



LIVE PARK

PLANNING FOR THE FUTURE OF OUR NATIONAL PARK

Monitoring Statement

Proposed
Local Development Plan

Monitoring Statement

Introduction

1. The Loch Lomond and the Trossachs National Park Local Plan was adopted on 13 December 2011. This monitoring statement assesses the progress made on implementing the plan using a number of key indicators, including a review of policies and proposals contained within the Local Plan. It also sets out how we will continue to monitor the Local Plan's strategy, policies and proposals.
2. The report consists of a number of tables which contain information on how the Local Plan has influenced development since its adoption. The information which has informed this report has largely come from the National Park Authority's (NPA) planning application database. Other information sources include the various audits such as the Housing Land Audit, the Employment Land Audit and the Vacant and Derelict Land Survey. There is also reference to various reports which will act as supporting documents to the forthcoming Local Development Plan for the National Park.
3. This report should be read in conjunction with the 2015 Action Programme which sets out how the NPA is implementing the Local Plan with partners. This report is available to download on our website www.ourlivepark.com. This report will signpost to other documents which will form the evidence base required for the Proposed Local Development Plan. It will also set out changes which could be made to the way in which success is monitored in the forthcoming Local Development Plan once it is adopted.

Purpose of Monitoring Statement

4. It is important that the policies of the Local Plan are monitored and reviewed in order for the NPA's planning policies to remain fit for purpose and support delivery of the National Park Partnership Plan. The NPA is required to publish a monitoring statement as part of its evidence base to inform the Local Development Plan. It has been prepared under the relevant legislation, including the Planning etc (Scotland) Act 2006, the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 and Planning Circular 6/2013.
5. The policies contained within the plan have been assessed against the Development Strategy Policy Outcomes, outlined in Section 6 of the Local Plan which are split into 5 Development Themes:
 - Environment,
 - Housing,
 - Economic Development,
 - Sustainable Tourism and Recreation, and
 - Transport Infrastructure
6. There are policies in the Local Plan which are in addition to the development strategy which also required to be monitored. These policies are contained in the Sustainable Communities section of the Local Plan and these have their own desirable outcomes which are illustrated in Table 2 below. For the purpose of this report, the review of these policies is also included.

Review of Current Local Plan

Context

7. The Loch Lomond and the Trossachs National Park Local Plan is the first Local Plan the Authority has adopted since it was established in 2002. The Local Plan is used by the Authority to determine planning applications and help attract appropriate investment and new development, influencing decisions on infrastructure provision. This report does not monitor policies contained within the Structure Plans which are still part of the National Park's Development Plan as they will be superseded by the forthcoming Local Development Plan. The Local Plan plays a key role in delivering the four statutory aims of the National Park. The overall vision of the Local Plan is to provide:

“A robust development and land-use planning framework to 2015 that will deliver high quality, sustainable development in an area of outstanding landscape and environmental quality. New development will contribute to the Park’s special qualities, directly supporting the social and economic development of the Park’s communities and a growing rural economy, contributing to Scotland’s prosperity, improving the range and quality of opportunities to experience the National Park, and enhancing its standing as an international visitor destination.”

8. Table 1 below is an extract from the Local Plan and shows the development themes and the intended outcomes of policies which will be assessed in this report. Table 2 shows the development themes and intended outcomes of the additional Sustainable Communities policies mentioned earlier in this report.

Summary of Findings

9. The period in which the implementation of the Local Plan is assessed from is 13 December 2011 to 31st December 2014. In that time the NPA has determined 859 planning applications. For the purposes of this report, planning permission is deemed to be granted from when a decision notice has been issued. The applications were put into the following categories as mentioned above (Please note that applications can fall into more than one category, for example a housing application can have environmental aspects to be considered):

- Environment – 654 applications
- Housing – 436 applications
- Economic Development – 104 applications
- Sustainable Tourism and Recreation – 195 applications
- Transport infrastructure – 130 applications
- Sustainable Communities – 97 applications

