



## QUESTIONS

### OPTIONS & SOLUTIONS FOR NEW HOUSING IN THE SETTLEMENTS Q3:

What option do you support? Why?

#### **Alternative Option 2 Lower Affordable Housing Requirement AND retain current policy approach**

- a. On housing sites of 4 or more units, reduce the affordable housing requirement to a minimum of 25% for all settlements except for Loch Lomondside (Tarbet, Luss, Gartocharn, Drymen and Croftamie) where a 50% requirement would apply (with flexibility to amend this where abnormal development costs are demonstrated), and**
- b. On housing sites of up to 3 units, retain the current approach of allowing open market housing on sites of up to 3 units in all settlements except for the Loch Lomondside settlements where such sites would be reserved for either affordable or local needs only.**

## ON SITES ADJACENT TO THE SETTLEMENT BOUNDARIES:



### PREFERRED OPTION

**Amend the policy** (current Local Plan Policy HOUS3 requires 100% affordable housing where there are no available sites in the settlement) to allow for an element of open market housing to enable development, where it is demonstrated that this is necessary to cross-subsidise affordable housing provision. The percentage of open market housing would be calculated on a case by case basis depending on specific site costs.

#### Alternative Option 1

**Retain Local Plan Policy HOUS3 as currently worded.**

It would be hoped that cross-subsidy of public funding from commuted sums could fund this on-site 100% affordable housing.

#### Alternative Option 2

No longer continue with this Local Plan policy HOUS3 and instead focus on identifying sites within settlements, or via amending settlement boundaries.



## QUESTIONS

### OPTIONS & SOLUTIONS FOR NEW HOUSING ON SITES ADJACENT TO SETTLEMENT BOUNDARIES Q4:

What option do you support? Why?



## WITHIN THE SMALL RURAL COMMUNITIES 4 AND BUILDING GROUPS IN THE COUNTRYSIDE:



### PREFERRED OPTION

#### Amend current Local Plan policy HOUS4

(which supports affordable housing in perpetuity) to require housing that meets affordable housing needs of the first and subsequent occupiers for a time limited period of 10 years. The houses would be expected to be small to medium sized (approximately 100 square metres) and be used as the household's main dwelling.

This is likely to help meet the short term affordable housing need within the Park, and be more attractive to some landowners to release land and for some developers and households interested in self-build. It may also be attractive to developers who may wish to build to rent (at an agreed affordable level) for ten years with the option to then sell on the open market at a later date. This might assist some households to meet their housing need via private renting. It would allow open market housing, albeit after 10 years, in a countryside location, which is a new approach for the National Park. Monitoring of this approach would need to be undertaken and reviewed.

4 Balquhider, Brig O' Turk, Milton, Kinlochard, Port of Menteith, Balmaha and Milton of Buchanan

#### Alternative Option 1

##### Retain Local Plan policy HOUS4 as currently worded

This requires that affordable housing is provided and that this applies to subsequent purchasers in perpetuity. The houses would be expected to be small to medium sized (approximately 100 square metres) and be occupied as the household's main dwelling.

It is not anticipated that this approach will deliver large volumes of housing but it does provide opportunities for households with genuine affordable housing needs in the rural area. This policy is relatively new and a longer time period might help test it more thoroughly.

#### Alternative Option 2 – Not Favoured

Allow open market housing in building groups and in dispersed rural communities subject to a financial contribution being made to help fund affordable housing provision elsewhere within the National Park. While this option is most likely to boost development rates, and could help generate funds for affordable housing provision, it is expected that it will cater mostly for external demand for commuting, retirement, 'lifestyle change' and second homes. It is not likely to meet the needs of many people living and working in the Park, and could exacerbate rather than alleviate the problem of an ageing population. This could also result in significant rise in speculative building, which may have localised landscape impacts if not managed carefully (further Supplementary Guidance would be required).



## QUESTIONS

### OPTIONS AND SOLUTIONS FOR NEW HOUSING WITHIN SMALL RURAL COMMUNITIES AND BUILDING GROUPS IN THE COUNTRYSIDE Q5:

What option do you support? Why?

