

Leisure & Tourism Proposals, Kinlochard Development Framework

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FourWard Architecture & Masterplanning Ltd

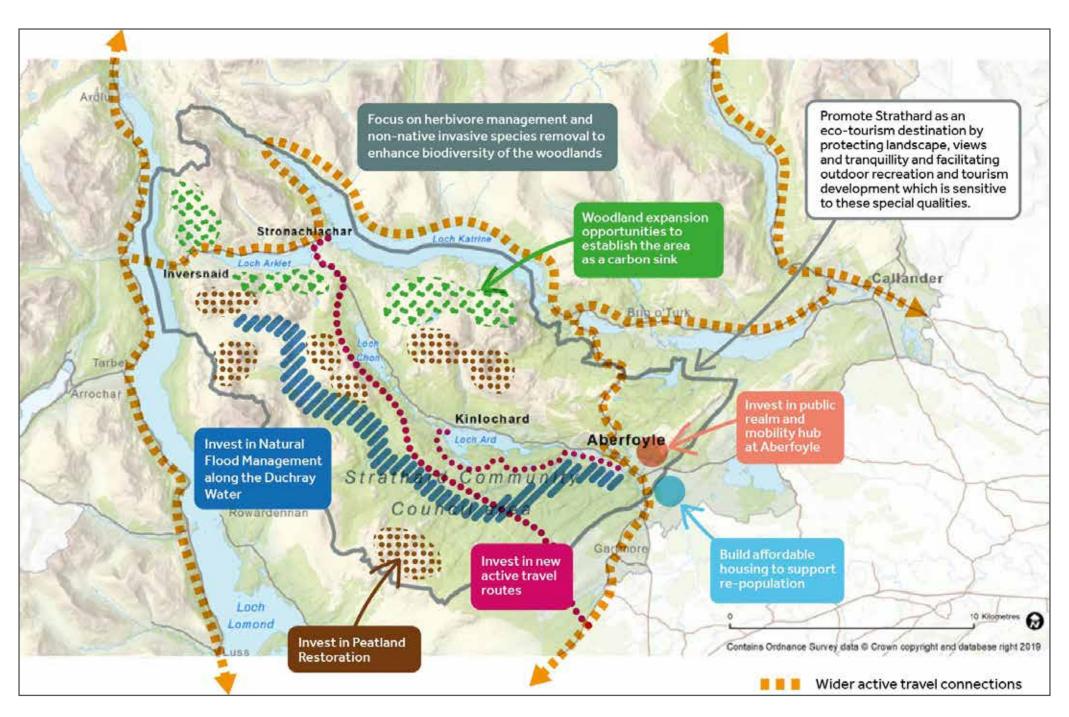
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Introduction

This Development Framework should be read in conjunction with the formal response to Loch Lomond and Trossachs National Park (LLTNP) consultation on Draft Planning Guidance: Strathard Framework.

The Draft PG is intended to guide and influence appropriate land use change and future delivery of development and infrastructure.

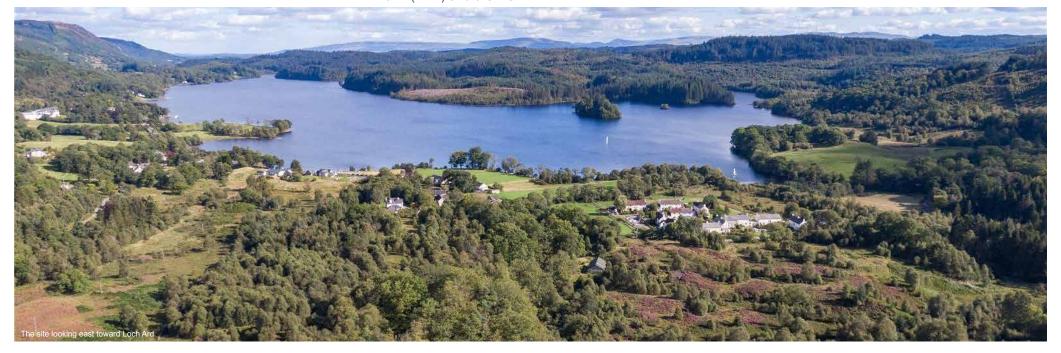
It is also about ensuring we meet the development needs for people living and working here, and for the many people who visit the area to enjoy its awe inspiring landscape and special qualities. The Draft PG has also been built on existing Community Life Plan (KCLP) for Kinlochard and Stronachlachar & Inversnaid, and the outputs of the engagement process already underway to develop the Aberfoyle Life Plan.

