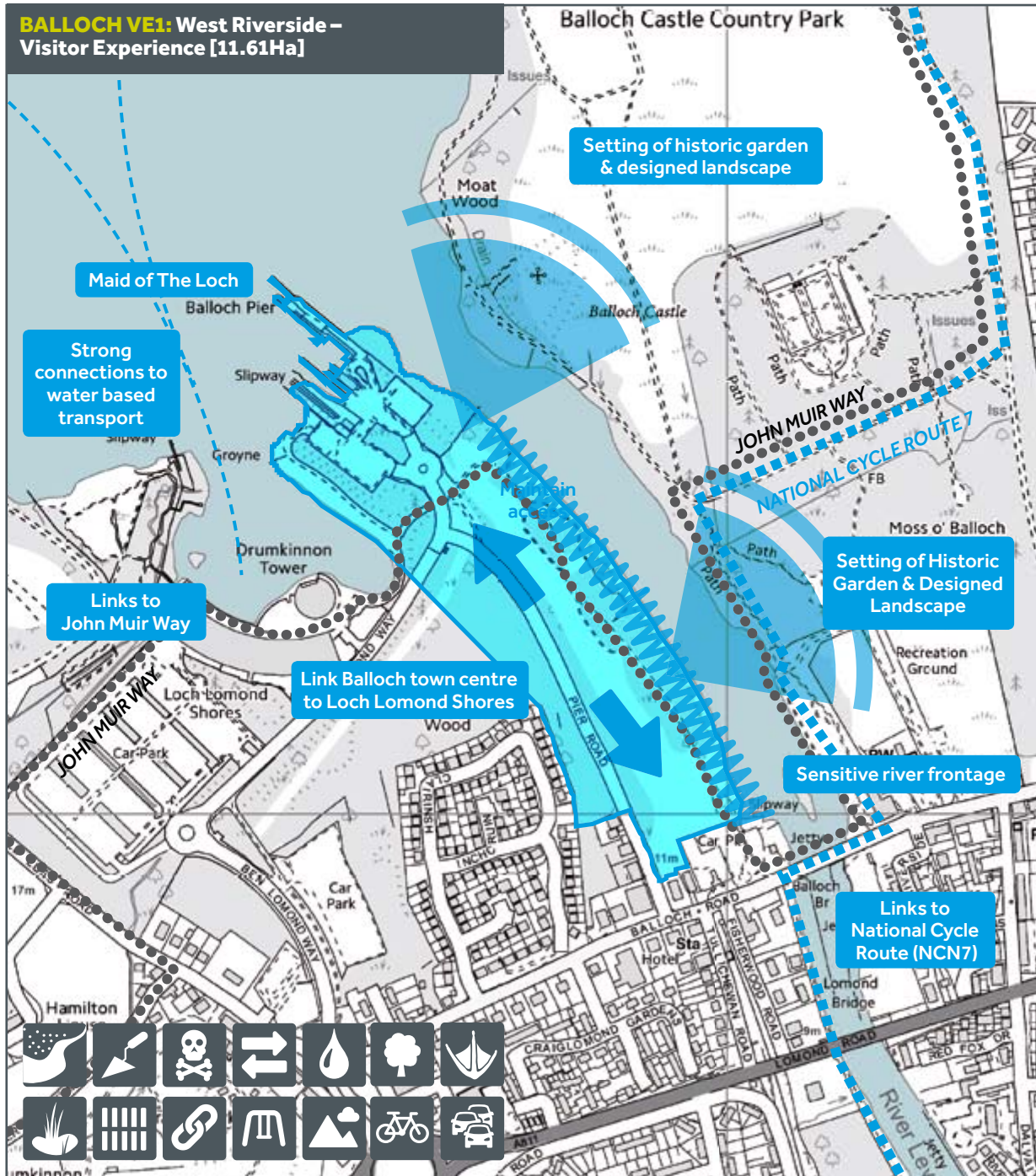
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OPEN SPACE