**mapping  
it out**

placemaking

**WHAT SITES SHOULD BE  
CONSIDERED FOR DEVELOPMENT?**

5

# 5

## PLACEMAKING

This next section outlines our ideas for where new development is needed to realise the proposed Vision.

It has been prepared following a review of the current sites for development identified in the Local Plan and following a review of proposed development sites submitted to us as well as those we identified through our own review and those highlighted during discussions with communities. We are required to identify sufficient land for the next 10 years, with an indication of where longer term growth should be directed up to 20 years ahead.

Text is included for each town or village that is identified as a settlement in the current Local Plan that provides a general update on new development in sites currently identified. A summary of some of the key planning issues are outlined, along with the development

opportunities that we would like your comments on. We indicate what our preferred option is, and where we think there may be alternative sites. Given there are few alternatives, some are an alternative within the context of the development strategy.

The maps include existing sites that are proposed to continue or change – identified with their Local Plan site reference – along with new sites which have a 'MIR' reference. This is to be clear what is new and what is being proposed to be kept the same.

There are a number of towns or villages centres which are looking tired or could benefit from improvements. This could be new or improved visitor signs, benches, pavement, car parking or traffic

management and was raised by many communities through the charrette events. Improving these central areas is important for communities but also the businesses in these areas and visitors to them and have been identified as Placemaking Priorities. These are different from sites as they will need collaboration between public bodies and communities.

An explanation of how we have assessed all sites is included separately in our Site Assessment Report. This includes details of sites proposed that were not included.



### QUESTIONS

#### PLACEMAKING Q1:

Do you agree with the sites identified for development and the proposed Placemaking Priority sites?





# ABERFOYLE

## Summary of review of existing Development Strategy (Local Plan Page 92)

The only allocated development site remains undeveloped – Housing Site H1 at Old Kirk Loan. There remain some opportunities for small infill development.

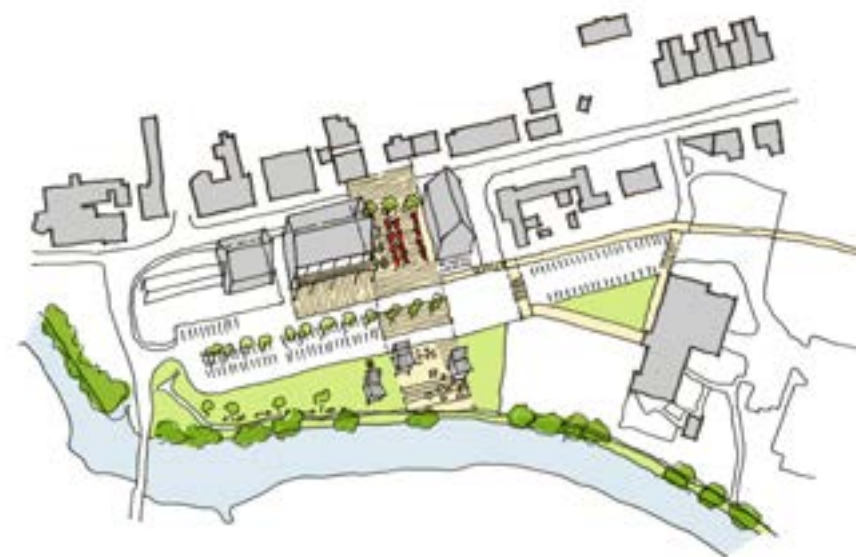
Through the 2013 Charrette and ongoing discussion with the Community Council, a further review of opportunities for new development in or close to Aberfoyle has been undertaken. Given feedback, there is a need to better support local businesses, a site at Braeval (MIR4) has been identified for self catering visitor accommodation which could help increase

demand for local tourism service businesses (shops, pubs etc). While this site is outside Aberfoyle, it lies on the edge of the golf course, on the Rob Roy Way and provides an opportunity to respond to the family market. The area identified is indicative, with approximately 40-50 tourism accommodation units being considered. Existing recreational use and access would need to be safeguarded.

