



Appendix 2:

Part 2 - Proposed Local Development Plan - Maps

Draft for Board Approval for Consultation

PROPOSED LOCAL DEVELOPMENT PLAN - MAPS









APPENDIX 2 - PART 2









In this section you will see maps which illustrate the Proposed Plans 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, economic development and visitor experience.









There are also six site maps which contain extra illustration as we feel that these sites merit further consideration at this stage of the placemaking and design principles stated earlier in this Plan.

In the site maps you will find a series of icons which display the considerations which should be taken into account before submitting a development proposal.

The icons on site maps are intended for developers and agents to consider prior to commencing on a design brief for proposed site development. Prior to submitting a planning application, we strongly recommend applicants approach us for pre-application discussions. Every site is different and development factors can change over time whether it's a development that has taken place adjacent or additional information that has come to light, which may have an impact on the overall submission. Please note that the icons are indicative and are not exhaustive. For example a site may not show a contaminated land icon, but at the planning application stage a contaminated land assessment may be required because additional information has become available since the Local Development Plan was published.

ICON	ICON MEANING
	Archaeological assessment icon highlights that archaeology is either on or adjacent to site and that an assessment should be submitted along with the planning application and should include suitable mitigation measures.
	Active Travel Plan icon indicates where a planning application may require an Active Travel Plan to be submitted as part of the application. Development should demonstrate how connections are to be maximised for ease of access to nearby town/village centre, schools, leisure centre, open space and existing paths.
	Woodland/ Ancient Woodland icon indicates where ancient woodland falls within and/or adjacent to a site. Planning proposals should take consideration of this as part of an application and include mitigation to safeguard trees. The icon also shows in some instances woodland which is not classed as ancient but should be considered as part of a proposal.
	Natural environment designation icon indicates where development proposals should assess and complement through suitable mitigation measures to address proximity to nearby protected areas / habitats including;
	Where the historic environment icon appears, it implies that one or more of the following falls within or adjacent to the site; a conservation area, scheduled ancient monument, or listed building. Measures should be submitted to identify how the development proposes to address/mitigate the impact on the historic environment.
	Considerations to the nearby Core Path should be made when this icon appears. Proposals on these sites should take into account how the development would link up with these paths and networks.
	Developer Contributions icon illustrates where developments may have to provide financial support for the needs of; education, affordable housing, open space, infrastructure and place-making priority improvements. This relates to the Development Contributions policy and associated Planning Guidance.
	Design Statement icon highlights where a design statement should be submitted as part of the planning application. Pre-application discussions will clarify which type of document is suitable.

ICON	ICON MEANING
	A Flood Risk Assessment should be submitted along with the planning application. Pre-application discussions will clarify the level of flood assessment required. Some sites may require a simple flood assessment whereas others may require a more detailed flood risk assessment (FRA). In the odd occasion a flood assessment may result in the FRA being required.
	A landscape assessment icon shows that an assessment should be submitted with the planning application. The level of detail will depend on the site circumstances with some sites more sensitive than others. As all sites fall within a National Park a basic landscape assessment should be provided for every site. In some circumstances a full Landscape Impact Assessment may be required. Pre-application discussions will clarify this matter.
	Linkages to be provided icon. Every site will have to be accessed by a road access which will include paths to support pedestrian and cycle usage. This simple point doesn't require the linkages icon for every site. However, where sites have more than one access the linkages icon will appear. Some sites will have multiple access points; road, pedestrian and cycle.
	Open Space icon will be shown where considerations should be made for proposals to either enhance existing Open Space, through links or by improving its quality or by providing new open space and/or facilities on site.
	The public parking icon is shown in the rare circumstance where public parking is required on site. This will typically relate to mixed use or tourism sites or where public parking will be reduced as part of the proposal, leaving unsatisfied need for parking provision.
	The place making priority icon symbolises that public realm improvements are required and should be considered as part of any proposal.
	Sustainable Urban Drainage System (SuDS) icon indicates when SuDS details are required at the planning application stage. SuDS is a natural approach to the management of surface water arising on a site that mimics the natural drainage system and thereby reduces surface water flooding, improves water quality and enhances the biodiversity of a site. Proposed SuDS systems should minimise the use of concrete.
	Drainage Impact Assessment (DIA) icon indicates that one is required for the planning application stage. A DIA quantifies the foul and surface water flows likely to arise from a proposed development. The scope of a DIA will depend of the type and scale of a development, as well as the sensitivity of the local environment. Surface waters should then be managed in accordance with the principles of SuDS, while foul flows should either be discharged to sewer or to a suitable private treatment system.

ICON	ICON MEANING
	This icon illustrates that a Transport Assessment is required as part of the planning application. Pre application discussions will clarify what level of assessment is required; a simple Transport Statement or a more detailed Traffic Impact Assessment.
	This icon illustrates that a Contaminated Land Assessment may be required to be submitted as part of the planning application. Pre-application discussions will confirm the level of detail required.
	Where the Loch Shore Protection icon appears consideration should be made to any likely impact of proposed development on the Loch Shore and likely impact on the water body quality.
	The long term icon symbolises the indicative area for long term development. These are likely to be developed outwith the local development plan (LDP) period i.e. beyond 10 years after adoption of LDP.
	The Landscape context icon illustrates that there is a form of landscape sensitivity which development should respect and enhance.
	The Access icon illustrates that consideration to how users will access the site from any adjoining roads or paths. This includes access by all modes of transport.
	Built Environment icon appears when consideration should be taken over the context of the built environment. For example there may be prominent buildings which although are not listed, they have value in the context of their surroundings and this context should be safeguarded and if possible, enhanced.
	The geology icon illustrates where potential impacts to a geological feature such as an esker or moraine should be considered either on or close to the site.
	The Road Safety icon illustrates that consideration should be given to how proposed development will impact the safety of local roads. Road safety is relevant to every site, however this icon is specifically used where road safety concerns are a critical factor to address.
	The Waste Capacity icon shows where there may be mains sewer capacity or other related capacity issues which a development proposal should consider.

ARDENTINNY

- VILLAGE BOUNDARY
- - CORE PATHS
- OPEN SPACE

ABERFOYLE

- VILLAGE BOUNDARY
- - CORE PATHS
- OPEN SPACE

PROPOSED SITE & USES

ECONOMIC DEVELOPMENT

ED1

PLACEMAKING PRIORITY

PP

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ED1

PP

**ABERFOYLE ED1: FORESTRY COMMISSION SERVICE YARD –
ECONOMIC DEVELOPMENT [1.24HA]**



PROPOSED SITE & USES

HOUSING

H1 H2 LT1

VISITOR EXPERIENCE

VE1

MIXED USE

MU1 MU2

ECONOMIC DEVELOPMENT

ED1

TRANSPORT

TR1

PLACEMAKING PRIORITY

PP

-- VILLAGE BOUNDARY

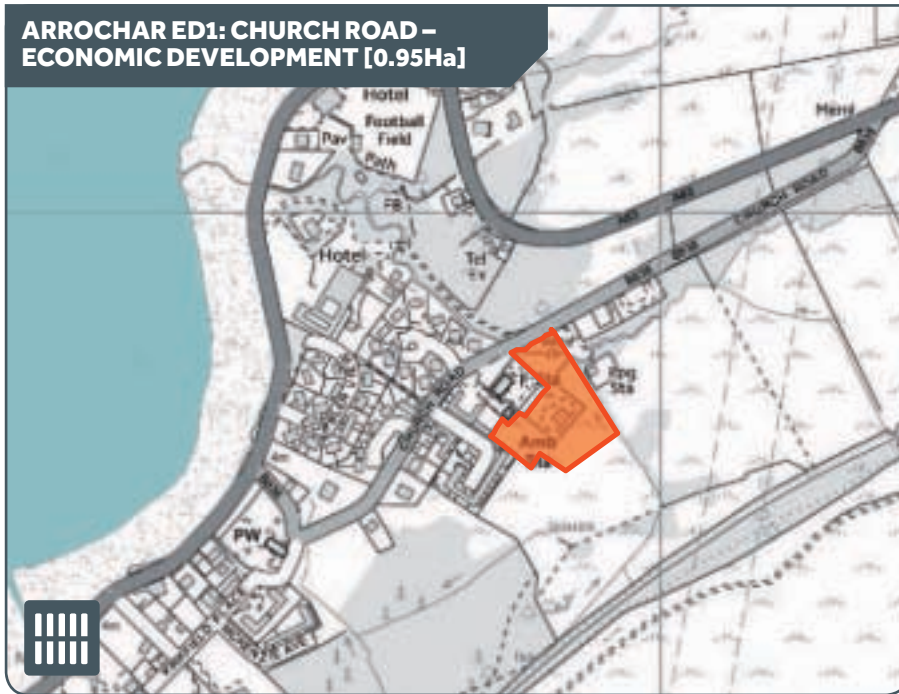
-- CORE PATHS

■ OPEN SPACE

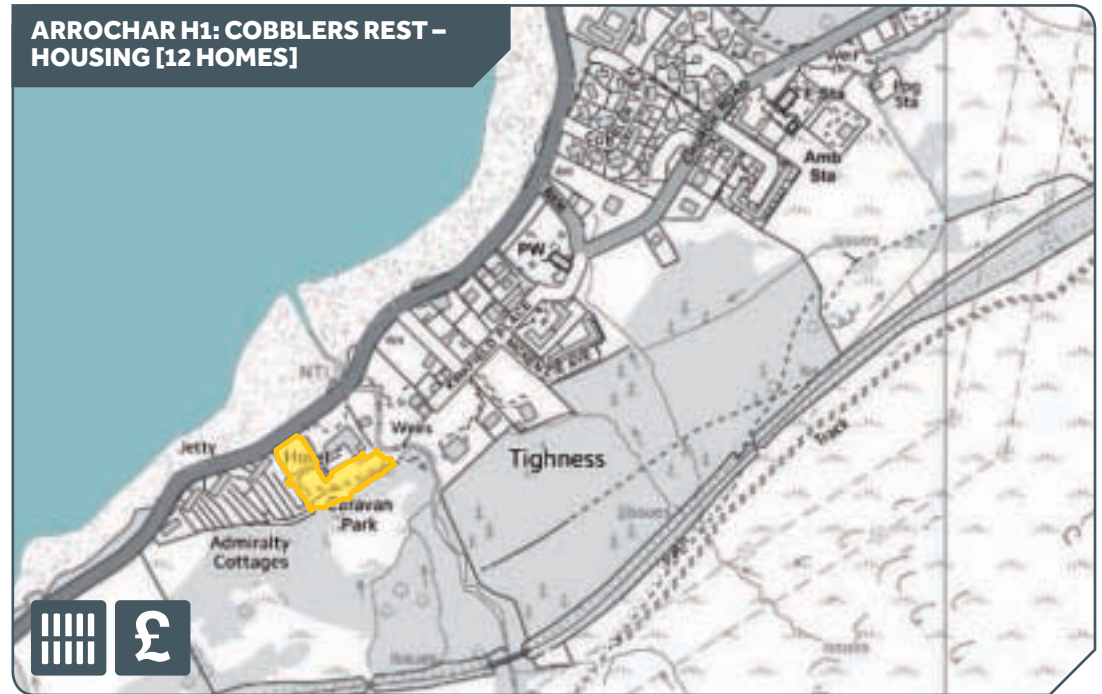
ARROCHAR AND SUCCOTH

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Aerial Photography © Getmapping plc 2011
For full site boundary details see accompanying Site Assessment summary report

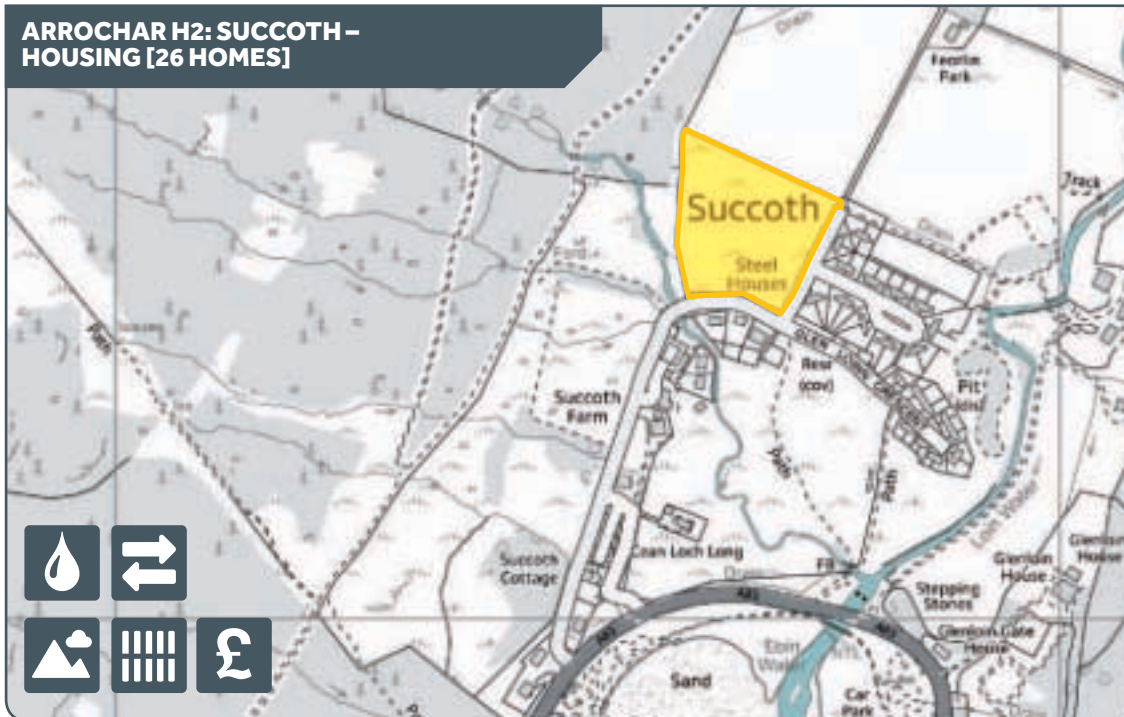
**ARROCHAR ED1: CHURCH ROAD –
ECONOMIC DEVELOPMENT [0.95Ha]**



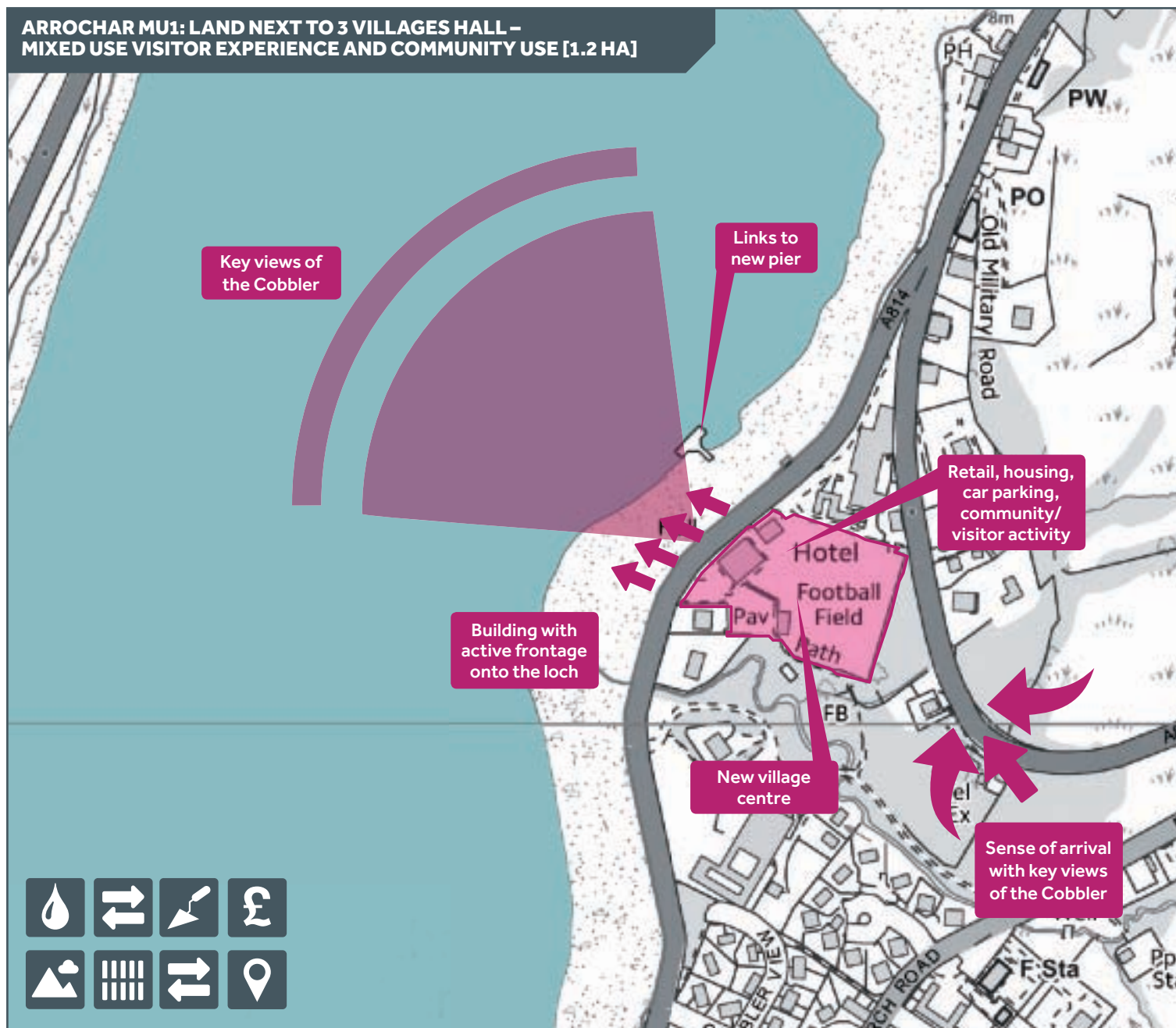
**ARROCHAR H1: COBBLE'S REST –
HOUSING [12 HOMES]**



**ARROCHAR H2: SUCCOTH –
HOUSING [26 HOMES]**



**ARROCHAR MU1: LAND NEXT TO 3 VILLAGES HALL –
MIXED USE VISITOR EXPERIENCE AND COMMUNITY USE [1.2 HA]**



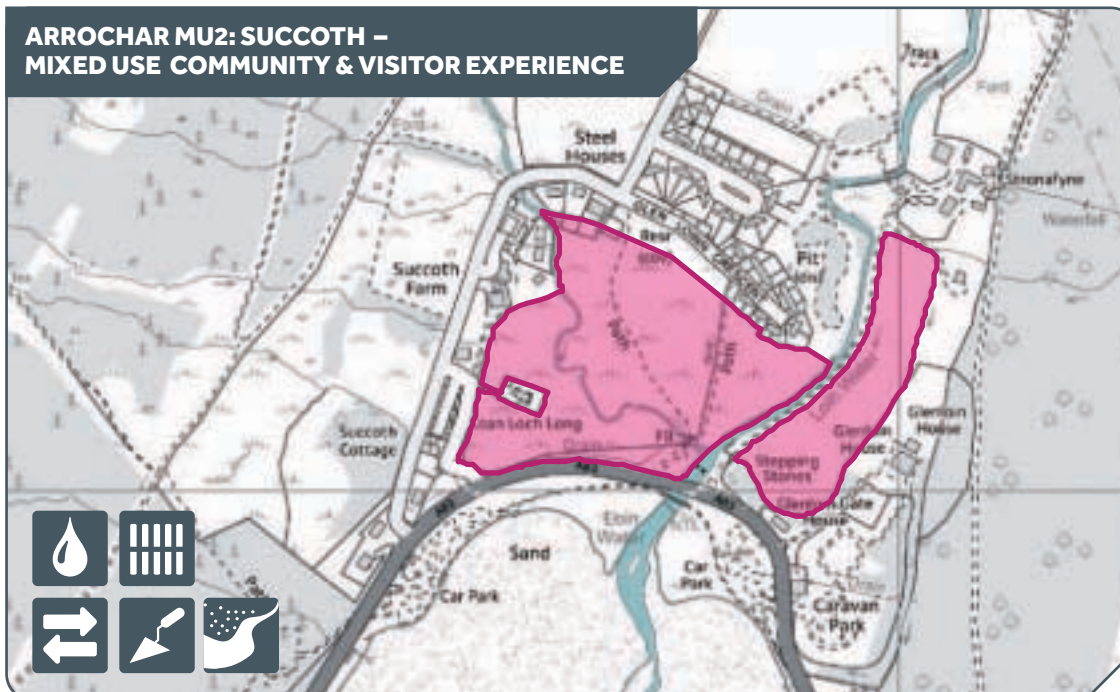
**ARROCHAR VE1: BEN ARTHUR –
MIXED USE HOUSING [16 HOMES] AND VISITOR EXPERIENCE**



