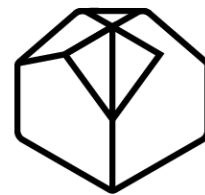


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**Gartocharn Landscape Capacity Assessment Update
2014**

MAIN ISSUES REPORT | ACCOMPANYING DOCUMENT

INTRODUCTION

This summary report provides an update on the Landscape Assessment of submitted sites during 2013 for Gartocharn as part of the preparation of the Main Issues Report (MIR). It compares the 2010 David Tyldesley Associates Landscape Capacity Study of Gartocharn with the Loch Lomond & The Trossachs National Park Authority's Landscape Adviser's updated view based on this report and a review of the submitted sites. It provides details of the assessment in relation to landscape sensitivities which informed officer's recommendations in the separate Site Assessment Report. Appendix 1 provides the detailed assessment against key documents or sensitivities.

The findings of this report are recommendations and will be balanced against a range of other planning considerations including, but not limited to, access, housing need, infrastructure and the water environment. It should be read with the Landscape Capacity Study by David Tyldesley Associates, the Site Assessment Report published with the Main Issues Report, along with the Main Issues Report itself. All are available on the Main Issues Report page of the National Park Authority's website.

OVERVIEW

The Landscape Capacity Study by David Tyldesley Associates (DTA LCS) - published in February 2010 - carried out an analysis of potential development sites to inform the preparation of the Local Plan in the village based on;

- Positive attributes for development
- Elements of the landscape which were likely to assist in delivering development which has a strong sense of place
- Elements which could be used to define, strengthen or contribute to settlement boundaries, or enhance the sense of arrival when approaching new development
- Built structures likely to form boundaries
- Settlement edge – settlement and landscape inter-relationship
- Degree of cohesiveness or fragmentation
- Experience of the existing approaches

The overall conclusion being that the village is seen clearly in the wider landscape and has sensitive village edges with many opportunities for spectacular or important views around and within it (This is outlined in Figure 4 in the DTA LCS)

Sites were then recommended / identified based on;

- Their relative ability to absorb development and having the least effects on; the landscape integrity of their setting, village form and valued built environments (i.e. the key physical components to localised sense of place).

The study considered the capacity for growth or change in relation to;

- the landscape's character
- sensitivity of that character to a particular type of development
- a site's visual prominence
- the significance of that site's visual prominence in the wider context
- the ability of landscape to accommodate change whilst retaining established character
- a site's relative value in respect to the settlements visual setting and wider scenic qualities
- the ability or desirability for development and associated measures to strengthen character and to mitigate existing harmful elements to landscape character

The selected sites were categorised as 'priority, secondary and lower priority' sites.

It should be stressed that the DTA LCS conclusions were drawn from experienced professional judgements made in assessing landscape character sensitivity, visual sensitivity and landscape value. The point was made that 'seeking optimal outcomes for two key environmental elements 'landscape character and settlement setting/character /form' is not always possible'. The key point to remember is that the DTA LCS prioritised wider landscape impacts and village setting over village form as the study was for development capacity.

The DTA LCS Development Opportunity Recommendations were;

Gartocharn exhibits a low density, linear traditional character and is of a scale that has an intimate relationship with its setting within rolling farmland.

It has more sensitive village edges beyond which development should be avoided to avoid diluting the predominant village layout and character however it has a degree of capacity despite anomalies.

The PRIORITY SITES were identified in the village ; wooded gardens south of Military road, Duncryne Road woodlands as well as a site to the north of Ross Loan.

The infill/gap sites have not been brought forward nor has Ross Loan. – there is not enough capacity.