The existing Forestry Commission service yard (MIR3) may also have potential for workshops or business units, if there is not a risk of flooding. This

is being assessed and is identified as an alternative site for these reasons. Considering the steep topography on the north side of Aberfoyle, the flood risk from the Forth and the single narrow bridge to the south (which is a constraint on future development south of the Forth) the sites to the east have been favoured.

Housing Site H1 is identified as an alternative site, as the landowners current intentions are unclear and also with the flood risk issue it may not be prudent to support much more development south of the Forth as highlighted above.





# ABERFOYLE



## MIR 4

New site proposed for lodge style self catering within this area (indicatively 40-50 lodges)

Safeguard existing off road path (Rob Roy Way)



## MIR 3

Potential new business and industry site in existing yard area (subject to satisfactory flood risk assessment)

## KEY

(INDICATIVE BOUNDARIES)

- PREFERRED SITES
- ALTERNATIVE SITES
- PLACEMAKING PRIORITIES

## PROPOSED USES

- SUSTAINABLE TOURISM
- HOUSING
- ECONOMIC DEVELOPMENT
- TRANSPORT

## PP 1

Support improvements to main street and riverside car park



## H1

Retain site currently identified for housing (approximately 8 houses)

## ISSUES

- Risk of Flooding – 2013 Stirling Council review highlights the extent and the potential options for management
- There are significant constraints on availability of land free from flood risk to the south of Aberfoyle and development to the north is significantly restricted by the topography and woodland
- There is a need to invest in the public realm as Main Street and the main car park area would benefit from some improvement

## OPPORTUNITIES

### Option 1 - Preferred

Maximise investment in the village of those locations with the least likelihood of flood risk by;

- Supporting appropriate 'gap-site' housing development
- Encouraging public realm improvements to create a high quality shopping and leisure experience
- Identifying Forestry Commission land at Braeval for visitor accommodation

## ALTERNATIVE

### Option 2 – Alternative

In addition to Option 1: identify the Forestry Commission Yard site (MIR3) as a new Rural Activity Area for economic development uses, subject to satisfactory Flood Risk Assessment.

Retain existing housing site - H1 - for 8 homes.



HISTORY PLACE **BEAUTIFUL**  
TROSSACHS COMMUNITY FRIENDLY  
**LOCATION**  
GOOD SPIRIT **HERITAGE**  
**SCENERY**  
FOREST **QUIET**



## QUESTIONS

### ABERFOYLE Q1:

Do you agree with the preferred option? Why?

### ABERFOYLE Q2:

Do you have any other alternative options for the future of Aberfoyle?





# ARDENTINNY

## Summary of review of existing Development Strategy (Local Plan Page 92)

There are no sites identified for development in the adopted Local Plan, however small scale infill development is encouraged to support and sustain the community. Ardentinny is a small village which relies on surrounding areas for services and facilities.

### ISSUES

- Employment opportunities are limited, as are other services/facilities which restricts the capacity for anything but small scale new development
- Improvement to the roads to Ardentinny would help businesses and the community
- Road condition/capacity will likely limit new development space

### OPPORTUNITIES

#### Preferred Option

- Continue to support appropriate small gap site housing development
- Support improvements to foot paths, street lighting and visitor signage
- Improve footpath and cycle path connections to the wider Cowal area and Argyll Forest Park



## QUESTIONS

### ARDENTINNY Q1:

Do you agree with the preferred option? Why?

### ARDENTINNY Q2:

Do you have any other alternative options for the future of Ardentinny?



# ARDENTINNY

## ARROCHAR AND SUCCOTH

### Summary of review of existing Development Strategy (Local Plan Page 96)

There has been no development on the sites identified in the Local Plan to date, however planning permission was issued in late 2012 for the Ben Arthur resort at the former torpedo range site (ST1).

Following the review of potential additional opportunities through the charrette workshops in spring 2013 and subsequently, additional options are identified for two additional housing sites and a Placemaking Priority on the land adjacent to the 3 Villages Hall. The key driver for additional land is the Ben Arthur resort.