Table 1 Development Strategy Policy Outcomes and Monitoring

Development Theme	Intended outcome of policies	Monitoring: How will we measure outcomes?
Environment	Protection and enhancement of: <ul style="list-style-type: none"> • Biodiversity and geodiversity • The water environment including sustainable flood management • The historic and built environment 	<ul style="list-style-type: none"> • Conservation objectives and site condition of designated sites • Monitoring the condition of species populations under the National Park Biodiversity Action Plan • Water quality and ecological health of water bodies (SEPA) • Monitor the number of developments in high, medium and low flood risk areas and in developed and undeveloped areas. • More settlements with Conservation Area status • Fewer applications being refused on design grounds
Housing	<ul style="list-style-type: none"> • Population growth through an annual housing land target of 75 homes a year • Delivery of housing on identified housing sites in the settlements and small-scale provision in wider rural area • An increase in supply of affordable housing 	<ul style="list-style-type: none"> • Annual housing audit • Level of funding and investment in affordable housing in the National Park
Economic Development	<ul style="list-style-type: none"> • Deliver economic development on identified sites within and adjacent to settlements, in the countryside at four identified rural activity areas and through diversification of traditional land-based industries 	<ul style="list-style-type: none"> • Annual audit of business land • Number of new business start ups
Sustainable Tourism and Recreation	<ul style="list-style-type: none"> • Growth in tourism revenue through identification of strategic tourism opportunities at Callander, Balloch, Arrochar & Tarbet and Drymen • Tourism development and improvements to recreational infrastructure that will help deliver the visitor management strategy identified in the six Destination Development Frameworks 	<ul style="list-style-type: none"> • Annual audit of new tourism developments delivered in the National Park
Transport Infrastructure	<ul style="list-style-type: none"> • Improvements to infrastructure at key locations • Modal shift to more sustainable forms of transport, more integrated transport services and opportunities for water transport 	<ul style="list-style-type: none"> • Annual monitoring of projects and completions

Table 2: Sustainable Communities' policies

Development Theme	Intended outcome of policies	Monitoring: How will we measure the outcomes?
Sustainable Communities	<ul style="list-style-type: none"> • Retain sustainable communities through providing day-to-day services, local employment, recreational opportunities and meeting places • Meeting residents' essential shopping requirements and providing a range of retail opportunities for visitors and tourists • To ensure that the development of renewable energy technologies are balanced against the need to protect natural and cultural heritage and landscape values of the Park • Appropriate mineral extraction proposals in the correct circumstances with appropriate safeguards to protect local communities and the wider environment • Supports telecommunications developments proposals provided they do not raise adverse implications for the natural and built environment • Safeguard both existing and any new approved waste management facilities and reduce the current practice of disposal and transportation of waste over long distances to landfill sites 	<ul style="list-style-type: none"> • Improved existing facilities and services for communities • Number of retail applications that support the local community • Promotion of renewable energy schemes that help meet Scottish Government targets whilst respecting the landscape • Support enhancements to the existing wireless network, whilst respecting the landscape and character of the Park • Help deliver the objectives of the Zero Waste Plan

13. The following section contains the assessment and conclusions from Table 1.

Review of Chapter 6: Monitoring & Action Programme

Intended outcome of policies for the environment	Relevant Policies	Use of Policies (% of all applications)	Comments
Protection and enhancement of: <ul style="list-style-type: none"> • Biodiversity and geodiversity. • The water environment including sustainable flood management • The historic and built environment. 	L1, D1, SUSDEV1, DCON1, ENV1-ENV31	654 (76%)	These policies are considered essential in order to achieve sustainable development. This is highlighted by 76% of applications were assessed against these policies. <ul style="list-style-type: none"> • Not all policies have been used since the Plan was adopted; these include ENV3, ENV7 and ENV31. • Policy ENV21 Listed Buildings was used 143 times over the past 3 years.

Looking forward

The Proposed Local Development Plan (Proposed Plan) aims to continue a strong emphasis on both protecting and enhancing the National Parks Natural Environment. Draft Planning Guidance will be issued with the Proposed Plan which aims to increase the amount of guidance available for anyone wishing to carry out any development which involves the Historic Environment. The Proposed Plan also introduces Overarching Policies which contain many of the above policies which add extra prominence in the Development Plan.

