

Mr S Mearns
Loch Lomond and the Trossachs National Park Authority
Sent By E-mail

Our ref: LDP-002-2

29 September 2016

Dear Mr Mearns

**PROPOSED LOCH LOMOND AND THE TROSSACHS LOCAL DEVELOPMENT
PLAN
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT PLANNING)
(SCOTLAND) REGULATIONS 2008
SUBMISSION OF THE REPORT OF THE EXAMINATION**

We refer to our appointment by the Scottish Ministers to conduct the examination of the above plan. Having satisfied ourselves that the authority's consultation and engagement exercises conformed with their participation statement, our examination of the plan commenced on 19 January 2016. We have completed the examination, and now submit our report.

In our examination, we considered all 29 issues arising from unresolved representations which were identified by the authority. In each case, we have taken account of the original representations, as well as the authority's summaries of the representations and the authority's responses, and we have set out our conclusions and recommendations in relation to each issue in our report.

The examination process also included a comprehensive series of unaccompanied site inspections and, for some issues we requested additional information from the authority and other parties. The responses received to the requests for additional information have been taken fully into account in preparing our report.

We did not require to hold any hearing or inquiry sessions.

Subject to the limited exceptions as set out in Section 19 of the Town and Country Planning (Scotland) Act 1997 (as amended) and in the Town and Country Planning (Grounds for Declining to Follow Recommendations) (Scotland) Regulations 2009, the authority is now required to make the modifications to the plan as set out in our recommendations.

The authority should also make any consequential modifications to the text or maps which arise from these modifications. Separately, the authority will require to make any necessary adjustments to the final environmental report and to the report on the appropriate assessment of the plan.

All those who submitted representations will be informed that the examination has been completed and that the report has been submitted to the authority. It will advise them that the report is now available to view at the DPEA website at:

<http://www.dpea.scotland.gov.uk/CaseDetails.aspx?id=117158>

and at the authority's office at [address] and that it will also be posted on the authority's website.

The documents relating to the examination should be retained on the authority's website for a period of six weeks following the adoption of the plan by the authority.

It would also be helpful to know when the plan has been adopted and would appreciate being sent confirmation of this in due course.

Yours sincerely

Richard Bowden
Reporter

Dilwyn Thomas
Reporter

**REPORT TO LOCH LOMOND AND THE TROSSACHS
NATIONAL PARK AUTHORITY**

**LOCH LOMOND AND THE TROSSACHS NATIONAL PARK
LOCAL DEVELOPMENT PLAN EXAMINATION**

Reporters: Richard Bowden BSc (Hons) MPhil MRTPI
Dilwyn Thomas BSc (Hons) MBA MRTPI

Date of Report: 29 September 2016

CONTENTS**Page No**

Examination of Conformity with Participation Statement

1

Issue

1	Introduction, Vision and Strategy	4
2	Callander Allocated Sites	12
3	Callander Long Term Sites	38
4	Arrochar and Succoth	52
5	Balloch	68
6	Aberfoyle	80
7	Balmaha	82
8	Crianlarich	88
9	Croftamie	93
10	Drymen	97
11	Gartmore	111
12	Gartocharn	115
13	Killin	120
14	Lochearnhead	122
15	St Fillans	124
16	Tarbet	127
17	Tyndrum	140
18	Overarching Policy	142
19	Housing Land Supply	151
20	Affordable Housing	157
21	Housing in the Countryside	165
22	Visitor Experience	173
23	Natural Environment	179
24	Habitat Regulations – Natura	188
25	Open Space and Community Facilities	192
26	Retail	195
27	Renewable Energy	197

28	Minerals	201
29	Sustainable Waste Management	204

Examination of Conformity with the Participation Statement

1. Section 19(4) of the 1997 Town and Country Planning (Scotland) Act (as amended) states that a person appointed to examine a proposed local development plan “is firstly to examine...the extent to which the planning authority’s actions with regard to consultation and the involvement with the public at large have conformed with (or have been beyond the requirements of) the participation statement of the authority which was current when the proposed plan was published under Section 18(1)(a).”
2. Paragraph 110 of Circular 6/2013: Development Planning, indicates that in the assessment, the appointed person (the reporter) is only expected to refer to existing published documents such as the Participation Statement, the Statement of Conformity with this, and any representations relating to the authority’s consultation and public involvement activities.
3. The proposed Loch Lomond & the Trossachs National Park Local Development Plan was published and issued for consultation in May 2015. The Development Plan Scheme, which the council has clarified was then current, was published in August 2014. The Participation Statement is included at pages 10 and 11 of that Scheme. That section explains that community engagement is important in the planning process. It also sets out, in very broad terms, who is being consulted at key stages in the plan preparation process, along with a variety of engagement techniques.
4. Our examination is limited to a consideration of conformity with the engagement measures proposed in the Participation Statement for the proposed plan stage. The 2014 Participation Statement is principally aimed at community engagement in the period leading up to the publication of the proposed plan and its issuing for consultation. The Participation Statement set out in the 2015 Development Plan Scheme is more focused on community engagement for the proposed plan stage. However, the 2015 Scheme was published on 29 May 2015 and, while the National Park Authority Board approved the key measures to be used to engage the community at the proposed plan stage, on 28 April 2015, the 2015 Participation Statement did not become current until after the publication of the proposed plan and its issuing for consultation.
5. The 2014 Participation Statement contained relevant measures which could be applied to the proposed plan stage. These involved proposing to:
 1. distribute information through the website, leaflets and Park Magazine;
 2. disseminate information through community councils and local libraries;
 3. hold events and exhibitions in places where people gather or visit;
 4. place articles in local and community media;
 5. attend public meetings and other community meetings and events;
 6. make available interactive mapping;
 7. offer drop in events;
 8. offer direct staff contact through telephone and e-mail;
 9. use social media: information feeds and sharing feedback through facebook, twitter, and instagram;
 10. provide a range of ways for people to provide feedback and comments;
 11. provide 3 you tube summary report videos; and
 12. arrange youth engagement via primary and secondary schools.

6. We note that the 2015 Participation Statement contained similar measures, but that the wording had been updated to take account of the fact that community engagement was now focused on the proposed plan. While it omitted the above measure relating to the provision of 3 you tube videos, they were still available throughout the consultation period for the proposed plan. It also did not refer to the proposal to involve primary schools and Planning Aid for Scotland in youth engagement, but the Park Authority carried out the measure itself in secondary schools. The 2015 Participation Statement added 2 measures relevant to community engagement at the proposed plan stage, which involved proposing to:

- a. provide updates at key stages to those who requested to receive updates or responded to the 2014 LIVE Park consultations; and
- b. notify site owners/agents and tenants of proposed development sites, and neighbours.

7. The Park Authority submitted a Statement of Conformity to Ministers along with the proposed plan. It sets out in detail the actions the Park Authority took in order to comply with the proposed consultation measures for the plan, using the measures contained in the 2015 Participation Statement. These actions included: updating the bespoke LIVEpark website to make it easier to access information; giving advance notice of the consultation on the proposed plan, and sending out e-mails to all those who asked to be kept informed of the plan process (300 people and organisations, such as, community councils); making available hard copies of the plan and supporting reports in libraries and National Park Offices, and on line; placing statutory planning advertisements and articles in local media; meeting community councils (when requested); holding locally advertised community drop-in events at Drymen, Callander, Balmaha, and Arrochar; producing weekly blog updates, tweeting, and posting on facebook; engaging with 3 secondary schools – Hermitage Academy, Helensburgh, Balfron High School, Balfron, and McLaren High School, Callendar; allowing the submission of representations on line; and notifying every property within at least 20 meters of a proposed development site in the proposed plan (804 letters were sent).

8. I note that the Statement of Conformity included one additional consultation action, which was not referred to in either the 2014 or the 2015 Participation Statements. This involved highlighting the LIVEpark consultation throughout the consultation period for the proposed plan, in the weekly newsletter of Planning Aid for Scotland.

9. We have considered the community engagement actions outlined in the Statement of Conformity, the proposed consultation measures outlined in the 2014 Participation Statement, and the supporting documentation submitted by the Park Authority. We have also borne in mind the proposed consultation measures outlined in the 2015 Participation Statement. Overall, we are satisfied that the National Park Authority conducted an appropriately wide-ranging consultation exercise on the proposed plan, as envisaged by Scottish Ministers, and that the exercise generally conformed with the underlying intentions of the 2014 Participation Statement. In particular, the Park Authority: made available relevant published documents on its website and in convenient locations; appropriately publicized the proposed plan, including drawing it to the attention of interested parties; and provided suitable opportunities to make responses and representations regarding the plan.

10. For the avoidance of doubt, we are also satisfied that the exercise generally conformed with the terms of the 2015 Participation Statement.

11. In the circumstances, we found that the Park Authority had acted in accordance with Section 19(4) of the Act. We therefore proceeded to examine the proposed local development plan.

Issue 1	Introduction, Vision and Strategy	
Development plan reference:	Section 1, Introduction pp.3-10 Section 2, Vision and Strategy pp.11-34	Reporter: Dilwyn Thomas
Body or person(s) submitting a representation raising the issue (including reference number):		
<p>Scottish Water (145) Scottish Government (185) Linda McNeil (638) James Graham (668) Anne Currie (676)</p>		
Provision of the development plan to which the issue relates:	Introduction, pp.3-10 Vision and Strategy, pp.11-34	
Planning authority's summary of the representation(s):		
<p><u>Introduction</u></p> <p>James Graham (668) - Unclear how all the various pieces of the plan and planning guidance relate to each other, what their standing is and which would take precedence on a particular issue/location. Perhaps an info graphic would help?</p> <p>Anne Currie (676) - Supports many aspects of the Plan but dismayed by the lack of specific provision for wildlife habitat maintenance and enhancement in the Plan. The principle aim of the National Park is to preserve and enhance the natural and cultural heritage of the area. The Plan completely ignores this aim in spite of statement to the contrary within Section 2.2 'Vision for the next 20 years'. Emphasis in the Plan is for economic development. Omission of the Sandford Principle could be addressed by inclusion of a designation specifically applied to small areas of local importance for wildlife which occur within the environs of towns and villages and such a designation should be added to those in the specific settlement maps within Section 3 Place.</p> <p><u>Vision and Strategy</u></p> <p>Scottish Government (185) - The proposed plan is recommended to include reference to the proposed works on the A82 Tarbet to Inverarnan. Circular 6/2013 Development Planning (CD6, p.19, para.78) states that "the proposed plan should address the spatial implications of economic, social and environmental change, be clear about the scale of that anticipated change and in particular identify opportunities for development and set out the authority's policies for the development and use of land."</p> <p><u>Natural Environment</u></p> <p>Scottish Government (185) - Reword p.22 to state: 'This includes Scottish Planning Policy, the National Planning Framework and the National Marine Plan at a national level and a whole range of regional and local plans, strategies and investment programmes</p>		

prepared by Local Authorities and Government Agencies, covering transport, economic development, housing, open space, education to name a few.'

Infrastructure and Services

Scottish Water (145) - Scottish Water are committed to enabling development and will highlight where there is available capacity within the network which reduces developer costs as minimal infrastructure upgrades required. In areas of insufficient capacity Scottish Water is able to provide increased strategic capacity once developers are able to provide evidence meeting criteria. Developers should be aware of this rule and encouraged to contact Scottish Water as early as possible.

Linda McNeil (638) - The planned expansion of villages may be necessary but it is imperative that the supporting infrastructure is in place such as bus services.

Modifications sought by those submitting representations:

Introduction

James Graham (668) - asking for clarification on how the plan relates to the guidance and which takes precedence.

Anne Currie (676) - asking for inclusion of designation of Local Nature Reserves for small areas of importance for wildlife within the environs of villages and settlement for habitat preservation and enhancement with carrying an assumption against development.

Vision and Strategy

Development Strategy Map

Scottish Government (185) - Seek change to Transport Policy 1 to include Tarbet and Inverarnan upgrade.

Natural Environment

Scottish Government (185) - Ask for reference to be added to Plan for National Marine Plan

Infrastructure and Services

Scottish Water (145) - Ask for developers to be aware of development criteria prior to connection to Scottish Water infrastructure.

Linda McNeil (638) - Assume that reference should be made to consideration of bus services and ensuring appropriate infrastructure upgrades are put in place with new development.

Summary of responses (including reasons) by planning authority:

Introduction

Circular 6/2013 Development Planning (CD6, pp.35-37, para.135-148,) provides the

explanation of the two types of Guidance (supplementary and non-statutory planning) and the relationship between them and the Local Development Plan. Supplementary guidance holds the same status as the Plan once adopted, and so, forms part of the Plan itself. However, Planning Guidance (non-statutory) will not form part of the Plan but will have material consideration once adopted by the National Park as Planning Authority. No objection should the Reporter wish to amend sentence on Page 4 below heading 'Draft Supplementary Guidance and Draft Planning Guidance' to state:

'These explain in more detail how the policy or strategy requirements of the Plan can be met. Adopted Supplementary Guidance forms part of the Plan and holds the same status as the Plan itself. Planning Guidance does not form part of the Plan but supports the Plan and forms a material consideration on a range of topics which may be expanded in future.'

No modification proposed.

The responder has asked that the Plan include provision for small areas important for wildlife within the villages and that they should be Local Nature Reserves (LNR) with an assumption against development. The adopted Local Plan 2010-2015 has a policy ENV 3 Local Nature Conservation Sites (LNCS's) which is the phrase collectively used for all areas of space used for wildlife or wildlife and people alike. LNRs are slightly different in that the responsibility for selecting, acquiring and making arrangements for their management lies with local authorities (with the approval of Scottish Natural Heritage).

Currently these sites are protected by other legislation and along with Special Protection Areas, Special Area of Conservation and National Nature Reserves. The Plan's Natural Environment policies also protect these sites. Additionally protection and enhancement of wildlife habitats and habitat networks is covered by Natural Environment Policy 5 Species and Habitats and Policy 6 Enhancing Biodiversity. Policies 8-10 protect peatland and woodland.

There is no up-to-date list of LNR's in the National Park. There is no need for an additional policy for LNR's as the protection for wildlife areas in settlements is considered appropriate in relation to any future development proposals. Further, the requirement for all new development to contribute to the achievement of the 4 statutory aims for the National Park is included in Overarching Policy 1. This reflects the requirement within the National Parks (Scotland) Act 2000, and while the Plan does not make reference to the Sandford Principle, as a legislative trigger this would apply as stated in Con Policy 1 in the National Park Partnership Plan 2012-2017 (CD24, p.16) No modification proposed.

Vision and Strategy

Development Strategy Map

Scottish Government (185) - Transport Policy 1 has been written in a manner than will accommodate the widening and upgrade work on the A82. The Tarbet settlement map will be amended to highlight this project (see Tarbet Schedule 4). However, it is recognised that the works should be illustrated within the Proposed Plan in accordance with Development Planning Circular 6/2013. The proposed amendment to the strategy map would ensure that the upgrade work is shown spatially within the plan. Modification proposed to amend the Development Strategy Map p.19 to include A82 upgrade Tarbet

to Inverarnan.

Natural Environment

Minor modification proposed to amend the sentence on p.22 of the Plan to include the National Marine Plan as per modifications sought.

Infrastructure and Services

Scottish Water (145) - This matter is addressed through the planning permission stage which includes informatives (notifications) to the developer. Where relevant Scottish Water advice will be attached to planning permissions. No modification proposed.

Linda McNeil (638) - It is difficult to control bus services in the Park area as companies will determine their services on demand. If more housing is built then bus services may follow. Section 2.2, P18 provides a summary of how the Plan's Strategy can be delivered. No modification proposed.

Reporter's conclusions:

Introduction

1. The introductory section of the proposed plan provides an overview of it, its preparation, and the consultation on it. It sets out, amongst other things, the purpose of the different sections of the plan, and refers to draft supplementary guidance and draft planning guidance. It has a section on strategic environmental assessment, habitats regulations assessment and equality impact assessment, and other sections, including background reports and other information, planning in the national park, and the main changes from the adopted local plan.

2. The section on planning in the park (page 9 of the plan) sets out the 4 statutory aims of the national park, which are:

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

The statutory general purpose of a park authority is to ensure that the park's aims are collectively achieved in a co-ordinated way. This section of the plan also sets out the statutory requirement that, if there is a conflict between aim (a) and other aims, the authority must give greater weight to aim (a)(the Sandford Principle).

3. The introductory section of the proposed plan, amongst other things, gives an overview of the various documents that support it. In general terms, I am satisfied that this part of the proposed plan sets out in a reasonably clear and easy to follow way the nature of the supporting documents, their purpose and status, and their relationship to the proposed plan. However, I accept that the reference on page 4 of the plan to draft supplementary guidance and draft planning guidance could be improved to better set out their different roles. The authority suggests wording which is largely acceptable but requires minor change to better reflect the terms of the 1997 Town and Country Planning

(Scotland) Act (as amended) and Planning Circular 6/2013: Development Planning. This change would clarify that the statutorily adopted Supplementary Guidance and the proposed plan together form the development plan, and have that status, and that planning guidance does not form part of the development plan. In the associated heading in the plan, the word draft should be deleted.

4. The proposed plan contains a suite of detailed Natural Environment Policies (1-16). In general terms, I believe that these policies show that the authority has properly addressed environmental issues within the national park. I also believe that they set an appropriate framework for assessing the impact of development proposals, subject to the recommendations set out in issue 23 on the natural environment.

5. More specifically, I agree with the authority that the protection and enhancement of small areas important for wildlife within the environs of villages and settlements are reasonably covered by Natural Environment Policies 5 (species and habitats) and 6 (enhancing biodiversity). In essence, the former policy seeks to protect habitats or species identified in the national park biodiversity action plan and the latter requires new development to secure the protection, management and enhancement of, amongst other things, wildlife, wildlife habitat, habitat networks and green corridors. Other policies deal with the protection of internationally and nationally designated areas, legally protected species, woodland, peatlands, and the water environment. While the adopted local plan has a separate policy on local nature conservation sites, such matters, in my view, appear to be adequately covered in the proposed plan's policies. Additionally, where appropriate, allocations in the plan are subject to a natural environment icon, which requires development proposals to address proximity to nearby protected areas and habitats. Importantly, Scottish Natural Heritage has not objected to the approach adopted by the authority to protecting the natural environment. In these circumstances, I am not persuaded that a further separate policy is required for protecting and enhancing small areas important for wildlife as local nature reserves.

6. I acknowledge that the proposed plan refers to the Sandford Principle, and contains the 4 statutory aims. However, while the 4 aims are referred to in the policies, there is no reference to the Sandford Principle or the requirement to collectively achieve the aims. In order to ensure that the proposed plan properly addresses all issues relating to the natural environment, in the required manner, including the protection and enhancement of small important wildlife areas, I consider that the first bullet point in Overarching Policy 1, which deals with the statutory aims of the park, should be changed to explicitly refer to the terms of the Sandford Principle, and to the collective achievement of the aims. This would make the approach to be followed quite clear and transparent to all users of the proposed plan. This would not be the case if reliance was placed solely on policy references to such matters in other documents, such as the National Park Partnership Plan. I note that references to these matters are included in Policy NP1 (Development in the National Park) in the adopted local plan, and I am firmly of the view that, as statutory requirements, they should be retained in the proposed plan. Issues relating to Overarching Policy 1 are also dealt with at issue 18.

