

# CALLANDER & STRATHEARN | PLACE PROFILE

This place profile brings together communities of place in an area of similar geographies, land use and local living. It sets out an introduction to the evidence we will use to inform the new Local Development Plan and covers three themes relating to the vision and chapters of the National Park Partnership Plan:

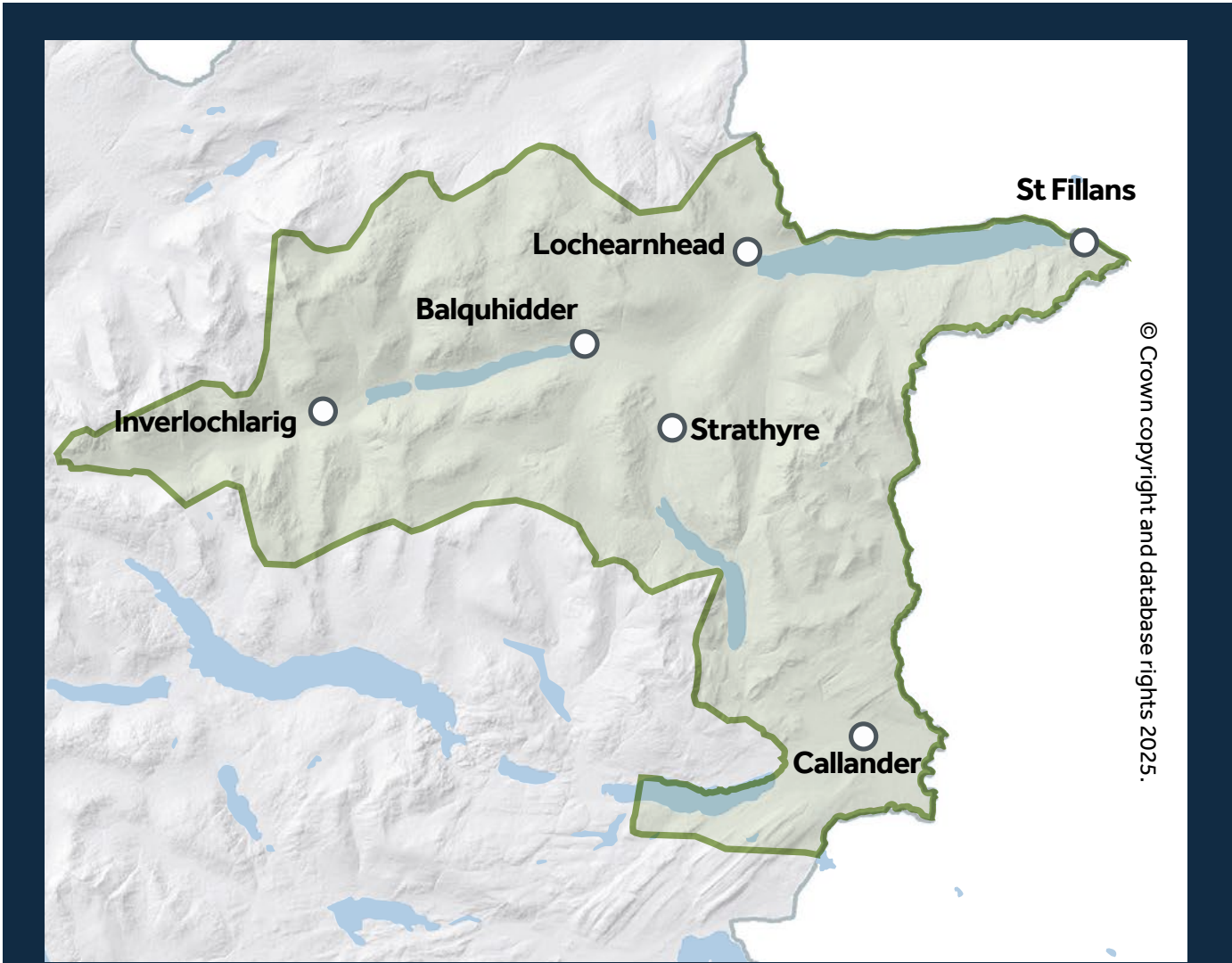
**A NATURE POSITIVE PLACE**  
RESTORING NATURE

**A CARBON NEGATIVE PLACE**  
CREATING A LOW CARBON PLACE

**A THRIVING PLACE**  
DESIGNING A GREENER WAY OF LIVING



## ABOUT CALLANDER & STRATHEARN



### DEFINING THE PLACE

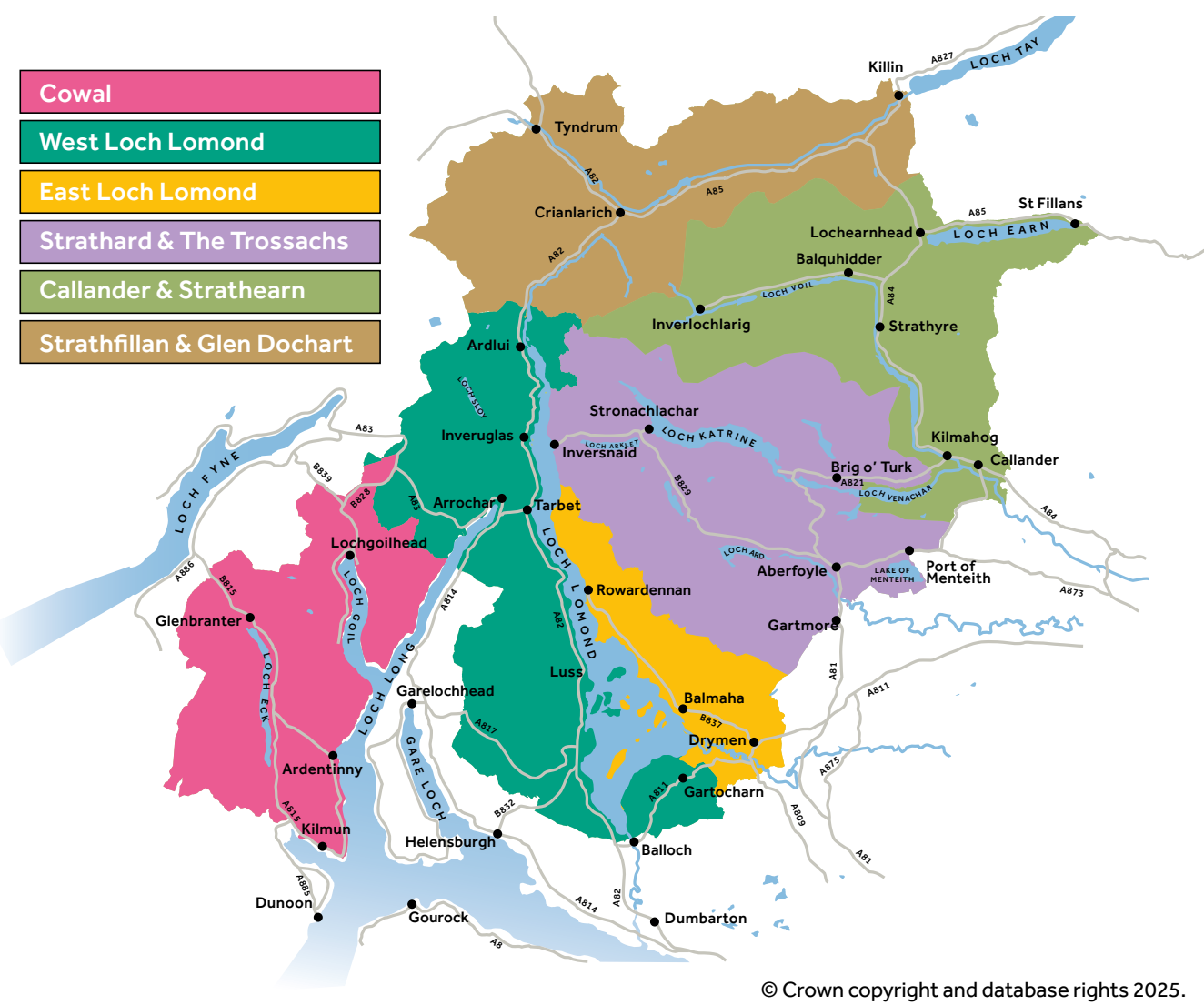
This area extends from Callander and Loch Venachar in the east of the National Park, north taking in Strathyre, Loch Lubnaig, Balquhider to Lochearnhead and St Fillans at the northeast boundary.

