

**LOCH
LOMOND
& THE TROSSACHS
NATIONAL PARK**



LIVE PARK

PLANNING FOR THE FUTURE OF OUR NATIONAL PARK



ADDITIONAL SITES
POST MAIN ISSUES REPORT

**NOVEMBER
2014**

Living

Investing

Visiting

Experiencing

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LIVE
PARK





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INTRODUCTION AND OVERVIEW

First of all, thanks to everyone who offered comments and suggestions to the Main Issues Report consultation in April-July 2014. All comments are available online at www.ourlivepark.com in the Verbatim and Youth Engagement reports and these will help inform the Proposed Local Development Plan which we will consult on in 2015.

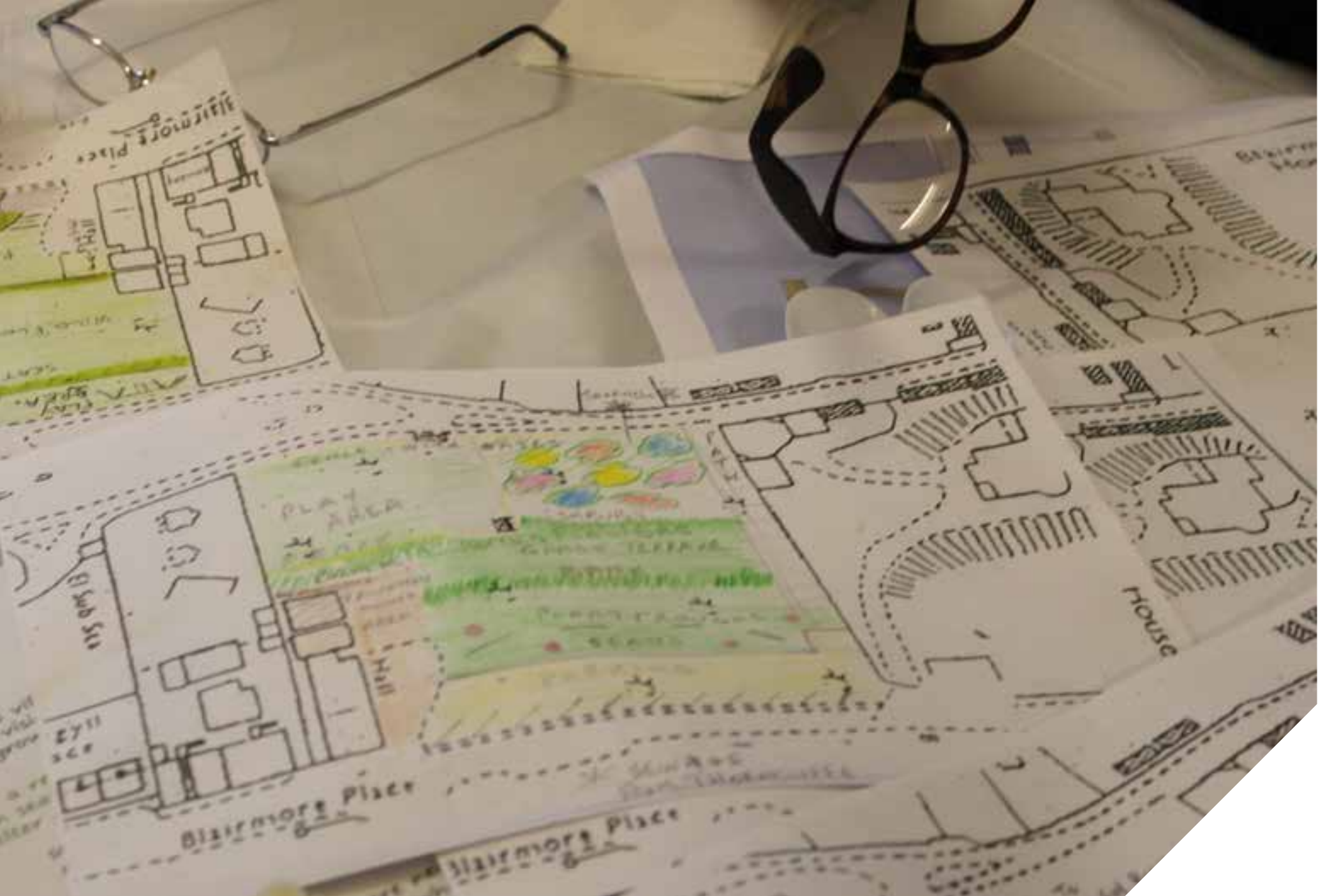
Our LIVE Park Main Issues Report consultation ended on 14 July 2014. Several additional sites were suggested as part of this consultation and these are listed in Tables 1 and 2 in Section 3. A fuller assessment of each site is provided in Section 4. The majority of additional sites have been previously assessed and during the consultation further information, such as a Transport Statement or a modified site boundary were submitted for consideration. Any supporting information for

