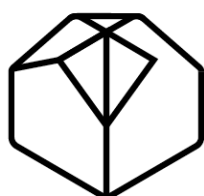


**LOCH
LOMOND
& THE TROSSACHS
NATIONAL PARK**



LIVE PARK

PLANNING FOR THE FUTURE OF OUR NATIONAL PARK



Site Assessment Report

April 2014

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1.0 Introduction and Purpose of the Report

- 1.1 The preparation of the Main Issues Report for Loch Lomond and the Trossachs National Park Local Development Plan (LDP) has been informed by identifying emerging trends and issues to provide the evidence base for changes since the adoption of the existing Local Plan. Updating the evidence base for the LDP has involved extensive information gathering and analysis on specific topics including housing needs and demand including census analysis, business and retail surveys and general monitoring of policies and projects in the adopted Local Plan. A review of development sites and opportunities has been a key stage in the process to prepare the Main Issues Report and this report explains the methodology used to do this and the results.

Call for Sites

- 1.2 In order to establish the level of development opportunities that could come forward to support the LDP, a 'Call for Sites' process was undertaken between December 2011 and February 2012. As a result, a number of sites have been submitted to the National Park Authority (NPA) by landowners, developers and communities.

Charrette Sites

- 1.3 As part of the preparation of the LDP an extensive community engagement exercise was undertaken throughout the spring and early summer of 2013 and a number of sites and development opportunities were identified. The community engagement exercise took the form of Charrette Workshops which were in part supported by funding from the Scottish Government. The sites being proposed for inclusion through the Charrette exercise in the main relate to initiatives within settlements to deliver enhancements / improvements and the development aspirations of communities as set out in Community Action Plans.
- 1.4 There are also a number of sites and opportunities which have been identified by planning staff. Such opportunities have come forward and can be considered along with all the sites proposed through the 'Call for Sites' process. It is the purpose of this report to provide a summary of the site assessment process for those sites submitted through the 'Call for Sites' and Charrette sites (which had potential confirmed) and to set out officers recommendations, having taken into account the main planning issues raised by the proposals.

Local Plan Sites

- 1.5 As well as new proposals, the MIR preparation has also involved a review of existing Adopted Local Plan allocations and opportunities. At this stage the overall strategy and aims of the Adopted Local Plan will remain relevant through the preparation of the LDP. A number of sites and opportunities in the Adopted Local Plan remain to be implemented. Most of these 'inherited' sites remain integral to achieving the aims of the Adopted Local Plan and their assessment is not required at this time, however their effectiveness has been reviewed or any other change on circumstance taken into consideration. Table 4 below, lists the local plan sites and the summary conclusions on the appropriateness of their inclusion in the Local Development Plan.

2.0 Call for Sites: Site Assessment Methodology

Site Assessment Criteria

- 2.1 For inclusion in the sites assessment process and to evaluate their appropriateness for land allocation in the LDP, the following criteria (a) and (b) have been applied: sites should be

(a) at least 0.2 hectares (for housing site the capacity should be no less than five units)

The submitted sites excluded from the assessment on the basis of size / capacity and location have been set out in Tables 1a and 1b respectively. In some circumstances, sites submitted with an area of less than 0.2 hectares have been assessed where they are considered part of a package with other sites with an area greater than 0.2 hectares. The size criterion has been adopted as a cut off for sites that would be worthy of an allocation in the Local Development Plan. Sites which are smaller than 0.2 ha in area can be progressed through the planning application process.

(b) located in or adjoining a defined settlement.

This criterion has been adopted as it excludes sites which do not support the development strategy of directing new development proposals to in or adjoining existing settlements. Table 2 below lists those sites which have been assessed. By exception, sites submitted outwith settlements have been included for assessment where they have the potential to form a strategically important development opportunity for the LDP.

This was set out in the guidance issued with the 'Call for Sites'.

Site Assessment Process

- 2.2 The assessed sites are as set out in Table 2 and have been considered by National Park officers in regard to planning, landscape, ecology, flood risk and the water environment, and accessibility considerations. Key agencies (SEPA, Transport Scotland, SNH, Historic Scotland) and Councils have also been consulted and their responses have informed the assessment of the suitability of taking sites forward for inclusion in the MIR. For each site, a summary of the site details has been prepared including an officer recommendation.

- **Landscape:** An assessment of landscape impact was undertaken by National Park officers. The assessment included a desk based evaluation using existing relevant data and reports. An onsite visual inspection was undertaken taking into account landscape character, capacity and sensitivities.
- **Ecology:** An assessment of the impact on designated sites and sensitive habitats was undertaken by National Park officers. The assessment included a desk based evaluation using existing relevant data and reports. Site visits were also undertaken, taking into account not only the potential impact of the scale and type of development on the natural heritage interests of the site itself but on the wider locality.

- **Water Environment and Flooding:** Sites were assessed for flood risk by applying the SEPA 1:200 indicative Flood Risk Maps to determine whether the site was located out with, adjacent to or within an identified flooding area. Sites within the 1:200 year flood risk area were particularly considered for exclusion. Sites may have been excluded outwith the 1:200 year flood risk area where the net developable area would not merit inclusion in the local development plan or there are other known risks of localised flooding. Generally, SEPA has advised where a Flood Risk Assessment would be required for any proposed site. There is one instance where a Flood Risk Assessment is underway and a site has been reviewed pending the outcome of the assessment

Impact on the wider water environment was assessed particularly on sensitive habitats and species.

- **Planning:** Sites were assessed by planning officers for their suitability in terms of the local context relating to the built and natural environment, existing land uses and adjoining development. Planning history, known development constraints, accessibility, whether they would complement the built form of a settlement, whether they would relate to an existing settlement or group, or whether they would be unrelated to the surrounding built environment were considered in assessing the suitability of sites.
- **Key External Agencies / Community Engagement:** External Agencies were consulted on the Call for Sites submissions - SEPA, SNH, Transport Scotland, Historic Scotland and WOSAS. Comments were requested from the relevant Service Departments of the four constituent local authorities. Stirling Council, Argyll and Bute Council, West Dunbartonshire Council and Perth and Kinross Council, where appropriate, provided detailed comments on the implications of the sites for service delivery. There was intensive community engagement in the communities of Arrochar, Succoth and Tarbet; Drymen and Balmaha; Aberfoyle; Tyndrum; and Kilmun, Strone and Blairmore where charrette style workshops were held. The key sites emerging from this process have been included in the site assessments and generally support opportunities to renew the town and village centres.

2.3 Tables 1A and 1B below set out the sites that did not meet the criteria for assessment and Table 2 lists the sites which have been assessed. Section 3 of the Report the details of the sites meeting the assessment criteria are set out with the officer's recommendation as to the sites appropriateness for inclusion in the Local Development Plan.

Table 1A: Sites Too Small

Site ID	Site Address
Blairmore	
3	Blairmore Spit, Loch Long
Aberfoyle	
18	Manse Road, Aberfoyle
20	Craigfoot Terrace, Aberfoyle
21	Queens Crescent, Aberfoyle
Balquhiddier	
22	Strathview, Balquhiddier FK19 8NY
Callander	
23	Ancaster Road, Callander FK17 8EL
26	Ancaster Square / Glenartney Court Car Park, Callander FK17 83B
Croftamie	
30	Mill Quadrant, Croftamie G63 0HB
Inversnaid	
35	Inversnaid Primary school and land, Inversnaid FK8 3TU
Killin	
36	Fingal Road, Killin FK21 8XA
37	Craignavie Road, Killin FK21 8SH
38	Station Road, Killin
Lochearnhead	
41	Land at Vorlich Road, Lochearnhead FK19 8EG
42	Auchraw Terrace, West Lochearnhead FK19 8PU
Buchanan	
44	Balmaha Road, Milton of Buchanan G63 0JE
Strathyre	
48	Old Station Court, Strathyre FK18 8NA
Tyndrum	

50	Main Road, Tyndrum FK20 8RQ
Site ID	Site Address
Callander	
51	Invertrossachs Road, Callander FK17 8HW
Blairmore	
55	Woodend, High Road, Blairmore
Luss	
70	Open land to east of main car park, Luss
72	Former Telephone Exchange, Luss
Arrochar	
81	Former Public Toilets, Tarbet
Luss	
83	Land to south-west of Luss Village Hall, Pier Road, Luss

Table 1B: Sites Excluded as Outwith Settlements

Site ID	Site Address
Arden	
77	Land at Muirlands, Arden
Balmaha	
86	Land North of Montrose House, Balmaha
Drymen	
52	Creity Farm Road, Milton of Buchanan
Gartocharn	
57	Kilmaronock Cemetery and Churchyard, Gartocharn
58	Wards Estate, Gartocharn
Glen Fruin	
76	Inverlauren Steading, Glen Fruin
Luss	
71	Former Camstradden Slate Quarries, Luss

78	Land south of Aldochlay Cottages, Luss
Tarbet	
7	The Cnoc, Tarbet, Arrochar

Table 2: Assessed Sites

MIR Reference No	Site Address
Aberfoyle	
MIR1	Car Park off Main Street, not Wool Centre, Aberfoyle
MIR2	Craigfoot Terrace, Aberfoyle
MIR3	FC yard site, Aberfoyle
MIR4	Braeval, Aberfoyle
MIR6	Land to the South of Aberfoyle
Arrochar	
MIR7a	ED1 Land south of Church Road, Arrochar (Amend) Site A
MIR7b	ED1 Land south of Church Road, Arrochar (Amend) Site B
MIR7c	ED1 Land south of Church Road, Arrochar (Amend) Site C
Balmaha	
MIR24	Forestry Commission Site, opposite Ben Lomond Nursery, Balmaha
Blairmore	
MIR27	Woodend High Road, Blairmore
MIR28	Woodend High Road, Blairmore
MIR29	Woodend High Road, Blairmore
Callander	
MIR31	Balgibbon, Callander FK17 8LE
MIR32	North of Lagrannoch Drive, Callander
MIR33	Gart Caravan Park, Stirling Road, Callander FK17 8LE
MIR34	Land at Trean Farm, Callander FK17 8AS
MIR35	Lagrannoch Industrial Estate, Callander (ED 3)* (Part of)

MIR36	Station Road, Car Park, Callander (Part of ST10)*
MIR37a	Claish Farm, (Site A) Mollands Road, Callander, Perthshire FK17 8JJ
MIR37b	Claish Farm, (Site B) Mollands Road, Callander, Perthshire FK17 8JJ
MIR38	Bracklinn, Callander FK 17 8EH
MIR39	Currently ED3 in (Adopted Local Plan)* (Part of)
MIR Reference No	Site Address
Crianlarich	
MIR52	Willowbrae, Crianlarich FK20 8RR
MIR53	Lower Station Road / Meadow Grove, Crianlarich FK20 8EU
Croftamie	
MIR56	ST11 Pirniehall, Croftamie, Glasgow G63 0HD (ST10)*
Drymen	
MIR59	Old Gartmore Road, Drymen G63 0DY
MIR60	Old Gartmore Road, Drymen G63 0AA
MIR61	Land between B858, Stirling Road and A811 Drymen Bypass
MIR62	Site north of graveyard, Drymen
MIR68	Land to west of Main Street, Drymen
Gartmore	
MIR69	Field to rear of Gartmore Primary School
MIR70	Land sloping down to Gilbert Park, Gartmore
Gartocharn	
MIR71	Land at Coopers Gate Field, Gartocharn
MIR72	Burnbrae Farm, Gartocharn (Field No 6)
MIR73a	Burnbrae Farm, Gartocharn (Field No 8) (Site A)
MIR73b	Burnbrae Farm, Gartocharn (Field No 8) (Site B)
MIR74	Burnbrae Farm, Gartocharn (Field No 13)
MIR75	Burnbrae Farm, Gartocharn (Field No 9)
MIR76	Land to rear of Gartocharn Church
Killin	
MIR78	Ambulance Station, Main Street / Lyon Road, Killin FK 21 8UH

MIR79	Police Station, Main Street, Killin FK21 8UH
MIR80	Acham, Killin
Lochearnhead	
MIR87	Auchraw Terrace, East Lochearnhead FK19 8PU
Luss	
MIR92	Land north of Hawthorn Cottage, Luss
MIR Reference No	Site Address
MIR93	Former petrol station site, Luss
MIR94	Land north of Primary School, Luss
MIR95	New car park near or off Pier Road, Luss
MIR95	New car park near or off Pier Road, Luss
St Fillans	
MIR97	Station Road, Land West of Kiloran (Currently H27 IN Adopted Local Plan)*
MIR98	Station Road, St Fillans PH6 2NE
Strathyre	
MIR103	Ballefuille Outdoor Centre, Stroneslaney Road, Strathyre FK18 8NF
MIR104	Main Street, Strathyre
MIR 117	Land at Keip Road, Strathyre
Succoth	
MIR105	Land West of Forestry Houses , Succoth (Dunbritton HA Site)
Tarbet	
MIR106a	Land at Tarbet Yard (Site A)
MIR106b	Land at Tarbet Yard (Site B)
Tyndrum	
MIR113	Mansefield, Tyndrum FK20 8RQ

3.0 Site Assessment Summary

Officer Recommendation

- 3.1 All the consultation responses to the National Park, internal and external, have been considered. The attributes of each site as provided in the sites submitted in the 'Call for Sites' have been assessed by planning officers who have made a recommendation regarding the appropriateness of each site for inclusion in the LDP. Sites that meet the 'Call for Sites' criteria have been assessed, (refer to paragraph 2.1 above).

- 3.2 A colour coded ‘traffic light’ system of Green (Preferred sites), Amber (Alternative Sites) and Red (Not Preferred) has been adopted to note the suitability of taking sites forward into the LDP as part of the Main Issues Report consultation. The summaries have been ordered by settlement in the report. For each site summary details are included. A key sheet has been included on a settlement basis, to show the location of each of the sites and to provide context on the adopted local plan allocations, the adopted local plan allocated sites have also been annotated.
- 3.3 The contents page at the beginning of the Report lists the page numbers for each of the sites.

Placemaking Priorities

- 3.4 As a result of the settlement review process and from public consultation, opportunities have been identified in the Main Issues Report to improve public realm and streetscape in a number of settlements. The details of these Placemaking Priorities are set out in Section 6 of the Main Issues Report with the indicative locations of the opportunities shown on the accompanying plans. These proposals are indicative and further details of the range of options for each settlement will be prepared and considered following consultation on the Main Issues Report.

Table 3: Placemaking Priorities

MIR Reference	Settlement
PP 1	Aberfoyle
PP 2	Arrochar
PP 3	Balloch
PP 4	Callander
PP 5	Drymen
PP 6	Blairmore
PP 7	Tarbet
PP 8	Tyndrum

4.0 Local Plan Sites

- 4.1 Table 4 below sets out the current status on local plan allocations and if they should continue to be included in the Local Development Plan. For a number of sites no development has been implemented however, their allocation remains integral to delivering the continued local plan strategy. Such sites are considered important to deliver the new Local Development Plan strategy and should be taken forward as allocations.
- 4.2 A number of sites have been delivered and are either completed or are under construction and it is noted in Table 4 where they should be deleted.
- 4.3 Where there is uncertainty over the future delivery of unimplemented local plan sites, they may not be recommended for continued allocation in the Local Development Plan. The reason for the removal of such sites is also noted.
- 4.4 As with the sites in the in Table 2, a colour coded 'traffic light' system of Green (Preferred sites), Amber (Alternative Sites) and Red (Not Preferred) has been adopted to note the suitability of taking sites forward into the LDP.

Table 4: Local Plan Sites

Local Plan Sites	Main Issues Report Status	MIR Category
Aberfoyle		
H1 – Adjacent to Old Kirk Loan	The site has been allocated in the local plan with no development progress. No planning permission has been granted. The site has the potential to become effective in the longer term and the site should be allocated in the MIR as an alternative site.	
Arrochar and Succoth		
H2 – Cobblers Rest	The site has potential to be developed and is considered effective. Retain as a housing site in the MIR	
ED1 Arrochar	The local plan allocation should be retained and the potential with adjoining submitted sites for housing development should be considered.	
ST1 – Former Torpedo Range	The local plan allocation should be retained. The site now has the benefit of planning permission for hotel / tourist related facility.	
ST2/CU1 – Arrochar	The local plan allocation should be retained with the potential as a Placemaking Priority.	
ST3/CU2 - Succoth	The local plan allocation should be retained.	
T1 – The Pier, Arrochar	The local plan allocation should be retained.	
Balloch		
H3 Carrochan Road	The local plan allocation should be retained.	
H4/ED2 Former Garage Site	The local plan allocation should be retained.	
H5 Land north of Craigmomond Gardens	The local plan allocation should be retained.	

Local Plan Sites	Main Issues Report Status	MIR Category
H6 Former Site Compound	The local plan site should be retained but should reflect the recent planning permission for a hotel / restaurant. Change from a housing allocation to sustainable tourism.	
ST4 Balloch Castle	The local plan allocation should be retained.	
ST5 Woodbank House	The local plan allocation should be retained.	
ST6/ Loch Lomond Shores/West Riverside	The local plan allocation should be retained.	
ST7/T2 The Old Station	The local plan allocation should be retained.	
ST8 St Kessogs, East Riverside and Moss O'Balloch	The local plan allocation should be retained.	
T3 Loch Lomond Shores Balloch	Update allocation. The site is part developed. The local plan allocation should be retained for the residual area of the site, with an amended area.	
Balmaha		
T4 Balmaha	The local plan allocation should be retained.	
Balquhiddier		
H7 Stronvar House and its grounds	Part of the local plan allocation has planning permission for housing. The residual area can be developed through the planning application process if appropriate proposals come forward. The allocation should not be taken forward in the MIR.	
Brig O' Turk		
H8 Glenfinglas Road	This a historical site that benefits from planning permission. It should not be taken forward in the MIR	
Callander		
H9 Pearl Street	This local plan allocation should be retained.	
H10 Stirling Road	Update allocation. The site has planning permission for a food store. The S 75 Agreement has been concluded however, the development has as yet to be implemented. The local plan allocation for housing should be deleted and the site re-allocated in the MIR for retail development.	
H11 Tannochbrae	The development is completed. The site should be deleted and not allocated in the MIR.	Site developed
H12 Churchfields	The site is considered as part of the effective housing land supply and should be retained in the MIR.	
H13 Old Telephone Exchange, Station Road	The site has planning permission and is not yet developed. The site should be retained in the MIR.	
ED3 Lagrannoch	The allocation is formed by two distinct sites located to the west and to the east of Geisher Road. The eastern site has been developed for a Fire and Rescue Service facility and the ED 3 allocation should be removed from that part of the site. The western site's allocation for economic development should be retained. The southern part of the site has been developed in part and the northern part remains undeveloped. There is potential for part of the western site to be reserved for the proposed bridge crossing the Teith. There therefore remains some doubt regarding the extent of any developable area to be allocated in the MIR. The site has therefore been considered as having development potential but the future of the site remains to be clarified.	
RA1 Callander East Rural Activity Area	The local plan allocation should be retained.	

