



Callander Landscape Capacity Study for Development

Final Report March 2013



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Section 1: Executive Summary

This report examines the capacity of the landscape surrounding the town of Callander to accommodate a range of development types. This is achieved through the following stages (a detailed understanding of the method is presented in *Appendix II: Method and Scope* found at the end of this report):

- 1) An analysis of Callander's strategic context in terms of its relationship with the National Park and surrounding landscape, the existing settlement and its landscape setting and visual context;
- 2) A detailed survey and analysis of Callander's surrounding landscape character including key characteristics & features, settlement edge, form and character, landscape setting, recreational resources, sense of arrival and views and visual features;
- 3) An analysis of the overall sensitivity of local landscape character areas to development types; and
- 4) Identification of the opportunities and constraints of the landscape to accommodate various development types based on the findings of the detailed survey and analysis and the sensitivity assessment of the local landscape character areas.

Positioned on the Highland Boundary Fault on the eastern edge of the National Park, Callander has an important strategic gateway location and a spectacular landscape setting. Ben Ledi located to the west of the town; the dramatic wooded slopes and Craigs to the north; the historic Conservation Area and the tranquil, rural character along the River Teith are just some of the important attributes of the town and its setting that contribute to the qualities of the National Park.

Whilst recognising the need for sustainable economic and social opportunities to sustain the quality of life for residents and visitors, the conservation and enhancement of the National Park and its qualities is a primary consideration when planning for future development. In working towards this, this study sets out a strategic assessment of the capacity of the landscape to accommodate a range of development types to inform the review of the Loch Lomond and the Trossachs National Park (LLTNP) Local Plan (2010-2015) and the preparation of the replacement LLTNP Local Development Plan. It should be noted that the findings of this report are only recommendations and these will be balanced against a range of other social, economic and environmental considerations in planning for future change.

The study identifies a range of development types that could be accommodated in some locations without significant adverse landscape change on its character and quality and with some potential for mitigation and enhancement. The study also identifies locations where the landscape is highly constrained and any development is likely to result some detrimental change to its character and quality. These areas are very sensitive to any change and taking into account the likely negative effects of development, the area is judged to have 'no capacity' for development from a landscape perspective.

The study identifies capacity for various development types and scales including residential, business, light industrial, tourism and recreation developments. In identifying landscape capacity, recommendations are made based on the following definitions:

- **No capacity** – widespread significant adverse landscape effects are very likely to occur resulting in a detrimental change to the character and quality of the area with no or very limited mitigation potential.
- **Low** – significant adverse landscape effects are likely to occur resulting in some substantial change to parts of the character and quality of the area with limited mitigation potential.
- **Medium** – the landscape can accommodate development in limited situations without significant adverse landscape change on its character and quality. Development could potentially relate to some aspects of the area and with some potential for mitigation and enhancement.
- **High** – the landscape can accommodate development without significant adverse landscape change and development could potentially relate well to the area with good opportunity for mitigation and enhancement of the character and quality of landscape.

Figure 1 illustrates the findings of the assessment, identifying the broad areas where some landscape capacity has been identified and areas of no landscape capacity (note that the study area boundary has not been included as although this focuses on the landscape surrounding Callander, the wider visual context has also been taken into account):

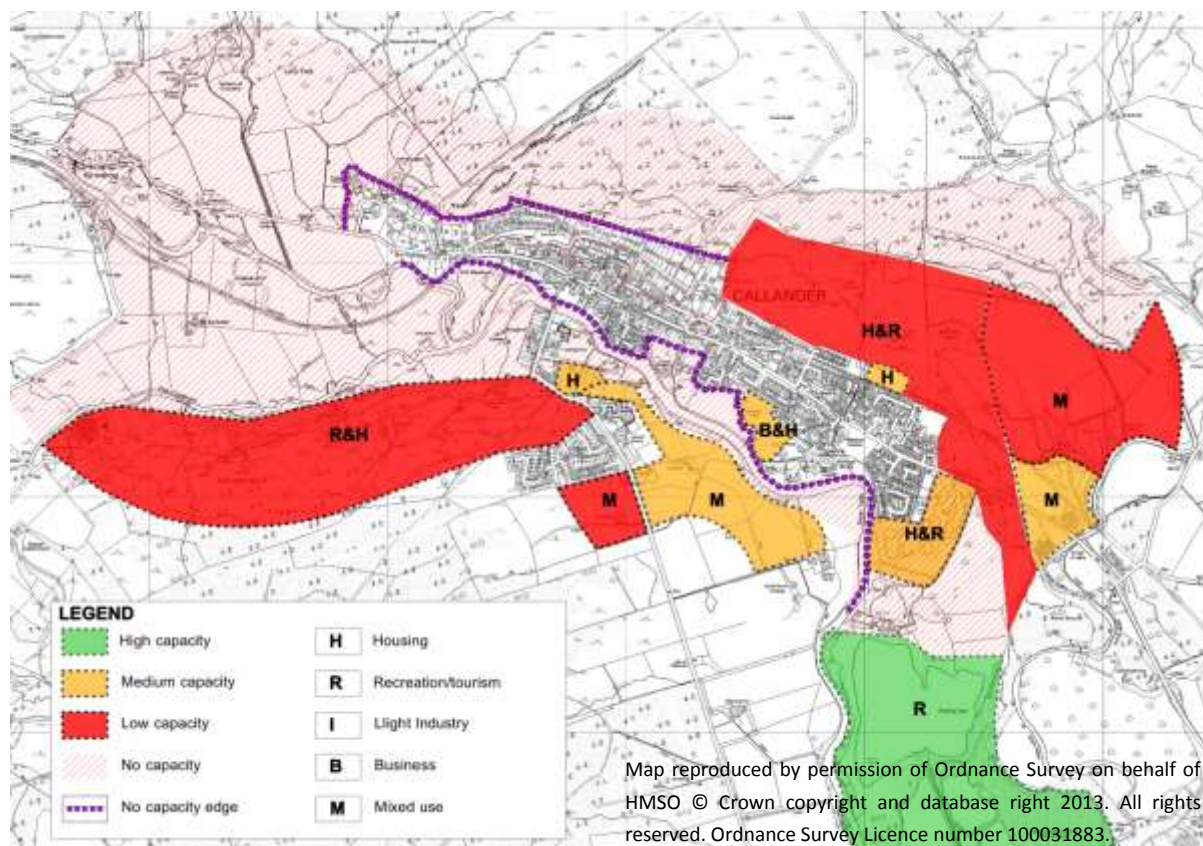
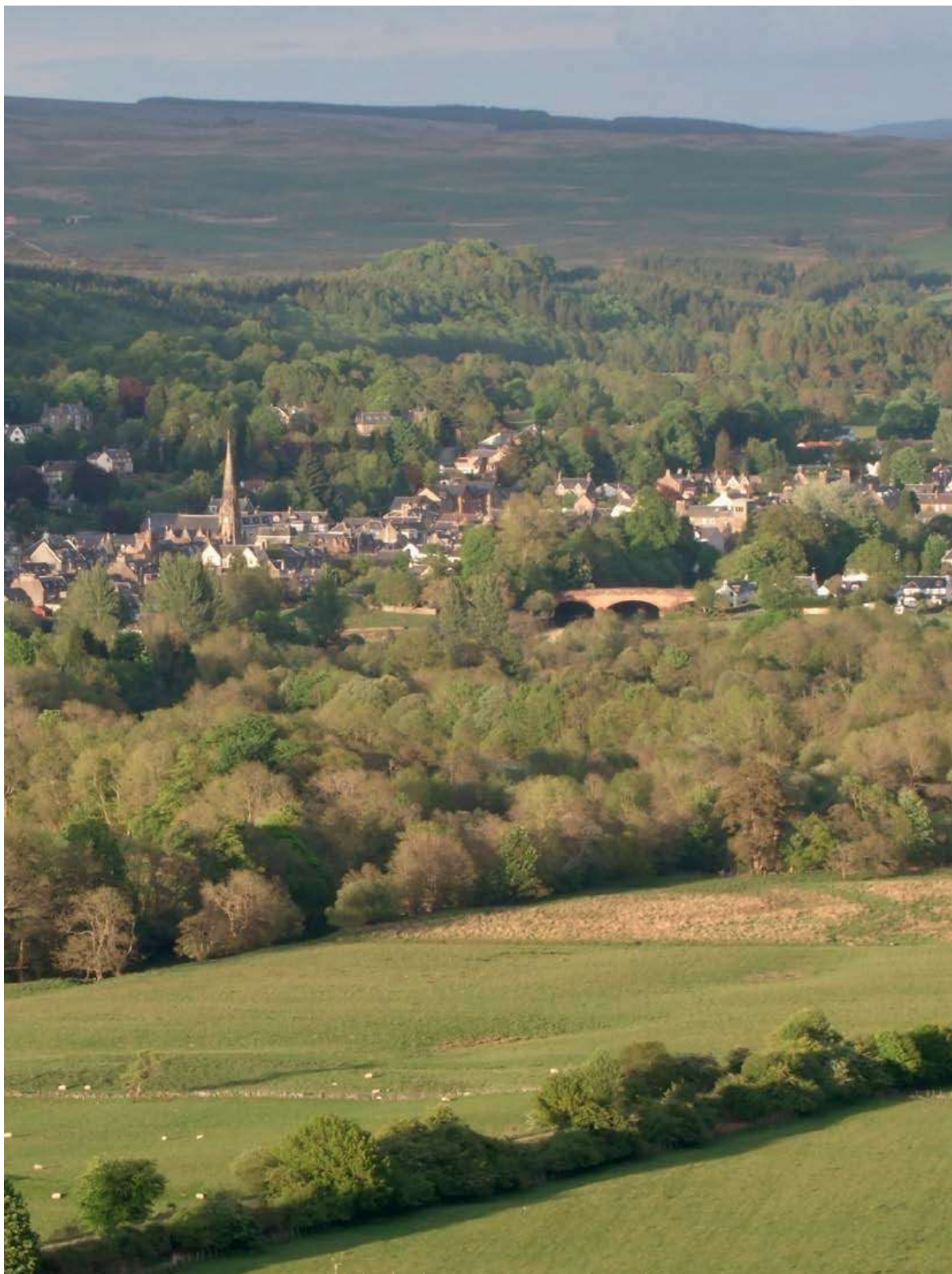


Figure 1. Landscape Capacity

It should be noted that this study is only an indicative guide and it has not been possible to assess every development scenario in detail. Where 'no capacity' has been identified, there may be

opportunities across some parts of the area for individual residential dwellings or small scale development to be accommodated on the fringes of Callander and on small infill sites within the town without a significant adverse effect on the surrounding landscape. This will depend on the local context and any development should aim to integrate with surrounding development, with a high standard of appropriate design and mitigation. Localised opportunities for low impact tourism or recreational development that enhances the area could be also accommodated in some locations where 'no capacity' has identified.

In establishing landscape capacity, mitigation and enhancement measures which would conserve and enhance the character and local identity of Callander have also been identified (see section 6).



Overlooking Callander (Sheila Winstone®)

Section 2: Introduction

Purpose of the Report

This report examines the capacity of the landscape surrounding the town of Callander to accommodate a range of development types including housing, business, tourism and recreation, light industry and mixed use developments. The report will inform the review of the Loch Lomond and the Trossachs National Park (LLTNP) Local Plan (2010-2015) and the preparation of the replacement LLTNP Local Development Plan.

In establishing the landscape capacity to accommodate these development types, the study identifies the opportunities and constraints for potential future settlement and development expansion on the periphery of Callander, based on a detailed survey and analysis of the landscape and its sensitivity to change.

Study Objectives

The examination of landscape capacity for Callander is addressed through the following objectives:

- To take into account the existing landscape character types of the area and to consider local landscape character areas and features identified through field survey;
- Through detailed survey and analysis, to consider the sensitivity to change of the existing landscape character and to identify the opportunities and constraints within which any landscape capacity for development exists;
- To take into account settlement setting, character, form and original focus;
- To identify areas of landscape within and adjacent to Callander that provide a significant community amenity / recreational resource and warrant protection from development;
- To identify potential new housing development and economic development opportunities in terms of landscape capacity (including business and tourism) during the lifetime of the plan (2010-2015) and in the medium term (2015-2020) and longer term (2020-2030) and place them within the overall context for protection for the key environmental and recreational assets of the area;
- To identify landscape proposals, mitigation and enhancement measures that may be required within potential development sites which would promote and maintain the character and local identity of Callander; and
- To identify landscape proposals that would enhance the gateways to the settlement and create a sense of arrival and welcome.

A summary of the policy context relevant to this study is provided in *Appendix I*. Within this, the conservation and enhancement of the natural and cultural heritage of the landscape is a primary consideration whilst balancing the wider social and economic needs of communities in working towards sustainable development.

The approach undertaken to identify the capacity of the landscape to accommodate development is based upon that prescribed within the project brief prepared by the LLTNP Authority. This is detailed in *Appendix II* and includes a plan of the fourteen viewpoint locations used to inform the findings of this study.



Overlooking Callander from The Craigs

Section 3: Strategic Context

This section presents an analysis of Callander's strategic context in terms of its relationship with the National Park and surrounding landscape, the existing settlement, its landscape setting and visual context.

Overview

The rural town of Callander is positioned on the Highland Boundary Fault on the eastern edge of the National Park. With a population of approximately 3,500 residents, it is the largest settlement in the National Park and is situated within an hour's travel time of 50% of Scotland's population and two international airports (*Callander Charrette Final Report*, 2012). Once a popular Victorian tourist destination, today it is an important gateway to the National Park and the Highlands.

In addition to its strategic role as a gateway town, Callander is also an important recreational destination. The Falls of Leny and The Bracklinn Falls are popular visitor attractions and important recreational routes include The Rob Roy Way and the National Cycle Network (NCN) route 7 (Glasgow-John o' Groats) which goes through the town, linking with the proposed route NCN route 765 to Stirling.

However, balancing the demands of tourism and recreation with a sensitive natural and built heritage presents significant challenges. The planning and management of the town and its surrounding heritage must aim to conserve and enhance the landscape whilst helping to underpin a vibrant tourism economy. Furthermore, the town faces a number of wider social and economic issues such as a shortage of affordable housing, an ageing population and the need to provide services and employment opportunities for the local population.



The Highland boundary fault - aerial view of Callander towards Ben Ledi and Loch Venachar (LLTNPA®)

The Special Qualities of the Loch Lomond and Trossachs National Park

As part of a wider programme undertaken by Scottish Natural Heritage to understand the special qualities of Scotland's nationally designated landscapes, the following 'General Qualities' have been identified that underpin the landscape of the the National Park:

- A world-renowned landscape famed for its rural beauty;
- Wild and rugged highlands contrasting with pastoral lowlands;
- Water in its many forms;
- The rich variety of woodlands;
- Settlements nestled within a vast natural backdrop;
- Famous through-routes;
- Tranquillity; and
- The easily accessible landscape splendour.

All of these special qualities are evident to varying degrees within Callander and its surroundings. Furthermore, as identified in the special qualities for the Trossachs, 'The gateway town of Callander' is also recognised as a special quality in its own right.

The area is highly valued by residents and visitors alike and the qualities that make Callander and its setting so special are important factors in its inclusion in the National Park designation. Therefore, in considering the sensitivity of the landscape to development, the protection of these qualities provides an important context to this study.

Landscape setting

Mostly located along the northern banks of River Teith, Callander is set against a dramatic backdrop of Callander Craig with the prominent summit Ben Ledi located to the west of the town. This spectacular landscape setting is heavily influenced by its proximity to the Highland Boundary Fault and the effects of glacial and river erosion. This has shaped the broad river valley of the River Teith and its tributaries, Garbh Uisge and Eas Gobhain that converge at the western edge of the town. Areas to the south, south-west and south-east of Callander are characterised by flat, open flood plains and the tree lined river banks provide a distinctive, rural setting to the town.

The heavily wooded slopes on the northern side of Callander that rise towards the Craigs provide a distinctive backdrop to the town and in combination with the wooded parallel ridge to south, provide a strong sense of containment to the strath floor. To the north-west of the town, the Pass of Leny leads towards Loch Lubnaig with Loch Venachar to the south-west.

Designed parkland landscapes also make a significant contribution to the setting of Callander. Along the north-western edge of the town, the grounds of Leny House have a strong parkland character, marking the transition to the Highlands. At the eastern edge of the town, The Gart has a strong wooded character and the Roman Camp in the centre of town, situated along the northern banks of the River Teith, provides an important setting to the river, nearby residential areas and adjacent open space and the Conservation Area.

Relationship to Landscape Character

The *Loch Lomond and The Trossachs Landscape Character Assessment* (2009) identifies detailed 'landscape character types' (LCTs) and the eighteen landscape character types within the study area are shown in *Figure 2*.

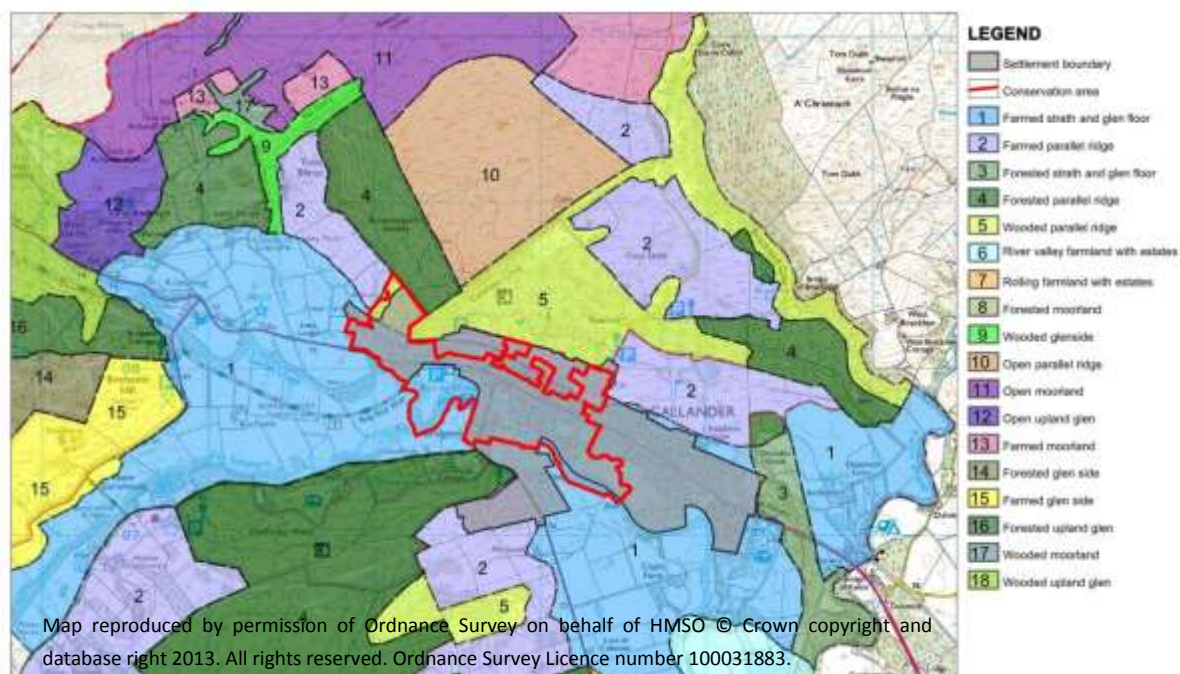


Figure 2. Landscape Character Types

In assessing the individual contribution of these landscape character types to the character and setting of Callander, it was apparent during the detailed field survey that many of these landscape character types could be grouped or subdivided into 'local landscape character areas' which better relate to the sense of place, local distinctiveness and how the landscape is experienced. A detailed assessment of the key characteristics and qualities of these local landscape character areas identified through the field survey is presented in Section 4 (Detailed Survey and Analysis).

The following section identifies broad landscape types that form the *Aberfoyle and Callander Ridges* and how these contribute to setting of the Callander.