**ARROCHAR LT1: CHURCH ROAD
LONG-TERM HOUSING [6 HOMES]**



**ARROCHAR MU2: SUCCOTH –
MIXED USE COMMUNITY & VISITOR EXPERIENCE**



PROPOSED SITE & USES

HOUSING

H1

MIXED USE

MU1

MU2

VISITOR EXPERIENCE

VE1

VE2

VE3

VE4

TRANSPORT

TR1

PLACEMAKING PRIORITY

PP

— TOWN BOUNDARY

- - CORE PATHS

■ OPEN SPACE

VE3

TR1

VE1

VE2

MU1

VE4

PP

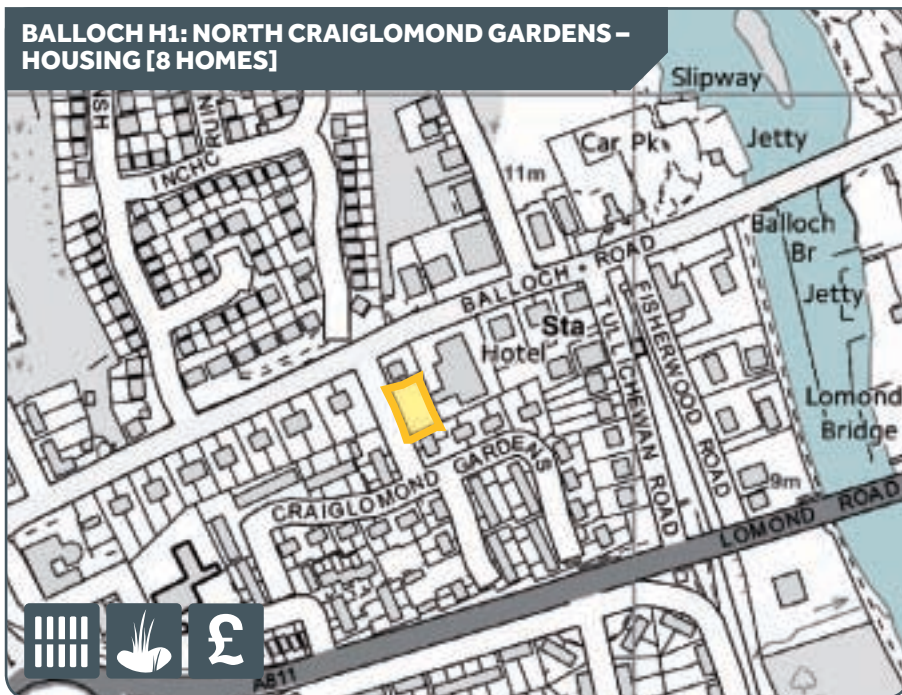
MU2

H1

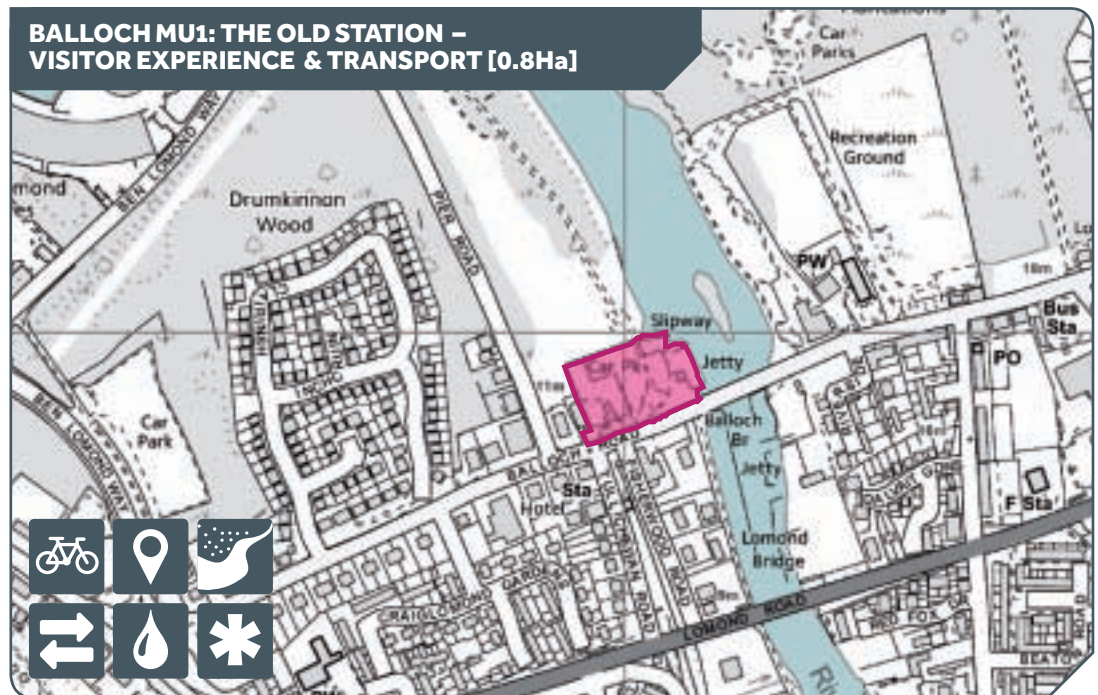
BALLOCH

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For full site boundary details see accompanying Site Assessment summary report

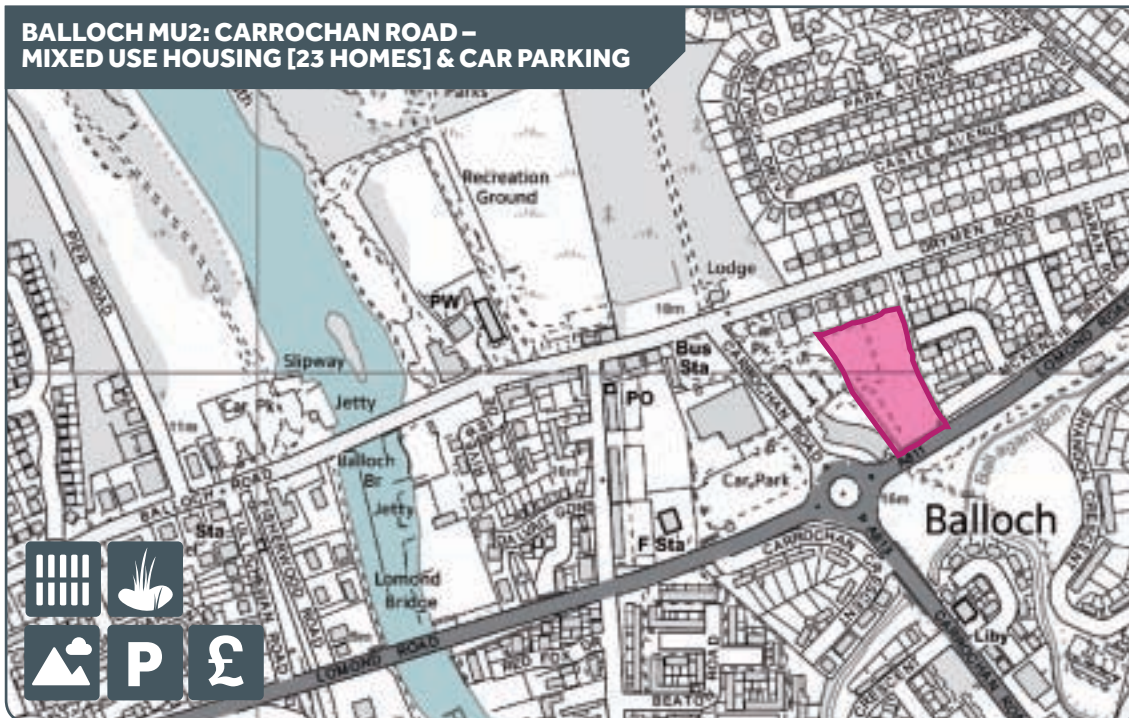
**BALLOCH H1: NORTH CRAIGLOMOND GARDENS –
HOUSING [8 HOMES]**



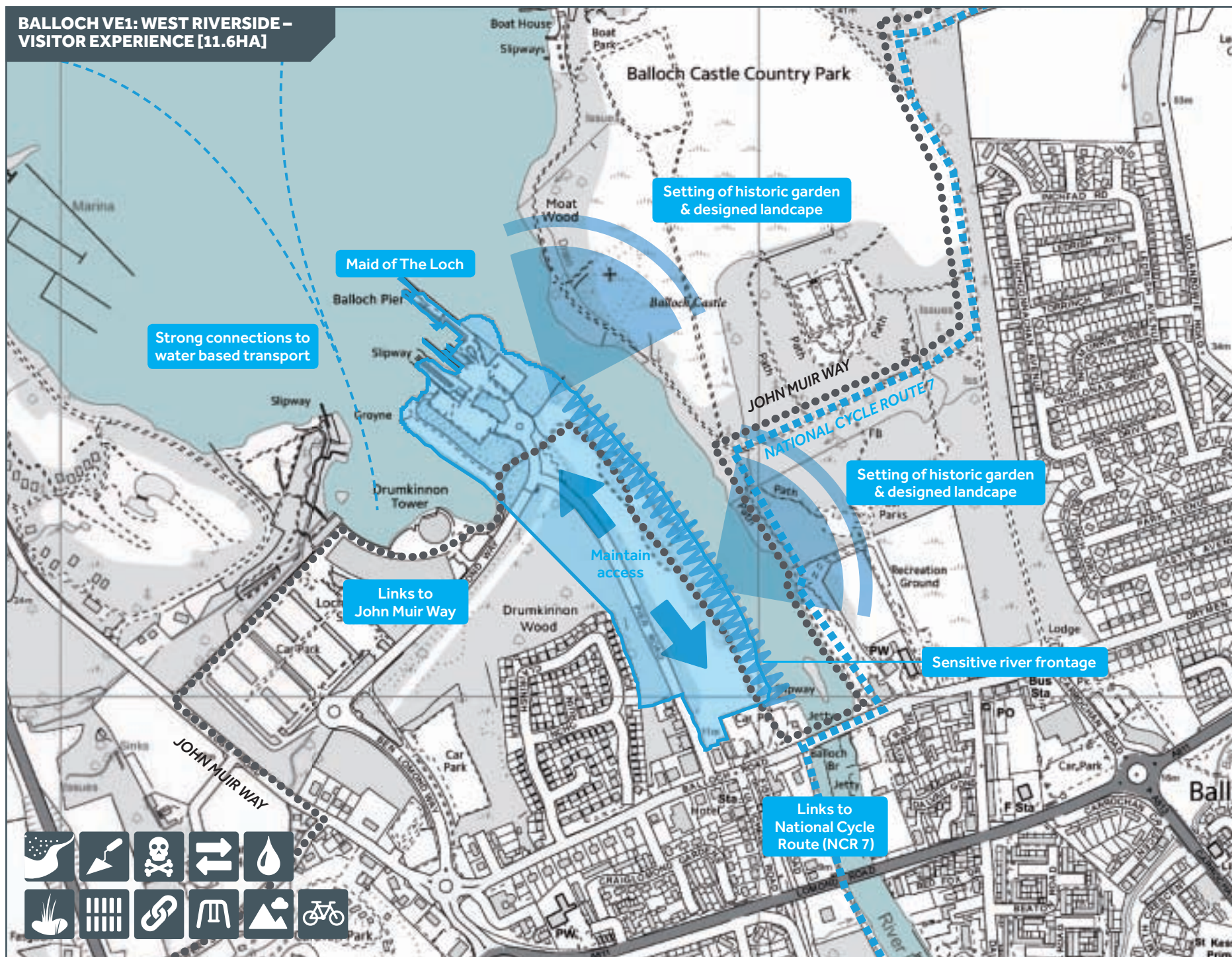
**BALLOCH MU1: THE OLD STATION –
VISITOR EXPERIENCE & TRANSPORT [0.8Ha]**




**BALLOCH MU2: CARROCHAN ROAD –
MIXED USE HOUSING [23 HOMES] & CAR PARKING**



**BALLOCH VE1: WEST RIVERSIDE –
VISITOR EXPERIENCE [11.6HA]**



BALLOCH VE2: EAST RIVER – VISITOR EXPERIENCE [4.1HA]



A detailed map of the Balloch VE2: East River Visitor Experience area. The map shows a river flowing through the landscape, with a large blue-shaded area labeled 'Recreation Ground' in the center. Surrounding this area are various features including 'Moss o' Balloch Plantations', 'Car Parks', 'Lodge', 'Bus Sta', 'PO', 'F Sta', 'Car Park', 'Slipway', 'Jetty', 'Balloch Br Jetty', 'Lomond', 'Path', 'PW', '11m', '16m', '18m', '20m', '25m', '30m', '35m', '40m', '45m', '50m', '55m', '60m', '65m', '70m', '75m', '80m', '85m', '90m', '95m', '100m', '105m', '110m', '115m', '120m', '125m', '130m', '135m', '140m', '145m', '150m', '155m', '160m', '165m', '170m', '175m', '180m', '185m', '190m', '195m', '200m'. The map also shows surrounding roads, buildings, and other landmarks. At the bottom left, there are four icons: a mountain, a location pin, a river, and a bicycle.



BALLOCH VE3: BALLOCH CASTLE – VISITOR EXPERIENCE [0.9HA]

The map illustrates the layout of Balloch Castle Country Park. A large blue-shaded area represents the Balloch Castle ruins. To the right of the castle is a 'Car Park'. To the left, near the water, are the 'Boat House' and 'Slipways'. A 'Boat Park' is located between the boat house and the castle. A 'Path' is shown winding through the park. The text 'Balloch Castle Country Park' is written at the bottom. A scale bar indicates a distance of 41m. A north arrow is located in the top right corner. A legend at the bottom left shows icons for a building (castle), a document (map), a mountain (landscape), and a bicycle (cycling).



BALLOCH VE4: WOODBANK HOUSE – VISITOR EXPERIENCE [9.5HA]

A detailed map of the Balloch VE4: Woodbank House Visitor Experience area, which is highlighted in blue. The map shows the site's location relative to surrounding features: Sheepfold to the west, Loch Lomond Shores and Drumkinnon Tower to the east, and Caravan Park and Drumkinnon Farm to the south. Key roads include Upper Stonymollan Road, Lower Stonymollan Road, and Old Luss Road. Other landmarks include a Waterfall, Drain, and various buildings like Hamilton House and Caravan Park. The map also shows a network of paths and a car park.



CALLANDER

— CONSERVATION AREA
— TOWN BOUNDARY
■ OPEN SPACE

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

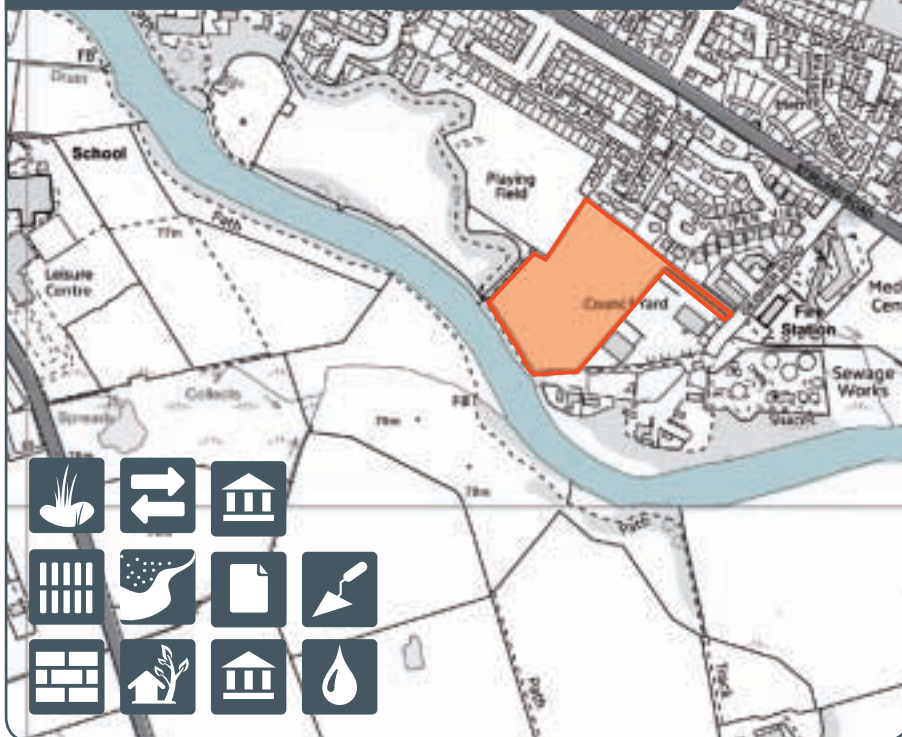
R1

PLACEMAKING PRIORITY

PP

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CALLANDER ED1: LAGRANNOCH INDUSTRIAL ESTATE – ECONOMIC DEVELOPMENT [2.1HA]



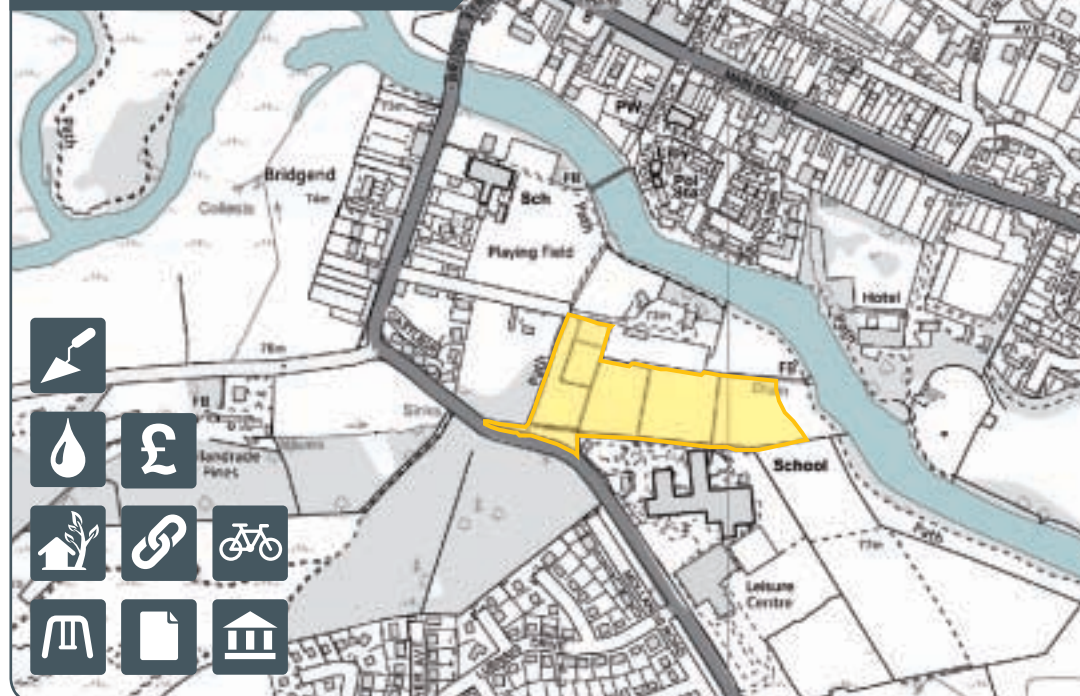
CALLANDER H2: OLD TELEPHONE EXCHANGE – HOUSING [23 HOMES]