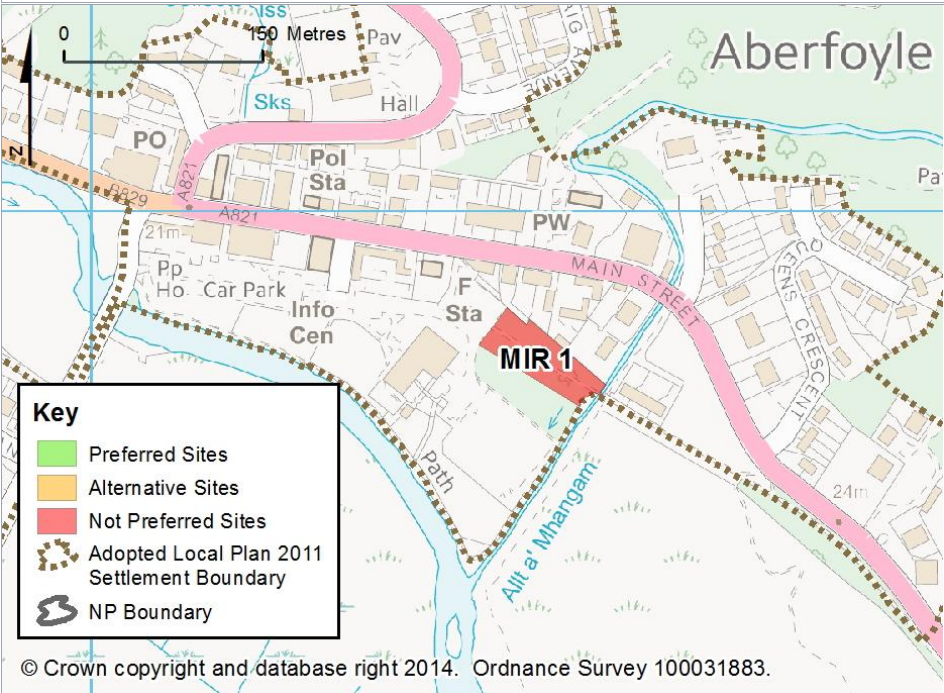
Local Plan Sites	Main Issues Report Status	MIR Category
ST9 Auchenlaich	The site has potential for tourism development. However there is a preferred option to provide an integrated urban expansion opportunity for Callander at Claish Farm to the south of the River Teith. The site should be retained in the MIR as an alternative option to the preferred site.	
ST10 Callander Town Centre	The Retail allocation in the MIR and promote as a preferred site associated with the town centre Placemaking Priority.	
Carrick Castle		
H14 Former Hotel Site	The site is under construction with a capacity of four units	
Crianlarich		
ED4 Crianlarich	The local plan allocation should be retained.	
T5 Crianlarich (by pass)	The By-Pass is under construction and the allocation removed.	Site developed
Croftamie		
H15 Buchanan Crescent	The local plan allocation should be retained.	
ST11 Pirniehall	The local plan allocation should be retained with the potential for a small element of housing development to support the regeneration of the building.	
Drymen		
H16/T7 Gartness Road	The local plan allocation should be retained.	
H17 Former Salmon Leap Site	The local plan allocation should be retained.	
RA2 Drymen South Rural Activity Area	The local plan allocation should be retained.	
ST12 Drumbeg, Near Drymen	The local plan allocation should be retained.	
T6 Balmaha Road	Part of the site has been granted planning permission for a dwelling. The boundary of the allocated site will be adjusted accordingly. The local plan allocation should be retained.	
Gartocharn		
H18 France Farm	The local plan allocation should be retained.	
Killin		
H19 Lyon Road (former auction mart)	The local plan allocation should be retained.	
H20 Open Space near Ballechroisk Terrace	The site has been developed for six affordable homes and should be deleted.	Site developed
ED6 Killin	The local plan allocation should be retained.	
Kilmun, Strone and Blairmore		
H21 Finnartmore, Kilmun	The local plan allocation should be retained.	
H22 High Road, Strone	The local plan allocation should be retained.	
ST13 Land opposite Blairmore Pier	The local plan allocation should be retained.	

Local Plan Sites	Main Issues Report Status	MIR Category
Lochearnhead		
H23 Lochearnhead Holiday Centre	The local plan allocation should be retained.	
ED7 Lochearnhead	The local plan allocation should be retained.	
Lochgailhead		
H24 Land North East of Donich Park	The local plan allocation should be retained.	
Luss		
H25 Land north of Colquhoun Arms	Update allocation. The developable area has been revised following the completion of a car park on the Southern part of this site.	
St Fillans		
H26 Station Road	The site is now developed with 18 houses on site. The site should be deleted.	Site developed
H27 Station Road, Land west of Kiloran	The local plan allocation should be retained.	
Tarbet		
ST14 Tourist Information Centre and adjoining land	The local plan allocation should be retained and with the new Placemaking Priority the site plays an integral part of the regeneration of the village.	
ST15 Central green area south east of Tarbet Hotel	The local plan allocation should be retained and with the new Placemaking Priority the site plays an integral part of the regeneration of the village.	
ST16 Former Harvey's Garage site	The local plan allocation should be retained.	
ST17 Lochside frontage from Harvey's Garage site	The local plan allocation should be retained.	
ST18 Land to the rear of the Tarbet Hotel	The local plan allocation should be retained and with the new Placemaking Priority the site plays an integral part of the regeneration of the village.	
T8 Tarbet		
Tyndrum		
H28 Mansefield	The site is now complete and should be removed.	Site developed
H29/ED8 Clifton	The local plan allocation should be retained and with the new Placemaking Priority the site plays an integral part of the regeneration of the village.	
Strachur South – Cowal		
RA3 – Strachur South Rural Activity Area		

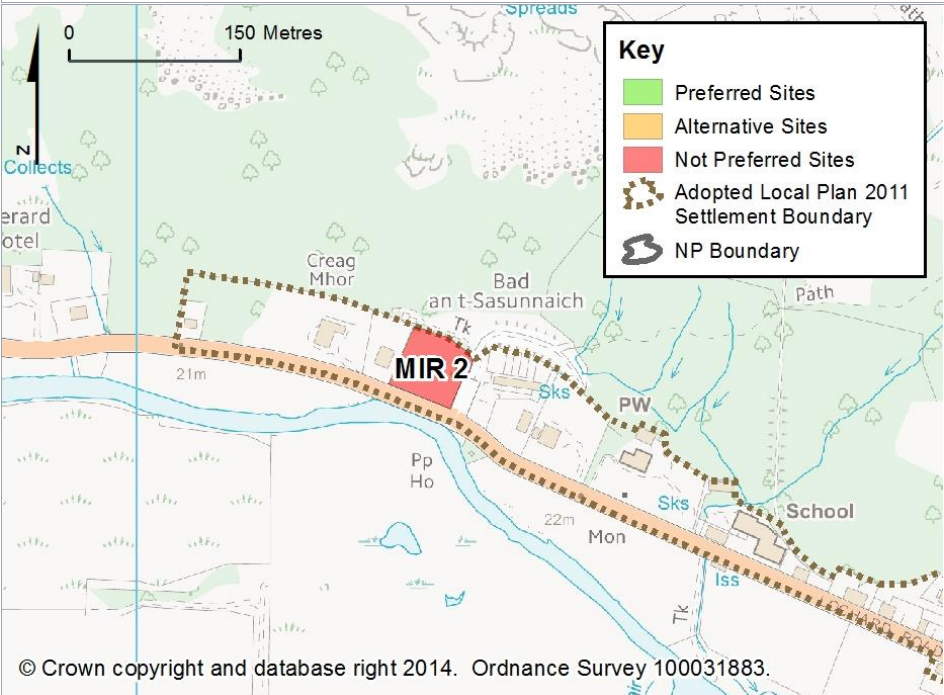
Local Plan Sites	Main Issues Report Status	MIR Category
Strathfillan		
RA4 Strathfillan Rural Activity Area	The local plan allocation should be retained.	
LONG - TERM Development Opportunities		
LH1 Callander Site to the North of Lagrannoch Drive	The site had been considered as a long term opportunity for housing development. However there is a preferred option to provide an integrated urban expansion opportunity for Callander at Claish Farm to the south of the River Teith. The site should not be allocated in the MIR.	
LH2 - Croftamie , Main Street	The site had been considered as a long term opportunity for housing development. The site should be retained as a potential alternative.	
LH3 Lochgoilhead	The site was identified as a long term opportunity; however it is unlikely to be developed over the period of the Local Development Plan.	
LH4 Tyndrum	The site was identified as a long term opportunity; however it is unlikely to be developed over the period of the Local Development Plan.	
LT1 Cambusmore, Callander	The site had been considered as a long term opportunity for sustainable tourism development. However there is a preferred option to provide an integrated urban expansion opportunity for Callander which includes sustainable tourism at Claish Farm to the south of the River Teith. The site should not be allocated in the MIR.	

Details of the original submissions for each site are available at

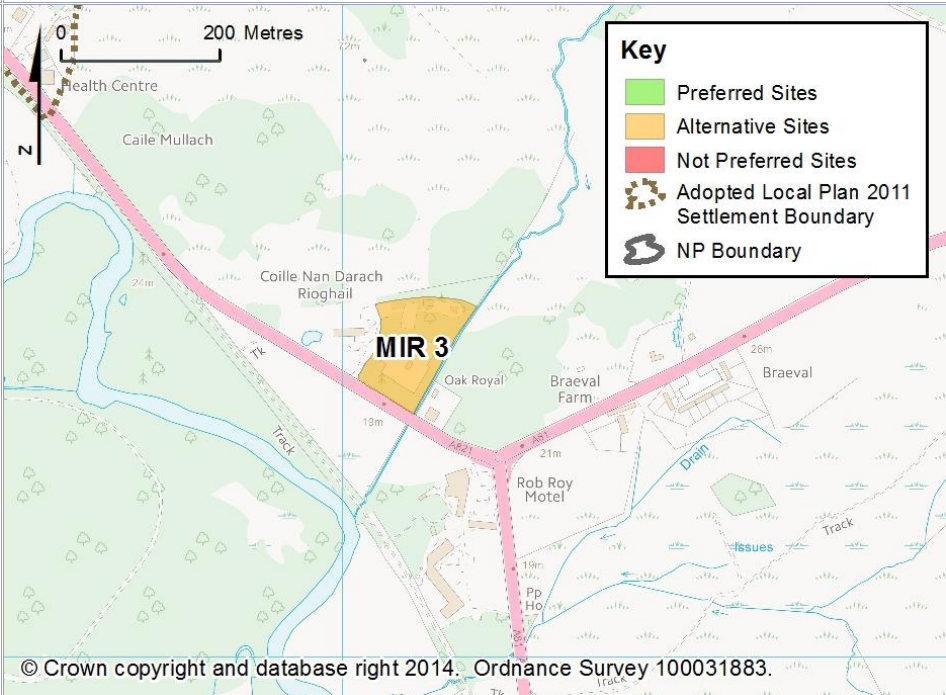
<http://www.lochlomond-trossachs.org/planning/local-development-plan/menu-id-951.html>

MIR Reference:	MIR 1
Site ID:	17
Site Address:	Car Park off Main Street
Nearest Settlement:	Aberfoyle
Site Size Ha:	0.29
Current Use:	Car Park
Description of Proposed Use:	Business Commercial Development
No of Housing Units Proposed:	N/A
Site Plan:	 <p>© Crown copyright and database right 2014. Ordnance Survey 100031883.</p>

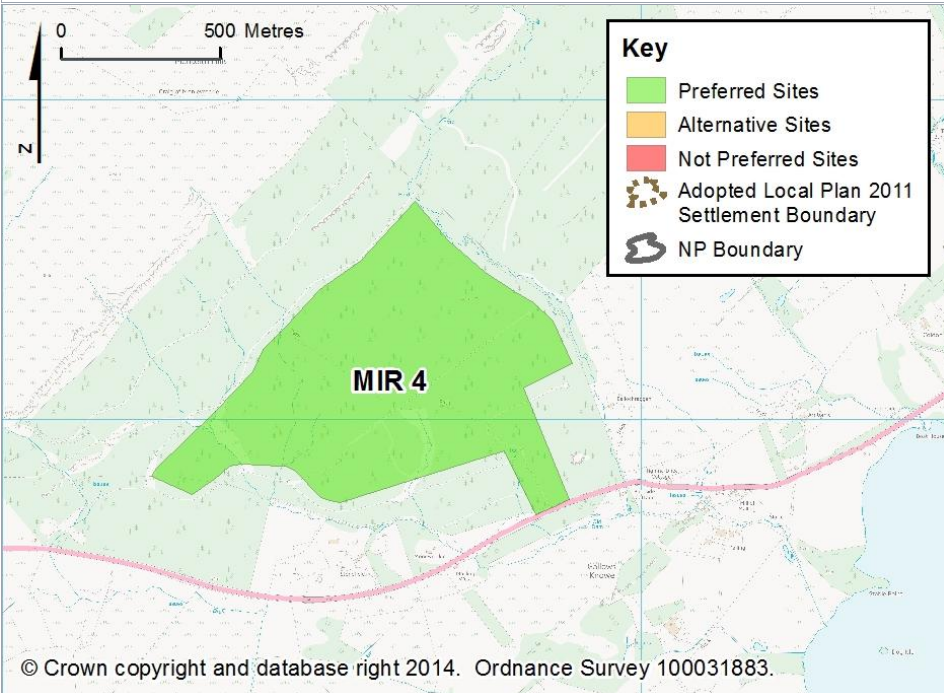
Officer recommendation:	<p>Stirling Council's Flood Officer advises that this site has previously been flooded by the Allt Mhagnam which borders the East edge of the site. SEPA recommend that it is not included due to flood risk, including from the nearby River Forth. This site is therefore not a preferred site.</p>
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MIR Reference:	MIR 2
Site ID:	19
Site Address:	Craigfoot Terrace Aberfoyle
Nearest Settlement:	Aberfoyle
Site Size Ha:	0.32
Current Use:	Informal open space/rough grazing
Description of Proposed Use:	Residential
No of Housing Units Proposed:	Not determined
Site Plan:	 <p>© Crown copyright and database right 2014. Ordnance Survey 100031883.</p>

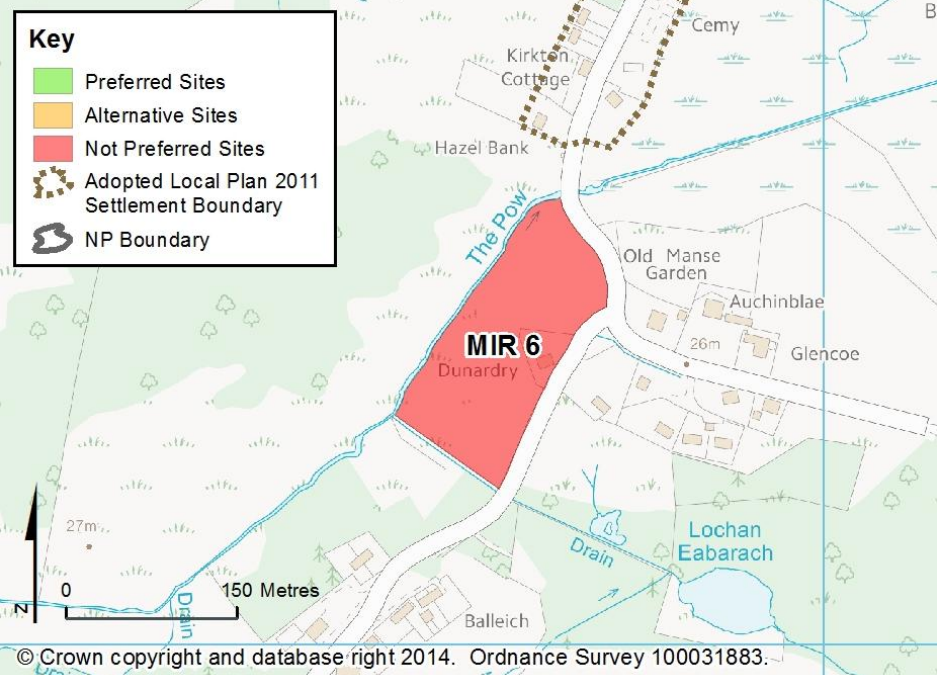
Officer recommendation:	<p>The key issues for the site are flood risk and a potential for rock fall hazard from historical quarry workings high above the site. Stirling Council's Flood Officer advise's that this site will likely have annual flooding which will affect access and egress on the road locally. A Flood Risk Assessment would need to be prepared before this site could be considered further. This site is therefore not a preferred site at this time.</p>
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MIR Reference:	MIR 3
Site ID:	120
Site Address:	FC Yard site
Nearest Settlement:	Aberfoyle
Site Size Ha:	1.24
Current Use:	
Description of Proposed Use:	Mixed Use - Rural Activity Area
No of Housing Units Proposed:	
Site Plan:	 <p>© Crown copyright and database right 2014. Ordnance Survey 100031883.</p>