Aberfoyle and Callander Parallel Ridges

The detailed landscape character types illustrated in *Figure 2* form part of a larger landscape character area (The *Loch Lomond and The Trossachs Landscape Character Assessment*) called the 'Aberfoyle and Callander Ridges' which is centred on the Menteith Hills and the Drum of Clashmore. The area is dominated by open and wooded parallel ridges that have a north-east to south-west orientation, reflecting the underlying geology of the Highland Boundary Fault. They have been in use for moorland and rough grazing from prehistoric times to the present day and include extensive areas of semi-natural broadleaved woodland. Some areas of the parallel ridges have been planted with dense commercial plantations which can detract from the scenic value of the area.

The ridges are unique to this part of the National Park, providing a transition from the lowlands to the highlands. They make an important contribution to the wider setting and visual quality of Callander and contrast with the surrounding flat strath floor.

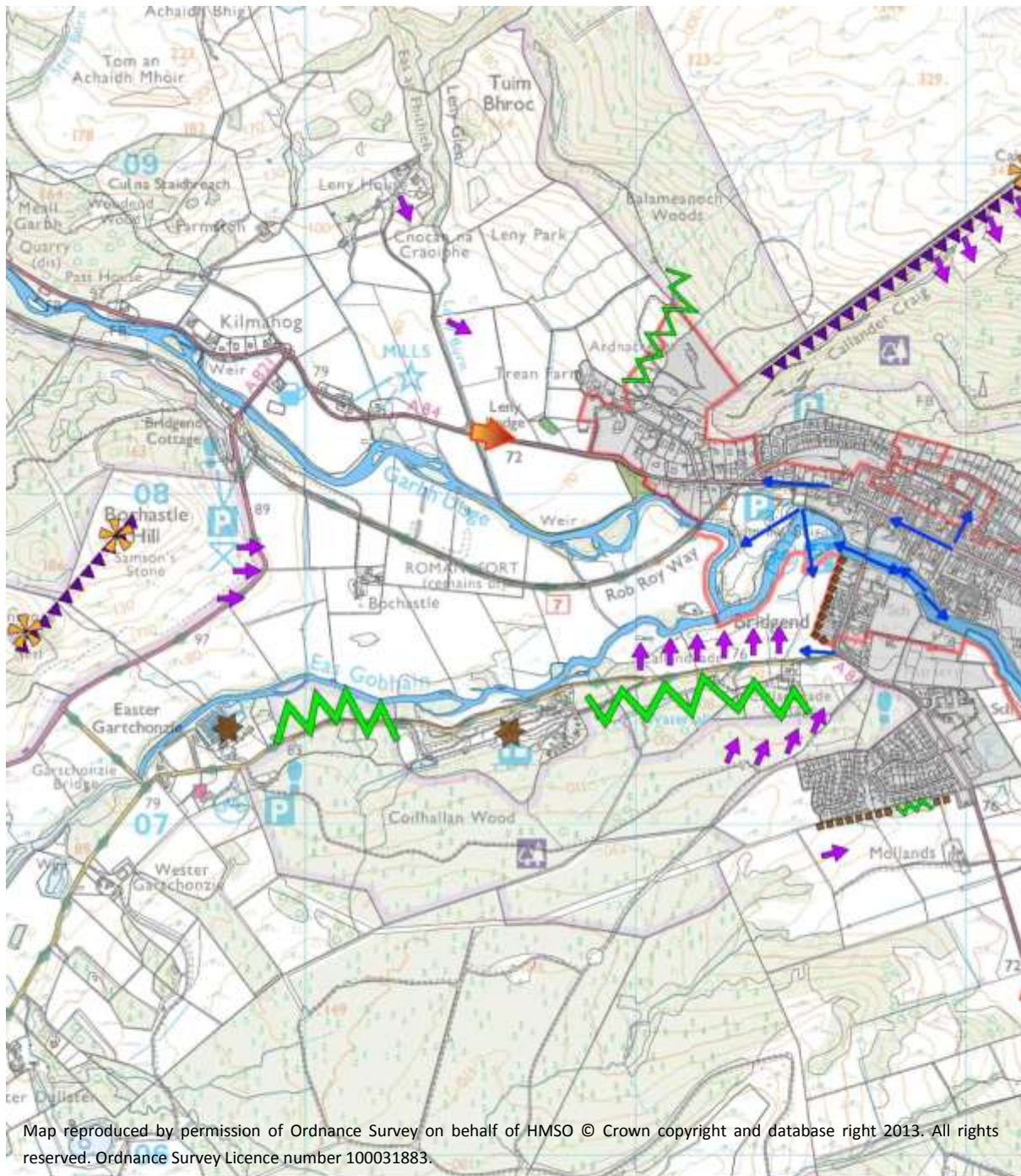
Along the strath floor, the linear form and distinctive built heritage of Callander contributes to a strong sense of local distinctiveness surrounded by a contrasting backdrop of woodland, forests and hills. To the west of the town, the strath floor has a strong and open rural character of flat pastures and frequent areas of wetland. To the east and south, the landscape is characterised by a gently undulating mosaic of designed landscapes, farmland, forest and rectilinear fields, giving the impression of a partially wooded landscape. The strath floor landscape character type is also present in many other lowland areas of the National Park.



Overlooking floodplains towards the wooded setting of Callander from Bochastle Hill

Visual Context

Figures 3 and 4 identify the key viewpoints and views, visually important ridgelines, visual barriers, visually prominent settlement edges and visual detractors.

**LEGEND**

	Settlement envelope		Views of Callander
	Conservation area		Views from Callander
	Key view point		Detractor
	Ridge line		Visually prominent edge
	Visual barrier		
	Approach views		

Figure 3. Visual Context (west)

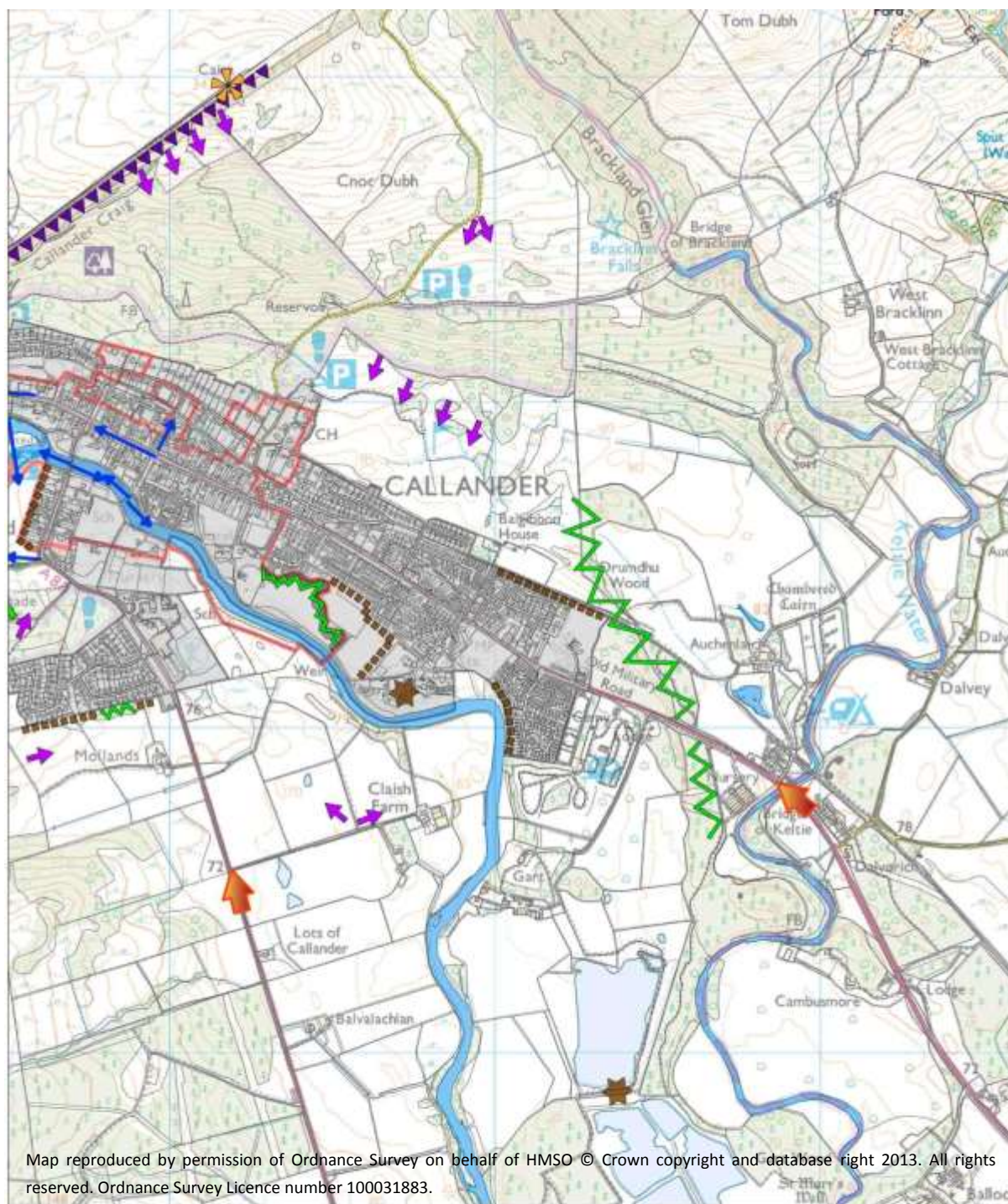


Figure 4. Visual Context (east)

Important viewpoints

Callendar is visible from much of the surrounding higher ground and the following nearby viewpoints that are popular with walkers and visitors to the town are particularly important when considering the visual impact of future development:

- Bochastle Hill & Samson's Stone – as part of a wider view, there are good views across the open floodplain towards the western and northern parts of Callander and the associated Conservation Area, viewed against a distinctive wooded backdrop. There are good views towards Leny House to the north and Callander Holiday Park is also clearly visible on the wooded slopes to the south.



1. View of Callander from Bochastle Hill

- Queen Victoria Cairn – located above the Craigs. Nearly all of Callander is clearly visible over nearby intervening forestry apart from the western edge of the town. Housing estates to the east of the town and to the south of the river are particularly visible from this location.



2. View of Callander from Queen Victoria Cairn

- Red Well – located to the east of Queen Victoria Cairn at a lower elevation. Views of the southern and eastern fringes of Callander are clearly visible although the majority of the town is screened by intervening woodland.



3. View of Callander from Red Well

In addition to these important viewpoints, there are a number views towards parts of Callander as illustrated on Figures 3 & 4. This includes views from Bridgend to the south-west of the town; from higher ground above Mollands Farm; from Claish Farm; from Leny House; the northern parts of the golf course and from the roads approaching the town. From the south, the core of the town tends to be screened by the wooded river corridor.



4. View of the Conservation Area from Bridgend



5. View of housing estates in the foreground and the eastern edge of Callander from above Mollands Farm



6. View of the McLaren High School & Leisure Centre from Claish Farm



7. View of Leny Feus from Leny House



8. Avenue of limes along the A84 to the west of Callander



9. The Conservation Area from the A84 western approach



10. View of southern approach to Callander from the A81



11. View of the eastern approach to Callander from the A84

Visually prominent edges



12. Bridgend from the south



13. Housing estate to south of Callander from the A81



14. Housing estate on eastern edge of Callander from Claish Farm



15. Housing estate along northern edge from Drumdhu Woods

Key views within Callander

From within Callander, the Highland setting is very apparent and views of this from the town are important to people's experience of the area.

Ben Ledi is the highest mountain in the Trossachs and can be seen from many parts of the town. There are notable views from the bridge and Tom ma Chisaig area; along Main Street in either direction; towards the landmark of the Visit Scotland Tourist Information Centre (formerly St Kessog's Church); Callander Craig from Ancaster Square and Church Street; towards the Craig from Bridgend; across the town from Ancaster Road and the old railway bridge at the eastern end of Craigard Road; and along the river at the pedestrian bridge from South Church Street. The dramatic wooded backdrop to the key approaches to and from the town (particularly from the west and south), frame views of the settlement and is a distinctive feature in the wider setting.



16. View of Ben Ledi from the southern side of the Teith



17. Looking west along the Teith from the pedestrian bridge



18. View across the meadows and playground from Main St.



19. View of Ben Ledi from Bridgend

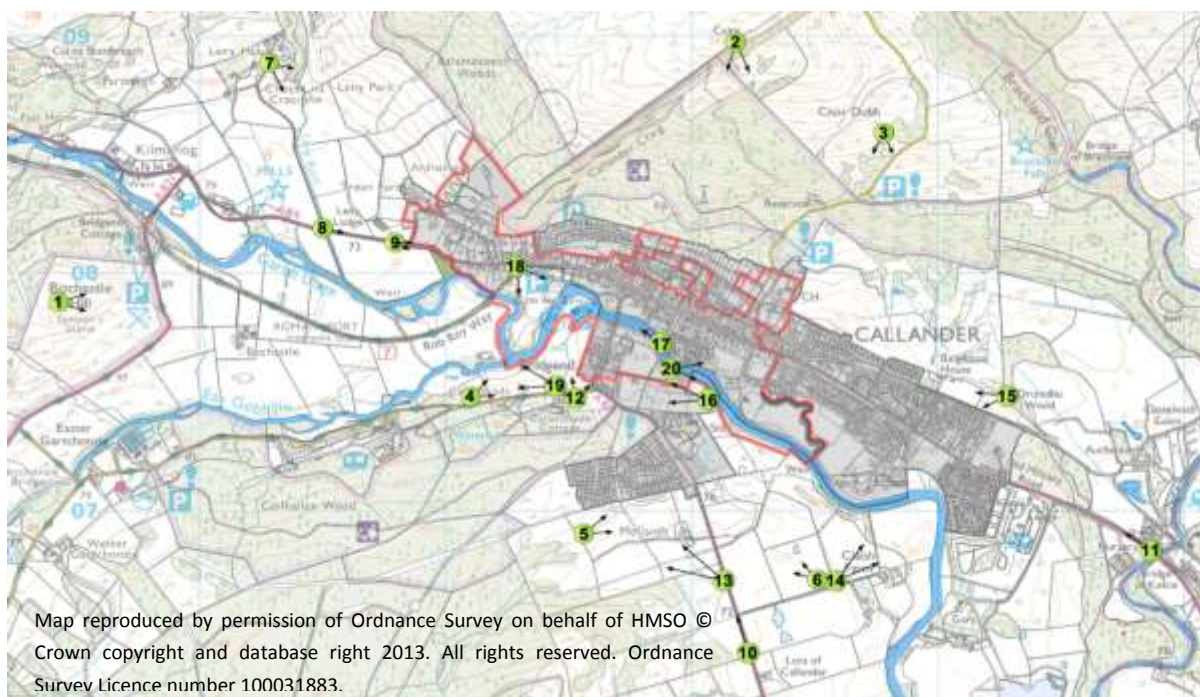


Figure 5. Photo locations

Settlement Structure & Character

Callander was originally designed as a planned settlement in the 1730s, by James Drummond, Duke of Perth. Located to the north of the river, the town has a linear plan with an east-west main street running through a main square. It was primarily designed to funnel communication and trade, but also to bring order and control to the surrounding area.

Evidence of the traditional feus system still survives, particularly on Bridgend and Main Street. A further planned 'soldiers settlement' was created by the government at the east end of the town to provide housing for discharged soldiers home from the Seven Years War. The military road from Stirling to Fort William arrived in Callander in 1748, which upgraded the track as far as Kilmahog. By the end of the 18th century, the population of Callander exceeded 1,000. A bridge was constructed in 1764 and Ancaster Square was built in the 1770s. Cotton manufacturing was an important industry to the town (*Callander Conservation Area Appraisal, 2011*).

The publication of Walter Scott's *The Lady of the Lake* (1810) which was set in the Trossachs, promoted the area to a wider market and resulted in Callander becoming a Victorian tourist destination. This resulted in the need for services and several hotels, such the Eagle Temperance Hotel, the Ancaster Arms Hotel, and the Dreadnought Hotel, were built. New churches, halls, banks, railway buildings and structures, a school, and a police station all followed. With the arrival of the railway in the 1850s, detached villa developments were constructed on the northern edge of the town.

In the 20th and 21st centuries the town continued to grow, mainly to the east, but also in previously undeveloped areas of Tulipan Crescent, Ancaster Road, and the backlands of Main Street. There is a

separate housing development to the west of the High School and leisure centre at Mollands Road with more recent additions on the eastern edge.

The open green spaces by the riverbanks, the wide main shopping area and the relatively high density and small scale of its buildings, give it a busy 'High Street' character, set against its dramatic backdrop.

Callander still retains its original street plan and much of its historic character. It has a significant number of buildings of historical and architectural interest, many of them listed. It is a good example of a planned village and this is recognised in its designation as a Conservation Area which is focused on the original settlement clustered around the church and motte (raised earthwork). There is also an historically important designed landscape at the Roman Camp Hotel.

Key characteristics of the Conservation Area include:

- its linear 18th century plan along the long main street, punctuated by a civic square and the strong vertical emphasis of the former St Kessog's Parish Church;
- a planned linear satellite village at Bridgend;
- narrow lanes and vennels leading off Main Street; and
- leafy villa suburbs, maximising the use of light and views on the rising ground to the north and west of the town.



Looking towards The Roman Camp designed landscape



Looking towards the Conservation Area from Bridgend

Section 4: Detailed Survey & Analysis

This section presents the findings of the detailed survey and analysis of Callander's surrounding landscape. Based on 'local landscape character areas', it describes the key characteristics and features of each area, taking into account the information on landscape character types identified in the *Loch Lomond and The Trossachs Landscape Character Assessment* (2009). It also examines the settlement edge, form & character, the landscape setting, recreational resources, sense of arrival and the main views and visual features.

Figure 6 illustrates the eleven local landscape character areas that form the basis of this assessment. It should be noted that these have been derived through field survey specifically for the purpose of this study. The Landscape Character Types from *The Loch Lomond and The Trossachs Landscape Character Assessment* (see figure 2) have been grouped or subdivided into 'local landscape character areas' which better relate to the sense of place, local distinctiveness and how the town and surrounding landscape are actually experienced.