these additional sites can be found on the downloads section at www.ourlivepark.com (please refer to Verbatim Report appendices).

The additional sites submitted have been split between those which do not require a full assessment and those which do. Those which do not require a full assessment are because the housing sites proposed over the short to medium term are either too small or are not located within one of the settlements formally identified in the local

plan (the local plan distinguishes between villages that are clearly defined settlements and those that are more dispersed in character and which do not have a defined settlement boundary). Only those which are located within or adjacent to the settlements have been fully assessed. Outside the settlements development proposals can be considered on a case by case basis in accordance with development plan policy through a planning application.

For more information on how we have carried out the process of assessing sites to date 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.



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HOW CAN I SHARE WHAT I THINK?

Your views are sought on the additional sites proposed for development only and consultation runs for six weeks from 7 November until 19 December 2014.

Any comments must be submitted to us by 5pm on 19 December and we are providing a range of ways for you to provide this to us.

You can access information and provide your views/comments on the Additional Sites consultation by:

- going online at **ourlivepark.com**
- following us on twitter and facebook – you can see information updates and make comments.
twitter.com/ourlivepark
facebook.com/ourlivepark
- visiting us at National Park Headquarters in Balloch
- calling **01389 722600** and ask for Stuart, Susan, Hugh or Thom in the Forward Planning Team
- emailing queries to:
hello@ourlivepark.com
- submitting an online response using the Online Development Plan (OLDP) at **ourlivepark.com**
- reading the Additional Sites Report in a **relevant library** in and around the National Park
- emailing a completed consultation response form to us:
hello@ourlivepark.com
or posting to:
Loch Lomond & The Trossachs National Park
Headquarters, Carrochan, Carrochan Road,
Balloch, G83 8EG

share your comments by

19 December 2014



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ADDITIONAL SITES: SUMMARY

This chapter illustrates the additional sites identified in responses to the Main Issues Report consultation. The assessed sites are set out in Table 1 below and have been considered in regard to planning, landscape, ecology, flood risk and the water environment and accessibility considerations.

Other sites were also submitted as part of the consultation but not fully assessed as these were less than 0.2 hectares in size or outwith an identified settlement, which are set out in Table 2.

Table 1: Assessed Sites

New Site ID (Post MIR)	Site Address	Town/Village	Recommendation
PMIR1	Gart Farm and surrounding land	Callander	Not preferred
PMIR2	Land north of Lagrannoch Drive, Balgibbon Drive	Callander	Preferred
PMIR3	Claish Farm extension	Callander	Preferred
PMIR4	Gartness Road	Drymen	Not preferred
PMIR5	Land north west of Park Avenue	Gartmore	Not preferred
PMIR6	Luss car park site off Murray Place	Luss	Not preferred

Table 2: Sites Not Fully Assessed


MIR comment reference	Site address	Reason for not being assessed
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.
00097/1/002	Former Salmon Leap Site, Drymen	This is a comment about the Salmon Leap site which is already identified in the Main Issues Report as a preferred site.
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.
00103/1/002	The Giron, St Fillans	This site was considered at pre-MIR stage and not supported on the 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 concluded that the current settlement boundary should be retained. No change proposed.
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). It could be considered under relevant local plan policies for new development in Balmaha.
00197/1/001	Whistlefield, Loch Eck	This site was not considered as a formal allocation in the new Proposed Plan as it is located outwith a settlement. It could be considered under relevant policies for new development in the countryside as a planning application.
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.
00113/1/027	Luss Estates Proposed Sites 1. Aldochlay development 2. Slate Quays 3. Muirlands 4. Arnburn Road 5. Port O'Rosdhu	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.