CALLANDER H1 : PEARL STREET – HOUSING [5 HOMES]



CALLANDER H3: CHURCHFIELDS – HOUSING [30 HOMES]



CALLANDER MU1: STATION ROAD – MIXED USE RETAIL, BUSINESS, CAR PARKING & TRANSPORT [2.1HA]

* Number of car parking spaces to be confirmed following Town Centre study

Retain central area for car park*

Seek to improve pedestrian links to Main Street

Views towards Ancaster bridge

Sensitive edge of Conservation Area

Retain prominence of hotel

Link to cycle route NCN7

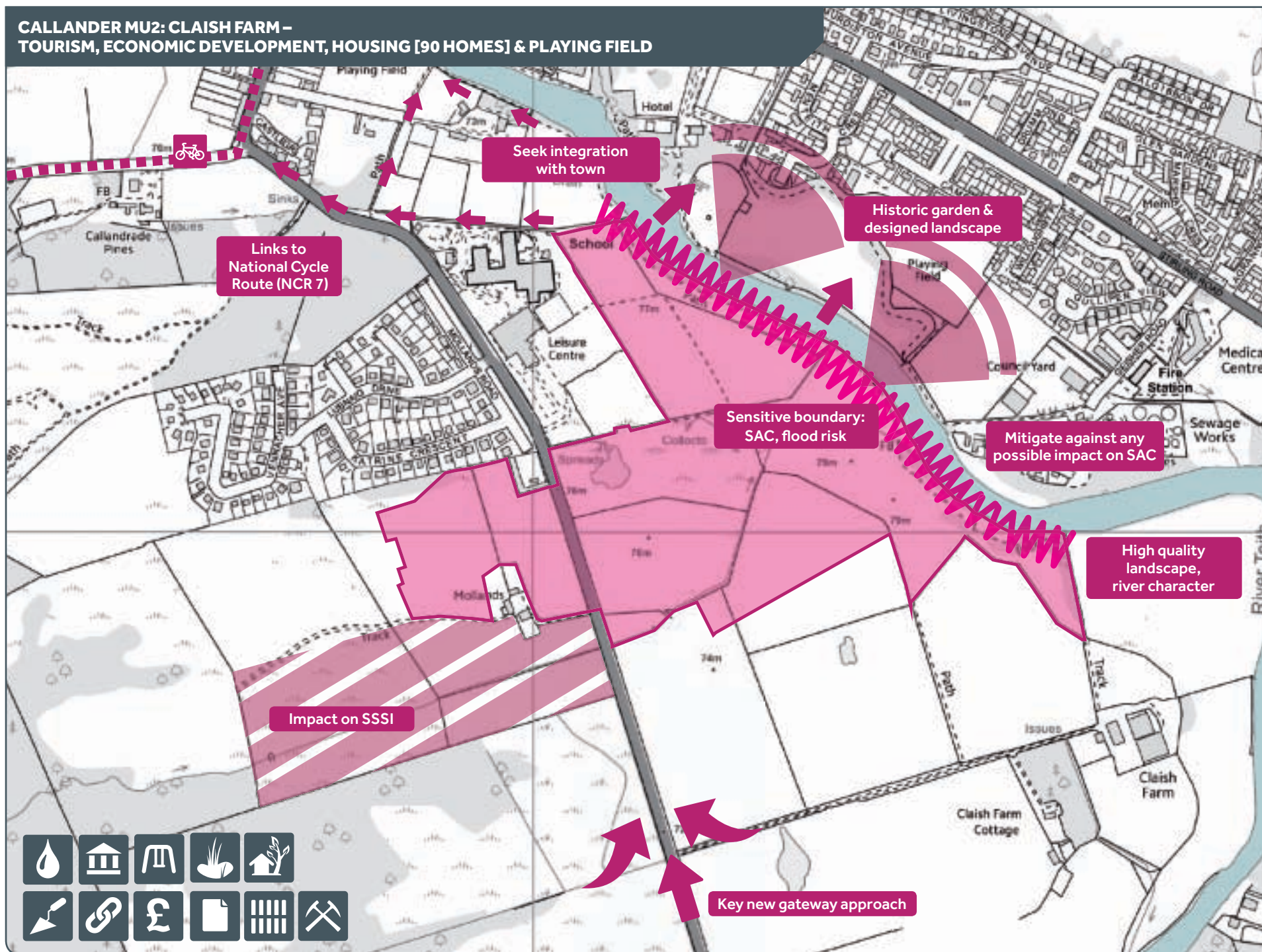
Callander MU1: Station Road – Mixed Use Retail, Business, Car Parking & Transport [2.1HA]

Legend:

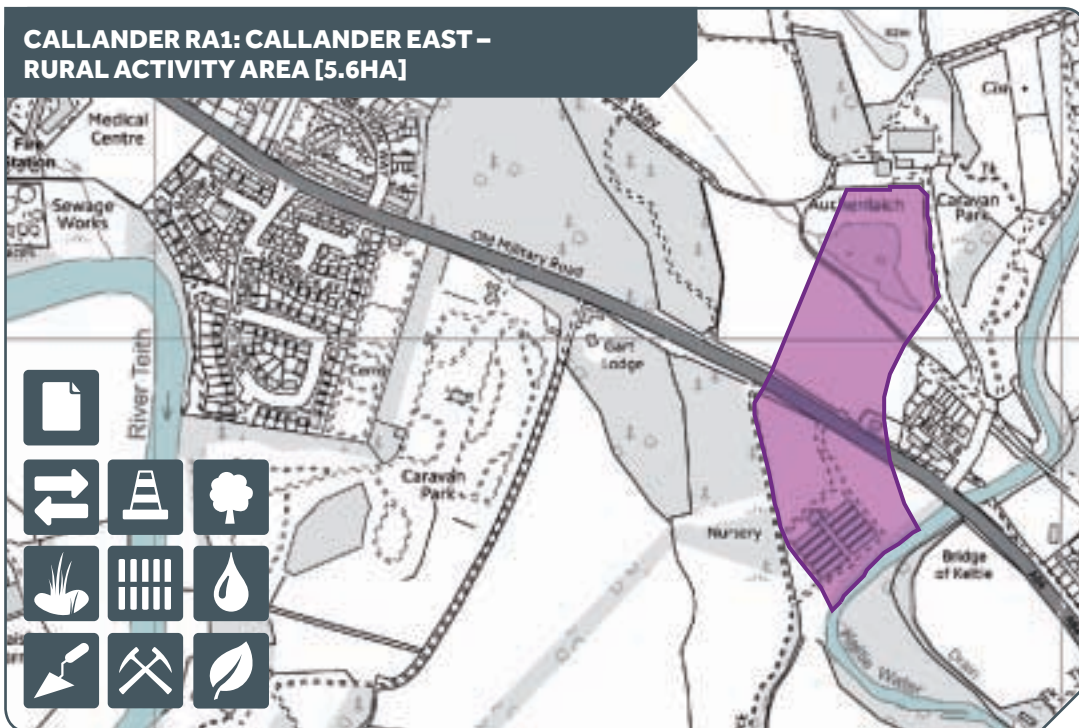
- House icon
- Parking icon (P)
- Water icon
- Bus icon
- Bicycle icon

* Number of car parking spaces to be confirmed following Town Centre study

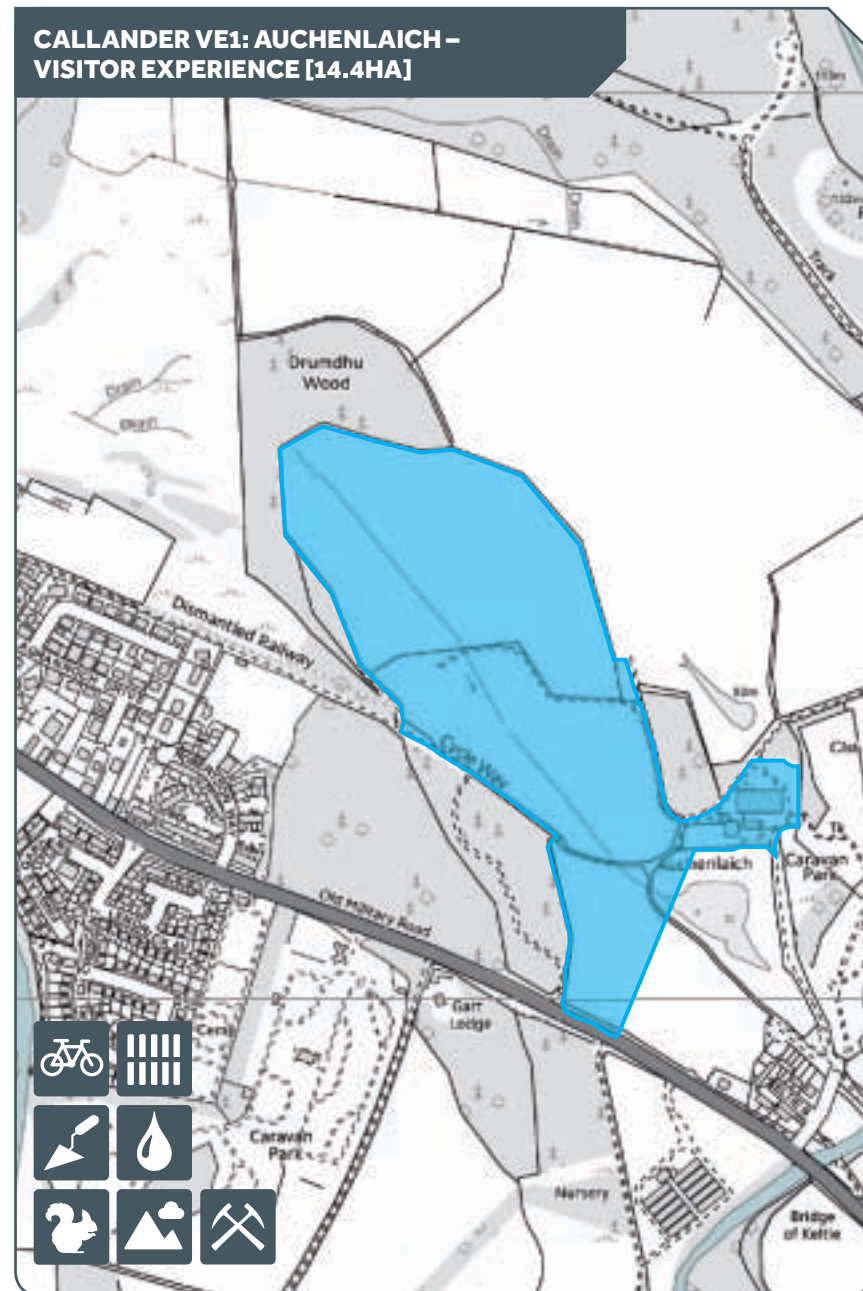
CALLANDER MU2: CLAISH FARM – TOURISM, ECONOMIC DEVELOPMENT, HOUSING [90 HOMES] & PLAYING FIELD



**CALLANDER RA1: CALLANDER EAST –
RURAL ACTIVITY AREA [5.6HA]**



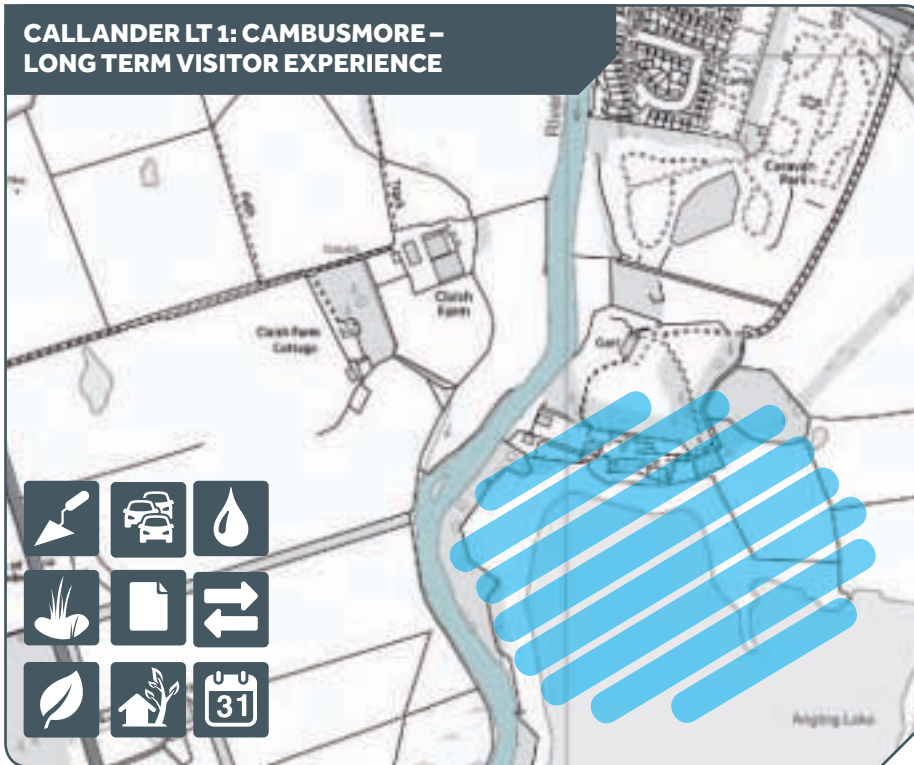
**CALLANDER VE1: AUCHENLAICH –
VISITOR EXPERIENCE [14.4HA]**



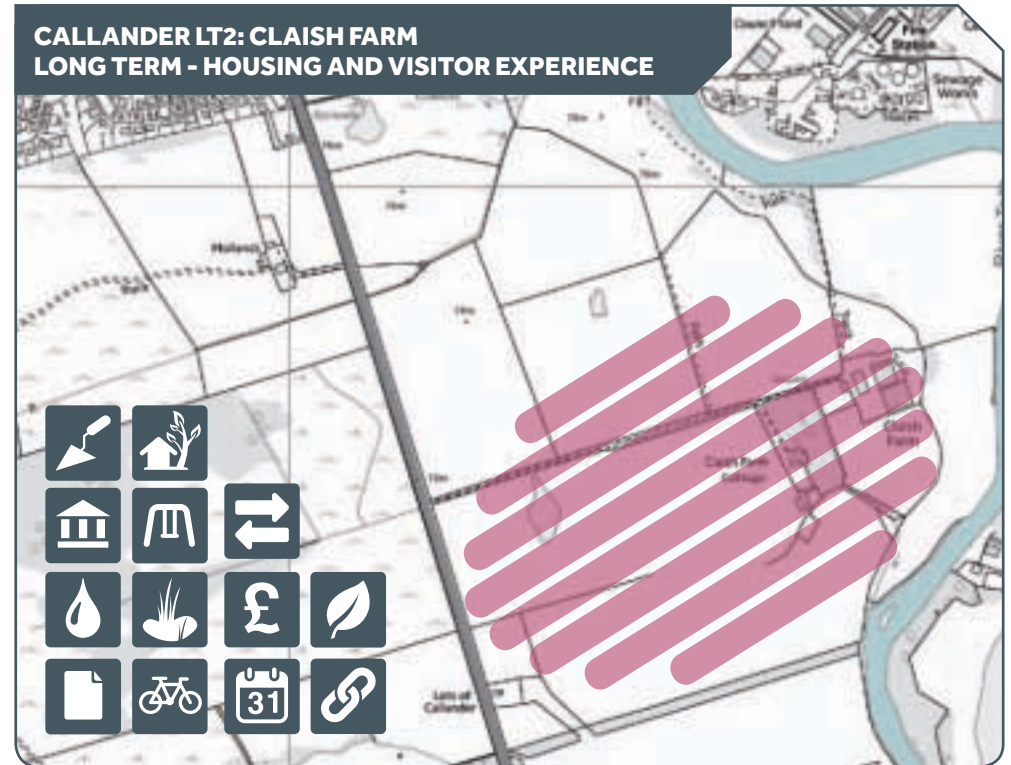
**CALLANDER RET1: STIRLING ROAD –
RETAIL [1.44HA]**



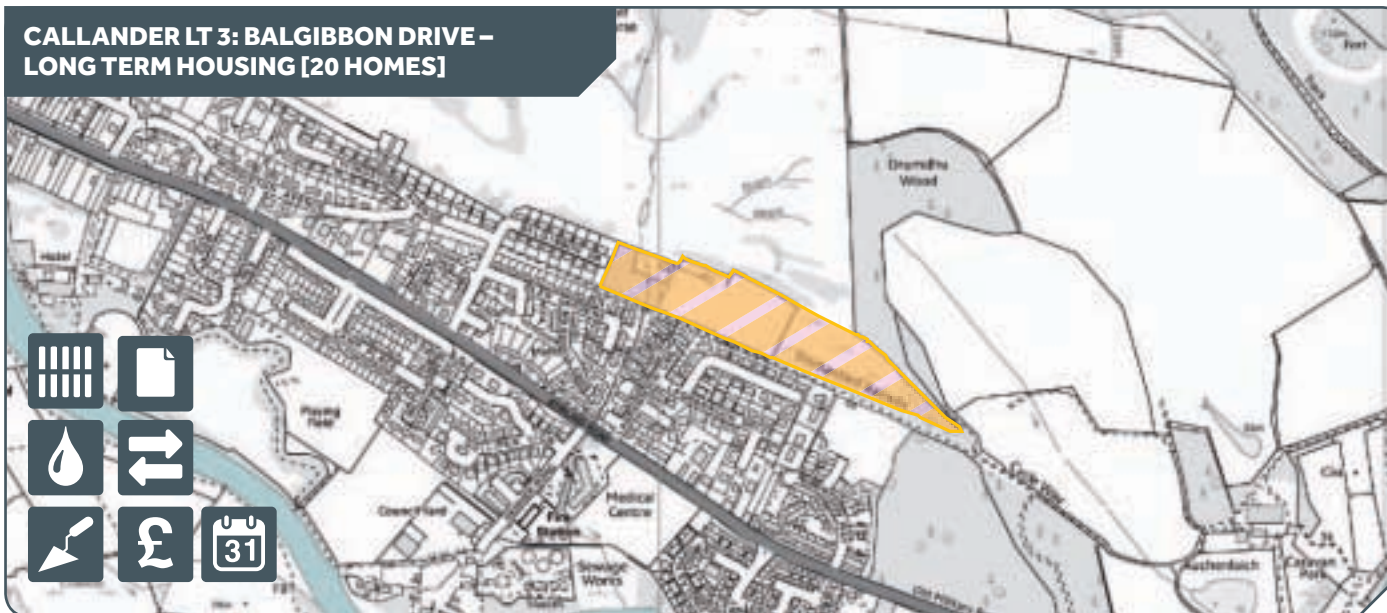
CALLANDER LT 1: CAMBUSMORE – LONG TERM VISITOR EXPERIENCE