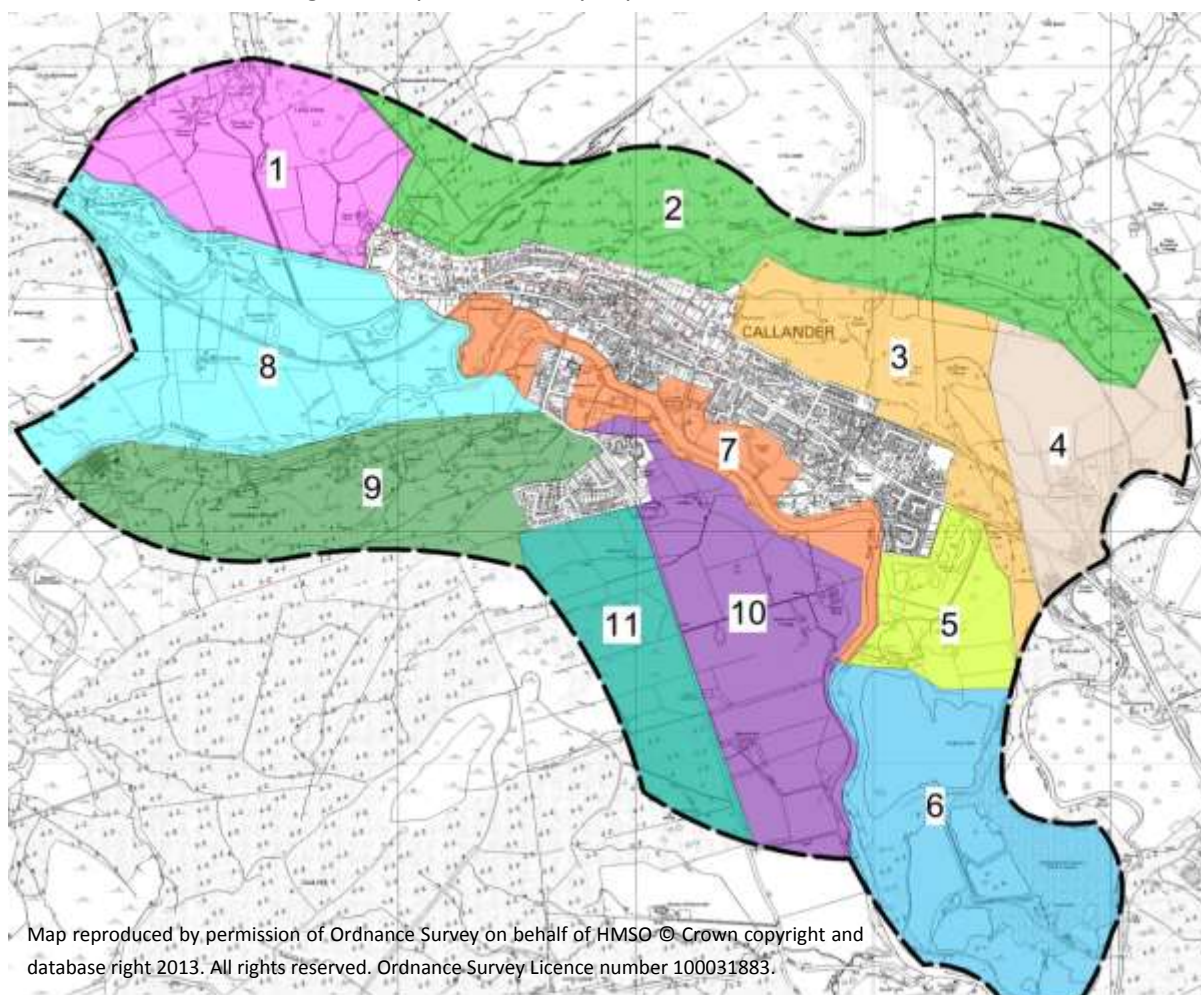


Figure 6. Local Landscape Character Areas

- | | |
|---|-----------------------------------|
| 1. Leny Park | 7. River Teith Corridor |
| 2. Callander Craigs Forest | 8. Bochastle Plain |
| 3. Callander Golf Course & Drumdhu Wood | 9. Coilhallan Wooded Slopes |
| 4. Auchenlaich Farmlands | 10. Claish Farmland Plain |
| 5. Gart Parkland | 11. Mollands Farmed Wooded Slopes |
| 6. Cambusmore Quarries | |

LCA 1 – Leny Park

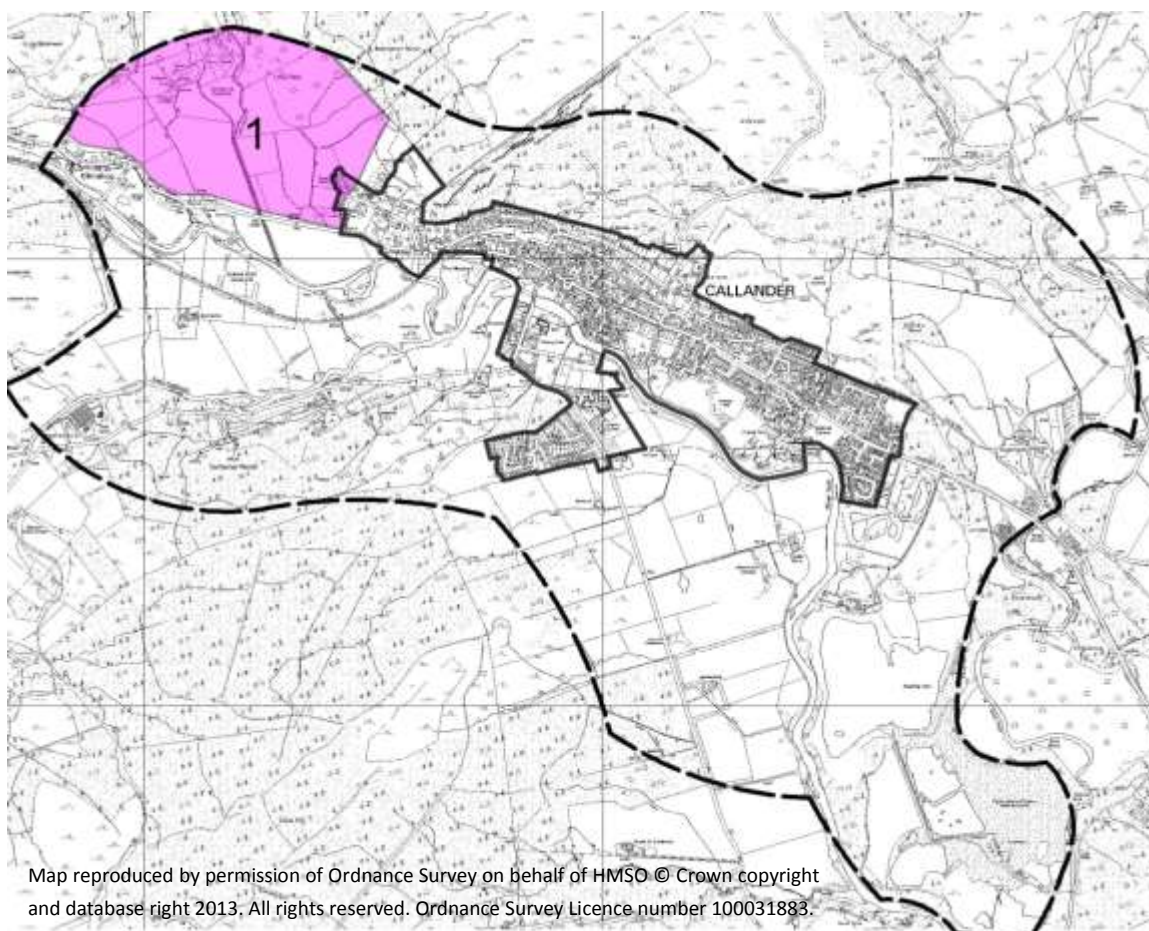
Leny Park is located on the western edge of Callander and includes parts of the Farmed Strath and Glen Floor, Farmed Parallel Ridge, Wooded Glenside and Open Upland Glen LCTs. It has a strong prevailing parkland character and its position between Callander and the entrance to the Pass of Leny on route to and from the Trossachs and the Highlands, gives it great importance both scenically and as a transition to the Highlands. The area provides the setting for the north-west corner of Callander that is characterised by villas with large gardens on the hillside below Callander Craig.



View of Leny Park from Bochastle Hill



View from Leny House



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Key characteristics & features

- An extensive, well-stocked parkland landscape of mature trees on the lower hillside.
- Leny House & associated buildings and a walled garden.
- A varied mix of scattered mature coniferous and broadleaved trees and small woodland clumps.
- Mixed woodland along the higher slopes provides a sense of containment.
- Leny Glen is a picturesque wooded glen located above Leny House.
- An avenue of mature lime trees runs beside the A84.
- Semi-improved pastures along the lower slopes.
- The parkland has a strong influence on the scenic quality of the area.

Settlement edge, form & character

- Only a small part of the western edge of Callander is visible at Leny Feus which is heavily influenced by the buildings and layout within the Conservation Area.
- There are a few buildings dotted along the broad strath bottom and surrounding strath sides.
- The form of Callander along the western edge is very small in extent and has the appearance of a rural village rather than a town.
- The strong edge of the Conservation Area has been fragmented by farm buildings at Trean Farm.
- The hamlet of Kilmahog and the visitor facilities at Kilmahog Mills form a small cluster of buildings along the A84.

Landscape setting

- The parkland landscape provides an important setting to the Conservation Area and the western edge of Callander.
- The parkland is an important part of the transition to the Highlands and the pass of Leny, underpinning a high quality gateway experience to and from Callander.
- The parkland provides a degree of separation between Kilmahog and Callander.

Recreational resources

- The visitor attraction Kilmahog Mills is located along the A84.
- Leny House and its gardens provide a recreational resource for visitors.

Sense of arrival

- The approach along the A84 has a very strong and distinctive sense of arrival to Callander and towards the Highlands, formed by the avenue of lime trees, the wider parkland setting and the western edge of the Conservation Area.

Views and visual features

- Leny House, its gardens and the scattered parkland trees have a strong visual presence in the landscape and are particularly evident from Samson's Stone and Bochastle Hill and from the A84.
- Existing development at Leny Feus on the the western edge of Callander is relatively well integrated into the landscape and from the A84 approach, is relatively well screened by the avenue of lime trees and nearby woodland blocks.
- Views towards Ben Ledi are important in the wider setting of the parkland, contributing to the dramatic approach towards the Pass of Leny.

LCA 2 – Callander Craigs Forest

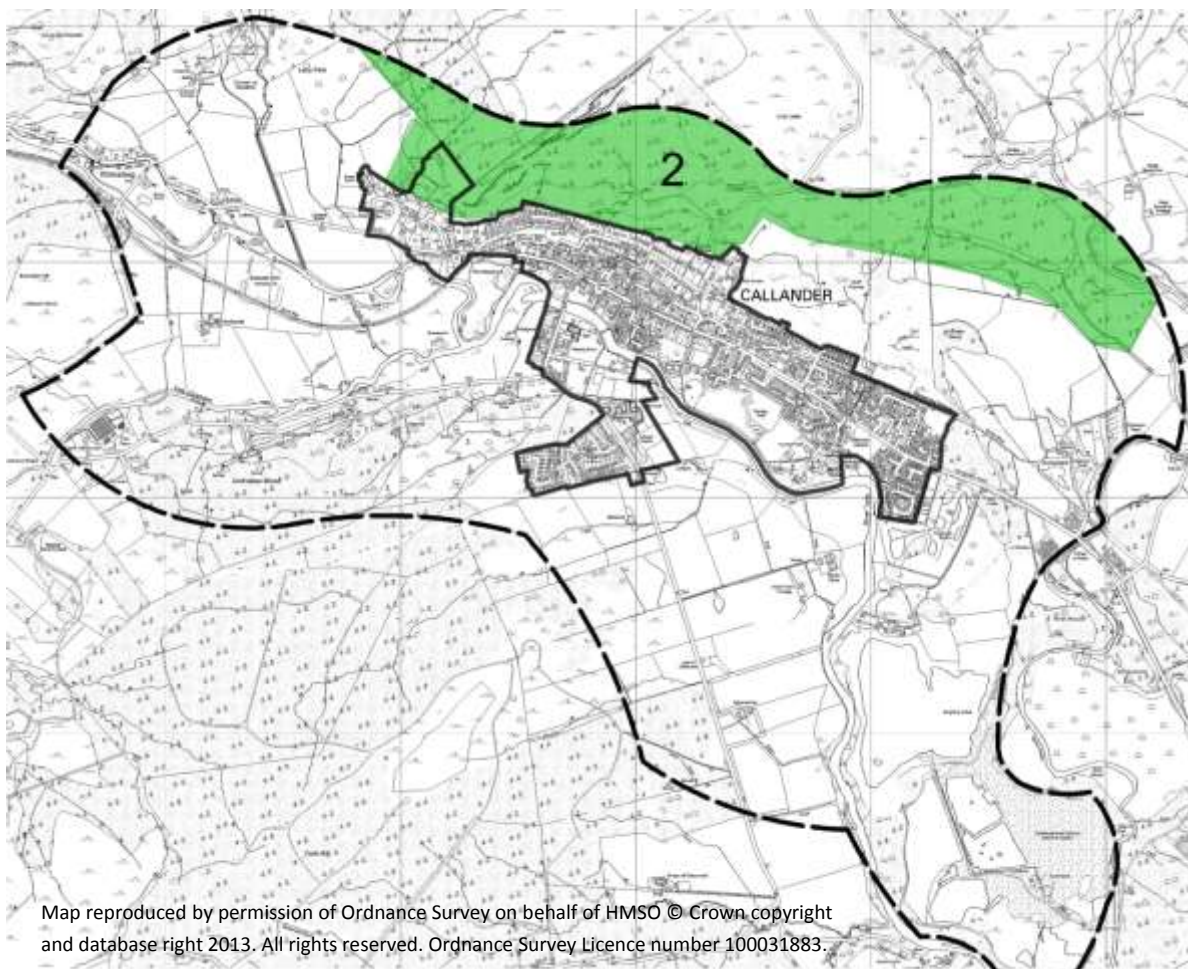
Callander Craigs Forest is located along the northern edge of Callander and includes the Wooded Parallel Ridge and Forested Parallel Ridge LCTs. The striking formations of the Craigs and the wooded strath sides along the north-western edge of Callander form an important backdrop to the north-western part of Callander and the transition to the open moorland further north. It typifies the National Park's special qualities of a rich variety of woodlands and settlements nestled within a vast 'natural' backdrop.



View from within the woodland above Callander



View from Bochastle Hill



Key characteristics & features

- The rocky outcrop of the Craigs forms a dramatic backdrop to Callander.
- Near continuous mixed woodland cover with a mosaic of forests, pockets of native woodlands and open space.
- Woodlands include ancient, semi-natural, or naturally regenerated native woodland, with typical species including birch and oak, which contribute to forest habitat networks.
- Dense plantations for commercial timber production.
- There are also some more formal plantings such as beech and exotic conifers, particularly associated with villas along the northern edge of the town.
- A good network of footpaths and forest tracks.
- The Bridge of Brackland and the dramatic Bracklinn Falls.
- Auchenaich Iron Age Hill Fort has a commanding position in Brackland Glen.
- A series of small burns meandering down the hillside.

Settlement edge, form & character

- Although the area is not settled, the south-western edge of the woodland forms a strong and cohesive linear edge along the north-western part of Callander, also defined by rising ground.
- Settlement character along this edge is influenced by a series of large villas and the Conservation Area although some more recent development has taken place.

Landscape setting

- The wooded slopes provide a strong and very distinctive setting to the town, the adjacent Conservation Area and the wider landscape.
- The continuous cover of forestry and woodlands provide an important resource for recreational use.
- From the Craigs, forestry and woodland provides an important foreground setting.
- To the south-east, the golf course provides a 'buffer' between the woodland and the settlement edge.

Recreational resources

- The Callander Craigs Forest is part of the Queen Elizabeth Forest Park which extends over a large area on the eastern edge of the National Park which attracts over 1 million visitors a year, popular with locals and visitors.
- Bracklinn Falls and Brackland Bridge are very popular destinations for visitors.
- There are well used way-marked local paths and forest tracks linking to a wider network of paths and routes.

Sense of arrival

- The western edge of the forest provides an important wooded edge to the sense of arrival from the A84 when approaching Callander from the west.

Views and visual features

- The Craigs are a dramatic and striking visual feature that forms an important backdrop to the area.
- The mixed mosaic cover of woodland occupies visually prominent slopes and is a significant visual component within the local and wider scenery.
- Views from within the area are mostly screened by near continuous woodland cover.
- There are views across the town from the footpath that passes along the southern edge of the woodland and the northern edge of the golf course.
- There are important views of the wooded backdrop from parts of the town and from higher ground to south and west.

LCA 3 – Callander Golf Course & Drumdhu Wood

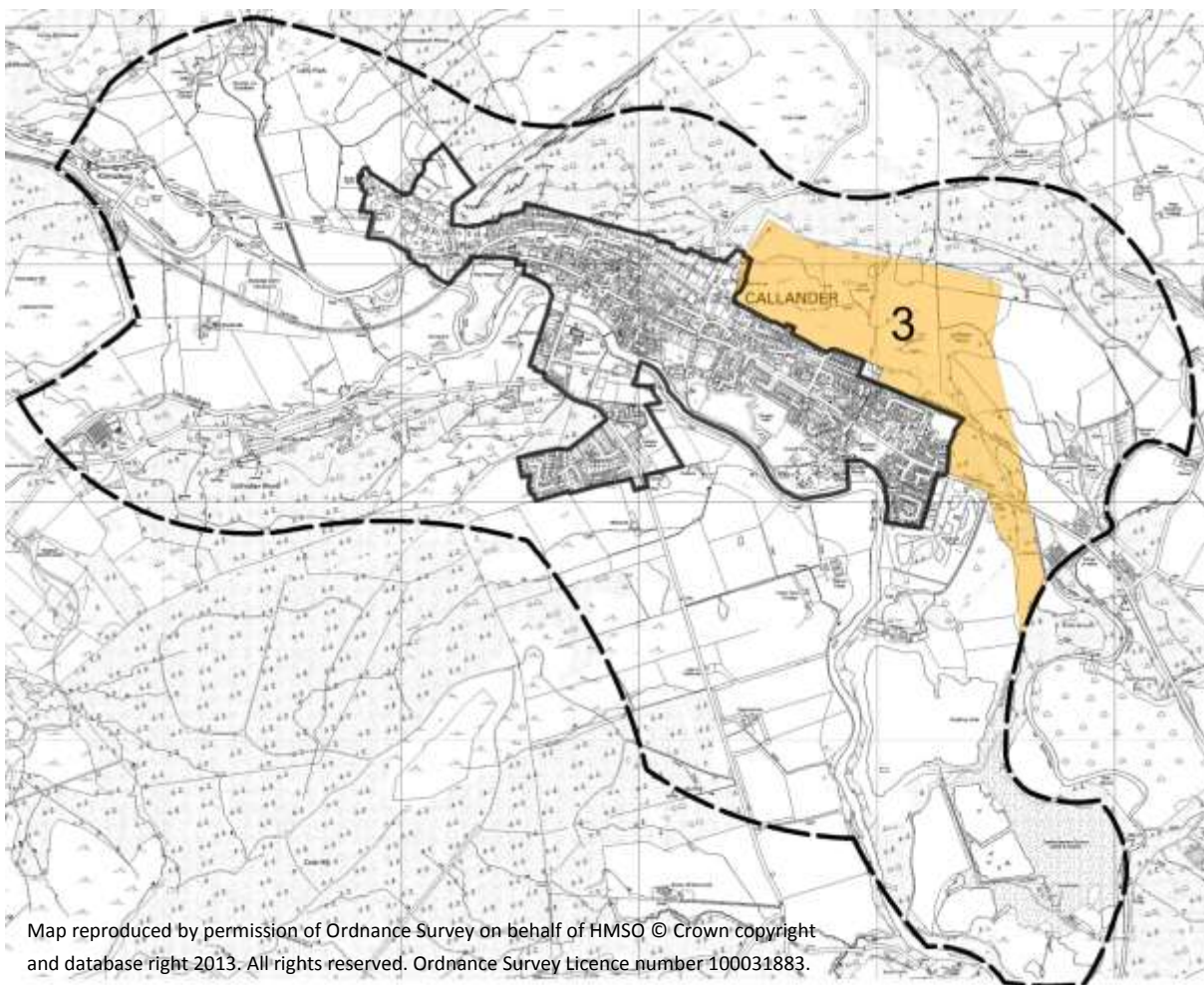
Callander Golf Course & Drumdhu Wood provides an important local setting to the north-eastern part of Callander. In addition to the recreational value of the golf course, Drumdhu Wood is popular for local walking and informal recreation. The area includes the Farned Parallel Ridge and Forested Strath and Glen Floor LCTs.



View along the southern edge of the golf course



View towards Drumdhu Wood



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Key characteristics & features

- Parkland trees set amongst fairways within the golf course.
- Coniferous plantation woodland in Drumdhu Wood.
- Pockets of informal open space with rough grass and scrub.
- A field of unmanaged rough pasture marked by a northern boundary of intermittent trees.
- A significant glacial moraine, forming a locally prominent landscape feature.
- A dismantled railway along the southern edge is now used as a footpath and cycleway (proposed NCN Route 765).

Settlement edge, form & character

- There is strong, cohesive settlement edge that follows the linear form of Callander, primarily defined by the disused railway corridor.
- The surrounding built character to the south is of post-war and recent housing estates.