#### Community Council wards

- Callander
- Balquhider, Lochearnhead and Strathyre
- St Fillans to National Park boundary

#### Local Authorities

- Stirling Council
- Perth and Kinross Council



### PICTURE OF THE PLACE

This area is the gateway to the Highlands from the east of the National Park, with deeper glens and higher, more rugged mountains as you travel north. It's also an area steeped in history, with vibrant, primarily rural, communities and is popular with tourists and outdoor enthusiasts.

The historic town of Callander, on the River Teith, is the largest settlement in the National Park and the main visitor hub in the east of the National Park.

Easily accessible from Stirling by car, and bus via the A84, Callander still retains its original street plan dated to 1739 and much of its historical character, being designated as a Conservation Area. Its long history as a tourist destination goes back to Victorian times and it continues to be a popular visitor destination with tourism driving the economy.

It provides a range of recreation opportunities including walking and cycling routes, such as the Rob Roy Way and the National Cycle Network (NCN) Route 7,



which continues north through Killin and passes through Cairngorms National Park before arriving in Inverness. The popular hill, Ben Ledi, as well as the Bracklinn Falls and Falls of Leny are situated just outside of the town. Major lochs, Loch Lubnaig, Loch Voil, Loch Venachar and Loch Earn are in this area, offering scenic views and activities such as swimming, paddle boarding, kayaking, boating and fishing.

Further north in this area are the smaller, more rural villages of Balquhider, Lochearnhead, Strathyre and St Fillans, surrounded by glens and mountains.



Balquhider Church is famed for being the site of Rob Roy's grave and several Munros can be seen and reached from here and further along the glen at Inverlochlarig.

Strathyre village on the A84 is a popular access point for the National Cycle Network (NCN) Route 7 at Broch Field.

Lochearnhead at the west end of Loch Earn sits at the junction of the A84 and A85 leading into Perthshire. It is a popular place for water sports and walking and is connected to Callander and Killin by the National Cycle Network.

St Fillans at the other end of Loch Earn, on the A85, marks the furthest east settlement of the National Park, and its boundary. A historic village with a former railway line running to Crieff which is now part of the National Cycle Network, it is also popular with anglers and walkers climbing local Munros such as Ben Vorlich and Stùc a' Chròin.

## PLANNING AND DEVELOPMENT IN CALLANDER & STRATHEARN

### NATIONAL STRATEGIC INFRASTRUCTURE IDENTIFIED IN NATIONAL PLANNING FRAMEWORK 4

This area is home to National Infrastructure as shown in the National Park Partnership Plan; the A84 and A85 trunk roads.

### NATIONAL PARK PARTNERSHIP PLAN DELIVERY TO BE CONSIDERED

Callander is highlighted in this Plan as an area for strategic investment and development.

- Callander: Southern expansion to meet strategic development needs of Callander and the wider rural area.

### DEVELOPMENT ACTIVITY - PLANNING APPLICATIONS

The recent development activity this area is experiencing is varied, in addition to housing and tourism this includes quarrying operations and a new primary school.

In the theme '**A Thriving Place: greener economy and investing**', the most significant planning applications for the area in recent years are listed and mapped to indicate the development activity to help illustrate how planning policies are used.



## REGISTERED LOCAL PLACE PLANS TO BE TAKEN INTO CONSIDERATION

### CALLANDER PLACE PLAN

Callander's community has a strong sense of place and values the natural and built environment. Callander is a rural hub for neighbouring communities for education, retail, tourism and transport. As such, and even for movement within the town, accessible connectivity to services to reduce car use is a high priority. Priorities include:

- Connectivity and public transport
- Regeneration of The Meadows
- Sustainable tourism and the High Street
- Housing opportunities to attract younger people and families
- Addressing the Climate Emergency



### BALQUHIDER, LOCHEARNHEAD & STRATHYRE PLACE PLAN



The community values the natural and cultural heritage of the area. Challenges include speeding traffic and negative tourism pressures. Lack of affordable homes and weak public transport negatively impacts on the economy and reduces the ability for the place to thrive. Each settlement has individual issues, but cross-community priorities include:

- Safety issues due to increasing traffic and speeding
- Improve public transport connectivity and access to services
- Anti-social behaviour from tourism
- Increase affordable homes and reduce holiday-homes
- Improve access to childcare services

### ST FILLANS PLACE PLAN

St Fillans is an active, connected community that values nature and the rich cultural heritage. Challenges include a drop in the younger population and an increase in the older population, carbon emissions from car use and the need to be more energy efficient. People want to be involved in planning the management of lochs, land and forestry to restore nature. Priorities include:

- Public/community transport
- Paths and trails for cycling and walking
- Speeding and road safety and better parking
- Community spaces/facilities especially for youth
- Community owned/beneficial renewables





# A NATURE POSITIVE PLACE

## UNDERSTANDING THE PLACE

National Planning Framework 4 (NPF4) is our national spatial strategy for Scotland. It sets out regional priorities for this theme as follows: “*Loch Lomond and The Trossachs National Park has landscape-scale opportunities to restore and enhance nature and respond to climate change, including through woodland creation and peatland restoration, as well as natural flood risk management.*”

This is an introduction to the data and information (evidence) for **A Nature Positive Place** outcomes to be used in developing the new Local Development Plan.

### LAND USE

Scotland’s Third Land Use Strategy 2021-2026 Getting the best from our land, is a useful visioning tool for what our landscapes could look like, providing illustrated examples for different areas. Land use in this area includes three of the seven illustrative landscapes: Settlements, Semi-natural land and Rivers and water bodies. The predominant landscapes are:

- › **Semi-natural land** - a wide-ranging landscape category which includes mixed farmland, forests, hills, mountains and moors, and is central to delivering how multifunctional landscapes can deliver holistically for people, climate and nature here.
- › **Rivers and water bodies** - some of our greatest natural assets: contributing to health and wellbeing; supporting a rich diversity of wildlife; and providing the basis for sustainable economic activity such as tourism.

### LANDSCAPE

Human activity and natural processes shape our landscapes and the distinctive landscape of Callander & Strathearn and its Special Qualities are important.

#### LANDSCAPE CHARACTER

The Landscape Character of the area is ‘Straths and Glens’ at Callander set within the ‘Parallel Ridges’ of the Callander Craggs and of Ben Gullipen, with a small pocket of ‘Plateau Moorland’ to the southern boundary. North of Callander the landscape character is ‘Straths and Glens’ along the rivers and lochs, flanked by ‘Highland Summits’ in the uplands.

#### SPECIAL LANDSCAPE QUALITIES

Special qualities of the landscape in Callander & Strathearn include:

- Breadalbane**
  - › Steep mountains and long glens
  - › Crossroads within remote mountain ranges
  - › A landscape of distinctive glens and straths
  - › The narrow Strathgyre and Loch Lubnaig ribbon
  - › Beautiful Balquhider
  - › Wide and straight Loch Earn
  - › The rocky pass of Glen Ogle
- The Trossachs**
  - › A traditional ‘Gateway to the Highlands’
  - › A harmonious concentration of lochs, woods and hills
  - › The gateway town of Callander

#### WILD LAND AREAS

Wild land areas are the most extensive areas of high wildness. They are identified as nationally important in National Planning Framework 4 but are not a statutory designation. The southern part of the 07 Ben More – Ben Ledi Wild Land Area is in this area.

This is to be viewed alongside *A Nature Positive Place: Issues and Opportunities*.