CALLANDER LT2: CLAISH FARM LONG TERM - HOUSING AND VISITOR EXPERIENCE



CALLANDER LT 3: BALGIBBON DRIVE – LONG TERM HOUSING [20 HOMES]



CARRICK CASTLE

- VILLAGE BOUNDARY
- - CORE PATHS
- OPEN SPACE

PROPOSED SITE & USES

HOUSING **H1**

H1

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**CARRICK CASTLE H1: FORMER HOTEL
HOUSING [7 HOMES]**



CRIANLARICH

H1

ED1

— VILLAGE BOUNDARY

- - CORE PATHS

■ OPEN SPACE

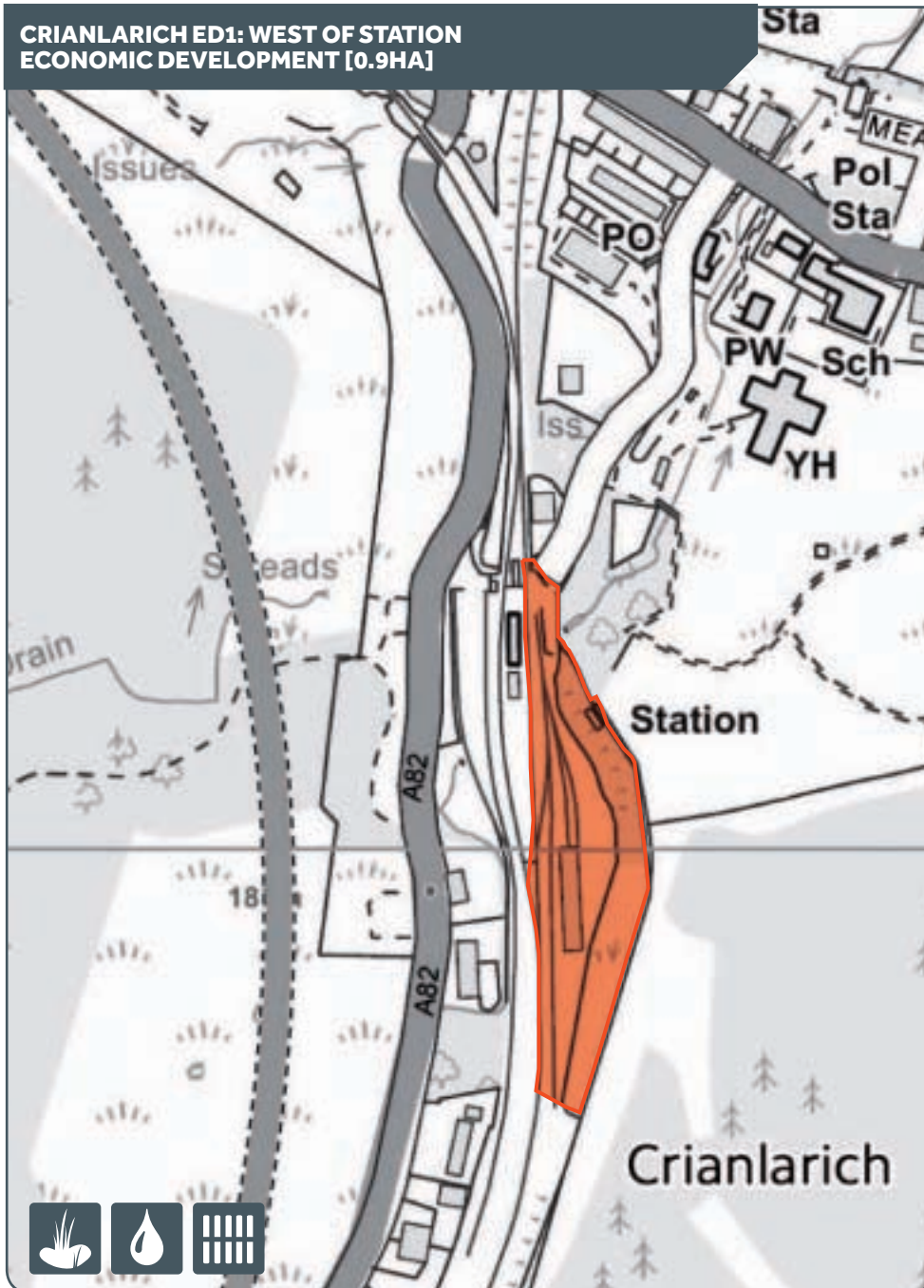
PROPOSED SITE & USES

HOUSING H1

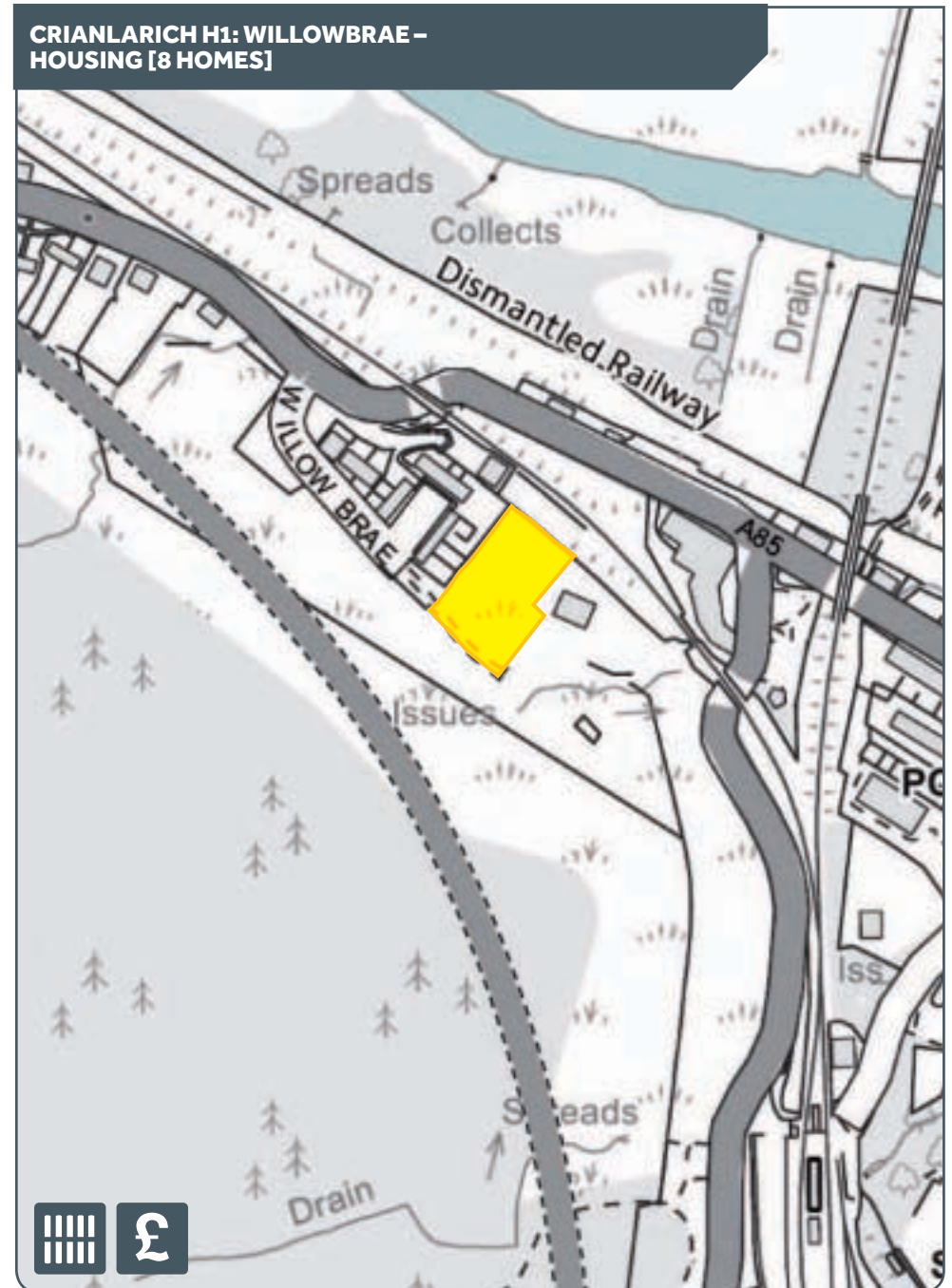
ECONOMIC DEVELOPMENT ED1

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**CRIANLARICH ED1: WEST OF STATION
ECONOMIC DEVELOPMENT [0.9HA]**



**CRIANLARICH H1: WILLOWBRAE –
HOUSING [8 HOMES]**



CROFTAMIE

VE1

H1

— VILLAGE BOUNDARY

- - CORE PATHS

■ OPEN SPACE

PROPOSED SITE & USES

HOUSING

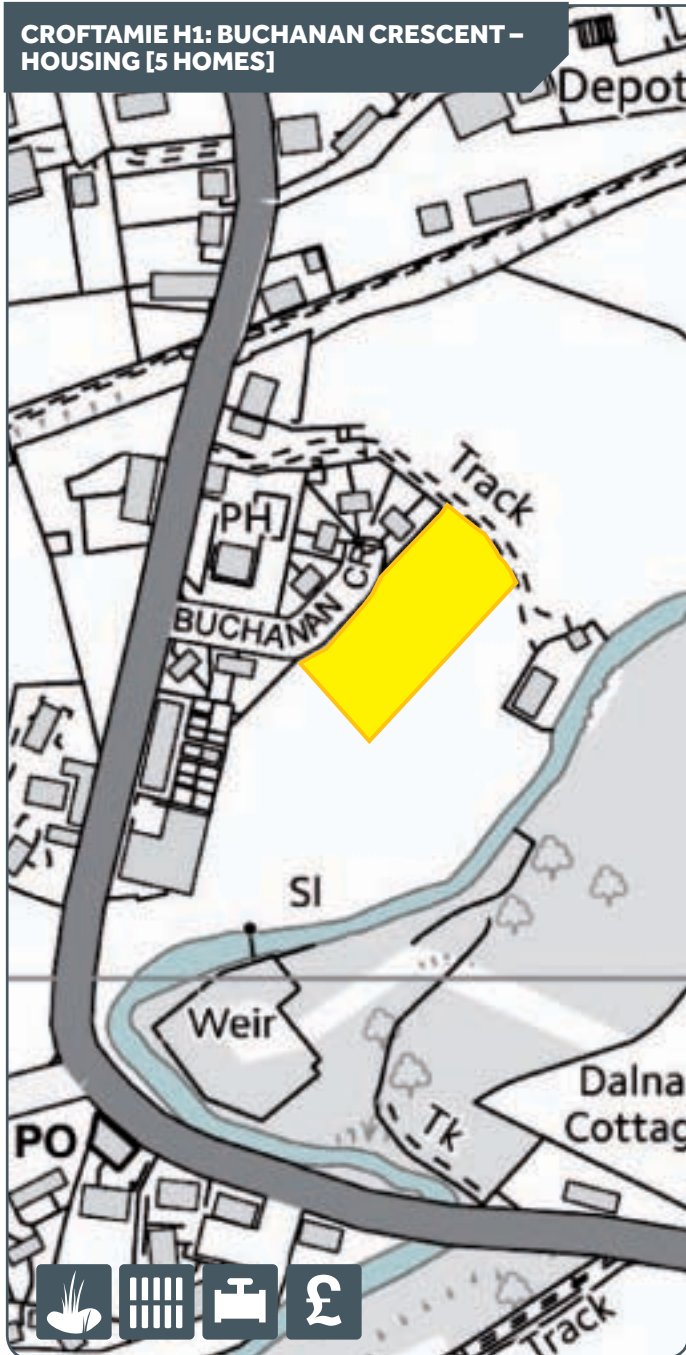
H1

VISITOR EXPERIENCE

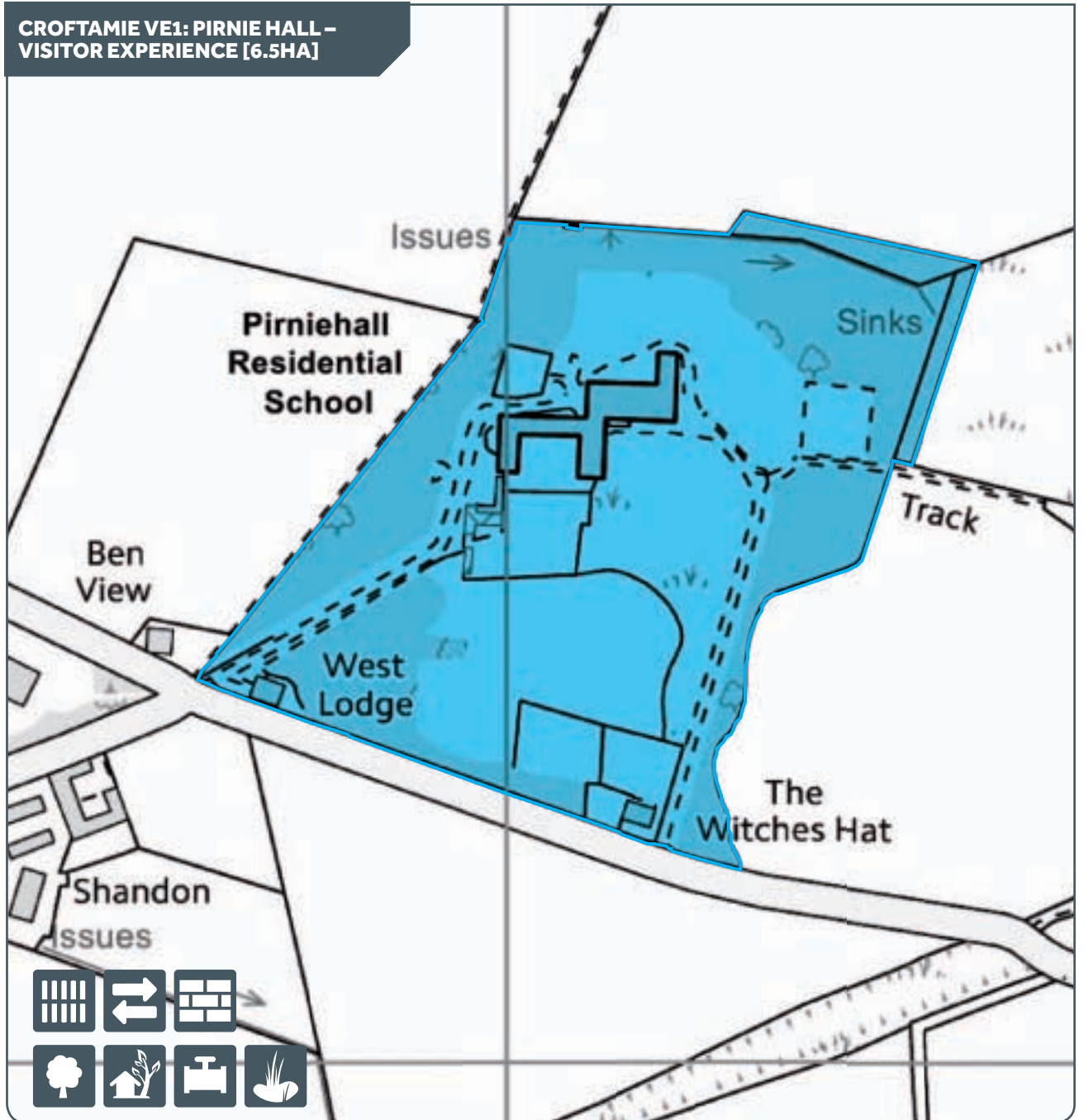
VE1

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**CROFTAMIE H1: BUCHANAN CRESCENT –
HOUSING [5 HOMES]**



**CROFTAMIE VE1: PIRNIE HALL –
VISITOR EXPERIENCE [6.5HA]**



DRYMEN

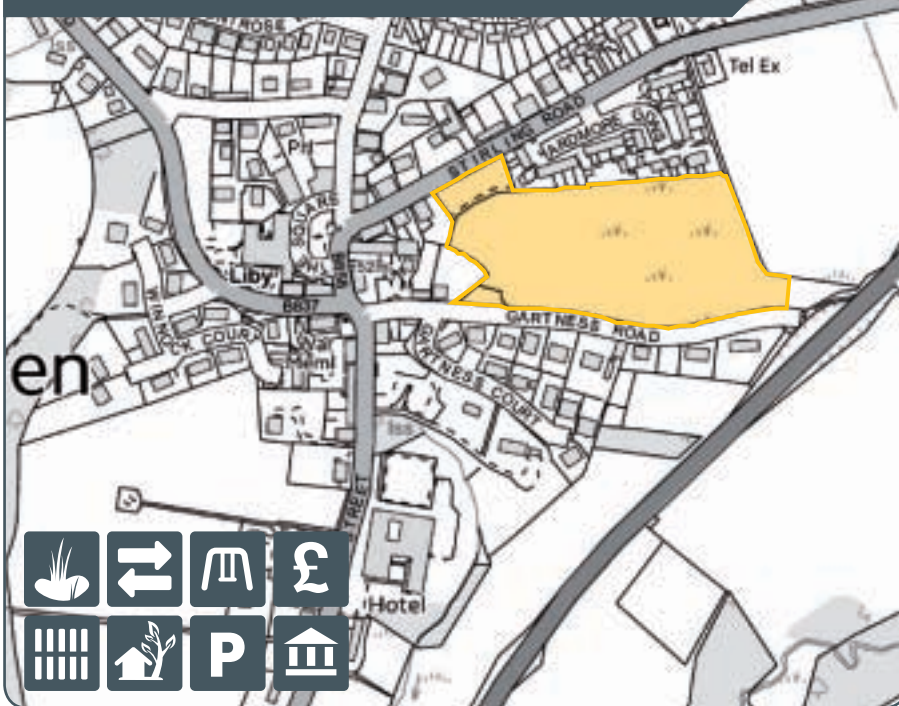
- CONSERVATION AREA
- VILLAGE BOUNDARY
- - CORE PATHS
- OPEN SPACE

PROPOSED SITE & USES

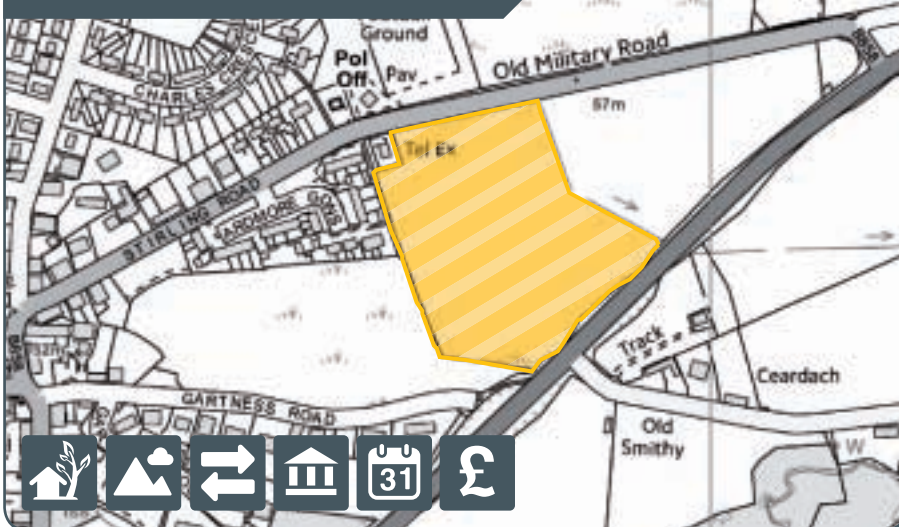
HOUSING	H1 H2 LT3
VISITOR EXPERIENCE	VE1
MIXED USE	MU1
TRANSPORT	TR1
RURAL ACTIVITY AREA	RA1
PLACEMAKING PRIORITY	PP