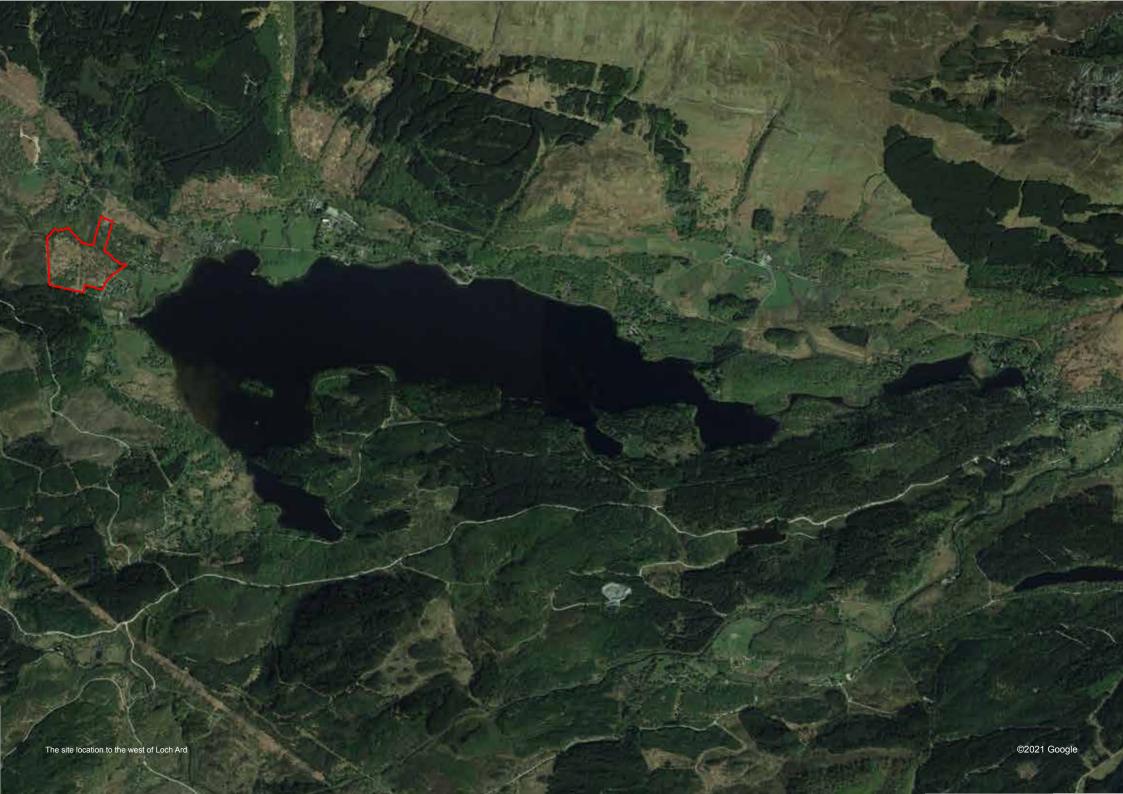
Strandside Ltd, owner of the site identified in this document, wish to propose a number of changes to the draft Framework, as detailed in the accompanying Response to Consultation document.

This will ensure that this delivers on these aspirations and, in doing so, aligns more closely with both the overarching policies of the Loch Lomond and the Trossachs National Park Local Development Plan 2017 – 2021 (LDP) and the KCLP.