Landscape setting

- The golf course and Drumdhu Wood provide a locally important wooded/parkland setting to nearby residential areas and for recreational users.
- The golf course and the mosaic of informal space and plantation woodland provide the foreground setting to the eastern part of Callander when viewed from areas of higher ground to the north and south.

Recreational resources

- The golf course is a popular facility for locals and visitors to Callander.
- Drumdhu Woods provide a locally important resource for walking and informal recreation.
- The dismantled railway provides a strategically important footpath link along the north-eastern part of Callander.

Sense of arrival

- When travelling west along the A84, Drumdhu Woods provide screening to the urban fringe and channel views towards the town when approaching Callander from the east.

Views and visual features

- The parkland trees within the golf course and the mosaic of informal open space backed by plantation woodland provide locally important visual features.
- Views from within Drumdhu Wood are mostly screened by near continuous woodland cover.
- There are open views along some footpaths along the woodland edge, from footpaths along the northern part of the golf course and from the disused railway.
- There are views from some areas of higher ground to the north, including Queen Victoria Cairn, Red Well and from a footpath along the northern edge of the golf course.
- The area provides a buffer between the built edge and the countryside, helping to visually integrate the town with the open countryside.

LCA 4 – Auchenlaich Farmlands

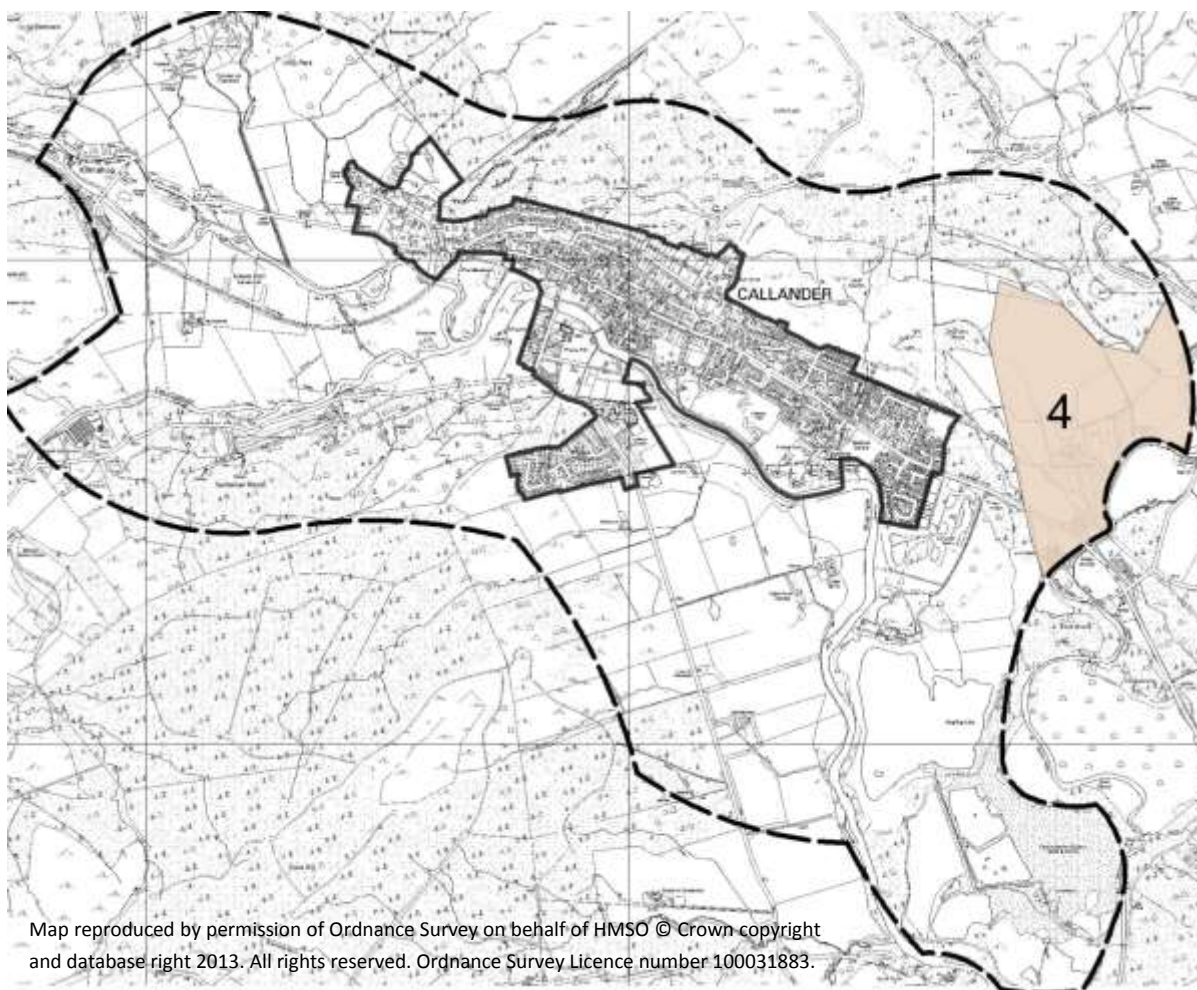
Auchenlaich Farmlands are located to the east of Drumdhu Woods and the eastern edge of Callander and are partly formed on restored quarry workings. The Kelty Water forms the eastern boundary and all of the area is within the Farmed Strath and Glen Floor LCT. Towards the north of the area, the landscape is more open in character than the lower lying areas along the A84.



Looking south-west from a local footpath



Looking east towards the Bridge of Kelty



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Key characteristics & features

- Medium to large sized fields of pasture enclosed by post and wire fences and some stone walls with a prevailing rural character.
- A series of ponds formed by restored mineral workings.
- Small clumps of woodland surrounding scattered farm buildings and dwellings.
- A sense of enclosure from surrounding woodlands and rising ground to the north.
- A large Neolithic cairn forms a locally prominent landmark to the north of Auchenlaich Farm.
- A network of tracks and footpaths.

Settlement edge, form & character

- Drumdhu Woods screens views of the town from the east.
- There is a nucleated settlement pattern, although appearing dispersed in places, including Auchenlaich Farmstead, small scale residential development at Keltie Bridge and Keltie Bridge Caravan Park located in the eastern part of the area.

Landscape setting

- The agricultural fields and surrounding woodlands provide a locally important setting to the eastern edge of the town and to Auchenlaich Farm, residential development at Keltie Bridge and Keltie Bridge Caravan Park.
- The prevailing rural character also provides a largely undeveloped setting to the town when viewed from higher ground to the north.

Recreational resources

- There is a good network of footpaths and cycleways around the periphery of the area.
- Proposed NCN Route 765 passes through southern part of the area.

Sense of arrival

- The sense of arrival along the A84 in this area is relatively weak due to the pattern of scattered development forming a gradual transition to the town from the Keltie Water.

Views and visual features

- The Neolithic cairn, woodland clumps and the ponds form locally important visual features.
- Although views from within the adjacent Drumdhu Wood and Callander further to the west are mostly screened by near continuous woodland cover, there are many open views across the area from footpaths and cycleways.
- There are open views of the area from some areas of higher ground to the north, particularly from Queen Victoria Cairn and Red Well.

LCA 5 – Gart Parkland

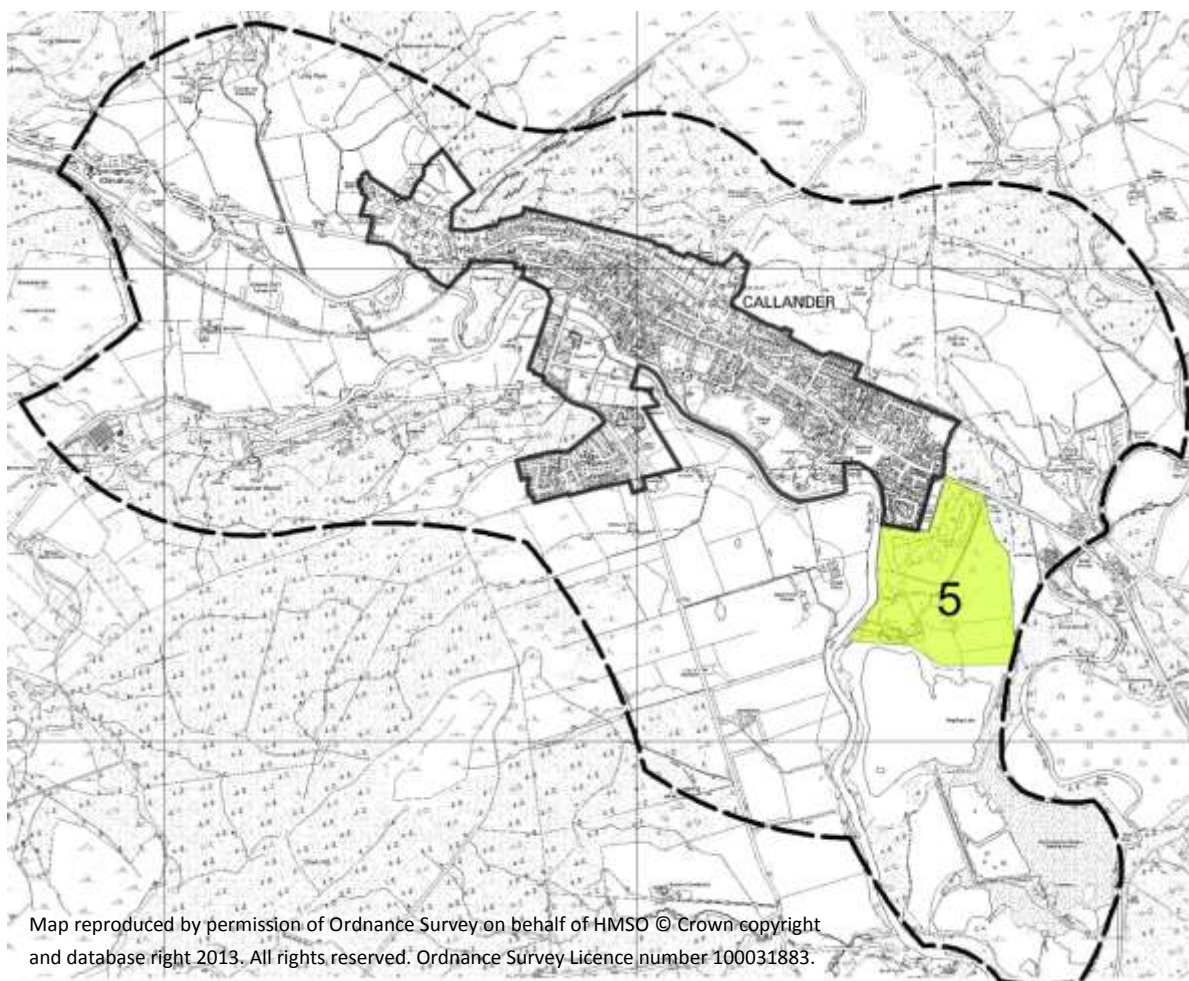
The landscape has a prevailing mature parkland character that provides a locally important setting to the eastern part of Callander although to the north-west of the area, it is heavily influenced by an existing caravan park. The area is located within the Farmed Strath and Glen Floor LCT and is enclosed by woodland to the north, the River Teith to the east and quarrying activities to the south.



View of the parkland setting from the main driveway



View of Gart Caravan Park



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Key characteristics & features

- Gart House with a sunken formal garden, walled garden and outbuildings.
- A parkland landscape with large mature trees lies to the east of the main drive.
- Tree lined driveways.
- Surrounding mixed woodland belts.
- The area has a strong influence on the scenic quality of the local area.

Settlement edge, form & character

- There is a cohesive settlement edge along the south-eastern part of Callander, defined by a linear conifer plantation and a cemetery beyond, although views of this from within the parkland are very limited.
- The presence of the caravan park influences the appearance of the settlement edge.

Landscape setting

- The area has a prevailing parkland character that forms a locally important landscape setting to the south-eastern part of Callander.
- When viewed from the A81 to the south of Callander, the designed landscape and surrounding woodlands forms part of the wider setting of the town.

Recreational resources

- The existing caravan park provides a valuable recreational resource for visitors to the National Park.
- There is a path along the top of the bank overlooking the river in the small wood north of the house that is well used by visitors.

Sense of arrival

- The wooded setting provides an important role in defining and enhancing part of the eastern approach to the town although signage along the road detracts from this to an extent.
- The designed landscape and woodlands forms a backdrop to the approach to Callander when heading north along the A81.

Views and visual features

- Notable views are mostly confined to within the parkland setting with fine views along the main driveway.
- The mature parkland trees and woodlands provide important visual features to the backdrop of the south-eastern part of the town.
- The parkland and surrounding woodlands are important visual features when viewed from the eastern approach to the town along the A84.
- The area is partly visible from the A81 to the south-west, where the tall conifers are notable features in the backdrop.
- The caravan park detracts from the parkland character to an extent.

LCA 6 - Cambusmore Quarries

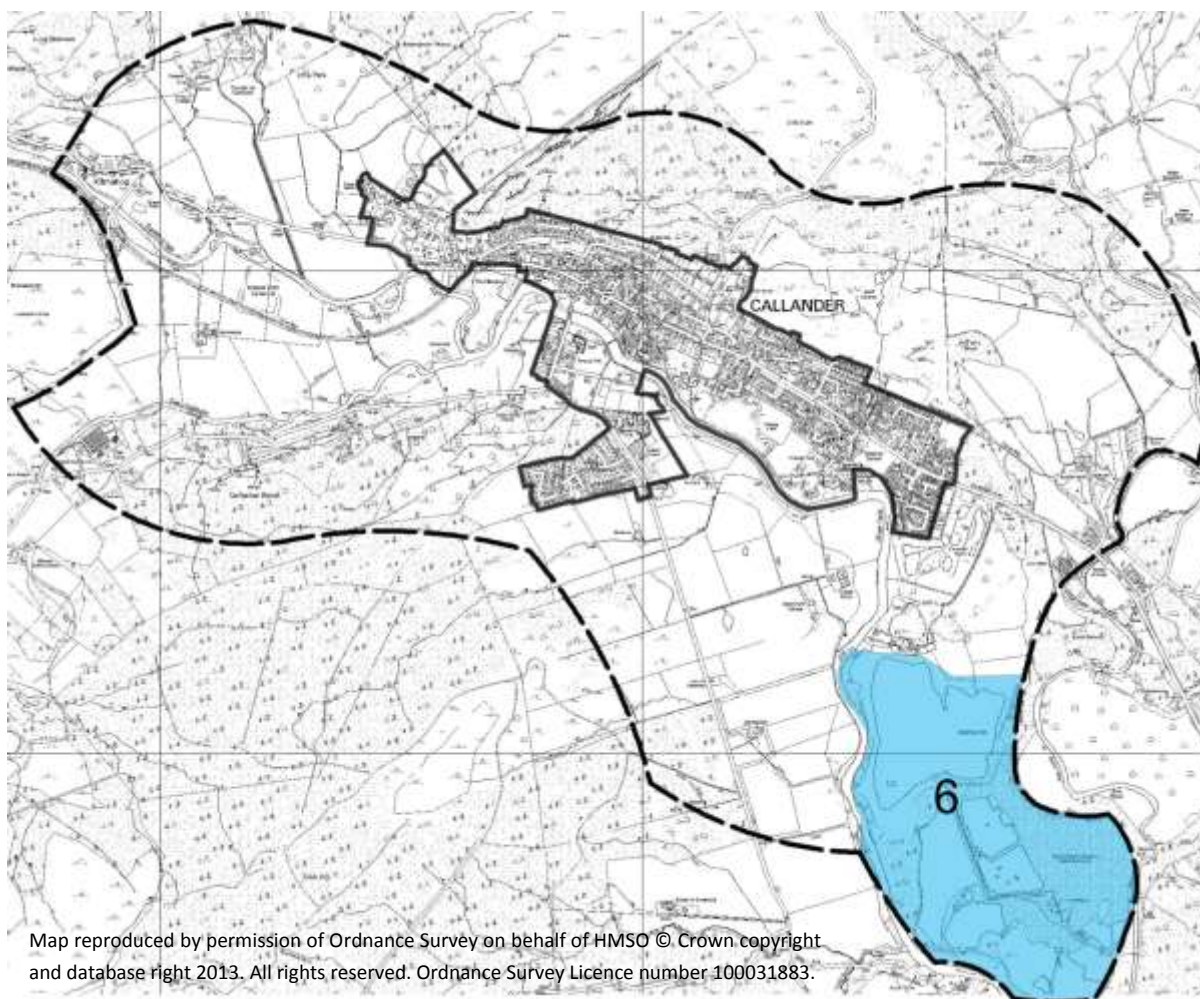
The character of the Cambusmore Quarries LCA is dominated by past and active sand and gravel workings, set within a framework of plantation woodlands. Although the network of tracks and water bodies has some recreational value, the area contributes little towards the wider landscape quality of the National Park. The area lies within the River Valley Farmland with Estates LCT.



Looking north-west across the mineral workings



Looking along track from the southern edge



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Key characteristics & qualities

- A highly modified landscape with a series of water bodies formed from restored quarry workings.
- Active mineral workings to the north-west.
- A network of tracks throughout the area.
- Set within a framework of coniferous plantations with pockets of mixed woodland.
- Bounded by River Teith to the west and Keltie Water to the east, their wooded corridors provide a distinct wooded edge to the southern part of the character area.

Settlement edge, form & character

- The area is clearly separated from Callander and there is no settlement within this area.
- There are views towards Gart Farm located on the north-western edge of the area.

Landscape setting

- The area contributes little to the wider setting of the town although surrounding conifer plantations and wooded river corridors are important in mitigating the visual impact of the active quarry workings.
- The framework of plantation woodland provides an enclosed setting for recreation and a wooded backdrop to the area.

Recreational resources

- The restored quarry workings provide an important local resource for angling and informal recreation.

Sense of arrival

- The plantation woodlands help to screen quarry workings when approaching the town from the A81 to the south.

Views and visual features

- The wooded framework and network of water bodies are important visual features to the local area.
- Views from adjacent areas are mostly screened by plantation woodland.

