



**Appendix 1
Additional Sites - Proposed
Assessment Summary Report
(Proposed for Consultation)
September 2014**

Overview

Our LIVE Park Main Issues Report consultation ended on 14 July 2014. We received several representations which proposed development on 'new sites' as part of this consultation. All sites are listed in Table 1 and 2 in this report along with the individual assessments attached. Some of these new sites have not been submitted previously whereas the majority of 'new sites' have been previously assessed. Responders have asked for further consideration on receipt of additional supporting information such as a Transport Statement or a modified site boundary. Any additional information can be read by clicking on the links below each of the 'new sites' maps.

The sites submitted have been split between those which do not require a full assessment and those which do. Those which don't require a full assessment are because the housing sites proposed over the short to medium term are either too small or too separated from settlements to be viable for housing development. Those which have been fully assessed are those which are within or adjacent to settlements.

For reference please read section "[1.0 Introduction and Purpose of the Report](#)" of the original Site Assessment Report (April 2014) or by accessing online using www.ourlivepark.com and clicking on the 'downloads' section followed by the 'Site Assessment Report' icon. This section provides background information on how we have carried out the process of assessing sites to date.

Please note that these 'new sites' will be subject to a 6 week public consultation and people will have the opportunity to provide further comments on the recommendations for each site. An amended Strategic Environmental Assessment Draft Environmental Report will also be issued.

Should you have any questions or find any errors in the information within this report please email us on hello@ourlivepark.com or call Stuart, Thom, Hugh or Susan on 01389-722600.

Assessment Summary

Table 1: Assessed Sites

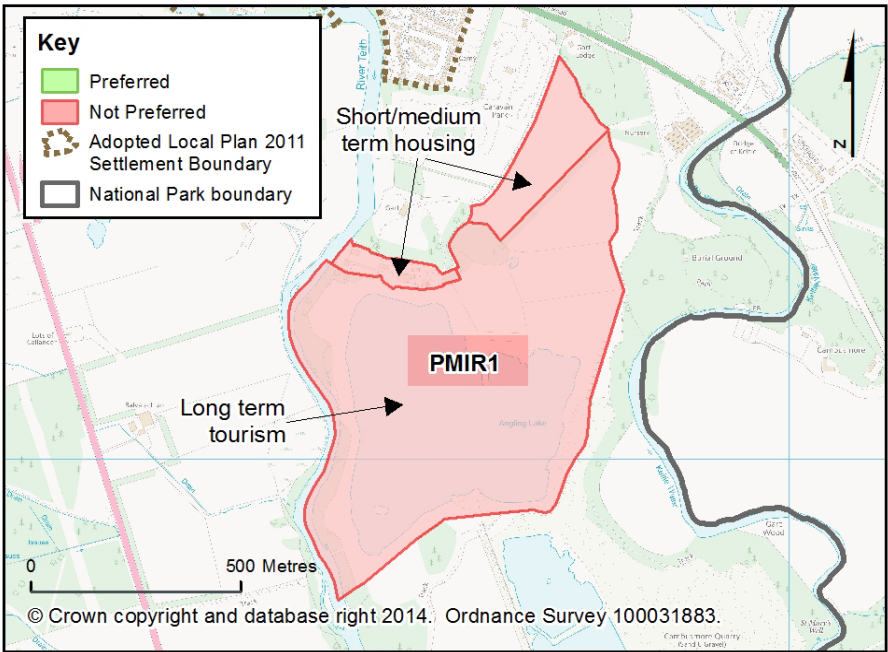
New Site ID (Post MIR)	Site Address
PMIR1	Gart Farm and Surrounding land, Callander.
PMIR2	North of Lagrannoch Drive, Callander.
PMIR3	Claish Farm extension, Callander
PMIR4	Gartness Road, Drymen
PMIR5	Land North West of Park Avenue, Gartmore.
PMIR6	Luss Car Park Site off Murray Place.