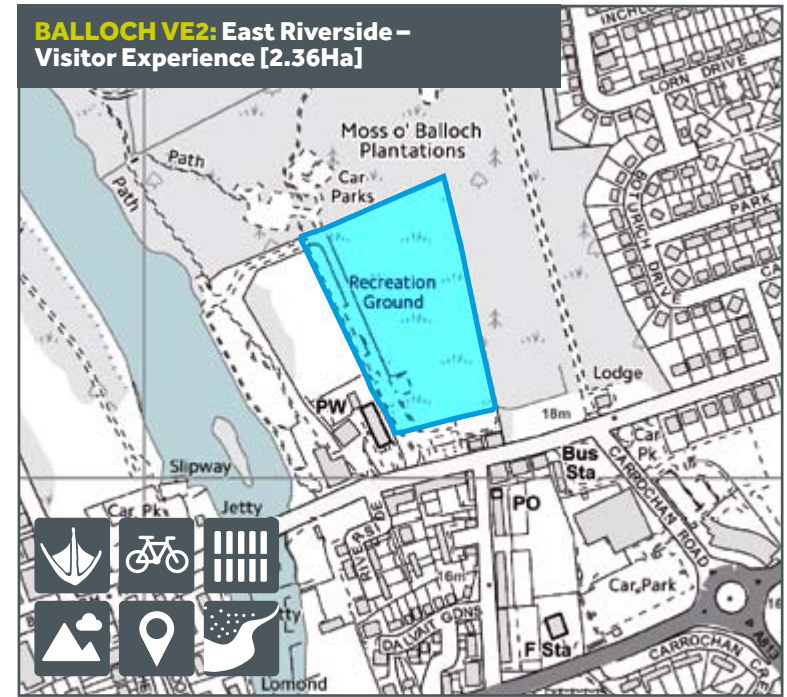
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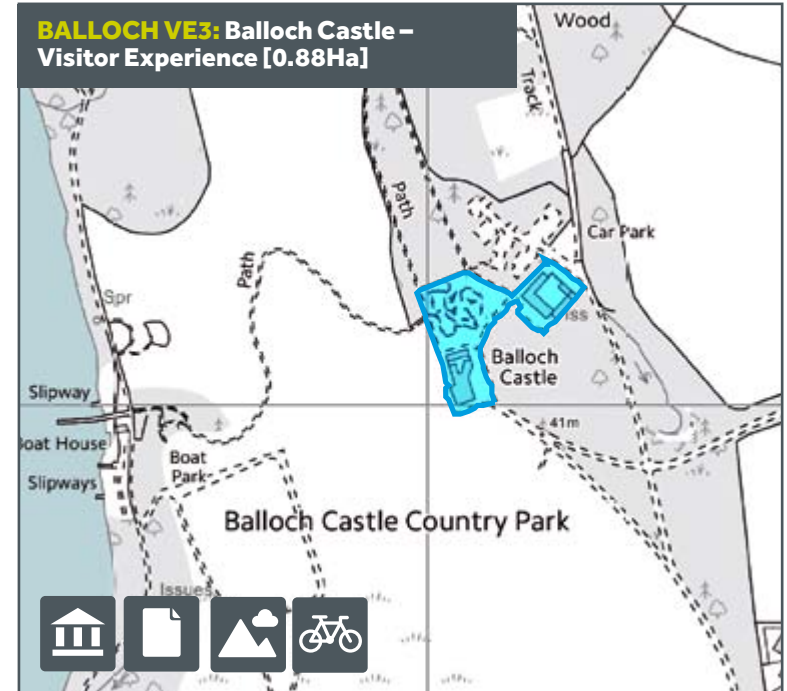
BALLOCH VE1: West Riverside – Visitor Experience [11.61Ha]



BALLOCH VE2: East Riverside – Visitor Experience [2.36Ha]