The SECONDARY SITES were;

E France Farm Environs – prominent transition between village and countryside – mixed development – visually confused

F North of Old Military Road (Coopers gate) – gently dipping meadows (fields) - would inevitably be prominent, if not harmful

The LOWER PRIORITY SITES were;

G Rear of Ross Loan – development would be prominent,

H – and I – either side of road on the way into village from east - would impact on extent and character- properties should front main road for character reasons...and opportunity to enhance current abrupt nature of sheltered housing and how it presents built environment and entry and approach to village

J – Burnbrae farm – appears to be a working farm, farmhouse sits in marked dip, roadside ‘meadow’ strongly delineated by woodland to rear and hedgerow to road, relatively well screened – ‘development which returns to the rear of the field would dilute village form integrity’ and west of the junction with Ross Loan currently delineates the western extent of the village’. Entry role formerly played by outlying cottage and Burnbrae farm diluted by Ross loan... (P54 DTA LCS)

LANDSCAPE ADVISER’S VIEW ON MIR SITES BROUGHT FORWARD

In order to give an updated view we need to discuss the issues brought up by the DTA LCS in relation to the three of the individual sites brought forward;

MILLENNIUM HALL SITE (site E above)

This site was not identified as an option in the DTA LCS as it was not considered as having capacity for development.

This opinion is entirely consistent with that of the National Park Authority’s (NPA) Landscape Adviser.

Figure 4 - Landscape and Visual Setting of Gartocharn - in the DTA LCS clearly indicates that not only is this one of the sensitive village edges abutting directly into the walled boundary with the church and Millennium Hall but also that there are spectacular views afforded from the site; to the north, to the Highlands and from the Aber path as it leads down from the hall towards the Loch.

Additionally important vistas across to the village to this site from Ross Priory road highlight the importance of the setting of the village and its form as it meets the rolling farmland.

COOPERS GATE (site F above)

As for the Millennium Hall site above Figure 4 of the DTA LCS (p37) also assesses the fields that surround the northern edge of the village as very sensitive edges in terms of the setting. In this case the sensitive edge is delineated at the extent of the 'skirt' of the fields or where the land 'falls away' and not at the boundary with the existing housing.

Again similarly the views to this edge from Ross Loan and the loop road are of a very clear linear village form set on a ridge meeting the fields. Again this assessment is entirely consistent with that of the NPA's Landscape Adviser.

The DTA LCS did however consider this as one of the secondary sites in terms of capacity (F North of Old Military Road) and stated that its 'gently dipping meadows would inevitably be prominent and 'development may be harmful to wider setting'. Therefore there was capacity identified to develop this site.

The DTA LCS recommendations in Section 5 clarified (p57) 'that the report presented a landscape capacity driven study where priority was given to mitigating wider landscape impacts and village setting rather than to village form issues where these are otherwise incompatible, although both are important' . Therefore the key consideration was to character and setting and less to localized impacts on settlement form

The NPA Landscape Adviser considered that this site and the Millennium Hall site are ' Landscape prominent' as stated in the DTA LCS and that development in both these sites would be harmful to varying degrees in the wider landscape setting due to their reduced landscape capacity.

This site is 'sensitive' but not as sensitive as the Millennium Hall site because its influence in the wider landscape and in terms of the village setting and its relationship with the rolling farmland character reduces across the site towards its western boundary. This is due to local topography and intervening conifer vegetation on a diagonal field boundary.

Nevertheless in terms of the sites brought forward it does still relate to the wider landscape and therefore the Park's Special Landscape Qualities', the important character and setting qualities of the rolling farmland and the village form and setting. For this reason it has not been selected as the preferred site.

BURNBRAE FARM (Site J above), this site was identified as a low priority site in terms of its capacity for development.

This site as the DTA LCS states 'appears to be a working farm' and 'the farmhouse itself sits in a marked dip' as you come down into the village travelling east. The fields, referred to as 'roadside meadow' are 'strongly delineated by woodland to rear and hedgerow to the road, relatively well screened.

The LLTNP Landscape Adviser agrees with this assessment and that the entrance to the farm from the A811 currently is not as attractive as it could be. In terms of the reasons for giving this site a lower priority the following reasons were identified; 'development which returns to the rear of the field dilute village form integrity'

Development over the entire site to the rear of the field would not be appropriate and without careful consideration would dilute village form integrity. The site however can be designed to achieve a high quality of design and layout that would enhance the entrance/exit of the village, redesign the farm yard and be located at the eastern end of the site to create a sympathetic courtyard like low level agricultural traditional /development which would sit comfortably set back from the road opposite Ardoch Cottage.