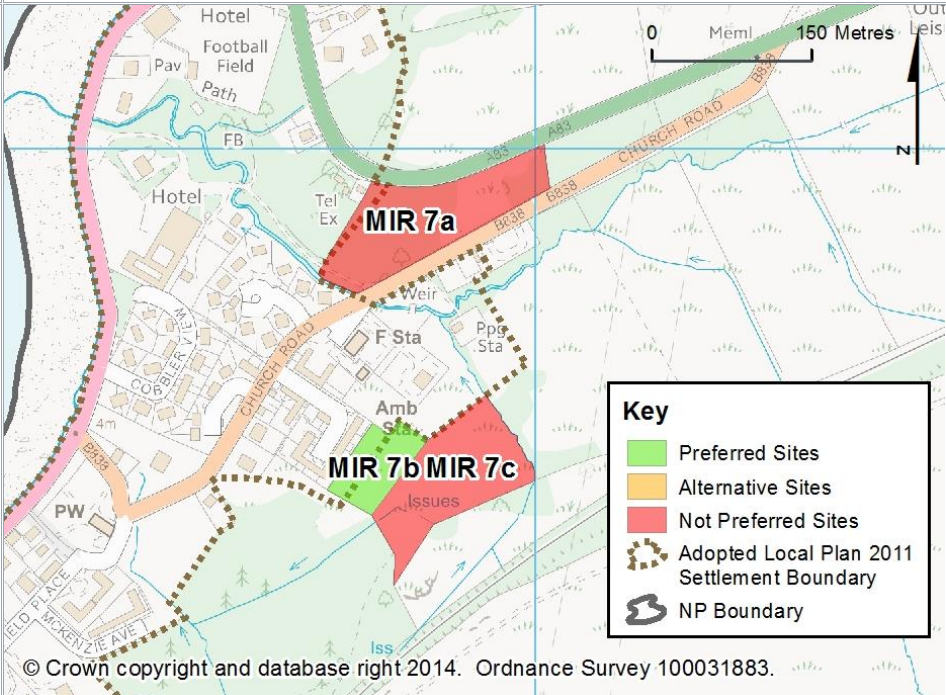
Officer recommendation:	<p>Stirling Council's Flood Officer and SEPA advise this site is potentially at risk from the River Forth in part and also from a watercourse behind the site. A Flood Risk Assessment is being undertaken at the time of preparing this report (February 2014) which once available will confirm suitability for economic development uses in the form of a new Rural Activity Area. It is currently used for storage and maintenance workshops by the Forestry Commission, with some of the site expected to be surplus to requirements.</p>
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MIR Reference:	MIR 4
Site ID:	121
Site Address:	Braeval
Nearest Settlement:	Aberfoyle
Site Size Ha:	65.4
Current Use:	Woodland
Description of Proposed Use:	Tourism
No of Housing Units Proposed:	Not applicable
Site Plan:	 <p>© Crown copyright and database right 2014. Ordnance Survey 100031883.</p>

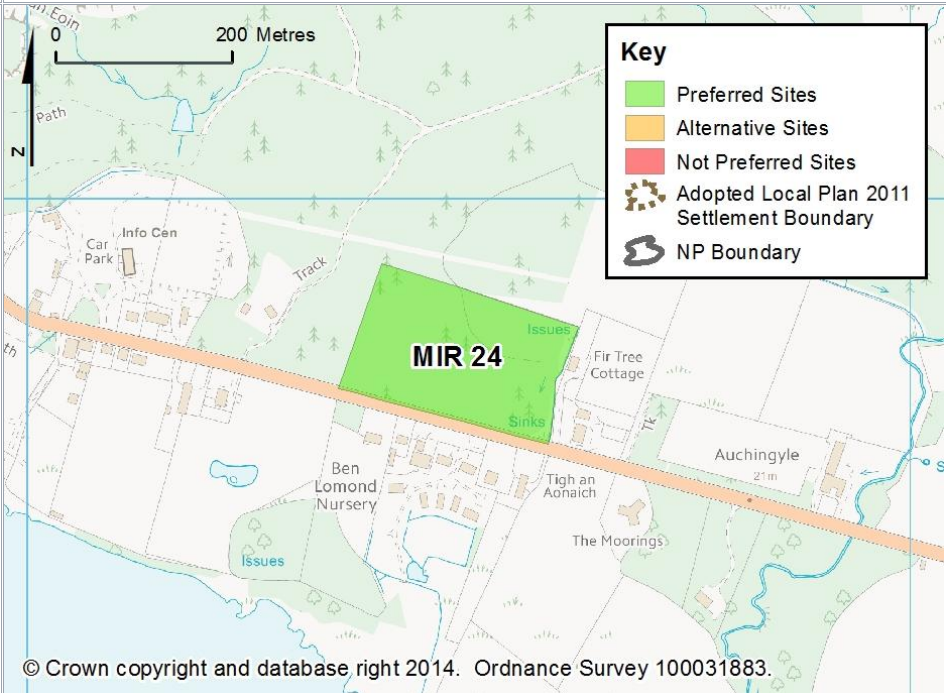
Officer recommendation:	<p>This site provides an opportunity for a visually contained forest lodge tourism development that would be integrated within existing woodland and would be required to ensure existing recreational access to the Braeval footpaths and the Rob Roy Way are maintained. Aberfoyle and David Marshall Lodge can be accessed via the Rob Roy way. The watercourses that cross the site are part of the Lake of Menteith SSSI - development would need to be designed in a way to ensure there was no adverse impact on this designation. The site size would suggest this will be possible and can be addressed at the development management stage.</p>
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MIR Reference:	MIR 6
Site ID:	123
Site Address:	Land South of Aberfoyle
Nearest Settlement:	Aberfoyle
Site Size Ha:	2.26
Current Use:	Agricultural Land
Description of Proposed Use:	Housing
No of Housing Units Proposed:	Not applicable
Site Plan:	 <p>© Crown copyright and database right 2014. Ordnance Survey 100031883.</p>

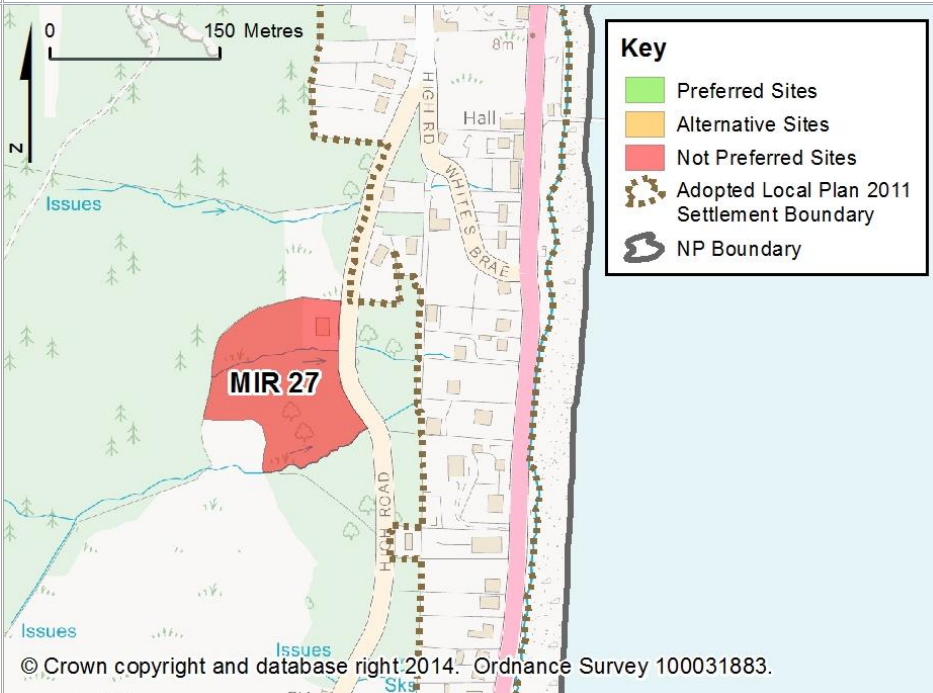
Officer recommendation:	<p>This residential proposal lies outwith the settlement boundary and would extend the settlement edge further south in a linear character. The submission recognises that the site is at least partly at risk of flooding. SEPA's Indicative flood map also highlights that the flood depth is likely to be greater than 1m across the majority of the site. Access and egress from the site is likely to be severely limited during flooding events which is via the narrow bridge over the River Forth on Manse Road. The capacity of this bridge and increased risk of pedestrian/vehicle conflict is a further consideration. It is concluded that the growth of Aberfoyle in this area is not favoured, considering the access and flooding considerations outlined. This site is therefore not a preferred site.</p>
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MIR Reference:	MIR 7abc
Site ID:	79
Site Address:	Land at Church Road (part of site allocated ED1)
Nearest Settlement:	Arrochar
Site Size Ha:	2.82 combined
Current Use:	Vacant Land
Description of Proposed Use:	Residential and commercial
No of Housing Units Proposed:	Not determined
Site Plan:	 <p>© Crown copyright and database right 2014. Ordnance Survey 100031883.</p>

Officer recommendation:	<p>The site includes land on both sides of Church Road and allocated site ED1 on the south side of the road. The site to the north of the road is wooded and it forms a buffer with the A83 which provides an sense of arrival to Arrochar. Some of the trees at the edge of the site are protected by Tree Preservation Orders. Topography is an issue on the southern part of the site behind ED1 but there is capacity for some development before a break in the slope. The higher part of the site is not suitable for development given it is exposed and potentially visible from north western / Arrochar Alps areas. In terms of potential use, the southern part of the site could accommodate some housing with expanded area to south to break of slope. The land to the north not suitable for development due to woodland.</p>
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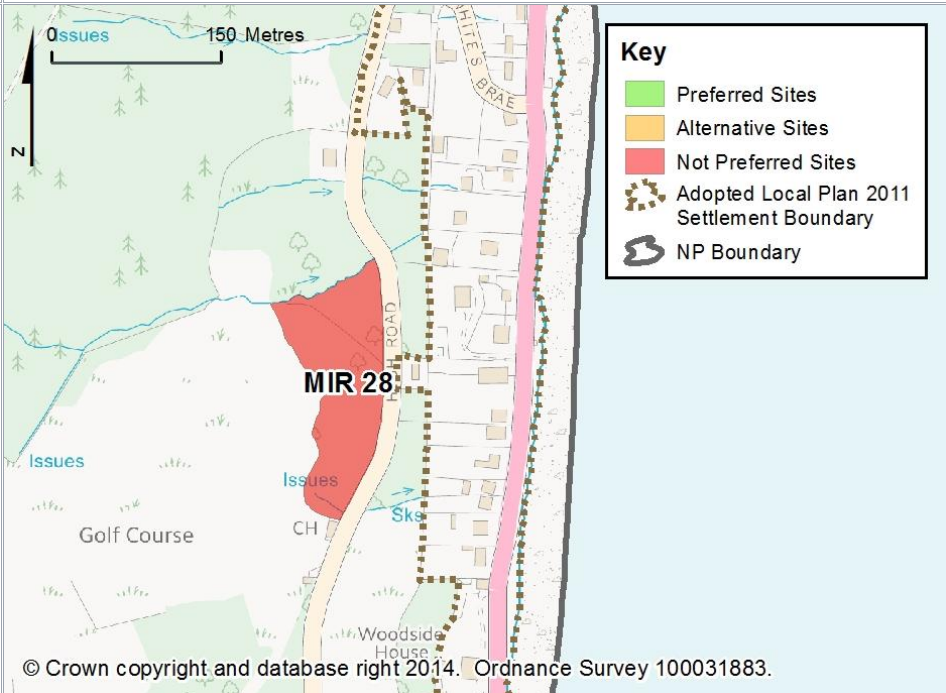
MIR Reference:	MIR 24
Site ID:	8
Site Address:	Forestry Commission Site, Opposite Ben Lomond Nursery, Balmaha
Nearest Settlement:	Balmaha
Site Size Ha:	3.41
Current Use:	Woodland
Description of Proposed Use:	Housing
No of Housing Units Proposed:	
Site Plan:	 <p>© Crown copyright and database right 2014. Ordnance Survey 100031883.</p>

Officer recommendation:	<p>The site is considered suitable for development at an appropriate density. It is currently the subject of pre application advice to Rural Stirling Housing Association who are working in partnership with the community to progress it. The indicative capacity is approximately 10 dwellings.</p>
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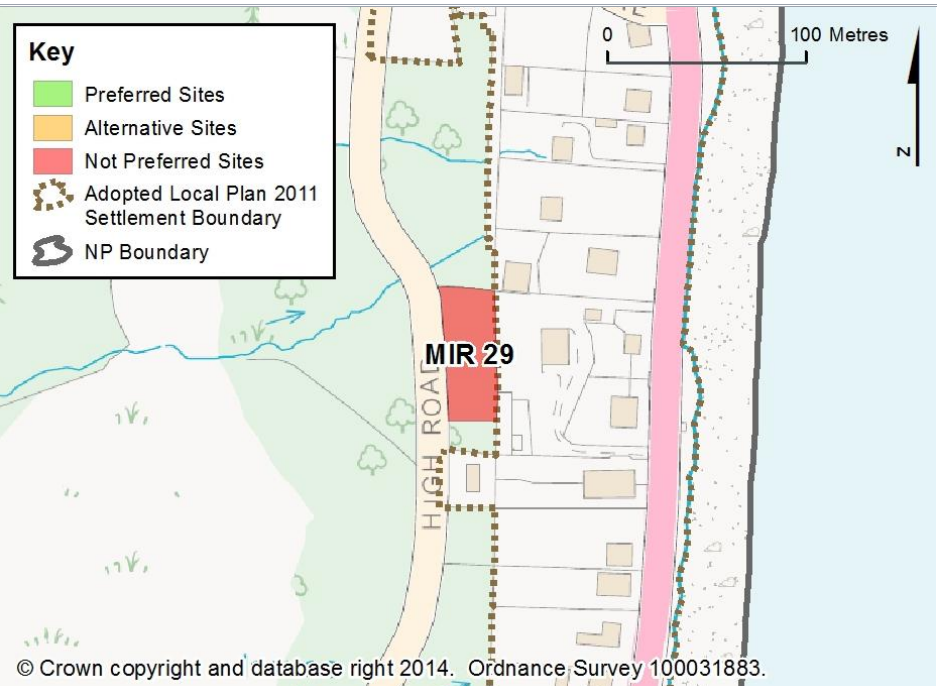
MIR Reference:	MIR 27
Site ID:	53
Site Address:	Woodend High road Blairmore
Nearest Settlement:	Blairmore
Site Size Ha:	1.42
Current Use:	
Description of Proposed Use:	Housing
No of Housing Units Proposed:	Not determined
Site Plan:	

Officer recommendation:	<p>Promoted for housing for the elderly and young families. The site is constrained due to poor access from an unadopted road (High Road). It is currently a mixture of deciduous woodland to the rear and outbuildings to the front. There is an existing house on the site with steep access to the front. While there may be some scope for development, in landscape terms at least, it is constrained by the access at this time and is not a preferred site. It may be possible to review this in the future along with other development potential that could help fund improvements to the Road.</p>
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MIR Reference:	MIR 28
Site ID:	54
Site Address:	Woodend High road Blairmore
Nearest Settlement:	Blairmore
Site Size Ha:	1.29
Current Use:	
Description of Proposed Use:	Housing
No of Housing Units Proposed:	Not determined

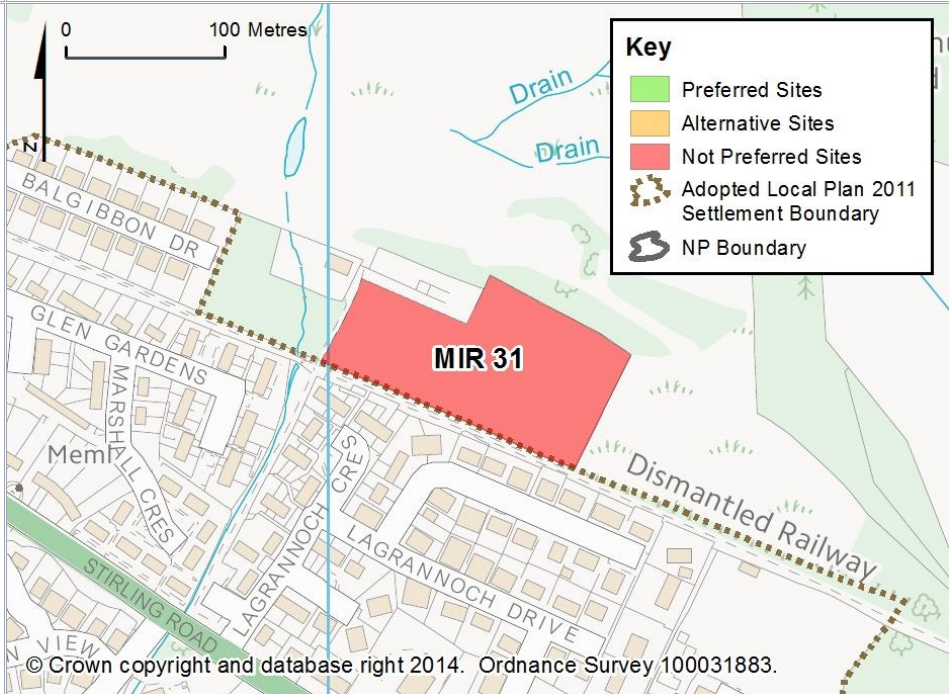
Site Plan:	
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Officer recommendation:	<p>Promoted for housing for the elderly and young families. The site is restricted due to poor access from unadopted road (High Road). The site backs on to the golf course and is fairly narrow and prominent in landscape terms. The woodland provides a buffer to views into the golf course which is visible from a long distance across the water. The site is sloping up from the road. It is constrained by the access at this time and is not a preferred site. It may be possible to review this in the future along with other development potential that could help fund improvements to the Road.</p>
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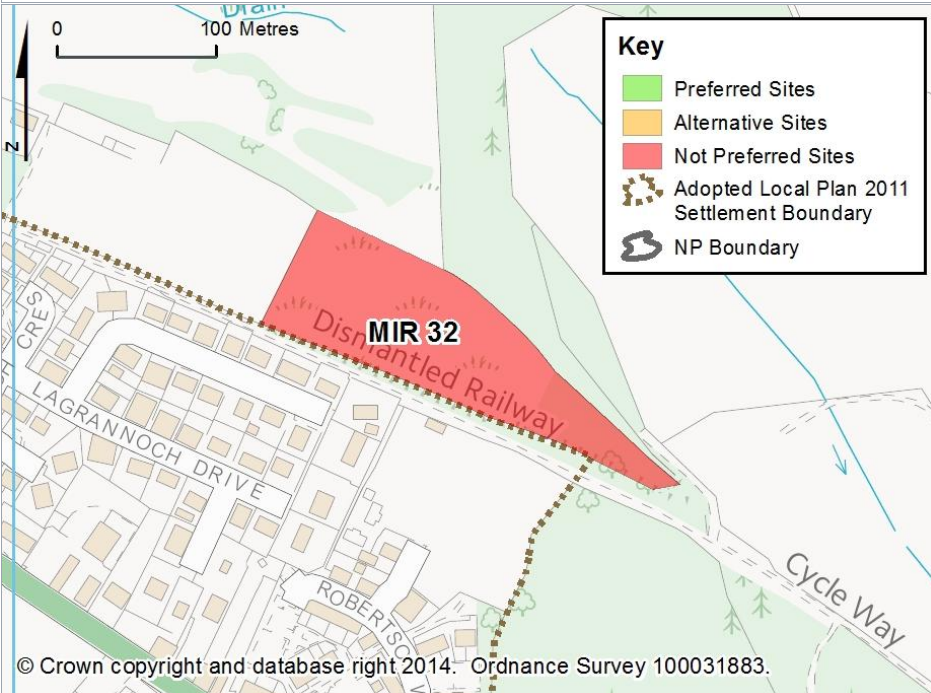
MIR Reference:	MIR 29
Site ID:	56
Site Address:	Woodend High road Blairmore
Nearest Settlement:	Blairmore
Site Size Ha:	0.17
Current Use:	
Description of Proposed Use:	Housing
No of Housing Units Proposed:	Not determined
Site Plan:	