LCA 7 – River Teith Corridor

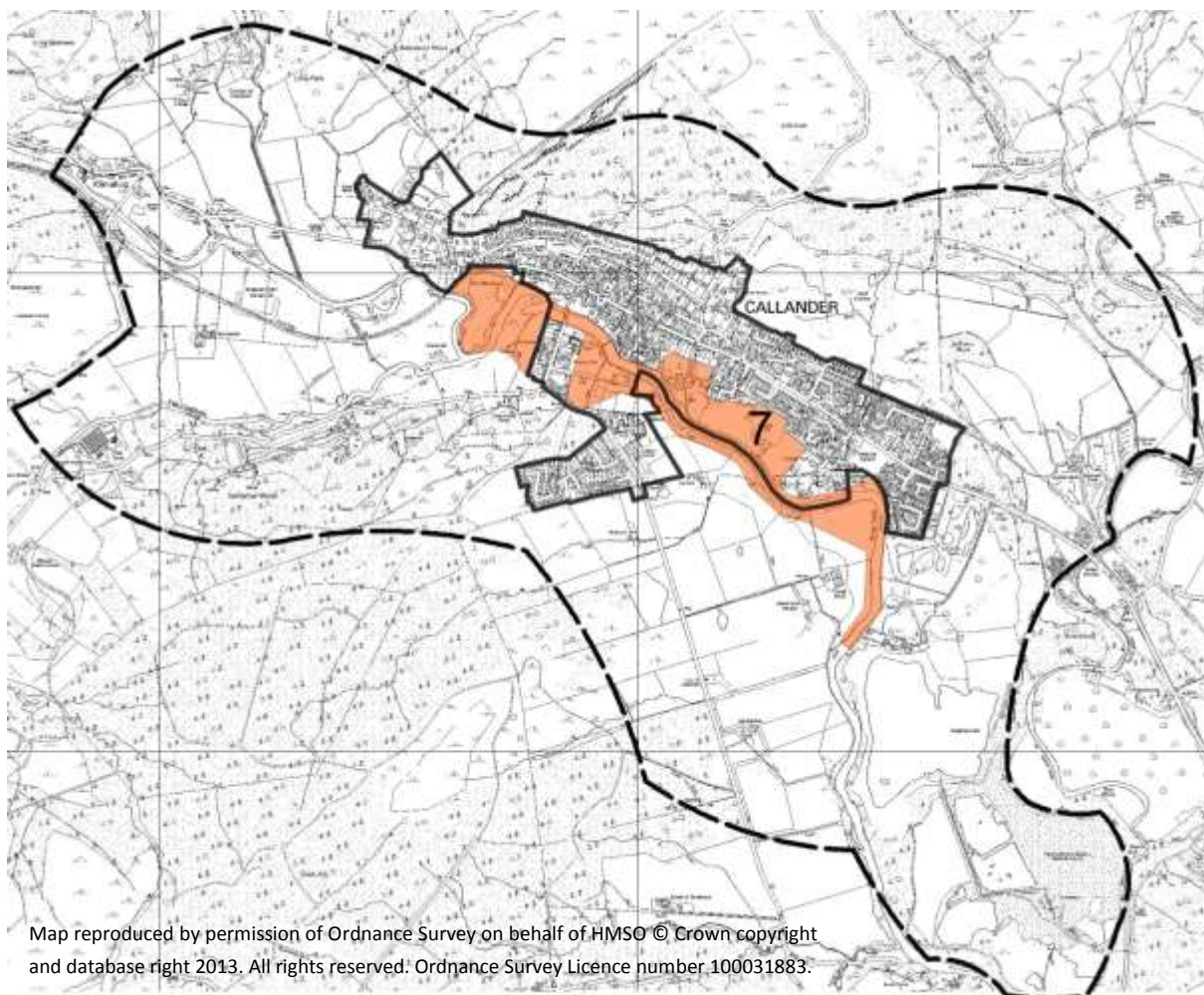
The meandering corridor of the River Teith is a very important recreational and ecological asset that provides a distinctive and rural setting to Callander. Its strategic relationship to the town and its high scenic value is also an important feature to the wider quality of the National Park. The area is located within the Farmed Strath and Glen Floor LCT.



Looking west along the river towards Ben Ledi



Looking along the river towards the road bridge



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Key characteristics & features

- The tranquil meandering river with a strong rural character.
- Riverside trees and woodlands.
- Adjacent areas of informal open space with distinctive undulating glacial deposits.
- Roman Camp Garden & Designed Landscape.
- Occasional buildings and formal recreational areas.
- Bridges and riverside footpaths.
- The area has a high scenic quality.

Settlement edge, form & character

- Along large sections of the river, views of Callander are screened by riverside trees and woodlands.
- Along the central section of the river, there are occasional views of individual or clusters of dwellings that underpin a rural village character rather than that of a town.
- At Bridgend and towards the meadows, the Conservation Area forms a strong edge against the open floodplain.
- The McLaren High School is prominent from some nearby sections of the river.
- To the east, light industrial units and housing estates are clearly visible from sections of footpath along the river.

Landscape setting

- The wooded river corridor has a high scenic value that underpins a very distinctive setting to the town and the Conservation Area.
- The river is also a distinctive feature in the wider setting of the area and contributes to the character of the town as well as its setting. Part of the river corridor is included in the Conservation Area designation.
- The tranquil experience along most of the river is important for recreational users.

Recreational resources

- The footpaths and adjacent open spaces along the river provide an important recreational resource for locals and visitors to the town.
- The meadows and other recreation grounds provide important open space for informal and formal recreation.
- The river is also popular for fishing and kayaking.

Sense of arrival

- When approaching the town from the west along the A84, the river corridor contributes to the sense of arrival, providing an important feature that links the town with the surrounding countryside.
- When viewed from the south, the wooded river corridor appears to divide the town screening much of the built form to the north of the river while providing a backdrop for the school and leisure buildings on the south of the river.

Views and visual features

- The river, bridges, riverside trees, woodland and the series of undulating glacial deposits are important visual features to the local area.
- The dense woodland and parkland trees within Roman Camp provide a particularly important visual focus to the locality.
- The meandering pattern of riverside trees and woodland are particularly important in views from higher ground and from the southern approaches to the town.

LCA 8 - Bochastle Plain

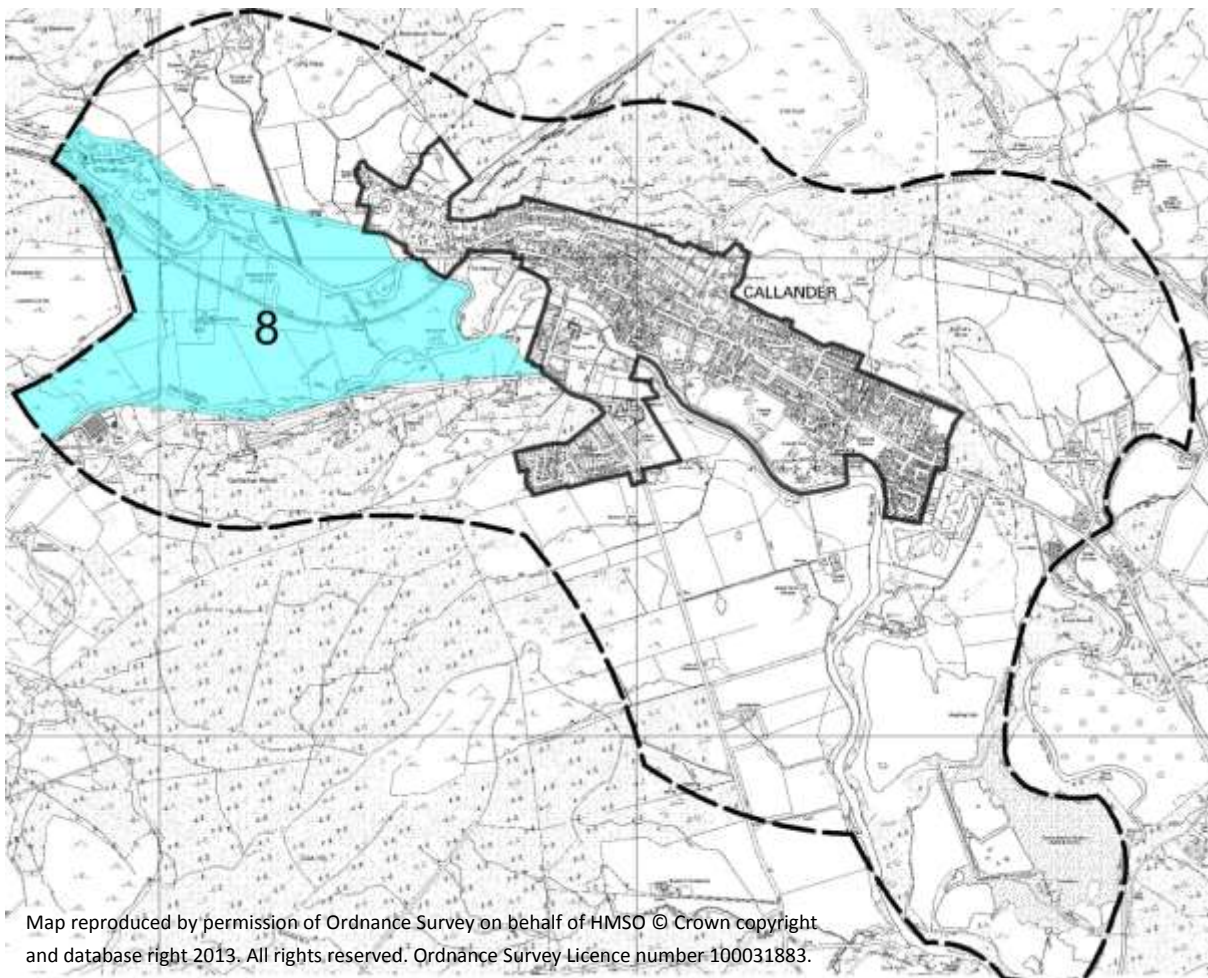
Bochastle Plain is a relatively expansive open floodplain to the west of Callander. The area is located within the Farmed Strath and Glen Floor LCT and provides an important setting to the town, contrasting with the surrounding wooded slopes and the built edge of Callander.



View of the open floodplain from the west



View along the Rob Roy Way



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Key characteristics & features

- The meandering watercourses of Garbh Uisage and Eas Gobhain with riverside trees and wooded clumps.
- Marginal farmland used predominantly for sheep grazing on the strath floors.
- Flat open pastures, often wet as it forms part of floodplain, enclosed by surrounding steep wooded slopes.
- Field boundaries are a mixture of post and wire fences, degraded dykes and ditches.
- Mature field trees towards the western edge of Callander.
- The sweeping tree lined embankment of the dismantled railway (Rob Roy Way and NCN 7).
- The remains of a Roman Fort form a notable local landmark.
- Little Lenny Burial Ground.

Settlement edge, form & character

- Bochastle Farmstead is the only dwelling within the floodplain and most of Callander is not visible from the area.
- Bridgend forms a cohesive edge to the eastern edge of the area with a prevailing village character south of the river.
- Settlement edge north of the river influenced by the floodplain and wooded river corridor.

Landscape setting

- The open floodplain forms an important setting to the western edge of Callander and the Conservation Area.
- The floodplain is also important to the setting of the town in wider views from higher ground, particularly to the west from Bochastle Hill and Samson's Stone.

Recreational resources

- The Rob Way along the disused railway is an important strategic recreational route which also forms part of a National Cycle Route.
- The river is an important resource for fishing.

Sense of arrival

- The open nature of the floodplains, in contrast to the surrounding wooded valley sides, provides an important undeveloped and rural setting that contributes to the sense of arrival when approaching Callander from the west along the A84.

Views and visual features

- The meandering pattern of riverside trees and woodland in contrast to the broad open pastures is particularly important in views from higher ground to the west of the area and from the western edge of Callander.
- The sweeping tree lined Rob Roy Way is also a distinctive feature within the open pastures.
- The remains of a Roman Fort form a locally important landmark.
- The relic stone walls and Bochastle Farm are notable visual features to the west of the area.

- The flat open pastures enclosed by surrounding wooded slopes provide framed views of Callander when viewed from higher ground to the west.

LCA 9 - Coilhallan Wooded Slopes

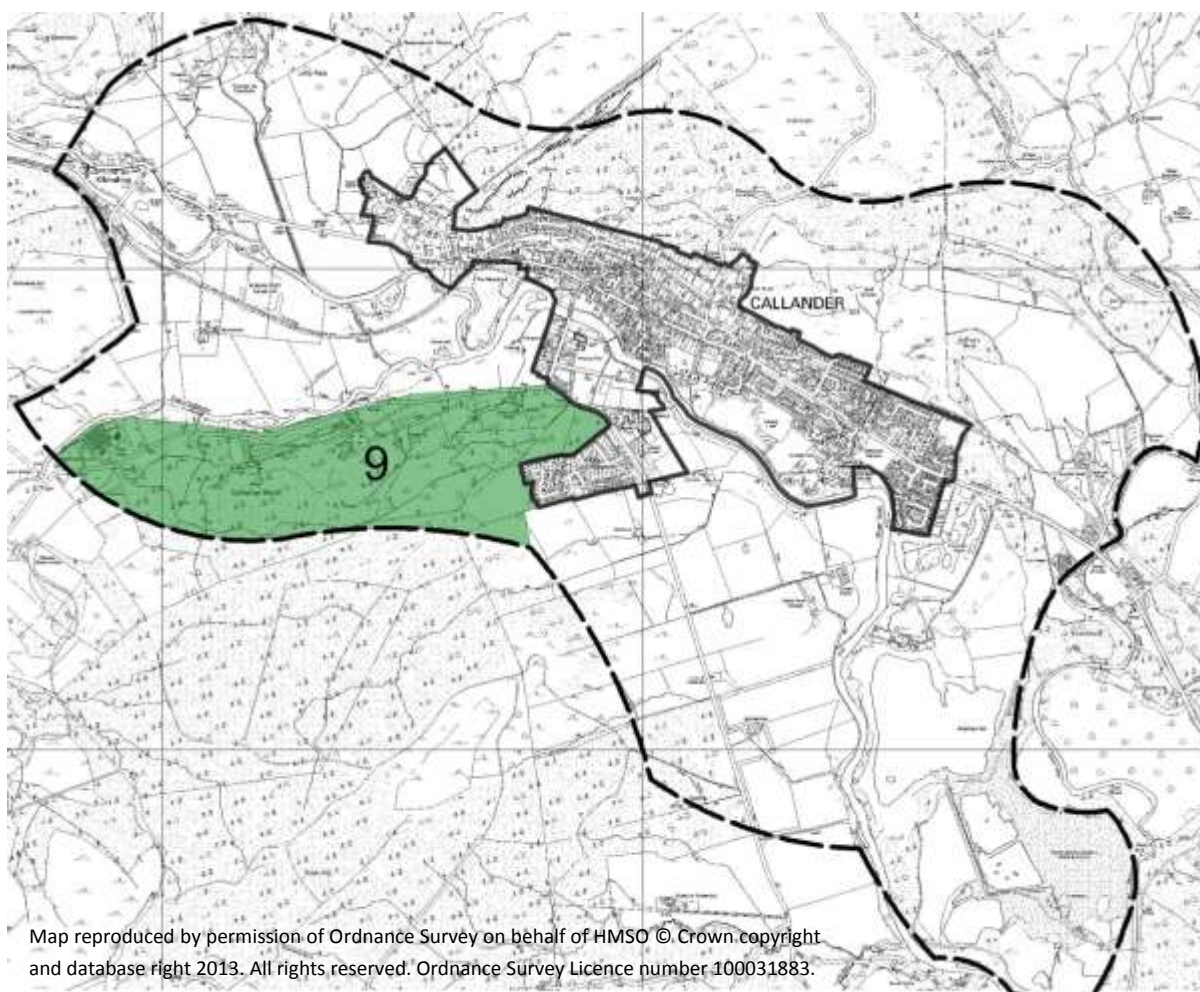
The *Coilhallan Wooded Slopes* to the south-west of Callander include the Farmed Parallel Ridge and Forested Parallel Ridge LCTs. The wooded valley slopes form an important backdrop to the south-western part of Callander and form the southern boundary to the Bochastle Plain LCA located to the north.



Overlooking the area from higher ground to the south



Looking towards the area from Samson's Stone



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Key characteristics & features

- Near continuous mixed woodland cover with a mosaic of forests, pockets of native woodlands and clearings.
- Dense plantations for commercial timber production.
- Formal plantings such as beech and exotic conifers, particularly associated with the Callander Caravan Park.
- A network of footpaths and forest tracks.
- A series of burns meandering through the woodlands.
- Occasional housing development scattered along the road towards the bottom of the slope.

Settlement edge, form & character

- Some development, including a caravan park is nestled into the lower slopes.
- There is a linear edge to a modern housing estate on rising land to the east of the area. The modern development bares no relationship to the character and layout of the town.
- Where there is no woodland screening, the modern housing estate is prominent on the skyline.

Landscape setting

- The wooded slopes provide a strong and very distinctive setting to the town and the flat open pastures to the west of Callander.
- The forestry and woodlands are important for informal recreational use.
- The area provides a setting for the caravan park and helps to reduce the visual impact of the caravan park.

Recreational resources

- The caravan park provides a valuable recreational resource for visitors to the National Park.
- There are way-marked local paths and forest tracks that link to a wider network of paths and recreational routes.

Sense of arrival

- When approaching from the west, the area provides an important wooded setting to the town.

Views and visual features

- The mixed mosaic cover of woodland occupies visually prominent slopes and is an important component within many views of Callander and the surrounding landscape.
- Geometric forest plantation margins can introduce harsh lines that contrast with landform and surrounding natural features such as the river corridor.
- Views from within the woodland are mostly screened by near continuous woodland cover.
- There are views from the caravan park over Bochastle Plain towards Ben Ledi and the wooded slopes north of Callander.
- There are views towards Bridgend and the western edge of Callander from the lower slopes.

LCA 10 – Claish Farmland Plain

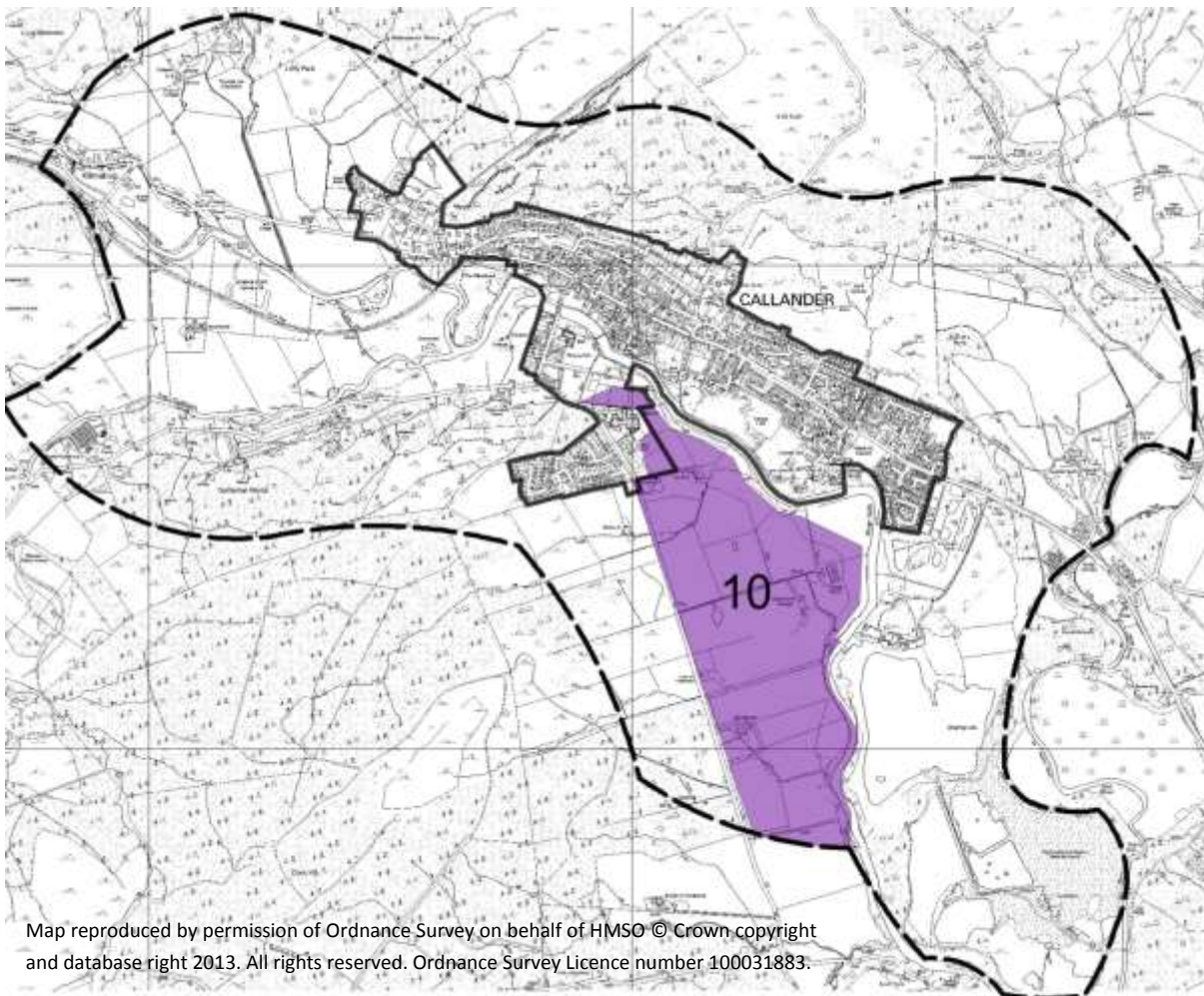
The *Claish Farmland Plain* is an open, gently undulating broad strath floor to the south of Callander. It has a prevailing rural quality and is bounded by the River Teith Corridor to the north and east. It is located entirely within the Farmed Strath Glen Floor LCT.