The other consideration for achieving lower priority was that development to west of Ross Loan junction – delineates the western extent of the village.

It is considered that development to the north of the A811 and to the west of Ross Loan (dry ditch /oak field boundary trees) would have a detrimental effect on village form as it is very prominent on a ridgeline and delineates strongly the western edge of the village and is seen from wider vantage points; A811, Duncryne etc.

Contrastingly this site to the south of the road is not on this prominent ridge and the field falls away toward the rear woodland belt and is not a prominent site.

Entry role formerly played by outlying cottage and Burnbrae farm diluted by Ross Loan. (P54 DTA LCS)

The existence of two isolated blocks of terraced cottages to the south side along the western entry on the A811 has to a degree diluted this western delineation of a settlement boundary. The the Burnbrae site has the capacity to accommodate development that fits with the village form without affecting the wider landscape setting or character of the village and sensitivities.

Therefore this site offers the best opportunity for development of the new sites brought forward for Gartocharn.

**MAIN ISSUES REPORT
GARTOCHARN SITES – SUMMARY ASSESSMENT**

Gartocharn	Millennium Hall (MH1) <i>(Site Assessment Report Reference MIR 76)</i>	Coopers Gate (CG2) <i>(Site Assessment Report Reference MIR 71)</i>	Burnside Farm (BF3) <i>(Site Assessment Report Reference MIR 73)</i>
<ul style="list-style-type: none"> ○ importance of northern transitions between the linear village and the open meadowlands falling to loch ○ piecemeal nature of some areas to be avoided – e.g. France Farm. 	<p>Development Potential None due to adverse impacts on;</p> <ul style="list-style-type: none"> ○ overarching SLQ's ○ overall village setting qualities and on ○ landscape character in terms of ○ the village settlement pattern and land- use ○ Visual amenity ○ Local amenity 	<p>Development Potential Limited to western end of site due to potential impact on;</p> <ul style="list-style-type: none"> ○ Some impact on overarching SLQ's ○ overall village setting qualities ○ landscape character ;pattern and landuse ○ Some impact on visual amenity 	<p>Development Potential Yes subject to</p> <ul style="list-style-type: none"> ○ Courtyard/farm steading development closer to road and existing yard area ○ More housing set back from the road utilising woodland backdrop and topography to set development in. <p>This is Preferred site for the following reasons;</p> <p>The Landscape of Millennium Hall (MH1) and Coopers Gate (CG2) are more sensitive to development ; MH1 and CG2 will impact on landscape character in terms of the village settlement pattern and land-use/cover MH1 and CG2 on overall village setting qualities. MH1 overarching Special Landscape Qualities (SLQ's) This site has no impact on Overarching SLQ's Landscape setting of village Landscape character in terms of settlement pattern or land use Visual amenity Local amenity</p>