Officer recommendation:	<p>Site on the upper wooded slope behind Fairy Knowe (a listed victorian villa that sits up on the slope behind the existing row of houses on Shore Road). The woodland provides a valuable backdrop for Fairy Knowe. The site is next to an existing house accessed from the High Road (Coir-an-Tee) which a unadopted Road. It is not recommended to take forward given constraints of listed building, landscape and roads.</p>
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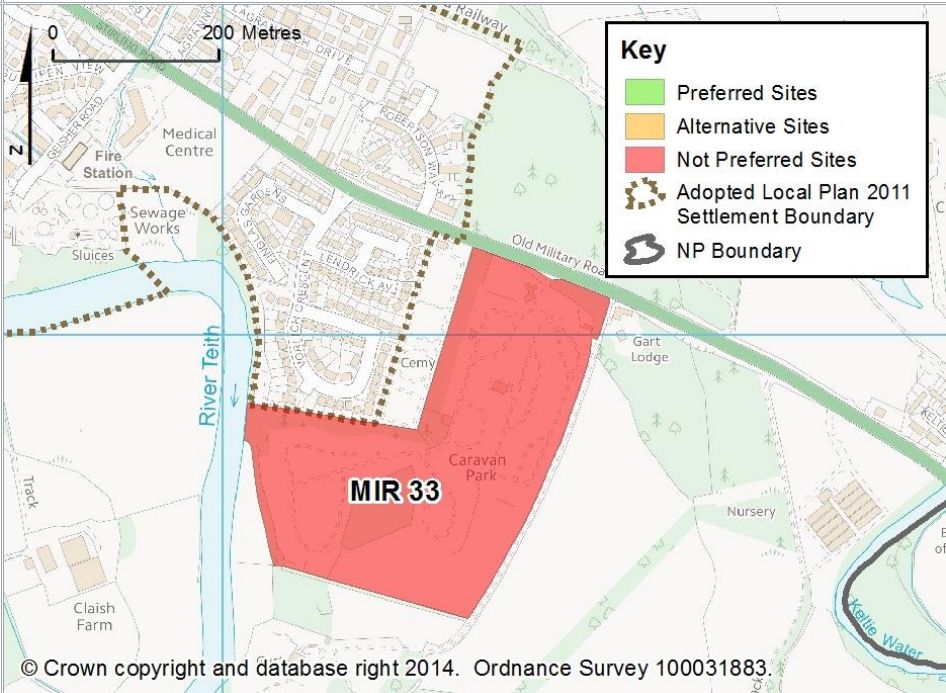
MIR Reference:	MIR 31
Site ID:	5
Site Address:	Balgibbon Callander FK17 8LE
Nearest Settlement:	Callander
Site Size Ha:	1.27
Current Use:	Agriculture
Description of Proposed Use:	Housing
No of Housing Units Proposed:	28

Site Plan:	
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Officer recommendation:	<p>The site is constrained in regard to vehicle access as land outwith the boundary of the site would be required to enable an adoptable access road. If access from Balgibbon Drive would raise potential amenity issue, due to the additional traffic, for the residents. This site is therefore not a preferred site.</p>
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MIR Reference:	MIR 32
Site ID:	6
Site Address:	North of Lagrannoch Drive Callander
Nearest Settlement:	Callander
Site Size Ha:	1.46
Current Use:	Agriculture
Description of Proposed Use:	Residential
No of Housing Units Proposed:	4
Site Plan:	

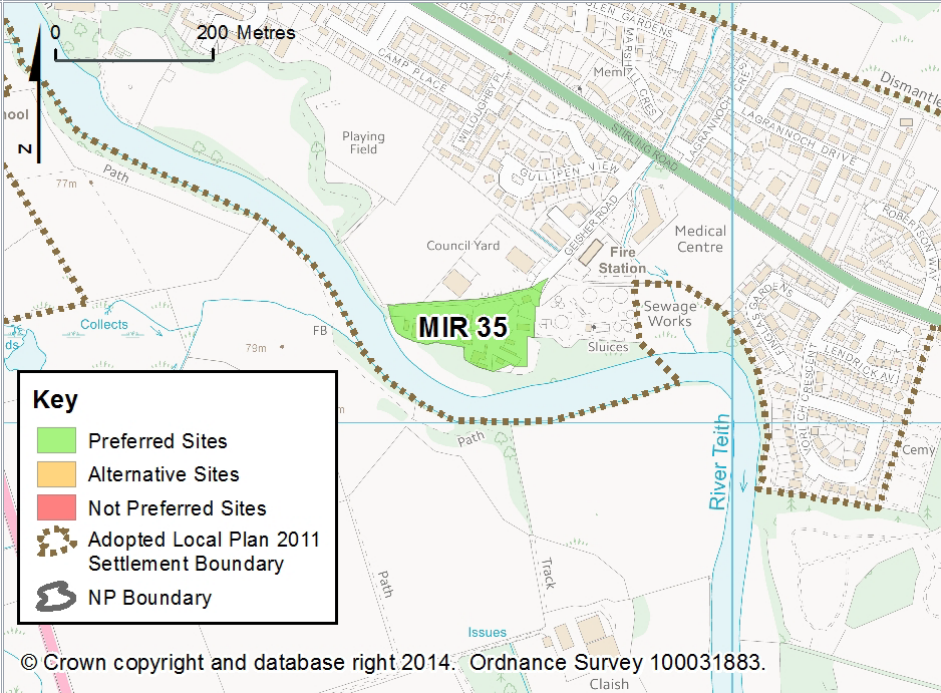
Officer recommendation:	<p>The site is constrained in regard to access as land outwith the boundary of the site would be required to enable an adoptable access road. This site is therefore not a preferred site.</p>
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MIR Reference:	MIR 33
Site ID:	9
Site Address:	Gart Caravan Park Stirling Road Callander FK17 8LE
Nearest Settlement:	Callander
Site Size Ha:	10.15
Current Use:	Caravan Park
Description of Proposed Use:	Housing
No of Housing Units Proposed:	174
Site Plan:	 <p>© Crown copyright and database right 2014. Ordnance Survey 100031883.</p>

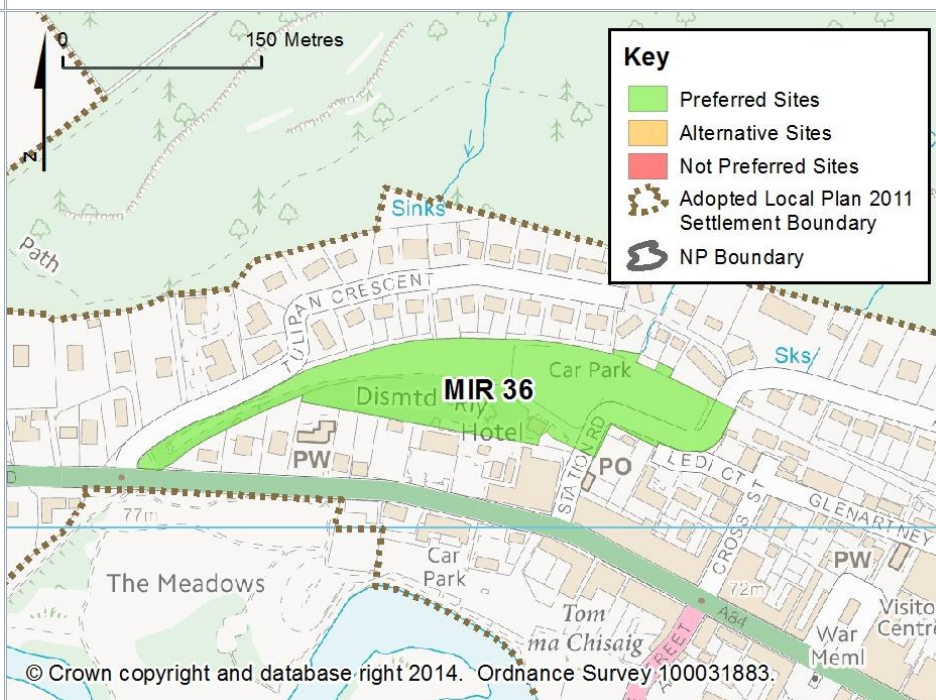
Officer recommendation:	<p>Located outwith the settlement boundary, this site in its current use is a key visitor accommodation facility. There is a risk the loss of the facility could prejudice the tourism economy of the area, unless it was replaced on an alternative location close by. It is understood that the owner would not relocate. Further, the site's character and landscape is sensitive to new development as highlighted within the Callander Landscape Capacity Study. Officer's favour new housing development closer to the Primary and Secondary School. This site is therefore not a preferred site.</p>
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MIR Reference:	MIR 34
Site ID:	10
Site Address:	Land at Trean Farm, Callander FK17 8AS
Nearest Settlement:	Callander
Site Size Ha:	9.37
Current Use:	Grazing
Description of Proposed Use:	Mixed Use
No of Housing Units Proposed:	Not determined
Site Plan:	<p>© Crown copyright and database right 2014. Ordnance Survey 100031883.</p>

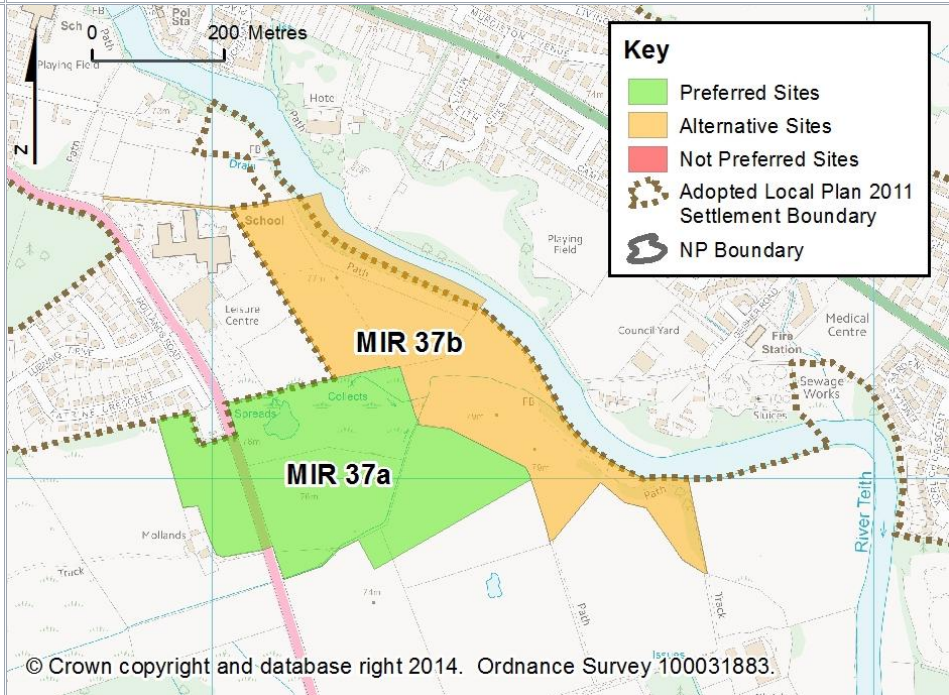
Officer recommendation:	<p>This proposal is in a highly sensitive landscape, with growth on this side of Callander previously being resisted through the Local Plan's preparation. It remains officer's view that this area is not suitable for new development of this scale on landscape grounds. The Callander Landscape Capacity Study highlights confirms this area has no capacity for new development. This site is therefore not a preferred site.</p>
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MIR Reference:	MIR 35
Site ID:	12
Site Address:	Lagrannoch Industrial Estate, Callander
Nearest Settlement:	Callander
Site Size Ha:	1.26
Current Use:	General Industrial and Storage
Description of Proposed Use:	Storage and Distribution/ Business
No of Housing Units Proposed:	N/A
Site Plan:	 <p>© Crown copyright and database right 2014. Ordnance Survey 100031883.</p>

Officer recommendation:	<p>This site forms part of a larger site allocation currently ED3 (for use classes 4 business and 5 general industrial). The responder has requested that this allocation be extended to also include use class 6 storage or distribution. Under permitted development rights it is currently possible to change use from class 4 or 5 to 6 without requiring planning permission where the floor area involved is no more than 235sqm. This demonstrates the existing close links between these types of uses. This change is supported. The boundary of this allocation is proposed to be amended to only include the current area of the existing various business or workshop units and exclude the Fire Station.</p>
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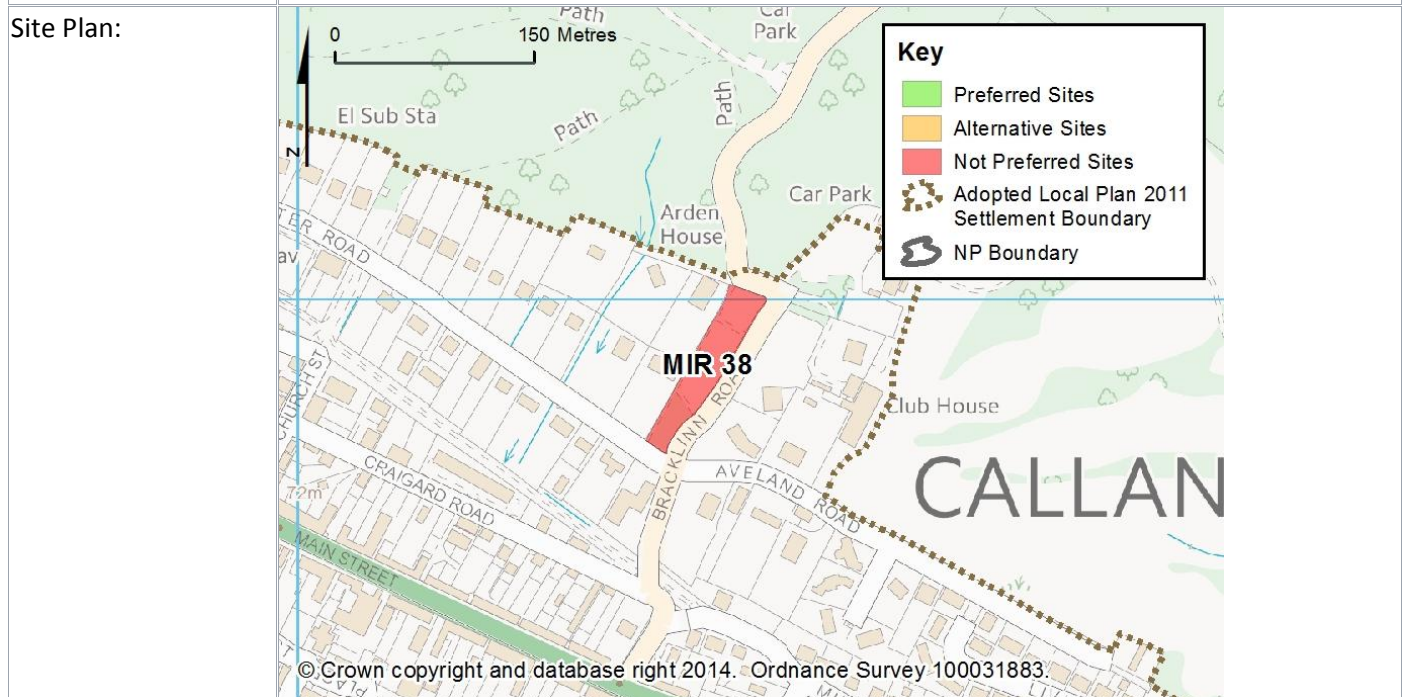
MIR Reference:	MIR 36
Site ID:	13
Site Address:	Station Road Car Park Callander
Nearest Settlement:	Callander
Site Size Ha:	2.09
Current Use:	Public Car Park with toilet block
Description of Proposed Use:	Mixed Use
No of Housing Units Proposed:	Not determined
Site Plan:	

Officer recommendation:	<p>This proposal is in line with the existing site allocation (ST10) however includes a smaller area focusing on the land in single ownership by Stirling Council. It is supported as a preferred site as it is a key development site to support the regeneration of Callander, although will require an appropriate design response to the built heritage and access. The proposed use is mixed - include retail, tourism, workspace or other commercial uses in addition to retaining some car parking. New development will need to be consistent with a review of car parking in Callander and any revised strategy and management.</p>
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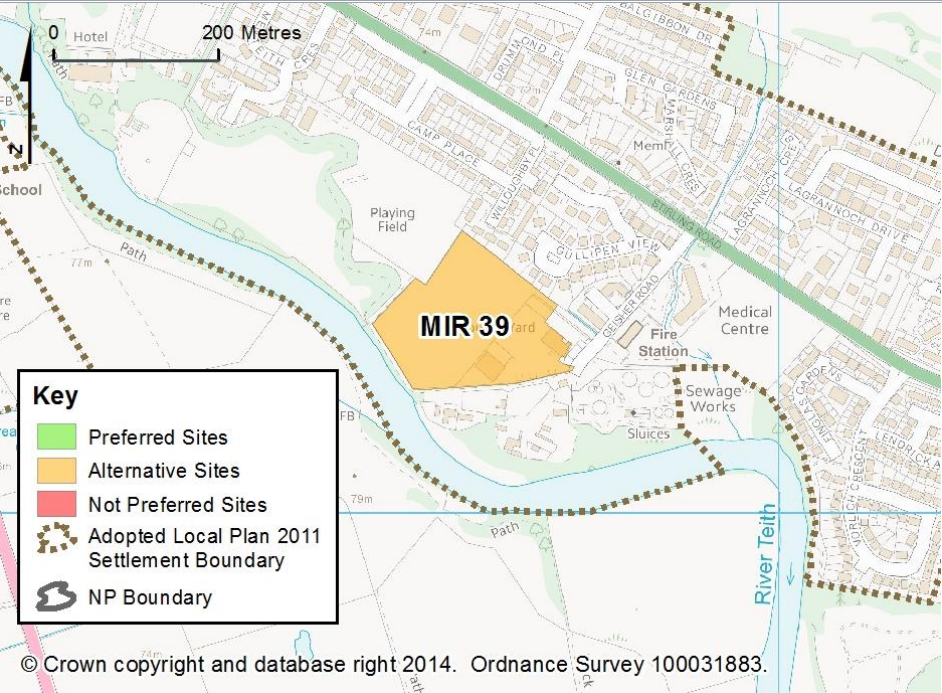
MIR Reference:	MIR 37ab
Site ID:	15
Site Address:	Claish Farm Mollands Road Callander Perthshire FK17 8JJ
Nearest Settlement:	Callander
Site Size Ha:	21.51 combined
Current Use:	Agriculture
Description of Proposed Use:	Housing, Mixed Use
No of Housing Units Proposed:	220
Site Plan:	 <p>© Crown copyright and database right 2014. Ordnance Survey 100031883.</p>