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SITE ASSESSMENTS

The additional sites listed in Table 1 (page 9) are shown on the following pages. For reference, these maps show the original sites identified in the Main Issues Report (dotted lines) along with the additional sites (preferred and not preferred) which we are now consulting on.

SITE ASSESSMENTS – CALLANDER

Address: Gart Farm and surrounding land, Callander
Number of Proposed Houses: 10
Proposed Use: Housing (Short term), Tourism (Long Term)
New Site ID: PMIR1
Site Area (Approx): 54.4 Hectares
Current Use: Farmland and Quarry
 Not Preferred


National Park Authority view on site:

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).

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 not-preferred, but reviewed in future Local Development Plan preparation.

Supporting Information:

See responses to Main Issues Report in the Verbatim Report (pp377-379) which can be downloaded from www.ourlivepark.com

Address: Balgibbon Drive, Callander
Number of Proposed Houses (Indicative): 22
Proposed Use: Housing
New Site ID: PMIR2
Site Area (Approx): 4.1 Hectares
Current Use: Greenfield
 Preferred


National Park Authority view on site:

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.

Supporting Information:

See Verbatim Report Appendix 1 which can be downloaded from www.ourlivepark.com

Address: Claish Farm, Callander
Number of Proposed Houses (Indicative): 20
Proposed Use: Housing
New Site ID: PMIR3
Site Area (Approx): 2.2 Hectares
Current Use: Greenfield
 Preferred

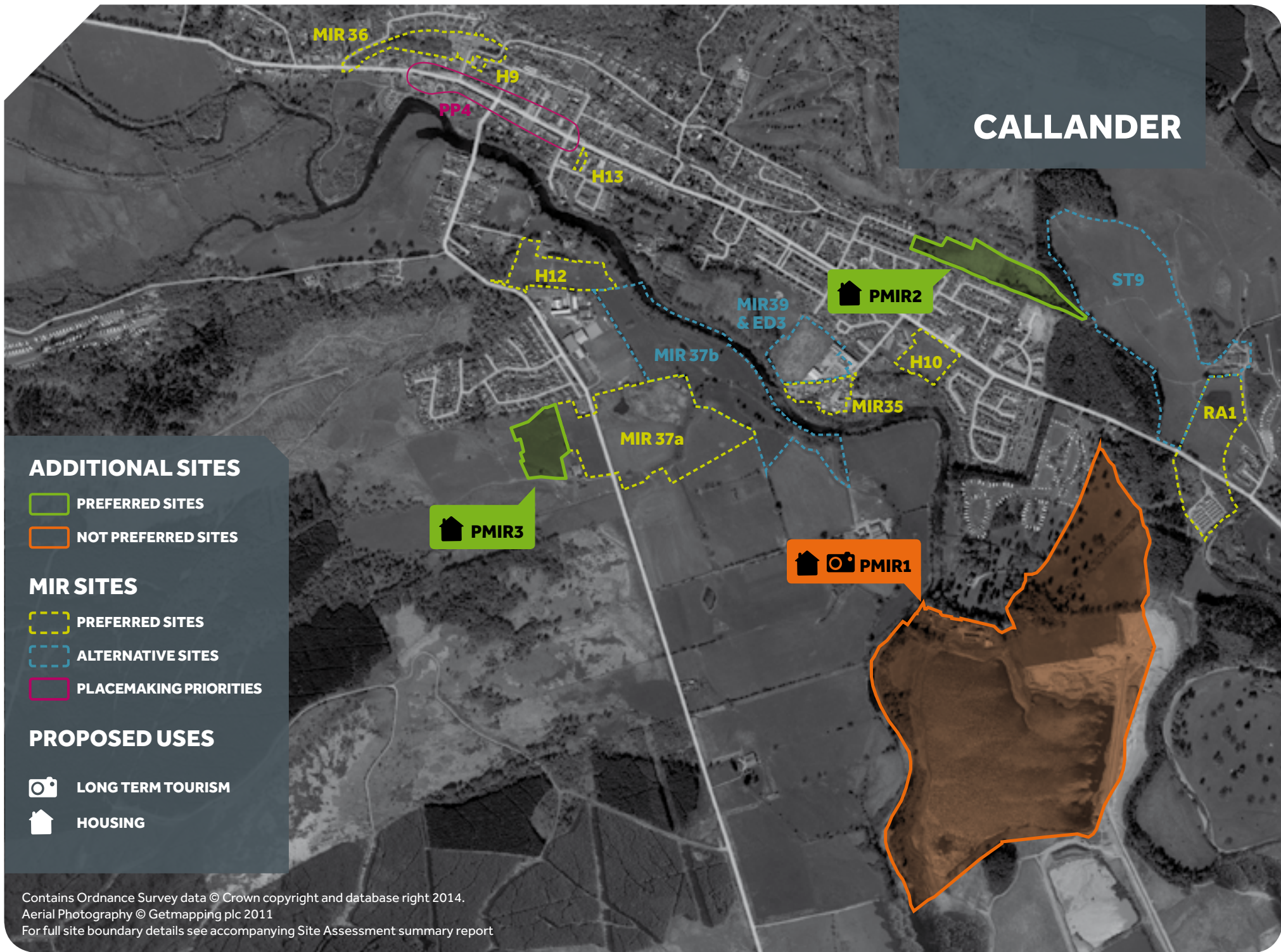
National Park Authority view on site:

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 this 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 (64 units). 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.



Supporting Information:

See responses to Main Issues Report in the Verbatim Report (p73) which can be downloaded from www.ourlivepark.com




CALLANDER





ADDITIONAL SITES

-  PREFERRED SITES
-  NOT PREFERRED SITES

MIR SITES

-  PREFERRED SITES
-  ALTERNATIVE SITES
-  PLACEMAKING PRIORITIES

PROPOSED USES

-  LONG TERM TOURISM
-  HOUSING

SITE ASSESSMENT – DRYMEN

Address: Gartness Road, Drymen

Number of Proposed Houses (Indicative): 30

Proposed Use: Housing

New Site ID: PMIR4

Site Area (Approx): 3.3 Hectares

Current Use: Agriculture

Not Preferred

National Park Authority view on site:

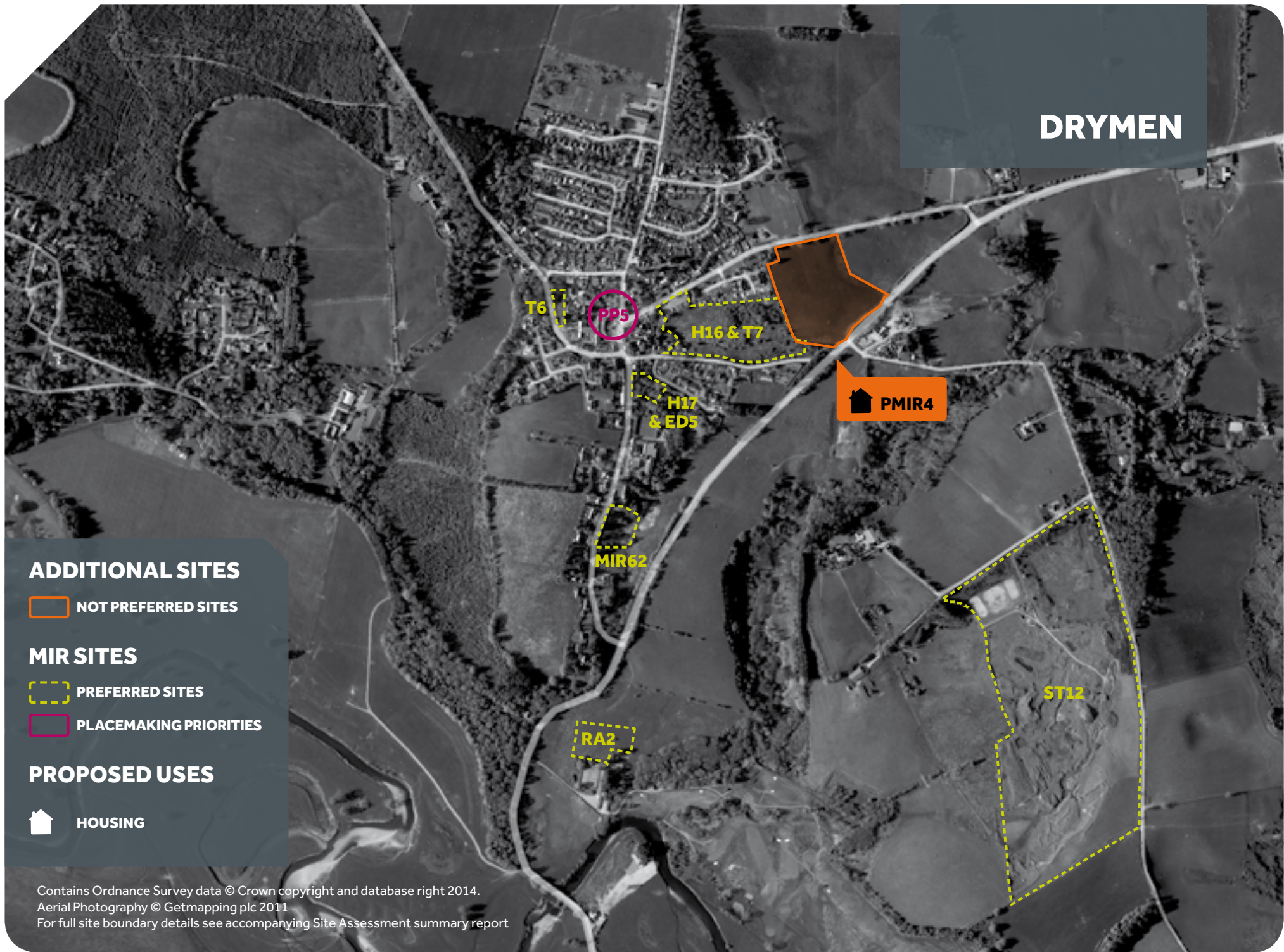
Do not allocate as a formal housing allocation within the new Proposed Local Development Plan. Retain as long term opportunity. H16 is shown as an effective housing site in the 2013 Housing Land Audit. There is insufficient justification for bringing the phasing of this site forward given that the currently allocated site at H16 remains undedveloped.

Supporting Information:

See responses to Main Issues Report in the Verbatim Report (pp236-237) which can be downloaded from www.ourlivepark.com