### ISSUES

- **There is no clear centre to Arrochar and Succoth. It is seen by some as a passing through place**
- **There is limited land available for new development to meet the need for housing and commercial facilities**
- **Desire for a safe footpath/cycle path network linking with Tarbet\***

*\*refer to the separate section on Tarbet later*







## OPPORTUNITIES

### Option 1 - Preferred

Identify the following additional land to that already identified in the Local Plan:

- **Small housing site for 6 homes on Church Road (MIR 7b) to be a potential enabling development to help fund workshops being delivered on site ED1 adjacent**
- **Land for 26 homes at Succoth (MIR 105) (current planning application at the time of writing)**
- **Placemaking Priority identified on ST2/CU1, considering the work the community has been progressing for a new heritage centre along with their work on proposals with the Arrochar Hotel owners' for associated new public space and car parking. This is in addition to tourism and housing**
- **Continue to support the implementation of the tourist development at the Ben Arthur resort site – a key inward investment opportunity for the National Park**

It is proposed to prepare a Masterplan Framework for Succoth. This would provide greater detail on co-ordinating and phasing future development – addressing flooding, landscape and access considerations, with the aim of becoming Supplementary Guidance post Local Development Plan adoption.

### Option 2 - Longer Term

Consider the role that the area north of Succoth could play in providing future land for development, as outlined in the 2013 Charrette report.



## QUESTIONS

### ARROCHAR & SUCCOTH Q1:

Do you agree with the Vision?  
Why?

### ARROCHAR & SUCCOTH Q2:

Do you agree with the Preferred option? Why?

### ARROCHAR & SUCCOTH Q3:

Do you think that in the future the land north of Succoth should be reviewed for development potential – when other land identified is developed?





# BALLOCH

## Summary of review of existing Development Strategy (Local Plan Page 99)

There has been little development overall in Balloch on existing sites. Construction has commenced on the former garage site – however, planning permission has been issued for a hotel on the former site compound (H6).

The boundary of ST6 which included Loch Lomond Shores and West Riverside has been amended to reflect the main area available for development. The Old Station area is identified as a Placemaking Priority.

## ISSUES

- **There are a number of opportunities which need to be realised through both public and private investment**
- **Key sites remain to be implemented, in order to improve the tourism offer on the waterfront at Loch Lomond and on the River Leven and to develop links with Balloch Castle Country Park**

### ST4

Continue to support development of Balloch Castle that safeguards the building and enhances visitor attraction at Balloch Country Park.

### T3

Improve water transport links

### ST6

Retain current local plan tourism / recreation sites (ST 5, 6, 7 & 8)

### ST19

Remove housing site to change to tourism / commercial

### ST5

Support opportunities to add to Loch Lomond Shores

### H5

Retain current local planning site for 8 units

### H4 & ED2

Retain current local plan housing / commercial site (22 flats)

### H3

Retain current local plan housing site for 23 units

### PP3

Support improvements to the public realm around the old station



# BALLOCH

New infrastructure to support water transport

Small service or activity businesses

Small retail/service or activity businesses

ST4

ST6

ST8

T3

H3

T2 & ST7

H4 & ED2

PP3



H5

ST19

ST5

## KEY

(INDICATIVE BOUNDARIES)