7. Overall, an amendment is required to the proposed plan, as set out below.

Vision and Strategy

8. The vision for the proposed plan comprises the outcomes of the National Park Partnership Plan, and has 3 elements relating to conservation, visitor experience and

rural development. Pages 12 to 17 of the proposed plan illustrate the vision and highlight its key elements, and pages 18 to 21 set out the strategy that will help deliver the vision and include a development strategy map. The development strategy map shows the types of settlement in the national park and the strategic tourist opportunities, the main transport routes including the national walking and cycling network, the rural development framework locations, the areas with small scale tourism potential, the rural activity areas, and the key areas for future growth.

9. Concern is expressed about omitting the proposed A82 works, which form part of the A82 Tarbet to Inverarnan Upgrades, from the plan and the Tarbet Village Map. The proposed improvements form part of the Scottish Government's Strategic Transport Projects Review, and are intended to reduce congestion and improve traffic flows. In issue 16, it is concluded that the project should not be included in the Tarbet Village Map, and that it should be added to the development strategy map on page 19 of the proposed plan. I agree because the project is strategic in nature, involves an important major road crossing the park, and would be likely to deliver benefits for the park area as a whole, as well as benefits for the local area. Additionally, it appears that the improvements themselves are not in Tarbet. I consider that adding the project to the development strategy map would appropriately reflect the requirement of Planning Circular 6/2013, that plans address the spatial implications of economic, social and environmental change. It would also reflect the requirement of Scottish Planning Policy that development plans should take account of the relationship between land use and transport and particularly, amongst other things, proposed or committed transport projects. Importantly, it would make users of the plan aware of this major project. Additionally, the project should be referenced in the text supporting the map, under towns and villages.

10. Overall, amendments are required to the proposed plan, as set out below.

Delivering our Strategy

11. The delivering our strategy section of the proposed plan explains, amongst other things, the various policy contexts for the strategy, including those at national, regional and local level and how they helped shape the plan's policies. I agree with the authority that, in this part of the plan, it would be appropriate to add a reference to the national marine plan to the national policy references already made (Scottish Planning Policy and the National Planning Framework). The National Marine Plan was adopted in 2015. It is of potential relevance to planning in the national park because it has statutory effect for any public authority taking decisions which affect the marine environment. I am satisfied that such a reference would be helpful to users of the proposed plan.

12. Overall, an amendment is required to the proposed plan, as set out below

Infrastructure and Services

13. The infrastructure and services section of the proposed plan sets out a general overview, amongst other things, of the approach to be taken to the provision of infrastructure and services for new development, including developer contributions.

14. While Scottish Water appears to support this section of the proposed plan, its representation highlights the criteria applied when considering proposals to increase strategic capacity to accommodate new development. I do not consider that such a detailed matter needs to be referred to in a section which only seeks to provide a general

overview. I agree with the authority that this matter can reasonably be addressed at the development management stage.

15. I am generally satisfied that the proposed plan takes account of the implications of development proposals for infrastructure and services, including a potential requirement for developer contributions where this is appropriate. More specifically, Transport Policy 2 requires development proposals to make a positive contribution towards encouraging safe, sustainable travel including, amongst other things, a modal change from private cars to more sustainable transport modes within settlements. Access to, and provision of, bus services would be a material consideration when assessing development proposals within the national park at the development management stage, and an assessment of them can be requested where there is a requirement to submit a transport assessment. The site maps in the plan show a transport assessment icon where one is required. However, the long term commercial operation of bus services in the park are matters that largely fall outwith the scope of the proposed plan. I am satisfied that the plan adequately deals with public transport, subject to the recommendations set out in issue 18 on the overarching policies, and note that neither the road authorities nor Transport Scotland have objected to the overall approach taken to this matter.

16. Overall, no amendment is required to the proposed plan.

Reporter’s recommendations:

Modify the plan in the following terms:

1. On page 4, in the box headed “Draft Supplementary Guidance and Draft Planning Guidance” amend the heading and the paragraph immediately below so that they read:

“Supplementary Guidance and Planning Guidance

These explain in more detail how the policy or strategy requirements of the Plan can be met. Adopted Supplementary Guidance and this Plan form the development plan, and hold that status. Planning Guidance does not form part of the development plan, but it still supports this Plan and forms a material consideration on a range of topics which may be expanded in future.”

2. On page 93, in overarching policy 1, amend the first bullet point under the heading “A successful, sustainable place by:” so that it reads:

“Contributing to the collective achievement of the 4 aims of the National Parks (Scotland) Act, and giving greater weight to the first aim of the National Park if it appears to be in conflict with the other National Park aims.”

3. On page 19, illustrate on the Development Strategy Map the proposed improvements to the A82 which form part of the Transport Scotland A82 Tarbet to Inverarnan Upgrades, and add them to the key.

4. On page 18, insert the following paragraph at the end of the section headed “Towns and Villages” so that it reads:

“The proposed improvements to the A82 which form part of Transport Scotland’s A82 Tarbet to Inverarnan Upgrades are included as a strategically important project.”

5. On page 22, amend the second sentence of the paragraph immediately below the section headed “National, Regional and Local Plans, Policies and Strategies” so that it reads:

“...This includes Scottish Planning Policy and the National Planning Framework and the National Marine Plan at a national level and a whole range of regional and local plans, strategies and investment programmes prepared by Local Authorities and Government Agencies, covering transport, economic development, housing, open space, education to name a few...”

Issue 2	Callander Allocated Sites	
Development plan reference:	Section 3 Place, Callander, pp.44-49	Reporter: Richard Bowden
Body or person(s) submitting a representation raising the issue (including reference number):		
<p>Drummond Estates (103) Scottish Water (145) Sportscotland (188) Mrs P White (288) Morris Paterson (629) George Richardson and Lesley Edmunds (630) Helen Terry (652) John R Snodin (653) Neil and Helen Foot (657) Niall Williamson (665) Lyndsey Drysdale (667) Peter Stallard (678) Angela Stallard (679) Roy Flint (680)</p>	<p>Penny Hargrave (683) Mark Bowman (684) Fiona Guthrie (685) Alexander Livingstone (686) Gwenda Condon (691) John Murphy (705) Mr and Mrs B Denison (706) Scottish Natural Heritage (712) Scottish Environment Protection Agency (713) Neil Cattigan (719) Cambusmore Estate Trustees (720) McLaren Community Leisure Centre (721) Fiona Johnston (723) Doris Clark (725)</p>	
Provision of the development plan to which the issue relates:	<p>Callander p.45 MU1 Station Road p.46 MU2 Claish Farm p.47 ED1 Lagrannoch Industrial Estate p.48 H1 Pearl Street p.48 H2 Old Telephone Exchange p.48 H3 Churchfields p.48 RA1 Callander East p.49 VE1 Auchenlaich p.49 RET1 Stirling Road p.49</p>	
Planning authority's summary of the representation(s):		
<p><u>Callander</u></p> <p>Scottish Water (145) - Limited capacity of waste water treatment works and drainage impact assessments may be required. Current capacity at water treatment works although may require a flow and pressure test to assess local water network.</p> <p>McLaren Community Leisure Centre (721) - Recognition of the National Walking and Cycling Network as a national development in the third National Planning Framework is important however links within Callander are as important as those regional priorities such as links to the east of Callander.</p> <p>The Plan should reflect relative urgency and potential benefits to be derived from pedestrian/cycle bridge and road bridge in Callander as reflected in Charrette with proposals to improve the town's relationship with the river. Inadequate links between north and east of Callander to the south of the river schools and leisure centre.</p>		

On balance Callander south is the preferred direction for growth but the necessary infrastructure must be provided to ensure that this is properly integrated with the existing settlement.

MU1 Station Road

Peter Stallard (678) - Parking in Callander is very difficult especially during main visitor period. Removing main car park is not practical.

Roy Flint (680) - New development would be a turn off and arriving at open spaces would be lessened. Loss of parking would be detrimental for Callander.

Scottish Environment Protection Agency (713) - Require a Flood Risk Assessment which assesses the risk from the small watercourses which flow through the site. Consideration should be given to any culverts/bridges which may exacerbate flooding. Planning Advice Note 69 'Planning and Building Standards Advice on Flooding', (CD9, p.20, para.75) states that "buildings must not be constructed over an existing drain (including a field drain) that is to remain active". (Note: Planning Advice Note 69 has subsequently been superseded by 'Online Planning Advice on Flood Risk' CD62). Surface water runoff from the nearby hills may be an issue.

Doris Clark (725) - Objects to retail and transport due to current traffic volume and local shops struggling to keep going.

MU2 Claish Farm

Morris Paterson (629) - Object to housing on this site as it would restrict open aspect and devalue property. Privacy concerns are also highlighted.

Niall Williamson (665) - There is a distinct shortage of rural housing in the Stirlingshire area. The section adjacent to the Mollands Estate in Callander should be expanded to the south and west to include a greater number of houses. Concerns raised regarding proposed development adjacent to the High School including road safety concerns due to increased traffic, wildlife (especially red squirrels), Special Area of Conservation in the River Teith and flooding. Development will disturb teaching and learning, especially during exam times due to the excess of noise coming from business development.

Lyndsey Drysdale (667) - Mixed use with light industry is considered inappropriate close to the River and Conservation Area boundary. It is considered to go against protecting the landscape. The proposal is detrimental to the school in terms of visual and noise pollution, and local wildlife.

Gwenda Condon (691) - Supports a new road link to the south of Callander and a riverside park however objects to the development of this site and new development in Callander until a bypass is built and a new road link provided to the south of the town.

John Murphy (705) - Objects to development adjacent to the Mollands Housing Estate on the grounds that the rural atmosphere would be adversely affected.

Mr and Mrs B Denison (706) - Strongly oppose development on this site and ask how flooding and ponding will be dealt with and how traffic will be slowed down on this fast stretch of road.

Scottish Natural Heritage (712) - Requests a Natural Environment icon to be added to the site map to reflect the adjacent Mollands Site of Special Scientific Interest which could be affected by changes in drainage from adjacent development.

Scottish Environment Protection Agency (713) - Requests requiring a Flood Risk Assessment which assesses the risk from the River Teith and the small watercourses which flow through the site. Site will likely be constrained due to flood risk (including part of the site is within marshy ground). Surface water runoff from the nearby hills may be an issue.

Cambusmore Estate Trustees (720) - New residential development proposed for Callander will put pressure on the existing educational provision but it is possible that the schools will have to relocate if adjacent land is not reserved. Relocation of schools, rather than allowing space for their expansion, will increase the developer contributions required from other development sites within Callander which will impact on development deliverability.

McLaren Community Leisure Centre (721) - Reference in the Plan to mixed use and a riverside park are welcomed but stop short of what is detailed in the planning guidance which specifically includes extension to playing fields. The community would benefit greatly from a flexible games space which could accommodate larger events such as the Highland Games. (SDR36 Site Plans)

In relation to the long term bridge route the Draft Planning Guidance Callander South Masterplan Framework states that 'All new development in Callander will contribute towards a strategic infrastructure fund.' This only relates to the long term road bridge and is only mentioned in the Draft Planning Guidance. It should be extended to any improved linkages and should be made clear in the Plan. The scope of the proposed infrastructure funds is unnecessarily limited and should be extended to include any infrastructure deemed to be for community benefit and be referenced in the Plan.

ED1 Lagrannoch Industrial Estate

Drummond Estates (103) - This site has been unsuccessfully marketed for economic development use for many years due to very low historic take up of business or general industrial land. The site is within a sensitive location. Mixed uses comprising housing, small business units and community uses (believed to be demand for allotments) could be accommodated. This would provide a green buffer and help to subsidise investment in lower value land uses e.g. industrial or allotments.

John R Snodin (653) - Site is ideal for allotments and should be retained for this purpose. Objects to proposed use for the following reasons:

1. It is essential that the access road to the new bridge does not go through ED1 and should be on the line of the present narrow section of Geisher Road. This road and bridge position needs to be safeguarded for future planning needs. Road access to ED1 should only be from the bottom of Geisher Road,
2. residential amenity impacted by nuisance and disturbance (noise, smoke from burning of waste and smell) and if a new road access is built along the narrow strip to the north of the site, and
3. loss of amenity for users of adjacent Core Path and a Geological Heritage feature.

Neil and Helen Foot (657) - The access proposed is too narrow and far too close to residential property boundaries. Additional traffic would bring further noise and disruption to nearby residents of Gullipen View who already put up with considerable noise nuisance from council yard properties. Attached map (SDR21 Site Plan) shows an alternative access route for proposed traffic.

Peter Stallard (678); Angela Stallard (679) - Object to development as would; a) surround Gullipen View with industrial buildings and remove open field situation, b) noise pollution, c) have adverse impact on property values, health of local residents and on wildlife, natural habitat and flora, d) result in loss of access to riverside path and geological heritage feature.

Penny Hargrave (683) - Existing tarmac lane leading from Geisher Road used by local businesses should be used for proposed development. The proposed access shown on the plan is narrow and right against residential property fences.

Mark Bowman (684) - Object to proposal due to narrow access road planned, proximity, impact on privacy and noise pollution. Object to development other than economic such as residential/retail and operational within 8am-6pm.

Fiona Guthrie (685) - Existing tarmac lane leading from Geisher Road used by local businesses should be used for proposed development. The proposed access shown on the plan is narrow and right against residential property fences. Hope only low-level structures within site.

Alexander Livingstone (686) - Existing tarmac lane leading from Geisher Road used by local businesses should be used for proposed development.

Scottish Environment Protection Agency (713) - Require a Flood Risk Assessment which assesses the risk from the Teith and small watercourses which affect the site. Consideration should be given to any nearby culverted watercourses which cause flooding in this area. Planning Advice Note 69 'Planning and Building Standards Advice on Flooding', (CD9, p.20, para.75) states that "buildings must not be constructed over an existing drain (including a field drain) that is to remain active". (Note: Planning Advice Note 69 has subsequently been superseded by 'Online Planning Advice on Flood Risk' CD62). Flood Risk Assessment and Drainage Impact Assessment are requested within Proposed Plan.

H1 Pearl Street

George Richardson and Lesley Edmunds (630) - Area between Main Street and parking area as per map (SDR16 Land Ownership Plan) is in separate ownership. No access to site from Main Street or parking on this land.

H2 Old Telephone Exchange

Scottish Natural Heritage (712) - Highlights that the Environment Report says flooding an issue but no flood icon on site map.

Scottish Environment Protection Agency (713) - Commented on this site during the planning application process Ref. 2010/0021/DET (CD63) and offered no objection as mitigation measures incorporated within design to prevent risk of flooding from

surcharging of upstream culvert. Should the site design/layout change compared to what was previously agreed we would require a Flood Risk Assessment that takes into account the risk from the small watercourse which is culverted adjacent/ within boundary of site. Request a Flood Risk Assessment icon to be added.

H3 Churchfields

Sportscotland (188) - From aerial imagery, this site appears to include an outdoor sport facility. Request reference is made to presence of this outdoor sports facility on site. Sportscotland wishes a reference to Scottish Planning Policy (CD1, p.51, para.226) to ensure 'outdoor sports facilities' are taken into consideration by the developer.

Lyndsey Drysdale (667) - Site would perpetuate the already serious flooding issue in this area.

Gwenda Condon (691) - Supports a new road link to the south of Callander and a riverside park however objects to the development of this site and new development in Callander until a bypass is built and a new road link provided to the south of the town.

Scottish Natural Heritage (712) - Requests that this site map includes a flooding icon.

Scottish Environment Protection Agency (713) - A Flood Risk Assessment has been undertaken for this site and developable areas have been agreed with us. Site will be constrained due to flood risk. Should site have changed we would require an updated Flood Risk Assessment. Surface water runoff from the nearby hills may be an issue. May require mitigation measures during design stage.

Cambusmore Estate Trustees (720) - New residential development will put pressure on existing educational provision. Suggest that the plan ensures sufficient land is put aside for school expansion rather than relocation which would impact developer costs.

RA1 Callander East

Scottish Environment Protection Agency (713) - Require a Flood Risk Assessment which assesses the risk from the Keltie Burn which flows along the southern perimeter of the site and the small watercourse (and pond) which flows through the site.

Neil Cattigan (719) - Objects to development on this site, and range of uses proposed, and also adjacent to site VE1, p.49 of the Plan as this contravenes the National Park's first and third aims. Object to development on both sites for the following reasons: a) impact on woodland, including ancient woodland, which is habitat for wildlife including red squirrel, various types of birds, deer, otters, frogs and newts, b) disrupt ancient burial chamber, moraine and ancient woodlands, c) loss of open space and tranquillity for the public, d) streams polluted, e) flooding, f) impact on services from traffic, g) no need for spa/boutique hotel and h) dangerous road access.

Cambusmore Estate Trustees (720) - Considers that siting the northern section of the Proposed Rural Activity area next to an existing caravan park and next to Site VE1: Auchenlaich, may compromise the visitor experience.

Fiona Johnston (723) - Comments relate to this site and Site VE1 Auchenlaich on p49 of the Plan. The area of land that is currently farmed around Auchenlaich Farm went

through many years of heavy disruption due to quarrying where locals were told it would be reinstated as green belt land, archaeological areas to be protected, red squirrels, barn owls and other wildlife and otters could live undisturbed.

VE1 Auchenlaich

Scottish Environment Protection Agency (713) - Requests a requirement for a Flood Risk Assessment which assesses the risk from the small watercourse which flows through the site. From historic flooding photos site likely to be constrained due to flood risk.

Neil Cattigan (719) - Objects to development on this site, and range of uses proposed, and also Site Ref Callander RA1: Callander East, p.49 of the Plan as this contravenes the National Park's first and third aims. Object to development on both sites for the following reasons: a) impact on woodland, including ancient woodland, which is habitat for wildlife including red squirrel, various types of birds, deer, otters, frogs and newts, b) disrupt ancient burial chamber, moraine and ancient woodlands, c) loss of open space and tranquillity for the public, d) streams polluted, e) flooding, f) impact on services from traffic, g) need for spa/boutique hotel and h) dangerous road access.

Cambusmore Estate Trustees (720) - This site should be considered as an alternative site to the Claish Farm sites. It is suitable for long term housing as well as Visitor Experience and does not come with the major infrastructure impacts of requiring a bridge over the River Teith which may compromise the Special Area of Conservation status of the River Teith.

Fiona Johnston (723) - Comments relate to this site and Site Reference Callander RA1: Callander East, on p.49 of the Plan. The area of land that is currently farmed around Auchenlaich Farm went through many years of heavy disruption due to quarrying where locals were told it would be reinstated as green belt land, archaeological areas to be protected, red squirrels, barn owls and other wildlife and otters could live undisturbed.

RET1 Stirling Road

Drummond Estates (103) - Landowner pleased site identified for retail as per planning permission.

Helen Terry (652) - Requests that the site be re-designated for housing, highlighting that in the July 2011 Local Plan Examination the Reporter stated no pressing need for a site to be identified for modern convenience floor space in Callander.

Peter Stallard (678) - Objects to the allocation of this site for retail at this site would be damaging to the visual appearance and viability of the town centre.

Scottish Environment Protection Agency (713) - Requests a requirement for a Flood Risk Assessment which assesses the risk from the small watercourse which flows on the boundary of the site. Consideration should be given to any culverts/bridges which may exacerbate flooding. Planning Advice Note 69 'Planning and Building Standards Advice on Flooding', (CD9, p.20, para.75) states that "buildings must not be constructed over an existing drain (including a field drain) that is to remain active". (Note: Planning Advice Note 69 has subsequently been superseded by 'Online Planning Advice on Flood Risk' CD62)

Modifications sought by those submitting representations:

Callander

McLaren Community Leisure Centre (721) - Assume support for approach to infrastructure and services.