Officer recommendation:	<p>This site was part of the area identified in the 2011 Callander Charrette for the expansion of Callander over the long term bringing together a range of new uses and facilities. The proposal includes housing, economic development, tourism and site access with MIR37a being considered a first phase that can be accommodated within the current infrastructure and service provision. It presents an opportunity to improve the southern approach to Callander. While the detail would need to be confirmed, development beyond this level shown in 37b is likely to require further investigation into the capacity of the A81/A84, nursery and education provision. Future phases beyond the area mapped are only likely to be possible with a new access road from Callander East across the River Teith. A masterplan framework will be required for this development, ensuring management, mitigation or avoidance of key natural and cultural heritage and landscape sensitivities.</p>
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MIR Reference:	MIR 38
Site ID:	24
Site Address:	Bracklinn Callander FK 17 8EH
Nearest Settlement:	Callander
Site Size Ha:	0.33
Current Use:	Open Space
Description of Proposed Use:	Housing
No of Housing Units Proposed:	Not determined



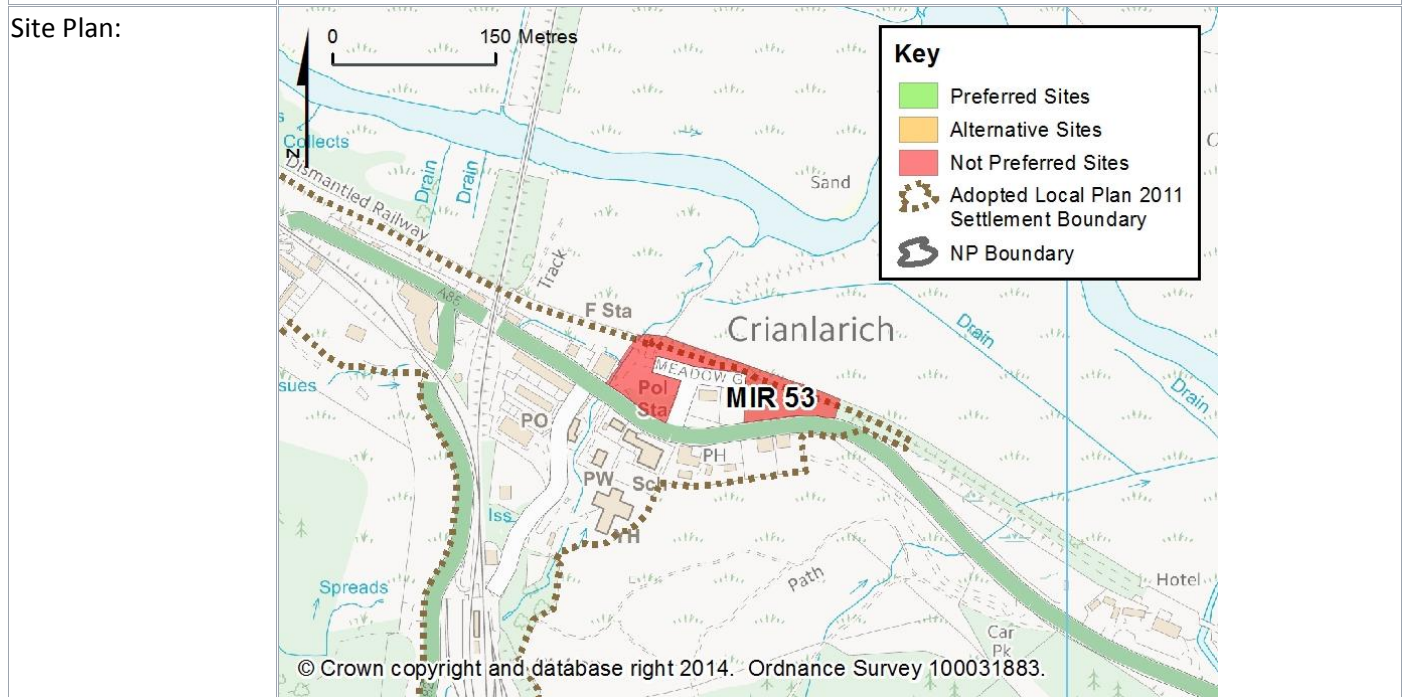
Officer recommendation:	The site has important amenity value at the edge of the Conservation Area and is identified as open space with a core path in the current Local Plan. The site is not considered to offer potential for housing development and is not preferred site.
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MIR Reference:	MIR 39
Site ID:	63
Site Address:	Currently ED3 in (Adopted Local Plan)
Nearest Settlement:	Callander
Site Size Ha:	2.83
Current Use:	
Description of Proposed Use:	Housing
No of Housing Units Proposed:	Not determined
Site Plan:	 <p>Key</p> <ul style="list-style-type: none"> Preferred Sites (Green) Alternative Sites (Orange) Not Preferred Sites (Red) Adopted Local Plan 2011 Settlement Boundary (Dashed line) NP Boundary (Thick blue line) <p>© Crown copyright and database right 2014. Ordnance Survey 100031883.</p>

Officer recommendation:	<p>This site remains undeveloped despite being allocated for economic development, with access to the site likely to have been the key constraint. It is also an area which could form part of a potential new road access to Callander South if that is to progress over the longer term. The responder proposes the site for housing development and considers access can be accommodated. In terms of housing, it is considered that the Callander South site at Claish Farm is a better site which can form part of the future growth of the town. This site would therefore be more appropriate to be safeguarded as part of a potential access point with perhaps some scope for the balance of the land for economic development. This would need to be reviewed in detail over the course of the plan period.</p>
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Officer recommendation:	<p>A small area of the site lies outwith the settlement boundary. In principle however the site relates well to the adjoining established housing and can be accessed from on Willowbrae. On the basis of the plot ratio of the adjacent housing approximately six units could be accommodated. Further investigation required regarding landform fit and ground conditions, which could be addressed through a planning application. The settlement boundary will require slight adjustment to accommodate the site. The identification of the site is supported with an indicative capacity of six units.</p>
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MIR Reference:	MIR 53
Site ID:	29
Site Address:	Lower Station Road / Meadow Grove Crainlarich FK20 8EU
Nearest Settlement:	Crainlarich
Site Size Ha:	0.62
Current Use:	Car Park/ Rough Ground
Description of Proposed Use:	Housing
No of Housing Units Proposed:	Not determined



Officer recommendation:	<p>The site is currently subject to a planning application by Strathfillan Community Council for a car park, play area ball courts and amenity space. The site has been leased to the community for ten years. 'Crainlarich into Action' indicated a community aspiration to develop the site for housing. There is a potential flood risk and future housing development may not be appropriate. The site should be retained as open space. Stirling Council advise that they have no intentions in the short term to develop the site for housing. No allocation is required for the proposed open space / amenity uses.</p>
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MIR Reference:	MIR 56
Site ID:	16
Site Address:	Pirniehall Croftamie Glasgow G63 0HD
Nearest Settlement:	Croftamie
Site Size Ha:	6.51
Current Use:	Derelict Building
Description of Proposed Use:	Flexible - Educational preferred
No of Housing Units Proposed:	N/A
Site Plan:	<p>© Crown copyright and database right 2014. Ordnance Survey 100031883.</p>

Officer recommendation:	<p>The site is outwith the settlement of Croftamie and is currently allocated for hotel /education uses. There has been no development progress to date and the building is on Royal Commission for Ancient and Historical Monuments of Scotland's 'At Risk' register. Hotel / tourism are the most appropriate uses for the site however an element of housing development should now be supported to enable the regeneration of the building. As an existing allocation not required to be assessed.</p>
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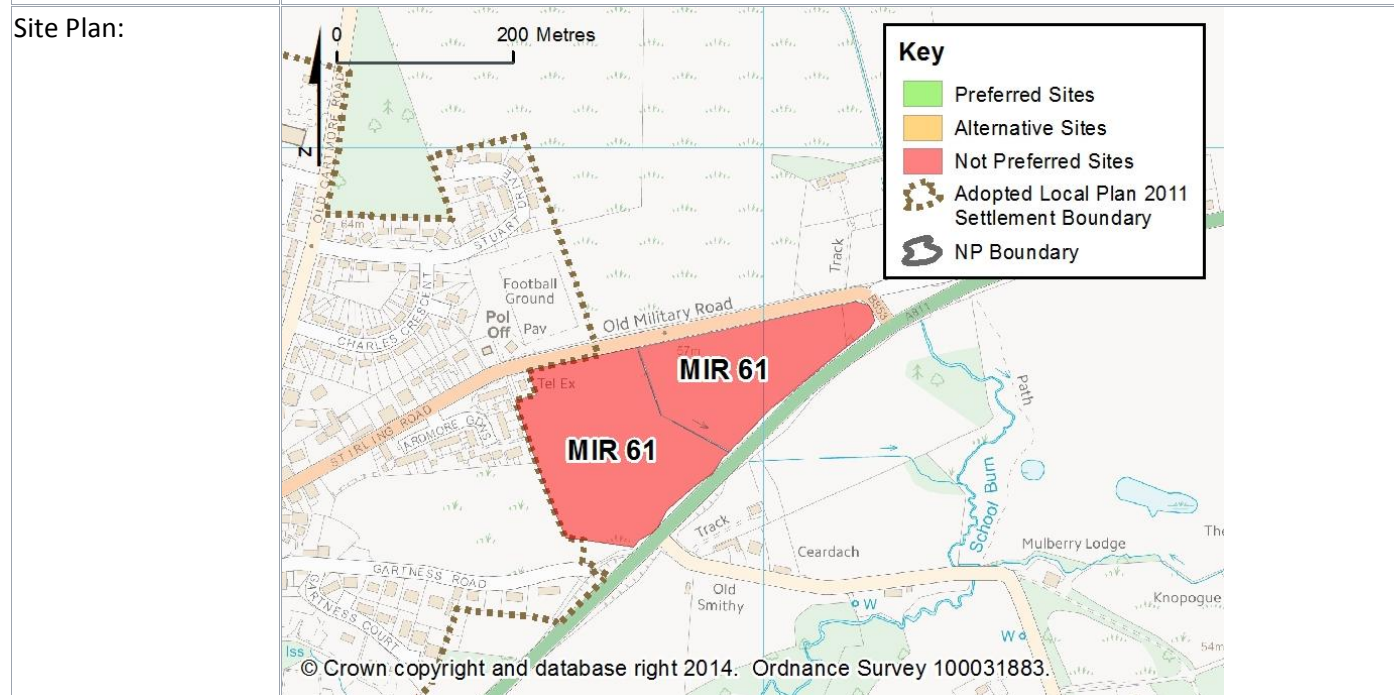
MIR Reference:	MIR 59
Site ID:	31
Site Address:	Old Gartmore Road Drymen G63 0DY
Nearest Settlement:	Drymen
Site Size Ha:	1.46
Current Use:	Scrubland
Description of Proposed Use:	Residential/Community Use
No of Housing Units Proposed:	Not determined
Site Plan:	<p>© Crown copyright and database right 2014. Ordnance Survey 100031883.</p>

Officer recommendation:	<p>This site is currently open space, the responder has identified proposed uses as residential / car parking. The site with its soft landscaping and trees plays an important role in the setting of the nearby housing and the primary school.</p>
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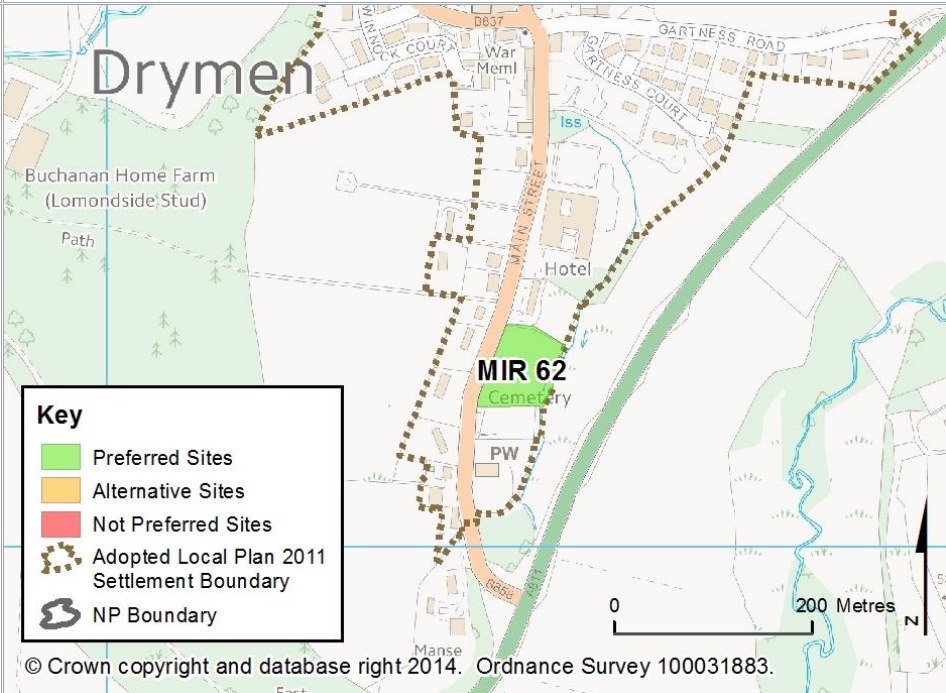
MIR Reference:	MIR 60
Site ID:	32
Site Address:	Old Gartmore Road Drymen G63 0AA
Nearest Settlement:	Drymen
Site Size Ha:	1.98
Current Use:	Woodland
Description of Proposed Use:	Residential
No of Housing Units Proposed:	Not determined
Site Plan:	<p>© Crown copyright and database right 2014. Ordnance Survey 100031883.</p>

Officer recommendation:	<p>The site is outwith the settlement boundary and includes locally important woodland and functions as a buffer at the edge of the settlement. The site is not appropriate for development.</p>
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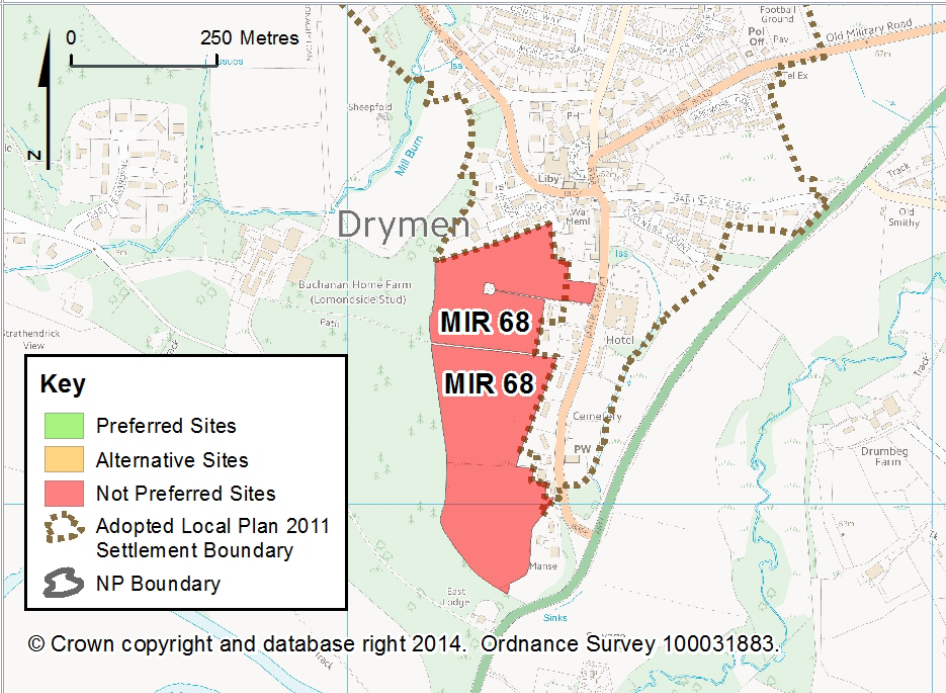
MIR Reference:	MIR 61
Site ID:	64
Site Address:	Land between B858 Stirling Road and A811 Drymen Bypass
Nearest Settlement:	Drymen
Site Size Ha:	5.54
Current Use:	Agriculture, Grazing
Description of Proposed Use:	Housing
No of Housing Units Proposed:	30



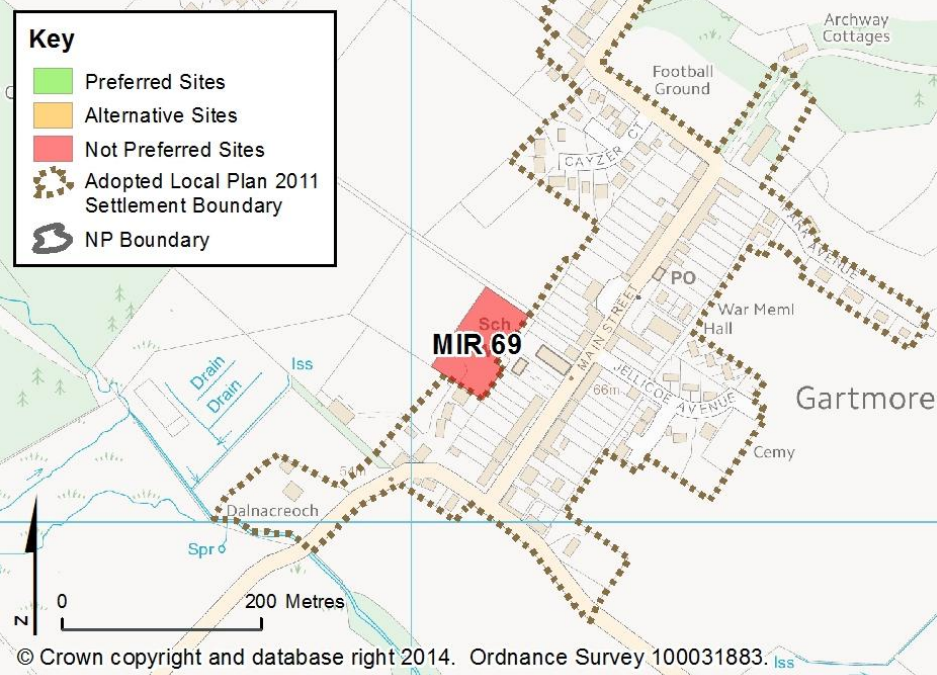
Officer recommendation:	<p>The site is on the edge of Drymen and is a sensitive location in terms of the setting of Drymen. While there may some scope on the western edge of the site to improve the boundary of the Village, it is not considered necessary at this time considering there are undeveloped gap sites. Engagement through the Charrette suggested this may be a longer term option.</p>
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MIR Reference:	MIR 62
Site ID:	107
Site Address:	Site North of Graveyard
Nearest Settlement:	Drymen
Site Size Ha:	0.52
Current Use:	Gap Site
Description of Proposed Use:	Housing
No of Housing Units Proposed:	Not determined
Site Plan:	