-  PREFERRED SITES
-  PLACEMAKING PRIORITIES

## PROPOSED USES

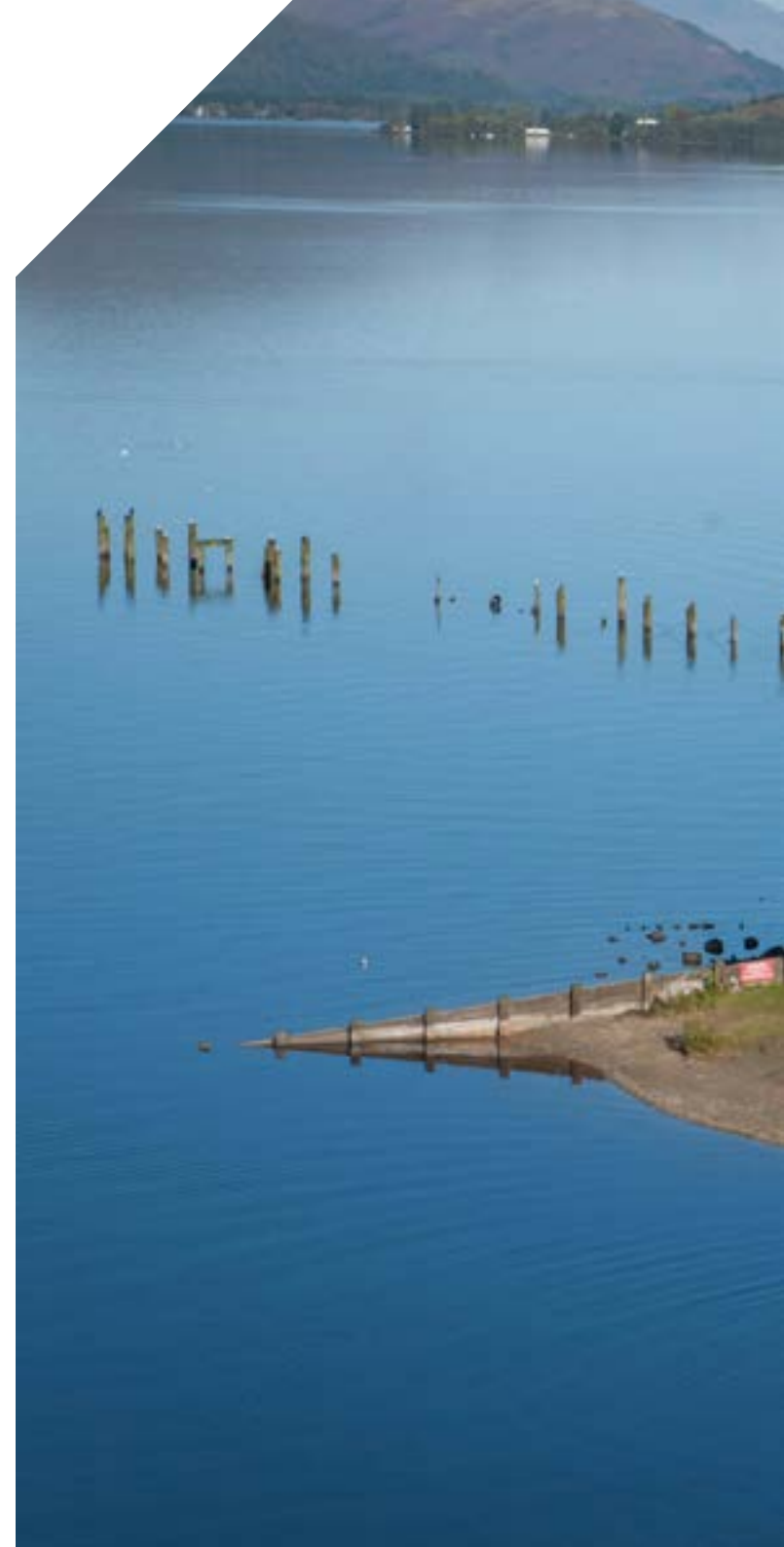
-  SUSTAINABLE TOURISM
-  HOUSING
-  ECONOMIC DEVELOPMENT
-  TRANSPORT

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

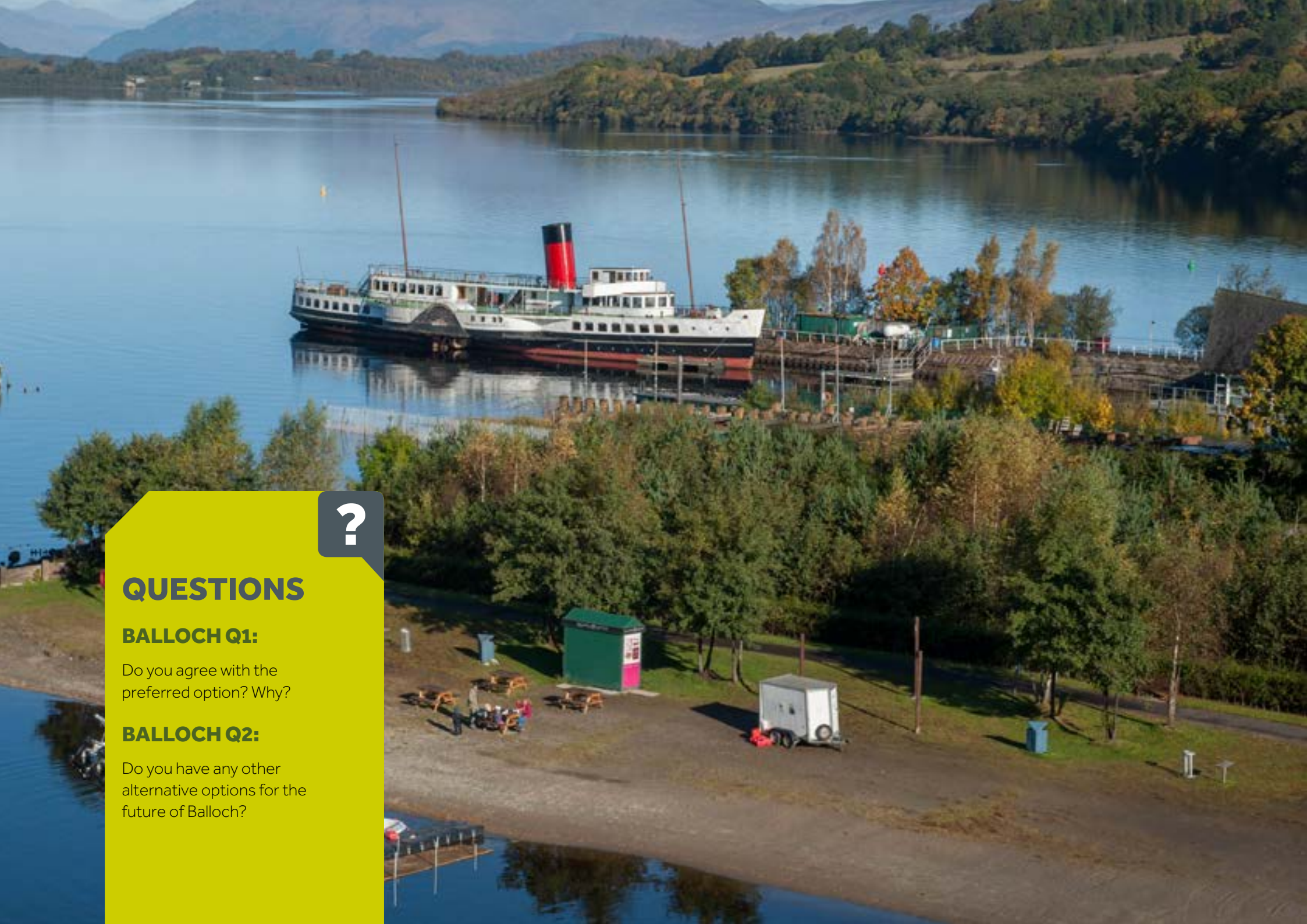
## OPPORTUNITIES

### Preferred Option

- Establish a Placemaking Priority to continue to support improvements to the public realm in Balloch including the environs around the former railway station building
- Strengthen connections to the water front at Loch Lomond Shores to include improved water based transport connections from a new pontoon and improvements to recreational facilities
- Continue to support new tourist accommodation at West Riverside, with the potential for smaller retail or tourist development close to Loch Lomond Shores. Ensure areas of high amenity woodland are safeguarded
- Support development at Balloch Castle that safeguards the building and provides a visitor attraction within the Country Park
- Continue with existing Local Plan sites for new housing development in Balloch







## QUESTIONS

### BALLOCH Q1:

Do you agree with the preferred option? Why?

### BALLOCH Q2:

Do you have any other alternative options for the future of Balloch?