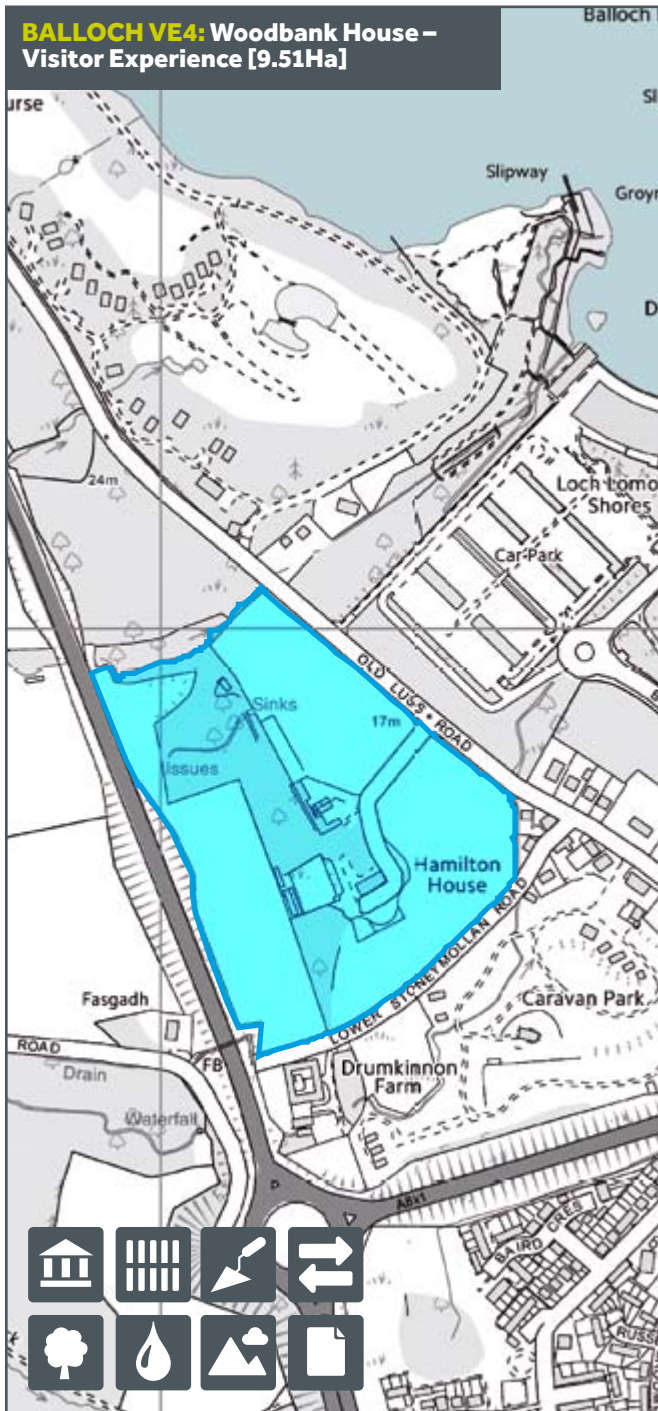


BALLOCH VE3: Balloch Castle – Visitor Experience [0.88Ha]



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BALLOCH VE4: Woodbank House – Visitor Experience [9.51Ha]