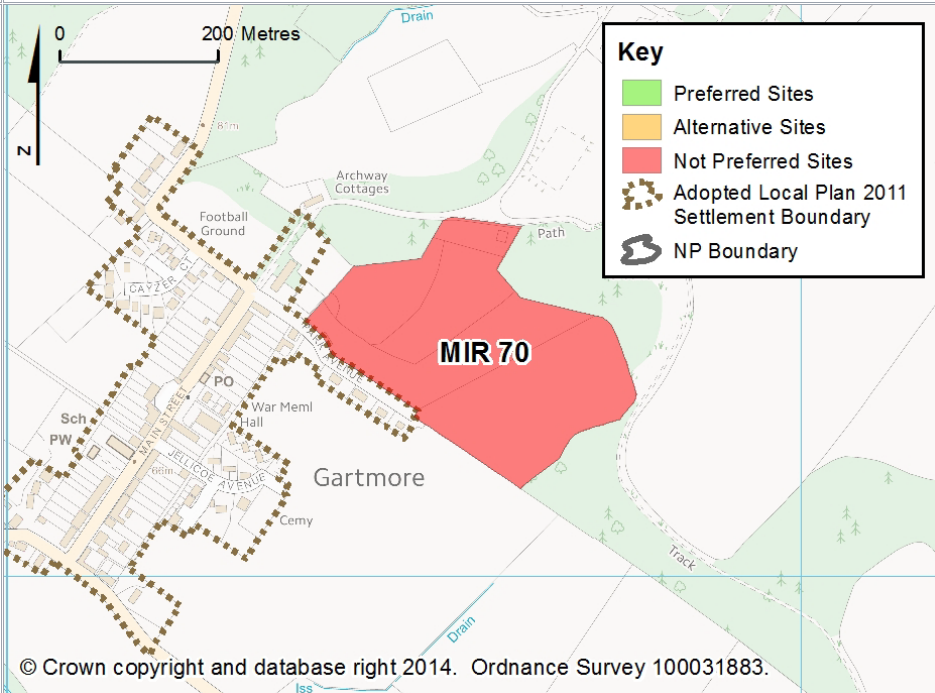
Officer recommendation:	<p>This was a key site emerging from the Charrette process. The site has potential for residential development to respond to local needs and perhaps for car parking. Site levels will be a challenge for any development over the whole site and may affect capacity. This site is included in the Council's housing programme for 2014/15.</p>
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MIR Reference:	MIR 68
Site ID:	4
Site Address:	Drymen
Nearest Settlement:	Drymen
Site Size Ha:	9.86
Current Use:	greenfield
Description of Proposed Use:	Residential
No of Housing Units Proposed:	Not determined
Site Plan:	 <p>© Crown copyright and database right 2014. Ordnance Survey 100031883.</p>

Officer recommendation:	<p>This site is considered sensitive in landscape terms for development of this scale, as highlighted in the Drymen Landscape Capacity Assessment. The Assessment characterises the area as an important ridgeline to the Village's setting. The community discussion in 2013 at the charrette events was not in support much more development beyond existing identified land at this time.</p> <p>The site is not appropriate for allocation.</p>
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MIR Reference:	MIR 69
Site ID:	34
Site Address:	Field to rear of Gartmore Primary School
Nearest Settlement:	Gartmore
Site Size Ha:	0.54
Current Use:	Playing Fields
Description of Proposed Use:	Residential
No of Housing Units Proposed:	Not determined
Site Plan:	 <p>© Crown copyright and database right 2014. Ordnance Survey 100031883.</p>

Officer recommendation:	Vehicular access from Main Street is inadequate for housing development. No allocation in the Local Development Plan is therefore supported.
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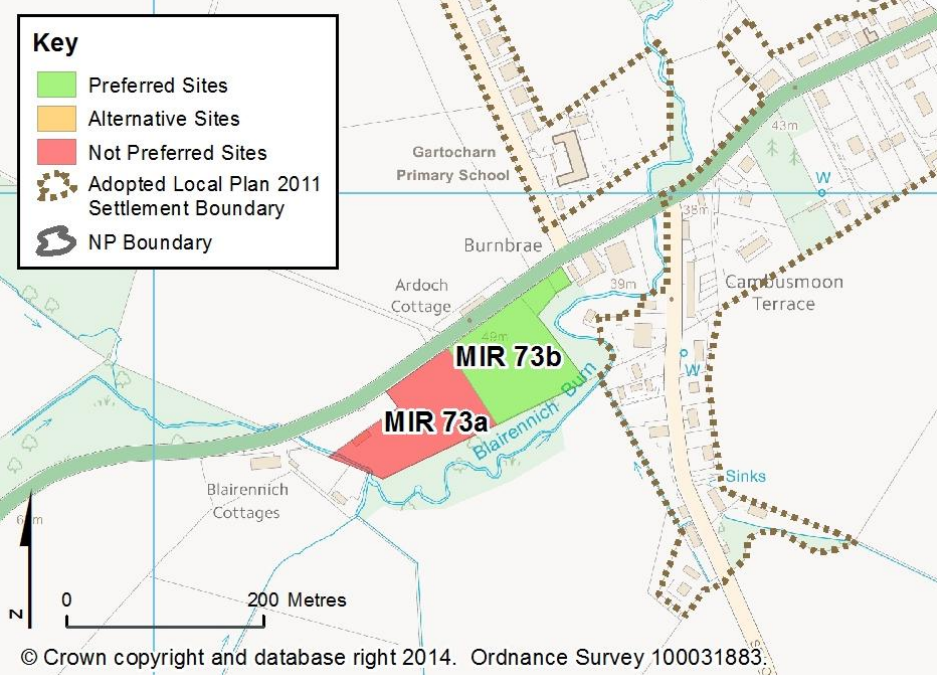
MIR Reference:	MIR 70
Site ID:	65
Site Address:	Land sloping down to Gilbert Park, Gartmore
Nearest Settlement:	Gartmore
Site Size Ha:	7.51
Current Use:	
Description of Proposed Use:	Residential
No of Housing Units Proposed:	Not determined
Site Plan:	 <p>© Crown copyright and database right 2014. Ordnance Survey 100031883.</p>

Officer recommendation:	<p>The site is located in a visually prominent location and is sensitive in landscape terms. Allocation in the Local Development Plan is not supported.</p>
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Officer recommendation:	<p>The site is located on the north edge of the village and within the National Scenic Area. It has landscape sensitivities however could have some limited development potential (see Landscape Assessment Report). There are alternative sites that are considered less sensitive for development and are preferred options. It is therefore not considered appropriate to allocate this site for development.</p>
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MIR Reference:	MIR 72
Site ID:	66
Site Address:	Burnbrae Farm, Gartocharn (Field No 6)
Nearest Settlement:	Gartocharn
Site Size Ha:	0.99
Current Use:	Rough Grazing
Description of Proposed Use:	Residential
No of Housing Units Proposed:	5
Site Plan:	<p>© Crown copyright and database right 2014. Ordnance Survey 100031883</p>

Officer recommendation:	<p>The site is long, narrow and linear. Development is likely to impact on trees which form a semi natural boundary to the settlement. The site is not considered to offer potential for housing development and is not proposed for allocation in the Local Development Plan.</p>
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MIR Reference:	MIR 73ab
Site ID:	67
Site Address:	Burnbrae Farm, Gartocharn (Field No 8)
Nearest Settlement:	Gartocharn
Site Size Ha:	1.01
Current Use:	Rough Grazing
Description of Proposed Use:	Residential
No of Housing Units Proposed:	14
Site Plan:	 <p>© Crown copyright and database right 2014. Ordnance Survey 100031883.</p>

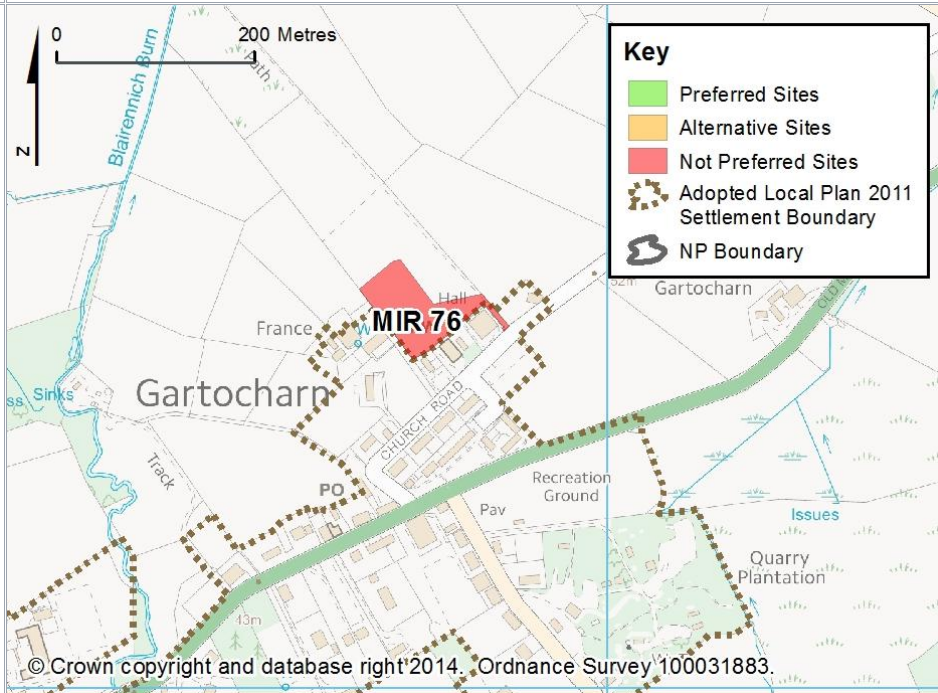
Officer recommendation:	<p>Development on this site would introduce development outwith the current settlement boundary. However the site is well contained within the landscape and does not have a wider landscape impact. Part of the site might offer some development potential in conjunction with re-zoning and inclusion of Burnbrae Farm house and farm yard area within the settlement boundary. There is potentially opportunity to create a development that is in keeping with the adjacent built form - namely Ardoch Cottage and Burnside farm and farm buildings. The SE corner of the field offers the most potential for successfully integrating development in the site environs. Further work requires to be undertaken to identify final site boundaries. The allocation of the site is supported in the Local Development Plan.</p>
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MIR Reference:	MIR 74
Site ID:	68
Site Address:	Burnbrae Farm, Gartocharn (Field No 13)
Nearest Settlement:	Gartocharn
Site Size Ha:	0.38
Current Use:	Grazing
Description of Proposed Use:	Residential
No of Housing Units Proposed:	4
Site Plan:	<p>© Crown copyright and database right 2014. Ordnance Survey 100031883.</p>

Officer recommendation:	<p>The site contributes to setting of the school and contributes to the amenity of the area. It is not considered appropriate to allocate it in the Local Development Plan.</p>
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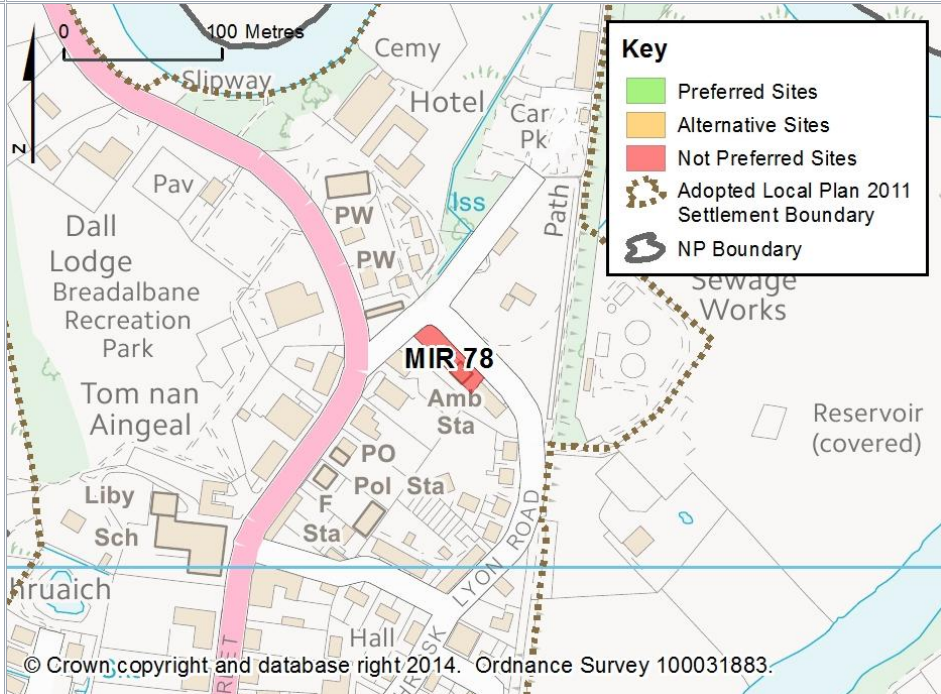
MIR Reference:	MIR 75
Site ID:	69
Site Address:	Burnbrae Farm, Gartocharn (Field No 9)
Nearest Settlement:	Gartocharn
Site Size Ha:	0.63
Current Use:	Rough Grazing
Description of Proposed Use:	Residential
No of Housing Units Proposed:	4
Site Plan:	<p>© Crown copyright and database right 2014. Ordnance Survey 100031883.</p>

Officer recommendation:	<p>The site is long, narrow and linear. Development is likely to impact on trees which form a semi natural boundary to settlement. The site is not considered to offer potential for housing development and is not appropriate for allocation in the Local Development Plan.</p>
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MIR Reference:	MIR 76
Site ID:	85
Site Address:	Land rear to Gartorcharn church
Nearest Settlement:	Gartorcharn
Site Size Ha:	0.58
Current Use:	Agricultural
Description of Proposed Use:	Housing
No of Housing Units Proposed:	4
Site Plan:	 <p>© Crown copyright and database right 2014. Ordnance Survey 100031883.</p>

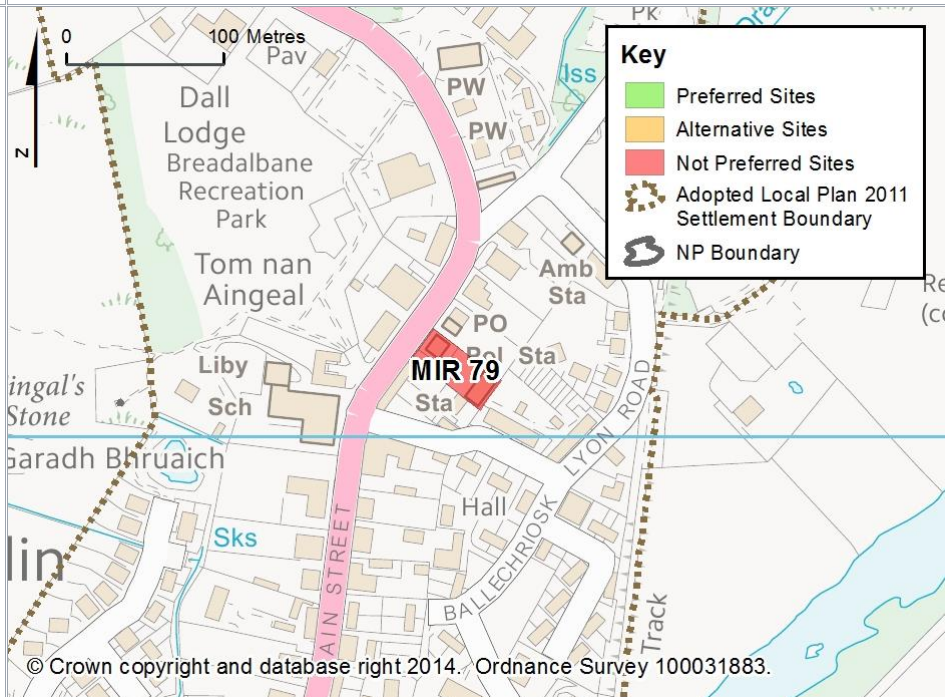
Officer recommendation:	<p>The site is located on the north edge of the village and within the National Scenic Area. It is highly visible within the landscape and considered very sensitive in landscape terms (See Landscape Assessment Report). It is not considered appropriate to allocate this site for development in the Local Development Plan.</p>
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MIR Reference:	MIR 78
Site ID:	39
Site Address:	Ambulance Station Main Street / Lyon Road Killin FK 21 8UH
Nearest Settlement:	Killin
Site Size Ha:	0.07
Current Use:	Ambulance Station
Description of Proposed Use:	Residential
No of Housing Units Proposed:	Not determined