**APPENDIX 1 – DETAILED LANDSCAPE ASSESSMENT
MAIN ISSUES REPORT
GARTOCHARN SITES**

Documents/Sensitivities	Overview	Millennium Hall (MH1)	Coopers Gate (CG2)	Burnside Farm (BF3)
<p>EUROPEAN LANDSCAPE CONVENTION</p> <p>The European Landscape Convention (ELC) is the first international convention to focus specifically on landscape. Created by the Council of Europe, the convention promotes landscape protection, management and planning, and European co-operation on landscape issues. The ELC is the first international convention to focus specifically on landscape.</p> <p>Signed by the UK Government in February 2006, the ELC became binding from March 2007. It applied to all landscapes, towns and villages, as well as open countryside; the coast and inland areas; and ordinary or even degraded landscapes, as well as those that are afforded protection.</p>	<p>'All Landscapes matter.' ELC highlights the importance of all landscapes and encourages more attention to their care and planning. The UK signed up to the convention in 2006, and it now provides a framework for our work for Scotland's landscapes.</p> <p>The ELC defines landscape as: "An area as perceived by people, whose character is the result of the action and interaction of natural and/or human factors"</p>	<ul style="list-style-type: none"> ○ Associates with village core area due to civic functions of church and hall ○ assimilates partly with village backlands ○ public path from church road at side of hall and church yard ○ high visual and local amenity value (refer below) 	<ul style="list-style-type: none"> ○ Part of core village area ; garage, shop, yard ○ assimilates partly with village backlands and is degraded ○ access from side road to church /hall ○ farm track access mid way 	<ul style="list-style-type: none"> ○ Not part of main village core ratified by DTA LCS ○ relates to farm at edge of village and is opposite dry ditch.
<p>SPECIAL LANDSCAPE QUALITIES (2009)</p> <p>NSA Overarching SL Qualities</p> <ul style="list-style-type: none"> ○ World renowned landscape. Wild and rugged contrasting with pastoral lowlands ○ Water in its many forms ○ The rich variety of woodlands 	<p>SLQ's Specific to Loch Lomond area</p> <ul style="list-style-type: none"> ○ Immensity of loch and landscape ○ Two lochs in one ○ A multitude of beautiful islands ○ Distinctive mountain groups ○ Ben Lomond, widely known, popularly frequented ○ Banks of broadleaved woodland ○ Peaceful side glens 	<p>All SL general qualities are accessible to this site.</p> <p>All the general qualities are <i>appreciable from this site</i>.</p> <p>Specific qualities appreciated in spectacular views from this site;</p> <ul style="list-style-type: none"> ○ Immensity of loch and landscape ○ Two lochs in one ○ A multitude of beautiful islands 	<p>All SL general qualities are accessible to this site.</p> <p>Views to Loch and 'islands' less so decreasing towards west of site due to slope and ridgeline.</p> <p>Site becomes more intimate and relates less to wider landscape as travel westwards.</p> <p>Sensitivity of site reduces to west as intervisibility reduces to external views and the experience of</p>	<p>All SL general qualities are accessible to this site.</p> <p>Views to islands and Loch are restricted due to topography, intervening vegetation and buildings.</p> <p>Ben Lomond will be visible from upper rooms.</p> <p>Views to banks and glens also dependant on massing and design.</p>