Looking north-west from Claish Farm



Looking east from the A81



Key characteristics & features

- An open broad strath floor with a prevailing rural character.
- Gently undulating pastoral and arable medium sized fields enclosed by post and wire fences.
- Occasional mature field boundary trees along drainage ditches.
- Recent woodland planting along the A81 towards the south of the area.

Settlement edge, form & character

- Much of Callander is screened from view by woodlands and trees along the River Teith.
- The edge of a modern housing estate to the west of the A81 is visually prominent on rising ground and along with a modern housing estate on the eastern edge of Callander, these forms a disjointed and fragmented settlement edge.
- The McLaren High School and Leisure Centre are clearly visible to the north.
- Occasional dispersed farmsteads.

Landscape setting

- The area provides a locally important setting to the southern approach to the town and to the nearby the leisure centre, school and housing estate.

Recreational resources

- The area has limited recreational value although there is a local footpath that links with the river.

Sense of arrival

- When approaching Callander from the A81, the area provides an open, rural setting to the sense of arrival.
- The school and leisure centre buildings along with the modern housing estate to the west of the A81 provide the first impression of the built form of the town.

Views and visual features

- Occasional mature trees along field boundaries provide an important visual element within open fields.
- From the southern parts of the river corridor, there are views of open fields, partly enclosed by wooded slopes to the west.
- There are open views of the area from higher ground to the west and from important viewpoints to the north of Callander such as Queen Victoria Jubilee Cairn.

LCA 11 – Mollands Farmed Wooded Slopes

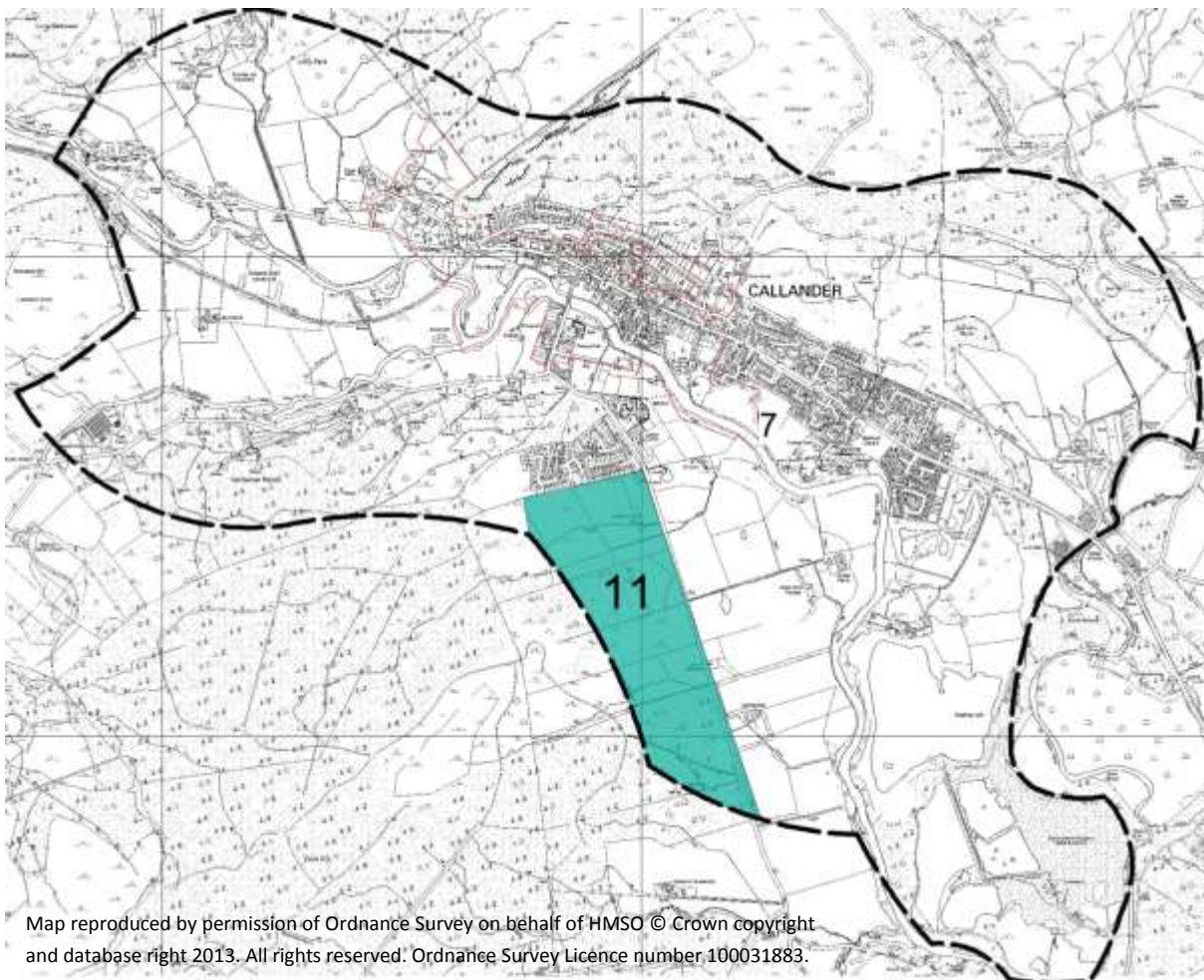
The Mollands Farmed Wooded Slopes LCA is located to the south of Callander and form a backdrop to the west of the adjacent Claish Farmland Plain. The lower slopes have a prevailing farmed, rural character dissected by forestry plantations whilst the upper slopes are mostly wooded. The Farmed Parallel Ridge, Wooded Parallel Ridge and the Forested Parallel Ridge LCTs are within the area.



Looking towards north-west from the A81



Looking south-west from the A81



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Key characteristics & features

- Blocks of mixed woodland with mosaics of forests and pockets of broadleaved woodlands along the upper slopes.
- Pastoral fields along the lower slopes enclosed by post and wire fences.
- Some dense plantations for commercial timber production.

Settlement edge, form & character

- Much of Callander is screened from view by woodlands and trees along the River Teith.
- The edge of a modern housing estate to the west of the A81 is visually prominent on rising ground to the north and the edge of a modern housing estate on the eastern edge of Callander is also visually prominent. This forms a disjointed and very fragmented settlement edge.
- The McLaren High School and Leisure Centre are clearly visible to the north.

Landscape setting

- The area provides a locally important setting to the southern approach to the town and to the nearby leisure centre, school and housing estate.

Recreational resources

- The area has limited recreational value although part of the Cambusmore cycle route passes through the area.

Sense of arrival

- When approaching Callander from the south, the area provides a rural and forested setting to the western side of the A81.
- The modern housing estate to the west of the A81 and the School and leisure Centre to the east provides the first impression of the built form of the town.

Views and visual features

- The mixed mosaic cover of woodland occupies visually prominent slopes and is a significant visual component within the local and wider landscape.
- Geometric forest plantation margins tend to follow traditional field boundaries and increase the prominence of harsh lines within the rural landscape.
- There are views of the area from across the open strath floor to the east and from the edge of the river corridor.
- There are open views of the area from important viewpoints to the north of Callander, in particular from Queen Victoria Jubilee Cairn.

Summary of the strategic and detailed analysis

The following sub headings as set out in the project brief summarise the key considerations identified from the strategic context and detailed survey and analysis:

Positive attributes for future development and elements of the landscape which are likely to assist in designing developments which have a strong sense of place

- Callander's strategic importance along the Highland Boundary Fault and gateway location to the Highlands.
- The town's planned layout and the historic character and architectural significance of the Conservation Area.
- Settlement containment afforded by the wooded backdrop and Craigs along the northern edge of the town and to the south of the strath floor.
- Views towards Ben Ledi from parts of the town and the surrounding landscape.
- The high scenic, recreational and ecological value of the river corridors.
- The town's linear form provides a backdrop for the river.
- Open views across the open strath floor to the south and west of the town.
- There is a strong sense of local distinctiveness in the buildings of the Conservation Area although much less from modern development.
- The area has many high quality and accessible views.
- The great diversity of landscape types and experiences they provide.
- The eastern edge of Callander has a strong wooded character.
- A number of important recreational resources including the Queen Elizabeth Forest Park and the Bracklinn Falls.
- Distinctive parkland landscapes that contribute to the setting of the town.

Built structures likely to form boundaries

- The stone walls and villas of the Conservation Area are important boundary features, particularly along the western edges of the town.
- The modern buildings of the school and leisure centre to the south of the town.

Settlement Edge – settlement and landscape interrelationship

- A well-defined wooded cohesive edge along the north-western part of Callander.
- An abrupt edge to modern housing development along the north-eastern edge but softened by trees and hedges.
- A well-defined edge abutting open floodplains at Bridgend.
- A slightly fragmented edge but integrated into surrounding woodland blocks at Leny Feus.
- A well-defined wooded edge along the eastern edge of the town.
- A very fragmented and incoherent edge formed by modern development along the southern edge with visually prominent housing estates.
- The River Teith links the town with the wider countryside.

Degree of cohesiveness and fragmentation

- The planned linear form of the town remains largely intact although recent housing developments and the McLaren School and Leisure Centre to the south of the river are a significant departure from this pattern.
- Developments to the south of the river are particularly fragmented with little integration into the surrounding landscape.

Experience of the existing approaches

- The approach along the A84 from the west has a very strong and distinctive sense of arrival formed by an avenue of lime trees leading towards the western edge of the Conservation Area. The parkland setting to the north of the A84 contrasts with the open floodplains to the south.
- From the south along the A81, the sense of arrival is a gradual and relatively weak experience where recent developments have blurred the rural to urban transition. Despite the visual impact of prominent housing estates, the open fields, wooded slopes and the backdrop of the river corridor provide a prevailing rural character to the approach.
- From the east along the A84, there is strong wooded sense of arrival as the approach is channeled through Drumdhu Wood and the cutting through the glacial moraine. Scattered development to the east of Drumdhu Wood weakens the sense of arrival. There is also a clutter of signs on the approach to the town. Once in the town, there is a pattern of post war modern development on the approach to the older part of the town that detracts from the quality of the sense of arrival.

Section 5: Landscape Sensitivity Analysis

This section analyses the overall sensitivity of local landscape character areas to development using the following criteria (note the term ‘*development*’ in the following section is used loosely as the introduction of a built structure or structures):

- Landscape character and quality;
- Settlement edge, form & character;
- Landscape setting;
- Recreational resources;
- Sense of arrival; and
- Views and visual features.

The assessment of overall landscape sensitivity considers the degree and nature of change on the above criteria, gauged through a combination of analytical survey, professional assessment and judgement. Informed through an assessment of each criterion, overall sensitivity is identified for each character area overall as follows:

Low sensitivity: The landscape and its characteristics are robust and able to accommodate development without significant landscape change and development could potentially relate well to the area.

Low–medium sensitivity: The landscape and its characteristics are resilient and are able to accommodate development in some situations without significant landscape change. Many aspects of development could potentially relate to the area.

Medium sensitivity: The landscape and its characteristics are vulnerable but with some ability to accommodate development in limited situations without significant landscape change and development could potentially relate to some aspects of the area.

Medium–high sensitivity: The landscape and its characteristics are fragile and development can only be accommodated in very limited situations without significant landscape change. Development relates to only a few aspects of the landscape and some significant landscape impacts are likely to occur on key characteristics, features and qualities.

High sensitivity: The landscape and its characteristics are very fragile and are unable to accommodate development without significant landscape change as a result of the loss of key characteristics and the introduction of uncharacteristic features. Development conflicts the majority of the key aspects of landscape and widespread significant landscape impacts are very likely to arise.

Summary of Overall Sensitivity

Figure 7 illustrates the overall sensitivity for each of the eleven local landscape character areas. This is followed by a detailed analysis of the criteria which underpin their sensitivity to change.

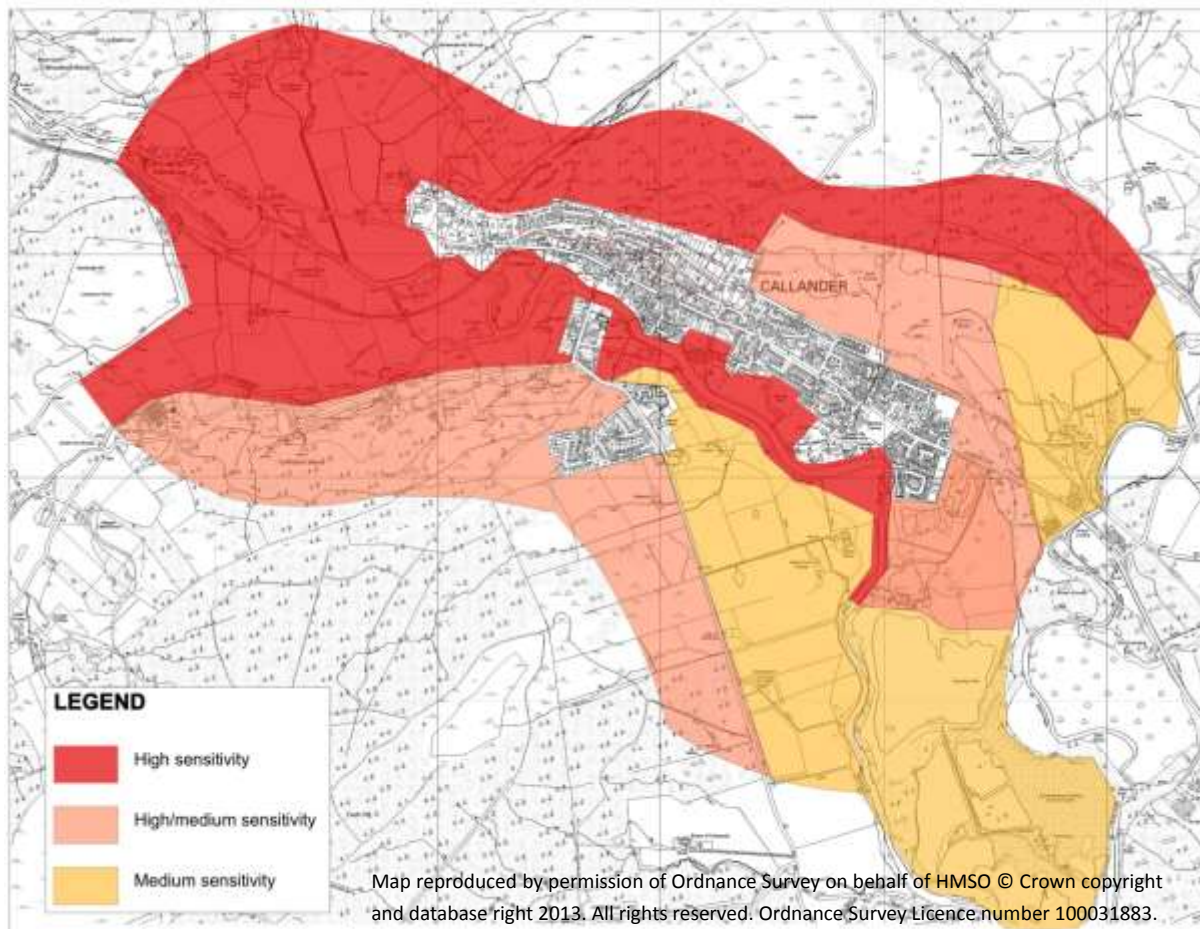


Figure 7: Overall Sensitivity

Local Landscape Character Area

Overall Sensitivity

Leny Park	High
Callander Craigs Forest	High
Callander Golf Course & Drumdhu Wood	Medium-high
Auchenlaich Farmlands	Medium
Gart Parkland	Medium-high
Cambusmore Quarries	Medium
River Teith Corridor	High
Bochastle Plain	High
Coilhallan Wooded Slopes	Medium-high
Claish Farmland Plain	Medium
Mollands Farmed Wooded Slopes	Medium-high

Detailed Analysis of Overall Sensitivity

LCA 1: Leny Park

The *Leny Park* landscape character area is judged to have a **high** overall sensitivity to development. The factors which underpin this are:

Landscape character and quality

- Any extension of development along the western fringe of Callander would result in the loss of some key characteristics and significantly detract from the important scenic quality of the parkland landscape, contrasting with the strong rural character.
- Development west of the town would encroach further into the National Park and impact upon its scenic qualities.
- Any further development would encroach into the setting of the distinctive parkland landscape.
- Development would conflict with the strong contrast between the farmed agricultural fields, parkland and the steeply rising wooded valley sides of Balameanoch Woods to the north.
- Development could lead to the loss of fields, field boundaries and mature parkland trees.
- Any further development in this area would require the establishment of a defined settlement edge with significant planting to mitigate any adverse effects. This in itself is likely to compromise the scenic value and setting of the parkland.

Settlement edge, form & character

- Further development would increase the existing small extent of built form that is of a rural character and considerably change the appearance of the settlement edge.
- The western edge of Callander is mostly within the Conservation Area and further development would detract from its historic character and setting.
- Further development would compromise the existing separation between Callander and the rural hamlet of Kilmahog.

Landscape setting

- Development would result in the loss of key characteristics and an extension of uncharacteristic built form that would detract from the setting of the Conservation Area, the parkland setting of Kilmahog and the parkland and gardens of Leny House.
- The area marks a transition to the Highland Boundary Fault and any development could detract from the scenic qualities of its setting.

Recreational resources

- Development would detract from the rural experience of visitors to Kilmahog Mills.

Sense of arrival

- Further development would detract from the strong sense of arrival to the town and the experience of the parkland setting.

Views and visual features

- Any further development is likely to be highly visible from the A84 and from important viewpoints to the south-west including Samson's Stone and Dunmore Fort.
- From some areas, views towards Ben Ledi could be compromised by further development.

LCA 2: Callander Craigs Forest

The *Callander Craigs Forest* landscape character area is judged to have a **high** overall sensitivity to development. The factors which underpin this are:

Landscape character and quality

- Further encroachment of development up the hillside side would result in the loss of woodland cover and the scenic quality it provides to the setting of the town.
- Development further up the slopes might result in significant earthworks and changes to landform.

Settlement edge, form and character

- Further development would detract from the historic setting of the adjacent Conservation Area.
- Development would reduce the wooded character of the settlement edge and conflict with the pattern of large villas nestled into the lower slopes.
- Development would detract from the distinctive settlement edge which is contained by rising ground and the wooded edge.

Landscape setting

- The continuous mixed woodland setting to the town along the northern settlement edge would be eroded by further development through loss of woodland cover and extension of the built area.
- Any development encroaching further up the valley side would change the wooded character of the lower slopes when viewed from the south.
- The setting of the Conservation Area could be affected by development.

Recreational resources

- Further development may lead to the loss or diversion of existing footpaths along the southern edge.
- The recreational experience from nearby footpaths could be degraded by development encroaching up the slopes.

Sense of arrival

- Development along the western edge would detract from the strong sense of arrival and rural character when approaching Callander from the A84.
- Development would detract from the distinctive wooded northern settlement boundary on the slopes that provides the setting to Callander viewed from the approach on the A81 to the south.

Views and visual features

- Although views from within the area are mostly screened by near continuous woodland and forestry cover, views across the town from the southern footpath are likely to be affected through the introduction of new development.
- There are important views from parts of the town and from higher ground to the south, where new development encroaching further up the hillside would detract from the strong wooded edge and views towards the Craigs.

LCA 3: Callander Golf Course & Drumdhu Wood

The *Callander Golf Course & Drumdhu Wood* landscape character area is judged to have a **medium-high** overall sensitivity to development. The factors which underpin this are:

Landscape character and quality

- Development could result in the loss of locally important features such as pasture, trees, informal open space and the golf course.
- Development that encroaches onto the golf course or woodland would detract from the largely undeveloped character of the area and the recreational value it provides.