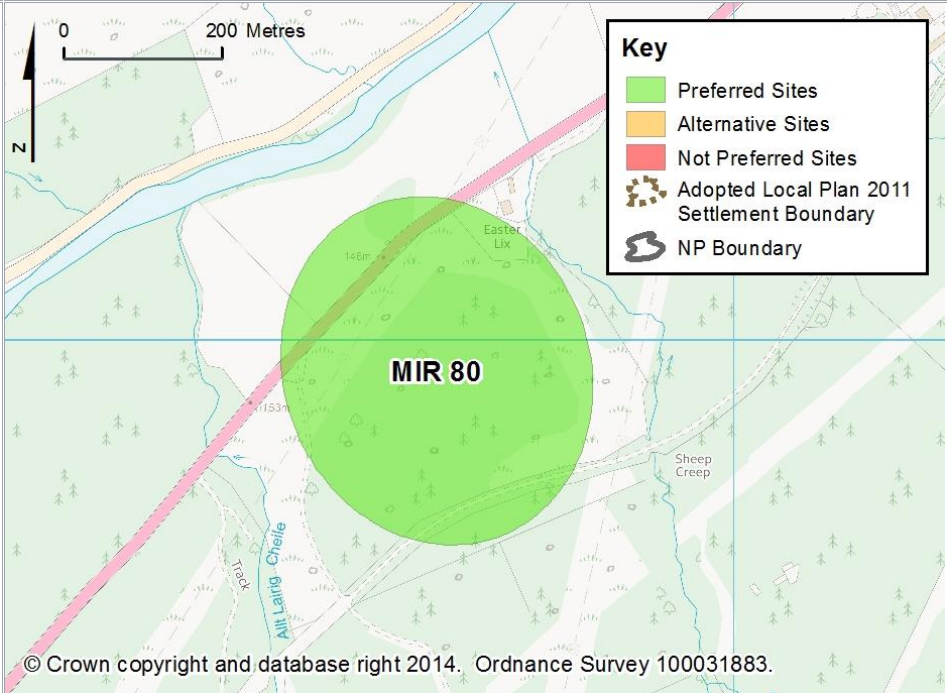
Site Plan:	
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Officer recommendation:	<p>Given that there are no definitive proposals or confirmed plans for merging the ambulance and police services/facilities in Killin, it is considered premature to designate land for alternative uses at this time. The site is small and located within the settlement boundary, any future proposals could therefore be considered within the development plan framework without requiring in the need for formal designation. It is not considered appropriate to allocate this site for alternative use in the Local Development Plan.</p>
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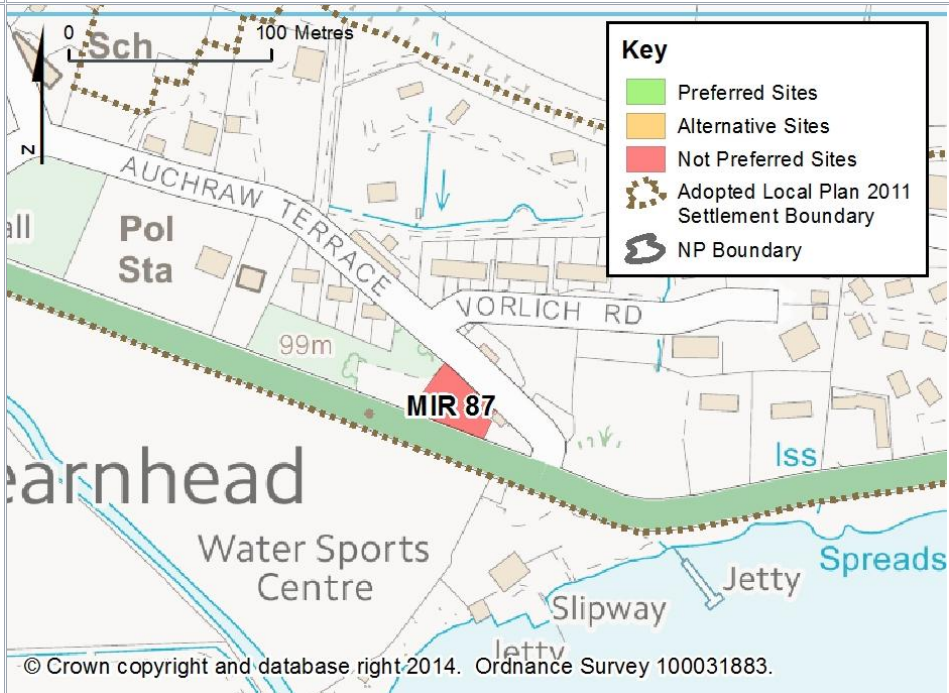
MIR Reference:	MIR 79
Site ID:	40
Site Address:	Police Station Main Street Killin FK21 8UH
Nearest Settlement:	Killin
Site Size Ha:	0.12
Current Use:	Police Station
Description of Proposed Use:	Residential
No of Housing Units Proposed:	Not determined

Site Plan:	 <p>© Crown copyright and database right 2014. Ordnance Survey 100031883.</p>
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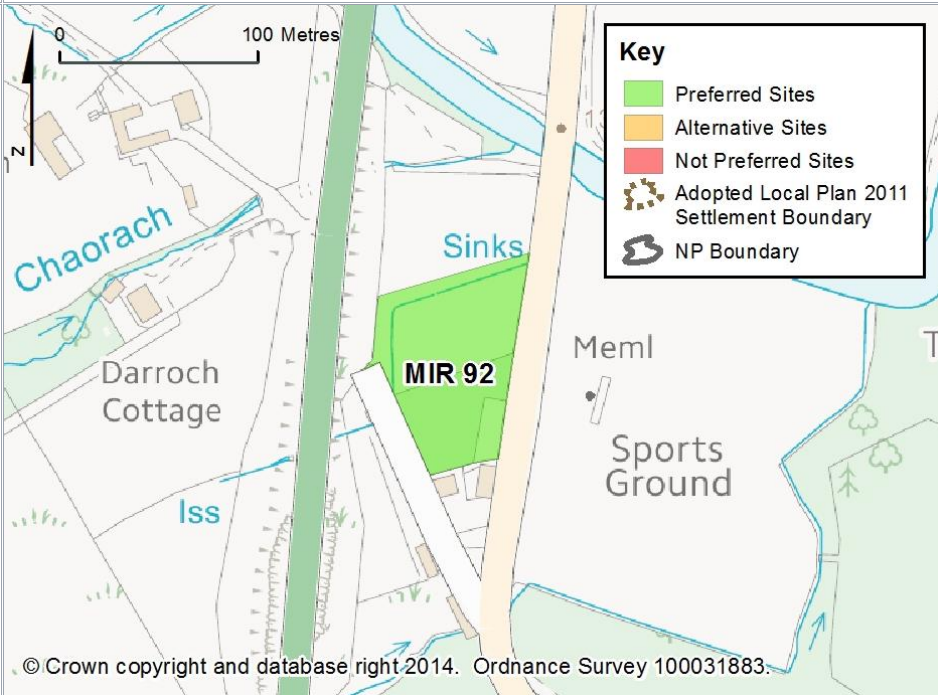
Officer recommendation:	<p>Given that there are no definitive proposals or confirmed plans for merging the ambulance and police services/facilities in Killin, it is considered premature to designate land for alternative uses at this time. The site is small and located within the settlement boundary, any future proposals could therefore be considered within the development plan framework without requiring in the need for formal designation. It is not considered appropriate to allocate this site for alternative use in the Local Development Plan.</p>
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MIR Reference:	MIR 80
Site ID:	122
Site Address:	Acharn (Close to proposed Biomass site)
Nearest Settlement:	Killin
Site Size Ha:	13.47
Current Use:	Greenfield
Description of Proposed Use:	Rural Economic Development
No of Housing Units Proposed:	Not applicable
Site Plan:	

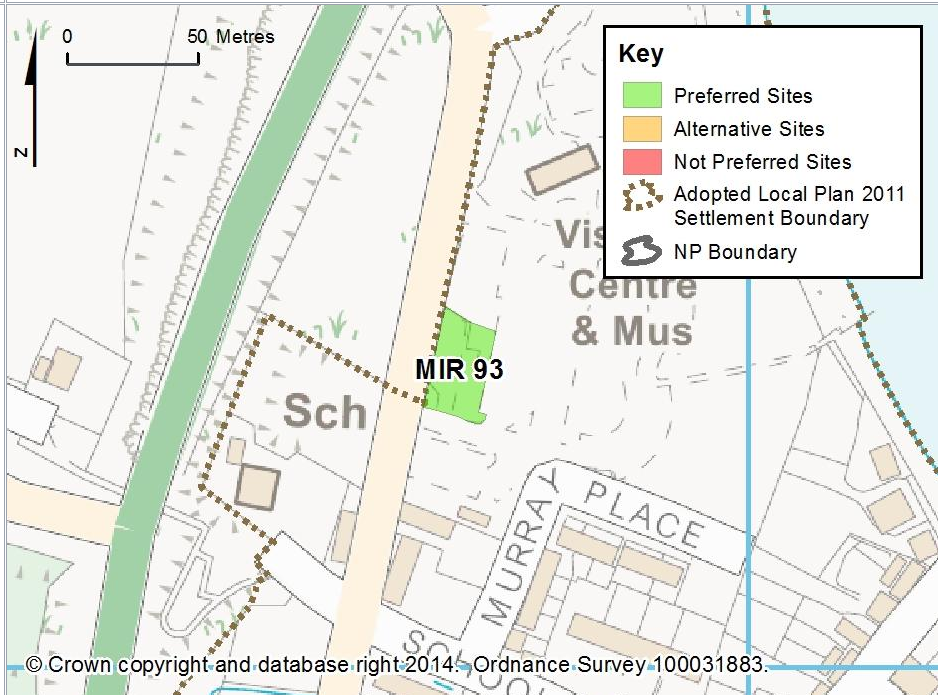
Officer recommendation:	<p>Suggest that consideration is given to potential for establishment of Rural Activity Area at the site of the planned biomass site. Development is expected to commence in the medium term. There is could be scope to accommodate other uses on the site, such as general business and industry and possibly horticultural activities utilising residual heat from the biomass plant. There is opportunity at this stage to suggest this as a potential area for investigation given the constraints to development and demand for economic development space within the village.</p>
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MIR Reference:	MIR 87
Site ID:	43
Site Address:	Auchraw Terrace East Lochearnhead FK19 8PU
Nearest Settlement:	Lochearnhead
Site Size Ha:	0.08
Current Use:	Car Park
Description of Proposed Use:	Residential/ Leisure/ Tourism
No of Housing Units Proposed:	Not determined
Site Plan:	

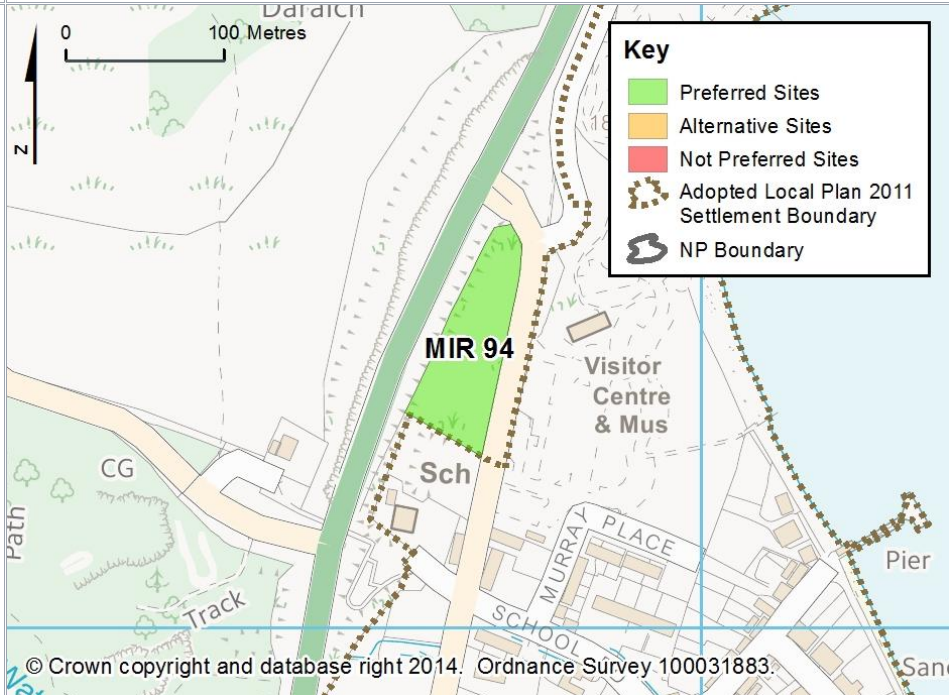
Officer recommendation:	Retain for existing uses as car park / toilet facility. No allocation required.
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MIR Reference:	MIR 92
Site ID:	73
Site Address:	Land north of Hawthorn Cottage
Nearest Settlement:	Luss
Site Size Ha:	0.59
Current Use:	Vacant - part grazing/overgrown
Description of Proposed Use:	Residential
No of Housing Units Proposed:	6
Site Plan:	 <p>© Crown copyright and database right 2014. Ordnance Survey 100031883.</p>

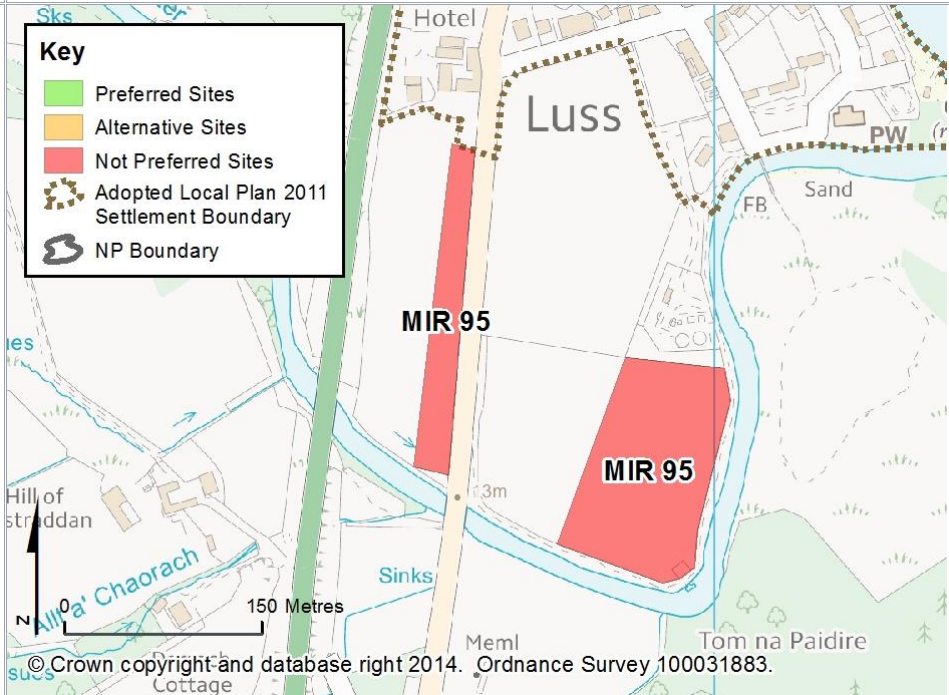
Officer recommendation:	<p>The site is located outwith the settlement boundary and lies across from the sports ground where Luss Highland Games are held. It is within walking distance of the village (located 350m south of the village centre) and given limited land availability in Luss (due to flooding and landscape constraints) the site may have potential for housing. It is immediately north of a small group of houses and could be considered an expansion of this group. The site has been surveyed as a Historic Designed Landscape Site with beech hedge around southern part of site. The watercourse to the north requires to be assessed in terms of flooding as the 1 in 200 year indicative flood zone extends into part of the site. The allocation for housing is supported and the site could accommodate approximately 10/12 housing units.</p>
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MIR Reference:	MIR 93
Site ID:	74
Site Address:	Former petrol station site
Nearest Settlement:	Luss
Site Size Ha:	0.08
Current Use:	Glass Studio
Description of Proposed Use:	Commercial/retail facility to replace existing building
No of Housing Units Proposed:	N/A
Site Plan:	 <p>© Crown copyright and database right 2014. Ordnance Survey 100031883.</p>

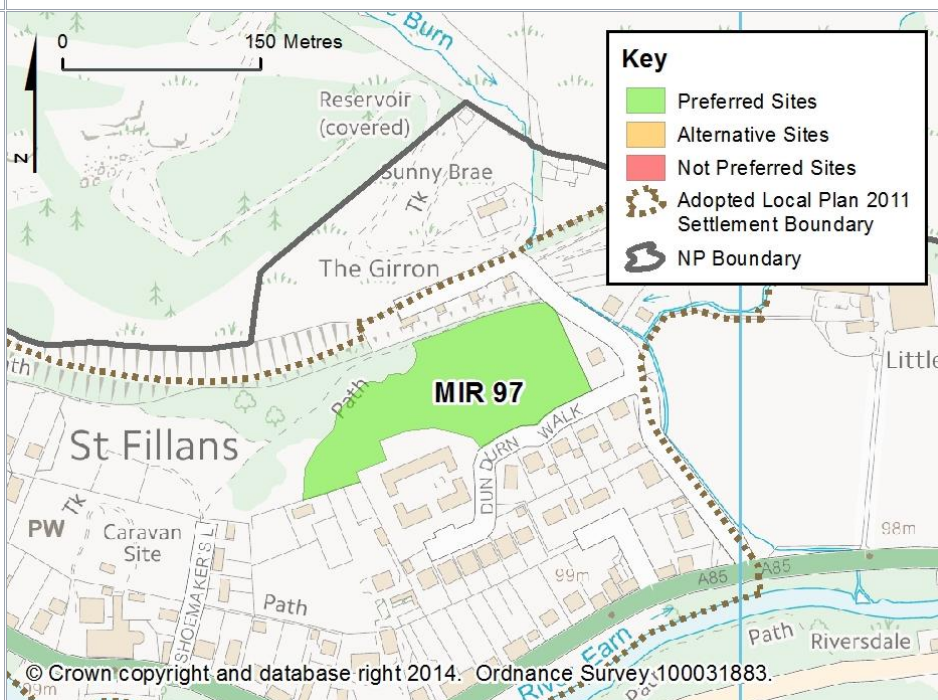
Officer recommendation:	<p>The site is small site and not suitable to allocate on its own. However, the site is within the settlement boundary and support could be given if combined with the site across the road. The potential uses are commercial and retail (Class 1, 3 & 4) to replace the existing building (a small glass studio – former Luss filling Station). The site is supported for allocation with the site across the road.</p>
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MIR Reference:	MIR 94
Site ID:	75
Site Address:	Land north of Primary School
Nearest Settlement:	Luss
Site Size Ha:	0.52
Current Use:	Vacant - overgrown with self seeded trees
Description of Proposed Use:	Commercial/business use
No of Housing Units Proposed:	N/A
Site Plan:	 <p>The site plan map shows the location of MIR 94, a green-shaded area, north of the primary school. The map includes a scale bar (0 to 100 metres), a north arrow, and a key for site types and boundaries. The key indicates: Preferred Sites (green), Alternative Sites (orange), Not Preferred Sites (red), Adopted Local Plan 2011 Settlement Boundary (dashed line), and NP Boundary (thick blue line). The map also shows the Visitor Centre & Mus, a path, a track, and a pier. The site is located near the primary school and the visitor centre.</p> <p>© Crown copyright and database right 2014. Ordnance Survey 100031883.</p>