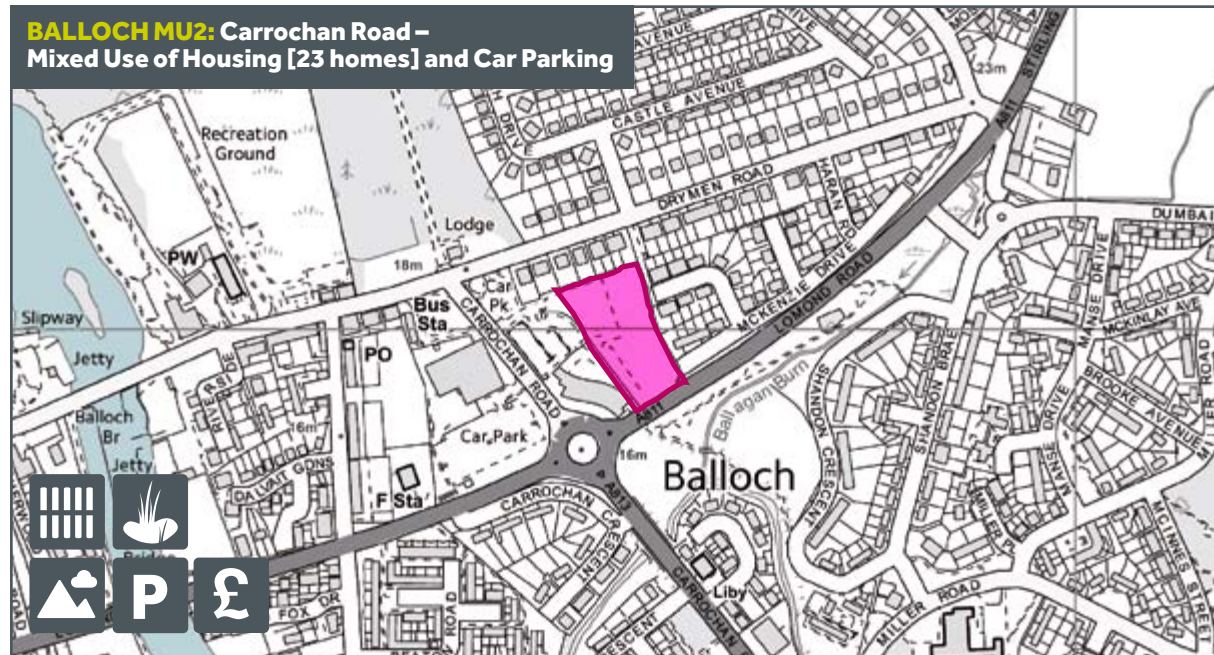
BALLOCH H1: North of Craiglomond Gardens – Housing [8 homes]



BALLOCH MU1: The Old Station – Mixed Use of Visitor Experience and Transport [0.8Ha]



BALLOCH MU2: Carrochan Road – Mixed Use of Housing [23 homes] and Car Parking



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PROPOSED SITE & USES

ECONOMIC DEVELOPMENT ED1

PLACEMAKING PRIORITY PP

VILLAGE BOUNDARY

CORE PATHS

OPEN SPACE

PP
Support improvements to main street and riverside car park

ED1

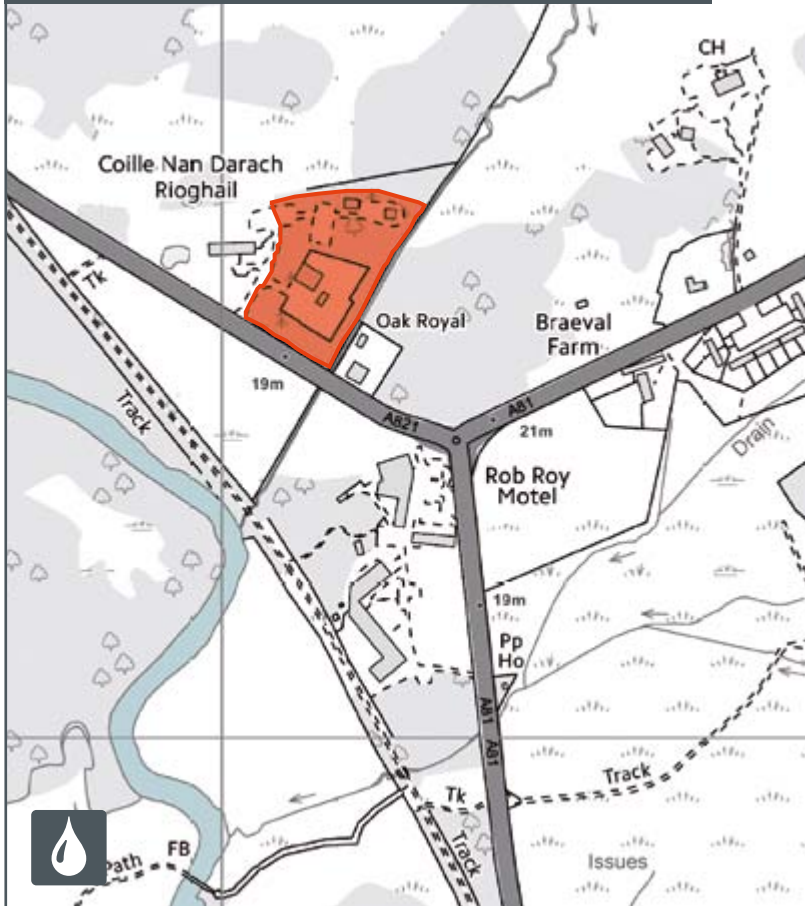
ABERFOYLE

Aberfoyle is the main village in The Trossachs, and serves the wider Strathard area.