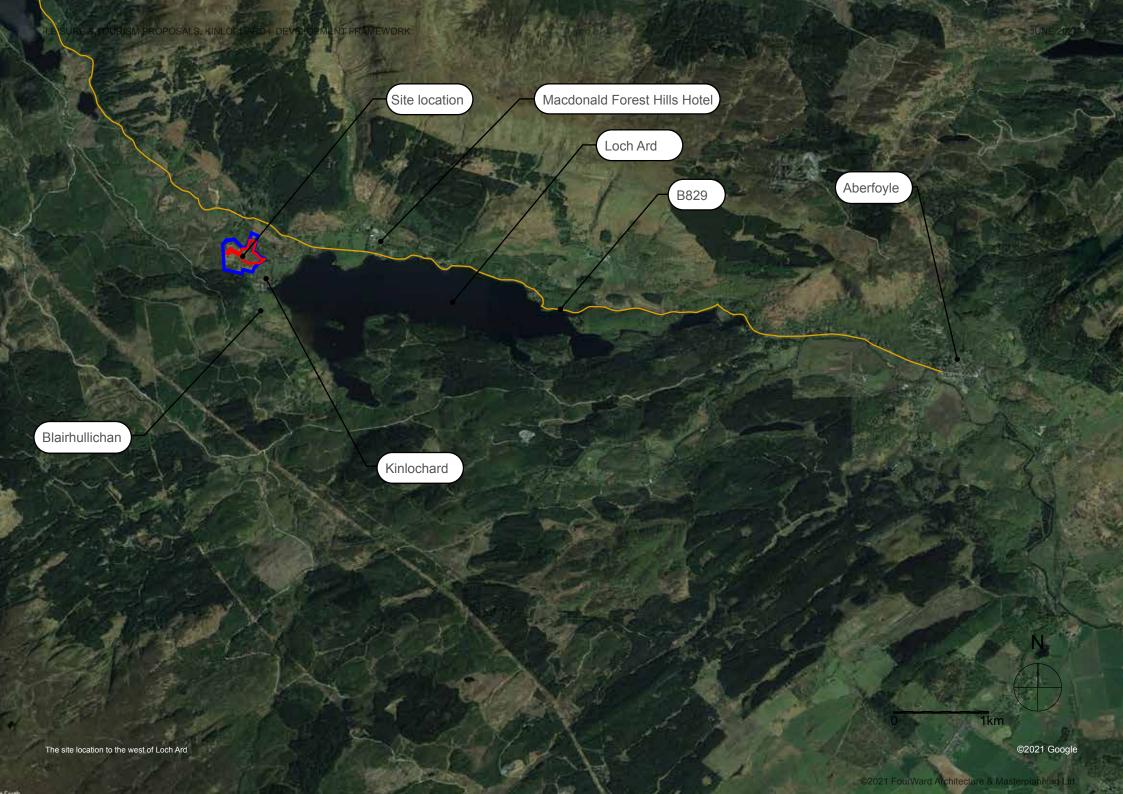
Strandside Ltd wishes to see the potential for this site to provide a modest visitor attraction and tourist accommodation reflected in the draft Strathard Framework, as it can:

Provide a sustainable location in which to address Priority One: Visitor Management as well as managing and protecting woodland, providing opportunities for small scale tourism, economic development and potentially renewable energy. All of which are priorities for Kinlochard.





Site and Area Analysis



Site and Area Analysis

Site

The land within the ownership of Strandside Ltd is identified in blue on the plans containd within this document and extends to circa 11.07ha.

Within this area a portion of land of circa 3.5ha has been identified as having potential for modest scale tourism and leisure related uses.

Access

From Aberfoyle to the east, the B829 provides access to Kinlochard along the northern shore of Lock Ard.

The site is bounded to the south by an existing road providing access to the Village Hall and approximately 38 homes including 24 homes at Lochard Cottages opposite the site. The road also provides access to Blairhullichan to the south.

A vehicle access from this road currently provides access into the site and the existing buildings.

There is an opportunity to form a second access into the site to the south of the existing access. This would allow improved visibility away from the existing bridge over the Water of Chon.

Land to the south of Loch Ard is accessible via forest tracks for pedestrians, cyclists and authorised vehicles only.

An existing car park to the south of the site provides parking for those wishing to access Loch Ard Forest and associated walking and cycle routes. The Kinlochard Community Life Plan states that, during the busier times of the tourist season visitors and tourists frequently park on the road through Kinlochard... We would like to consider where suitable and safe parking might be provided.

There are opportunities within the site to provide parking along side other amenities.

Local Amenities

There are currently few amenities in Kinlochard.

The Macdonald Forest Hills resort provides hotel and leisure facilities including bar and restaurant, 1.5km to the east of the village.

The Kinlochard Community Life Plan expresses the desire for a shop to be established which; may offer a way to support local entrepreneurs, while providing services we currently lack.

Both a mobile bank and a mobile library service visits the village, the latter on a Wednesday morning.

Stirling Council supports a 'Demand Responsive Transport' (DRT) scheme serving the Strathard area. There are also three local taxi services in the area.