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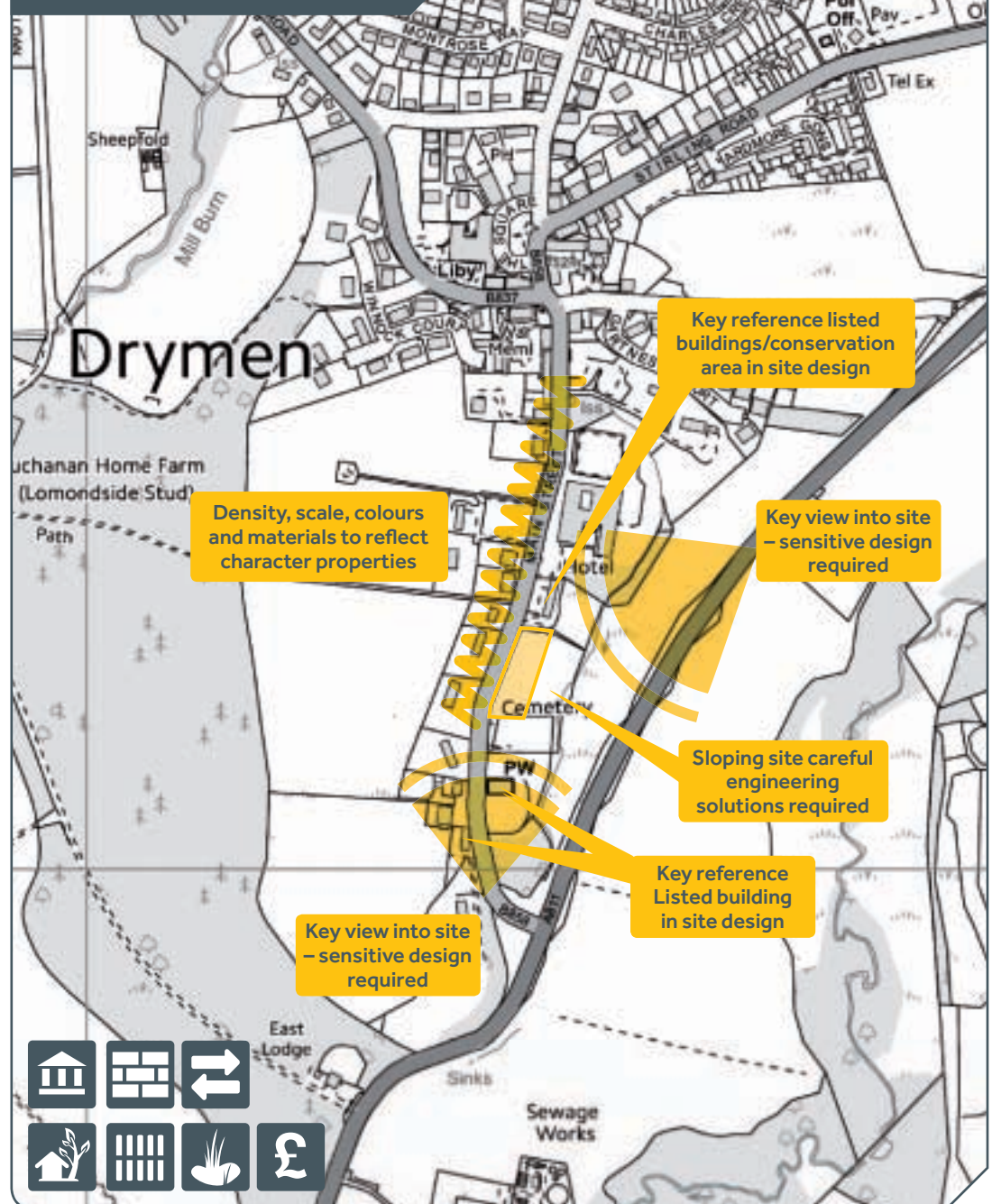
**DRYMEN H1: STIRLING ROAD –
HOUSING [36 HOMES] AND CAR PARKING**



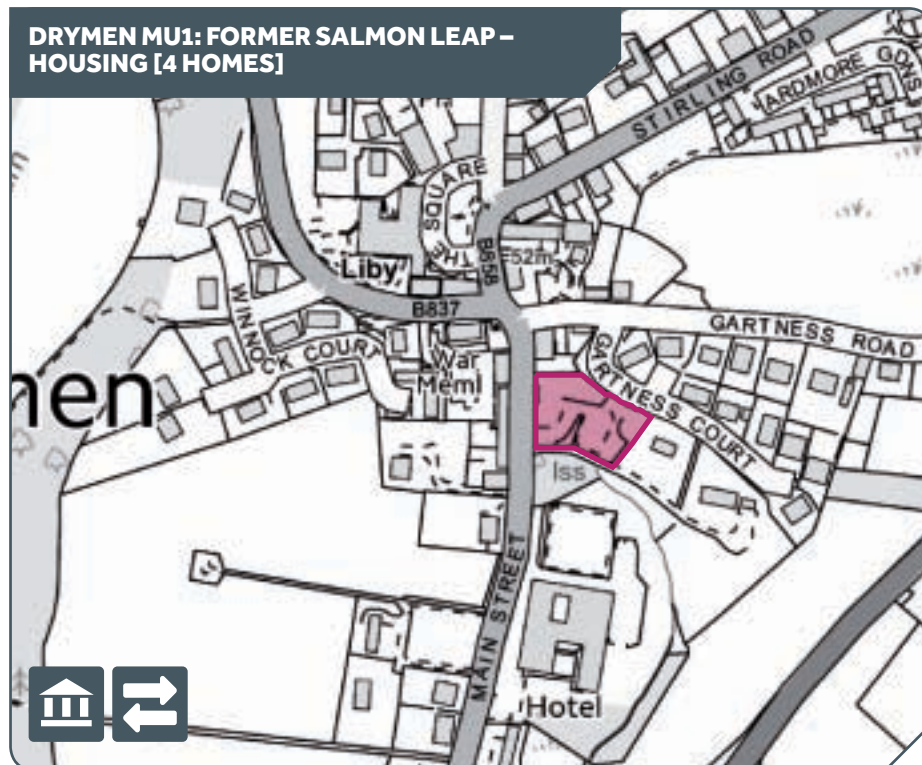
**DRYMEN LT1: SOUTH STIRLING ROAD –
LONG TERM HOUSING [30 HOMES]**



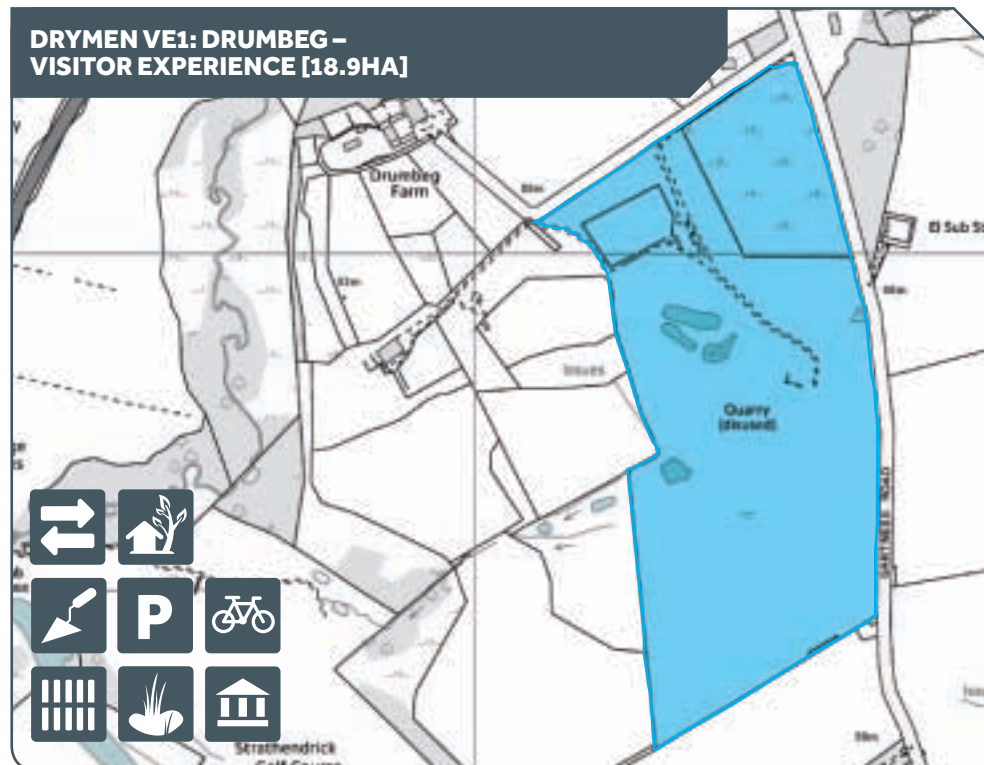
**DRYMEN H2 LAURELFIELDS -
HOUSING [10 HOMES]**



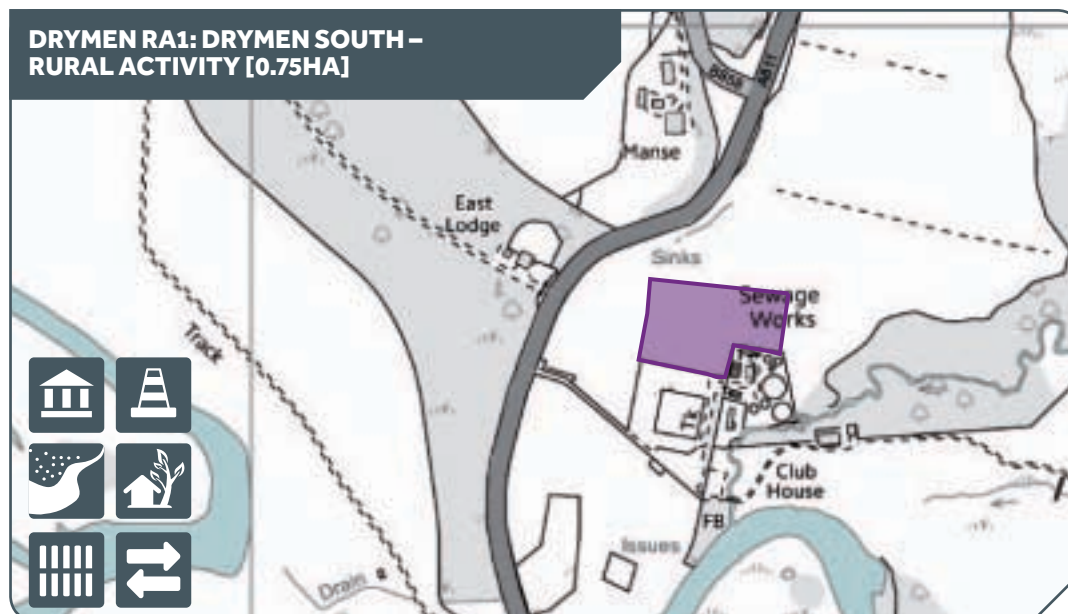
**DRYMEN MU1: FORMER SALMON LEAP –
HOUSING [4 HOMES]**



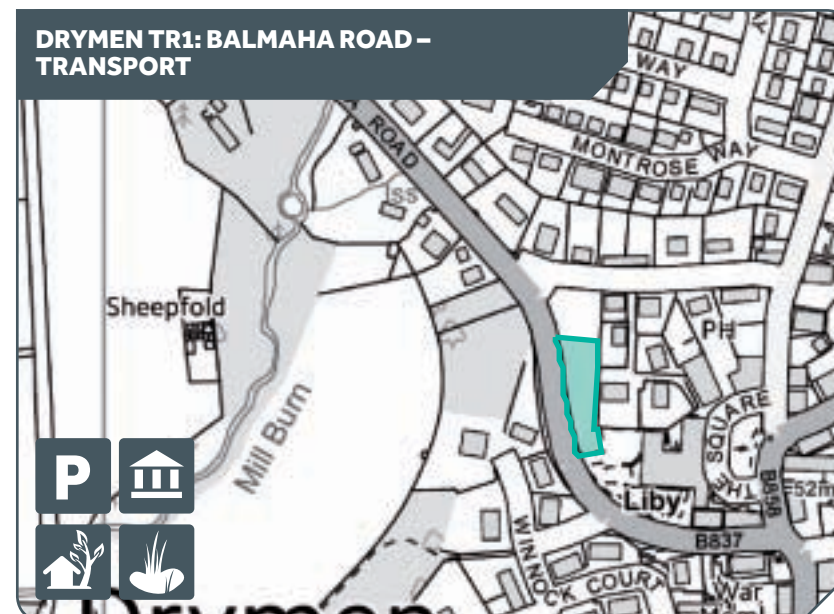
**DRYMEN VE1: DRUMBEG –
VISITOR EXPERIENCE [18.9HA]**



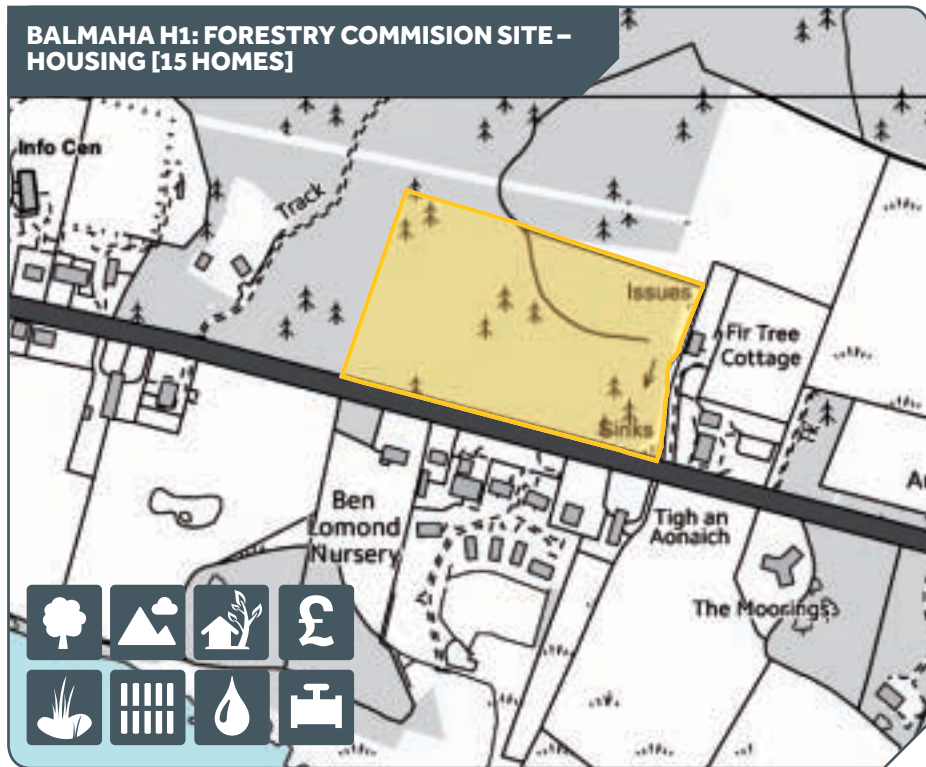
**DRYMEN RA1: DRYMEN SOUTH –
RURAL ACTIVITY [0.75HA]**



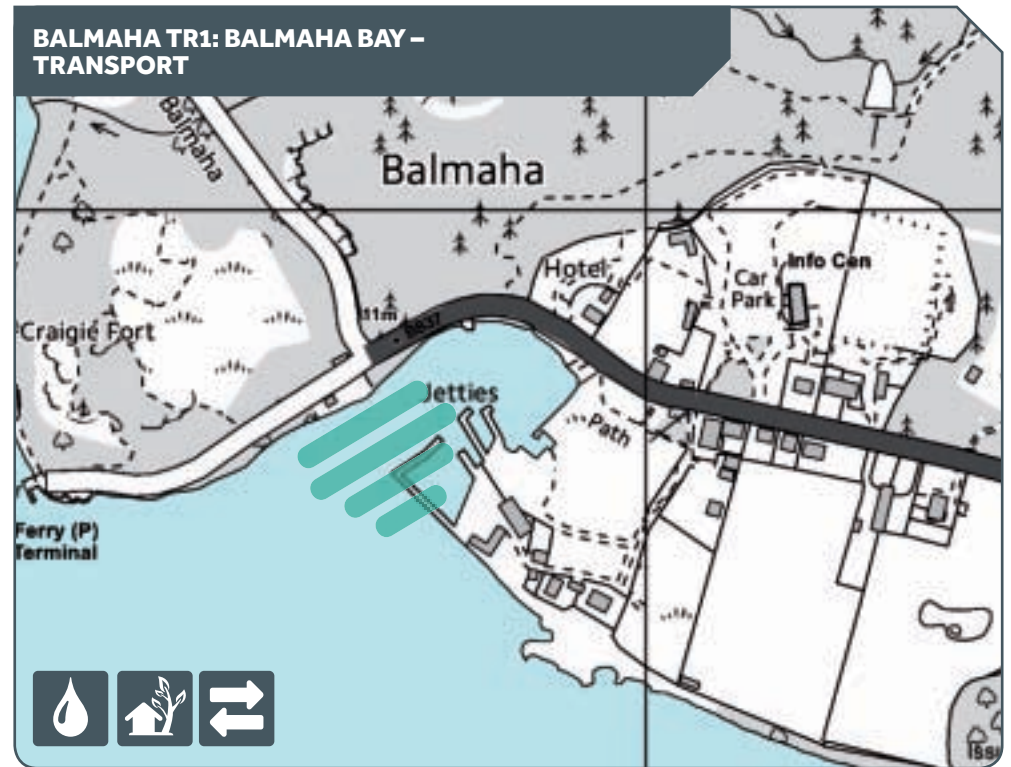
**DRYMEN TR1: BALMAHA ROAD –
TRANSPORT**



BALMAHA H1: FORESTRY COMMISSION SITE – HOUSING [15 HOMES]