It consists of a mix of traditional and modern buildings in a stunning woodland setting on the banks of the River Forth. Future development offers support to town centre improvement and potential business start ups to the east.

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ABERFOYLE ED1: Forestry Commission Service Yard – Economic Development [1.24ha]



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VILLAGE BOUNDARY	
CORE PATHS	
OPEN SPACE	

ARDENTINNY

Ardentiny is a small coastal village with a distinctive core of short rows of traditional stone cottages, forestry timber houses, and the former village pub.

There is also an outdoor centre and a 20th century housing development. There are no identified sites for development but small-scale infill housing, recreation and visitor experience development is encouraged to support and sustain the community.



PROPOSED SITE & USES

HOUSING

H1

TRANSPORT PROPOSAL

TR1



BALMAHA

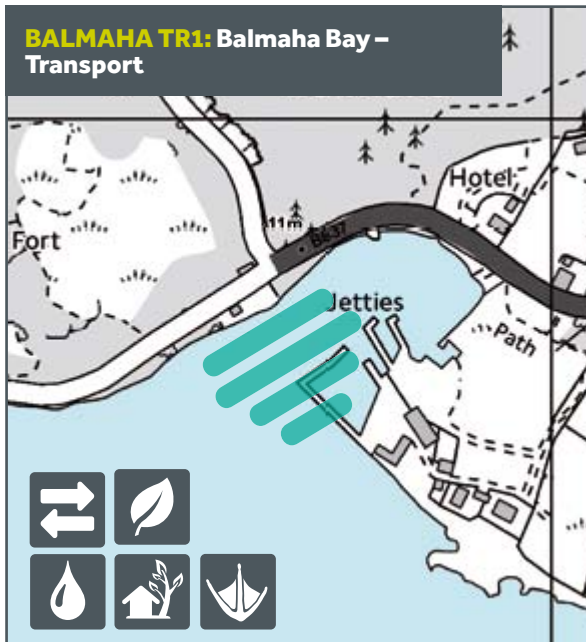
Balmaha is located in a highly scenic landscape setting on the edge of Loch Lomond.

It comprises a dispersed, low density collection of mostly houses with tourism related businesses including boatyard, pub, shop, hotel, cafe and visitor centre. It is identified in this Plan as a small rural community.

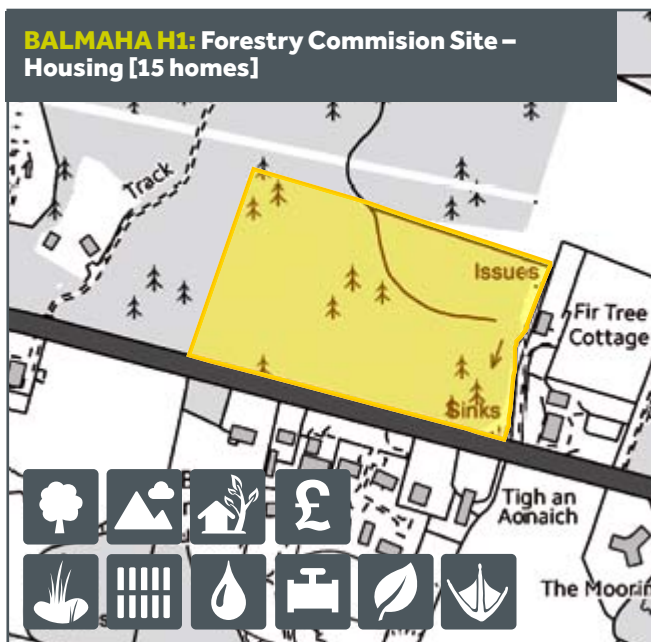
No formal village boundary is identified in order to help retain its special rural characteristics and dispersed development pattern. Several sites within Balmaha remain undeveloped and are the focus for future development. Therefore, only one site has been identified on Forestry Commission owned land.