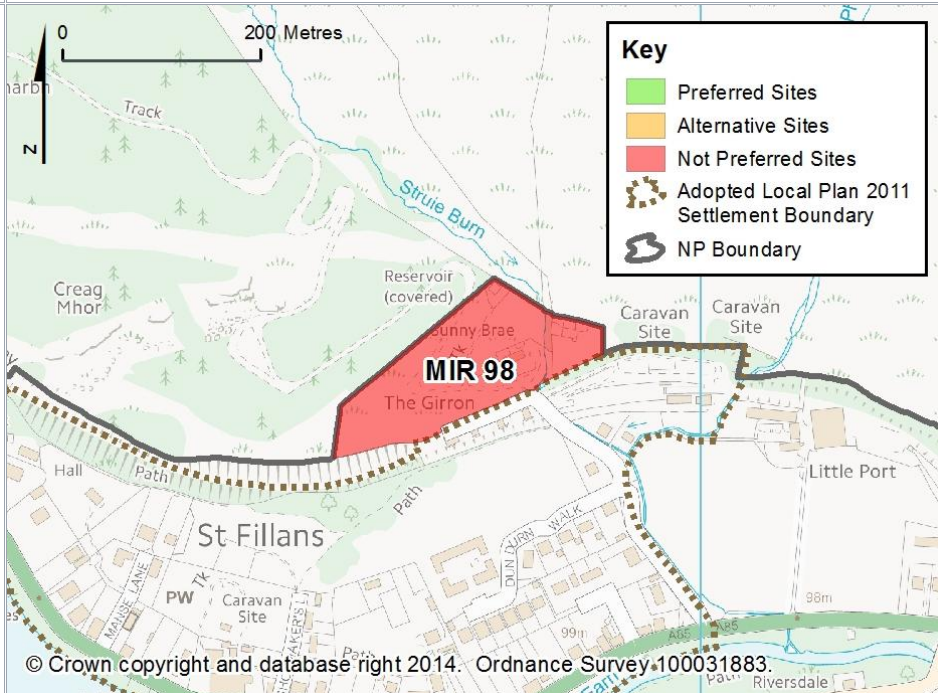
Officer recommendation:	<p>The site is wooded and forms the entrance to the village and a sound buffer from the A82. It has limited capacity in isolation but ne wuses could operate in cnjunction with the site across the road. The site identified is currently identified as open space and the dense backdrop of trees need protected as the entrance to the village. The allocation is supported with land across the road for a mix of retail/commercial.</p>
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MIR Reference:	MIR 95
Site ID:	84
Site Address:	New car park near or off Pier Road
Nearest Settlement:	Luss
Site Size Ha:	1.49
Current Use:	Open land (grass)
Description of Proposed Use:	Proposed creation of a new car park
No of Housing Units Proposed:	N/A
Site Plan:	

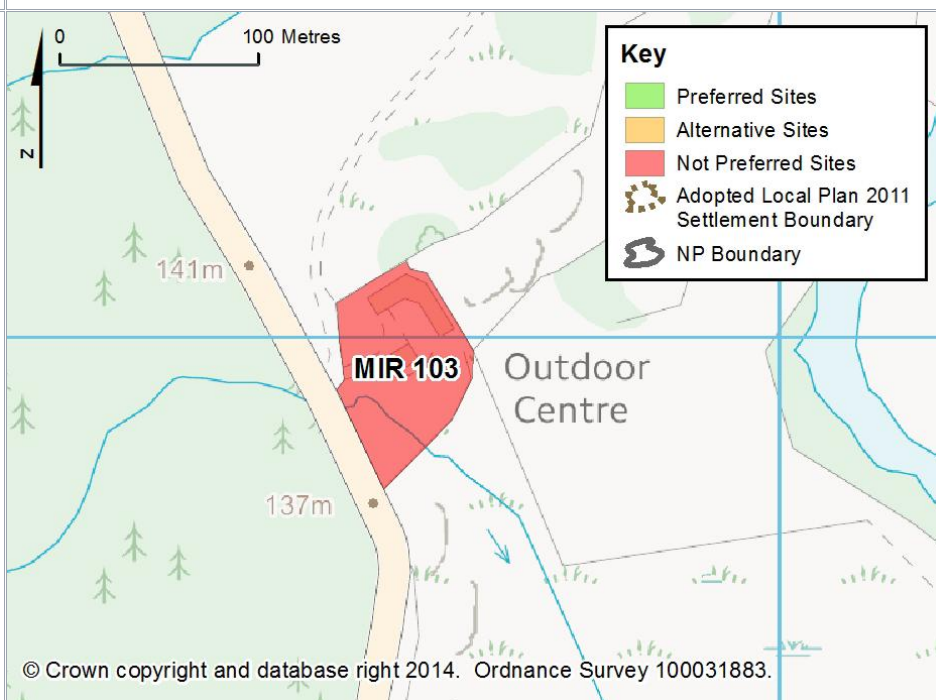
Officer recommendation:	<p>The site is within the Conservation Area but lies outwith the settlement boundary. The site is within 1 in 200 year flood zone and known to flood. SEPA are concerned that land raising would be proposed and this is unlikely to be an option. There are also landscape sensitivities given the open character and setting of village. An alternative site for car parking may lie in the vicinity. It is not appropriate for allocation within the Local Development Plan.</p>
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MIR Reference:	MIR 97
Site ID:	60
Site Address:	Station Road, Land West of Kiloran (Currently H27 IN Adopted Local Plan)
Nearest Settlement:	St Fillans
Site Size Ha:	1.44
Current Use:	
Description of Proposed Use:	Residential
No of Housing Units Proposed:	Not determined
Site Plan:	 <p>© Crown copyright and database right 2014. Ordnance Survey 100031883.</p>

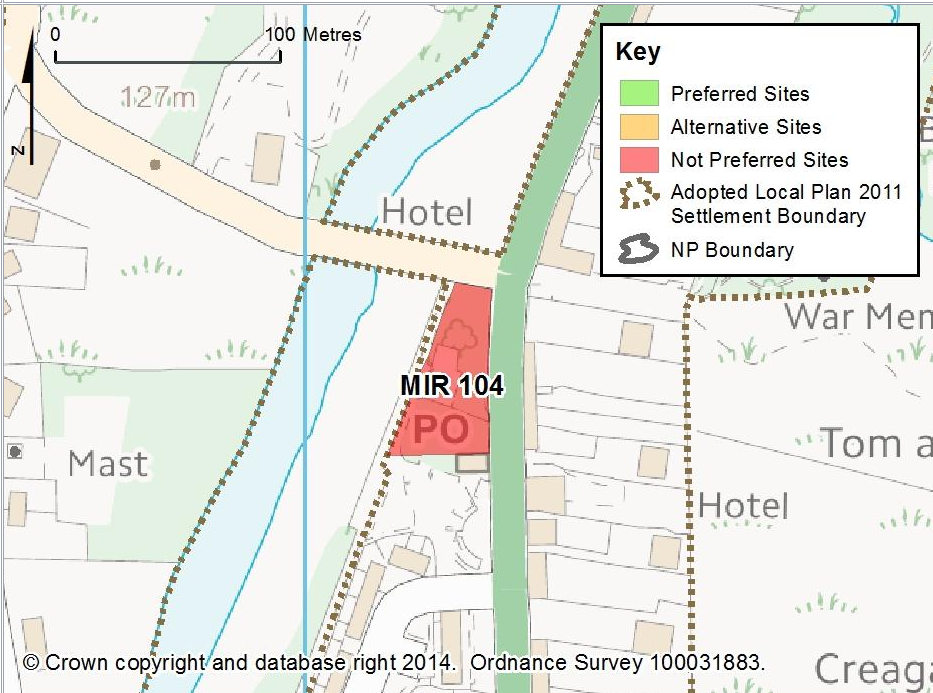
Officer recommendation:	<p>This site (H27) is allocated in the current Local Plan for housing with an estimated capacity of 16 units. The Local Plan identifies this site along with an adjacent site (H26) as capable of delivering a range of affordable and open market housing opportunities. The responder has indicated an interest in retaining this site as a housing allocation within the future Local Development Plan. The site should be retained as a housing allocation in the Local Development Plan</p>
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MIR Reference:	MIR 98
Site ID:	62
Site Address:	Station Road St Fillans PH6 2NE (currently H27 in local plan)
Nearest Settlement:	St Fillans
Site Size Ha:	2.30
Current Use:	
Description of Proposed Use:	Infill residential Development
No of Housing Units Proposed:	Not determined
Site Plan:	 <p>© Crown copyright and database right 2014. Ordnance Survey 100031883.</p>

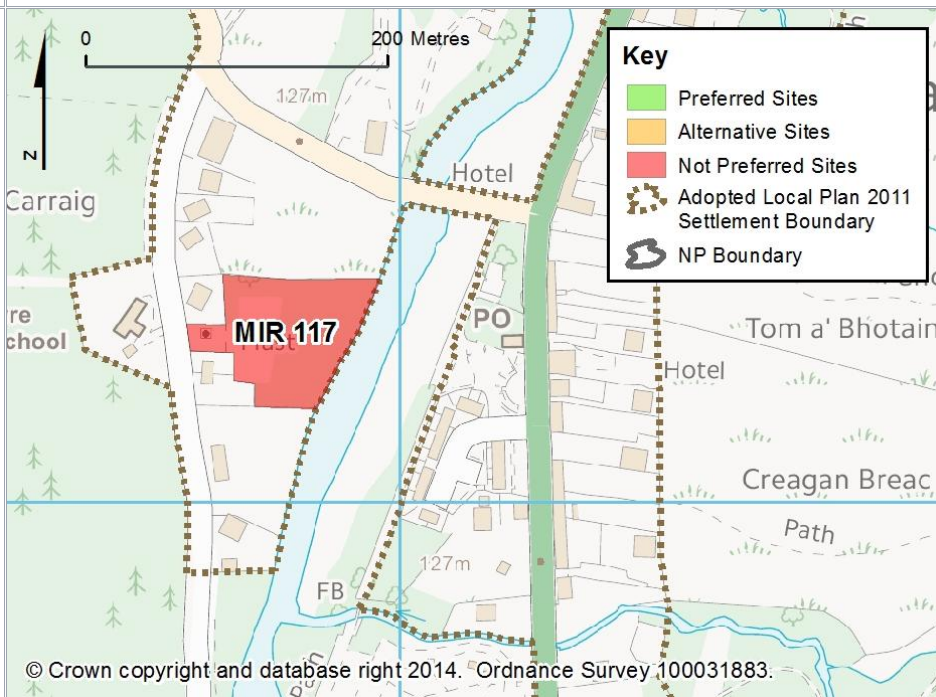
Officer recommendation:	<p>The site lies outwith settlement boundary. There is remaining capacity for housing development on an alternative and currently identified site for housing within the settlement boundary (Local Plan Site H27). There is no requirement for additional housing land to be released and the site is not considered appropriate for allocation in the Local Development Plan.</p>
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MIR Reference:	MIR 103
Site ID:	45
Site Address:	Ballefuille Outdoor Centre Stroneslaney Road Strathyre FK18 8NF
Nearest Settlement:	Strathyre
Site Size Ha:	0.51
Current Use:	Outdoor Centre
Description of Prosposed Use:	Residential
No of Housing Units Proposed:	Not determined
Site Plan:	 <p>© Crown copyright and database right 2014. Ordnance Survey 100031883.</p>

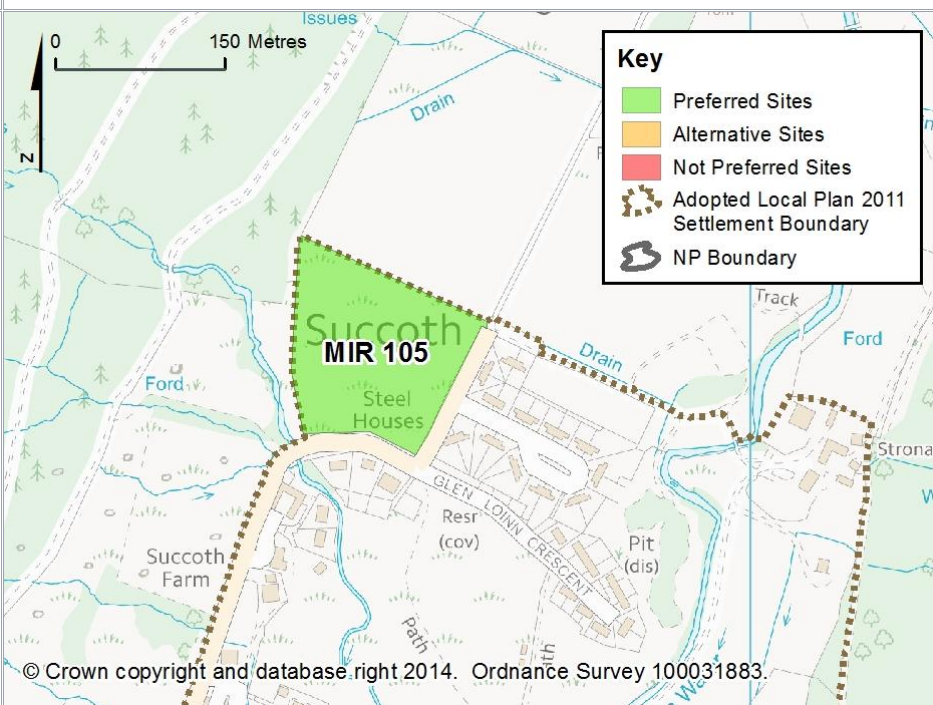
Officer recommendation:	SEPA do not support the allocation of this site on the basis of potential flood risk. The site is not appropriate for housing development and is not supported for allocation in the Local Development Plan.
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MIR Reference:	MIR 104
Site ID:	47
Site Address:	Main Street Strathyre
Nearest Settlement:	Strathyre
Site Size Ha:	0.23
Current Use:	Open Space/Play Area
Description of Proposed Use:	Residential/Industrial/Business Commercial
No of Housing Units Proposed:	Not determined
Site Plan:	 <p>© Crown copyright and database right 2014. Ordnance Survey 100031883.</p>

Officer recommendation:	<p>This site is currently allocated as open space. It would be preferable to retain as open space as the site has amenity value. The site also potentially floods. The site is not supported for allocation for the proposed use.</p>
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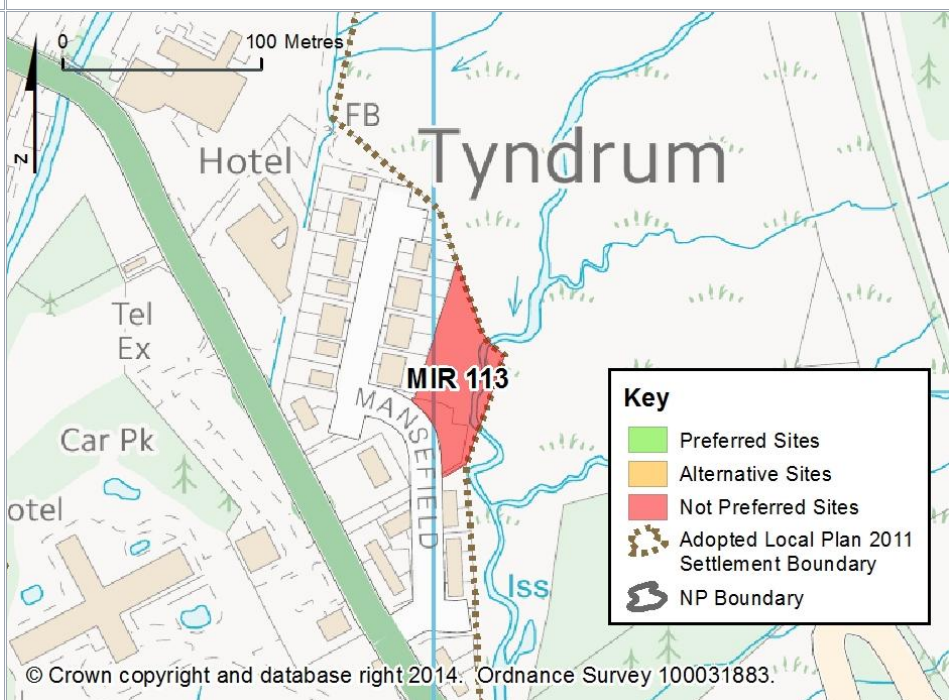
MIR Reference:	MIR 117
Site ID:	46
Site Address:	Land at Keep Road Strathyre FK18 8NQ
Nearest Settlement:	Strathyre
Site Size Ha:	0.71
Current Use:	Parking/Telecoms mast/field
Description of Proposed Use:	Residential
No of Housing Units Proposed:	Not determined
Site Plan:	

Officer recommendation:	SEPA has raised issues of flood risk and given the proximity to the River Balvag, the site has limited development potential and allocation for residential use is not supported.
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MIR Reference:	MIR 105
Site ID:	118
Site Address:	Land East of Loin Water
Nearest Settlement:	Succoth
Site Size Ha:	2.11
Current Use:	Greenfield
Description of Prosposed Use:	Residential
No of Housing Units Proposed:	Not determined
Site Plan:	
Officer recommendation:	<p>The site is located within the existing settlement boundary and a planning application has been submitted for 26 dwellings by Dunbritton Housing Association, which includes access road improvements. Identify as a housing site in the Local Development Plan.</p>

MIR Reference:	MIR 106ab
Site ID:	80
Site Address:	Land at Tarbet Yard
Nearest Settlement:	Tarbet
Site Size Ha:	6.74 combined
Current Use:	Commercial land and agricultural/woodland
Description of Proposed Use:	Housing
No of Housing Units Proposed:	N/A
Site Plan:	<p>© Crown copyright and database right 2014. Ordnance Survey 100031883.</p>

Officer recommendation:	<p>This site is a suitable housing opportunity to balance with identified commercial development for tourism as part of a wider masterplan framework for Tarbet. An area of the eastern part could accommodate 10 units. Transport Scotland highlight that access requires careful consideration and co-ordination in Tarbet, but that safe access is possible. Further discussion on the site area/boundary and potential access options are required prior to identifying as an allocated site.</p>
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MIR Reference:	MIR 113
Site ID:	49
Site Address:	Mansefield Tyndrum FK20 8RQ
Nearest Settlement:	Tyndrum
Site Size Ha:	0.258
Current Use:	Play Area/ Football Park
Description of Proposed Use:	Residential
No of Housing Units Proposed:	Not determined
Site Plan:	 <p>© Crown copyright and database right 2014. Ordnance Survey 100031883.</p>

Officer recommendation:	<p>The site is currently partially used as a play park which provides an important amenity for the settlement. Although the site adjoins the settlement boundary the loss of amenity space and play park would not be supported unless another suitable site could be found.</p>
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