The nearest public electric vehicle charging point is located at Riverside Car Park in Aberfoyle. There is an opportunity to include electric vehicle charging as part of the development.

Aberfoyle also provides other amenities and facilities including; medical practice, post office, bank, local shops & supermarket, pharmacy, cafe's, restaurants, pubs, police station, and hot food takeaways, garden centre, and tourist information centre.

Further amenities a Golf Course are located circa 1.2km east of the Aberfoyle.

The site provides an opportunity to enhance existing facilities, including the provision of a farm shop selling local produce, thereby helping to meet a specific need identified in the KCLP.

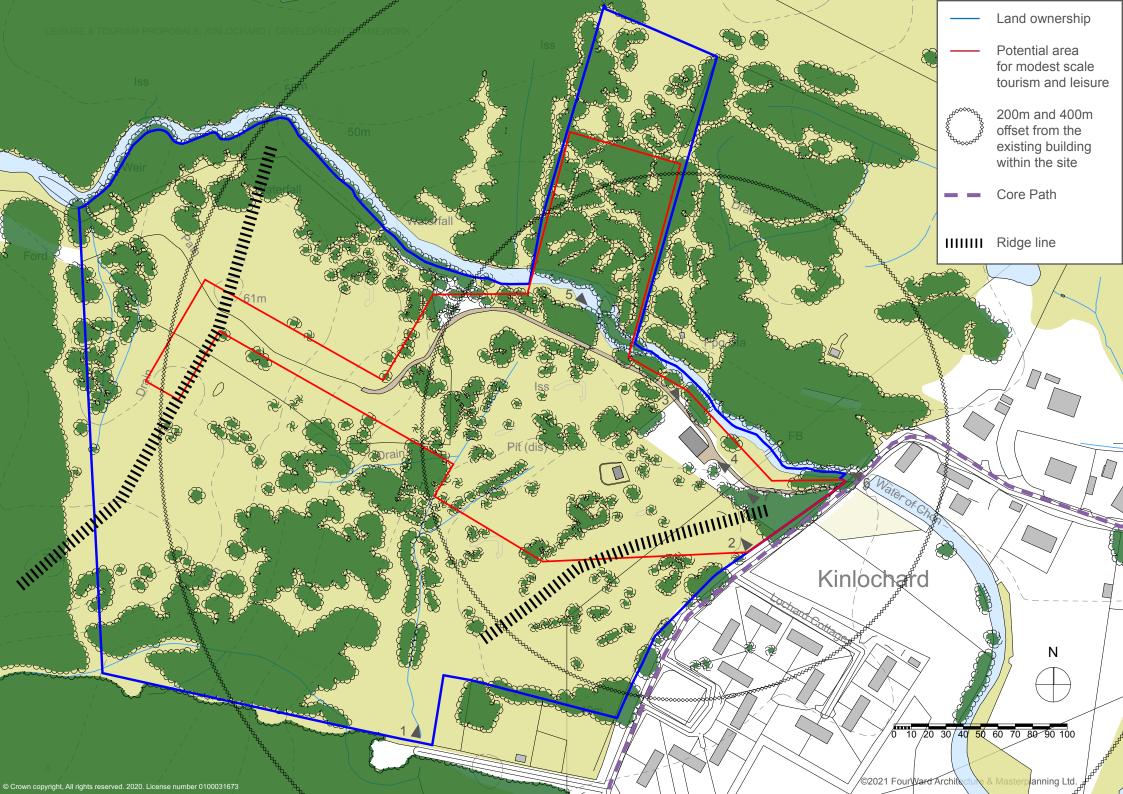
Cultural Heritage

There are no Scheduled Monuments, Listed Buildings or Gardens & Designed Landscapes adjacent to or visible from the site.

There are three items listed on the Historic Environment Record, these are: a sheep fold in the north western portion of the site, a mill lade associated with the Water of Chon and Mill of Chon farm steading to the east of the site.

Microclimate

The site is surrounding by substantial belts of mature trees please and rising topography. These features provide shelter and containment the local microclimate. Substantial belts of trees to the north and south will provide further shelter from the prevailing wind direction.