Table 2: Sites Not Assessed

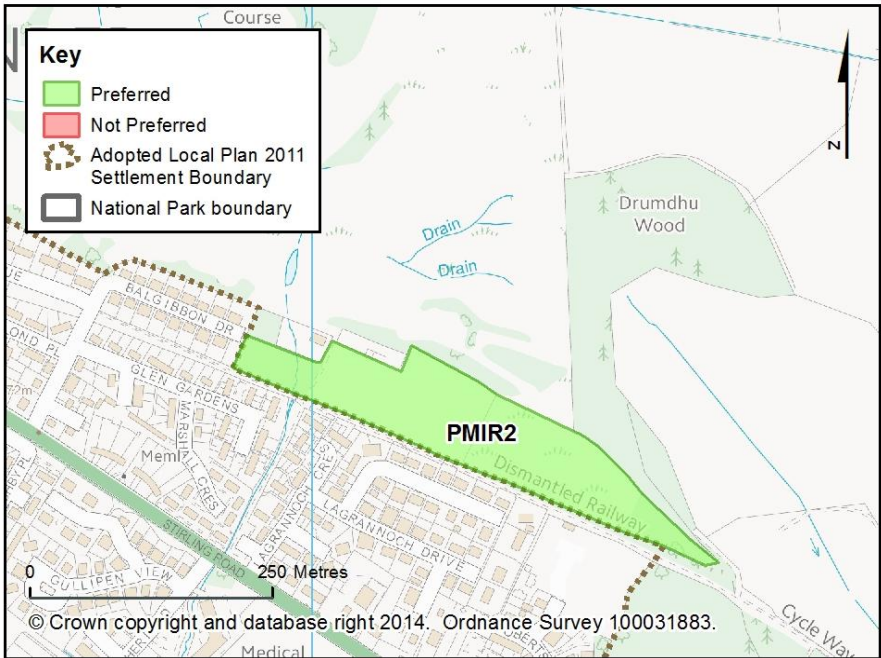
Comment Reference	Site Address	Reason for not being assessed
LDP01/MIR/CONS/00088/5/004	North Church Street, Callander to Callander Crags	This is a proposal being made by the Community Council. Not a site being actively promoted by landowner or developer. Site could be assessed under local plan tourism policies regardless of local plan allocation should it be brought forward.
LDP01/MIR/CONS/00097/1/002	Former Salmon Leap Site, Drymen	This is a comment about Salmon Leap site which is already identified in the Main Issues Report as preferred site.
LDP01/MIR/CONS/00097/1/003	Land East of Football Field, Drymen	This comment is by a responder suggesting this land be identified instead of another site. It is not land that is actively being promoted by the landowner or identified through pre-Main Issues Report as a location supported by the wider community.
LDP01/MIR/CONS/00103/1/002	The Girron, St Fillans	This site was considered at pre-MIR stage and not supported on basis that it is outwith settlement boundary with no considered requirement for additional housing land to be released. The site is being promoted again on the basis of it providing a better settlement boundary. This has been assessed and it not agreed; the current settlement boundary should be retained. No change proposed.
LDP01/MIR/CONS/00127/1/002	Montrose House, Balmaha	This site was promoted at the Call for Sites and Issues stage and scoped out of the Sites and Issues Assessment because it is not within a settlement (as defined in the Local Plan).

LDP01/MIR/ CONS/00197 /1/001	Whistlefield, Loch Eck	Would not be considered as a formal allocation in the new Proposed Plan as outwith settlement. It could be considered under relevant policies for new development in the countryside as a planning application.
LDP01/MIR/ CONS/00204 /1/001	Land west of Main Street Drymen.	This site was promoted and assessed as part of the Pre MIR Call for Sites and Issues Assessment. It remains the Authority's view that this is not considered suitable for housing development.
LDP01/MIR/ CONS/00113 /1/027	<p>Luss Estates Proposed Sites</p> <ol style="list-style-type: none"> 1. Aldochlay development - 2 infill family houses 2. Slate Quays - 2 / 3 executive style family house 3. Muirlands - up to 8 infill family houses 4. Arnburn Road - a new in fill proposal of up to 4 family houses 5. Port O'Rosdhu - a new infill proposal of up to 4 family houses 	This includes 5 sites owned by Luss Estates, all of which were promoted for development at pre MIR stage. All were scoped out of the Sites and Issues assessment due to being below the threshold set for inclusion as potential new sites in the Proposed Plan (either below 5 units or below 0.2 hectares). All these sites will be considered as part of the Luss Rural Development Framework.