BALMAHA TR1: BALMAHA BAY – TRANSPORT



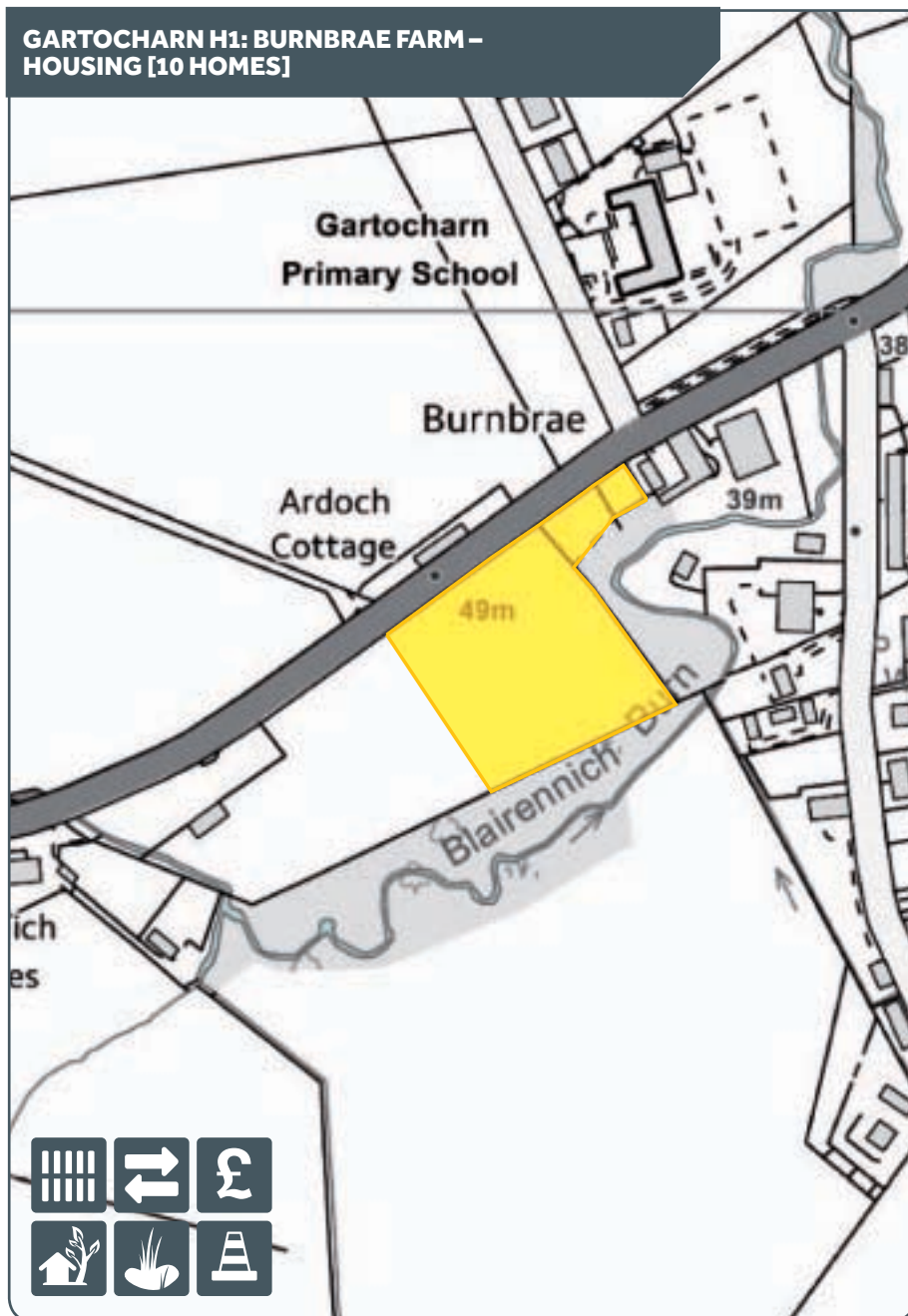
GARTMORE

- VILLAGE BOUNDARY
- CONSERVATION AREA
- - CORE PATHS
- OPEN SPACE

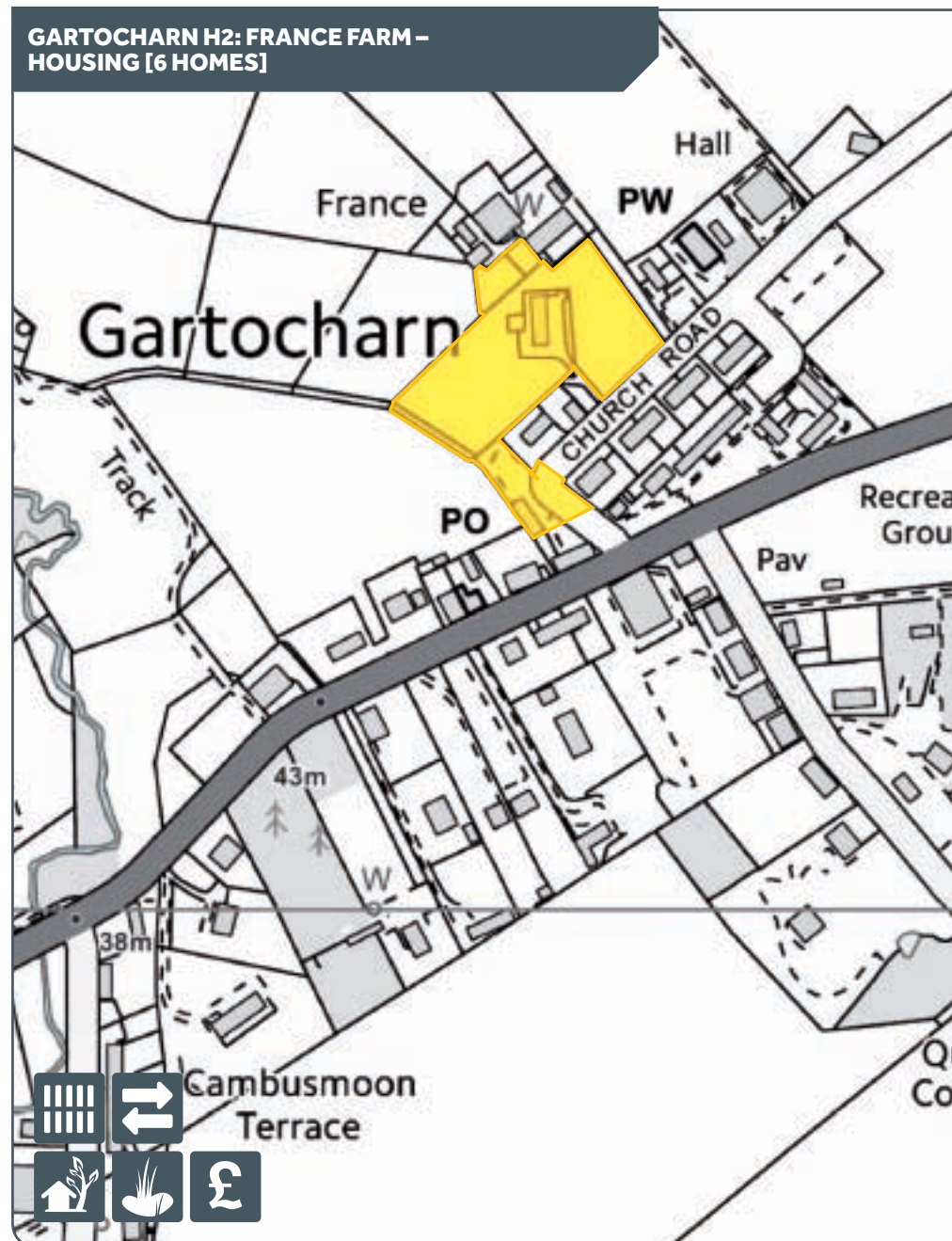
GARTOCHARN



**GARTOCHARN H1: BURNBRAE FARM –
HOUSING [10 HOMES]**

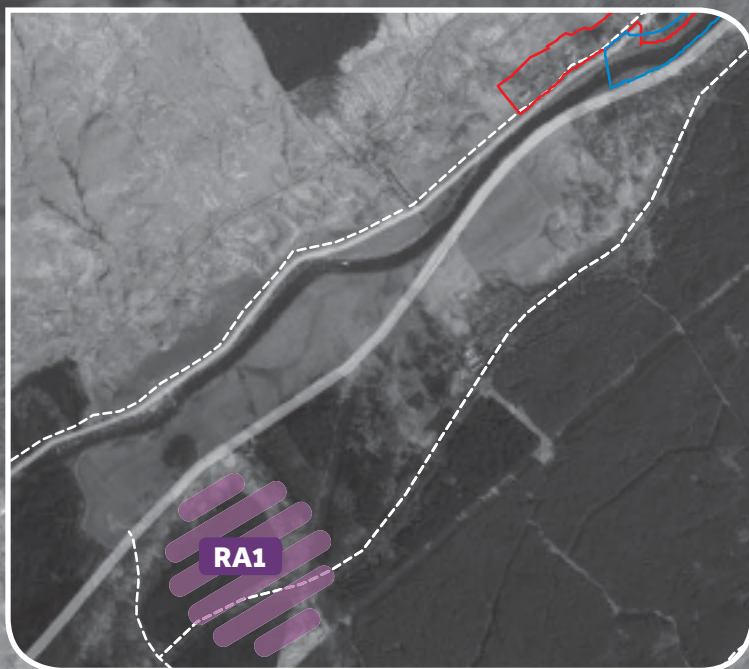


**GARTOCHARN H2: FRANCE FARM –
HOUSING [6 HOMES]**



KILLIN

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- CONSERVATION AREA
- VILLAGE BOUNDARY
- - CORE PATHS
- OPEN SPACE
- ♻️ WASTE MANAGEMENT

PROPOSED SITE & USES

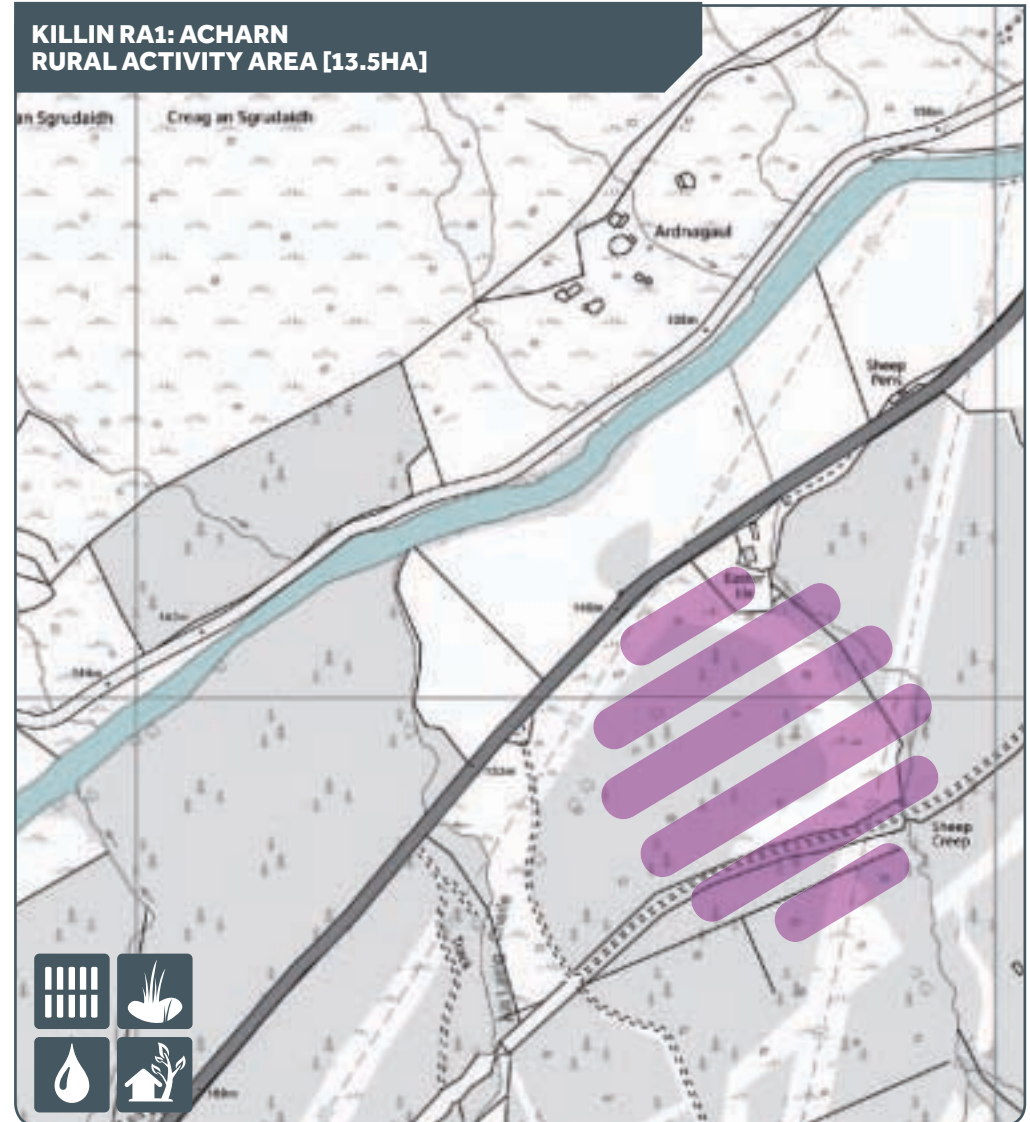
ECONOMIC DEVELOPMENT **ED1**

RURAL ACTIVITY **RA1**

KILLIN ED1: ROAD DEPOT – ECONOMIC DEVELOPMENT [0.35HA]



KILLIN RA1: ACHARN RURAL ACTIVITY AREA [13.5HA]



PROPOSED SITE & USES

HOUSING

H1

H2

VISITOR EXPERIENCE

VE1

PLACE MAKING PRIORITY

PP

— VILLAGE BOUNDARY

- - CORE PATHS

■ OPEN SPACE

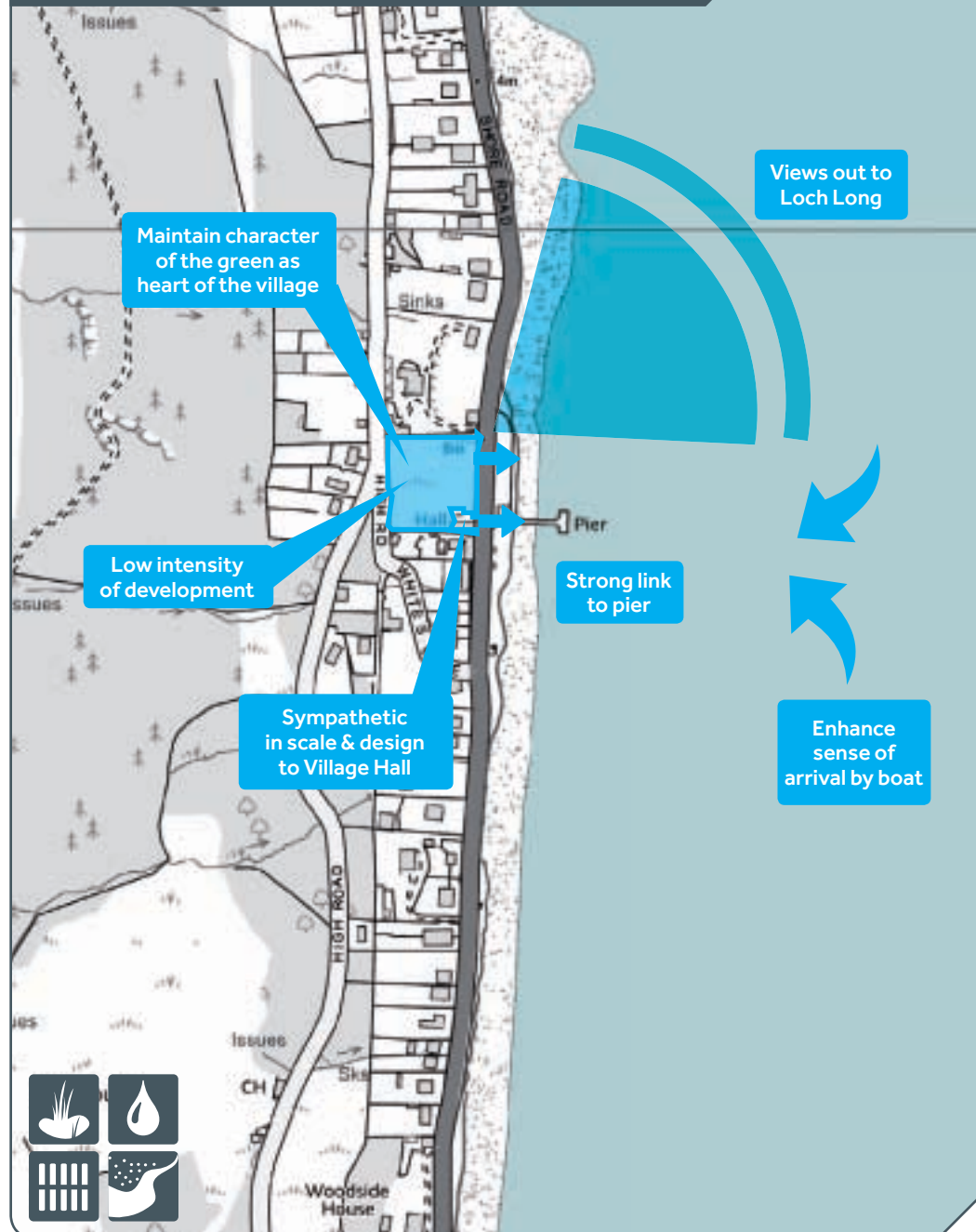
KILMUN, STRONE AND BLAIRMORE

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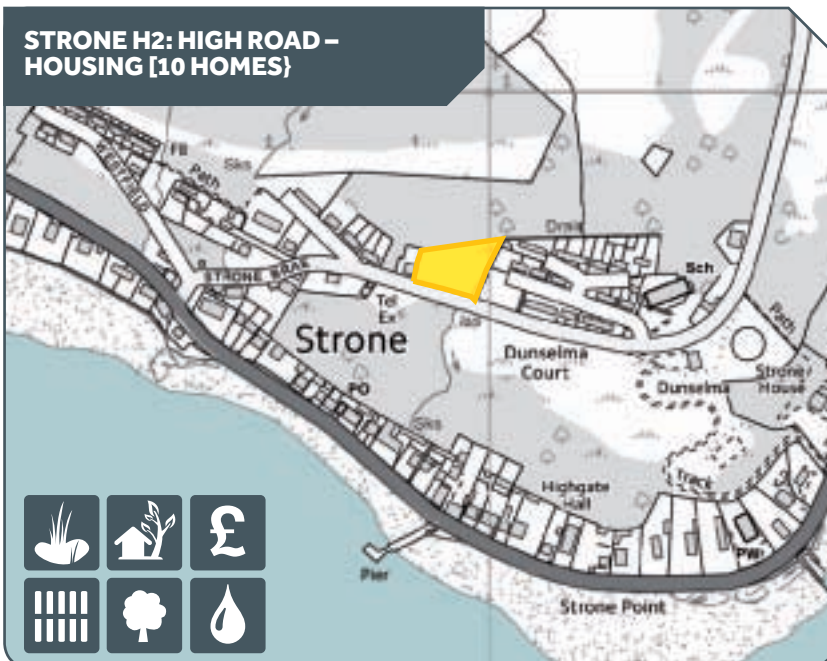
KILMUN H1: FORMER NURSING HOME – HOUSING [13 HOMES]