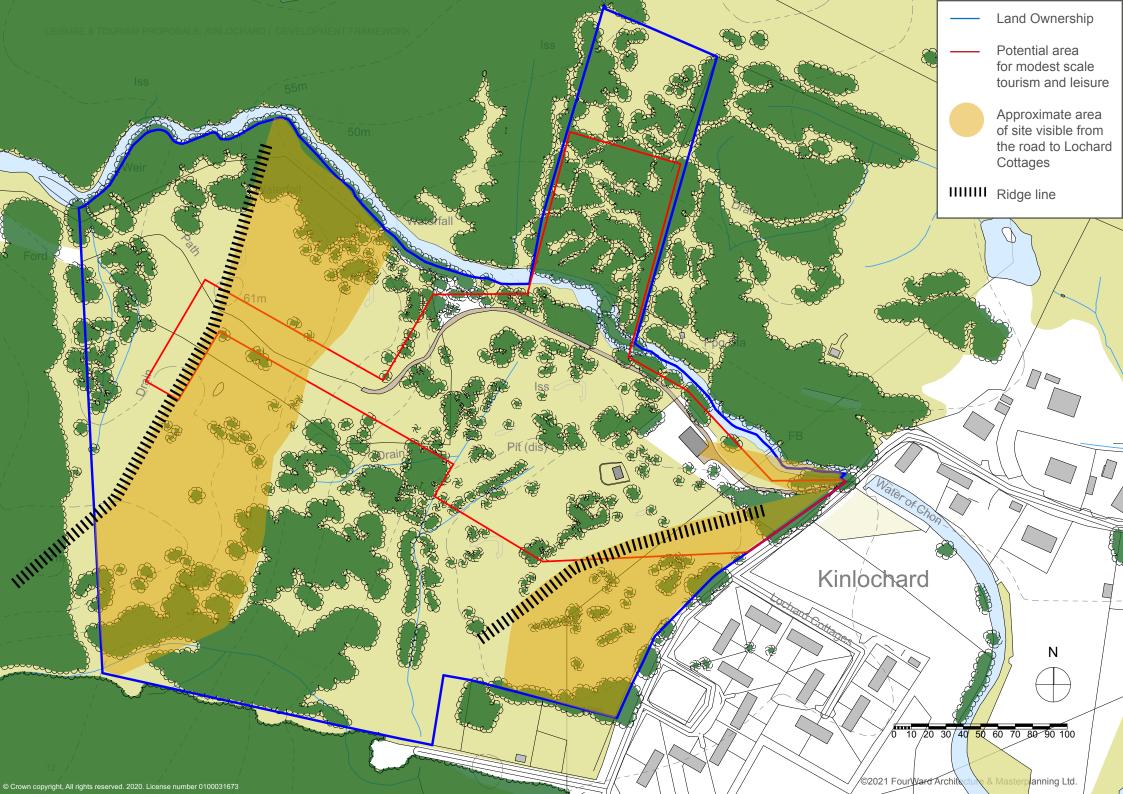








Landscape Context and Capacity



Landscape Context and Capacity

Strathard Vision

Strathard is a tranquil landscape and climate resilient place of outstanding natural beauty, with strong cultural heritage and cohesion. The area acts as a carbon sink while supporting biodiversity, recreation and local communities' self-sufficiency. Outdoor access and ecotourism work alongside a balanced visitor management approach and a diverse local economy to support the protection and promotion of this diverse and connected eco-system and the well-being of local people and visitors. Nature based solutions are used to manage flooding, improve and enhance infrastructure and facilities.

Topography

The site is located at the base of a valley containing the Water of Chon, flanked to the south by Beinn Bhan and to the north by Beinn Bhreac and Beinn and Fhogharaidh.

The site generally falls from the west to east to meet an existing lane. The high point of the site (circa 69m AOD) is located on the sites south western boundary. The site also contains a shallow valley through which a small drainage channel runs, draining the majority of the site and falling away to the south.

This topography forms two ridge lines, the western most at circa 69m to 61m AOD. The eastern ridge line is lower at around 43m AOD. However, this eastern ridge line combined with the shallow valley screens a large portion of the site from existing residences at Lochard Cottages and the bridge at Mill of Chon.

Structure Planting

The site is bounded by woodland and forestry to the north, south and west to the south

The woodland to the north of the site beyond the water of Chon is mixed open deciduous woodland, with small clearings within.

A recently formed plantation has been formed to the west of the site. A mixed area of mature plantation is located on land rising to the south.

Within the site the landscape is more open, containing individual trees and small stands of deciduous woodland primarily consisting of native Birch.