For more information on this theme, please go to the Topic Papers listed below:

1. **Climate Change and Land Use**
2. **Biodiversity, Natural Places, and Forestry, Woodland and Trees**
4. **Flooding, Water Management and, Blue and Green Infrastructure**

The Strategic Flood Risk Assessment (SFRA) Report and Map also provide more information.

### NATURE

#### DESIGNATED SITES

Nearly a fifth of our most special designated sites for nature are in decline across the National Park. This area has number of protected sites, reflecting the high nature value and potential here. The south of the area is within the Great Trossachs Forest National Nature Reserve. The River Teith Special Area of Conservation (SAC) extends from Balquhider Glen throughout the southern water bodies passing through the town of Callander. There are multiple SSSI sites across the area, the largest being Ben More – Stob Binnein, and a number of Geological Conservation Review sites including Callander Moraine.

Landscape designations include the River Earn (Comrie to St Fillans) National Scenic Area (NSA) at the western most tip of the area.

#### PRIORITY SPECIES

Part of this area is within the Highland Line Priority Area – Argyll Trossachs and Stirling for Saving Scotland’s Red Squirrels. The project is defending the core red only population of the Highlands and Aberdeenshire by carrying out targeted landscape -scale grey squirrel control along the highland boundary fault line.

Beavers are present throughout the area and an ongoing NatureScot survey will provide a clearer picture of beaver distribution in the coming months.

### WATER AND CATCHMENTS

This area is a landscape of straths and glens with linear lochs. It is within the water catchment of Forth. The River Basin Management Plans for Scotland set out a range of actions to address significant problems affecting water quality, physical condition, water resources, and the migration of wild fish.

### CARBON STORAGE AND EMISSIONS

Our peatlands have significant potential to store carbon however those peatlands are currently a source of greenhouse gas emissions, as exposed and drained peatland soils actively release greenhouse gases into the atmosphere and water courses. Addressing the priority areas for peatland restoration will reduce the amount of emissions, create the conditions for carbon capture, improve water quality and storage, and bring many other benefits for climate, nature and people.

This is an area of wooded glens, home to the Great Trossachs Forest at its southern extent, and other areas of native woodland and commercial forestry, and these areas have great potential to store even greater volumes of greenhouse gases and act as a carbon sinks.

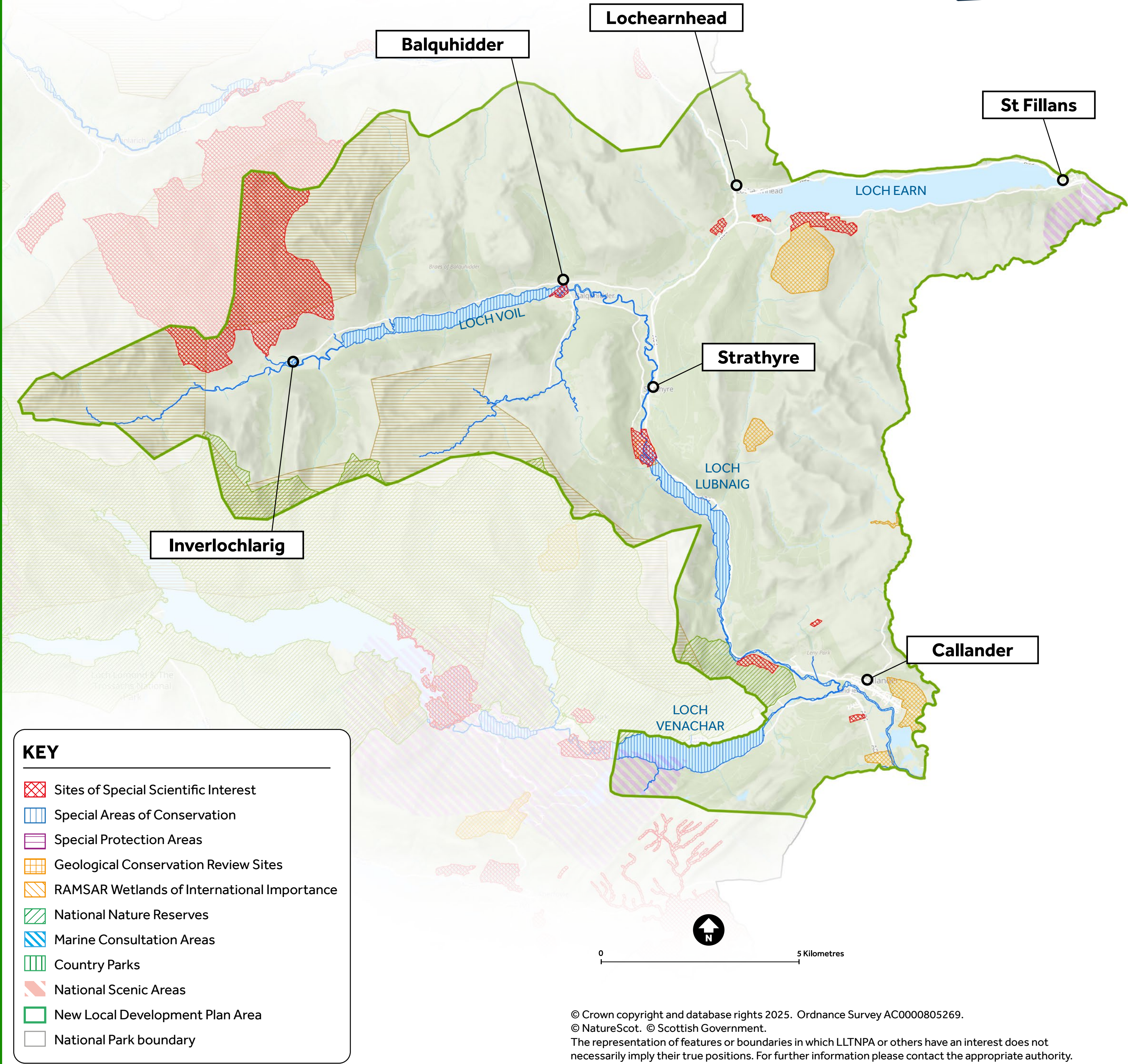
#### AREA BASED PLANS AND STRATEGIES

In addition to the Topic Paper and Local Place Plan references, the following information is local to this area:

- › Deer Management Group Plans and Count Surveys
- › ‘Callander’s Landscape’ resources
- › Callander flood studies - Stirling Council
- › Callander Meadows Vision

## CALLANDER & STRATHEARN

### A NATURE POSITIVE PLACE | UNDERSTANDING THE PLACE MAP



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# A NATURE POSITIVE PLACE

## ISSUES AND OPPORTUNITIES

This is an introduction to the data and information (evidence) for A Nature Positive Place outcomes to be used in developing the new Local Development Plan. This is to be viewed alongside *A Nature Positive Place: Understanding the Place*.

### ISSUES

#### CLIMATE CHANGE

The map shows climate change risks in the Loch Lomond & the Trossachs National Park (March 2024) Climate Change Adaptation Risks and Opportunities Assessment study:

- **A84, locations east of Loch Lubnaig** – flood risk, increased precipitation, storms and wildfires.
- **A84, Strathyre** – flood risk, increased precipitation, and wildfires.
- **Callander** – flood risk, increased precipitation, and storms.
- **Monachyle** – flood risk, increased precipitation, and storms.
- **Loch Earn, locations north and south including Lochearnhead and St Fillans** – flood risk, increased precipitation, and storms.

We will also draw on the Stirling Council Climate Strategy (Draft November 2024) and Perth & Kinross Council's Climate Change Strategy and Action Plan.

#### AREAS VULNERABLE TO FLOODING

The Local Plan District is Forth; this is the geographical area where flood risk management plans are used to manage flood risk.

Based on SEPA Future Flood Maps V3.0 then the settlements within Callander and Strathearn are vulnerable to both river and surface water flooding. Both Callander and Strathyre are in community based Potentially Vulnerable Areas (2024). Potentially Vulnerable Areas are specifically defined areas where the risks to property from flooding, and the estimated average annual damages occurring as a result of flooding, are greatest.