DRYMEN



Contains Ordnance Survey data © Crown copyright and database right 2014.
Aerial Photography © Getmapping plc 2011
For full site boundary details see accompanying Site Assessment summary report

SITE ASSESSMENT – GARTMORE

Address: Land North West of Park Avenue, Gartmore

Number of Proposed Houses (Indicative): 10

Proposed Use: Housing

New Site ID: PMIR5

Site Area (Approx): 0.6 Hectares

Current Use: Greenfield/Argiculture

Not Preferred

National Park Authority view on site:

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.

Supporting Information:

See responses to Main Issues Report in the Verbatim Report (pp507- 510) which can be downloaded from www.ourlivepark.com



GARTMORE

 PMIR5

ADDITIONAL SITES

 NOT PREFERRED SITES

PROPOSED USES

 HOUSING

Contains Ordnance Survey data © Crown copyright and database right 2014.
Aerial Photography © Getmapping plc 2011
For full site boundary details see accompanying Site Assessment summary report

SITE ASSESSMENT – LUSS

Address: Luss Car Park Site off Murray Place

Number of Proposed Houses (Indicative): 6

Proposed Use: Housing

New Site ID: PMIR6

Site Area (Approx): 0.2 Hectares

Current Use: Woodland

■ Not Preferred

National Park Authority view on site:

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.