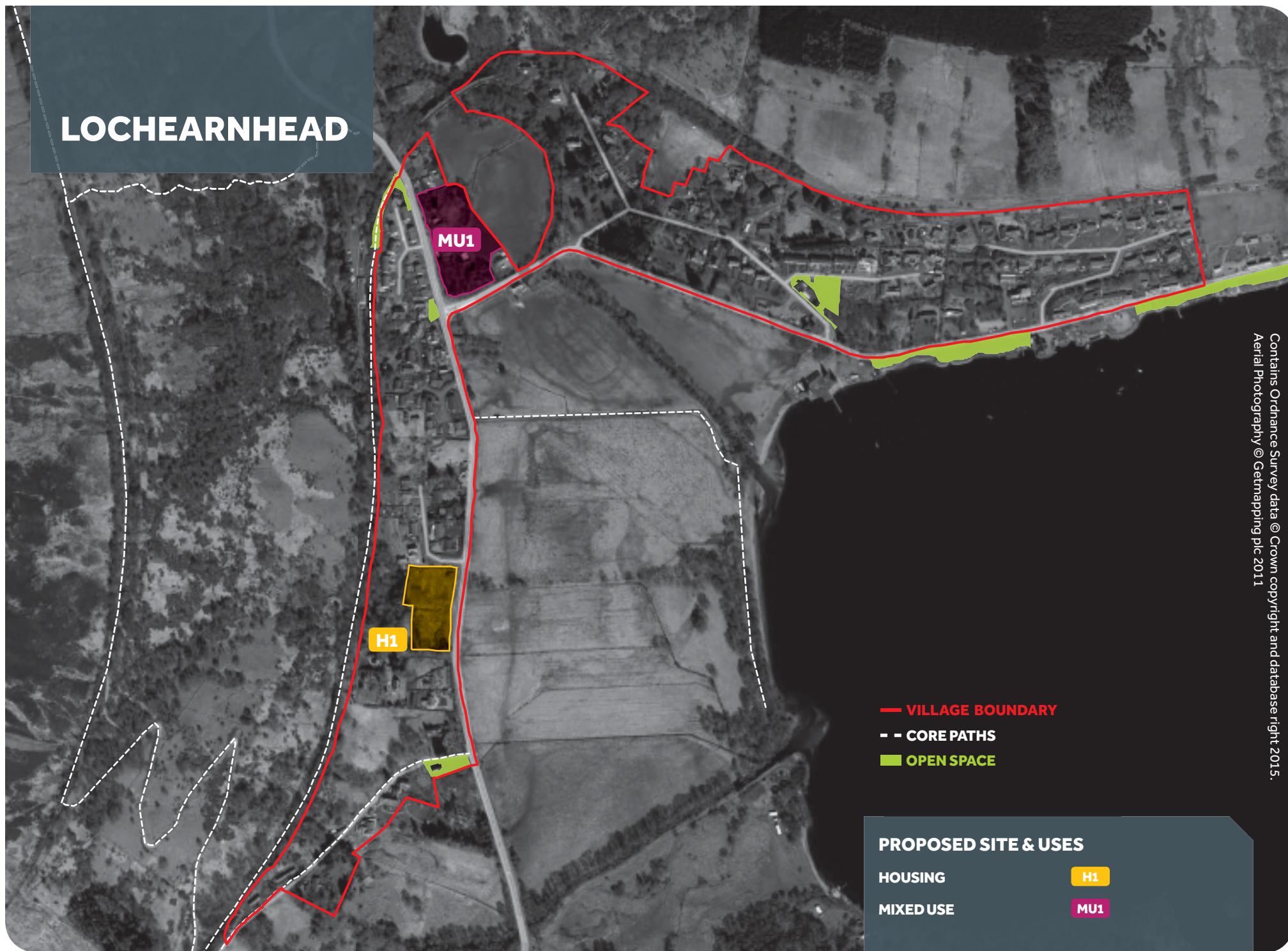
BLAIRMORE VE1: BLAIRMORE GREEN – VISITOR EXPERIENCE [0.66HA]



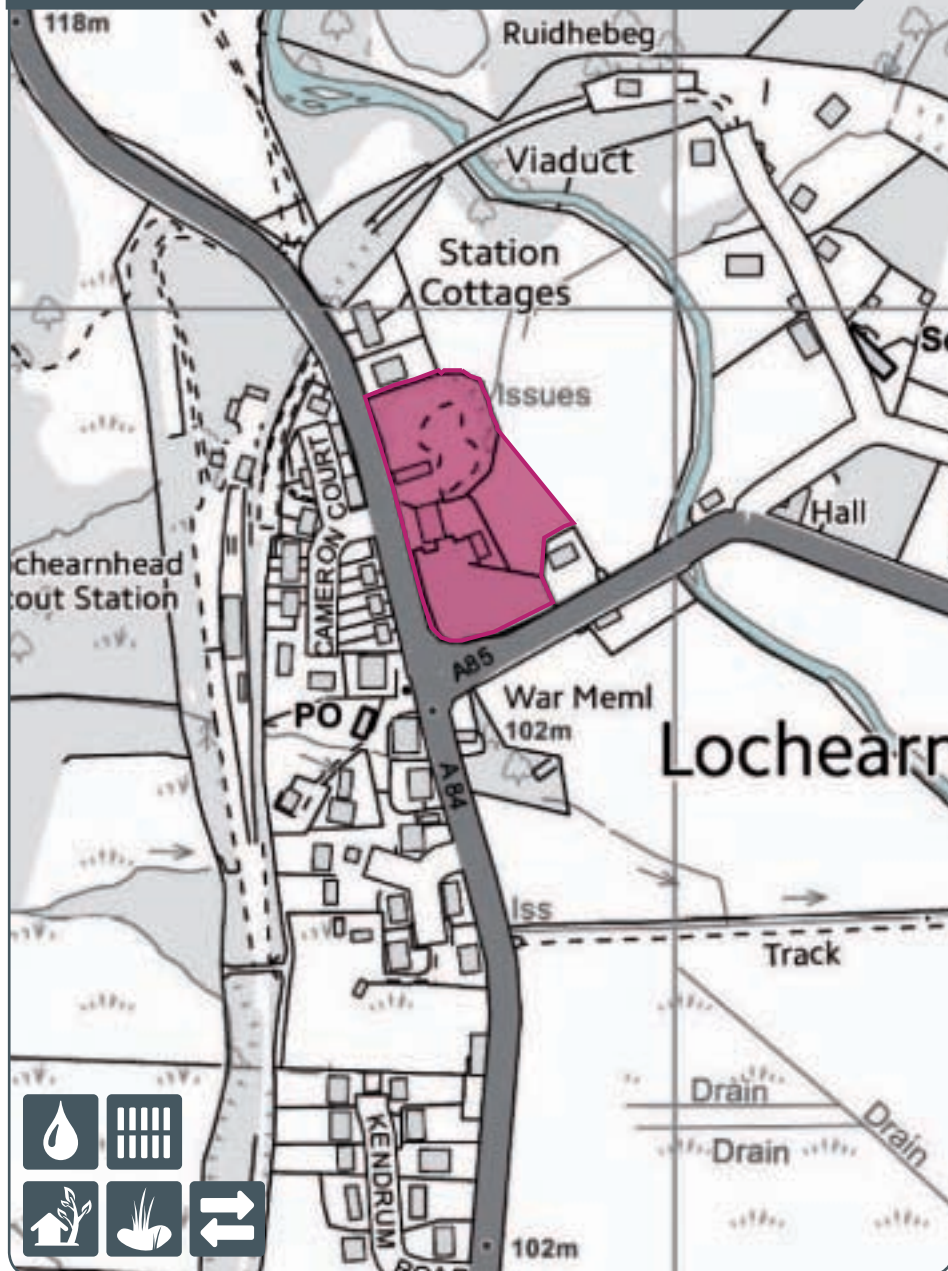
STRONE H2: HIGH ROAD – HOUSING [10 HOMES]



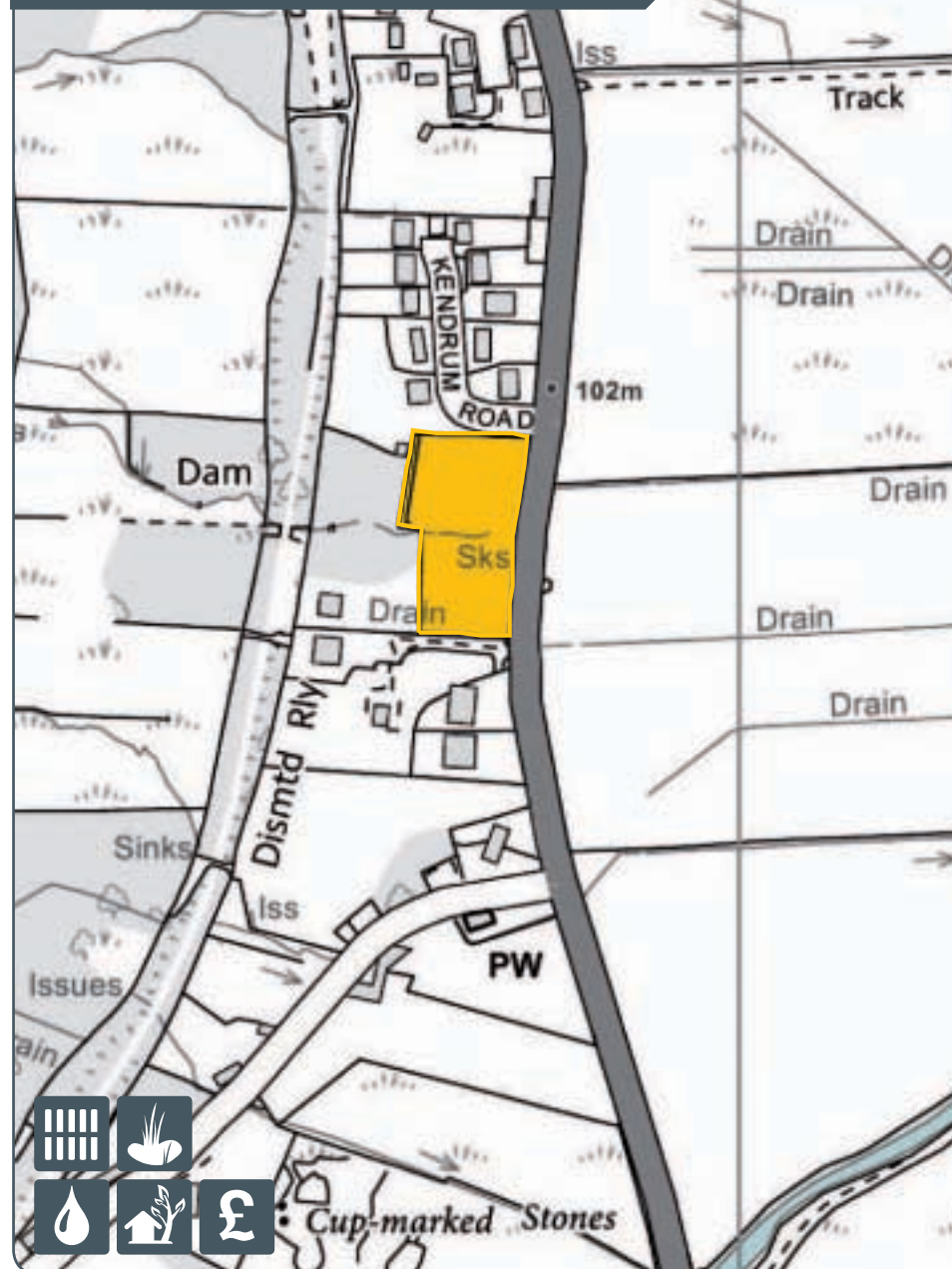
LOCHEARNHEAD



**LOCHEARNHEAD MU1 - MIXED USE
VISITOR EXPERIENCE & ECONOMIC DEVELOPMENT [0.9HA]**



**LOCHEARNHEAD H1: HOLIDAY CENTRE –
HOUSING [12 HOMES]**



LOCHGOILHEAD

PROPOSED SITE & USES

HOUSING **H1**

— VILLAGE BOUNDARY

- - CORE PATHS

■ OPEN SPACE

**LOCHGOILHEAD H1: LAND NEAR DONICH PARK –
HOUSING [6 HOMES]**



LUSS

- VILLAGE BOUNDARY
- CONSERVATION AREA
- - CORE PATHS
- OPEN SPACE

PROPOSED SITE & USES

HOUSING

H1

H2

MIXED USE

MU1

MU1

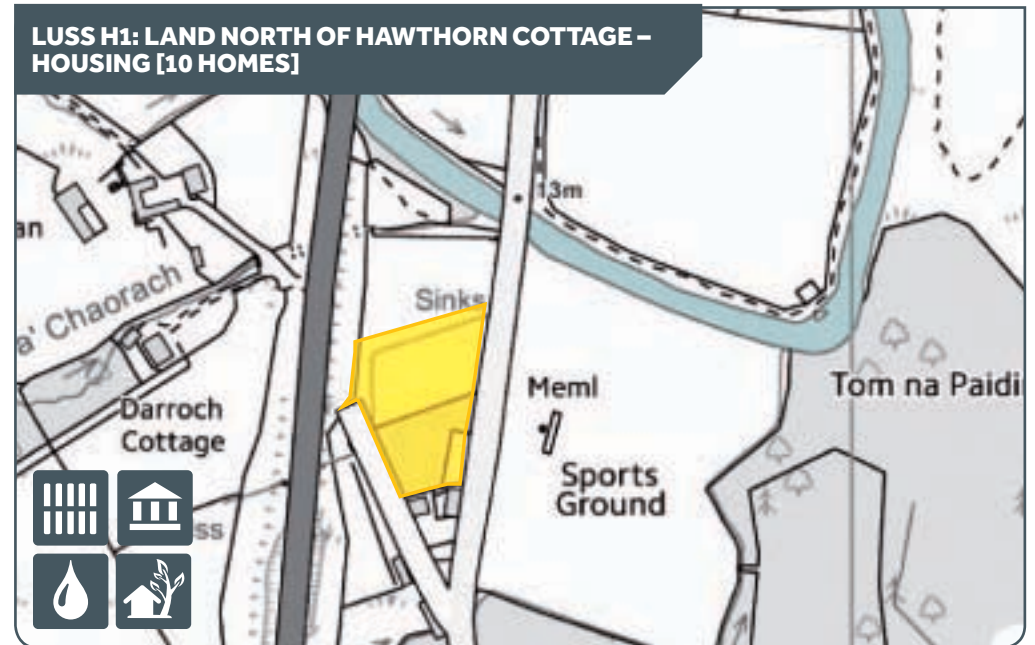
H2

H1

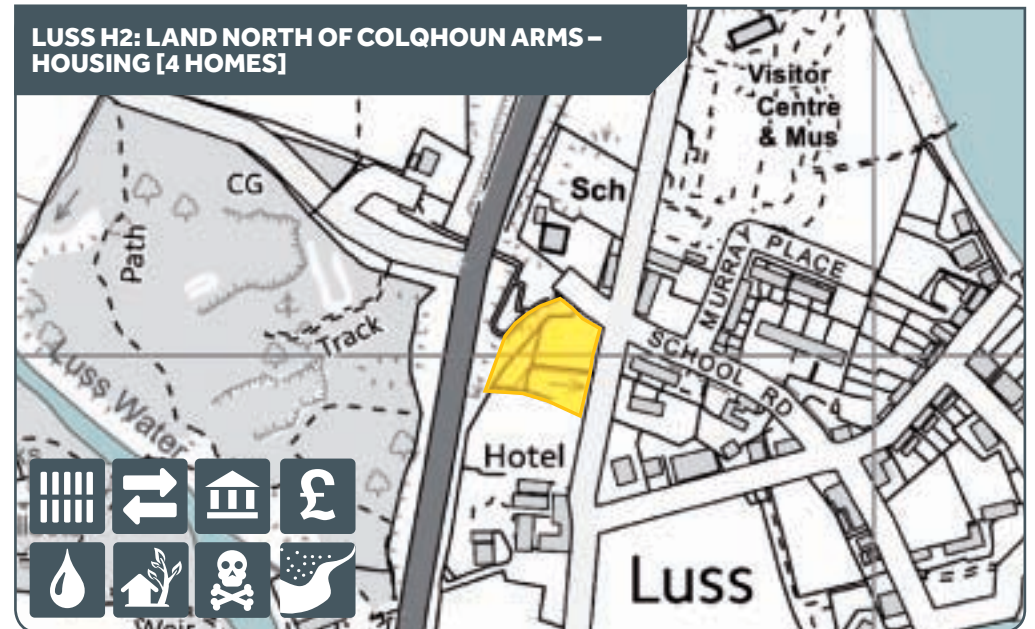
**LUSS MU1: LAND NORTH OF PRIMARY SCHOOL –
MIXED USE TOURISM AND PUBLIC REALM [0.6HA]**



**LUSS H1: LAND NORTH OF HAWTHORN COTTAGE –
HOUSING [10 HOMES]**



**LUSS H2: LAND NORTH OF COLQHOUN ARMS –
HOUSING [4 HOMES]**



ST FILLANS

- VILLAGE BOUNDARY**
- CONSERVATION AREA**
- CORE PATHS**
- OPEN SPACE**

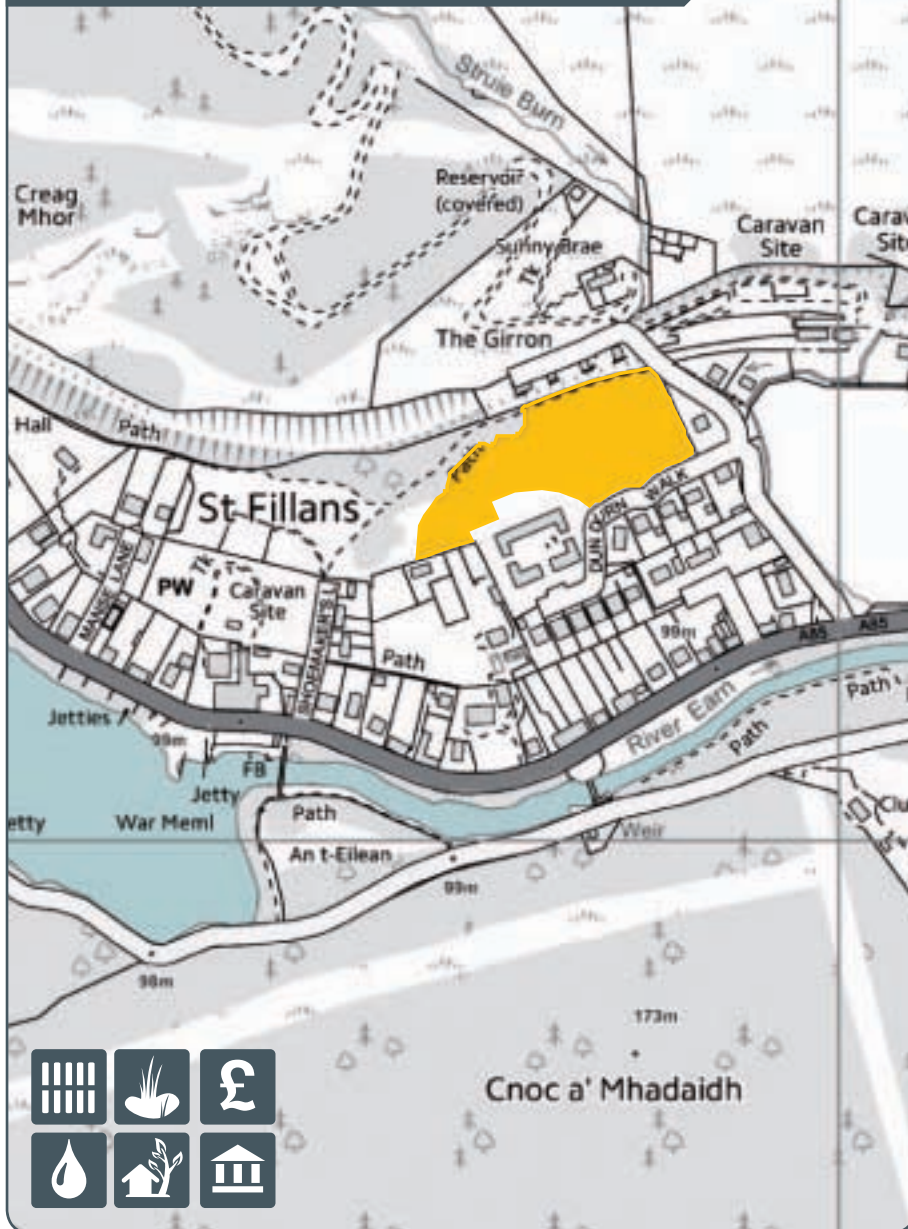
PROPOSED SITE & USES

HOUSING

H1

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**ST FILLANS H1: STATION ROAD –
HOUSING [16 HOMES]**