Assume responder asking for the Plan to recognise the [considered] importance of links within the town as well as regional priorities.

Request for last paragraph on p34 of the Plan to remove reference to medium or long term in relation to infrastructure provision for pedestrian bridge and road bridge.

MU1 Station Road

Peter Stallard (678) - Assume responder asking for site to be removed.

Roy Flint (680) - Remove site.

Scottish Environment Protection Agency (713) - Request flood risk assessment and due consideration given to culverts or bridges not to exacerbate flooding.

Doris Clark (725) - Assume responder asking for site to be identified for a community hall, with the local tourist board office and gift shop alongside.

MU2 Claish Farm

Morris Paterson (629), Lyndsey Drysdale (667), John Murphy (705), Mr and Mrs B. Denison (706) - Assume responders are asking for either all, or parts, of the site to be removed from the Plan.

Niall Williamson (665) - Assume responder asking for site to be amended to remove land between A81 Road and River Teith and add land adjacent to the ancient woodland at Coilhallan Woods, thus maintaining proposed house numbers and reducing traffic on the access road to the high school.

Gwenda Condon (691) - Requests that there is no new development in this area until Callander has a by-pass and a new road link at the south of the town.

Scottish Natural Heritage (712) - Require a Natural Environment icon added to site map.

Scottish Environment Protection Agency (713) - Request flood risk assessment and drainage impact assessment.

Cambusmore Estate Trustees (720) - Suggest sufficient land is put aside for primary and secondary school expansion so schools do not require relocation.

McLaren Community Leisure Centre (721) - Ask that reference is made to include extension to playing fields to be used as a flexible games space that can accommodate larger events. (SDR36 Site Plans)

Asking for Plan to include comment on p.44 within section below bullet points relating to Draft Planning Guidance Callander South Masterplan Framework to state: 'All new development in Callander will contribute towards a strategic infrastructure fund.' This only relates to the long term road bridge and should be extended to any improved linkages. There should be a clear statement that developer contributions from all sites in Callander would be appropriate and that they could be made towards any such links as the benefits are to the entire town's connectivity.

ED1 Lagrannoch Industrial Estate

Drummond Estates (103) - Landowner asking to change the economic development site to mixed use for housing, small business units and community use on p.50 of the Plan.

John R Snodin (653) - Asking for site to be safeguarded for allotments and for no access using narrow strip between established Lagrannoch Industrial Estate and houses on Gullipen View.

Neil and Helen Foot (657) - Redirect proposed access down to the end of Geisher Road which is already in use by current business units rather than narrow access proposed.

Peter Stallard (678), Angela Stallard (679) - Change use to Open Space including allotments.

Penny Hargrave (683), Fiona Guthrie (685) - Proposed access re-directed to existing tarmac lane leading from Geisher Road and currently used by businesses (SDR28 Site Plan).

Mark Bowman (684) - Assume responder wants site removed from Plan.

Alexander Livingstone (686) - Assume responder asking for proposed access re-directed to existing tarmac lane leading from Geisher Road and currently used by businesses (SDR28 Site Plan).

Scottish Environment Protection Agency (713) - Request flood risk assessment and consideration given to buildings/culverts not to exacerbate flooding.

H1 Pearl Street

George Richardson and Lesley Edmunds (630) - Assume responders asking for site map for site Callander H1 Pearl Street to be redrawn to remove land in their ownership.

H2 Old Telephone Exchange

Scottish Natural Heritage (712) - Add flood risk assessment icon to site map.

Scottish Environment Protection Agency (713) - Add flood risk assessment icon to site map.

H3 Churchfields

Sportscotland (188) - Request reference is made to the presence of the outdoor sports facility on site and to Scottish Planning Policy (CD1, para.226).

Lyndsey Drysdale (667) - Removal of site

Gwenda Condon (691) - Requests that there is no new development in this area until Callander has a by-pass and a new road link at the south of the town.

Scottish Natural Heritage (712) - Assume asking for flood icon to be added to site map

Scottish Environment Protection Agency (713) - Request an updated flood risk assessment should development proposed change. Assume drainage impact assessment required to address surface water runoff from nearby hills.

Cambusmore Estate Trustees (720) - Suggest sufficient land is put aside for primary and secondary school expansion so schools do not require relocation

RA1 Callander East

Scottish Environment Protection Agency (713) - Request flood risk assessment.

Neil Cattigan (719) - Assume responder asking for site to be removed from the Plan and for development to be redirected to Long Term Site (Issue 3) LT1 Cambusmore along with land at Mollendhull (just outwith the National Park).

Cambusmore Estate Trustees (720) - Assume responder asking to replace part of site north of A84 road and make it Visitor Experience and Housing merged with site VE1 Auchenlaich.

Fiona Johnston (723) - Assume responder asking for site to be removed or safeguarded as a green belt area.

VE1 Auchenlaich

Scottish Environment Protection Agency (713) - Request flood risk assessment on site map.

Neil Cattigan (719) - Assume responder asking for site to be removed from the Plan and for development to be redirected to Long Term Site LT1 (Issue 3) Cambusmore along with land at Mollendhull (area outside of the National Park).

Cambusmore Estate Trustees (720) - Make site mixed use for Visitor Experience and long term housing and merged with northern half of RA1 Callander East site.

Fiona Johnston (723) - Assume responder asking for site to be removed.

RET1 Stirling Road

Drummond Estates (103) - None

Helen Terry (652) - Re-designate site as housing land.

Peter Stallard (678) - Wishes the land use proposed to be identified for housing or industrial development instead of retail.

Scottish Environment Protection Agency (713) - Request flood risk assessment and due consideration given to culverts or bridges not to exacerbate flooding.

Summary of responses (including reasons) by planning authority:

Callander

Scottish Water (145), McLaren Community Leisure Centre (721) - It is agreed that there would be significant benefits to better connections to different parts of Callander with a replacement pedestrian bridge and a new road bridge. This Plan reflects outputs from the 2011 Callander Charrette Final Report (CD38A, pp.37-41) and the National Park Authority has been fully engaged and supportive of the delivery through the Callander Partnership. Infrastructure delivery must be realistic and balanced with development viability and the road bridge is likely to be a long term project, primarily due to the cost and demand. Short to medium development needs can be accommodated by existing road infrastructure. Funding is not currently available, though some research into options has been started, for the long term bridge option and so needs time to ensure the need/demand can justify funding infrastructure.

National Walking and Cycling Network is highlighted on p.21 of the Plan as a national development within the third National Planning Framework. The Plan fully recognises and supports the network. The place making text for Callander, p.44, 3rd and 4th paragraphs, recognise and highlight the community aspirations for improvements to the well-developed walking and cycling network throughout the area, and that as the town develops to the south that there are opportunities to improve links within and outwith Callander. No modification proposed.

MU1 Station Road

Peter Stallard (678), Roy Flint (680), Scottish Environment Protection Agency (713), Doris Clark (725) - The site is a key regeneration opportunity in Callander located close to local shops, services and facilities, and is underused. It is proposed to retain a car parking element based on any recommendations from a review of town centre parking. Site icons along with overarching policy address road matters, flood risk and parking provision would be dealt with at the planning application stage. In terms of possible demand for a community hall, the principle of such would be supported by Plan policies elsewhere in Callander. It is noted that there are a number of halls or meeting spaces used by the community.

In response to Scottish Environment Protection Agency comments minor modifications proposed to add a Drainage Impact Assessment icon to the site map

MU2 Claish Farm

Morris Paterson (629), Niall Williamson (665), Lyndsey Drysdale (667), Gwenda Condon (691), John Murphy (705), Mr and Mrs B Denison (706), Scottish Natural Heritage (712), Scottish Environment Protection Agency (713), Cambusmore Estate Trustees (720), McLaren Community Leisure Centre (721) - This site is a significant proposal in the National Park and for Callander which was first identified in the 2011 Charrette with broad consensus on this being the main area of future growth. In recognition of this, extensive discussions have taken place with our own specialists, partner organisations and the community on the approach in the Plan and the likely implications on the town's

infrastructure and services. We are therefore confident this site is deliverable, but it is recognised it needs a sensitive approach. This is recognised, in bespoke masterplan framework guidance, published in draft with the Proposed Plan, which provides more detail in what is expected to be submitted along with any future planning application. A by-pass has not been suggested or considered as a viable option as part of the process to prepare the Plan. It is not considered necessary or pragmatic to delay further development in Callander until such times as a new bridge is built.

Matters of concern including drainage, flooding, road access/safety, archaeology, wildlife, noise and privacy are identified as considerations for any development proposal through icons on site map on p47 along with policies within Section 4 of the Plan, and would be addressed through the planning application stage. Proposed development would need to be integrated into the surrounding landscape through good design and landscaping. It is not possible to extend the site boundary to the south due to the location of Mollands Site of Special Scientific Interest which adjoins the site and unable to extend westwards for adverse landscape impact. Agree with Scottish Natural Heritage of the need to include natural environment icon to safeguard Mollands site. With regards to the potential impact of development on the nearby River Teith Special Area of Conservation, please refer to Issue 25: Habitat Regulations - Natura which recommends that an icon is added to this site to reflect the findings of the Habitats Regulations Appraisal (CD35, pp.44-46)

In terms of setting aside land for future expansion of schools, this has been considered during the preparation of the Plan and detailed discussions have taken place with the Stirling Council's Education Service. It was concluded that there was no need at this time to identify land for any school expansion. Demand created from new development, if the build rate was managed, could be accommodated in the existing School estate although this needs to be monitored and reviewed when this Plan is updated. Further, should there be any change during the lifetime of the Plan, this can be considered through the overarching developer contributions policy which would be assessed at the planning application stage.

In terms of flexible games space, the site map includes playing field within the title description and the Callander South Masterplan Framework Planning Guidance on p24 shows an area within the site with caption stating 'Allowance of 1.2Ha for possible sports pitch expansion.' Whether or not the 1.2Ha is used for playing fields or flexible games space will be largely determined by school requirements at the time of planning application.

It is agreed that the matter of the strategic infrastructure fund identified in the Callander South Masterplan Framework should also be made in the Proposed Plan for clarity and the associated Guidance will be updated prior to adoption to clarify developer contributions expected (Long term bridge appraisal costs to be produced). It is not proposed that the fund will relate to other development as path networks are supported by other funding streams including support from the National Park's Outdoor Recreation Plan.

In terms of compensation for any loss of earnings or loss of open aspect/view, this is not considered to be a planning matter.

Minor modifications proposed to include the following points on p44:

- a. Include a bullet point stating ‘accommodate a replacement pedestrian bridge, a long term road bridge and associated road improvements.’ and
- b. Include the following after the bullet points; ‘All development within or adjacent to Callander will contribute towards a strategic infrastructure fund (primarily road bridge) with details within the associated Callander South Masterplan Framework Planning Guidance.’
- c. Note: The Planning Guidance will clarify the amount of developer contributions proposed per development use based on future strategic infrastructure assessments, and
- d. Add a natural environment icon to site map on p.47.

ED1 Lagrannoch Industrial Estate

Drummond Estates (103), John R Snodin (653), Neil and Helen Foot (657), Peter Stallard (678); Angela Stallard (679), Penny Hargrave (683), Mark Bowman (684), Fiona Guthrie (685), Alexander Livingstone (686), Scottish Environment Protection Agency (713) - This site forms part of ED3 Lagrannoch site for Economic Development Class 4/5 uses within the Adopted Local Plan. There are a limited number of economic development sites throughout the Park with the greatest demand in Callander as the National Park’s biggest town. Lagrannoch Industrial Estate is a long established business and industrial area and the proposed Callander ED1 site adjacent is a complementary land use. The allocation is not proposed for heavy industrial uses or for other business which would create significant land use conflict with surrounding land uses. In terms of alternative uses, there is a wide range of different land allocations in Callander to meet housing and retail needs.

There are a range of considerations that any development would need to address – these are reflected on the site map on p48 which includes Landscape Context, Historic Environment and Design Document icons, and would ensure future development complements adjoining historic garden and designed landscape, housing and conservation area.

The site adjoins Geisher Road at two points – narrow access to the east and informal access to the south of the site where potential future road bridge could connect from Claish Farm site MU2. At this stage the finer details of development are not known including the level of traffic and so the corresponding road solutions over access are not available. Only at the planning application stage would the specific road matters be addressed. Access icon on site map and Plan policies safeguard suitable access. In terms of continued access to riverside path and geological feature, the site does not include the path adjacent to the southwest boundary of the site.

In terms of noise pollution, visual impact, privacy and proximity of development and potential impact on visual amenity; these can be addressed at the planning application through various design measures including: 1. Orientation, position and scale of buildings, 2. Design and openings of buildings, 3. Landscape measures including boundary treatment, and 4. Use of materials. All planning concerns including wildlife impact, flora and fauna would be addressed at the planning application stage through various design solutions and compliance with the Plan’s policies. In terms of allotments, for the above reasons it is not proposed to change the proposed use. Generally allotments could be supported through planning policies elsewhere. Property values are a non-planning matter.

In regards to flooding, the site map has icons to indicate the need at development proposal stage for a Flood Risk Assessment and Drainage Impact Assessment to be provided along with any necessary mitigation. No modifications proposed

H1 Pearl Street

George Richardson and Lesley Edmunds (630) - Stirling Council has confirmed that responders do not own the land adjacent to Main Street and simply have a right of servitude to access rear of their property. It is preferable that future residents from this site will have easier access to Main Street for walking and cycling to local shops and services. No amendment to site map required. No modifications proposed.

H2 Old Telephone Exchange

Scottish Natural Heritage (712), Scottish Environment Protection Agency (713) - In relation to Scottish Natural Heritage and Scottish Environment Protection Agency comments, agree to add flood risk icon to site map. A Flood Risk Assessment is already available with the associated planning permission but would need amended if site design or layout changes.

Minor modifications to add a 'Flood Risk Assessment' icon to site map.

H3 Churchfields

Sportscotland (188), Lyndsey Drysdale (667), Gwenda Condon (691), Scottish Natural Heritage (712), Scottish Environment Protection Agency (713), Cambusmore Estate Trustees (720) - Sportscotland have based their comments on aerial imagery and it is confirmed that there are no outdoor sports facilities on this site. In terms of setting aside land for future expansion of schools, this has been considered during the preparation of the Plan and detailed discussions have taken place with the Education Service in Stirling Council. It was concluded that there was no need at this time to identify land for any school expansion. Demand created from new development, if the build rate was managed, could be accommodated in the existing School estate although this needs to be monitored and reviewed when this Plan is updated. Further, should there be any change during the lifetime of the Plan, this can be considered through the overarching developer contributions policy which would be assessed at the planning application stage. In regards Scottish Environment Protection Agency comments flooding is addressed by site map flood risk assessment icon and agree that a drainage impact assessment should be added to site map. A by-pass has not been suggested or considered as a viable option as part of the process to prepare the Plan. It is not considered necessary or pragmatic to delay further development in Callander until such times as a new bridge is built.

Minor modifications to:

- a) include a 'Drainage Impact Assessment' icon on site map, and
- b) add note to site map to state: Flood Risk Assessment available but would need amended if site design or layout changes.

RA1 Callander East

Scottish Environment Protection Agency (713), Neil Cattigan (719), Cambusmore Estate Trustees (720), Fiona Johnston (723) - This site is an established historical development

site which largely is within brownfield land (land previously developed). The existing Adopted Plan has the exact same site designated for Rural Activity uses as in the Proposed Plan. Neither the existing Adopted Plan nor Proposed Plan has any green-belt areas. Objections were previously considered to this site at the 2011 Examination of the Adopted Local Plan (CD16B, Volume 2, pp.104-108). As there are limited land opportunities throughout the Park for business start-ups the proposed use should remain.

Site map icons along with Plan policies protect wildlife and habitat on site as appropriate, safeguard retention of core paths, address drainage and flooding, pollution, road safety and impact on archaeology and geology.

With regards to the potential impact of business uses on the neighbouring land identified for Visitor Experience uses, it is considered that such matters can be satisfactorily addressed via detailed design and layout considerations, including landscaping, at development proposal stage, guided by a Design Brief for which there is an icon on p49 of the Plan. No modification proposed.

VE1 Auchenlaich

Scottish Environment Protection Agency (713), Neil Cattigan (719), Cambusmore Estate Trustees (0720), Fiona Johnston (0723) - This is an established development site which largely is within brownfield land (land previously developed). Objections were previously considered to this site at the 2011 Examination of the Adopted Local Plan and the boundary was amended as a result to recognise the presence of the glacial moraine, important woodland and red squirrel habitat, Volume 2 Examination Report, Issue 9d: Auchenlaich (CD16B, p.94, site ST9). The existing Adopted Plan has the exact same site ST9 designated for tourism uses as in the Proposed Plan site VE1. Neither the existing Adopted Plan nor Proposed Plan has any green-belt areas. Site assessment icons along with Plan policies protect wildlife and habitat including any ancient woodland on site, safeguard core paths and address impact on archaeology.

In regards landowners request to make site mixed use for visitor experience as well as long term housing, there preferred direction of growth for Callander is to the South. This reflects the outcomes identified in the Callander Charrette Final Report 2011 (CD38A, pp.37-41).

With regards to the need for a spa/boutique hotel, the Plan identifies this site for uses which will enhance the Visitor Experience of Callander. It does not limit this to a certain type of use, although a spa or boutique hotel could be considered at this location.

In terms of Scottish Environment Protection Agency comment, the site map includes icons for Flood Risk Assessment and Drainage Impact Assessment. No modifications proposed.

RET1 Stirling Road

Drummond Estates (103), Helen Terry (652), Peter Stallard (678), Scottish Environment Protection Agency (713) - Since the Examination, an application has been approved (CD33, Planning Permission in Principle for Supermarket for a retail development) as was highlighted for such uses in the Main Issues Report (CD25). It is considered that it is appropriate to reflect this in the Plan. It is noted that another respondent (288) who was responding to Issue 3 Callander Long Term site LT3 considers that Callander needs

a new supermarket. Each policy and site will be reviewed annually through the Action Programme. In relation to impact on town centre, this is addressed in the section 'Impact on Callander Town Centre' within Planning Report (CD2, pp.16-17, para.7.40-7.42) A significant factor in the loss of the housing site to retail was that developer contribution would be made towards town centre improvements and affordable housing. Should the permission lapse in the next review of the Plan, and site remain undeveloped, this land use could be reviewed then.

Other planning matters of flood risk, drainage and landscape impact are covered by site map icons for Flood Risk Assessment, Drainage Impact Assessment and Landscape Context. Matters of design and landscaping are further covered by planning conditions attached to the planning permission and overarching policies in the Plan. No modifications proposed.

Reporter's conclusions:

Callander (general)

1. Scottish Water draws attention to the limited capacity of existing waste water treatment works serving the Callander area as the basis for its representations seeking drainage impact assessments to be required for site-specific allocations being proposed by the park authority in and around Callander. In particular, it urges flow and pressure tests to be undertaken for the local water network. I have considered these representations on a 'case by case' basis below, as Scottish Water does not seek any Callander-wide modifications to the proposed plan.

2. Another representation highlights the importance of promoting walking and cycling network opportunities locally in the context of the national policies on such matters, including in the National Planning Framework 3. With that in mind the representation supports improved infrastructure links along and across the River Teith – and seeks new investments in the road and pedestrian bridge connections across the river to be made more of a priority than the medium and long term referred to on page 34 of the proposed plan.