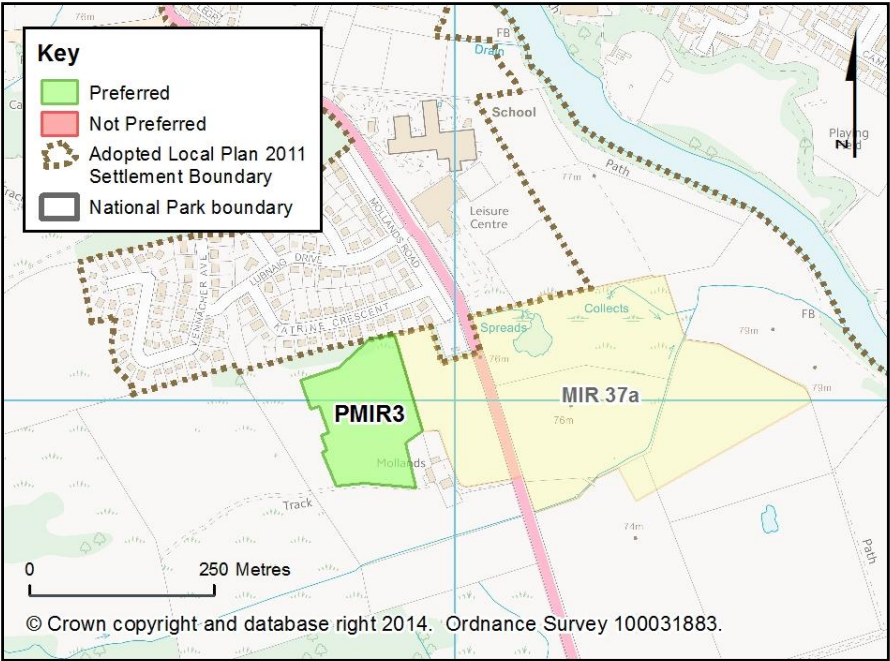
Main Issues Report Our Live Park Comments Received -New Sites Submitted

Customer Reference:	LDP01/MIR/CONS/00080/1/001
New Site ID:	PMIR1
Customer Name:	Mr Cruikshank
Site Address:	Gart Farm and Surrounding land, Callander.
Site Area (Approx):	51 Hectares
Current Use:	Farmland and Quarry
Description of Proposed Use:	Housing (Short term), Tourism (Long Term)
Number of Proposed Houses (Indicative):	Information not available
Site Plan:	
Officer Recommendation:	<p>This site is proposed for housing short term and tourism over the long term. The site is considered too far outside of town for housing with other preferable housing sites available which are closer to town facilities including shops, schools and public transport for the plan period. The site is adjacent to the River Teith Special Area of Conservation and includes areas at risk from flooding (1:200yr)</p> <p>The area for tourism is subject to mineral extractions until 2023. This site for tourism is premature and should be subject to detailed consideration in the future including a masterplan for the wider LT1 site as identified in the Adopted Local Plan. Development constraints identified on page 159 in current Adopted Local Plan highlight numerous outstanding planning concerns including flood risk and road access. This site should be identified as non-preferred, but reviewed in future Local Development Plan preparation.</p>
Site Preferred/Alternative/Not Preferred:	Not Preferred
Supporting Information:	Please see responses to Main Issues Report pages 377-379