<ul style="list-style-type: none"> ○ Settlements nestled within a vast natural backdrop ○ Famous through routes ○ Tranquility ○ Easily accessible landscape splendour 		<ul style="list-style-type: none"> ○ Distinctive mountain groups ○ Ben Lomond, widely known, popularly frequented ○ Banks of broadleaved woodland ○ Peaceful side glens 	receptors.	
<p>SPECIAL QUALITIES (2005)</p> <p><i>Special Qualities of the site and the wider area List of qualities and whether these are appreciated or effects likely on these.</i></p>	<ul style="list-style-type: none"> ○ Sense of place – contrasts HBF zone, ○ mosaic ○ GDL visual qualities Parklands, policies ○ Iconic Loch Lomond landscape ○ Raised shoreline Ross Priory ○ Views of Loch Lomond edge of loch islands, ○ Exceptional views over southern Loch ○ Cultural heritage – field pattern 	<p>Experience of</p> <ul style="list-style-type: none"> ○ Sense of place ○ HBF zone ○ Mosaic ○ Gardens and designed landscapes visual qualities ○ Iconic Loch Lomond Landscape ○ Ross Priory ○ Views of Loch Lomond landscape ○ Exceptional views over southern loch ○ Cultural heritage - ○ Pastoral, rolling field pattern ○ setting of public buildings ○ Parish landmark intervisible 	<p>Experience of</p> <ul style="list-style-type: none"> ○ sense of place ○ HBF zone ○ Mosaic of ; ○ Gardens and designed landscapes visual qualities ○ Iconic Loch ○ Ross Priory ○ Views of Loch Lomond landscape ○ Cultural heritage - ○ Pastoral, rolling field pattern ○ Parish landmark intervisible ○ part of village core 	<p>Experience of</p> <ul style="list-style-type: none"> ○ Sense of place ○ HBF zone ○ No direct view mosaic ○ No direct views of GDL Loch Lomond, Ross Priory ○ Cultural heritage -farm ○ Pastoral, rolling field pattern ○ More secluded setting
<p>LANDSCAPE CHARACTER</p> <p><i>Character type of site and wider character area where indirect landscape and visual impacts may or may not be discerned due to development.</i></p>	<ul style="list-style-type: none"> ○ Rolling Farmlands ○ River Valley Farmlands with estate ○ Lowland Lochs ○ Loch islands ○ Parallel ridges ○ Loch shore fringe 	<ul style="list-style-type: none"> ○ Rolling farmlands LCT ○ Linear settlement pattern set in farmlands are landmark features ○ Setting of village ○ Sweep of fields around west of village very distinctive, high quality, attractive ○ (DTA LCS) vale like and distinctly farmed landscape on NW fringe) ○ Pattern of enclosed, cultivated landscape ○ (DTA LCS) distinctive small scale rectilinear field patterns to north and east village ○ field boundary and parkland trees 	<ul style="list-style-type: none"> ○ Rolling Farmlands LCT ○ Less sensitive from wider receptors ○ Part of former green swathe around village. ○ Incorporates a section of brownfield site ○ not as intrinsic to rolling green fields around edge of village - less sensitive. 	<ul style="list-style-type: none"> ○ Rolling Farmlands LCT ○ Larger medium scale fields to south and west (DTA LCS) ○ Rolling farmland - low sensitivity ○ Village edge ○ Linear village pattern retained

<p>LANDSCAPE SETTING</p> <p><i>This has been defined by ENPA as; the area who's landscape character compliments that of the area under question either through similarity or contrast and in some way enhances or supports that landscape..</i></p> <p><i>Views into or out and intervisibility are also arguably considerations..</i></p>	<p>Gartocharn :</p> <p>Relationship with its landscape setting ; Gentle slope – high SE to low NW near Loch. Fertile land surrounds village formed along highways and lanes meeting. Sits neatly in landscape. Drop in and climb out. Distinctly Farmed landscape. Farmed Hedgerows Farms punctuate the outlook. Duncryne is Key landscape asset</p>	<ul style="list-style-type: none"> ○ High Importance of pastoral small scale to medium field pattern to north and west of site 	<ul style="list-style-type: none"> ○ Medium importance of pastoral fields due to extent of visibility and 'legibility' of this, some intervening vegetation, 	<ul style="list-style-type: none"> ○ No direct relationship to the principle landscape setting qualities i.e. as afforded from Ross Loan layby ○ not part of the gentle slope SE to NW ○ fertile fields accessed along main road ○ adjacent to 'drop in' entrance (30 mph) of the village ○ Farmed and hedgerow setting.
<p>LOCAL LANDSCAPE CHARACTER</p> <p><i>Site analysis informs the local landscape features which together combine to give the local identity, valuable landscape features within the LCT in certain zones. (In this case the site itself.)</i></p>	<p>Land cover /land-use: Farmed Hedgerows Farms – some abandoned, punctuating the outlook. Well preserved enclosure landscape. Lines of mature trees mark former field boundaries (DGLCS) Small linear village-planned</p>	<ul style="list-style-type: none"> ○ Part of rolling farmed landscape – small scale of fields/hedgerows – verdant green colour draws eye. ○ Gently sloping site. ○ Cultural heritage – setting of church, village access to memorial hall off main road etc. ○ Impact on linear village pattern 	<ul style="list-style-type: none"> ○ Part of rolling farmed landscape ○ Already slight impact on linear village pattern - relates to garage site and part of village backlands 	<ul style="list-style-type: none"> ○ Only one of 3 sites on main road, ○ Plays a part in village edge green field / rural buffer, ○ stands alone as not part of NW-SE rolling fields setting ○ opposite Ardoch Cottage on edge of village and entrance via farmyard ○ row of cottages and outlying cottage dilutes emphasis of working and outlying farms on settlement pattern ○ south western built up edge abuts farm though screened by woodland belt along Aber burn which crosses road on n-s axis ○ Large woodland belt to rear acts as backdrop