STRATHYRE

- VILLAGE BOUNDARY
- - CORE PATHS
- OPEN SPACE

TARBET

- VILLAGE BOUNDARY
- - CORE PATHS
- OPEN SPACE

PROPOSED SITE & USES

HOUSING

H1

VISITOR EXPERIENCE

VE1

VE2

VE3

VE4

VE5

TRANSPORT

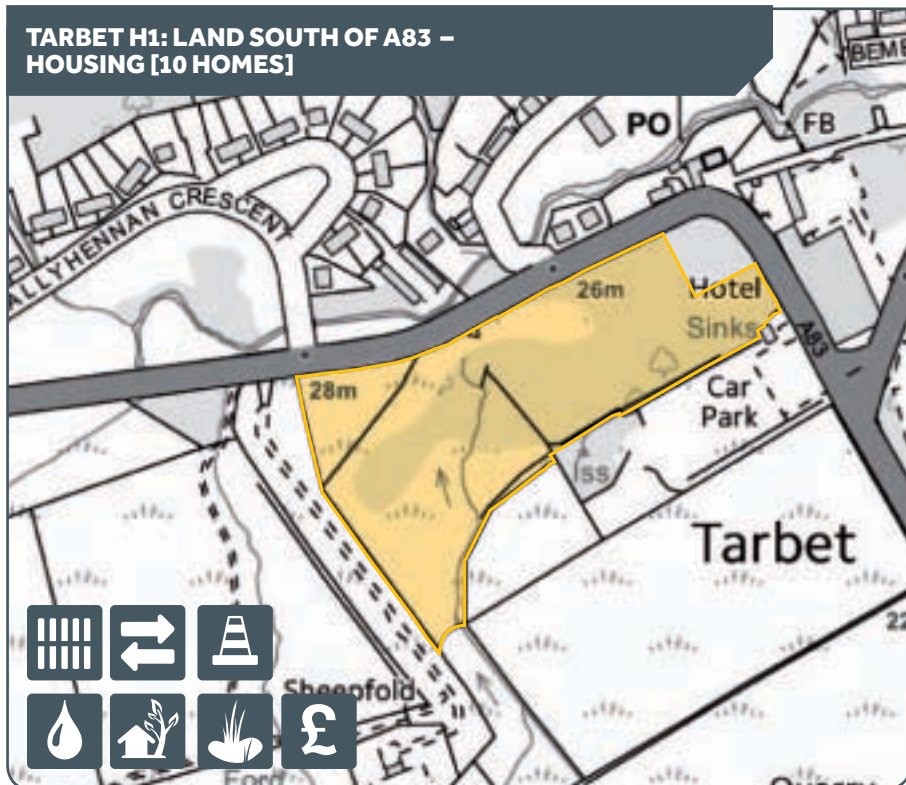
TR1

PLACE MAKING PRIORITY

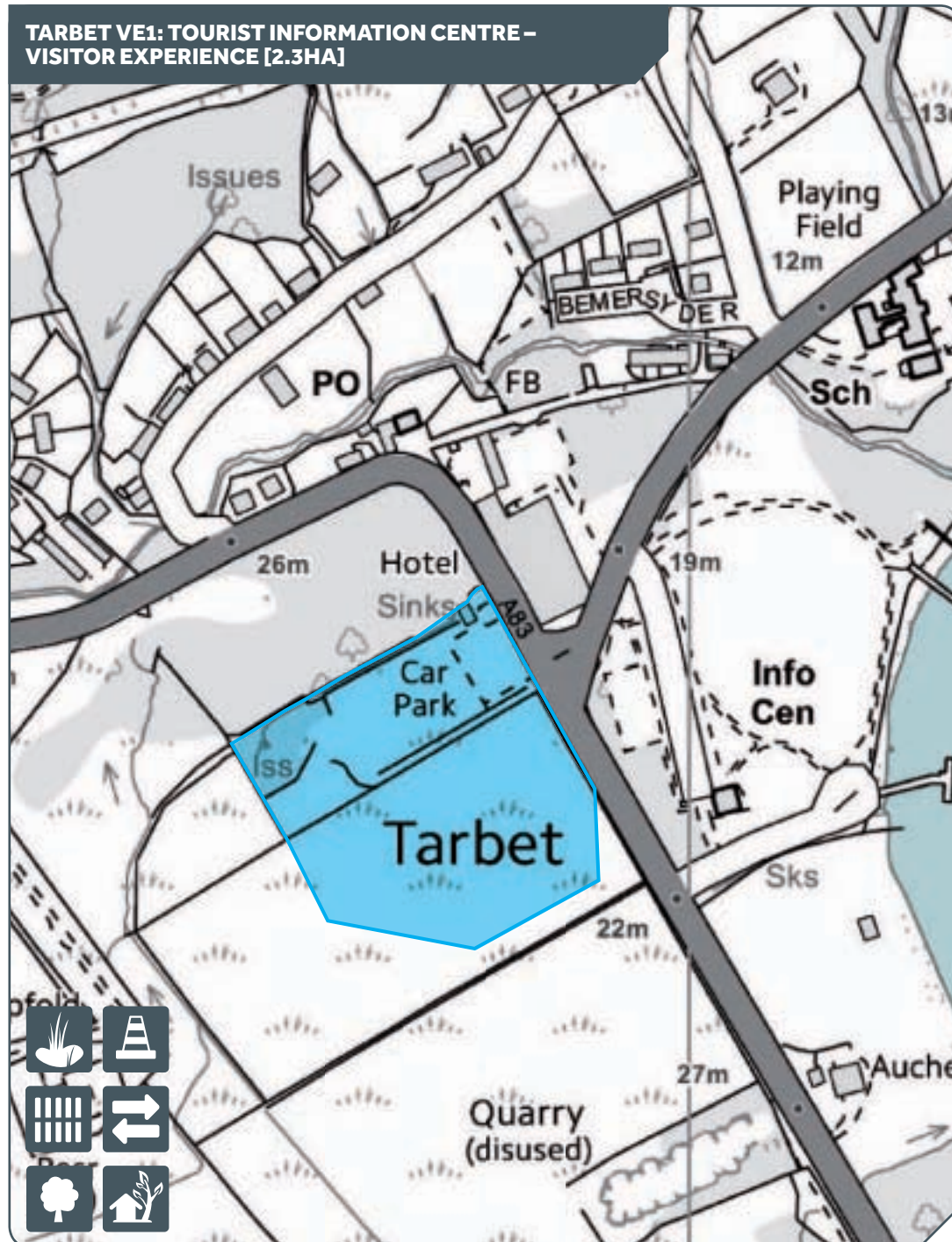
PP

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**TARBET H1: LAND SOUTH OF A83 –
HOUSING [10 HOMES]**



**TARBET VE1: TOURIST INFORMATION CENTRE –
VISITOR EXPERIENCE [2.3HA]**



TYNDRUM

- CONSERVATION AREA
- VILLAGE BOUNDARY
- - CORE PATHS
- OPEN SPACE

PROPOSED SITE & USES

MIXED USE

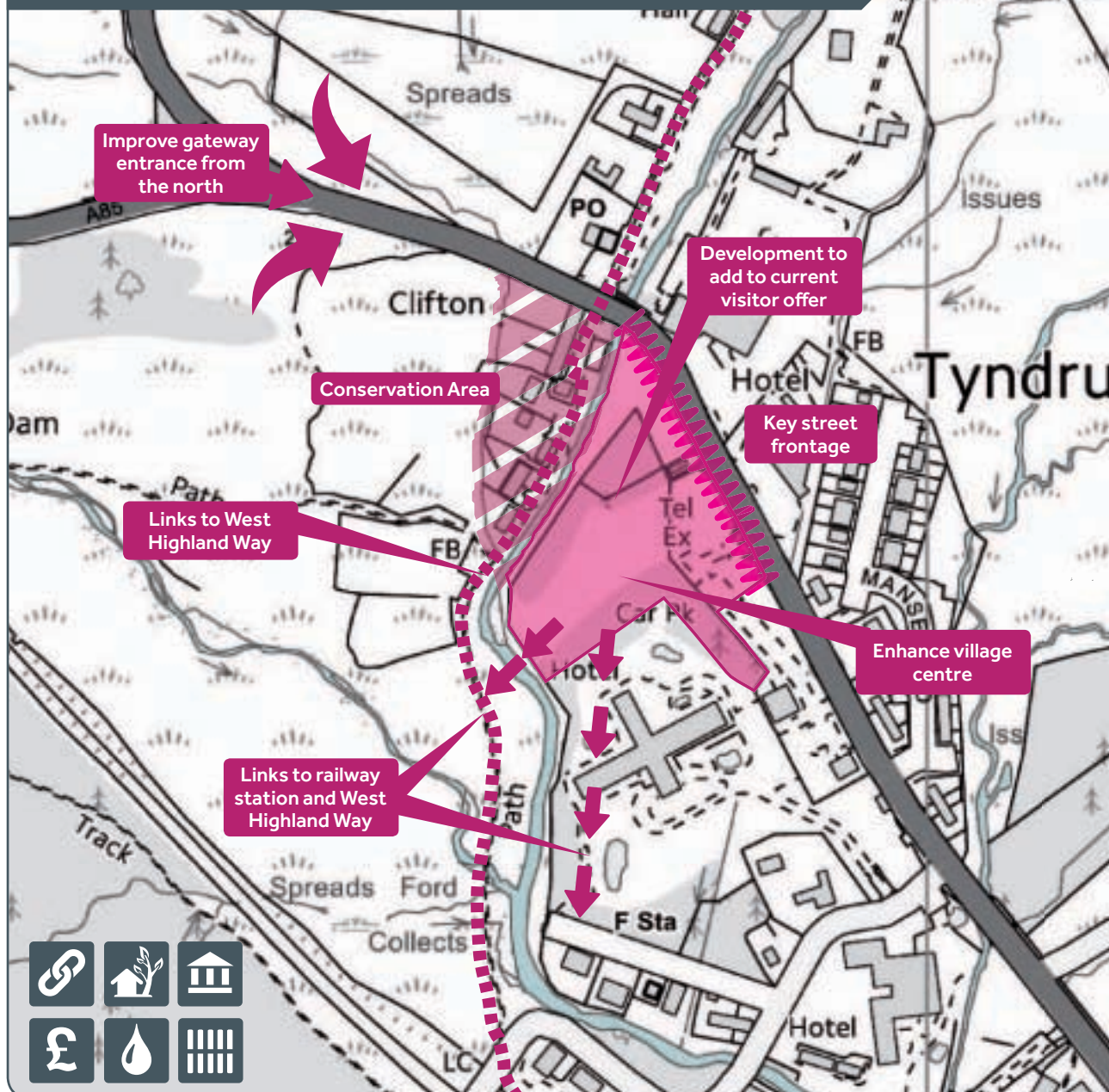
MU1

PLACE MAKING PRIORITY

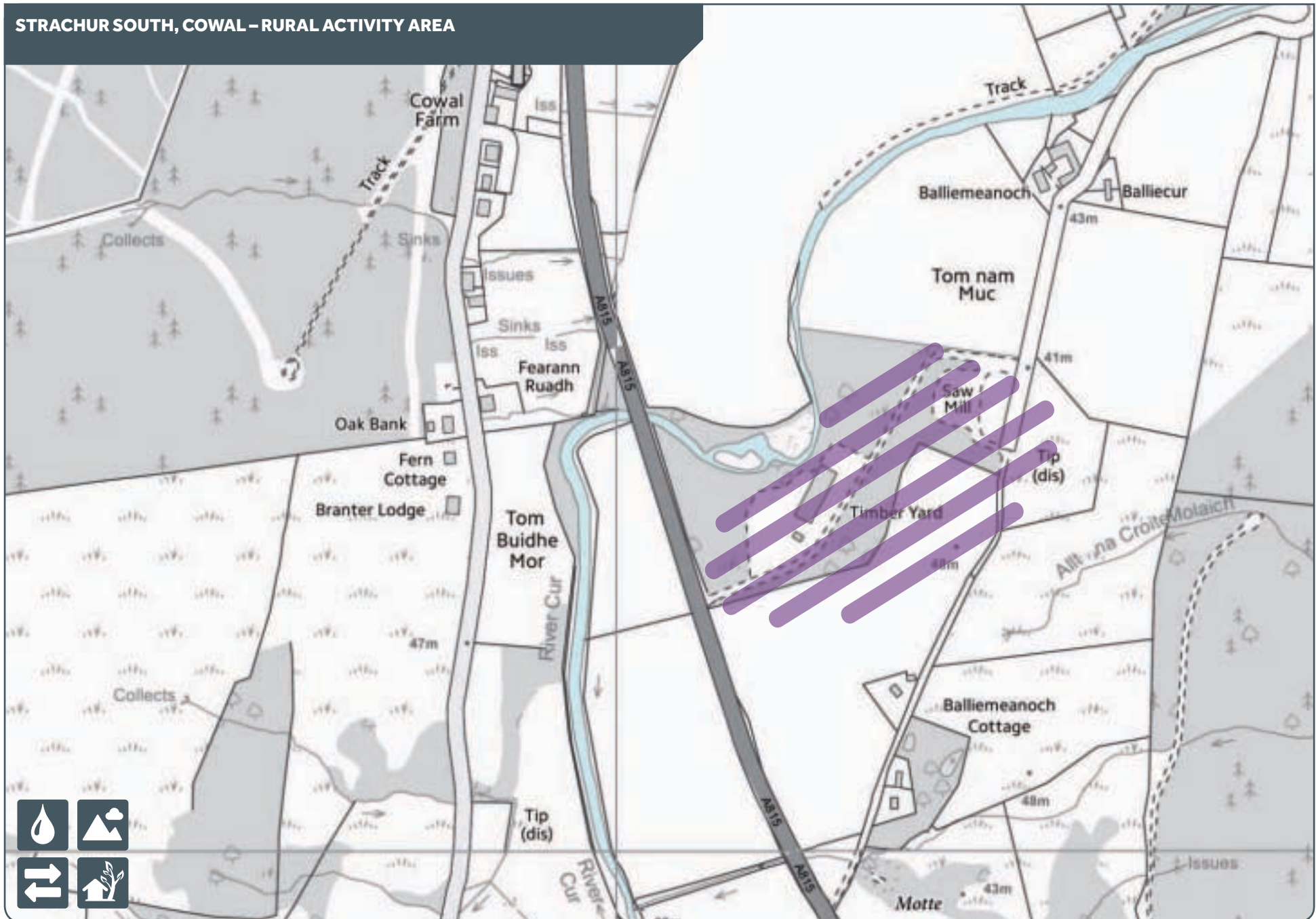
PP

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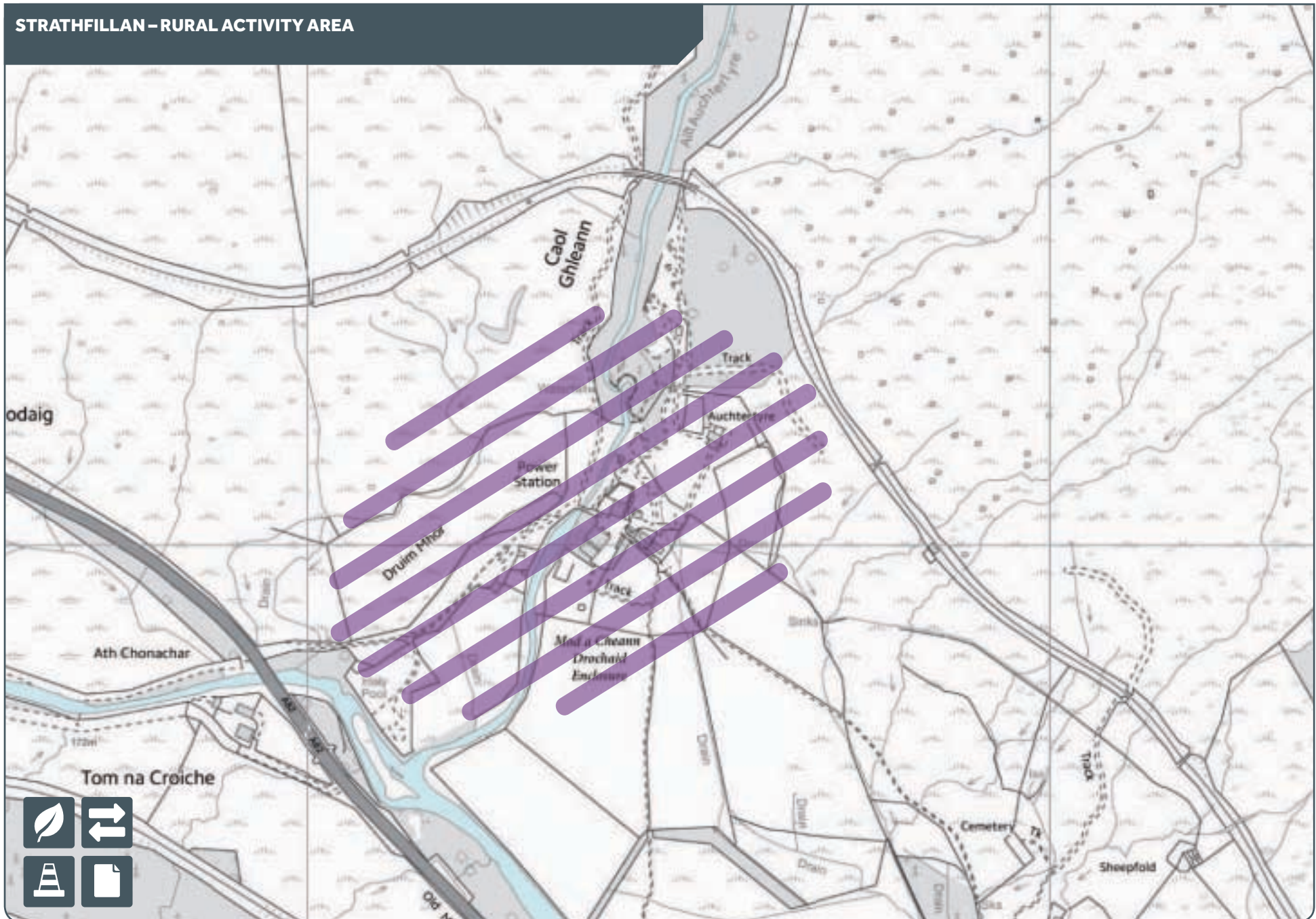
**TYNDRUM MU1: CLIFTON –
MIXED USE VISITOR EXPERIENCE AND ECONOMIC DEVELOPMENT [1.7HA]**



STRACHUR SOUTH, COWAL – RURAL ACTIVITY AREA



STRATHFILLAN – RURAL ACTIVITY AREA



ICONS FOR SITE MAPS



Archaeological assessment



Active travel plan



Woodland/ Ancient woodland



Historic environment



Core path(s) on or adjacent to site



Developer contributions



Sustainable drainage system



Drainage Impact assesment



Flood Risk assessment



Landscape assessment



Linkages to be provided



Loch shore protection



Long term site



Waste capacity



Natural environment designation



Open space provision (play areas)



Design statement



Public parking required



Place making priority



Transport Assessment



Contaminated Land



Access



Landscape context



Built environment



Geology



Road safety