Areas of larger more mature trees, primarily Beech and Oak are limited to an area in the south east corner and along the northern boundary alongside the Water of Chon.

There is an opportunity to provide improved management of the site including native planting.

Ecology

The site is non productive agricultural ground and would be suitable for rough grazing. There are a range of habitats and botanical species on the site. However, there are no known areas of special interest or conservation.

Land Quality

The McCauley land capacity for agriculture mapping indicates that the site is Grade 5.2 and 5.3 and is therefore considered of agricultural quality.

Flooding

The SEPA flood mapping indicates that there is a small area at risk of surface water flooding. This is limited to a narrow area to the banks of the Water of Chon.

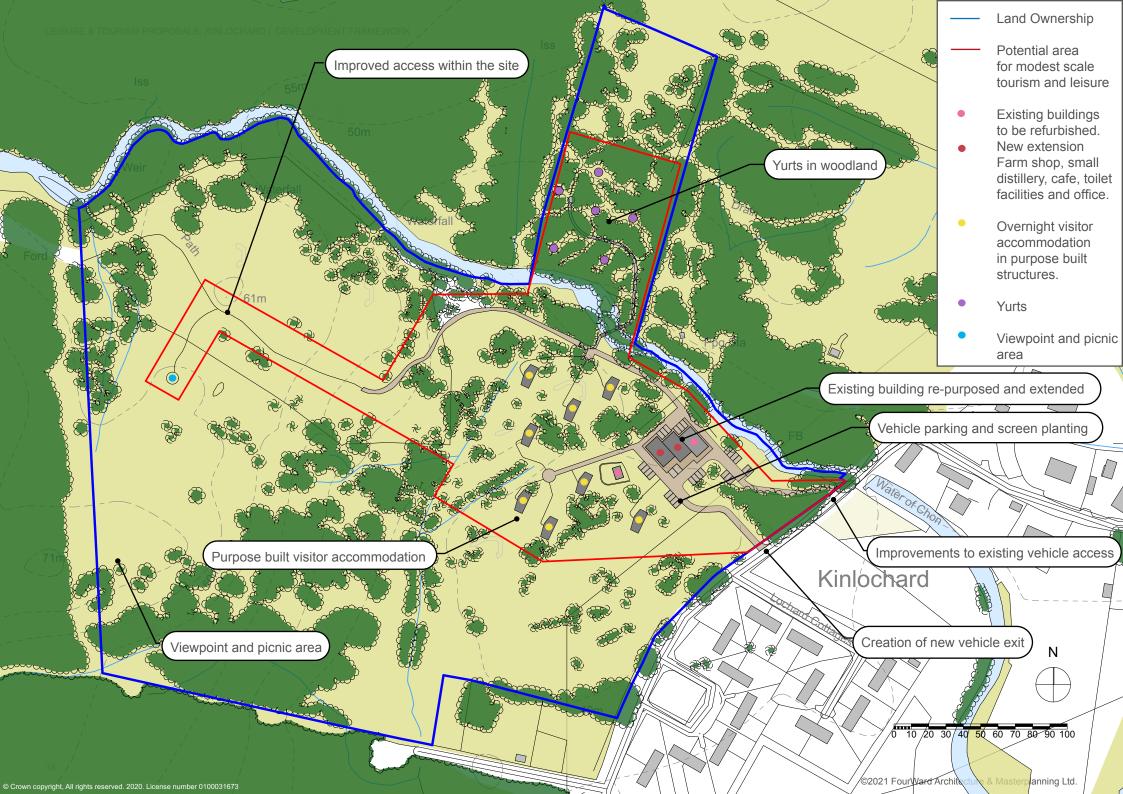
The topography enables a sustainable urban drainage strategy to be formed within the site.







Development Proposal



Development Proposal

Our aspiration for the site is to provide modest scale visitor facilities which can support the local community's aspirations expressed in their vision for the local area.

This is consistent with the wider area vision in terms of its commitment to seeing outdoor access and eco-tourism working alongside a balanced visitor management approach and a diverse local economy.

The proposal will contribute towards improving facilities and infrastructure, in particular community facilities such as farm shop, cafe, and improvements to outdoor areas including paths and woodland management.

This can be delivered in combination with small-scale recreational infrastructure, tourism accommodation and facilities.

The feasibility of heating the visitor facilities using sustainable sources of energy would be explored through the design process. This may utilise heat pumps, biomass, or solar thermal technology.