<p>VISUAL AMENITY</p> <p><i>Definition; is the result of a combination of visual stimuli landscape and scenic elements which in combination bring value.</i></p>	<ul style="list-style-type: none"> ○ Village clearly seen in wider landscape ○ Distinctly patterned enclosed landscape contrasting with simpler highlands ○ Occasional views loch from main road 	<ul style="list-style-type: none"> ○ Wider visual setting qualities ○ Spectacular Views from hall and path. ○ Sequential views along Aber Path 	<ul style="list-style-type: none"> ○ Partial visual setting qualities – less sensitive than 1. ○ Glimpses of site from main road 	<ul style="list-style-type: none"> ○ Not intrinsic to village setting qualities ○ green field enhances approach to village however reduced by two row of cottages further west ○ Topography and vegetation limit visual envelope
<p>LOCAL AMENITY</p> <p><i>In terms of recreational, both active and passive</i></p>		<ul style="list-style-type: none"> ○ Local paths network – old military road, links to lanes, Aber path to Endrick marshes SSSI. ○ Views from hall, residential and visitor experience (weddings) 	<ul style="list-style-type: none"> ○ access from side road to church /hall ○ farm track access mid way ○ access to local amenities ○ site passed on Church road to MH site which is an important local and tourist/visitor destination, weddings etc. 	<ul style="list-style-type: none"> ○ read as part of farm at entrance – not part of local path network or access ○ views to Ross Loan the wooded tree lined drive to Designed Landscape. ○ backs onto woodland edge and Aber burn
<p>DESIGNED LANDSCAPES</p> <p><i>Inventory and Non inventory designed landscapes contribute particular aesthetics, order and patterns in the landscape – key features.</i></p>	<p><i>– key features can include; prominence in the landscape</i></p> <p><i>Parkland trees, shelter belts, policy woodland, drives and paths,plantation,buildings, walled gardens, walls, fencing, Views and vistas include offsite features</i></p>	<ul style="list-style-type: none"> ○ Ross Priory visible groups of trees along loch shore ○ Parkland trees around fringe of village and in fields pattern ○ Less policy woodlands 	<ul style="list-style-type: none"> ○ Loch Lomond visible with foreground designed landscapes ○ Less of view than MH site.1 	<ul style="list-style-type: none"> ○ No direct views Loch Lomond or DL Ross Priory ○ Opposite entrance of Ross Loan ○ Tree lined approach visible
<p>KEY VIEWS</p> <p><i>The experience of receptors at key viewpoints/locations in the vicinity of the site.</i></p> <p><i>(this does not mean there are not other views)</i></p>	<ul style="list-style-type: none"> ○ Dumpling (parish landmark as well as viewpoint) 	<ul style="list-style-type: none"> ○ A811 (southern edge only) ○ Ross Priory road ○ Duncryne (southern edge only) ○ Millennium Hall ○ MH viewpoint ○ church ○ Ross Priory Road ○ Military road footpath ○ Church road environs 	<ul style="list-style-type: none"> ○ View from the A811 ○ Ross Priory road ○ glimpsed views between houses from main road 	<ul style="list-style-type: none"> ○ View from the A811 ○ glimpsed views of fields over hedgerow, farm yard most visible, detracts slightly