Settlement edge, form and character

- The existing settlement edge is distinct, bounded by the dismantled railway line and the golf course to the north and Drumdhu wood to the east. Development that encroaches on either of these features would alter the settlement edge and reduce their contribution to the form of the settlement edge.
- Settlement character on the edge of the character area is post war and modern housing and this would not be highly sensitive to additional similar development.
- Development to the north of the existing edge would detract and contrast with the strong linear form and cohesive edge.

Landscape setting

- Development to the north of the existing linear edge would detract from the wooded setting the landscape provides along the eastern end of Callander.
- The glacial moraine on which Drumdhu wood is planted is a natural feature that forms the eastern boundary of the town. Development that encroaches on the moraine would diminish its contribution to the setting of the town through the loss of woodland and potential changes to landform.
- Development would detract from the setting the area provides for informal and formal recreation.

Recreational resources

- Development could lead to the loss of areas used for informal and formal recreation.

Sense of arrival

- Development within or next to Drumdhu Woods could detract from the wooded approach that channels views to the town from the east along the A84.

Views and visual features

- Although views from within the Drumdhu Wood are mostly screened by woodland cover, open views along some footpaths could be partly lost through new development.
- Development encroaching further up the hillside would detract from the contrast of the settlement edge and the golf course and woods when viewed from higher ground and in particular, from Queen Victoria Jubilee Cairn.
- Development could lead to the loss of locally important landscape features such as trees and woodlands.

LCA 4: Auchenlaich Farmlands

The *Auchenlaich Farmlands* landscape character area is judged to have a **medium** overall sensitivity to development. The factors which underpin this are:

Landscape character and quality

- Its modified nature as a result of past mineral workings.
- Development in this area could potentially result in the loss of some important landscape features such as ponds, woodlands and field boundaries.
- Development would detract from the prevailing rural character and largely undeveloped quality.
- Development could further affect the setting of the Cairn.

Settlement edge, form & character

- New development would extend the urban edge further east into a relatively rural setting although repeating the linear form of the town.
- Any further development in this area would result in loss of the existing dispersed settled character and effectively extending the eastern boundary of Callander towards Keltie Water.
- New development could introduce a degree of fragmentation through being visually separated from Callander by Drumdhu woods. However, this means development could be discrete focusing on the expansion of Keltie Bridge rather than the extension of Callander.

Landscape setting

- The agricultural fields and surrounding woodlands provide a locally important setting to the eastern edge of the town and to Auchenlaich farmstead, residential development at Keltie Bridge and at Keltie Bridge Caravan Park. Any further development may result in the setting becoming an extension to the town.

Recreational resources

- Development could result in the fragmentation of the network of footpaths and cycleway around the periphery.

Sense of arrival

- Although the wooded character along the roadside provides some sense of arrival and is sensitive to any loss, further development could be accommodated if a landscape enhancement strategy that strengthens and enhances the existing wooded approach is adopted.

Views and visual features

- Although views from within the adjacent Drumdhu Wood are mostly screened by near continuous woodland cover, open views along some footpaths and cycleways would be partly lost through new development.
- There are views from some areas of higher ground to the north (e.g. Queen Victoria Cairn and Red Well) where development encroaching further east is likely to be visible in open countryside if not mitigated through extensive woodland planting.

LCA 5: Gart Parkland

The Gart Parkland landscape character area is judged to have a **medium-high** overall sensitivity to development. The factors which underpin this are:

Landscape character and quality

- Any further development could result in the loss of distinctive parkland trees and woodlands, further compromising the prevailing parkland character and scenic quality of the area.

Settlement edge, form & character

- Although any development further east would follow the linear form of the town, it would extend the influence of residential development beyond the existing settlement boundary.
- Although mostly screened by conifer plantation, the existing edge is characterised by modern housing development and any further changes from the introduction of modern development would be consistent with this.

Landscape setting

- The prevailing parkland character forms a locally important setting to the south-eastern part of Callander. Development could result in a major change through the loss of the mature parkland setting to this part of the town.

Recreational resources

- The existing caravan park provides an important recreational resource for visitors to the National Park. Any other development changes could result in the loss of this resource.

Sense of arrival

- The parkland setting provides an important role in defining and enhancing part of the approach to the town when travelling through the area. Any loss of parkland trees and woodland along the A84 through development would detract from the sense of arrival.

Views and visual features

- The mature parkland trees and woodlands provide important visual features within the south-eastern part of the town and loss of these would detract from the notable visual edge it provides.

LCA 6: Cambusmore Quarries

The Cambusmore Quarries landscape character area is judged to have a **medium** overall sensitivity to development. The factors which underpin this are:

Landscape character and quality

- The character of the area is dominated by past and active sand and gravel workings that contribute little towards the wider quality of the National Park. Further development would not lead to a loss of important scenic quality or compromise a landscape with a strong rural character.
- Development could lead to the loss of plantation woodland and water bodies.
- There are opportunities for enhancement once quarrying operations have finished.

Settlement edge, form & character

- The area is clearly separated from Callander and considering there is no settlement within this area, the introduction of development could significantly contrast with the existing settlement pattern and form.

Landscape setting

- The area does not significantly contribute to the wider setting of the town although surrounding conifer plantations are important in mitigating the visual impacts of the active quarry workings. Development could therefore be accommodated in some situations without significant change to the wider setting of Callander.
- Development could detract from the setting for informal recreation.

Recreational resources

- The restored quarry workings provide an important local resource for angling and informal recreation and development might result in the loss of these resources.

Sense of arrival

- The plantation woodland along the western edge screens views of the quarry when approaching the town from the A81 and loss of woodland through development would affect the wooded backdrop to the town along the south-eastern edge.

Views and visual features

- The wooded framework and the water bodies formed from old extraction pits are important visual features in the local area, although views from adjacent areas are mostly screened by plantation woodland.
- Some development could therefore be accommodated without a significant change to the wider visual resource.

LCA 7: River Teith Corridor

- The River Teith Corridor landscape character area is judged to have a **high** overall sensitivity to development. The factors which underpin this are:

Landscape character and quality

- Any development would be uncharacteristic and significantly detract from the tranquil and strong rural character and the high scenic value of the river corridor.
- Development could lead to the loss of important irreplaceable landscape characteristics such as river-side trees, undulating landform that is the result of glacial deposits, woodlands and open space.

Settlement edge, form & character

- The river corridor through the town provides an important setting to the town and its buildings that provides the link between town and countryside.
- The river corridor landscape is narrow and highly sensitive to encroachment that would diminish its contribution to the settlement edge.
- In most locations, development would conflict with the undeveloped character of the area, introducing a new pattern and form.

Landscape setting

- Development would impact upon the key characteristics of the river corridor and detract from the setting to the town and Conservation Area.
- In some locations, development would detract from the setting of The Roman Camp Garden and Designed Landscape.

Recreational resources

- Development could result in the loss or erosion of the recreational value and visual amenity of the river corridor.

Sense of arrival

- Development could result in the loss of the wooded character of the river corridor that filters views of the town when approached from the A81 and detract from contribution the area makes to the sense of arrival.

Views and visual features

- Development could result in the loss of important visual features such as riverside trees and changes to the river bank and its appearance.
- Development could be visible from areas of higher ground, from important views within the town and from the southern approach.
- Views along the river corridor would be affected by encroaching development.

LCA 8: Bochastle Plain

The Bochastle Plain landscape character area is judged to have a **high** overall sensitivity to development. The factors which underpin this are:

Landscape character and quality

- Development would compromise and contrast with the prevailing open and flat character of the flood plains, detracting from the strong rural character and scenic quality.
- Development could result in the loss of important landscape features such as trees, field boundaries and wooded clumps.
- Development would introduce uncharacteristic elements to the landscape.

Settlement edge, form & character

- Apart from Bochastle Farm, the area is undeveloped and any development would significantly detract from this important quality through introducing a pattern and form with the town not in keeping with the historic character and layout of the town.
- Modern development would detract from the rural character and Conservation Area along the cohesive and distinctive south-western edge of the town.

Landscape setting

- The area provides an important setting to the western edge of the town and development in this area would detract from the quality of the Conservation Area and features of historic interest. In particular Bridgend south of the river is part of the planned town.

Recreational resources

- Development could affect the recreational value and experience along the Rob Roy Way and the river by contrasting with the strong rural and tranquil experience.

Sense of arrival

- From the west, development in this area would detract from the rural and open foreground to the town and affect the sense of arrival.

Views and visual features

- Development would significantly detract from the distinctive landscape features throughout the area by adding uncharacteristic elements that obscure features such as field pattern, the river corridor and woodland cover.
- Development would be highly visible from the western edge of Callander and from important viewpoint to the west such as Samson's Stone.

LCA 9: Coilhallan Wooded Slopes

The Coilhallan Wooded Slopes landscape character area is judged to have a **medium-high** overall sensitivity to development. The factors which underpin this are:

Landscape character and quality

- Further encroachment of development along the hillside would result in the loss of woodland cover and the scenic quality it provides to the setting of the town.
- Development would be prominent on the sloping ground away from the settlement edge of Callander.
- Development further along the slopes might result in earthworks and changes to landform.

Settlement edge, form and character

- Further development in close proximity to Conservation Area at the eastern end of the character area could detract from its historic character.
- Development would intensify the built form and contrast with the prevailing undeveloped nature of the slopes.
- Development on these slopes would increase the fragmentation of built form in relation to Callander that currently exists as a result of the caravan park development and the housing estate on the slope on the southern edge of the town.

Landscape setting

- The near continuous mixed woodland setting would be eroded by further development due to loss of woodland cover and extension of built form.
- Any development encroaching further along the valley side would detract from the wooded setting when viewed from the town and from the west.
- The setting of the Conservation Area could be affected by modern development.

Recreational resources

- The recreational experience from nearby footpaths could be degraded by development encroaching along the slopes.

Sense of arrival

- Development would detract from the wooded backdrop to the south which frames the sense of arrival along the A84.

Views and visual features

- There are important views from parts of the town and from higher ground to west where development encroaching further along the hillside would detract from the contrast of the strong wooded slopes and adjacent open floodplains.

LCA 10: Claish Farmlands

The Claish Farmlands landscape character area is judged to have a **medium** overall sensitivity to development. The factors which underpin this are:

Landscape character and quality

- Development would detract from the character of the open broad strath floor and its prevailing rural character.
- Development could lead to the loss of some field boundary trees and field patterns.

Settlement edge, form & character

- Although settlement would continue the departure from the linear form of the town, development could relate well to the modern housing estates visible at the western and eastern edge of the area, by strengthening this fragmented edge and effectively incorporating McLaren High School and Leisure Centre.

Landscape setting

- Development would reduce the extent of the open setting of fields the area provides to the southern approach to the town and to the nearby leisure centre, school and housing estate.

Recreational resources

- Development could detract from the rural experience along the footpath that leads towards the river.

Sense of arrival

- From the A81, development would detract from the rural and open sense of arrival unless through mitigation and enhancement, it helps to create a stronger and more defined sense of arrival to the town.

Views and visual features

- Development could be highly visible from the sensitive river corridor to the north; from along the A81 and from important viewpoints such as the Queen Victoria Cairn. Effects could be minimised by careful design and mitigation.
- Development could lead to a loss of visually important trees and field boundaries.

LCA 11: Mollands Farmed Wooded Slopes

The Mollands Farmed Wooded Slopes landscape character area is judged to have a **medium-high** overall sensitivity to development. The factors which underpin this are:

Landscape character and quality

- Development along the hillside side would result in the loss of woodland cover and the scenic quality it provides to the area.
- Development would erode the rural character of the lower farmed slopes.

Settlement edge, form and character

- Development would contrast with the traditional character of Mollands Farm although the nearby housing estate is modern in character which would offer some limited potential for further change.
- Development in this area would not fit in with the historic character and layout of the town and would potentially extent the visual prominence of the existing uncharacteristic modern housing development on the southern edge of the town.

Landscape setting

- The setting could be eroded through loss of woodland cover and farmland, development contrasting with the rural character.

Recreational resources

- The recreational experience from nearby footpaths could be degraded by development encroaching along the slopes.

Sense of arrival

- Development would detract from the wooded approach west of the A81 and extend the influence of built form which would affect the sense of arrival.

Views and visual features

- There are important views from parts of the town and from higher ground to north where development encroaching further along the hillside and the A81 would detract from the contrast of the strong wooded slopes and adjacent open farmland.

Section 6: Opportunities and Constraints Analysis

This section of the report identifies the opportunities and constraints of the landscape to accommodate various development types based on the findings of the detailed survey and analysis and the sensitivity assessment of the local landscape character areas. The following development types have been assessed:

- **Residential development** - construction of buildings or structures for use as residential accommodation;
- **Business development** - construction of a building or structure for use as an office or retail use;
- **Light industrial development** - construction of a building or structure for use as research and development of products or process or for any light industrial process;
- **Tourism development** - the provision of appropriate infrastructure and facilities for tourists and visitors; and
- **Recreational development** - the provision of an environment where physical wellbeing is improved and activity made easier including the passive enjoyment of open spaces or the countryside.

Taking into account the sensitivity of each local landscape character area, the capacity of the landscape to accommodate development is determined through analysing the potential impacts of the various potential development types on the sensitivity criteria identified in section in Section 5 (*Landscape Sensitivity Analysis*). A judgement on the capacity of each area is then determined, taking into account the scale of development and the effect of any appropriate mitigation measures necessary to minimise any adverse effects on the sensitivities of each local landscape character area.

The following approximate scales of development types have been used to inform the findings of the capacity conclusions:

Type	Small scale	Medium scale	Large scale
<i>Residential</i>	2-10 units	11-30 units	30+ units
<i>Business</i>	up to 1000 m ²	1000-10,000 m ²	10,000 m ²
<i>Light industry</i>	up to 1000 m ²	1000-10,000 m ²	10,000 m ²
<i>Tourism</i>	up to 1000 m ²	1000-10,000 m ²	10,000 m ²
<i>Recreation</i>	up to 1000 m ²	1000-10,000 m ²	10,000 m ²

Conclusions are then made based on the following categories of landscape capacity:

- **No capacity** – widespread significant adverse landscape effects are very likely to occur resulting in a detrimental change to the character and quality of the area with no or very limited mitigation potential.

- **Low** – significant adverse landscape effects are likely to occur resulting in some substantial change to parts of the character and quality of the area with limited mitigation potential.
- **Medium** – the landscape can accommodate development in limited situations without significant adverse landscape change on its character and quality. Development could potentially relate to some aspects of the area and with some potential for mitigation and enhancement.
- **High** – the landscape can accommodate development without significant adverse landscape change and development could potentially relate well to the area with good opportunity for mitigation and enhancement of the character and quality of landscape.

Summary of Capacity

Figure 8 illustrates the findings of the capacity assessment as detailed in the subsequent table.

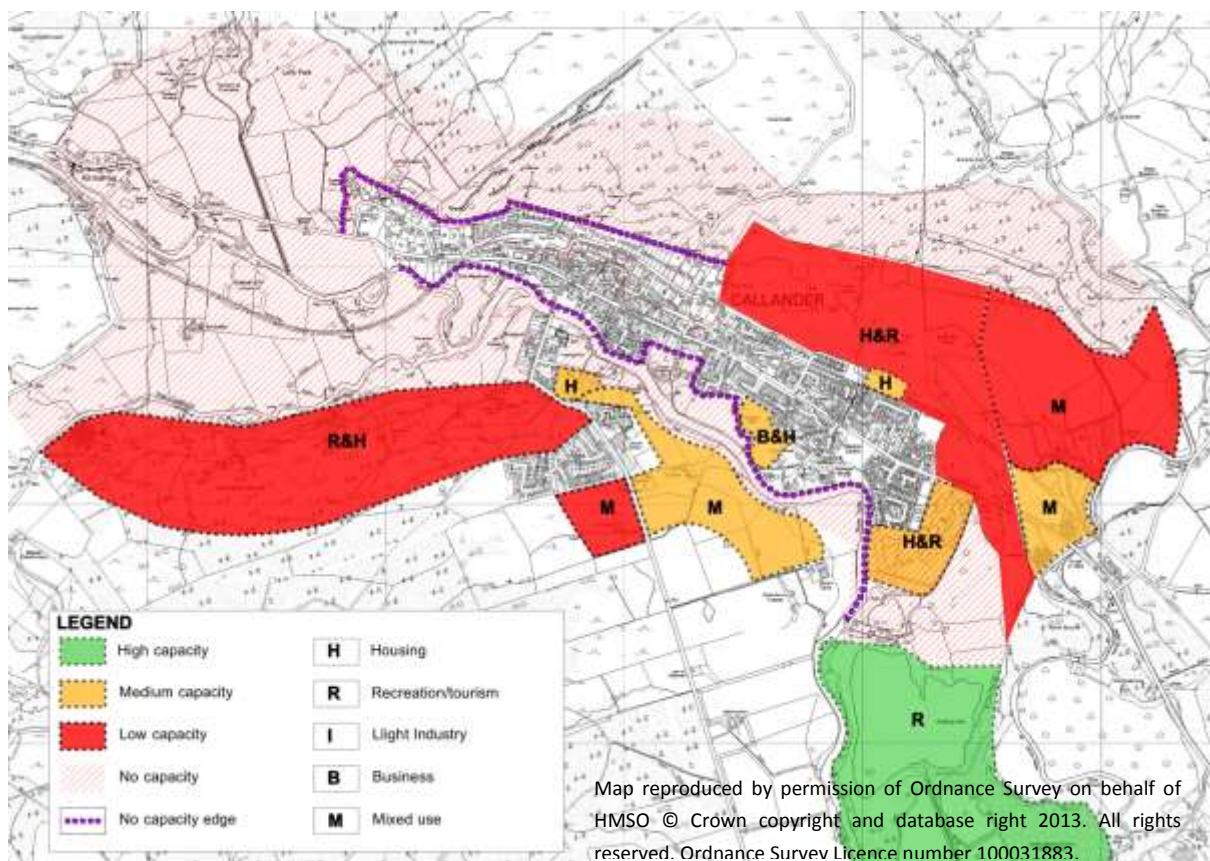


Figure 8: Landscape Capacity

LCA	Overall Sensitivity	Potential Impacts	Development Capacity
Leny Park	High	<i>All development types:</i>	
		The area has a high scenic quality and any development is very likely to have a detrimental adverse impact on the large majority of key qualities and characteristics of the area most notably: the distinctive character and scenic value of the parkland; its value to the setting of the town and its strategic importance as a gateway towards the Highlands. There would be little or no opportunity to mitigate the effects of extending built form into this area.	The landscape is highly constrained with no capacity for most development types at any scale. However, localised opportunities for low impact tourism or recreational development that enhances the area could be accommodated in some situations.
Callander Craigs Forest	High	<i>All development types:</i>	
		The area has a high scenic quality and any development is very likely to have a detrimental adverse impact on the large majority of key qualities and characteristics of the area most notably: the importance of the wooded backdrop and Craigs to the town and wider landscape and its recreational value. There would be no or little opportunity to mitigate negative effects due to the constraints of landform and existing built form.	The landscape is highly constrained with no capacity for most development types at any scale. However, localised opportunities for low impact tourism or recreational development that enhances the area could be accommodated in some situations.
Callander Golf Course & Drumdhu Wood	Medium to high	<i>Light industry and business development:</i>	
		Light industry and business development is very likely to have a substantial adverse impact on the majority of key qualities and characteristics of the area including its recreational value and the setting the area provides to the town. The development type and scale would not be characteristic to the local area and the potential to mitigate is very limited.	The landscape is highly constrained for business and light industry with no capacity for these development types at any scale.
		<i>Residential development:</i>	
		Some localised residential development along the existing settlement edge that avoids affecting the golf course, woodlands and landform along the southern edge of the area could relate well to and the surrounding form and character of modern housing estates. There is potential to mitigate through building layout, design and planting.	Medium capacity for small scale housing development along the southern edge that relates to the current settlement form with some potential for mitigation. The landscape is highly constrained for larger scale developments.
		<i>Recreation and tourism development:</i>	
		Further recreation and tourism developments could relate to the surrounding recreational use of the area in some localised situations although any visual impact from areas of higher ground could affect the setting of the town.	Medium capacity for small scale tourism and recreation development that relates to the recreational character of the area with some potential for mitigation and enhancement. The landscape is highly constrained for larger scale developments.