Intended outcome of policies for housing	Relevant Policies	Use of Policies (% of all applications)	Comments
<p>Population growth through an annual housing land target of 75 houses a year.</p> <p>Delivery of housing on identified housing sites in the settlements and small-scale provision in wider rural area.</p> <p>An increase in supply of affordable housing.</p>	<p>HOUS1-HOUS8</p>	<p>436 (51%)</p>	<p>Housing continues to be an area a high number of development is contributed to. Some key points from the determining of planning applications include:</p> <ul style="list-style-type: none"> • 36 affordable homes were granted planning permission in 2014, more than any other in the last 5 years. • An average of 49 homes were granted permission per year over the last five years. • 28% of all homes granted since 2010 have been classed as affordable. • Building rate of new homes has still been low. An average of 20 homes built each year.

Looking Forward

Housing remains to be a key policy issue for the Park. Moving forward the Proposed Plan aims to increase flexibility to help reach the target of 75 homes per year and to provide a diverse range of house types, sizes and tenures. Guidance will be published along with the Proposed Plan to provide more information on the type of homes required and how these can be delivered. Future success of the housing policies will be judged against both permissions granted and the completions of homes.

Intended outcome of policies For Economic Development	Relevant Policies	Use of Policies (% of all applications)	Comments
<p>Deliver economic development on identified sites within and adjacent to settlements, in the countryside at four identified rural activity areas and through diversification of traditional land-based industries</p>	<p>ED1-ED4</p>	<p>106 (12%)</p>	<p>Over one in ten of the planning applications determined by the National Park Authority was assessed against Economic Development policies.</p> <p>Some of the key points since the Local Plan was adopted include:</p> <ul style="list-style-type: none"> • Strong employment opportunities represented by the granting of planning permission for Ben Arthur Resort and the hotel/restaurant being completed on the former compound site in Balloch • Large number of small scale workshop type developments gaining planning permission • Two pilot Rural Development Framework Areas are proposed as part of the Proposed Plan to increase flexibility and to work with stakeholders • The Proposed Plan includes a new allocation in the South of Callander for a 60 bed Hotel at Claish Farm and economic development

Looking forward

The Action programme will continue to highlight key actions on how the allocated sites have been developed and how the Park will work towards delivering development on sites which remain undeveloped. As highlighted above, the Proposed Plan introduces two Rural Development Framework Areas in which a bespoke approach in West Loch Lomondside and Buchanan South. The Proposed Plan identifies land for new businesses and supports more remote places of work while still directing larger scale development within the Towns and Villages. Success in the forthcoming Proposed Plan will be set against the delivery of more allocated sites and an increase of employment opportunities in the Park.

Intended outcome of policies for Sustainable Tourism and Recreation	Relevant Policies	Use of Policies (% of all applications)	Comments
<p>Growth in tourism revenue through identification of strategic tourism opportunities at Callander, Balloch, Arrochar & Tarbet and Drymen.</p> <p>Tourism development and improvements to recreational infrastructure that will help deliver the visitor management strategy identified in the six Destination Development Frameworks.</p>	<p>TOUR1-TOUR3, REC1-REC3</p>	<p>195 (23%)</p>	<p>Tourism remains a key area of concentration for the NPA with 195 related applications determined over the past 24 months.</p> <ul style="list-style-type: none"> • The overall take up of allocated land has been small, though a new hotel has been constructed in balloch which will increase the tourism offer in the village. • Camping provision in Loch Lubnaig has been improved through development. • Planning permission has been granted in some key sites including the former torpedo range in Arrochar. Development in that area is intended to further develop the role of Arrochar as a marine gateway to the National Park. There is a significant opportunity from this type of development to enhance the landscape and support a variety of water-based recreational activities.

Looking forward

Growth in tourism whilst retaining the Park's special qualities remains a key priority for the National Park. The Proposed Plan aims to help the National Park continue to offer a high quality authentic experience for visitors. Other National Park Projects such as YOUR Park have been progressing with a view to improving the visitor experience within the Park and meet some of these aims. Success in this area will be judged upon the approval of planning applications. Draft Planning Guidance will also be produced on Visitor Experience to help with developers wishing to enhance the experiences for visitors.