There is a long history of flooding in Callander ranging from travel access routes being cut off, to flooding of homes and businesses. Stirling Council are working on identifying a preferred option for Callander's Flood Protection Scheme.

#### INVASIVE NON-NATIVE SPECIES (INNS)

Invasive non-native species are a pressure here; this includes riparian species and rhododendron.

#### TREE HEALTH

Phytophthora ramorum (affecting Larch), and the resultant changes to the landscape and nature are a pressure here. The area is in the Phytophthora ramorum (affecting Larch), Priority Actions Zone (where actions will have the greatest impact on controlling spread).

#### HERBIVORE PRESSURES

Herbivore pressure is an issue here. To achieve objectives for habitat recovery and Nature Networks, sustainable management of herbivores is required through continued partnership working with landowners and land managers.

#### WATER AND WATER QUALITY

Examples of key pressures include the need for riparian restoration along the River Teith Special Area of Conservation (SAC), with the support of Forth Rivers Trust and a wide range of partners.

### OPPORTUNITIES THROUGH PARTNERSHIP WORKING

#### NATURAL CAPITAL APPROACH

NatureScot is leading the development of an innovative new tool that will facilitate decision makers to take a natural capital approach for managing land at the landscape scale in Scotland. The intention is that this tool will support integrated and collaborative approaches to land management and, if available, will be used within the evidence base.

#### NATURE NETWORK OPPORTUNITIES

The map illustrates the National Park Partnership Plan main priority areas for nature restoration efforts across three key habitat types, as part of a Nature Network approach:

- Peatland Restoration in the uplands north and south of Loch Voil and the south of Loch Earn,
- Native Woodland Restoration and expansion throughout the straths and glens lower hill slopes and
- Water and Wetland Restoration in combination with woodland expansion following the Locs and the river Forth SAC.

#### NATURAL FLOOD MANAGEMENT

The SEPA Natural Flood Management Maps identify areas where nature-based solutions could be most effective for sustainable flood risk management and these are to be further investigated in conjunction with the broad scale habitat recovery priority areas in our National Park Partnership Plan. Opportunities here are mostly related to run-off reduction, flood plain storage by Callander, and sediment management. In this area a wide partnership is forming to develop a catchment based Natural Flood Management project.

#### SIGNIFICANT FORESTRY OPERATIONS OPPORTUNITIES

A Land Management Plan review is being developed for Strathyre which will see a significant improvement in design, species choice at restocking, and compliance with the latest edition of UK Forestry Standard.

Callander is a mixture of commercial and recreational forestry; Coilhallan wood will see several hectares of over-mature diverse conifers being felled, due to extensive windblow, it will be restocked with native broadleaves.

#### FARMING AND LAND USE

We are developing a Value of Farming and Land Use Study which will be a key source of evidence at park-wide and local level. Herbivore action planning and Regenerative Farming for Nature objectives will be key considerations.

Landownership in the area is a mix of large estates and smaller holdings under a variety of tenure options – owner occupier, tenancy, and contract farming.

The area is covered by four Deer Management Groups: Balquhider, Glenartney, and a small area of East Loch Lomond to the south, and of South Perthshire to the north.

#### LANDSCAPE SCALE RESTORATION PROJECTS

##### Future Nature

The Future Nature Strategy is an ambitious initiative aimed at halting and reversing the decline of nature within the National Park and emphasises the importance of restoring habitats and enhancing biodiversity to create a resilient, nature-rich environment. It promotes sustainable land use practices that align with nature restoration and climate objectives.

Delivery in this area is focused on building capacity and supporting delivery in the Great Trossachs Forest. Covering 160 square km, this continuous area managed for the benefit of wildlife and people, is creating a forest landscape large enough to include a range of habitats. It is this mosaic of habitats which invertebrates, mammals, birds and other wildlife need to thrive and to adapt to a changing climate.

##### Forth Climate Forest

The Forth Climate Forest covers the Stirling Council area and includes over 60% of the National Park. This landscape scale project focuses on communities, canopy cover, connectivity and climate. Callander is included in the tree canopy cover analysis and mapping area of work. The woodland connectivity mapping shows this area as being a key area for woodland connectivity routes and targeted woodland creation focused along the loch shores to Lochearnhead, broadly following the A84, and then over the hills east of Glen Ogle to Loch Tay.

#### LOCAL PLACE PLANS AND RESTORING NATURE

Restoring Nature Actions within the Local Place Plans to be taken into consideration when preparing the new Local Development Plan include:

##### Balquhider, Lochearnhead & Strathyre Place Plan

- Investigate creating a natural recreational area at Gartnafuaran Woods.
- Develop interpretation and a bird hide at Loch Earn.
- Investigate potential for a Forest School Nursery attached to primary school.
- Improve communication with agencies and forest owners to engage on land management plans and 'community benefit.'
- Native woodland expansion.

##### Callander Place Plan

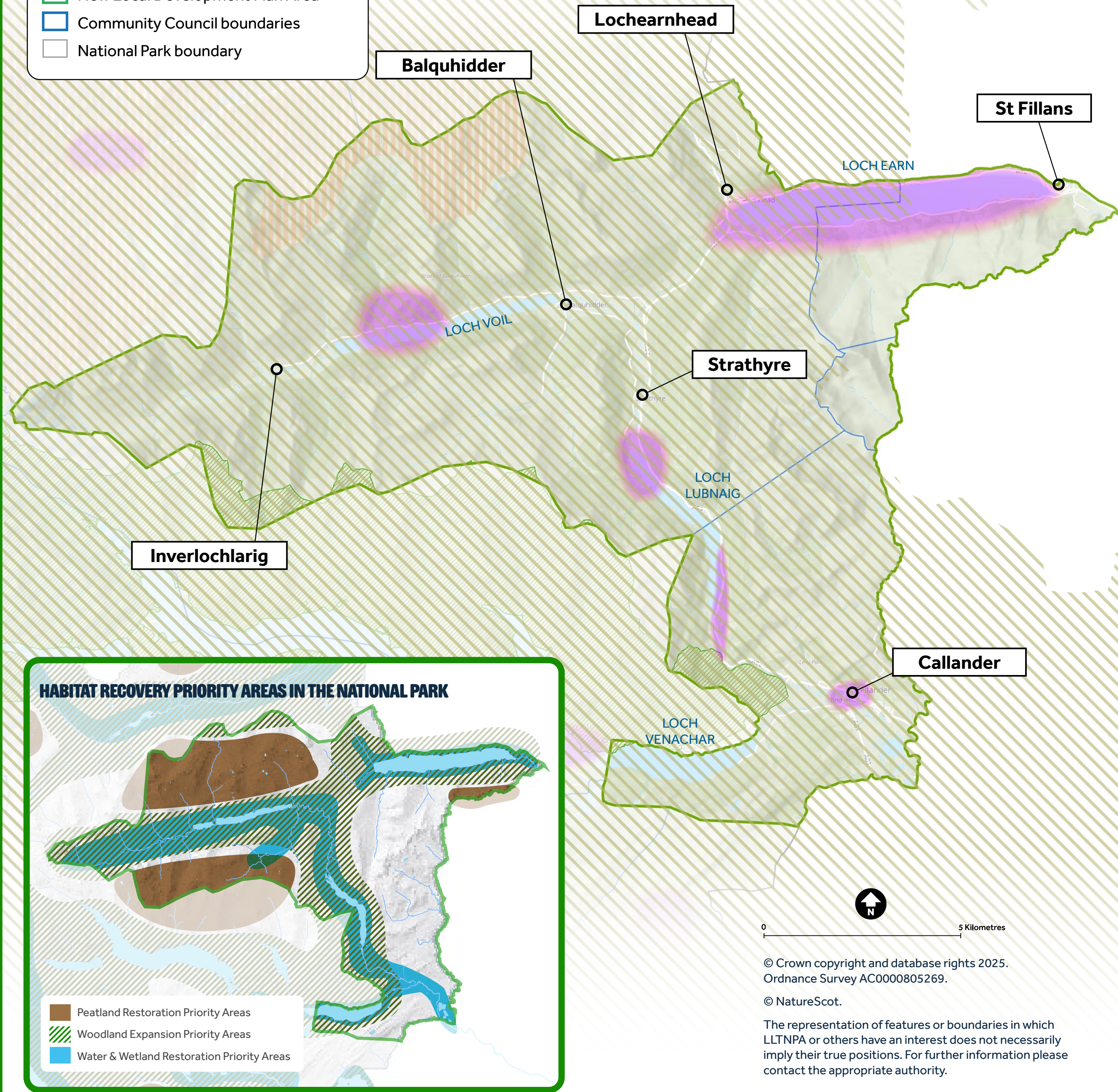
- Protecting our natural assets - Callander's unique geological features (including the eskers and moraine), the SSSIs, GCRs or SAC, or land identified as being at risk in SEPA's 2080 Flood Future Maps.