Improved infrastructure to support water transport remains an important aspiration for this Plan and is identified as a Proposal. More detailed planning guidance for Balmaha is provided in the South Buchanan Rural Development Framework.

BALMAHA TR1: Balmaha Bay – Transport



BALMAHA H1: Forestry Commission Site – Housing [15 homes]



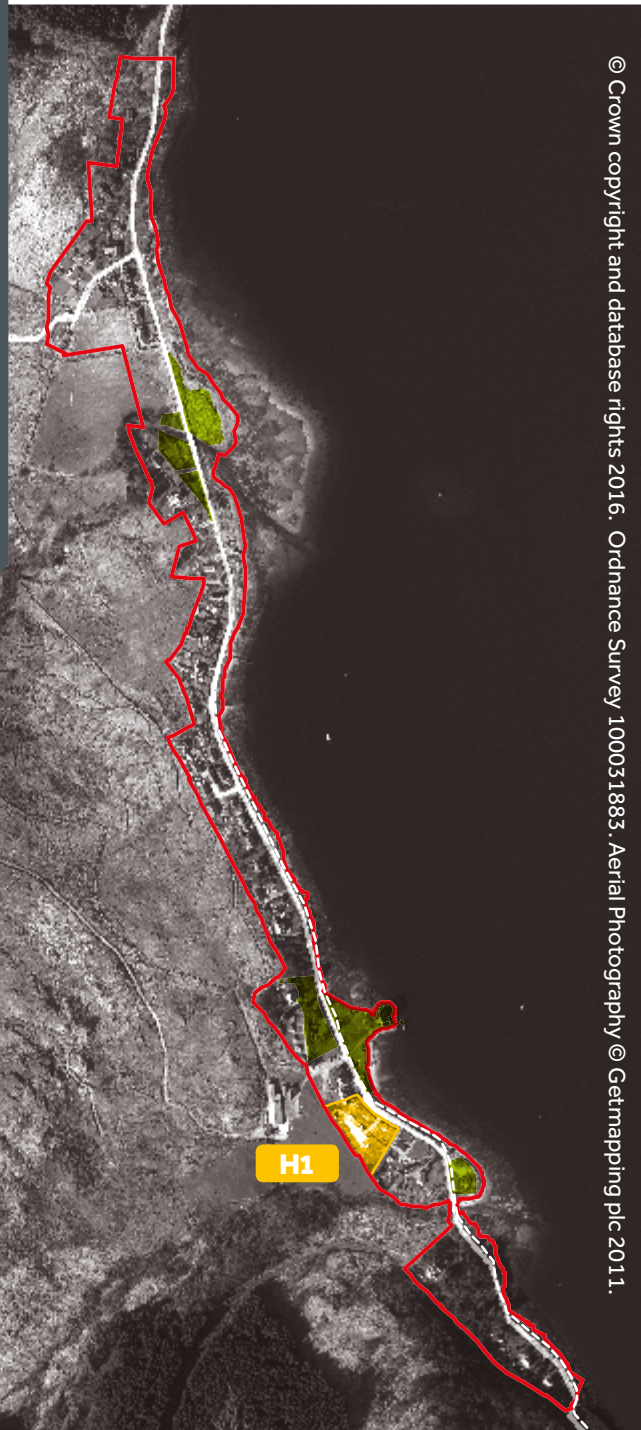
CARRICK CASTLE

Carrick Castle is a small village along a stretch of Loch Goil centred around the dramatic 15th century Carrick Castle.

Besides the castle, there are a few Victorian villas and a large tenement building at the centre that provide sense of place. Future development is focused on the new housing at the former hotel site and small-scale infill and tourism development.