<p>SENSITIVITY</p>	<ul style="list-style-type: none"> ○ qualities that make the site in question sensitive to any change or development 	<p>Rolling farmland land-use contributes greatly to village setting in wider landscape and locally.</p> <p>Small enclosure pattern of fields and farms surrounding village are distinctive and have integrity. Great value in contribution to the scenic quality due to cohesiveness.</p> <p>Village form is simple linear with some backlands</p> <p>Settlement pattern - significant buildings</p> <p>Local amenities - Millennium Hall and Church are adjacent with local access paths and pedestrian circulation around these amenities and viewpoint.</p> <p>Setting of France farm at edge of village in relation to village form</p> <p>Visual amenity – views from MH and Aber Path - quality/value of these high</p> <p>Approach sequence from Ross Loan and drive to and from designed landscape.</p>	<p>Rolling farmland land-use contributes less than MH site to village setting in wider landscape and locally.</p> <p>Small enclosure pattern of fields and farms surrounding village are distinctive and have integrity. On this site sensitivity reduces from wider to more local effect across the site from east to west.</p> <p>Village form is simple linear with some backlands</p> <p>Settlement pattern - closest to village 'core'</p> <p>Local amenities - shop, garage, restaurant</p> <p>Setting of France Farm at edge of village in relation to village form</p> <p>Visual amenity - views to loch shore fringe, designed landscape and surrounding rolling farmland.</p> <p>Approach sequence from Ross Loan and drive to and from designed landscape - less sensitive than MH.</p>	<p>Rolling farmland land-use does not contribute to the village setting in the wider landscape. Sensitivity is very localized.</p> <p>Small enclosure fields and farms surrounding village are not as distinctive on this site as MH and CG and not integral to scenic quality though are partially appreciable from A811</p> <p>Village form - predominantly linear</p> <p>Settlement pattern - Burnbrae Farm at edge of village</p> <p>Local amenities - Proximity to school</p> <p>Setting of Burnbrae Farm at edge of village is in need of enhancement</p> <p>Visual amenity - entrance to village glimpses of open fields and wooded backdrop</p> <p>Approach to village, proximity to Ross Loan - less sensitive</p>
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OTHER SITES CONSIDERED	ROSS LOAN – DRY DITCH (RL1)	REAR OF ROSS LOAN (RL2)	ROSS LOAN – SCHOOL (RL3)	
<p>Most other sites considered cannot be mitigated or contained sufficiently to avoid ;</p> <ul style="list-style-type: none"> ○ Impacting on wider landscape setting; ○ Village setting; ○ Village settlement pattern/character i.e. dilutes layout of village ○ Visual amenity ○ Local amenity <p>Due to visual prominence Sensitivity to wider views and context Relative value = to local community</p>	<ul style="list-style-type: none"> ○ Sensitive as RL an ancient byway ○ Site is on opposite side of road from BF3 ○ Current area of housing is visible as prominent in views from Dumpling and main road ○ Very distinct shallow dry valley – exact history probably due to farm and shelter, gathering, original built development? ○ Distinctive field boundary trees part of attractive * village setting and boundary – value and quality -extent of village – sensitive edge(see Fig 4 DGLCS) ○ Engineering solutions not desirable for this site, ○ would impact on visual amenity from dumpling and road ○ Visible from MH1 and CG2 but not BF3 ○ local and visual amenity value <p>DTA LCS recommends no development for dry ditch (p53) due to 'oak and ash forming semi natural boundary to settlement in Balloch direction'</p>	<ul style="list-style-type: none"> ○ Site drops away from Ross Loan ○ Would be visible in views from wider landscape ; Dumpling and A811, ○ Less visible than RL1 from (CG2) and (MH1) ○ Sensitive as against village settlement pattern – i.e. along lanes (DGLCS - converging lanes) ○ Loss of local amenity ○ Loss of visual amenity – school, community ○ i.e. of value to community as links to Aber burn/woodland . 	<ul style="list-style-type: none"> ○ as part of rural setting of school is sensitive ○ Similar to RL2 in regard to landscape character and settlement pattern , dilutes ○ Loss of visual amenity ; i.e. dumpling/school ○ Loss of local amenity i.e. of value to school and community 	



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