### CALLANDER & STRATHEARN

## A NATURE POSITIVE PLACE | ISSUES & OPPORTUNITIES MAP

#### KEY

- Climate Change high risk priority areas
- Wild Strathfillan boundary
- Forth Climate Forest
- National Nature Reserves
- New Local Development Plan Area
- Community Council boundaries
- National Park boundary





# A CARBON NEGATIVE PLACE: UNDERSTANDING THE PLACE

National Planning Framework 4 (NPF4) is our national spatial strategy for Scotland. It sets out regional priorities for this theme as follows: “The National Park will continue to support the quality of life and health of the urban population and its future priorities include new infrastructure provision to provide a quality visitor experience and support people to connect with nature, as well as a greener tourism sector supported by innovative low carbon transport solutions. Long distance active travel and rail routes have untapped potential to provide sustainable tourism solutions.”

The National Park Partnership Plan aims to improve travel infrastructure, making more of the National Park accessible to all. This will be achieved through the development of sustainable and active travel options, offering a diverse range of travel choices and itineraries.

This is an introduction to the data and information (evidence) for A Carbon Negative Place outcomes to be used in developing the new Local Development Plan.

- This is to be viewed alongside **A Carbon Negative Place: Issues and Opportunities**.
- For more information on this theme, please go to the Topic Papers listed below:
- 3. Infrastructure First
  - 4. Flooding, Water Management and, Blue and Green Infrastructure
  - 6. Sustainable Transport
  - 8. Living Well Locally
  - 9. Cultural Heritage and Place
  - 10. Rural Economy

## VISITOR INFRASTRUCTURE INVESTMENT PRIORITIES AND HUBS

The map shows the Infrastructure Investment Areas in the National Park Partnership Plan, for visitor experience and to provide wider benefits to communities and businesses.

The Priority Area of Callander and Surrounding Area stretches north from Callander to facilities at Loch Lubnaig and west to meet the Strathard and The Trossachs Priority Area. It contains the Primary Hub of Callander with links to the neighbouring Primary Hub of Aberfoyle. The Secondary Hubs of Lochearnhead and St Fillans are also in the Callander and Strathearn new Local Development Plan area. Infrastructure investment at key visitor hubs such as Callander can provide more sustainable ways for people to travel to, from and within the National Park through improved and joined up sustainable and active travel options.



## TRAVEL AND TRANSPORT

Transport and travel connections to and from Callander Primary Hub from Stirling are good, however within the broader Callander and Strathearn area, and beyond to other areas of the National Park, connections are often lacking.

### LONG DISTANCE PATH ROUTES

The map shows the main promoted long distance routes through this area:

- › The Rob Roy Way
- › Great Trossachs Forest Path
- › National Cycle Network NCN7

Some sections of The National Cycle Network NCN7 have great potential for active travel use by commuters and communities.

### BIKE FACILITIES

- › Cycle parking is available in communities and at visitor sites.
- › There are open public bike repair stations in Strathyre and Kilmahog.
- › There are e-bike Charging Facilities at Wheels Cycling Centre in Callander, The Broch in Strathyre, and Monachyle Mhor Hotel.

### ROADS

The main A84, and A85 trunk roads pass through the area.

### AREA BASED PLANS AND STRATEGIES

In addition to the Topic Paper and Local Place Plan references, the following information is local to this area:

- › Callander and Surrounding Area Strategic Tourism Infrastructure Development Study (STID)
- › Stirling Council’s Sustainable Mobility Strategy [Draft]
- › Stirling Council Towns, Villages and Rural Areas Transport Plan 2017 – 2027
- › Lochearnhead Active Travel and Placemaking Project 2020
- › Community Active Travel Action Plans - Callander (2020)
- › Callander Meadows Vision

### PUBLIC BUS, COACH AND RAIL SERVICES

There are no railway stations in this area, however the ScotRail National Map shows Callander as a specific bus connection from Stirling. Several operators provide both bus and coach services in this area:

#### Buses:

- › Callander to Stirling
- › Callander to Killin via Kilmahog
- › Stirling to Killin-Crianlarich-Tyndrum (Saturdays)
- › St Fillans to Perth

#### Coaches:

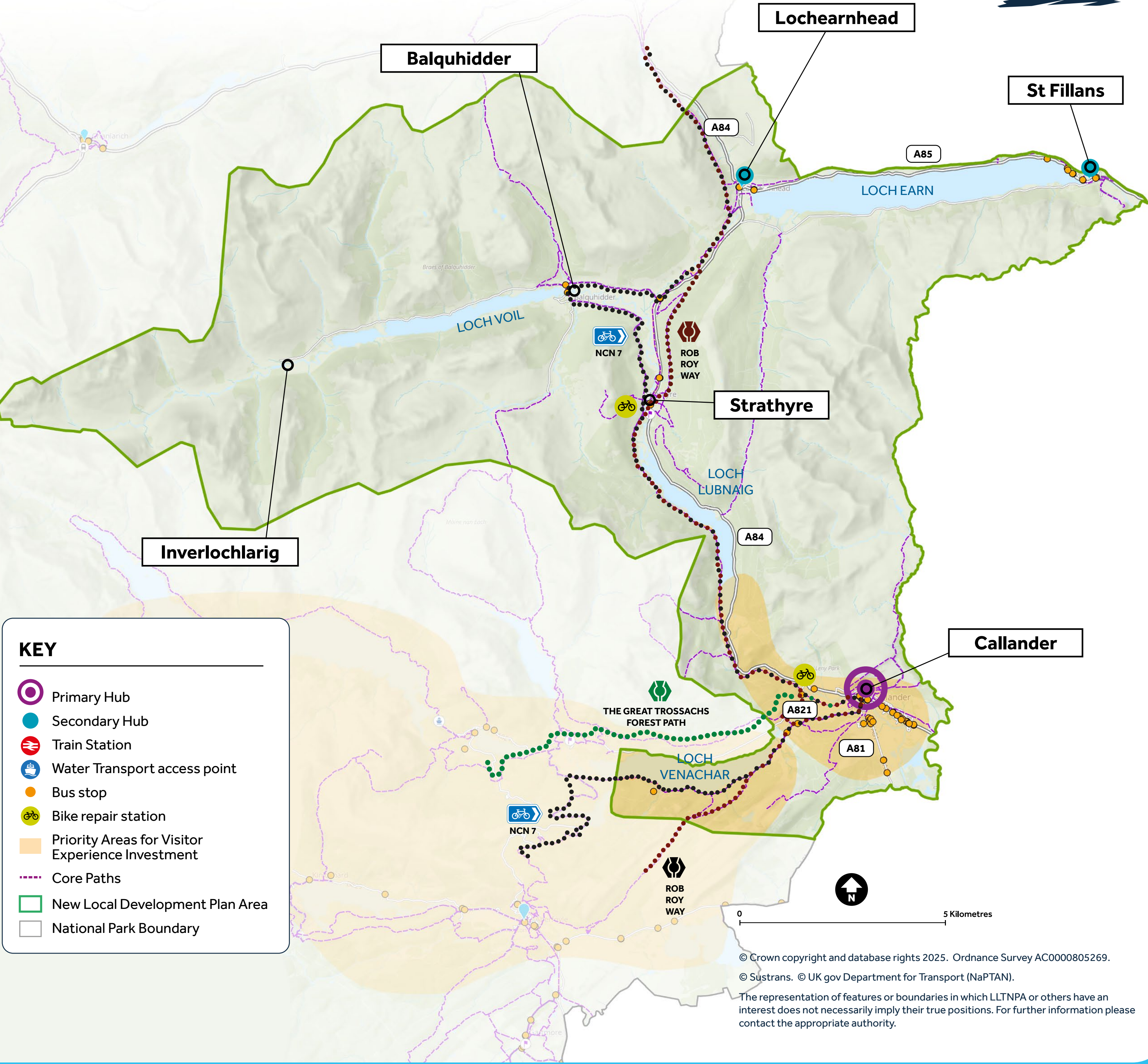
- › Edinburgh to Oban via Callander
- › Edinburgh to Fort William via Lochearnhead