Intended outcome of policies for Transport Infrastructure	Relevant Policies	Use of Policies (% of all applications)	Comments
<p>Improvements to infrastructure at key locations.</p> <p>Modal shift to more sustainable forms of transport, more integrated transport services and opportunities for water transport.</p>	<p>TRAN1- TRAN7</p>	<p>130 (15%)</p>	<p>With 15 % of all applications having a transport policy consideration to them, up to date and relevant policies are important to having development which is sustainable and meets the Scottish Governments objectives for the planning system. Key transport developments include:</p> <ul style="list-style-type: none"> • Road improvements at Pulpit Rock A82 and the Crianlarich bypass are under construction and complete respectively • New and improved links to existing and proposed walking and cycling routes are included in the Walking and Cycling Network • Increase services of the waterbus service each year • The scenic routes project has seen improvements to viewpoints on busy roads in several locations within the Park

Looking forward

Over the last two years the NPA have been working with local businesses in order to help increase the variety of ways visitors and residents get around the Park. The waterbus was introduced three years ago and has seen an increase in users which has helped it extend the season which it is in use. In particular waterbus operators have seen an increase in people bringing their bike on board which suggests that more people are able to cycle places that they normally couldn't thanks to the service. Fit for purpose transport policies are considered crucial to the sustainable future of the National Park. The NPA also has a scenic routes project in which Planning Policy can play a role in facilitating the needs of this project while having considerations for the National Park aims.

Intended outcome of policies Sustainable Communities	Relevant Policies	Use of Policies (% of all applications)	Comments
<p>Retain sustainable communities through providing day-to-day services, local employment, recreational opportunities and meeting places.</p> <p>Meeting residents' essential shopping requirements and providing a range of retail opportunities for visitors and tourists.</p> <p>The development of renewable energy technologies while safeguarding the park's special qualities.</p> <p>Appropriate mineral extraction proposals in the correct circumstances with appropriate safeguards to protect local communities and the wider environment.</p> <p>Supports telecommunications developments proposals provided they do not raise adverse implications for the natural and built environment.</p> <p>Safeguard both existing and any new approved waste management facilities.</p>	<p>COM1,CO M2, RET1 – RET6, REN1 - REN5,MIN 1, TEL1, WAS1,WA S2</p>	<p>97 (11%)</p>	<p>Over 10% of all applications determined by the Authority have been assessed under these policies highlighting the importance of having a Local Plan which can influence development of the highest quality. These policies are also seen as vital to creating sustainable communities.</p> <ul style="list-style-type: none"> • There have been 41 retail related applications determined since the Local Plan was adopted (all of them granted permission) • There have been 67 energy related planning applications considered since the Local Plan was adopted, most of these are very small scale • A revised Planning Guidance for Renewable energy will be produced along with the Proposed Plan • There have been two applications since Local Plan adoption regarding mineral extraction, both relating to the gold mine at Cononish • There have been 4 telecommunications related planning applications which were granted planning permission • Community Engagement has been a key feature in Forward Planning work during 2013 and during the production of the Main Issues Report, with a series of Charrettes and community workshops highlighting the importance of community development

Looking Forward

The NPA continue to be committed to facilitating development which helps make communities more sustainable. Aiding the publication of Community Action Plans and continuing to work with local communities to help produce fit for purpose advice on policies remains a priority for the NPA. More work is required to understand fully the Retail dynamics of the Park in order to understand supply and demand for retail provision. The Proposed Plan includes some changes to the above policies. Some policies including Sustainable Development has been reordered and

placed in the Overarching Policies of the Proposed Local Development Plan which gives the policies prominence, highlighting their importance.

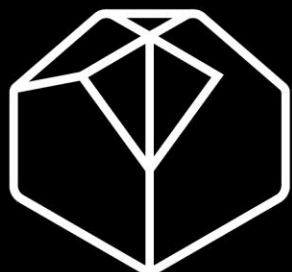
Related Documents

14. The following documents should also be read in order to gain more of the social, environmental and economic context that the Development Plan operates in:

- Proposed Local Development Plan
- Main Issues Report (2014)
- Biodiversity Action Plan
- Outdoor Recreation Plan
- Environmental Report (Strategic Environmental Assessment)
- Habitats Regulations Appraisal
- 2013 Charrette Report
- Summary of Main Issues Report Consultation
- Proposed Local Development Plan Action Programme
- Development Plan Scheme
- 2011 Census Review
- Housing and Population Background Paper
- Draft Guidances

All of these papers can be found at www.ourlivepark.com.

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