3. In response, I note that the proposed plan (on page 44) already recognises the local aspirations for and the benefits of improvements to the walking and cycling networks in and around Callander. Furthermore, I conclude that the proposed plan is already seeking to ensure that existing and new developments on either side of the River Teith as it passes through Callander are better served and integrated as far as possible over the plan period, for the benefit of local and visiting road users, walkers and cyclists.

MU1 Station Road

4. This elongated site is currently the largest public car park in the centre of Callander, which in the proposed plan is allocated for mixed retail, business and parking uses. The existing car park on this former railway land is accessed via Station Road and extends westwards away from the heart of the commercial heart of Callander. According to the park authority, the spaces available at this car park are not fully utilised currently.

5. There is some support expressed for a new community hall at this location. Nevertheless, most of the representations express concerns about the planned reduction in parking on this site to enable additional retail and business developments to be

promoted there. In summary, they are concerned that this loss of parking together with the increased provision of new shops and businesses on the car park site would be detrimental to existing local shops and businesses. On each of my site visits to the town I noted that there are also time-limited car parking spaces offered along both sides of the main shopping street of Callander, directly in front of the core area's shops and businesses – and these appeared to be well used.

6. The park authority points out that the MU1 site allocation for mixed uses would retain an element of parking – the extent of which would draw on the recommendations of a forthcoming review of town centre parking provision. Based on these considerations, whilst noting the concerns raised in representations I am persuaded by the park authority's argument that there is logic and overall net benefits in the plan's strategy to redevelop part of an under-utilised car park here for additional retail and service uses commensurate with the town centre location. I conclude that this is justified when considered alongside the commitment provided by the park authority that a significant scale of public car parking provision would still be retained on this site. In my view the case made in representations for allocating part of the site in question for a community hall is not persuasive, particularly given the fact that the town centre already has a number of halls used for community purposes.

7. The only other representation concerning this allocation was from The Scottish Environment Protection Agency (SEPA) regarding flood risk. I am satisfied that their concern can be effectively addressed by the inclusion of an additional icon on the MU1 allocation shown on page 44 of the plan – to highlight that a Drainage Impact Assessment would be required in respect of any planning application relating to this site. I conclude that this together with the other icons already shown for the allocation would be sufficient to ensure that flood risk along with car parking and access and related site specific matters of potential concern at this location would be fully addressed – along with all relevant policies of the plan to be considered - through the Development Management process. In summary, those and other site-related matters would be examined in detail when any planning application was lodged and assessed prior to the granting of any planning permission for all or part of the site. In that regard I note that the allocation MU1 includes, amongst other things, reference to the intention to seek improvements to the pedestrian links to Main Street, an acknowledgement of the sensitive edge to the adjoining conservation area and the need to retain views to the Ancaster Bridge.

MU2 Claish Farm

8. This proposed allocation envisages a mix of uses on an area of open farm land located to the south of the built-up area of Callander, adjoining the existing McLaren High School and the McLaren Leisure Centre. I note that the southern boundary of the site abuts a Site of Special Scientific Interest (SSSI) to the west of the A81 road. The proposals for the large greenfield MU2 site comprise a 'visitor experience' riverside park facility, economic development, as well as 69 houses and playing fields. The details and further planning guidance is set out in the Callander South Masterplan Framework document.

9. The MU2 proposed allocation has provoked a number of representations raising a range of concerns, including reference to the following:

- Loss of privacy and views if housing was developed on the site
- Traffic and associated road safety issues – particularly in the short term before a

proposed Callander by-pass road is built

- Flood risks and surface water drainage issues – necessitating a flood risk assessment
- Ecological impacts including on the River Teith Special Area of Conservation (SAC) and the Site of Special Scientific Interest (SSSI) to the south-west, as well as wildlife disturbance – particularly if light industry was promoted here
- Noise impacts at the nearby school
- Infrastructure capacity issues – in particular on roads and education provision
- Loss of rural setting

10. There have also been a small number of representations supporting some of the proposals and highlighting the community benefits of the planned approach to this area's development - for example in respect of the enlarged playing field provision and scope to host larger events with improved infrastructure provision and linkages and connectivity with the rest of Callander.

11. It is evident that this is one of the largest development proposals in the proposed plan. The park authority states that this general area was first identified for potential growth in 2011 - and points out that this received 'broad consensus' as the main area for future growth in the Charette subsequently held. That process continued and involved extensive discussions with relevant parties including partner organisations and the local community in the lead up to the plan finalisation and associated draft guidance set out in the framework document that has been published.

12. I note that whilst this work and the resulting proposals have taken into account the implications for Callander's infrastructure and services, the proposed new plan does include commitments to the construction of a Callander by-pass and a new road bridge over the River Teith – although these initiatives remain under consideration by the relevant authorities. Most importantly in the park authority's view such major infrastructure investments are not considered to be pre-requisites for the MU2 proposal to be taken forward. Based on the available evidence I have no reason or basis to take issue with the park authority's assessment and conclusions with regard to that particular matter.

13. I am satisfied that the park authority has demonstrated an awareness of the issues flagged up in representations concerning drainage and flooding, road traffic and safety and the archaeological and ecological interests of the site - as well as in respect of potential issues of noise and privacy affecting existing neighbouring interests, whether at the McLaren High School or for local residents. Indeed I note that those concerns are reflected in the particular icons attached to the MU2 allocation on page 47 of the plan. The park authority has already acknowledged that an additional 'natural environment' icon would be appropriate and makes reference to a new icon in the context of the findings on Habitat Regulations – Natura (Issue 25) related to the River Teith SAC (as summarised in core document 35 pp 44-46) – and I agree with the logic and benefits of the resulting icon modifications now being advocated by the park authority.

14. I conclude that in combination all the icons now being put forward by the park authority for inclusion on the MU2 site plan, together with the application of the relevant policies of Section 4 of the proposed plan, will ensure that all relevant matters would be given appropriate consideration through the Development Management process. Accordingly, these would be amongst the detailed considerations when detailed proposals are being assessed by the planning authority prior to any planning permission

being granted here. Furthermore, I would anticipate any such permission having detailed planning conditions attached to it to address all such matters, as deemed necessary and appropriate at that time. For example, one icon highlights the fact that any proposals for the site would need to be supported by a flood risk assessment - and I would expect that to be accompanied by details of any mitigation deemed necessary in that regard.

15. In terms of schools capacity, I note that the assessment undertaken in consultation with the park authority's education service has concluded that it is not necessary to identify additional land for schools expansion to address the scale of housing development being proposed on the MU2 site. This is on the basis that, at present, the projected increased demand for education services arising from this development could be accommodated in existing schools serving the area concerned. As the park authority acknowledges, this is a matter that should be monitored and kept under review during the plan period - and when the plan is being updated. I am satisfied that any change in circumstances regarding schools capacity during the lifetime of the plan can be assessed in more detail at the planning application stage – and then, if appropriate, dealt with through the developer contributions policy of the plan.

16. In terms of the brief mention of 'playing field' provision in the MU2 allocation, I note that this is elaborated in the Callander South Masterplan Framework Planning Guidance (CSMFPG) document as "allowance for 1.2Ha for possible sports pitch expansion". I am in agreement with the park authority that at the time any planning application is lodged and being determined it would be possible for the planning authority to assess whether it is best for this 1.2 Ha site's development to take the form of playing fields or possibly flexible games space instead.

17. In terms of strategic infrastructure I note the reference in the CSMDPG document to a strategic infrastructure fund and associated developer contributions towards this. The park authority rightly acknowledges that reference to these matters should also be made in the plan itself – where cross-reference should be made to the details being set out in the Guidance document and that this should be updated to make reference to developer contributions arrangements.

18. I conclude that the park authority's suggested modifications to the proposed plan with regard to these various matters are necessary and appropriately worded – and on that basis they are reflected in my recommendations. I have considered all of the other representations in detail but for the reasons outlined above I conclude that individually and in combination they do not merit further modifications to the plan or deletion of the MU2 allocation.

ED1 Lagrannoch Industrial Estate

19. This broadly rectangular, flat area of unused land is accessed via a narrow lane off Geisher Road. The site is situated immediately to the west of the Lagrannoch Industrial Estate and Callander's civic amenity/recycling centre. The site is also bounded by a residential area to the north-east and a playing field to the north-west, whilst its western edge fronts onto the River Teith's riverside walkway. Those making representations point out that this 2.1ha site has been allocated in the adopted local plan for (Classes 4 and 5) economic development uses and marketed accordingly - but without success to date, it seems.

20. The representations from individuals objecting to the continued allocation of this site

for economic development in the proposed plan raise a number of concerns in that regard. The main issues they perceive relate to the constricted access to the site and impacts on residential amenity that would arise - including noise and disturbance affecting those in the houses in and around Gullipen View – as well as ecological impacts for the flora and fauna at the site in question. Another representation, from the Scottish Environment Protection Agency (SEPA), requests that any proposal for this land should be accompanied by flood risk and drainage assessments and should not exacerbate flooding – and for this requirement to be specified in the plan itself. One representation seeks the allocation to be changed to a mixed use designation to enable a combination of housing, small business units and community uses to be promoted here, whilst others argue that the site should be retained as open space – possibly including some allotments.

21. Against this background, I nevertheless find persuasive the park authority's argument for continuing to allocate the site for economic development on the basis that there are only a limited number of sites allocated for those purposes within the plan area and the highest demand for such uses is within Callander, being the largest town in the National Park. Furthermore, whilst there have been concerns expressed about its proximity to an established housing area, the land in question has for some years been allocated for economic development and also adjoins an existing business and industrial area so it is locally recognised as an area associated with economic activity and associated operations. I agree with the park authority that the allocation should not give rise to adverse impacts on local amenity that might be of concern if it was being promoted for heavy industrial uses at this location. I am satisfied that the icons accompanying the proposed allocation on page 48 of the plan provide safeguards to ensure that, as part of the Development Management process, due consideration would be given to amenity along with other potential issues when any planning application for development of the site is lodged and being assessed. At that stage, prior to any planning permission being granted subject to conditions, all other relevant planning considerations would also be considered in detail including regarding the local ecology, access and flood risk. I have not been made aware of any special ecological features of the site in terms of flora and fauna that merit special protection.

22. In terms of access to the site from Geisher Road, I note that in addition to the lane leading past the civic amenity site to the ED1 land, there may also be an access route option closer to the river. Whilst the lane alongside the civic amenity site is constrained in width and also adjoins the rear gardens of houses on Gullipen View, the alternative access route at the bottom end of Geisher Road near the river has no such impediments as it runs along the southern edge of the existing industrial estate. The park authority points out that there is a future possibility of a new crossing point over the River Teith in this vicinity - if a new road bridge to link Geisher Road with the Claish Farm area to the west of the river can be funded but there is no such commitment to date.

23. Meanwhile, I noted on my site visit that Geisher Road, as well as serving the industrial estate and civic amenity site also provides access to the local medical centre, fire station and a number of businesses adjoining Gullipen View including a Funeral Director's premises and a veterinary practice. In summary, the access to the ED1 site along Geisher Road would not be directly through a residential area – although I acknowledge that the eastern end of Geisher Road, near to its junction with the main Stirling Road (A84) has an access onto Gullipen View leading into the residential area abutting the ED1 site.

24. In summary, for the reasons outlined above I conclude that the ED1 site is appropriate for allocation for economic development in the new plan. Furthermore, as and when any planning application is lodged for developments falling within the use ranges envisaged in the allocation there will be an opportunity to consider all relevant matters in detail – including with regard to access, visual amenity, noise, smells, as well as the design and massing of any buildings, along with landscaping and boundary treatments and protection of any ecological features of concern. The icons shown on the allocation site plan for ED1 provide a checklist of particular items to be considered when any proposal for the site is being assessed through the Development Management process – along with consideration of the relevant development plan policies set out in Section 4 of the plan - prior to any planning permission being granted subject to appropriate conditions. For example, as the park authority points out, the icons in this case include one ensuring that a Flood Risk Assessment and Drainage Impact Assessment would need to be provided – along with any necessary mitigation in that regard – to support any planning application for the site in question.

25. Based on all of these considerations I conclude that there is insufficient justification to delete or modify the allocation ED1 as proposed in the finalised plan.

H1 Pearl Street

26. The only representation raises land ownership matters in respect of part of this small, infill site. The H1 site is located to the south of Main Street in the centre of Callander. The park authority states that its own investigations have confirmed that the respondents do not own any of the site being proposed for allocation but simply have a 'right of servitude' to access the rear of their property. I conclude that if that is the case this should not preclude or unduly constrain allocation of the whole site for housing development, as shown in the finalised plan.

H2 Old Telephone Exchange

27. The only representations in respect of this proposed allocation in the heart of Callander simply request that this is accompanied by a flood risk icon on the site map for H2 on page 48 of the plan - so that it becomes a requirement that any proposal for housing on this site should be accompanied by a flood risk assessment. This is in the context of an existing culvert located adjacent to/within the boundary of the site. In response the park authority points out that an existing planning permission has been granted (for 23 flatted residential units, which I note does not expire until 2019) - and points out that when that planning application was lodged in 2014 the flood risk assessment that accompanied it was deemed acceptable by SEPA, prior to the existing planning permission being granted.

28. I am in agreement with the park authority that in any event a flood risk assessment icon should be added to the H2 site map in the plan to cover the possibility of an amended scheme design being put forward for development of the site in question. For these reasons I conclude that the plan should be modified to include a flood risk assessment icon on the site map for H2.

H3 Churchfields

29. I note that three of the six representations relating to this proposed allocation are solely concerned with flood risk matters – two of which simply seek a flood risk icon to be

attached to site map for this allocation on p48 of the proposed plan, whilst the other argues that the allocation, if implemented, would risk perpetuation of an existing flood risk issue on the land in question. One of the other representations contends that any new development here should be delayed until a new by-pass for Callander and an associated link road are built. Another argues that this allocation for around 30 new homes would place undue pressure on education capacities locally – and that the site should instead be allocated for expansion of the existing primary and secondary schools on the adjoining sites. The final representation simply seeks acknowledgement of an outdoor sports facility on the site and mention of the Scottish Planning Policy on outdoor sports facilities. I now deal with each of these highlighted concerns.

30. With regard to flood risk, I am not persuaded that this presents sufficient reason or justification to completely rule out development of the site in question which is presently occupied by grazing paddocks. Whilst the site includes some lower lying land, particularly at its western end, I am satisfied that flood risk and related drainage issues of potential concern could be addressed satisfactorily by means of a flood risk and drainage impact assessment being required to accompany any planning application for the site in question – together with any required mitigation measures that may emerge from those study findings. With that in mind I conclude that on p48 of the plan the site map for the H3 allocation should be amended to include both a flood risk icon and a drainage impact assessment icon.

31. In my view there is insufficient reason to reallocate the site in question for educational purposes, rather than housing development. I note that the responsible authorities have concluded that there is sufficient projected capacity in local schools to address the needs likely to be generated by development of this site. In the event that it was concluded that the proposed housing development on the site would be likely to generate demand for educational provision that could not be readily accommodated by the existing schools provision I am satisfied that the shortfall could be met by triggering of developer contributions – and that this matter could be fully investigated at the planning application stage prior to planning permission being granted, subject to any planning conditions deemed necessary.

32. I note that the park authority has confirmed that in fact there are no outdoor sports facilities affecting the site in question – so I conclude that the particular concerns raised by Sportscotland do not arise in this particular case.

RA1 Callander East

33. This 5.6ha site includes a former nursery but is an area of mostly open farmland bisected by the main A84(T) road linking Callander with Stirling. It is situated in the rural hinterland south-east of the main built-up area of Callander. The nursery sheds to the south of the A84 road are mostly now empty and dilapidated but some are being reused for storage and as garage workshop spaces. To the north of the site there is a small caravan park at Auchenlaich Farm. To the west of the RA1 site, separating it from the built-up area of Callander, is a mature woodland.

34. One of the representations notes that much of the site in question has been affected by quarrying activity and there has been an expectation in the community that this whole area would be restored as part of the 'greenbelt' around Callander – to protect local archaeological interests and wildlife. Another representation contends that the nearby caravan park would compromise any rural activity initiative on the site. Other concerns

raised include perceived adverse impacts on the nearby woodlands; flood risks including with regard to the Keltie Burn; and traffic and related road safety issues at the access points onto the A84(T) road – as well as a lack of need for any hotel or other form of development at this location.

35. In response the park authority points out that much of the site has been previously developed and that the proposed allocation simply replicates and carries forward the existing designation in the adopted local plan. It also notes that there are no designated green belt areas in the existing or proposed plans.

36. I note that Section 4 of the proposed plan includes a number of economic development policies. Of particular relevance to this issue is Economic Development Policy 2, which is concerned with supporting economic development in the countryside and for small rural communities in appropriate locations. Amongst those locations specifically mentioned are “identified Rural Activity Areas” and redevelopment of land that has been identified as vacant or derelict.

37. The report of the previous plan examination in 2011, referred to by the park authority, noted that the part of the RA1 site located to the north of the A84 (T) road had been the subject of sand and gravel extraction, but has since been restored to agricultural use. As mentioned earlier much of the southern part of the site - to the south side of the main road – is a former nursery. I noted on my site visit that this is now disused and its mostly vacant building structures are not in a good state of repair. There appear to be some limited – mostly workshop and storage - activities taking place in a few isolated parts of the complex. Based on the available evidence I am satisfied, therefore, that most if not all of the RA1 land in question has been previously developed and it is therefore eligible in principle for consideration as a brownfield site with potential for appropriate new economic activity - particularly when the park authority has confirmed that there few alternative sites available within towns and villages for new economic development.

38. In this context I am satisfied that the identification of a rural activity area for this particular site would accord with Economic Policy 2 of the proposed plan. This together with Economic Policy 1: Economic Development in Towns and Villages in combination seek to support and expand economic activities on appropriate sites in and around towns and villages with a view to creating and sustaining a more diverse and sustainable economy in the Park area through facilitating the development of businesses in sustainable locations. I am satisfied that the RA1 site is in a sustainable location as it straddles the main road leading into Callander – which, as well as being close-by, offers a good range of public transport and other services. Furthermore, I conclude that such an allocation is consistent with sustainability principles for development set out in Scottish Planning Policy (SPP) – for example in paragraphs 27-29 as well as in paragraphs 52 and 55.

39. I appreciate that the RA1 site forms part of an area that includes farmland and nearby woodlands that provide habitats for a range of flora and fauna as well as affording opportunities for informal recreation. Indeed this area north of the A84 road includes designated walking and cycling routes that were being used for recreation during my site visits. I am satisfied, however, that there are no particular landscape, archaeological or other features within the RA1 site itself that merit special protection. I am also of the view that appropriate development of all or part of the RA1 site need not be deemed unacceptable in ecological terms and that this area - including the adjoining woodlands and the waymarked cycle and walking routes - could continue to be enjoyed for

recreational purposes by Callander residents and visitors to the area. I am satisfied that the site map icons on the site map, in combination with the policies in Section 4 of the proposed plan, would ensure that wildlife and habitat interests of the site and its environs would be appropriately safeguarded and that recreational opportunities will be addressed – including through layout and design considerations when any planning application is being evaluated prior to permission being granted for a development proposal at this location.

40. I acknowledge the concerns expressed regarding access and road safety are important considerations, given that the RA1 site straddles the A84(T) road. Any development on this site would be likely to require a new junction onto the main road. Such considerations would form part of any planning application lodged for assessment prior to determination through the Development Management process - at which time Transport Scotland as the Trunk Road authority would be consulted on the details prior to a satisfactory access junction design solution being agreed. I conclude that meanwhile there is no substantive evidence to indicate that the principle of allocating the site for a Rural Activity development should be ruled out at this stage on road safety grounds.