# BALMAHA

## Summary of review of existing Development Strategy (Local Plan Page 102)

Balmaha is identified in the current local plan as a small rural settlement due to its size, dispersed and low density development pattern as well as its sensitive landscape setting. No formal settlement boundary is identified in order to retain its rural characteristics and ensure that infill development does not erode these.

Whilst no sites are formally identified for development in the current local plan, there are several sites within Balmaha with planning permission for tourism related developments which remain unimplemented.





## ISSUES

- Visitor pressures at peak times
- Community concerns over imbalance between holiday accommodation and housing for local community
- Need for improved water access and infrastructure to support modal shift from car based to water transport
- Need for walking and cycling links between Balmaha and Drymen to reduce traffic pressures at peak times

## OPPORTUNITIES

### Preferred Option

- Identify a site for housing on Forestry Commission owned land (MIR 24) located on the northern side of the main road to the west of Fir Tree Cottage (approximately 10 units to be delivered by Rural Stirling Housing Association)
- Retain current local plan proposal for improved infrastructure to support water transport
- Continue to support small scale improvements to existing tourism and visitor facilities in Balmaha
- Support improved footpath and cycle path connections to Drymen
- Prepare a Masterplan Framework to help better co-ordinate new development



## QUESTIONS

### BALMAHA QUESTION 1:

Do you agree with the preferred option? Why?

### BALMAHA QUESTION 2:

Do you have any other alternative options for the future of Balmaha?



# BALMAHA

Support better linkage between Drymen and Balmaha for walking and cycling

Prepare masterplan framework




**MIR24**  
New site proposed for housing (approximately 10 houses)



**T4**  
Retain current local plan proposal for improvement infrastructure to support water transport

## KEY (INDICATIVE BOUNDARIES)

 PREFERRED SITES

## PROPOSED USES

 SUSTAINABLE TOURISM

 HOUSING

# CALLANDER

## Summary of review of existing Development Strategy (Local Plan Page 99)

The main development activity in Callander has been on the Tannochbrae housing site, (which is now complete and has delivered 68 new homes) and the consent of a supermarket on the site that was identified for housing close to Tannochbrae. Housing sites in Pearl Street, Churchfields and the old telephone exchange remain undeveloped. The Rural Activity Area at Callander East and the Auchenlaich tourism site are both undeveloped, as is the majority of the Lagrannoch Economic Development site.

While there is capacity on some of the undeveloped sites mentioned above, there is need to ensure there is a sufficient future supply of development land. This reflects the aspiration identified by the community at the 2011 Charrette and additional land is considered to be required. The preferred option reflects the outcome of the Charrette and focuses new development to the south, in phases, to ensure that improvements in public services and the road network are progressed in tandem. There is also a need to ensure a focus remains on the regeneration of the town centre.

**RA1**  
Retain current Rural Activity Area

**H9**  
Retain current housing site

**H10**  
Change to retail use

**H12**  
Gap site for housing

**H13**  
Retain current housing site

**MIR35**  
Retain Economic development site  
(with amended boundary)

**MIR36**  
Amend existing site to mixed use

**MIR37a**  
Site for 60 new homes, new hotel, economic  
development and community uses

**MIR37b**  
Land next to the River Teith for tourism or housing

**MIR39 & ED3**  
Safeguard for potential road new access  
to Callander south

**ST9**  
Tourism allocation at Auchenlaich




**PP4**  
Focus on Town Centre Regeneration and  
public realm improvements



# CALLANDER

## KEY

(INDICATIVE BOUNDARIES)

-  PREFERRED SITES
-  ALTERNATIVE SITES
-  PLACEMAKING PRIORITIES

## PROPOSED USES

-  SUSTAINABLE TOURISM
-  HOUSING
-  ECONOMIC DEVELOPMENT
-  TRANSPORT
-  RURAL ACTIVITY AREA
-  COMMUNITY ACTIVITY
-  NEW ROAD ACCESS OPPORTUNITY?

   MIR 36

 H13

PP4

 H9

 H12

 MIR39 & ED3

 ST9

 H10

 MIR35

    MIR 37a

  MIR 37b

 RA1

Long term development opportunity?

Long term tourism development opportunity once existing quarrying ends?