### PILOT BUS PROJECT “THE TROSSACHS EXPLORER”

Aimed at reducing car reliance and emissions, the Trossachs Explorer operated between Callander and Aberfoyle in summer 2024. Strengths of the initiative included enhanced access to nature for non-drivers, reduced reliance on cars, and stronger community connections.

## CALLANDER & STRATHEARN

### A CARBON NEGATIVE PLACE | UNDERSTANDING THE PLACE MAP





# A CARBON NEGATIVE PLACE: ISSUES AND OPPORTUNITIES

This is an introduction to the data and information (evidence) for A Carbon Negative Place outcomes to be used in developing the new Local Development Plan. This is to be viewed alongside *A Carbon Negative Place: Understanding the Place*.

## ISSUES

### TRAFFIC

79% of visitors arrive in the National Park by car and 73% explore the area by car according to our 2019/20 Visitor Survey. An update to this evidence will be available in the coming months.

If there is no intervention, car-based travel is predicted to increase nationally by 40% by 2037. The resultant congestion and environmental impact of car travel in the National Park has an impact on communities and visitors.

The A84 is the most heavily used road in this area and the A821 towards Duke's Pass is a popular route with visitors, particularly in the peak season.

### VISITOR PRESSURE AND CONGESTION HOTSPOTS

Owing to visitor pressures affecting communities, businesses and visitors, within the Callander and Strathyre area, the town of Callander itself and the surrounding area was identified by the National Park Authority for a Strategic Tourism Infrastructure Study (STID). Visitor pressures in terms of vehicles and behaviours, are experienced in communities and visitor sites in the area including; congestion and irresponsible parking on the A84 road through the town and its laybys, Bracklinn Falls, South Loch Venachar, Lochearnhead, Loch Earn and other access points to popular local walking routes and loch-side locations.

### SAFE COMMUNITY ACTIVE TRAVEL AND CHALLENGES OF LOCAL LIVING

The National Cycle Route 7, running north to south through the area is popular with walkers and cyclists.

The rural nature of the area creates challenges in living well locally, both in terms of path networks and in interconnectivity of public transport for the local population.

The town of Callander does not have a good network across the town, with limited crossings of the River Teith being a factor.

## OPPORTUNITIES

### INFRASTRUCTURE AND SERVICES INVESTMENT

A more coordinated, connected, better designed and managed network of visitor sites could assist rural visitor locations, local authorities, and communities to make improvements to cope with increased visitor pressure, offer enhanced visitor experiences and promote responsible tourism (land and water based), with low-carbon and nature-conscious approaches. This could reduce the impact of climate change and make it easier to manage visitor pressures, reducing the need for enforcement action.

Investment in Priority Areas and Hubs is to be delivered through the Place Programme and the Mobility Partnership.

The National Park Place Programme is a place-based multi-year programme for prioritised capital investment in visitor management infrastructure. National Park partners are working with each other, and with local and national stakeholders, to develop this programme.

The National Park Mobility Partnership Programme is designed to secure the investment, expertise and resources needed to deliver an efficient, inclusive, and lower-carbon transport system across the National Park, contributing to the overall vision of a thriving, nature-positive, and carbon negative National Park.

- Opportunities for infrastructure and services investment include:**
- Infrastructure improvements at Place Programme agreed sites including Callander Station Road and Meadows.
  - Blue and green infrastructure improvements across all site infrastructure, active travel and transport developments to benefit biodiversity.
  - Maximising the potential of the long-distance routes.
  - Sustainable transport strategy connecting the hubs of Aberfoyle and Callander and beyond.
  - Transforming gateway arrival points to support active, car-free exploration and sustainable travel options.
  - Active travel improvements, especially within Callander town linked to the Callander South Masterplan.

### LOCAL DELIVERY PARTNERSHIPS

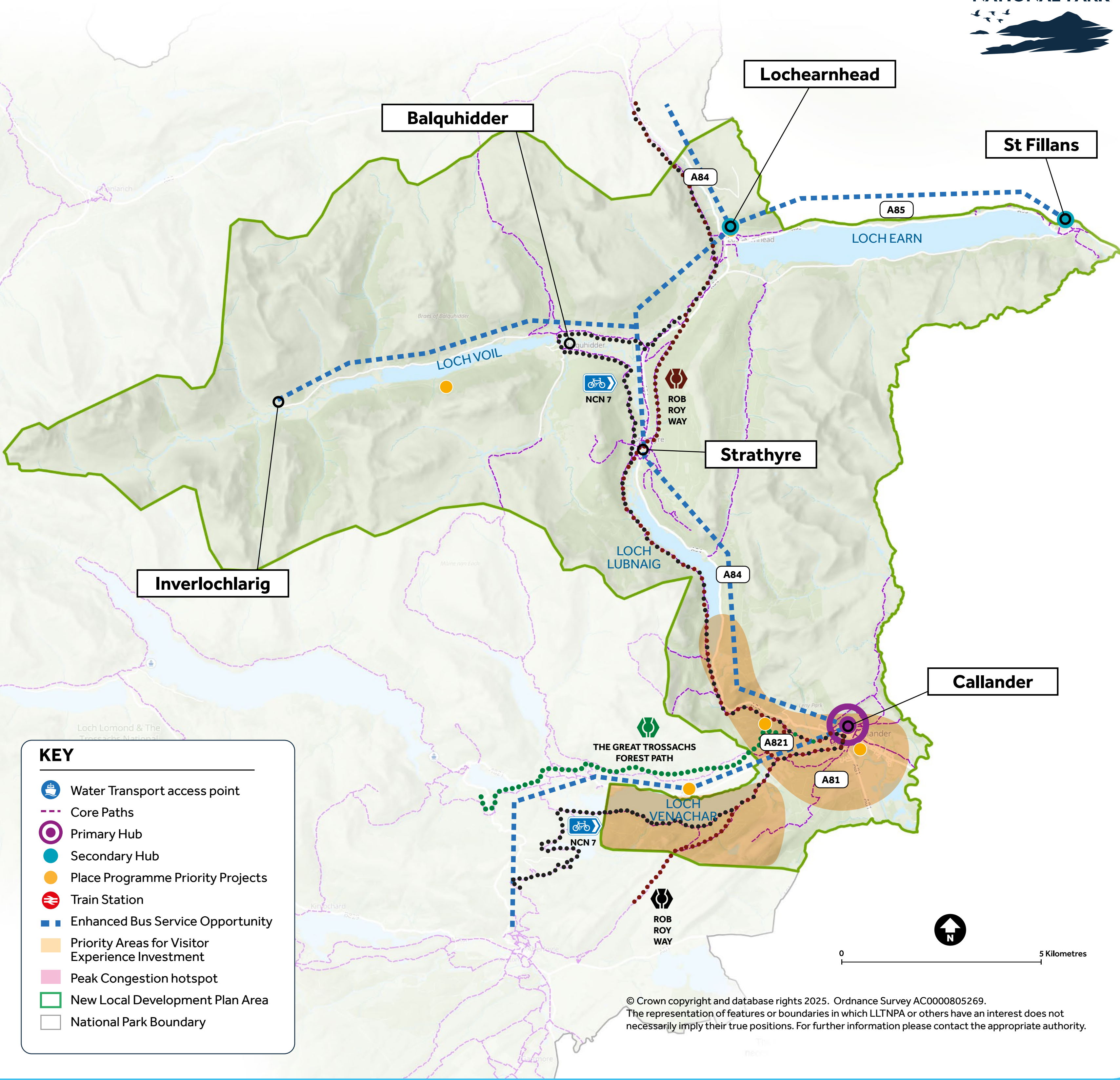
- Callander Partnership, coordinated by Callander Community Development Trust.
- Callander Visitor Management Group is in place here to support collaborative multi stakeholder safe management of tourism impacts.