Supporting Information:

See responses to Main Issues Report in the Verbatim Report (p537) which can be downloaded from www.ourlivepark.com



LUSS



ADDITIONAL SITES

 NOT PREFERRED SITES

MIR SITES

 PREFERRED SITES

PROPOSED USES

 HOUSING

 **PMIR6**

MIR 94
MIR 93
H25

MIR 92

5

DRAFT ENVIRONMENTAL REPORT: ADDENDUM

This chapter includes an environmental assessment which will act as an addendum to the Draft Environmental Report which was consulted on as part of the Main Issues Report consultation.

This addition should be read in conjunction with the draft environmental report which can be found at: http://tiny.cc/environmental_report

The Environmental Objectives are explained in more detail on Table 5 on page 23.

Table 3: Key

Significant Positive impact	Minimal Positive impact	Neutral Impact	No or Minimal Negative Impact	Significant Negative Impact	Positive and Negative impacts	Unknown Impacts	Scoped out of Assessment (non-significant or with consent)
++	+	=	-	--	+/-	?	x

Table 4: Environmental Assessment of Additional Sites

Site Address	Post MIR Assessment Site ID	Proposed Use	Site Size	Environmental Objectives																	Comments
				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	
Gart Farm and surrounding land, Callander	PMIR1	Housing (Short term), Tourism (Long Term)	51 Ha	?	X	X	X	-	X	X	X	+	X	-	X	X	X	X	+	X	The site is located near, but outwith the settlement boundary. Positive impacts include the re-use of previously developed land. It is separated from town centre shops and services. Floodrisk is a significant concern for the site. The site is adjacent to the Teith Special Area of Conservation and hosts some ancient woodland.
Balgibbon and North of Lagrannoch Drive, Callander	PMIR2	Housing	4 Ha	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	+	+/-	Site located directly on the settlement boundary. Positive impacts include proximity to existing services. Possible negative impacts include impact on existing road network but may be mitigated against.
Claish Farm extension, Callander	PMIR3	Housing	2.0 Ha	X	-	X	X	X	X	-	X	-	X	/-	X	--	--	X	+	+	Site located South of Callander and is an extension to MIR37 on the West side of the A81. Similar impacts expected as MIR37 with regards to environmental impacts. Possible negative impacts to SSSI at Mollands. Development proposals should demonstrate that development can be delivered without altering the hydrology of the SSSI or disturbing any of the ground within the SSSI. Concerns exist over road network capacity.

Site Address	Post MIR Assessment Site ID	Proposed Use	Site Size	Environmental Objectives																	Comments	
				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17		
Gartness Road, Drymen	PMIR4	Housing	3.3 Ha	X	X	X	X	X	X	X	X	X	-	X	-	X	X	-	X	X	X	Site located on eastern edge of Drymen. Site currently greenfield located next to an existing allocated housing site. Loss of greenfield has potential for some negative impacts.
Land North West of Park Avenue, Gartmore	PMIR5	Housing	0.8 Ha	X	X	X	X	X	X	X	X	X	X	X	-	X	X	X	X	+	--	Site located on the north eastern edge of Gartmore directly adjacent to the settlement boundary. Site close to Conservation Area boundary. Site has potential to have an impact on the landscape though could provide local needs housing. Primary concerns lie with the capacity of the nearby road junction to facilitate access to more housing related development.
Luss Car Park site off Murray Place	PMIR6	Housing	0.2 Ha	X	X	X	X	X	X	X	X	-	X	X	X	X	-	X	X	X	X	Site east of car park located in the settlement boundary. Concerns raised over the loss of woodland, including some mature trees, and possible impact that this may have on the Conservation Area.