LCA	Overall Sensitivity	Potential Impacts	Development Capacity
Auchenlaich Farmlands	Medium	<i>All development (northern area):</i>	
		In the northern part of the area, significant adverse landscape effects are very likely to occur on the majority of key qualities and characteristics of the area primarily due to the visual prominence of higher open ground to the north and its strong rural character. The area is clearly separated from the town and development would not relate to the settlement form/pattern and would be therefore difficult to mitigate.	Any development within the visually sensitive northern part of the area is likely to result in some substantial change with limited mitigation potential. The landscape has low capacity for any development type.
		<i>All development (southern area):</i>	
		In the southern part of the area (either side of the A84), all development types could be accommodated in some situations without extensive and significant adverse landscape change on the character and quality of the area. There is the potential for mitigation of development in close proximity to the A84 and enhancement of the sense of arrival to the town. Development would not be as prominent from the wider landscape as it would in the northern part of the area.	The area has a medium capacity for small to medium scale mixed use development that relates to the road corridor, integrates the surrounding scattered settlement with some potential for mitigation and enhancement. The landscape is highly constrained for larger scale developments.
Gart Parkland	Medium to high	<i>Light industry development:</i>	
		Light industry would have a substantial adverse impact on the majority of key qualities and characteristics of the area that would contrast with the prevailing parkland character and the scale of likely development would be very difficult to accommodate.	The landscape is highly constrained for light industry development with no capacity at any scale.
		<i>Residential, business, tourism and recreation development:</i>	
		Some residential, business, tourism and recreation development could relate to the surrounding form and character of the caravan park in limited situations without significant adverse impacts. There is mitigation potential to retain and enhance parkland character. Impacts on the undeveloped parkland to the west of the area would be greater and this area should be avoided from future development.	The area has medium capacity for small scale residential, business, recreation and tourism development that has some potential for mitigation and enhancement. The landscape is highly constrained for larger scale developments.
Cambusmore Quarries	Medium	<i>Recreation & tourism development:</i>	
		Some recreation and tourism based development could have a positive impact on the recreational resource of the area with good potential for mitigation and wider enhancement that relates to the wooded setting and water bodies.	The area has a high capacity for recreational and tourism development that could potentially relate well to the landscape with good opportunity for enhancement.
		<i>Light industry development:</i>	
		Although light industry development could relate to industrial character of the quarry, significant adverse landscape effects are likely	Any development within the open parts of the area is likely to result in some

LCA	Overall Sensitivity	Potential Impacts	Development Capacity
		to occur on the majority of key qualities and characteristics of the area. The area is clearly separated from the town and development would not relate to the settlement form/pattern.	substantial change with limited mitigation potential. The landscape has low capacity for small to medium scale development. The landscape is highly constrained for larger scale developments.
River Teith Corridor	High	<i>All developments:</i>	
		The area has a high scenic quality and any development would generally have a detrimental adverse impact on the large majority of key qualities and characteristics of the area including its high scenic value, largely undeveloped nature, tranquil experience, its value to the setting of the town and its strategic importance as a recreational resource.	The landscape is mostly highly constrained with no capacity for any development across the large majority of the area.
		<i>All developments (infill opportunity)</i>	
		The area adjacent to the Council Yard and housing estate to the east of the Roman Camp has a lower sensitivity due to the adjacent industrial and residential influences (north and east) and the natural landform that bounds the area to the west. Development in this location could potentially have less of an impact on the character and quality of the area than in other locations although significant impacts on the setting of the Roman Camp GDL are likely to occur without adequate mitigation.	The area has a medium capacity for small to medium scale light industry/housing/business developments with some potential for mitigation that takes account of the setting of the Roman Camp Garden and Designed Landscape and the river corridor.
Bochastle Plain	High	<i>All developments:</i>	
		The area has a high scenic quality and any development would have a detrimental adverse impact on the large majority of key qualities and characteristics of the area most notably its high scenic value, its value to the setting of the town, its open rural character and undeveloped nature. Mitigation opportunities to reduce the impact of built form in the area would be limited as it would mean introducing uncharacteristic planting alongside the uncharacteristic development.	The landscape is highly constrained with no capacity for any development at any scale. However, localised opportunities for low impact recreational development that enhances the area could be accommodated in some situations.
Coilhallan Wooded Slopes	Medium to high	<i>Business and light industry development:</i>	
		Any business or light industry development would be uncharacteristic and would likely to have a detrimental adverse impact on the large majority of key qualities and characteristics of the area most notably its scenic wooded value, visual relationship to higher ground, and importance as the setting of the town and surrounding landscape. The key consideration is the visibility of this slope and the potential prominence of any development that would detract from Callander and contrast with its settlement form and pattern.	The landscape is highly constrained with no capacity for business or light industry development at any scale.

LCA	Overall Sensitivity	Potential Impacts	Development Capacity
		<i>Residential, recreation and tourism developments:</i>	
		Any further housing or tourism development is likely to result in substantial change on the majority of key qualities and characteristics on parts of the area although this would depend on scale and design. There are good potential mitigation opportunities for small scale recreation development through good siting, design and woodland planting.	There is low capacity for small scale residential/ tourism or residential development with some mitigation potential along the visually important wooded slopes.
Claish Farmland Plain	Medium	<i>All developments:</i>	
		Some mixed use development could relate to and enhance the fragmented form and modern character of the southern edge of the town in some situations and without significant adverse impacts on the wider landscape although the prevailing rural character would be changed to an urban character in close proximity to any development. There is good potential for mitigation of impacts towards the sensitive river corridor and the southern edge of the area with opportunities to enhance the sense of arrival along the A81.	The area has a Medium capacity for moderate scale mixed use development that relates to the road corridor, and strengthens the fragmented settlement form. The protection of the River Teith Corridor's qualities and the design of the southern edge are important aspects to consider in any mitigation proposals.
Mollands Farmed Wooded Slopes	Medium to high	<i>All developments:</i>	
		Development would have a substantial adverse impact on the majority of key qualities and characteristics of the local area, contrasting with the prevailing rural character. Development would further extend built form that would not relate to existing settlement although the impact of this would reduce if development is taken forward in LCA 10. There are limited opportunities for mitigation.	The area has a localised low capacity to accommodate mixed use development in limited areas without significant adverse landscape change but some small to medium scale development could relate to some development that could be taken forward within the Claish Farmland Plain LCA. If some development were to take place in the Claish Farmland Plain, capacity would increase to Medium .

Individual dwellings, infill development and low impact development

Where 'no capacity' has been identified, there may be opportunities across most parts of the area for individual residential dwellings or small scale development to be accommodated on the fringes of Callander and on small infill sites within the town without a significant adverse effect on the surrounding landscape. This will depend on the local context and any development should aim to integrate with surrounding development, with a high standard of appropriate design and mitigation. Localised opportunities for low impact tourism or recreational development that enhances the area could be also accommodated in many locations where 'no capacity' has identified.

Concept Statements

For each area where some development capacity has been identified, the following Concept Statements identify proposals, mitigation and enhancement measures which would conserve and enhance the character and local identity of Callander:

Callander Golf Course & Drumdhu Wood

Where capacity has been identified for small scale residential, tourism and recreation development, where appropriate development should:

- Strengthen woodland edges along the south of the golf course to help screen the visual impact of development from higher ground;
- Avoid areas of higher open ground;
- Avoid loss of woodland and tree cover;
- Relate to the surrounding scale and form of development;
- Strengthen woodland edges along the dismantled railway to help screen the visual impact of development from the footpath and from adjacent residential areas; and
- Integrate with surrounding footpaths and informal open space.

Auchenlaich Farmlands

Where capacity has been identified for mixed use development, development should:

- Avoid areas of higher open ground;
- Create a strong wooded northern edge that links with Drumdhu Wood to help screen the visual impact of any development from higher ground;
- Ensure that its form and scale relates to surrounding development patterns;
- Create a high quality edge along the main road that contributes positively to the sense of arrival; and
- Integrate with surrounding footpaths and water bodies.

Gart Parkland

Where capacity has been identified for residential, business, tourism and recreation use, development should:

- Avoid encroaching on areas of undeveloped parkland;
- Seek opportunities for new woodland and tree planting that relates to the prevailing parkland character; and
- Seek opportunities to contribute positively to the sense of arrival.

Cambusmore Quarries

Where capacity has been identified for recreation and tourism development, any development should seek to:

- Enhance the recreational value of water bodies and the footpath network to create a dedicated area for recreational activity appropriate to the National Park;
- Improve the biodiversity value of existing habitats and explore opportunities for habitat creation; and
- Locate any buildings and car parks etc. to minimise visual effects and ensure building scale and design is appropriate to the location and setting.

River Teith Corridor

Where capacity has been identified for small scale development next to the Council Yard, development should:

- Create a woodland buffer along the western edge with a good degree of separation from the The Roman Camp Garden and Designed Landscape;
- Establish tree planting along the river corridor to minimise visual impact and to link with surrounding planting;
- Integrate with surrounding footpaths; and
- Relate to the surrounding scale of residential and light industrial development.

Coilhallan Wooded Slopes

Where capacity has been identified for small scale recreation, tourism and residential development, where appropriate development must:

- Avoid loss of woodland;
- Avoid areas of higher open ground; and
- Seek opportunities for appropriate new woodland and tree planting

Claish Farmland Plain

Where capacity has identified for mixed use development, development must:

- Avoid encroaching on the sensitive setting of River Teith Corridor;
- Avoid the creation of a continuous built edge when viewed from the south through variations in building form and scale with significant areas of woodland planting and habitat creation to soften the southern edge;
- Incorporate areas of open space and planting to soften any built development when viewed from higher ground;
- Protect important mature trees and respect variations in local landform;

- Create a high quality built edge along the main road that contributes positively to the sense of arrival; and
- Integrate with surrounding footpaths.

Mollands Farmed Wooded Slopes

Where capacity is identified for mixed use development, development must:

- Relate to Mollands Farmstead;
- Avoid areas of open higher ground;
- Integrate with any development in LCA 10 through adopting a similar approach to design and mitigation.

Enhancement of Gateways

The following measures identify proposals to enhance the gateways to the town and improve a sense of arrival and welcome:

- Conserve and enhance the existing avenue of lime trees to the west and ensure ongoing management;
- Reduce the impact of signage and clutter on the eastern approach;
- Ensure any potential development along A84 to the east of Callander and the A81 to the south provides a high quality gateway through innovative design, appropriate massing and scale;
- Enhance the A81 and A84 to the east with road side avenue planting and stone walls; and
- Enhance the appearance of the Keltie Bridge to establish Keltie Water as a long term gateway to Callander.

Appendix I: Policy Context

Development within the National Park

The aims of the National Park as set out in the National Parks (Scotland) Act (2000) underpin the principles for all actions undertaken within the Park, including land use planning functions. The aims of the Act are:

- To conserve and enhance the natural and cultural heritage of the area;
- To promote sustainable use of the natural resources of the area;
- To promote understanding and enjoyment (including enjoyment in the form of recreation) of the special qualities of the area by the public; and
- To promote sustainable economic and social development of the area's communities.

In working towards these aims, *The Loch Lomond and the Trossachs National Park Management Plan* (2012-2017) sets out policies to provide guidance for all organisations that operate in the National Park. The policies particularly relevant to this study are:

Con Policy 3: Landscapes

"The outstanding landscapes and special qualities of the Park should be protected and where possible enhanced. The benefit of these landscapes for the economy of the Park should be understood. Priority will be given to:

- *Protecting the relative wildness of the National Park, specifically the core areas of wild land character, acknowledging the role of land management in maintaining these core areas.*
- *Maintenance and promotion of dark skies in the National Park.*
- *Supporting land-based businesses with long-term management plans that deliver tangible benefits for the conservation, visitor experience and rural development outcomes of the National Park.*
- *Land-use changes that enhance the environment and economy of the National Park.*
- *Supporting the management and improvement of the Park's designed landscapes focussing on those locations with maximum opportunities for public enjoyment.*
- *Forest design that is sympathetic to the Park's landscapes, designated sites and ecosystems. This includes restoring Planted Ancient Woodland sites and where appropriate, increases the area of the National Park under continuous cover forest management."*

Con Policy 6: Cultural Heritage

"The cultural heritage of the National Park will be conserved through:

- *Protecting and enhancing the built environment and historic buildings, with priority given to managing Conservation Areas, sustainable re-use of vacant historic buildings and the identification of other areas that need protection.*
- *Protecting and managing archaeological sites, settings and landscapes and promoting understanding of their significance.*

- *Supporting and promoting cultural traditions and events that celebrate the cultural heritage of the National Park.*

RD Policy 2: Spatial Development Strategy

“There is a need to ensure that new development in the Park is in the most sustainable locations with design and siting that safeguard and enhance designated sites or other special qualities. Priority will be given to:

- *Consolidating the role of existing settlements as the most sustainable locations for new housing, retail and economic development, with Callander and Balloch being a particular focus to 2017.*
- *Supporting new strategic tourism development opportunities in Callander, Balloch, Tyndrum, Drymen, Arrochar and Tarbet.”*

This report therefore seeks to inform the review of the LLTNP Local Plan (2010-2015) and preparation of the replacement LLTNP Local Development Plan within the policy context of the National Park destination. The conservation and enhancement of the natural and cultural heritage of the landscape is a primary consideration whilst accepting the wider social and economic needs of communities in working towards sustainable development.

The National Park Authority places great importance to strengthening or re-establishing ‘sense of place’ through protecting the special qualities of settlements and their landscape settings. In working towards this, this landscape capacity study aims to guide potential development to appropriate locations through a strategic approach of landscape planning.

Appendix II: Method and Scope

The approach undertaken to identify the capacity of the landscape to accommodate development is based upon that prescribed within the project brief prepared by the LLTNP Authority. This involves the following key stages:

- 1) Desk based review** of the relevant background information covering the wider context, National Park purposes, the LLTNP Landscape Character Assessment and other relevant studies;
- 2) Site visits and survey** for familiarisation with the study area including analysis of the strategic and the local landscape character and visual context of the town; and
- 3) Preparation of final report** to present the findings of the detailed survey and analysis of the locally distinctive character areas surrounding the town with an assessment of landscape capacity for each area to accommodate a range of development types.

The findings of this study are presented in terms of the following tasks:

- a survey and analysis of Callander's strategic context in terms of its relationship with the surrounding landscape, the existing settlement and its landscape setting;
- a detailed assessment of the landscape character and visual setting the Callander;
- An assessment of overall sensitivity to development considering:
 - Landscape character, quality and experience;
 - Settlement form, character and edge;
 - Landscape setting;
 - Recreational resources;
 - Sense of arrival;
 - Views and visual features.
- an indicative assessment of landscape capacity identifying development opportunities and constraints;
- a concept statement for the significant areas of development and or expansion including possible landscape mitigation measures and enhancement proposals for potential development, and improvements to settlement edges and main approaches.

Maps have been prepared for Callander and its setting to illustrate:

- the landscape characteristics which are important in shaping the character of the settlement;
- the survey and analysis of Callander and surrounding landscape in terms of its visual context;
- the identification of 'local landscape character areas' used to inform the assessment of sensitivity;
- Overall sensitivity to development for the local landscape landscape character areas identified through field survey;
- Opportunities for development based on a summary of landscape capacity.

Report preparation, including all field work, analysis and recording was undertaken by two Chartered Members of the Landscape Institute in February and March 2013 and reviewed by a third Chartered Member of the Landscape Institute. The project team have extensive experience working together on landscape planning, landscape assessment and protected landscape management projects. Throughout the development of the study, there has been input from a project steering group of Officers from the LLTNPA, including site visits and regular review meetings.

The study analysis and findings are based on a robust methodology which has regard to a clear set of criteria. The assessment and recommendations are based upon informed professional judgement.

Limitations

The study has not included any community involvement.

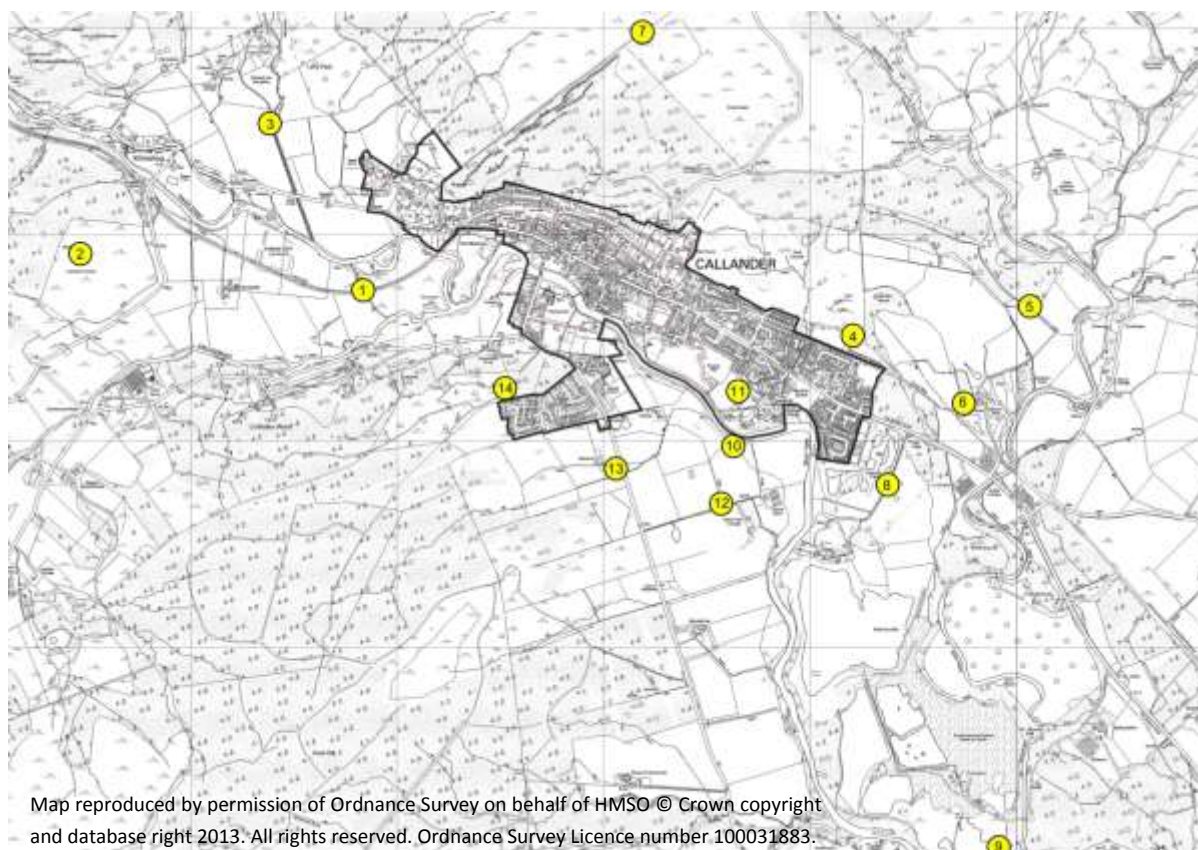
It is a landscape study and provides recommendations on the basis of the potential effects of development on landscape character, views and visual amenity only.

In practice, boundaries between each local landscape character area tend to be transitional and the application of this study should take this into account.

Field survey work was carried out in winter when there were no leaves on the trees.

Field Survey

Field survey sheets, annotated mapping and extensive photography were used to gather survey information at the following viewpoints:



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