41. Flood risk is another concern raised in representations in the context of the nearby Keltie Water and a smaller culvert at the site. Once again this is a matter recognised by the icons on the site map – in particular those requiring a drainage impact assessment and a flood risk assessment – when any proposal is put forward for consideration and determination through the Development Management process. At that stage I am satisfied that those matters would be appropriately addressed by the planning authority, in consultation with SEPA.

42. Based on all of these considerations I conclude that the RA1 allocation is consistent with the policy principles set out in the proposed plan, in the SPP and in associated guidance. Furthermore, I conclude that the strategically significant ‘gateway’ location of this largely brownfield site on the trunk road’s approach into Callander makes it appropriate for consideration for a rural activity to support the Park’s economy in general and enhance the profile and future prospects of Callander in particular I conclude that a well designed and sustainable development at this sensitive rural location on the edge of the built-up area has the potential to afford overall net benefits for the resident population and provide a new attraction for visitors to the area and so boost the local economy, whilst safeguarding the inherent attractive features of the immediate environs including the neighbouring woodland recreational opportunities.

VE1 Auchenlaich

43. This site adjoins the north side of the A84 (T) road and is situated between the northern side of the RA1 site and the woodlands that fringe the eastern-most edge of the built-up area of Callander. The site in question, which extends to more than 14 hectares westwards from Auchenlaich Farm, is an area of sloping open hill pasture farmland which leads northwards into more rural countryside and woodlands beyond. I note that much of this area was previously subject to major disruption associated with the former quarry workings in the vicinity – and is termed brownfield by the park planning authority. Two of the objections seek its retention as part of what they regard as being an attractive rural area that affords valued recreation opportunities and wildlife habitats and archaeological features that all merit safeguarding. In resisting pressure for development on this site (and on the RA1 site for similar reasons) they also highlight the road safety issues related to the access that would be required onto the trunk road for any new development here.

44. In contrast, I note that there is one representation by a major landowner seeking consideration of this site for long term housing, possibly as an alternative to the plan allocation at Claish Farm - pointing out that the Auchenlaich site's development would not require a new crossing of the River Teith. In their view this housing could be in addition to the visitor experience development put forward in the proposed plan – and possibly merged with the RA1 site. I am not persuaded that the limited case put forward in support of long term housing development on this site is fully reasoned. Most importantly I conclude that those arguments fall well short of being sufficient to merit or justify abandoning the park authority's well researched and fully articulated strategy of promoting land to the south of Callander for that growth. Such matters are examined in more detail elsewhere in this report under Issue 3.

45. The park authority points out that the site allocation in question is intended for uses that would enhance the visitor experience of Callander. It explains that this could encompass a number of possibilities, including a hotel and/or spa facility.

46. I note that the same site has been identified (as ST9) in the existing adopted local plan for tourism development – following a plan examination that took into consideration the ecological and recreational values of this locality generally, including the woodlands adjoining the VE1 site. The park authority has drawn attention to the report of that examination and its detailed findings and conclusions. I have reviewed these and I am satisfied that the considerations outlined then are still relevant and that the circumstances relating to the development potential and context of this particular site have not changed significantly in the intervening period.

47. Accordingly, I am not persuaded that the VE1 site should now be safeguarded from any form of visitor experience development when it is already designated for tourism development in the existing adopted plan and the reasons being put forward for safeguarding the site from all forms of development are not compelling. In summary, I am satisfied that local wildlife habitats in the surrounding area – including those for red squirrels – should be safeguarded and conclude that this can still be done alongside achieving the development potential of the VE1 site as allocated in the proposed plan. In this regard I note that the site map for the VE1 allocation is already annotated with a number of icons which are specifically targeted at protecting wildlife and habitats including ancient woodlands here as well as safeguarding core paths through the area and addressing archaeological interests.

48. Another representation draws attention to potential flood risk issues that would need to be addressed through a flood risk assessment. I note, however, that this is already recognised by one of the icons on the site map on page 49, which requires any development proposal to be accompanied by a flood risk assessment.

49. Based on all of the above considerations I conclude that there are insufficient reasons to delete or amend the proposed VE1 allocation as shown on page 49 of the proposed plan. In summary, I am satisfied that the icons shown on that site map will be sufficient to ensure that all relevant matters will be taken into consideration through the Development Management Process when any planning application is lodged and being assessed for the site in question and prior to any planning permission being granted - with planning conditions being attached to it as necessary and appropriate.

RET1 Stirling Road

50. The site is a broadly rectangular area of flat land fronting onto the south side of the main A84(T) Stirling road within the built-up area of Callander. I note that for this site planning permission in principle was granted in August 2014 (Ref: 2011/0167/PPP) for the erection of a supermarket with car parking, service, access and landscaping – subject to a number of planning conditions. These included in Condition 1 reference to the need to seek within 3 years approval for a number of matters related to details such as drainage, built form and site layout, landscaping and sustainability. I note that this permission followed a detailed assessment not only of the site in question but also regarding how the proposal would be likely to impact on town centre retailing in Callander. I also note that the permission granted was subject to a developer contribution being made towards town centre improvements and affordable housing. The park authority has also confirmed that should the permission lapse and the site remains undeveloped the future use of the land in question would be subject to review.

51. In the above context, unless and until the planning permission granted lapses it is neither necessary nor appropriate to consider possible alternative uses for the site being canvassed in one representation. Meanwhile, as the principle of a supermarket of up to 2787sqm gross floor area on the site has been established at this time, I am not required to address the concerns expressed in another representation which questions the visual appearance of the proposal and the viability on the town centre.

52. I am in agreement with the park authority that other representations which raise concerns about matters of flood risk, drainage and landscape impact are covered by site map icons on page 48 of the proposed plan which specifically refer to Flood Risk Assessment, Drainage Impact Assessment and Landscape Context. Furthermore, I note these and other relevant matters concerning the development of the site are also addressed in some detail by the terms of the planning conditions attached to the planning permission in principle that has been granted – as referred to above. As such I am satisfied that they would be fully addressed as part of the Development Management process.

53. Based on all of the above considerations, for the reasons I have outlined I conclude that there is no reason to delete or modify the allocation RET1 as shown in the proposed plan.

Reporter's recommendations:

Modify the plan in the following terms:

1. On page 44, after the first paragraph include an additional bullet point stating:

“accommodate a replacement pedestrian bridge, a long term road bridge and associated road improvements.”

2. Also on page 44 include the following text after the bullet points: “All development within or adjacent to Callander will contribute towards a strategic infrastructure fund (primarily road bridge) with details within the associated Callander South Masterplan Framework Planning Guidance. Note: The Planning Guidance will clarify the amount of developer contributions proposed per development use based on future strategic infrastructure assessments”.

3. Add a natural environment icon to the MU2 site map on page 47.
4. Amend the site map on p48 of the plan to include a flood risk assessment icon for the H2 allocation.
5. Amend the site map on p48 of the plan to include flood risk assessment and drainage impact assessment icons for the H3 allocation.

Issue 3	Callander Long Term Sites	
Development plan reference:	Section 3 Place, Callander, pp44-45 + 50	Reporter: Richard Bowden
Body or person(s) submitting a representation raising the issue (including reference number):		
<p>Houghton Planning Ltd (80) Richard Johnson (88) Historic Scotland (185) Mrs P White (288) Frank Trzebiatowski (289) Cherie Bettison (294) Russell & Anna Drummond (296) Richard Nelson (302) Alan and Janet Reid (309) Donald Grieve (315) Kathleen Taylor (644) Keith Wilson (645) Balgibbon Drive Residents (666)</p>	<p>Callander Community Council (675) Mr and Mrs Brian Collie (677) Jonathan Morley (688) Linda Snow (690) Gwenda Condon (691) Hugh English (697) Mr and Mrs B Denison (706) Scottish Environment Protection Agency (713) Gillian Alexander (717) Vernon Alexander (718) Neil Cattigan (719) Cambusmore Estate Trustees (720) William Conroy (724)</p>	
Provision of the development plan to which the issue relates:	<p>LT1 Cambusmore p50 LT2 Claish Farm p50 LT3 Balgibbon Drive p50</p>	
Planning authority's summary of the representation(s):		
<p><u>LT1 Cambusmore</u></p> <p>Houghton Planning Ltd (80) - Objects to the area of land identified and wishes this to be extended, and more specifically defined in terms of sites boundary and range of uses, to include land to the north of Site Reference LT1, as shown in the Responders submitted plan (SDR7 Site Plan). Requests that land for housing (circa 10 units) is also identified on part of the site.</p> <p>Mr and Mrs B Denison (706) - Object to development and question the impacts of it on archaeology, flooding, ponding, road and pedestrian access and safety, service provision noise pollution from construction and impact on their bed and breakfast business given loss of unspoiled views.</p> <p>Scottish Environment Protection Agency (713) - Requests the requirement of a Flood Risk Assessment which assesses the risk from the River Teith and adjacent loch/ workings. Stress that this site may be unsuitable for more sensitive uses due to a significant portion being at risk of flooding.</p> <p><u>LT2 Claish Farm</u></p> <p>Scottish Government - Historic Scotland (185) - States that this site contains four scheduled monuments of national importance. These occupy a significant proportion of</p>		

the proposed site. Whilst considering the site has scope for some development, it is considered unlikely that the level of development proposed can be accommodated.

Gwen Condon (691) - Objects to the development of this site and does not support new development in Callander until a bypass is built and a new road link provided to the south of the town.

Mr and Mrs B Denison (706) - Object to development and question the impacts of it on archaeology, flooding, ponding, road and pedestrian access and safety, service provision noise pollution from construction and impact on their B&B business given loss of unspoiled views.

Scottish Environment Protection Agency (713) - Requests the requirement of a flood risk assessment. Highlight there may be an issue with surface water from nearby hills.

Cambusmore Estate Trustees (720) - Raise concerns on impact on adjacent River Teith Special Area of Conservation, requests the site is removed and replaced by allocating Auchenlaich site VE1 for housing and visitor experience as would remove need for road bridge and more easily accessed via the A84 road.

LT3 Balgibbon Drive

Site identification process

Mrs P White (288) - Not convinced of housing need given depressed market and two houses on market for over a year.

Keith Wilson (645) - Object to proposed housing on site due to contrary to Callander Charrette agreement of growth to south of Callander and not expanding east or west.

Balgibbon Drive Residents (666) - Petition signed by all residents of Balgibbon Drive objecting to development due to residents feeling disadvantaged because of previous report that stated site no longer deemed suitable and so did not attend Board Meeting. Greater weight should have been given to the number of objections which was not highlighted in the report. Original objections to previous stages are still relevant and valid (CD28 Verbatim Report to Additional Sites p3 and pp5-39).

Development Issue – road access/safety

Mrs P White (288); Cherie Bettison (294); Russell and Anna Drummond (296); Richard Nelson (302); Alan and Janet Reid (309); Donald Grieve (315); Kathleen Taylor (644); Keith Wilson (645); Balgibbon Drive Residents (666) Petition signed by all residents of Balgibbon Drive; Callander Community Council (675); Mr and Mrs Brian Collie (677); Linda Snow (690); Gillian Alexander (717); Vernon Alexander (718); William Conroy (724) - object on one or more of the following grounds:

- constraints of narrow roads and junctions (Balgibbon Drive and Glen Gardens, including junction of Glen Gardens and A84) including compromised lines of sight and turning radius, and no pavement on east side of Glen Gardens
- on street parking makes road a single track
- danger for cyclists using the cycle track where cars access the site
- Transport Statement is flawed

- alternative access road from east side through the wood would be much safer
- impact of noise from additional traffic
- safe play area at end of Balgibbon Drive would be lost
- road already at capacity.

Development Issue – glacial moraine

Richard Johnson (88); Keith Wilson (645), Callander Community Council (675) - Object to development on site on the grounds of disruption to geomorphological landform (glacial moraine) (SDR18 Site Plan)

Development Issue – flooding/drainage

Richard Johnson (88); Cherie Bettison (294); Richard Nelson (302); Gillian Alexander (717); Vernon Alexander (718) - Development would increase risk of flooding.

Callander Community Council (675) - Object due to flooding from Mellis Burn and surface water drainage especially to east of site is poor and old culverts under railway embankment would have to be replaced (although this would increase risk of flooding from culverts for houses on south side of site).

Scottish Environment Protection Agency (713) - Requests a requirement for a Flood Risk Assessment which assesses the small watercourse which flows through the site. Consideration should be given to any culverts/ bridges which may exacerbate flooding. Planning Advice Note 69 p20 para75 (CD9) states that "buildings must not be constructed over an existing drain (including a field drain) that is to remain active". (Note: Planning Advice Note 69 has subsequently been superseded by 'Online Planning Advice on Flood Risk' CD62). Surface water runoff from the nearby hills may be an issue.

Development issue – wildlife and habitat

Cherie Bettison (294); Richard Nelson (302); Keith Wilson (645); Balgibbon Drive Residents (666) Petition signed by all residents of Balgibbon Drive; Jonathan Morley (688); Hugh English (697); Gillian Alexander (717); Vernon Alexander (718) - Object on one or more of the following grounds:

- impact on wildlife including red squirrels, owls, bats, hedgehogs, various types of birds, deer, otters, frogs and newts etc.
- impact on protected trees including established broadleaf woodland, disruption to ancient woodlands
- environmental report has been done. Environment officer stated that mature native trees would not be felled to provide road access and protection would be given to bats, red squirrels and glacial moraine.
- impact on environment and loss of habitat
- wish to see change in site boundary due to; land is very steep/high, trees, local wildlife, and is used by local community.

Development issue – miscellaneous

Frank Trzebiatowski (289) - Site adjoins the boundary of the 16th hole on Callander Golf course. Concerns outlined over safety of future residents from golf balls despite trees planted as a natural screen which doesn't completely remove the risk. Construction eyesore would not be in keeping with the rural nature of the course. Also, piped drain

leads from base of the hill on the 16th fairway across the site to the Mellis burn would need protected and access provided for maintenance.

Russell and Anna Drummond (296) - Object due to insufficient capacity at pre-school nursery, primary school and local doctor practices.

Richard Nelson (302) - Grassed land required to allow access to site at end of Balgibbon Drive is owned by residents adamant about retaining land for open space use.

Balgibbon Drive Residents (666) - Petition signed by all residents of Balgibbon Drive highlight that residents of Balgibbon Drive collectively own a small area of land at end of road required to provide access to the site which is not for sale.

Mr and Mrs Brian Collie (677) - Object on the grounds that the Town can't cope with many more housing developments – temporary nursery portacabin on going for many years, full primary school, and two small supermarkets.

Jonathan Morley (688) - Proposed houses on site would overlook neighbours.

Non-planning matters

Hugh English (697) - Objects to development due to impact on property values and on beautiful view of hills/countryside.

William Conroy (724) - Land at site entry owned by residents.

Modifications sought by those submitting representations:

LT1 Cambusmore

Houghton Planning Ltd (80) on behalf of landowner asking for:

- a) the boundary of the proposed allocation be extended to include all of the land shown in red on the attached plan (SDR7 Site Plan)
- b) the site map description "Longer Term Visitor Experience' be amended to a 'Large Scale Leisure and Tourism Resort' and explained in the supporting text as per the attached comments and as development falling within Classes 7,8,10 and 11 and ancillary uses falling within Classes 1,3 and 9 of the Use Classes Order. And
- c) The area shown in purple on the attached plan should be identified as a housing allocation for 10homes.

Mr and Mrs B Denison (706) - Assume responder asking for site to be removed.

Scottish Environment Protection Agency (713) - Request flood risk assessment and drainage impact assessment icons added to site map.

LT2 Claish Farm

Scottish Government – Historic Scotland (185) - Remove '100 homes' within title for site and that no indicative capacity is quantified in the Plan.

Gwen Condon (691) - Requests that there is no new development in this area until Callander has a by-pass and a new road link at the south of the town.

Mr and Mrs B Denison (706) - Assume responder asking for site to be removed

Scottish Environment Protection Agency (713) - Request flood risk assessment and assume drainage impact assessment.

Cambusmore Estate Trustees (720) - Assume responder asking for site to be removed and replaced by allocating Auchenlaich site VE1 for housing and visitor experience.

LT3 Balgibbon Drive

Cherie Bettison (294), Russell and Anna Drummond (296), Richard Nelson (302), Alan and Janet Reid (309), Keith Wilson (645), Callander Community Council (675) - Removal of site.

Balgibbon Drive Residents (666) - Remove site, and if necessary to include site, then require alternative access to Balgibbon Drive.

Mrs P White (288), Donald Grieve (315), Kathleen Taylor (644), Mr and Mrs Brian Collie (677), Linda Snow (690), Hugh English (697), Gillian Alexander (717), Vernon Alexander (718), Cambusmore Estate Trustees (720); William Conroy (724) - Assume responders asking for site to be removed

Richard Johnson (88) - Exclude eastern part of site which contains the glacial moraine.

Jonathan Morley (688) - Reduce site as per boundary map (SDR29 Site Plan - red line boundary).

Frank Trzebiatowski (289) - Condition on developer for the requirement of 10 metre high fencing between site boundary with golf course to remove risk from golf balls, and that the drainage of the golf course would not be affected as the Mellis Burn is important to the drainage of the course.

Scottish Environment Protection Agency (713) - Request flood risk assessment and due consideration given to culverts or bridges not to exacerbate flooding.

Summary of responses (including reasons) by planning authority:

LT1 Cambusmore

Houghton Planning Ltd (80), Mr and Mrs B Denison (706) , Scottish Environment Protection Agency (713) - The full land ownership is part of a long term sustainable tourism allocation in the Adopted Local Plan on p161 and is currently part of an operational quarry which is consented until 2023. This was highlighted during the Main Issues Report stage (CD25, p94, 1st bullet point under heading 'Other comments'). The full site area was raised at the Additional Sites Report stage and not recommended for development due to: a) ongoing quarry operations, b) the site for housing is too far outside of town in terms of separation and there are numerous preferable housing allocations allocated elsewhere in Callander within the Plan, and c) flood risk and road access constraints.

All long term sites in the Plan are shown with hatching to reflect that the site area is indicative. The Plan is to be reviewed every five years and the actual site boundary can

be defined closer to the completion of the minerals operations in 2023.

In terms of Scottish Environment Protection Agency comment, fully appreciate that a significant portion of the site is currently a pond and lies adjacent to the River Teith. This is recognised by the inclusion the flood risk icon on the site map. The proposed use is for visitor experience and the site could potentially accommodate recreational / leisure tourism associated with water sports. This means areas where there are areas at risk then these would not be developed, but could form part of a wider new use.

LT2 Claish Farm

Scottish Government (185), Mr and Mrs B Denison (706), Scottish Environment Protection Agency (713), Cambusmore Estate Trustees (720) - Concern raised in regards number of houses impacting on historic environment is noted. However, Planning Circular 6/2013 'Development Planning' (CD6 p20 under heading 'LDPs outside SDP areas') states: '...LDPs should provide a broad indication of the scale and location of growth up to year 20.', and the number of houses on the site map is solely indicative. In addition the importance of the historic environment considerations on this site are recognised and reflected in the inclusion of site map icons for the historic environment. There are numerous design measures (including position and orientation of buildings, scale and design of development, landscaping measures, use of materials, and location of areas of open space) in which this concern can be addressed and these should be reflected in a future masterplan for this site. The associated Draft Planning Guidance Callander South Masterplan Framework (CD54) provides a steer as to what a future masterplan should contain and clearly shows the exact location of all scheduled monuments on site on p11.