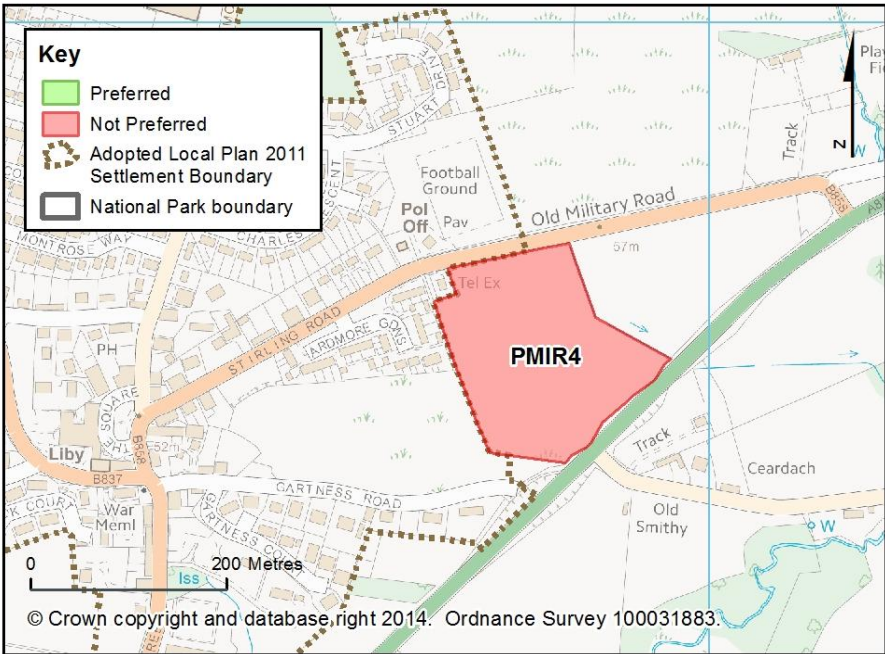
Main Issues Report Our Live Park Comments Received -New Sites Submitted

Customer Reference:	LDP01/MIR/CONS/00142/1/001
New Site ID:	PMIR2
Customer Name:	Mr MacKellar
Site Address:	North of Lagrannoch Drive, Callander.
Site Area (Approx):	4 Hectares
Current Use:	Greenfield
Description of Proposed Use:	Housing
Number of Proposed Houses (Indicative):	22
Site Plan:	
Officer Recommendation:	<p>Amend site to preferred allocation for indicative 22 units. Callander Landscape Capacity Study for Development (March 2013) (p.5) Figure 1 shows medium landscape capacity for development in the western half of the site (MIR31) with low landscape capacity to the eastern half of the site (MIR32). The sites MIR31 and MIR32 should be joined as they lie adjacent to each other and both propose the same road access. Site is adjacent to the pedestrian/cycle route, within a reasonable walking distance to town centre amenities and there is justification in ensuring an effective housing land supply. Site would require flood risk assessment and drainage impact assessment to ensure properties to the south are not adversely impacted. Wet woodland on site should be safeguarded with green corridor formed to support biodiversity and landscape to the north to provide clear boundary. Transport Statement provided as part of submission with proposed access via Balgibbon Drive. The cumulative impact assessment of the allocated sites in Callander, in particular on the A84(T)/A81 junction, would need to consider this additional traffic.</p>
Site Preferred/Alternative/Not Preferred:	Preferred
Supporting Information:	Link to supporting information (Appendix 1)