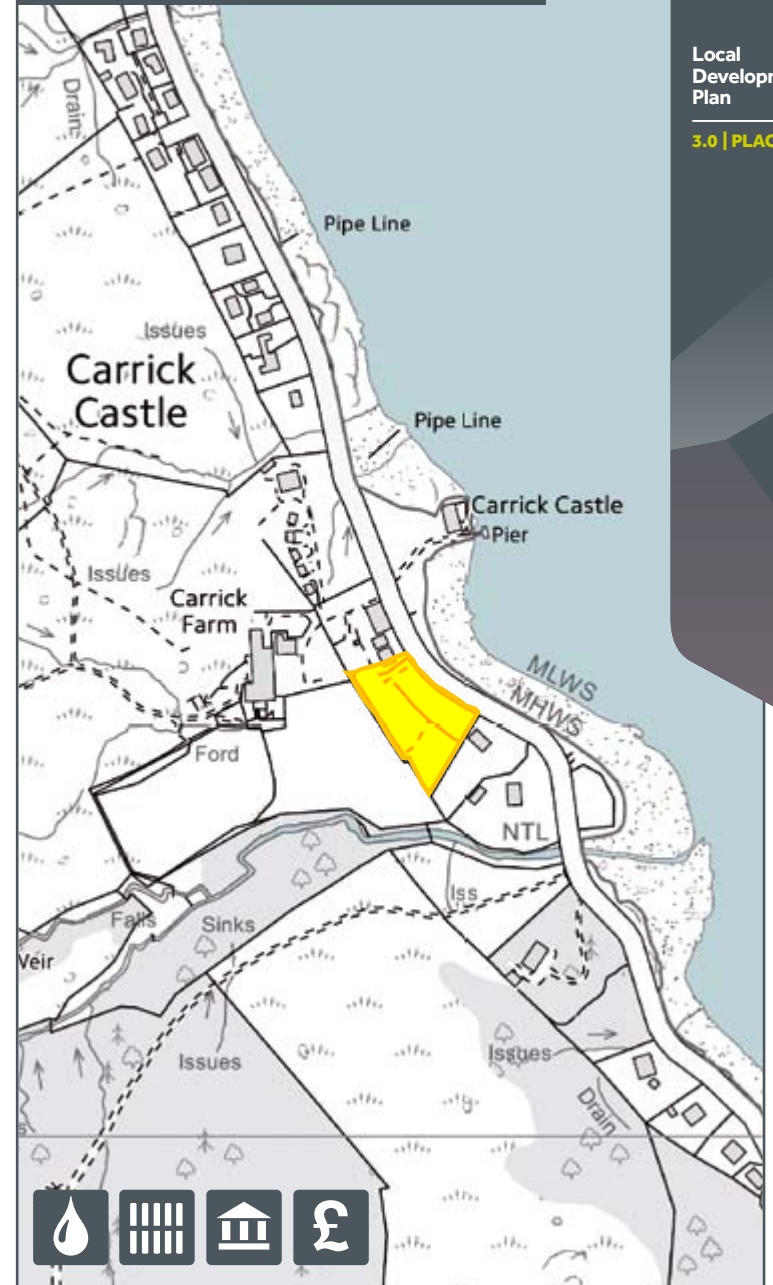
PROPOSED SITE & USES

- HOUSING H1
- VILLAGE BOUNDARY
- CORE PATHS
- OPEN SPACE



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CARRICK CASTLE H1: Former Hotel – Housing [8 homes]