In terms of the suggestion of replacing this site with site VE1 at Auchenlaich, this is not considered a viable option. As previously highlighted, Site LT2 is the main direction for growth in Callander as established through the Callander Charette (CD38A, p35-42) and also that this site is in the Eastern edge of Callander which means housing would be more distant from the town centre. It is appreciated that there will be matters of deliverability to be addressed for a long term bridge option but this would be addressed through the subsequent review of the approach set out in the Masterplan Framework Planning Guidance. The River Teith Special Area of Conservation adjoins the indicative site area and is protected by plan policies and site map icons. Concerns of flooding, road access/safety, noise pollution and archaeology are safeguarded through site map icons along with section 4 policies.

In terms of the Scottish Environment Protection Agency's comment minor modification is proposed to add a Drainage Impact Assessment icon to the site map.

LT3 Balgibbon Drive

While confident that South Callander is capable of delivering the growth needed there are likely to be development challenges in respect of infrastructure requirements. This will depend on the rate of development going forward, and there is a need to have sufficient options to ensure what limited choices there are for housing growth outside Callander South are safeguarded to ensure there is sufficient housing land. Currently there are only two options north of the River over the Plan period; a) H1 Pearl Street which is solely for 5 homes, and b) H2 Old Telephone Exchange (23 homes) which has current planning permission identified within the Strategic Housing Investment Plan. The only long term site north of the River Teith is Balgibbon Drive. The following comments are grouped

again into topics.

Site identification process

Mrs P White (288), Keith Wilson (645), Balgibbon Drive Residents (666) - It is not agreed that this site's inclusion is contrary to the Callander Charrette (CD38) for the majority of growth is still proposed in the Plan to the south of the River Teith. This site continues to be allocated from the Local Plan as a long term housing site. The site is retained as it is a relatively discreet edge of Town site with a natural boundary and is within reasonable walking and cycling distance of town centre services and facilities. It has not been identified for short term development due to an outstanding land ownership constraint over road access and because the priority at this time is to focus on Callander South. The scale of development has also been reduced from Adopted Local Plan from 28 to 22 homes (Site LH1 on p158), although this figure is indicative. The site is relatively large in comparison to the low scale of development proposed.

Development Issues

Brian Johnson (88), Mrs P White (288), Frank Trzebiatowski (289), Cherie Bettison (294), Russell and Anna Drummond (296), Richard Nelson (302), Alan and Janet Reid (309), Donald Grieve (315), Kathleen Taylor (644); Keith Wilson (645), Balgibbon Drive Residents (666), Callander Community Council (675), Mr and Mrs Brian Collie (677), Jonathan Morley (688), Linda Snow (690), Hugh English (697), Scottish Environment Protection Agency (713), Gillian Alexander (717), Vernon Alexander (718), Neil Cattigan (719), Cambusmore Estate Trustees (720), William Conroy (724) - In terms of road access/safety, the site at Main Issues Report stage was identified as non-preferred as there was no confirmed road access. The landowners' agent subsequently provided a Transport Statement (CD4) with a proposed access via Balgibbon Drive. As both Stirling Roads Department and Transport Scotland did not object to the proposal with the proposed access, the recommendation changed. Members of the public were not disadvantaged in anyway as members of the public were able to attend Board meetings at every stage of the Plan process and access all material submitted.

A significant policy change over the past ten years has been the introduction of Scottish Government roads document Designing Streets (CD11). Further advice has been sought from Stirling Council in light of the further objections received, however, it is still concluded that a safe development is achievable on this location (CD14 Stirling Council Roads Response). Although there are concerns in terms of local road network constraints, the proposed development is low scale. Stirling Council Roads Department, Transport Scotland, local residents and the general public have the right to comment on any future planning application when the finer road details would be available.

In regards open space, a small section of the grassed area of open space at the end of Balgibbon Drive is required to provide road access as per Transport Statement (CD4 Appendix B Preliminary Access Design) but this will not prevent children or adults using the remaining area of open space. The matter of road safety in relation to through traffic is a matter which would be addressed at the planning application stage.

Plan policies and site map icons identify the need for future development proposals to address planning concerns relating to impact on wildlife, archaeology and drainage/flooding. The site is large enough to accommodate development and protect natural environment interests. Areas of open space will be provided within the site which

will safeguard wildlife and the glacial moraine. For clarity the site map could be annotated to highlight the location of the moraine. Site map icons already include floor risk assessment and drainage impact assessments to be provided at planning application stage.

In terms of housing need, the two houses for sale does not necessarily reflect housing demand. Generally, changing demographics and lifestyles create a greater demand for single bedroom properties and so the demand for multiple bedroom detached houses may not be present in different areas. The Plan identifies a housing supply target of 75 new homes per year within the National Park, this has not been challenged.

Education provision is a matter of developer contributions and would be addressed at the planning application as required subject to development timing. In terms of GP practices it is for National Health Service to meet demand as and when required.

In terms of the risk from golf balls, there are existing houses along Aveland Road, Livingstone Avenue and Balgibbon drive which are of equal proximity to the golf course as the proposed houses without the need for a 10 metre high fence. The 10 metre high fence would not be in keeping with the rural nature of the surrounding landscape and existing trees reduce the risk from golf balls entering the site. Details of boundary treatment and landscaping would be addressed at the planning application stage and would complement existing boundary vegetation. In terms of the construction being an adverse visual impact, the construction period is simply temporary. Construction traffic would be handled by a Construction Traffic Management Plan.

Matters of loss of privacy and visual impact would be addressed at the planning application stage and could be addressed through various design measures including; scale, location and orientation of buildings, positioning of windows from habitable rooms, boundary treatment and landscaping. The site is well enclosed within the wider landscape.

Concerns over loss of views, property values and land ownership are considered to be non-planning matters.

Minor modifications proposed to amend the site map to:

- Annotate the location of the ‘Glacial Moraine’ by hatching this area and for consistency doing the same for other site maps where this feature is located; Callander VE1 Auchenlaich, Callander RA1 Callander East, Callander MU2 Claish Farm (Eskers).
- Add a Transport Assessment icon to the site map for Balgibbon Drive. This will ensure that consideration of construction traffic management is fully assessed prior to development commencing.

Reporter’s conclusions:

LT1 Cambusmore - Long term Visitor Experience

1. I note that the whole of the land ownership at this location was similarly identified as part of the long term sustainable tourism allocation in the adopted local plan for the national park. I also note that this is part of an operational quarry site that has consents extending to 2023 – as flagged up in the Main Issues Report on page 94 and related proposals concerning the quarrying and restoration phases to follow have been granted

as recently as in August 2016. Indeed large-scale mineral extraction activities were in process when I visited the site. Given this on-going commitment to mineral extraction here in the short term, together with the fact that there are already sufficient and more centrally located residential development sites allocated for Callander in the proposed plan, I agree with the park authority that in this context there is no justification at present for making even a small-scale residential allocation of any part of the land in question or its immediate environs – as being sought in one representation.

2. I am aware that all long term sites identified in the proposed plan are shown by hatching to reflect the fact that they are only indicative in terms of their site boundaries. In this case the park authority has confirmed that the actual site boundary of LT1 would be defined closer to the projected completion of the mineral operations in 2023 - and I support that approach as being reasonable given the local circumstances. I conclude that when considering setting precise site boundaries, other potential development constraints to be taken into account include road access and flood risk issues. This reflects the need to provide an appropriate link to serve the land in question off the nearby A84 trunk road, as well as to address the fact that the site includes a large pond and its proximity to the River Teith.

3. Other concerns that have been raised relate to archaeological interests in and around the site in question as well as the landscape value of the area that contributes to the general amenity that is currently enjoyed by local residents. I note that all of these various matters, amongst other relevant considerations, are flagged up by what I consider to be appropriate icons attached to the LT1 site map on page 50 of the proposed plan. Indeed, I recognise that one of the main site development constraints represented by the local water features of this locality may at the same time offer an opportunity - through its potential for recreation and water sports initiatives as part of an overall development package, once the mineral extraction operations here cease.

4. In summary, based on all of the above considerations I conclude that there are no overriding reasons that individually or in combination would merit deleting the LT1 allocation. Nevertheless, at the same time I recognise that, within the broad LT1 site area identified for long term visitor experience uses, certain parts of it in due course may be deemed inappropriate for built development because of flood risk or other site development constraints. Such matters, quite properly in my view, would be given detailed consideration when any proposals are lodged as a planning application and assessed through the Development Management process in the context of the LT1 site plan icons and the wider development plan policies that apply – and prior to any planning permissions being granted, subject to whatever planning conditions were deemed necessary and appropriate at that time. Accordingly, I conclude that the LT1 allocation as shown in the proposed plan does not merit either deletion or alteration in response to the representations lodged.

LT2 Claish Farm

5. I note that this particular long term allocation - identified for around 100 houses as well as for visitor experience initiatives on agricultural land to the south of Callander is situated alongside the Callander MU2 allocation to its north side – as delineated on page 47 of the plan. I also note that the MU2 allocation, on riverside fields adjoining the new McLaren High School and Community Leisure Centre complex, is identified for economic development, 90 houses and playing fields all to be developed during the plan period.

6. Like the MU2 allocation, the broadly defined LT2 area is situated between the A97 road and the River Teith and currently comprises relatively flat, open meadows in agricultural use as part of Claish Farm – its farm buildings being in the middle of the site. Whilst representations have drawn attention to the fact that there are 4 scheduled monuments of national importance across the site, I am satisfied that this potential constraint on site development is reflected by the inclusion of appropriate ‘archaeological assessment’ and ‘historic environment’ icons shown for the LT2 site on page 50 of the proposed plan. Whilst some of the representations argue that the park authority should go further by not allocating 100 houses for the site in the proposed plan, on balance I am persuaded by the arguments the park authority has put forward to justify its inclusion of this “indicative” figure for this site. Indeed I conclude that in principle this approach is consistent with Scottish Government policy guidance as reflected in Planning Circular 6/2013 Development Planning. This requires local development plans to provide a broad indication of the scale and location of longer term growth during the overall plan period.
7. In my view the actual number of units and location of housing development on the land in question would only emerge from detailed assessments and design studies to take into account not only historic monuments but also a range of other potential site development constraints such as access, landscape context, drainage and flood risk. Once again I note that whilst detailed considerations related to one or more of these matters are raised as issues of concern in representations they are also acknowledged by the park authority and already reflected in the icons shown on the LT1 site map in the proposed plan. The park authority has agreed to an additional icon requiring a Drainage Impact Assessment to be added to the site map for LT1 and I conclude that this would be necessary and appropriate for the reasons outlined by Scottish Environment Protection Agency (SEPA).
8. The icons already shown for LT1 to be supplemented by an additional one related to Drainage Impact – as outlined above – are all supported on a topic-by-topic basis by the overarching and then detailed policies set out in Section 4 of the proposed plan which, as stated on page 92 “set out the expectations and requirements” of the park authority for all new developments. Furthermore, for the site in question these and related matters are addressed in more detail in the plan’s associated Draft Planning Guidance Callander Masterplan Framework document. I am persuaded that this provides the basis, including associated criteria, to guide future master planning of this site - and in the process satisfactorily addressing all such potential constraints and design considerations.
9. At a strategic level one of the representations contends that development of this site should only be taken forward if and when a new by-pass for Callander is built and a new link road to serve the south of the town is in place. Whilst I note that such initiatives are under consideration I am not aware of any firm financial commitment to date to confirm such major infrastructure investments or their precise locations. Meanwhile, based on the available evidence I am not persuaded that there is sufficient reason to delete the proposed LT2 allocation solely on the basis that there is no formal commitment at present to either a Callander by-pass or to a new bridge link to South Callander from the town centre.
10. Another representation highlights concerns about the potential impact of development at the LT2 site on the River Teith Special Area of Conservation (SAC). I note that the hatched area broadly depicting the extent of the LT2 allocation on page 50 of the proposed plan indicates that such development would not extend eastwards as far as the River Teith river corridor SAC it adjoins. As the park authority points out, the SAC

itself is protected by the site map icons and by relevant policies of the proposed plan.

11. Based on all of these considerations I conclude that there is not a sufficient case to replace the LT2 site with another known as allocation VE1 Auchenlaich on the south-eastern edge of Callander – as shown on pages 45 and 49 of the proposed plan. In any event the VE1 Auchenlaich site, as well as being geographically more remote from the centre of Callander, has not previously been assessed let alone formally proposed for any housing development in the earlier stages of the plan preparation. Accordingly, that possibility has not formed part of any detailed public consultation for the VE1 site. Furthermore, as the park authority notes, the preferred direction of growth for Callander that emerged from the Callander Charrette in 2012 was towards Claish Farm. I note that that this was undertaken fully within the public domain as a key part of the plan preparation process - as documented more fully elsewhere, for example on pages 35-42 of Core Document 38A.

LT3 Balgibbon Drive

12. If developed for 22 houses as proposed in the plan this narrow, elongated parcel of land known as LT3 would form an eastward extension to the existing housing along either side of Balgibbon Drive. It would also adjoin the recently completed Lagranoch housing area immediately to the south. To the east is a woodland and the more open area of land to the north is part of the town's golf course. A short section of a longer walking and cycle way runs along the southern edge of the LT3 site.

13. I note that the Balgibbon Drive site was identified as a residential allocation in the adopted local plan (as LH1 for 28 houses) and is simply being carried forward in the proposed new plan, albeit with a slightly reduced indicative capacity of 22 units. The park authority explains that its continued inclusion of the LT3 site for long term housing development is in part based on a perceived need to ensure that adequate provision is made to meet projected housing needs for the area and maintain a choice of housing opportunities.

14. In this context I understand that the park authority is seeking to continue to allocate some longer term housing on the LT3 land, particularly if site development constraints associated with developing the South Callander area - which I take to refer to the H3, MU2 and LT2 allocations - meant that the identified South Callander sites could not reach their anticipated capacities or were delayed in doing so. I am satisfied that in principle this overall approach by the park authority to meet its obligations with regard to addressing housing need is soundly based - and is consistent with Scottish Planning Policy and associated guidance, as elaborated below.

15. Whilst some representations question the need for housing on this site, I note the authority's assertion that the projected housing supply target identified in the plan for the Park area as a whole has not been effectively challenged in representations. These and related matters are explored in more detail elsewhere in this report under Issue 19. Furthermore, there is no disagreement that Callander is the largest settlement within the National Park with the greatest range of existing facilities and services so it is the locality most suited for locating sustainable new developments, subject to appropriate sites being available. I note that the majority of new development for Callander over the plan period is still being directed to the South Callander area in the proposed plan – and this is reflected in the plan's site allocations H3, MU2 and LT2. I also note that this was the preferred strategic direction for growth emerging from the Charrette process held in 2012,

as part of the plan preparation stages that were subject to public consultation. In summary, the H3, MU2 and LT2 site allocations between them have an indicative overall capacity for 220 houses on the south side of the river, whereas apart from the LT3 site, the only other plan allocations for Callander on the north side of River Teith (H1 and H2) have a combined capacity of 28 units.

16. In the above context, given its relatively limited scale and the fact that it is the only long term housing allocation north of the river in the proposed plan, I conclude that the LT3 allocation would not be in contravention with the findings of the Charrette process - as the broad conclusions and recommendations of that process are being adhered to by the majority of planned growth being directed to sites on the south side of the river in the proposed plan. Indeed, I agree with the park authority that the LT3 allocation in principle would help contribute to ensuring that a choice of site options for development are offered to help achieve an overall balance and range of housing opportunities across Callander as a whole. I also conclude that in broad terms this would accord with the principles set out in Scottish Planning Policy, notably in paragraphs 109-134.

17. Against this policy background I now turn to consider in more detail the site-specific merits of the LT3 land parcel being allocated as the only long-term housing site north of the river and weigh up the competing arguments put forward in representations seeking to have it deleted as an allocation or modified. One of the main concerns expressed about the LT3 site in a number of representations relates to road access issues. I note that the adopted local plan, on page 158 identified this site (LH1 with an indicative capacity for 28 houses) as a “potential long-term opportunity subject to resolving access”. Similar concerns were highlighted at the Main Issues Report stage of the current plan’s preparations when it was identified as a “non-preferred” site on the basis that at that time there were perceived vehicular access land ownership constraints here related to land ownership boundaries.

18. I note, however, that there have been a number of important changes since then which in my view have significantly altered the situation and the status of the site in terms of road access and road safety. Firstly, a Transport Statement (TS) (Core Document 4) was lodged in 2014 by traffic and transportation specialists acting on behalf of the landowner. This report related to Main Issues Report sites MIR31 and MIR32 at Balgibbon Drive, Callander proposed for residential development. I note that those contiguous parcels of land comprise the western and eastern parts of what is now termed the LT3 site at Balgibbon Drive. The TS states that its assessment was undertaken in accordance with the terms and requirements of Scottish Planning Policy; Transport Scotland’s Assessment Guidance (TAG) and the Scottish Government’s ‘Designing Streets’ 2010 documents – and I have seen no contrary evidence that would support a contention that this was not the case. The TS confirms that the land comprising the above sites is greenfield being in agricultural use and notes the one private residence at the west end of MIR31 is accessed via a track from Lagrannoch Crescent.

19. The TS states firstly that (based on its figure 1.2) there are no third party land ownership issues to prevent access to the LT3 site being taken directly from Balgibbon Drive – and I have no reason or basis to question that statement. The TS, having set out its methodology, reasoning and assumptions goes on to demonstrate and conclude that a suitable access could be provided from Balgibbon Drive to serve both the MIR1 and MIR2 sites (making up the LT3 site as it is now known) if developed for 32 housing units – given the projected trip generation at peak times that could be anticipated for such a scale of development at this location. The report also notes that the site in question would be

within walking distance of a range of facilities and services in the town centre including bus stops on Stirling Road (A84), local shops and community facilities - and is close to an existing network of footways and cycle routes, including the shared footway/cycle route that runs along the southern edge of the site.

20. I have no reason or basis on which to question the soundness of the above technical analysis and note that its findings and conclusions have been accepted by the park authority. Furthermore, as the park authority points out both Stirling Council's Roads Department and Transport Scotland when consulted did not object to the LT3 proposal with the access as now set out in the TS. The park authority also draws attention to the policy change heralded by the Scottish Government's Designing Streets document referred to earlier and states that Stirling Council were re-consulted in that particular context. I note that their conclusion in 2015 (set out in Core Document CD14) was that a safe development could be achieved on the LT3 site if accessed as proposed via Balgibbon Drive. Based on all of these considerations, including with regard to land ownership or road access issues that have been raised, I conclude that there are insufficient reasons to delete or reduce the indicative capacity of the LT3 allocation.

21. Clearly as part of the normal Development Management process the park authority's Roads Department would be consulted with regard to details of vehicular and pedestrian access and associated road safety considerations related to any planning application lodged for this site. At that time a new, updated transport assessment would be required showing the proposed road access along with all other design details associated with any proposed scheme. I conclude that it would be beneficial to reinforce this by adding a Transport Assessment icon to the site map for site LT3 on page 50 of the plan. All details of the proposed scheme, including with regard to layout, design, access and landscaping, along associated supporting documentation would be available for public scrutiny, at which time representations could be lodged by neighbours and/or any other interested parties for consideration by the planning authority as part of its overall assessment prior to determination of any planning application.

22. Some representations express concern about the loss of existing open space immediately to the west of site LT3 if housing was allocated and in time developed on the LT3 site. I recognise that part of the existing open space immediately to the west of the LT3 site would be required to provide a vehicular access link between any new housing development proposal on the LT3 site and Balgibbon Drive. Nevertheless I share the park authority's view that the remainder of this open space could remain available for recreational use – and conclude that related road safety considerations in this regard could best be addressed at the time of any planning application being lodged and processed through the Development Management process – as referred to above.