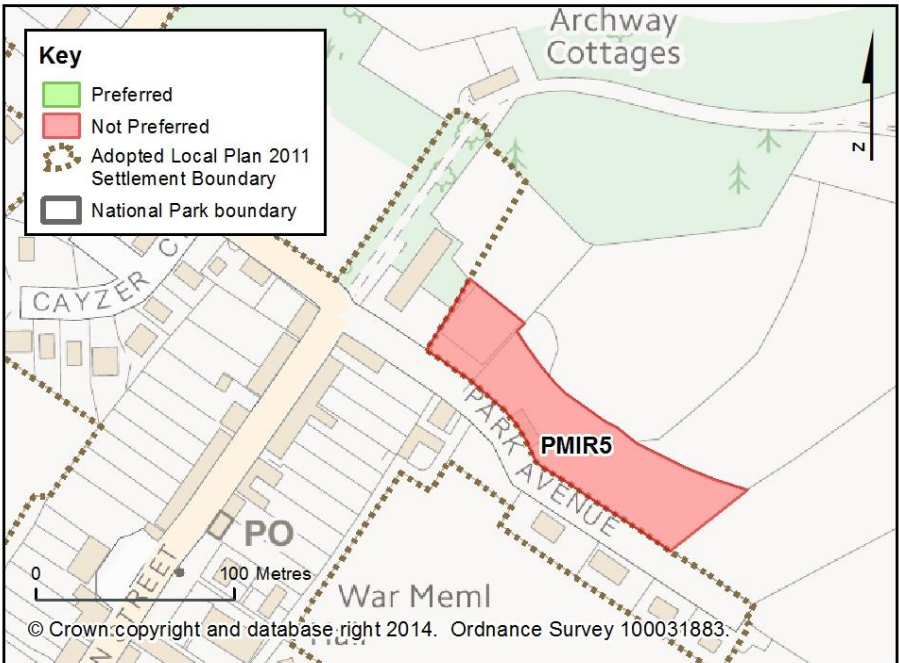
Main Issues Report Our Live Park Comments Received -New Sites Submitted

Customer Reference:	LDP01/MIR/CONS/00175/1
New Site ID:	PMIR3
Customer Name:	Mr and Mrs Gray
Site Address:	Claish Farm extension(area coloured purple) Callander
Site Area (Approx):	2.0 Hectares
Current Use:	Greenfield
Description of Proposed Use:	Housing
Number of Proposed Houses (Indicative):	20
Site Plan:	
Officer Recommendation:	<p>This proposed housing development site is an extension to the west of site MIR37 Claish Farm and is supported as a part of the wider Claish Farm Development. It is considered essential that would contribute to the creation of a sensitive and improved approach to the settlement from the south, and forms part of an overall masterplan which is suitably phased. The site has potential for housing development but not at the high density proposed. The extension is justified on the basis of creating a softer approach into Callander and considering the limitations on land to the east. The A81/ A84 trunk road junction has restricted capacity. Matters of drainage and landscape impact including impact on setting of scheduled monuments nearby would all have to be addressed in a masterplan for the whole of the Claish Farm area. The site lies adjacent to the Mollands Site of Special Scientific Interest (SSSI) and development should demonstrate that development can be delivered without altering the hydrology of the SSSI or disturbing any of the ground within the SSSI. An indicative housing number of up to 20 units is proposed at this early stage.</p>
Site Preferred/Alternative/Not Preferred:	Preferred
Supporting Information:	Please see responses to Main Issues Report page 73

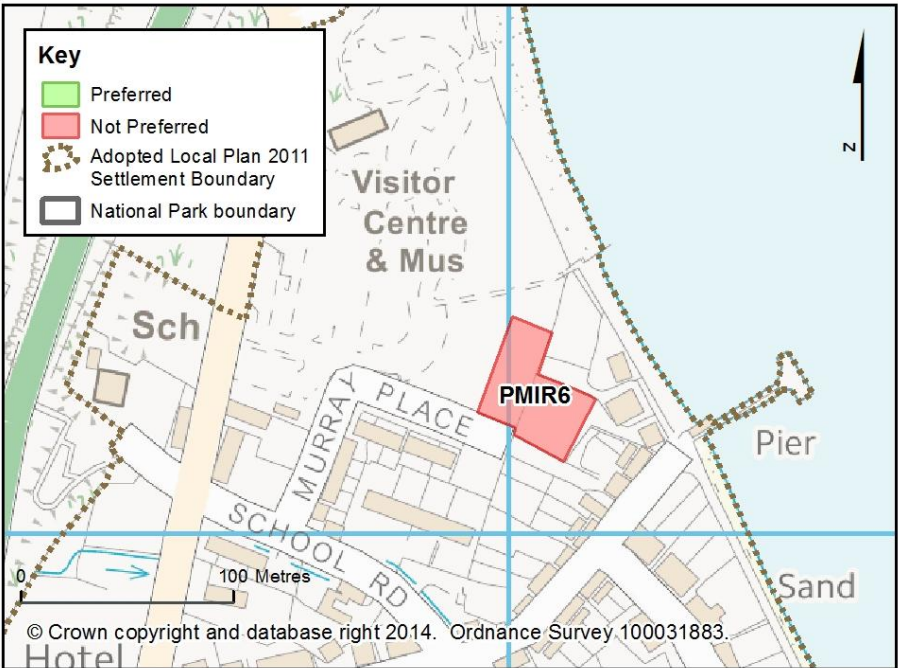
Main Issues Report Our Live Park Comments Received -New Sites Submitted