Table 5 - Environmental Objectives

	SEA Objective	SEA Criteria
1	Furthering biodiversity by conserving and enhancing the diversity of species	<ul style="list-style-type: none"> • Prevent loss of priority species • Minimise disturbance to and avoid deterioration in populations of priority species and their habitats • Increase area of habitat managed for priority species • Prevent impacts of non-native and invasive species
2	Further biodiversity by conserving and enhancing the diversity of habitats	<ul style="list-style-type: none"> • Increase creation and management of priority habitats • Prevent loss of priority habitats • Minimise disturbance to and avoid deterioration of priority habitats • Ensure Natura 2000 sites are in favourable condition
3	Conserve and enhance the integrity of ecosystems	<ul style="list-style-type: none"> • Prevent fragmentation of habitats • Ensure management and development does not create new barriers to species movement • Promote habitat networks
4	Conserve and enhance land form, soils, natural processes and systems	<ul style="list-style-type: none"> • Respect landform, geology and geomorphology • Minimise risk of coastal erosion • Avoid interference with natural fluvial processes • Conserve geodiversity • Conserve soil resources
5	Conserve and enhance the water environment including coastal, river and loch systems	<ul style="list-style-type: none"> • Maintain and improve water quality • Reduce risk of water pollution • Manage flood risks • Manage water abstraction • Promote use of Sustainable Urban Drainage Systems • Ensure good ecological status of water bodies
6	Maintain and improve air quality	<ul style="list-style-type: none"> • Minimise need for travel by private car • Minimise emissions • Avoid potentially polluting developments
7	Reduce noise and light pollution	<ul style="list-style-type: none"> • Minimise noise and light intrusion
8	Promote sustainable use of natural resources and material assets	<ul style="list-style-type: none"> • Reduce consumption of fossil fuels • Encourage use of local products • Conserve mineral resources • Conserve soil resources • Minimise loss of productive agricultural land • Optimise recycling and reusing • Promote sustainable use of water • Maximise energy efficiency of new development through sustainable material and construction • Promote efficient use of land • Reuse buildings

	SEA Objective	SEA Criteria
9	Minimise waste	<ul style="list-style-type: none"> • Increase reuse and recycling of materials • Reduce production of waste • Adopt sustainable waste management practices
10	Reduce the cause and effects of climate change	<ul style="list-style-type: none"> • Reduce energy consumption • Reduce emissions contributing to climate change • Encourage more efficient energy use • Promote use of renewable energy • Maximise energy efficiency of existing infrastructure and new development
11	Conserve and enhance the landscape character, local distinctiveness, and scenic value of the Park	<ul style="list-style-type: none"> • Maintain and enhance landscapes and special qualities • Prevent negative impacts on landscape character • Ensure development is sited and designed to contribute positively to landscape character • Regenerate degraded developments
12	Conserve and enhance the Park's culture	<ul style="list-style-type: none"> • Promote historical and cultural associations between people and places • Promote Gaelic and Scots language • Preserve traditional skills
13	Protect and (where appropriate) enhance the cultural and historic environment	Protect scheduled ancient monuments, historic buildings, designed gardens and landscapes, archaeological sites, townscapes, historic landscapes, Conservation Areas and maritime archaeology
14	Conserve and enhance the quality of the built environment	<p>Ensure high quality new building design</p> <p>Maintain the character of settlements</p> <p>Prevent loss of locally distinctive architecture</p>
15	Promote responsible access to the environment	<p>Prevent the loss and fragmentation of access networks and open space</p> <p>Create new access opportunities</p> <p>Promote responsible and safe access to the countryside</p>
16	Conserve and enhance human health, well being, inclusion, sustainable communities	<p>Provide for local housing needs</p> <p>Ensure community access to services</p> <p>Encourage healthy lifestyles</p> <p>Provide local employment opportunities</p>
17	Promote sustainable travel modes	<p>Minimise use of private cars</p> <p>Reduce journey lengths</p> <p>Encourage walking, cycling and the use of public transport</p> <p>Encourage innovative sustainable modes of transport</p>

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