### LOCAL PLACE PLANS AND CREATING A LOW CARBON PLACE

- Creating a Low Carbon Place Actions within the Local Place Plans to date to be taken into consideration when preparing the new Local Development Plan include:
- Callander Local Place Plan 2022-32**
- Support for a new pedestrian bridge across the river Teith connecting communities with McLaren Campus.
  - Upgrade, make accessible condition of 'Creep footpath' to McLaren Campus, along with further path improvements, new routes and connections.
- Balquhidder, Lochearnhead and Strathyre Local Place Plan 2022**
- Complete the Loch Earn to St Fillans Cycle path including cycle path improvements and Safety improvements to paths at Strathyre and Lochearnhead.
  - Undertake feasibility studies for further off-road multi-user paths and bike trails.
  - Reopen the Riverside Loop walking route.
  - Investigate proposals for visitor parking at South Loch Earn Road/ A84.
  - St Fillans Place Plan 2023-33

## CALLANDER & STRATHEARN

### A CARBON NEGATIVE PLACE | ISSUES AND OPPORTUNITIES MAP





# A THRIVING PLACE:

## COMMUNITY AND LOCAL LIVING

National Planning Framework 4 (NPF4) is our national spatial strategy for Scotland. It sets out regional priorities for this theme as follows:  
“The area’s communities can adapt to support more localised living and working opportunities, with improved digital connectivity and affordable housing. More integrated planning and land management offers opportunities to support land use change and reduction of greenhouse gas emissions. The approach also links with and relates to the action area to the north.”

This is an introduction to the data and information (evidence) A Thriving Place: community and local living outcomes to be used in developing the new Local Development Plan.

- This is to be viewed alongside *A Thriving Place: greener economy and investing*. For more information on this theme, please go to the Topic Papers listed below:
2. Biodiversity, Natural Places, and Forestry, Woodland and Trees

3. Infrastructure First

4. Flooding, Water Management and, Blue and Green Infrastructure

5. Energy and Heat and Cooling

6. Sustainable Transport

7. Housing

8. Living Well Locally

9. Cultural Heritage and Place

10. Rural Economy
- The Play Sufficiency Assessment also provides more information.

### LIVING WELL LOCALLY

The map shows the town and village communities within this area with their local living facilities. This information can be built on to develop strategies for planning for ‘Living Well Locally’, an approach similar to 20-minute neighbourhoods but for the rural context.

#### CALLANDER

Callander town is the main hub for this area also offering service connections to Stirling. Callander town centre residents have good access to essential services, including food, financial services, healthcare services, open space and primary and secondary schools, making it a well-equipped area for local living.

Public transport is available though not high frequency, limiting efficient travel to larger towns and cities. While the town centre of Callander is rich in amenities, improving healthcare accessibility and high-frequency transport connections would enhance Callander’s role as a regional service hub for both residents and surrounding communities.

#### BALQUHIDDER, LOCHEARNHEAD AND STRATHYRE

In the rural areas surrounding Callander, access to key services is significantly lower, with primary education facilities being situated only in Strathyre. The wider Balquhiddier, Lochearnhead and Strathyre area also faces major service gaps, with poor accessibility to essential services. Access to public transport is challenging, making travel for essential services difficult. The poor transport connectivity restricts access to services in Callander and Stirling.

#### ST FILLANS

In St Fillans and its surrounding area, access to services is limited. Public transport to Perthshire is however relatively accessible but low frequency, limiting mobility options. St Fillans looks to Comrie, Crieff and Perth for wider local living services in the Perthshire Council area. The poor transport connectivity restricts access to services in Callander and Stirling.

### COMMUNITY WEALTH BUILDING – COMMUNITY FACILITIES

Community wealth building is a specific policy within NPF4 (Policy 25) and it aims to ensure that local economic development focuses on community and place benefits as a central and primary consideration with reference to supporting community ownership and management of buildings and land. Its policy intent is to encourage and promote a new strategic approach to economic development that provides a practical model for building a well-being economy at local, regional and national level. Community-run services are not covered in this profile.

Community assets here include McLaren Leisure Centre, Callander Youth Project, Callander Visitor Information Centre, Callander Community Hydro, Callander Connect, Broch Field and other land in Strathyre, and village halls in Strathyre, Balquhiddier, Lochearnhead and St Fillans.

### HISTORIC ENVIRONMENT

#### GARDENS AND DESIGNED LANDSCAPES

The Inventory of Gardens and Designed Landscapes site in this area is Roman Camp. Other historic designed landscapes include: Leny House, Kinnel, Gart, Edinample, Edinchip and Ardvorlich.

#### BUILDINGS AT RISK REGISTER

Historic Environment Scotland (HES) prepared a summary report on the 2022 Buildings at Risk Register (BARR) survey conducted in the National Park. In this area there are a number of identified buildings at risk including The Eagle Hotel and St Kessog’s Church in Callander, Sheildhaig in Kilmahog and numerous boat houses in Balquhiddier.

#### AREA BASED PLANS AND STRATEGIES

- In addition to the Topic Paper references, the following information is local to Callander and Strathyre:
- Callander and Surrounding Area Strategic Tourism Infrastructure Development Study (STID)
  - Lochearnhead Active Travel and Placemaking Project 2020
  - Callander Meadows Vision

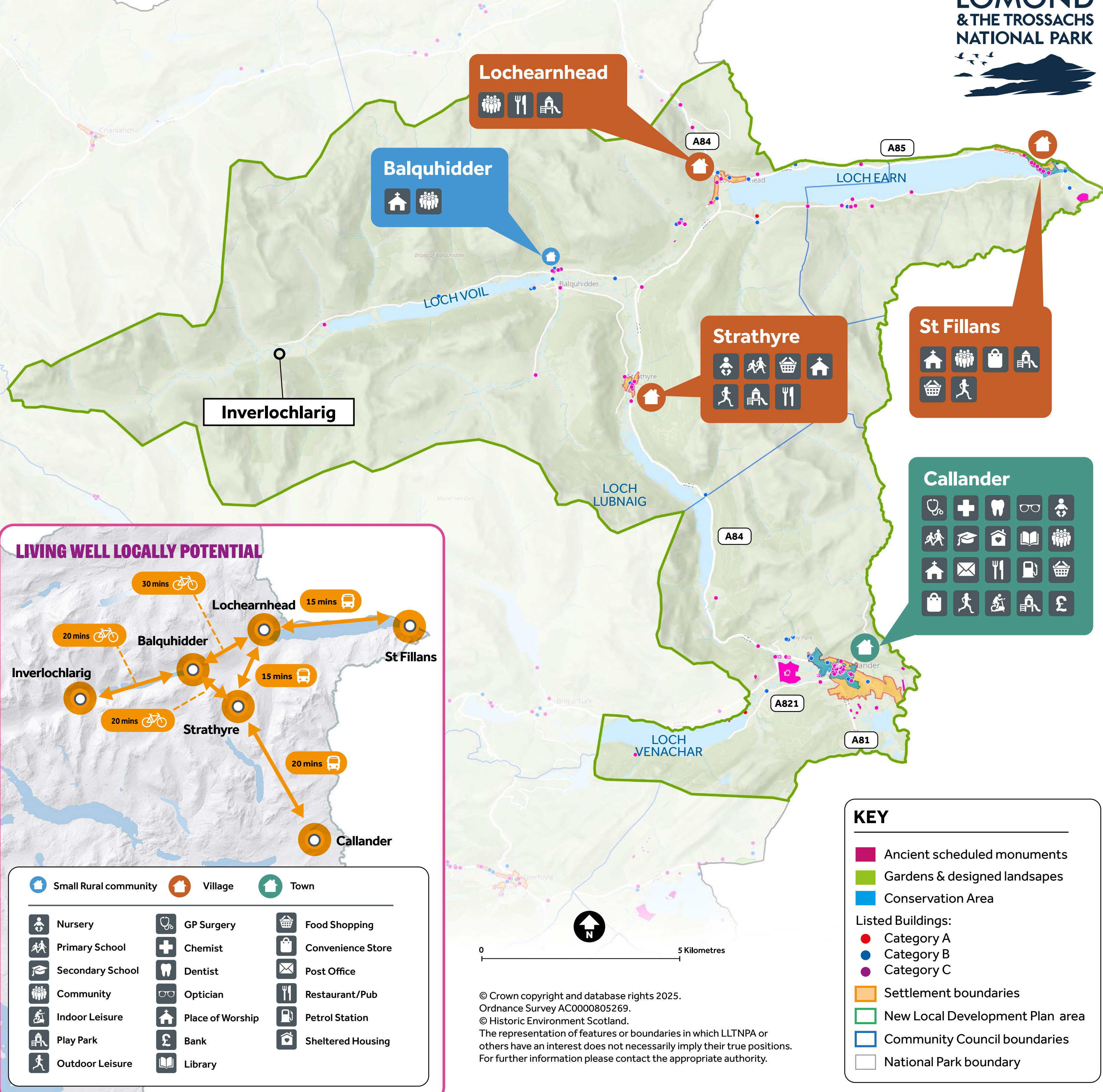
### LOCAL PLACE PLANS & A THRIVING PLACE