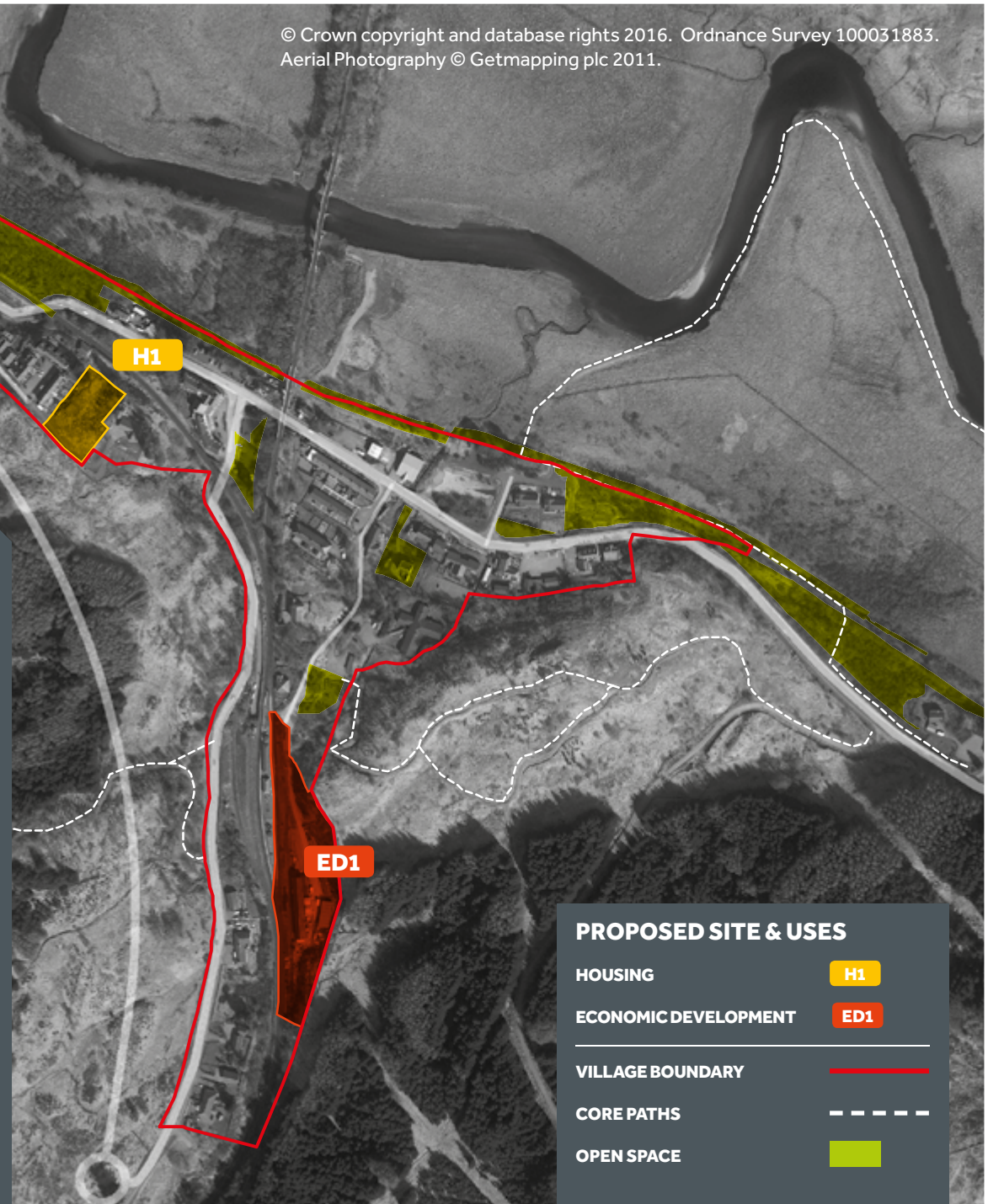


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CRIANLARICH

Crianlarich lies to the east of the A82 and adjacent to the West Highland rail line. The high level railway bridge is a defining feature within the village which has a highland character, framed by the surrounding rugged high mountains and forests.

The village has a strong sense of place as a result of the constant backdrop provided by the mountain peaks of Ben More and Stob Binnein in combination with its forested and wide farmed open valley setting. Development is typically low density with several larger buildings such as the hotel at the old junction of the A82 and A85. Future development includes small scale housing and economic development, supported by improved opportunities to experience the village such as enhancing the riverside area and footpath improvements.



PROPOSED SITE & USES

HOUSING

H1

ECONOMIC DEVELOPMENT

ED1

VILLAGE BOUNDARY

CORE PATHS

OPEN SPACE

CRIANLARICH H1: Willowbrae – Housing [6 homes]



CRIANLARICH ED1: Railway Station – Economic Development [0.89Ha]