Synergistic Development

Our proposals for the site are based around a number of items which in combination will support the delivery of both some of the local community's aspirations and provide modest visitor facilities. These are:

- The re-purposing of existing structures
- Provision of facilities for the local community
- Provision of facilities for daily visitors
- Short term accommodation for visitors
- · Improved access within the site
- Improved access to outdoor areas

The re-purposing of existing structures

There are two existing structures on the site, a storage shed built into a slope and a larger building consisting of blockwork walls and metal roof.

The storage shed would be renovated and re-purposed for use as a storage building. The larger structure would be renovated and extended to form facilities serving both the local community and visitors. These would consist of:





- A farm shop selling local produce
- · A small distillery producing blended spirits
- A cafe
- Toilet facilities
- Management office for the site

An example of a re-purposed and extended visitor facility can be seen at Windermere Jetty Museum.



Provision of facilities for the local community

This facility would provide support to independent local businesses and provides stable local employment. Promoting community cohesion and resilience.

The farm shop and cafe will provide opportunities for the sale of local produce and provide valuable service to the local community,

Provision of facilities for daily visitors

The facility would provide additional opportunities for daily visitors to buy local produce and support independent local businesses and the wider local economy.

By combining both a visitor facility and community facility a greater degree of social and economic sustainability can be established. This synergy will be far more effective and sustainable than stand alone facilities where for example a local shop or farmers market may not have a large enough of a market to make its viability a realistic proposition.













Improved access within the site

The existing track into the site will be improved to form a one way in entrance, therefore would have minimal effect on the adjacent woodland. Visitor parking would be provided in discreet areas screened by additional native planting. This would help to alleviate some of the existing parking issues highlighted by the local community.

A new exit track would be formed allowing for the safe movement of vehicles and providing appropriate geometry and visibility for exiting vehicles

All vehicular routes would be pedestrian priority and surfaced with a permeable reinforced self binding gravel surface.













Short term accommodation for visitors

The proposal for the site includes a modest scale of overnight visitor accommodation. The proposal includes a small number of low impact cabins specifically designed for this location and dispersed within the potential development area identified within the site. This will ensure the highest quality of design.

The cabins will be microsited and built utilising low impact materials and techniques in order to minimise any impacts on the local environment. Servicing of these accommodation pods would utilise sustainable energy sources and include on site treatment of waste water.

These proposals also include the opportunity for the placement of Yurts within existing clearings within the wooded area north of the Water of Chon.

The yurts would be self sufficient and be serviced by hand. No vehicle access would be provided. A composting toilet facility would be provided for each yurt.

These two forms of accommodation form a small scale visitor offer, minimising the impact on the local environment.













Access

The principle vehicular route into the site would be through the existing site access.

A one way system would operate within the site with an exit route formed to the south west of the site access. This will ensure appropriate geometry for the vehicle exit can be achieved.





Improved access to outdoor areas

Public access will be improved within the site which will form an attractive location and recreational facility for both the local community and visitors.

A path network will be provided within the site including a viewpoint and picnic area at the highest point of the site. This will provide an opportunity to enhance the existing provision public open space and path networks within the surrounding area.





A new light weight timber pedestrian footbridge will be formed across the water of Chon to provide access to the site north of the river.

New planting will respond to the existing site conditions and context. Structure planting will supplement existing features to form screening to new elements the basis for long term management and maintenance of the site.









Summary



Summary

Strandside Ltd's aspirations for their site as set out in this Development Framework would deliver modest scale and tourism uses which would form an attractive and logical development within the Strathard area of the Loch Lomond and Trossachs National Park.

The accommodation and facilities will create a balanced approach to managing visitors.

The proposed form of development is well contained by existing landscape features. These will be supplemented by additional native structure planting within the site.

The additional planting would be carefully selected to enhance the biodiversity within the site and provide screening where required.

The site is immediately effective, there are no major or substantial adverse effects on the landscape or visual resource.

In addition, as set out in the consultation response that accompanies this Development Framework, Strandside Ltd's proposals align with the overarching aspirations of the draft Strathard Framework as well as those of the LDP and the KCLP. In particular, the site provides a sustainable location in which to address issues highlighted in the draft Framework's Priority One: Visitor Management and Infrastructure, as well as managing and protecting woodland, providing opportunities for small scale tourism, economic development and potentially renewable energy, all of which are priorities for Kinlochard.