A Thriving Place actions within the Local Place Plans to be taken into consideration when preparing the new Local Development Plan include:

- Callander Local Place Plan 2022-32**
- Regenerate the Meadows via a masterplan.
  - Secure a range of community fields and amenity space.
  - Allocate St Kessog’s Church as a community centre/town hall.
- Balquhiddier, Lochearnhead and Strathyre Local Place Plan 2022**
- Lobbying for service upgrades, water and broadband.
  - Investigating toilets feasibility at Inverlochlarig, and upgrade at Lochearnhead.
  - Redeveloping a range of sites including Old Garage and the water sports site.
- St Fillans Place Plan 2023-33**
- Develop a community hub at the east end of the bay.
  - Expand fibre optic broadband across the whole village.
  - Recreation and play park improvements.
  - Upgrade of paths and crossings and the war memorial path.

## CALLANDER & STRATHEARN

### A THRIVING PLACE | COMMUNITY AND LOCAL LIVING MAP





# A THRIVING PLACE: GREENER ECONOMY AND INVESTING

This is an introduction to the data and information (evidence) for A Thriving Place: greener economy and investing outcomes to be used in developing the new Local Development Plan. This is to be viewed alongside *A Thriving Place: community and local living*.

### STRATEGIC DEVELOPMENT

This map highlights the key areas in the National Park for strategic development priorities, planned infrastructure improvements and core infrastructure. Through its planning role the National Park Authority can proactively guide new development and infrastructure within the National Park that is more closely aligned to deliver for climate and nature, while also meeting the needs of those living and working here. Nature recovery can be secured through identifying opportunities for investment in natural capital, strengthening nature networks and enhancing biodiversity on site as part of development delivery.

### RURAL ECONOMY

The goal is for new development and infrastructure to be more responsive to the needs of communities, the rural economy, land use and management, directly benefiting people, climate and nature. The local economy is composed of both professional and non-professional jobs, with self-employment and part-time work playing a vital role. Employment is distributed across various sectors, with significant representation in public administration, health, retail, and accommodation services.

### HOUSING

The Housing Authorities in this area are Stirling, and Perth and Kinross Councils.

As a Planning Authority, we play an active role in supporting the delivery of rural housing within the National Park through our Local Development Plan (LDP). Monitoring shows significant challenges to delivering affordable and sustainable housing:

- > constraints on land supply and suitable development sites
  - > a lack of infrastructure and essential services
  - > high development costs
  - > high property prices driven by external pressures
- Ownership dominates the housing market, creating affordability challenges for lower-income households. The private rented sector is limited and often unaffordable, while social housing availability is low, with high demand and long waiting lists.

The area faces housing pressure due to second homes. Housing is unaffordable, particularly in St Fillans and Balquhiddy, with Lochearnhead and Strathgryre providing more affordability.

### NATURE TOURISM SITES

There are no specific nature tourism sites within this area.

### SUPPORTING JOBS AND SKILLS

The economy in the National Park is dominated by the accommodation, hospitality and retail sector, however land-based employment, construction and public service employment (care, education) also make up a big part of the economy.

In Callander and Strathgryre, the primary employment hubs are identified as Callander, Balquhiddy, Kingshouse, Lochearnhead, Strathgryre and St Fillans.

### DIGITAL INFRASTRUCTURE AND CONNECTIVITY

The predominantly rural nature of the National Park poses issues to broadband access. Although data shows that there are large areas that have limited access or are unable to access broadband, most are not where people live. A high proportion of the premises in Callander receives superfast broadband.

The northern side of Callander town has limited mobile network coverage.

### VACANT AND DERELICT AND UNDERDEVELOPED LAND

In Lochearnhead there are a number of small sites including an old garage site (0.92 ha) and the disused Holiday Centre (0.56 ha).

### DEVELOPMENT ACTIVITY - PLANNING APPLICATIONS

The recent development activity this area is experiencing is varied, in addition to housing and tourism this includes quarrying operations and a new primary school.

Listed below are the most significant planning applications for the area in recent years to indicate the development activity to help illustrate how planning policies are used.

**2016/0155:** Adjacent to Gart Lodge, Callander - Erection of 6 holiday chalets. Works on installation of services has commenced

**2019/0274/DET:** Glentarken Park, St Fillans - Erection of 4 Dwellinghouses. Approved but no works commenced to date

**2021/0133/DET:** Cambusmore Quarry, Callander – retention and operation of existing quarry processing plant and ancillary works. Works on-going

**2021/0356/DET:** Land At Lagrannoch Stirling Road Callander - Erection of 50 bed care home. Due to expire May 2025.

**2023/0427:** McLaren High School - Erection of primary school building, relocation of astroturf pitch, formation of new car parking. Works commenced

**2021/0256:** Land to West of Station Road, St Fillans - Erection of 18 no. houses. Approved and waiting for conclusion of Legal Agreement in relation to affordable housing (2 units).

**2022/0205/DET:** Lochearn Brewery Hotel - Change of use and refurbishment of existing hotel to form 22 no. serviced apartments for holiday use. Approved September 2024

**2024/0252/DET:** Glenoglehead Picnic Site - Formation of new active travel path and formation of new carpark. Currently under consideration

**2024/0325/DET:** Section of old Loch Earn Railway Path between Glentarken Bridge and Fortrenn - Upgrading of existing track to create active travel path. Currently under consideration.

**Stirling Council Flooding** are raising concerns when consulted on pre-applications/applications for development where access is to be taken along roads that are subject to flood risk - this includes the road to the south of Loch Venachar and the road along the south side of Loch Voil.

**Wind farm development activity north of Callander and Strathgryre**  
Glen Tarken up to 12 turbines max height 180m, infrastructure and battery storage, Scoping stage

Glen Lednock up to 25 turbines max height 220m, infrastructure and battery storage, scoping stage.

**Wind farm development activity southwest of Callander and Strathgryre**  
Vale of Leven wind farm: 10 Turbines, maximum height of 250m new submitted information reduction to 220m Still to be determined by Scottish Government Energy Consents Unit

## CALLANDER & STRATHEARN

### A THRIVING PLACE | GREENER ECONOMY AND INVESTING MAP