23. The only other public safety concern that has been raised relates to the proximity of the LT3 site to the Callander Golf Club grounds. In particular, as some of the golf course fairways run reasonably close to the northern edge of the LT3 site concerns have been expressed about stray golf balls landing there. I am not persuaded, however, that this raises significant concerns that would merit deleting the allocation or providing high fencing along its boundary. As the park authority notes, there are existing houses along nearby streets that are equally close to the same golf course and to date and as far as I am aware there has not been a need to build high protective boundary fences to safeguard the amenity and safety of residents of those properties. Nevertheless, appropriate preventative measures could be kept under review – for possible implementation in co-operation with the golf club, should the need arise.

24. Meanwhile, all site boundary treatments would be matters for consideration in detail alongside wider landscape design considerations if and when a planning application is lodged for the site as a whole. As stated earlier there would be detailed layout and design drawings lodged for the proposed site development scheme – and then an opportunity for representations to be lodged when the proposal was being assessed and before any permission is granted (subject to planning conditions as deemed necessary and appropriate). It would be through that same Development Management process that there would be an opportunity for any valid planning concerns related to safeguarding the amenity and privacy of existing residents to be recorded and satisfactorily addressed, as appropriate. More generally, however, I find that the site in question is well located in principle being adjoined by existing residential areas to the south and west and fringed by mature landscaped areas to the north and east, including woodlands and other vegetation that add to its overall containment.

25. I am satisfied that many of the other concerns expressed in representations – in particular with regard to wildlife protection, archaeological interests and flood risk and drainage matters potentially affecting the site in question - are already addressed by existing icons shown on the site map for LT3 on page 50 of the proposed plan. The park authority, however, has now acknowledged that it would be appropriate to annotate by hatching on the LT3 site map the areas of the site affected by Glacial Moraine – and it suggests adopting the same approach to similarly affected allocation sites elsewhere in Callander (namely Callander VE1, RA1 and MU2). I see the merit of such a change to the plan and conclude that this change should be made not only to the LT3 allocation but also to be consistently applied to all sites similarly affected (as listed by the park authority).

26. There are other representations lodged that highlight concerns about pressures on education and health provision in the Callander area that might arise from the LT3 allocation. In response I note that Overarching Policy 5 of the proposed plan points out, with regard to developer contributions, that where an identified need has been demonstrated, development proposals will help contribute towards public infrastructure and services – including health and education provision, amongst a longer list set out on page 98 of the plan. Furthermore, as the park authority points out in the case of primary health care the National Health Service responds to meet demand for such services as and when required to do so. Accordingly, based on these considerations I conclude that there is no need or justification to delete or amend the LT3 allocation in response to the concerns expressed in representations regarding health and education matters.

Reporter’s recommendations:

Modify the proposed plan in the following terms:

1. Add an additional icon “Drainage Impact Assessment” to the site map for the LT2 Claish Farm allocation on page 50.
2. Amend the LT3 site map on page 50 by:
 - Annotating (by hatching) the location of Glacial Moraine (and likewise with respect to the equivalent site maps for allocations Callander VE1 Auchenlaich, Callander RA1 Callander East, Callander MU2 Claish Farm (Eskers) elsewhere in the proposed plan)
 - Adding a Transport Assessment icon.

Issue 4	Arrochar and Succoth	
Development plan reference:	Section 3 Place, Arrochar and Succoth pp.51-54	Reporter: Richard Bowden
Body or person(s) submitting a representation raising the issue (including reference number):		
<p>Arrochar and Tarbet Community Council (37) SportsScotland (188) Vivienne MacTavish (646) Fiona Jackson (655) Cherry MacTavish and Peter McFarland (658) Nick Kempe (662) Iain Dick (702) Scottish Natural Heritage (712) Scottish Environment Protection Agency (713)</p>		
Provision of the development plan to which the issue relates:	<p>Arrochar & Succoth - General MU1 Land next to Three Villages Hall p.53 MU2 Succoth p.54 ED1 Church Road p.52 H1 Cobblers Rest p.51 H2 Succoth p.52 H3 Church Road p.54 VE1 Ben Arthur p.54 TR1 Arrochar Pier p.51 Camping Provision pp.51</p>	
Park Authority's summary of the representation(s):		
<p><u>Arrochar & Succoth - General</u></p> <p>Arrochar & Tarbet Community Council (37) - Ask what is the development of Arrochar over the next 20 years based upon, given the Torpedo Range site has been derelict for 27 years along with 4 other sites. Arrochar should include toilet and shower facilities for hill walkers. Two local businesses have closed recently. No help to encourage new businesses or established ones to survive. Expresses concern that the amount of housing outweighs development for employment.</p> <p>Require better wording to make areas of flood risk exempt from zoning. Major problem in Arrochar is rubbish washed up at the head of the loch onto the car park areas.</p> <p><u>MU1 Land next to Three Villages Hall</u></p> <p>Arrochar & Tarbet Community Council (37) - Recommend more housing and small employment opportunities. There is also concern over the protection of trees and seeking the land behind the village hall for outdoor recreation.</p> <p>SportsScotland (188) - From aerial imagery, this site appears to include an outdoor sport facility. Request reference is made to presence of this outdoor sports facility on site. SportsScotland wishes a reference to Scottish Planning Policy (CD1, p.51, para.226) to</p>		

ensure 'outdoor sports facilities' are taken into consideration by the developer.

Fiona Jackson (655) - Supports the proposed allocation as it will maximize the cultural heritage and recreational tourism markets for social benefit. The proposed uses will complement the adjacent Hotel and create a much needed community civic space with views to Ben Arthur and the loch.

MU2 Succoth

Arrochar & Tarbet Community Council (37) - With the exception of the land running towards Stronafyne Farm, the site is a flood plain, and if developed would require extensive land fill operations, so should be designated for open space.

Vivienne MacTavish (646) - Expresses concern that the site would not be suitable for large scale development, but no objection to low key development i.e. picnic tables or a small play area. Development should be on brownfield sites not this green area which is marshland and home to wild species, and the gateway to the Glenloin walking route.

Fiona Jackson (655) - Welcome this space set aside for community use. The site could not accommodate large buildings that would affect views down the loch (inappropriate for visitor experience use) and negatively affect the aesthetics of the natural environment and openness. The land floods intermittently and is very marshy but could accommodate community recreation area if raised.

Cherry MacTavish and Peter McFarland (658) - The natural landscape and wildlife could be affected by this allocation.

Iain Dick (702) - The site lies within the tidal flood plain (SDR31 Flood photographs) associated with the River Loin and its tributaries. This is contrary to one of the guiding principles of the plan to avoid development in flood risk areas. The area is not suitable for development except open space. Even if the site was reduced in size there is limited opportunity for vehicular access from Glen Loin Crescent.

ED1 Church Road

Arrochar & Tarbet Community Council (37) - This site should be removed and a new economic development site should be allocated on the land opposite the Cadet Centre, as indicated on a map (CD42) to create a more 'joined up' community through utilising the open land between the two villages. The alternative site has better access to the A83 Trunk Road for easy transport to industrial units. This site will impact on the siting of the village mountain rescue, helipad, fire and ambulance stations.

Sportscotland (188) - From aerial imagery, this site appears to include an outdoor sport facility. Request reference is made to presence of this outdoor sports facility on site. Sportscotland wishes a reference to Scottish Planning Policy (CD1, p.51, para.226) to ensure 'outdoor sports facilities' are taken into consideration by the developer.

Scottish Natural Heritage (712) - Highlight that the mitigation highlighted within the Strategic Environmental Assessment should be included in the Plan. Environmental Report states that the "topography is an important consideration on this site. The higher part of the site is visually prominent and not suitable for development" so a landscape assessment icon should be added.

Scottish Environment Protection Agency (713) - A minor watercourse culverted in sections runs through the site. There is a record of flooding attributed to the culvert under Church Road. These represent a potential risk of flooding. A basic Flood Risk Assessment will be required.

H1 Cobblers Rest

Scottish Environment Protection Agency (713) - A minor watercourse culverted in sections runs through this site and is a potential risk of flooding. A basic Flood Risk Assessment will be required either prior to, or in conjunction with any planning application. Adjacent to coastal flood extent so recommended that cognisance is taken on 4.47mOD Coastal Flood Boundary level. This will need to define the areas at risk of flooding, the relative vulnerability of the proposed use and confirm design layout and levels.

H2 Succoth

Arrochar & Tarbet Community Council (37) - Social housing is welcomed. Access, cost viability and amenities should be taken into consideration when earmarking sites for housing. The villages need to be more compact rather than the creation of stretched out ribbon community.

H3 Church Road

Arrochar & Tarbet Community Council (37) - This site should be removed and a new housing site should be allocated on the land opposite the Cadet Centre (CD42) to create a more 'joined up' community through utilising the open land between the two villages. The alternative site has better access to the A83 Trunk Road for tenants.

Scottish Environment Protection Agency (713) - A minor watercourse culverted in sections runs through the site and this represents a potential risk of flooding. A basic Flood Risk Assessment will be required in conjunction with any planning application.

VE1 Ben Arthur

Arrochar & Tarbet Community Council (37) - The responder expresses concern over the unsightly appearance of the undeveloped allocated sites that are at strategic entrances. If the current planning permission expires then renewal should be questioned given the site has not been developed and been kept untidy. High concern over asbestos contamination on site due to former MoD buildings demolished.

Scottish Environment Protection Agency (713) - A Flood Risk Assessment will be required to define the areas at risk of flooding, the relative vulnerability of the proposed use and confirm design layout and levels. Approximate Coastal Flood Boundary level is 4.47mOD.

TR1 Arrochar Pier

Arrochar & Tarbet Community Council (37) - Support the pier proposal as it will be very welcomed and a valued asset to the village.

Scottish Environment Protection Agency (713) - There are operational/locational reasons

for this proposal being within the coastal flood extent. It is recommended that cognisance is taken on 4.47mOD Coastal Flood Boundary level.

Arrochar & Succoth - Camping provision

Nick Kempe (662) - The responder highlights that there is limited camping or touring caravans/motor homes facilities at Glen Loin campsite. Campervans use the parking area at the head of the loch. There is a lack of camping provision around Loch Long.

Modifications sought by those submitting representations:

Arrochar & Succoth - General

Arrochar & Tarbet Community Council (37) - Assume Community Council asking for clarification on why p18 of the Plan refers to development in Arrochar taking place over the next 20 years. Asking for the Plan to support initiatives for new businesses and encourage instalment of public toilets and shower facilities for Arrochar. Clarification over the amount of housing which outweighs development for employment.

Assume Arrochar & Tarbet Community Council asking for: a) better wording to avoid areas of flood risk, and b) place marking to highlight problem of waste washed up from sea lochs to help feasibility studies and clean up initiatives.

MU1 Land next to 3 Villages Hall

Arrochar & Tarbet Community Council (37) - Assume reference or allocation to include housing provision and wording added in relation to retention of outdoor recreation space.

Sportscotland (188) - Request reference is made to the presence of the outdoor sports facility on site and to Scottish Planning Policy (CD1, p.51, para.226).

MU2 Succoth

Arrochar & Tarbet Community Council (37); Vivienne MacTavish (646); Iain Dick (702) - The site should be allocated as a flood plain / open space.

Fiona Jackson (655) - Change the allocation to community recreation area.

Cherry MacTavish and Peter McFarland (658) - Site to be removed.

ED1 Church Road

Arrochar & Tarbet Community Council (37) - The site should be replaced by an alternative site as mapped (CD42) located on the land opposite the Cadet Centre between Tarbet and Arrochar.

Sportscotland (188) - Request reference is made to the presence of the outdoor sports facility on site and to Scottish Planning Policy (CD1, p.51, para.226).

Scottish Natural Heritage (712) - Landscape Assessment icon to be added to site map

Scottish Environment Protection Agency (713) - Assume that they wish the flood risk icon

to be added to the allocated site map.

H1 Cobblers Rest and VE1 Ben Arthur

Arrochar & Tarbet Community Council (37) - Assume wish site developed and 'eyesore' removed. Assume consideration of on-site asbestos is sought.

Scottish Environment Protection Agency (713) - Assume that they wish the flood risk icon to be added to the allocated site map.

H2 Succoth

Arrochar & Tarbet Community Council (37) - No modification specified.

H3 Church Road

Arrochar & Tarbet Community Council (37) - The site should be removed and an alternative site located on the land opposite the Cadet Centre (between Tarbet and Arrochar) as mapped (CD42).

Scottish Environment Protection Agency (713) - Assume that they wish the flood risk icon to be added to the allocated site map.

VE1 Ben Arthur

Arrochar & Tarbet Community Council (37) - Assume want land contamination icon added to site map.

Scottish Environment Protection Agency (0713) - Assume that they wish the flood risk icon to be added to the allocated site map.

TR1 Arrochar Pier

Arrochar & Tarbet Community Council (37) - No modifications sought.

Scottish Environment Protection Agency (713) - Assume that they wish the flood risk icon to be added to the allocated site map.

Camping Provision

Nick Kempe (662) - Sites should be allocated for camping provision around Loch Long.

Summary of responses (including reasons) by park authority:

Arrochar & Succoth - General

Arrochar & Tarbet Community Council (37) - The 20 year period on p.18 of the Plan relates to the time period which the Plan has to cover as set out in Scottish Government Development Planning Circular 6/2013 (CD6, p.20, Table 1). Table 1 states that: 'Ministers expect that ... Local Development Plans should provide a broad indication of the scale and location of growth up to year 20. ... Ministers expect Local Development Plans to focus on their specific main proposals for the period up to year 10 from

adoption.'

In terms of the delivery of the sites that have not been developed, the plan seeks to bring a focus on these by continuing to identify them and introduce greater flexibility in the policies or requirements that would apply where possible.

In terms of support for toilet and shower facilities in Arrochar, this is not the purpose of the Plan although overall strategy for the area is to improve the area for visitors and its community. In terms of support for business the Plan identifies three sites in Arrochar which support future businesses being created – ED1 Church Road, MU1 Land next to Three Villages Hall and MU2 Succoth. There will also be employment opportunities at VE1 Ben Arthur through tourism use. In addition, section 4 of the Plan offers support for established and proposed business through Economic Development policies on p97 of the Plan. Economic Development departments in Argyll and Bute Council should be contacted for advice for the creation of new businesses and support for established businesses in Arrochar and Succoth. The housing proposed is over a 10 year period and would complement these economic development sites. No modification proposed.

Delivering our Strategy section within the Plan p.23 states: 'avoiding development in flood risk areas'. In addition, allocated sites within Section 3 in the Plan where there is a risk of flooding, such sites will have an icon showing a water droplet. The meaning is explained on p.122 of the Plan in Appendix 4 'Site Map Icons Explained' and asks developers to submit a flood risk assessment at the planning application stage to ensure development is acceptable, and if so, sufficient mitigation is provided. For non-allocated sites, development proposed in flood risk areas will be assessed against; a) Plan policies 'Overarching Policy 1 'All development should contribute to the National Park being: ...A natural, resilient place by: avoiding significant flood risk', and b) 'Natural Environment Policy 13: Flood Risk' (p.104).

In terms of waste, planning has a responsibility to support the sustainable management of waste and has done so in the Plan through policies and identification of strategic recycling locations throughout the Park. However, in terms of place marking areas adjacent to sea lochs, it is not the purpose of the Plan to highlight such. Respective local authorities have the responsibility in relation to waste management and it is for their departments to effectively address this matter. No modification proposed.

MU1 Land next to Three Villages Hall

Arrochar & Tarbet Community Council (37); Sportscotland (188) - This site is important to the redevelopment of a central focus for Arrochar and is currently allocated as a mixed use site within the Adopted Local Plan, site Allocation ST2 & CU1, Arrochar (CD29, pp.97-98). It contains a derelict football pitch which is overgrown and has not been used for formal sport for some time. The pre Main Issues Report engagement with the landowner and the community re-considered the potential options for this land which concluded on a mixed use development that capitalised on the central location, views and accessibility to the Loch as well as the Three Villages Hall. This is summarised as a Key Initiative in the Local Development Plan Charrette Report, Part 2 (CD40, pp.101-105). It is envisaged there will be an element of public space and cultural heritage as part of the community use and visitor experience.

In relation to the derelict football pitch, it is recognised that Scottish Planning Policy (CD1, p.51, para.226) states that where an outdoor sports facility would be lost (even an unused

facility) that it would be replaced either by a new facility of comparable or greater benefit for sport in a location that is convenient for users or by upgrading an existing outdoor sports facility. The Scottish Planning Policy also states that if a relevant strategy and consultation with Sportscotland shows a clear excess in provision to meet current and anticipated demand then the loss of the facility is accepted. Any proposal would need to be assessed against Open Space Policy 1 of the Proposed Plan which meets the requirements of Scottish Planning Policy.

The Community Council wish a small area of the site to be retained for outdoor recreation. The need to include public space and/or green space on this site is stated on the Placemaking Priority 'PP' description on p.51, with this expected to be a village 'centre' place potentially along with green space on the slope behind the Three Villages Hall but this detail is more appropriate for the planning application process.

The annotation on p.53 for MU1 states that the community and visitor facility will be supported by retail and housing so an element of housing will be supported.

No modification proposed.

MU2 Succoth

Arrochar & Tarbet Community Council (37); Vivienne MacTavish (646); Fiona Jackson (655); Cherry MacTavish and Peter McFarland (658); Iain Dick (702) - The site is within a natural flood plain and identified in the 1 in 200 year on Scottish Environment Protection Agency's indicative flood maps. The photographs submitted (SDR31) illustrate a recent flood event. There are two distinct areas, the area to the east of Loin Water which is slightly higher ground to the east of the access road leading to Stronafyne Farm and the area to the west of Loin Water which has a tributary to Loin Water and is a low lying area with reeds and is known to flood. We requested additional comments from Scottish Environment Protection Agency and Argyll and Bute Council as Flood Authority about the known flooding on the site. Both confirmed that even though the site has known flooding there is potential for development (CD48 Further comments). The site map icons indicate that a Flood Risk Assessment would be required to be submitted with any application relating to the site. The assessment at the application stage would identify the areas that have potential for development and those that are not suitable due to flooding.

In terms of the allocation, the site is currently allocated for community and recreational uses in the Adopted Local Plan (CD29, pp97-98, site allocation ST3 & CU2 Succoth). The adopted Local Plan contained a list of potential uses and this confirmed that large scale tourism development was not envisaged for the site. In changing to the new style of Plan this site was allocated for visitor experience (which now covers recreation and tourism uses) and community use. The list of the potential uses is also not included in this Plan. However, the move to the concise map-based approach presents the sites in an accessible way as per Planning Circular 6/2013, (CD6, p.19, para.79). In order to present an accessible style map-based approach the Plan cannot include the same level of detail on the potential uses in a table format. However in order to address this issue there is an opportunity to clarify the potential acceptable uses of this site by annotating the map similar to Tyndrum MU1, p.89.

At the planning application stage a flood risk assessment would be required and this would identify flood areas that would be unsuitable for buildings or certain uses but may be suitable for passive recreation (paths, picnic facilities) and enhancement work to

remove the invasive species, litter and plant native species, create wetland areas.