## ISSUES

- Restricted capacity in the nursery, schools and road network (particularly the A81/A84 junction) beyond current identified level of development in the Local Plan)
- Need for long term investment in schools, roads and paths to support any additional development
- Flood risk from both the small watercourses that drain from the Callander Crags and the River Teith
- Sensitive landscape, built and natural heritage



## OPPORTUNITIES

- Continued support for the regeneration of the town centre, which it is proposed should be identified as a Placemaking Priority. This would seek to promote community, business and government collaboration to improve signage, pavement, street furniture and Ancaster Square. Finding a successful new use for St. Kessogs is a key priority

### Options - Short term development strategy (2016-2021)

#### Option 1 – Preferred: Consolidate

- Support development on gap sites (H9, H12, H13) within settlement boundary and continue Callander East Rural Activity Area.
- Change H10 to be for retail, to reflect planning permission for a supermarket
- Reduce area of ED3 to follow existing developed area.
- Focus on town centre regeneration including a change of use for station car park provided there is an agreed revised approach to car parking – amend existing allocation ST10 to reflect this (MIR 36).
- Identify additional development land at Callander south (MIR 37a) for 60 new homes, new hotel, economic development and community uses

1a. Alternative – retain existing Tourism allocation at Auchenlaich (ST9) in addition to the above preferred option

1b. Alternative – include land adjacent to the River Teith (MIR 37b) that is free of flood risk for tourism or housing in addition in addition to the above preferred options



### **Option 2 - Alternative: Minor Change**

- **No additional land identified - support development on gap sites (H9, H12, H13) within settlement boundary and continue Callander East Rural Activity Area.**
- **Change H10 to be for retail, to reflect planning permission for a supermarket**
- **Retain existing Tourism allocation at Auchenlaich (ST9)**
- **Focus on Town Centre Regeneration including a change of use for station car park provided there is an agreed revised approach to car parking – amend existing allocation ST10 to reflect this (MIR 36).**
- **Reduce area of ED3 to follow existing developed area.**

### **Option 3 - Longer term development strategy (2021+)**

Preferred – Long term growth focused south of the River Teith, including areas south of MIR 37a. This is dependent on the provision of a new road bridge, without which access from Callander east is a key constraint. Potential access routes would need to be safeguarded – potential access through existing site ED3 or further east as shown in the Charrette report (please see background papers).

### **Other comments**

- **Re-use of Cambusmore Quarry, once existing quarrying ends (expected to be 2023) may provide an opportunity for a large scale tourism resort. This is currently included in the Local Plan as a potential long term opportunity**
- **It would be intended to progress Masterplan Framework documents as supplementary Guidance for the station car park area, Callander east and south. These would provide greater detail on co-ordinating and phasing future development**
- **It is proposed to designate Callander's retailing and servicing central area as a town centre**



## QUESTIONS

### **CALLANDER Q1:**

Do you agree with the preferred options, or would you support the alternative? Why?

### **CALLANDER Q2:**

Are there other options you think should be supported? Why?

### **CALLANDER Q2:**

Any additional comments or options?





# CARRICK CASTLE

Summary of review of existing Development Strategy  
(Local Plan Page 114)

There is one site identified for housing in the current local plan (H14 former Hotel Site, 8 units) which remains undeveloped. There also remain some opportunities for small scale infill development.

## ISSUES

- The Lochgoil Community Action Plan identifies the lack of a place to meet/community facility within Carrick Castle as an issue which the local community wishes to address.

## OPPORTUNITIES

### Preferred Option

- Continue to support housing development on the site of the former hotel
- Continue to support infill development within the settlement boundary, including community meeting place/facility.



## QUESTIONS

### CARRICK CASTLE Q1:

Do you agree with the preferred option? Why?

### CARRICK CASTLE Q2:

Do you have any other alternative Options for the future of Carrick Castle?



# CARRICK CASTLE



**H14**

Retain current local  
plan site for housing

## KEY

(INDICATIVE BOUNDARIES)



PREFERRED SITES

## PROPOSED USES



HOUSING

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For full site boundary details see accompanying Site Assessment summary report