Customer Reference:	LDP01/MIR/CONS/00200/1
New Site ID:	PMIR4
Customer Name:	Mactaggart and Mickel
Site Address:	Gartness Road Drymen (Land highlighted in red)
Site Area (Approx):	3.3 Hectares
Current Use:	Agriculture
Description of Proposed Use:	Housing
Number of Proposed Houses (Indicative):	30
Site Plan:	 <p>The map shows the PMIR4 site highlighted in red, situated on Gartness Road in Drymen. The site is adjacent to the National Park boundary (solid line) and the Adopted Local Plan 2011 Settlement Boundary (dashed line). Surrounding features include the Football Ground, Old Military Road, and various local landmarks like the Old Smithy and Ceardach. A scale bar indicates 0 to 200 metres.</p>
Officer Recommendation:	Do not allocate as a formal housing allocation within the new Proposed Plan. Retain as long term opportunity. H16 is shown as an effective housing site in the 2013 Housing Land Audit. There is insufficient justification for bringing the phasing of this site forward given that the currently allocated site at H16 remains undveloped.
Site Preferred/Alternative/Not Preferred:	Not Preferred
Supporting Information:	Please see responses to Main Issues Report pages 236-237

Main Issues Report Our Live Park Comments Received -New Sites Submitted

Customer Reference:	LDP01/MIR/CONS/00077/2/001
New Site ID:	PMIR5
Customer Name:	Mrs Brisbane
Site Address:	Land North West of Park Avenue, Gartmore.
Site Area (Approx):	0.8 Hectares
Current Use:	Greenfield/Argiculture
Description of Proposed Use:	Housing
Number of Proposed Houses (Indicative):	10
Site Plan:	
Officer Recommendation:	Do not allocate as formal housing allocation. Whilst development of this site is considered to be likely to have a limited overall affect on the Conservation Area it is currently constrained due to access. Should access constraints be overcome this site could be considered under Policy HOUS3.
Site Preferred/Alternative/Not Preferred:	Not Preferred
Supporting Information:	Please see responses to Main Issues Report pages 507-510

Main Issues Report Our Live Park Comments Received -New Sites Submitted

Customer Reference:	LDP01/MIR/CONS/00113/1
New Site ID:	PMIR6
Customer Name:	Luss Estates
Site Address:	Luss Car Park Site off Murray Place.
Site Area (Approx):	0.2 Hectares
Current Use:	Woodland
Description of Proposed Use:	Housing
Number of Proposed Houses (Indicative):	6
Site Plan:	
Officer Recommendation:	<p>Do not allocate as a formal housing allocation. This is a small site that could come forward for development as a windfall development site. The presence of woodland and mature trees requires careful consideration as well as the potential impact any loss of woodland may have on the Outstanding Conservation Area. These are potential constraints to development of this site which mean that it cannot be considered as an effective housing site at present.</p>
Site Preferred/Alternative/Not Preferred:	Not Preferred
Supporting Information:	Please see responses to Main Issues Report page 537

**LIVE
PARK**



**LOCH
LOMOND
& THE TROSSACHS
NATIONAL PARK**



www.ourlivepark.com



twitter.com/ourlivepark



facebook.com/ourlivepark



instagram.com/ourlivepark

Published by: Loch Lomond
& The Trossachs National
Park Authority
April 2014