Minor modification to add/amend:

- a) Change Mixed Use Community & Visitor Experience to include Open Space on the site map.
- b) Annotate the site map for MU2. This would include the following annotation:
 - Low intensity development
 - Retain element of open space for local and visitors to use for passive recreation (on the lower area of the site)
 - Biodiversity enhancement
 - Community uses
 - Careful consideration of flood risk and access into eastern part of site

ED1 Church Road

Arrochar & Tarbet Community Council (37) - The alternative site (CD42, Land opposite the Cadet Centre) is not considered a suitable site due to landscape sensitivities and being too distant from Arrochar and Tarbet centres and facilities. The proposed site is already allocated in the Adopted Local Plan, (CD29, p.97, ED1 Arrochar and Schedule 2, p.29) which contains the mountain rescue and fire station which are compatible with industrial and business uses. The access to the A83 Trunk Road is nearby and there is no impact on residential areas. No modification proposed.

Sportscotland (188) - The site contains an informal 'kick about' area with goal posts. Scottish Planning Policy (CD1, p.51, para. 226) states that if a relevant strategy and consultation with Sportscotland shows a clear excess in provision to meet current and anticipated demand then the loss of the facility is accepted. As with MU2 above, any proposal would need to be assessed against Open Space Policy 1 of the Proposed Plan which meets the requirements of Scottish Planning Policy. Minor modification proposed to add some additional text to site map for Arrochar ED1 p52 to state "*outdoor sports facility present on site and it must be demonstrated at the planning application stage that the proposal complies with Open Space Policy 1*".

Scottish Natural Heritage (712) - It is recommended that a landscape assessment icon is included on the site map given this issue was highlighted in the Strategic Environmental Assessment. This was responded to by restricting the site area to the break of slope and it is not therefore considered necessary to include a landscape assessment icon. No modification proposed.

Scottish Environment Protection Agency (713) - The comments regarding flood risk are noted and a flood risk assessment should be submitted with any planning application. Minor modification to add a flood risk assessment icon to site map for Arrochar ED1.

H1 Cobblers Rest

Scottish Environment Protection Agency (713) - Minor modification to add the flood risk assessment icon to proposals map for Arrochar H1, p.52.

H3 Church Road

Arrochar & Tarbet Community Council (37) - The Community Council's comments

suggest allocating the land across from the Cadet Centre but this alternative site is not considered a suitable site due to landscape sensitivities and being too distant from Arrochar and Tarbet centres and facilities. This wasn't an opportunity that was proposed during the Plan preparation nor has the landowner highlighted it. The housing site is immediately adjacent to an existing housing area with easy access into the centre of the village. It is also near facilities such as the church and local play park. No modifications proposed.

Scottish Environment Protection Agency (713) - Minor modification to add the flood risk assessment icon to site map for Arrochar H3, p.54.

VE1 Ben Arthur

Arrochar & Tarbet Community Council (37) - Minor modification to add land contamination icon on site map for Arrochar VE1, p.54.

Scottish Environment Protection Agency (713) – Minor modification to add a Flood Risk Assessment icon to site map for Arrochar VE1, p.54.

TR1 Arrochar Pier

Scottish Environment Protection Agency (713) - The comments regarding flood risk are noted and a flood risk assessment should be submitted with any planning application.

Minor modification to:

- a) Add an individual site map for TR1 Arrochar Pier in the Arrochar & Succoth section p.53
- b) Add the flood risk assessment, landscape context, access icons to this new site map.

Camping Provision

Nick Kempe (662) - There are a number of sites allocated which could include visitor experience development, including MU2 and MU1 that could make provision for caravans or motorhomes and also a campsite. The Plan's Visitor Experience Policy 1 supports tourism sites within safe walking distance of a town or village so camping proposals could be supported on suitable sites surrounding Arrochar and Succoth. No modification proposed.

Reporter's conclusions:

Arrochar and Succoth – General

1. The park authority has helpfully restated its statutory duty to meet the terms of the Scottish Government Development Planning Circular 6/2013 to set out in the local development plan a broad indication of the scale and location of growth for the next 20 years in the plan area – with more specific proposals for the first 10 years from adoption. It has also made clear that another aim of the plan is to seek to ensure that allocated sites from the existing adopted plan are carried forward and helped towards implementation, where appropriate by introducing greater flexibility in the policies or requirements that apply to them.

2. It is in this context that I have considered the unresolved representations. The local community council is wide-ranging in its stated concerns - particularly with regard to what it perceives as a lack of progress on a number of existing sites in and around Arrochar that were previously allocated in the adopted plan and a shortage of new initiatives - firstly, to aid business development and, secondly, to provide toilet and shower facilities for hill-walkers. The same objector to the proposed plan also argues that areas with a flood risk should not be allocated for built development in the new plan and contends that attention should be paid to foreshore sites in the village where storms deposit debris.

3. In response, firstly I acknowledge that there are no specific proposals for new toilet and shower facilities or for a foreshore clean-up in the proposed plan. Nevertheless, I note that an overall strategy of the plan is to improve the area for visitors and its community – which I interpret as including both the resident and business communities here. Furthermore the park authority has highlighted the employment opportunities being put forward as allocations in the plan to support existing local businesses - in line with the overall plan strategy. I also note that the strategy delivery section of the plan (on page 23) makes clear to avoid development in flood risk areas - and in cases where proposed allocation sites may be in or adjoining areas at risk of flooding the site map for such sites include an icon indicating that a flood risk assessment would be required. Finally, as the park authority points out, waste management issues related to the clear up of storm debris, are not matters to be addressed specifically in the finalised park plan but for individual councils to address - even though wider considerations of sustainable waste management policy and strategic recycling locations in the Park area are matters dealt with as part of the forward planning process for the National Park as a whole.

4. In the above context I conclude that the park authority has satisfactorily addressed all of the points raised in the representations lodged under this general heading and I am persuaded by the logic of its arguments in setting out the basis of the overall approach it has taken to site-specific allocations for Arrochar and Succoth in the proposed plan. In summary, based on all of the above considerations I conclude that none of the points raised in representations under this general heading merits a modification to the proposed plan. I now turn to assess in turn the merits of representations lodged into particular allocations being proposed and regarding other suggestions being put forward for consideration.

MU1 Land next to the Three Villages Hall

5. This slightly elevated plateau site comprises principally a former recreation area football pitch that is now overgrown, disused open ground with some trees along its fringes. The site affords open views westwards towards the nearby loch and beyond to Ben Arthur ('The Cobbler'). The site adjoins and is to the rear of the recently built community hall and café in the centre of Arrochar. In the proposed plan the MU1 site is allocated for mixed use development – as it was in the adopted local plan.

6. One representation would prefer this site to be promoted primarily for new housing development with only a small element earmarked for employment uses. I am more persuaded, however, by the arguments put forward in another representation that supports the council's proposed mix of uses for the MU1 site. This is on the basis that it offers scope to complement the neighbouring village hall's range of activities. In my view the mixed use concept - to include an element of public realm associated with some form of cultural attraction/visitor experience - would also be more likely to maximise the potential of this strategically important location, including with regard to its central location

within the village, its high degree of accessibility and its commanding views.

7. Another representation makes reference to page 51 of Scottish Planning Policy – in the context of the site’s former use as a football pitch. Scottish Planning Policy requires any outdoor sports facility – even a former one - that would be lost to development to be replaced by a comparable new facility in a beneficial location or compensated by the upgrading of an existing sports facility – unless there is demonstrated (in consultation with Sportscoltand) to be a clear excess in provision to meet current and anticipated demand with such a new or upgraded facility to ‘compensate’ for the loss. I note that Open Space Policy 1 of the proposed plan has been drafted to accord with the full requirements of Scottish Planning Policy.

8. In any event, during the course of this Examination the council as planning authority in July 2016 granted planning permission in principle (subject to conditions) for a planning application (2015/0447/PPP) related to the MU1 site for a proposed mixed use scheme comprising tourism, housing, retail and community heritage uses and civic space. Based on this overriding consideration, I conclude that there is no need to me to consider the representations further and there is no justification to delete or modify the MU1 allocation shown in the proposed plan.

MU2 Succoth

9. This is a large, low-lying site adjoining the main A83 road at the head of Loch Long. Running through the site in question is the Loin Water, which drains into the loch. To the north and west sides of the site on higher ground are the housing areas of Succoth. As the park authority acknowledges, the MU2 site is located within the 1:200 year flood plain and has experienced a recent flood event. It points out that the smaller part of the site located to the east of Loin Water is set at a slightly higher ground level.

10. Firstly, and most importantly I find that, notwithstanding the known flood risks affecting the whole MU2 area, both the Scottish Environment Protection Agency (SEPA) and the park authority as the Flood Authority are of the view that the MU2 site does have potential for development – subject to a Flood Risk Assessment (FRA) being undertaken in relation to any proposed scheme prior to any planning permission being granted. I note that this is reflected in the flood risk icon attached to the site map allocation for MU2 in the finalised plan. I am satisfied that such an FRA would ensure that only areas suitable for development in term of their flood risk are considered for approval for built development - with the other parts of the sites that are deemed not suitable due to flood risk being ruled out from built development. I am in agreement with the park authority that this would not rule out such possibilities as picnic areas and footpaths in those areas most vulnerable to flooding. Indeed I noted at my site visit that there are already some established footpaths crossing the MU2 site, linking Arrochar with Succoth and countryside areas beyond that to the north and west.

11. In the adopted local plan the same site was allocated (as ST3 and CU2 Succoth) for community and recreational use - at which time large scale tourism and community uses were not envisaged there. The proposed plan does not specify particular uses for those parts of the site regarded as having potential for built development. In this context I agree with the park authority’s suggestion that it would be helpful for the site map to be annotated further to provide greater clarification regarding the potential of the site. Indeed I am broadly happy with the wording and suggested bullet points put forward for this purpose by the park authority– except that in my view its reference to careful

consideration of flood risk and access should apply to all parts of the site, not just to the eastern part, particularly when that part includes some of the land least at flood risk. Indeed I conclude this should be the first point made in the annotation of the site map as, in my view, this overrides every other consideration regarding the site's overall development potential.

12. In summary, I conclude that whilst the representations have highlighted a number of important issues of potential concern regarding the future use and potential of this site, these would all be satisfactorily addressed by the proposed modifications already agreed by the council, subject to this being re-worded for the reasons I have highlighted above.

ED1 Church Road

13. This proposed allocation on the fringe of the built-up area of Arrochar includes the site of the modern premises of the local mountain rescue service together with undeveloped land located immediately to its north, south and east. This is mostly rough sloping ground and its elevated position affords excellent open views westwards over the village to Loch Long and Ben Arthur beyond. The site, which is accessed via Church Road, adjoins the fire station and a small pumping station. Whilst there are some houses along this road, they are served by separate accesses off Church Road.

14. I noted at my site visit that whilst Church Road appears to act predominantly as a local residential street, it is also the short B838 road that offers a direct link from the A83 road at its northern end to the A814 road leading south from Arrochar to Gairlochhead. I also noted, however, that Church Road is not signposted as the route for that purpose. Instead traffic is directed to use the main A83/A814 junction at the waterfront in the centre of the village. I presume that this is because it has better road and junction geometry, with associated road safety benefits, compared in particular with the Church Road/A83 steeply angled road junction.

15. A representation from the local community council would prefer the ED1 allocation to be relocated to the open land opposite the Cadet Training Centre - which is situated outwith the main village of Arrochar along the A83 road leading to Tarbet. I am not persuaded by the case put in support of that option for a number of reasons. Firstly, the site opposite the Cadet Centre is remote from both the settlements of Arrochar and Tarbet. The land in question forms part of the open countryside and has no clearly defined boundaries, apart from adjoining the main road. I share the park authority's concerns that this means that any built development at this location would be visually prominent in the local landscape. In my view the fact that the Cadet Centre is located on the opposite side of the main road is not sufficient reason to allocate a new site for economic development on the south side of this road in what remains an otherwise rural landscape between the two neighbouring settlements. Furthermore, the respondent fails to justify why the ED1 site shown in the finalised plan off Church Road should not be allocated for this purpose.

16. I am satisfied that in principle the proposed ED1 site off Church Road would be appropriate for economic development and that such uses would be compatible with the existing fire station and mountain rescue services already operating in the immediate vicinity and utilising the same access off Church Road. I note that the outer boundaries of the ED1 site shown in the finalised plan now correspond with the break of slope of the local topography – in line with the requirements of Scottish Natural Heritage expressed at the Strategic Environment Assessment stage of the plan process. In my view this justifies

the council's position to not include a landscape assessment icon on the site map – as development of the site allocated would not necessarily require a landscape assessment. This, however, is a matter that could be examined as appropriate through the Development Management process when the scale, massing and built form of any proposed scheme was being put forward through a planning application for assessment by the planning authority prior to its determination.

17. I am, however, persuaded by the arguments that have been put forward – and now accepted by the park authority – that a flood risk assessment icon should be added to the site map for ED1 on page 52 of the proposed plan. Flood risk would then be an issue examined in more detail as part of the overall assessment of any scheme proposed for the site. Accordingly, supporting detailed documentation on flood risk – in a form to meet the standard requirements of the planning authority and SEPA - would need to accompany any planning application lodged for development of the ED1 site.

18. The only other unresolved representation lodged with regard to the ED1 allocation draws attention to the fact that this site includes a small parcel of land that provides an informal “kick about” area - and this is acknowledged by the park authority. Accordingly, any proposal for the ED1 site would be required to conform with Open Plan Policy 1 of the proposed plan – which I find meets the relevant provisions of Scottish Planning Policy regarding sports pitches. Based on all of these considerations I conclude that there is no need or justification to delete or modify the ED1 allocation shown in the proposed plan in response to any of the representations lodged.

H1 Cobblers Road

19. The only unresolved representation in this case relates to potential flood risk for this site. This concern arises from a small watercourse running across the site that I note is culverted in some sections. I conclude that this matter could be satisfactorily addressed by the inclusion of an additional flood risk assessment icon being added to the proposals map for H1 on page 52 of the proposed plan.

H2 Succoth

20. I note the supporting comments made by the local community council under this heading about the value of community housing in appropriate locations and the benefits of compactness for villages. I also find, however, that the representation in this context does not seek any specific changes to this particular allocation so I am not required to consider those matters further – beyond noting that a planning application (2014/0027/DET) was granted planning permission in 2014 for 26 houses on land to the west of the Forestry houses at this location.

H3 Church Road

21. As for the ED1 allocation dealt with earlier, the local community council argues that a more “joined up” community for Arrochar and Tarbet would be created if the H3 allocation was relocated to land opposite the existing Cadet Centre along the A83 road between the two settlements. Based on exactly the same reasoning as I expressed above in respect of the equivalent suggestion for relocation of the ED1 allocation, I now conclude that the open area of undeveloped land opposite the Cadet Centre would be a wholly inappropriate location for housing development in the new plan as a relocation of the H3 allocation.

22. In addition to the landscape sensitivities of this predominantly rural area between Tarbet and Arrochar, I share the council's concerns about the land in question opposite the Cadet Centre being remote from the facilities and services offered at both of these villages. I conclude, therefore that such a relocation would not meet sustainability principles advocated both in Scottish Planning Policy - for example in paragraphs 28 and 29 - and in the new plan, including in Housing Policy 2. In contrast I conclude that the H3 allocation shown in the plan does meet those principles, being a gap site adjacent to existing housing - and it is located close to the village centre of Arrochar, and affords easy access to a range of existing facilities and services. In summary, for the reasons outlined above I conclude that there is no justification for deleting, modifying or relocating the H3 allocation in response to the representations lodged.

VE1 Ben Arthur

23. This site covers a large area of derelict land and buildings fronting onto the west side of Loch Long on the western edge of Arrochar. This was previously used as a torpedo base that has been out of use for many years and most of the buildings have been demolished – although some remain in place along with the former pier structures. Planning permission was granted in 2012 for the land in question to be developed for mixed uses, including a hotel and marina. Whilst there is no evidence on site of this project commencing, the permission remains valid until June 2017.

24. The two unresolved representations to the VE1 site allocation in the proposed plan raise two specific concerns about risks associated with the site's future development – in summary, contamination arising from the previous uses here and flooding. Having read all the detailed submissions, I am in agreement with the park authority that the matters covered by each of these representations could be satisfactorily addressed by the addition of two additional icons to be included on the site map for Arrochar VE1 on page 54 of the plan. In particular I conclude that the following new icons should be added there: one to specify a "land contamination" issue and the other indicating that a flood risk assessment would be required. This would mean that if and when any new detailed proposals for this site are being put forward for approval – for example through a new planning application being lodged – detailed consideration would have to be given to land contamination and flood risk issues affecting the site and how they would be effectively addressed. Most importantly, those matters would have to be resolved to the satisfaction of the planning authority prior to or as part of any new planning permission being granted subject to planning conditions and implemented in accordance with the detailed terms of that consent.

TR1 Arrochar Pier

25. I note that the TR1 Arrochar Pier is broadly indicated as a proposed transport site on the summary map showing all site-specific proposals for Arrochar and Succoth on page 51 of the finalised plan. Nevertheless, whilst all the others of the individual sites shown there are then expanded in greater detail on their own individual site maps – showing the proposal together with annotations including icons highlighting constraints and other site characteristics, inexplicably there is no such detailed site map for Arrochar TR1.

26. In this context, in response to representations the park authority has acknowledged that there should be a site map for Arrochar TR1 on page 53 of the plan – and I agree that this would be appropriate to ensure a consistent approach is demonstrated across all the sites being allocated in the new plan. The Scottish Environment Protection Agency

has also drawn attention to the need for flood risk to be a consideration in taking this particular allocation forward – and the park authority has acknowledged that the new site map for Arrochar TR1 should include an icon for flood risk assessment. I am in agreement that given its location, leading from the mainland into Loch Long, it would be appropriate for the flood risk assessment requirement for any planning proposal here - and for this to be reflected by the insertion of an icon on the new TR1 site map within the plan. This is because it is a standard requirement on all sites at flood risk that are being allocated in the new plan. I conclude that these specific modifications to the plan in respect of allocation TR1 would satisfactorily address all of the unresolved representations made in that regard.

27. I note that the park authority is also suggesting that two other annotations in the form of additional icons should also now be placed on the new TR1 Arrochar Pier site map – in particular, relating to landscape context and access. Whilst those specific matters have not been raised explicitly in representations relating to this allocation in my view those changes are nevertheless necessary in order to ensure a consistent approach is taken to such matters across the plan area. Accordingly, I conclude that the new site plan for TR1 should incorporate each of those additional icons – and this is reflected in my recommendations.

Camping Provision

28. One representation draws attention to the limited nature of the camping and caravan facilities at Glen Loin campsite – and the tendency for camper vans to be parked in the carpark at the head of Loch Long, reflecting the shortage of camping provision around Loch Long. In this context, I share the council’s view that some of the proposed allocations for Arrochar and Succoth shown in the finalised plan – including MU1 and MU2 – provide scope for new visitor experience developments that could include provision for caravans, motor homes and a campsite. In my view it would be a matter for those bringing forward proposals for such sites to incorporate such uses as they see fit when proposing an overall scheme as a planning application for assessment and determination by the planning authority through the Development Management process. As part of that process, prior to granting planning permission subject to appropriate planning conditions it would be necessary for the planning authority to give consideration to the relevant planning policies of the development plan – including in this case the terms of the proposed plan’s Visitor Experience Policy 1. As the park authority notes, that policy in principle supports tourism sites within safe walking distance of a town or village.

29. Based on all of these considerations I conclude that it is neither necessary nor appropriate to modify the plan in response to this particular representation.

Reporter’s recommendations:

Modify the proposed plan in the following terms:

1. Make the following changes to the Arrochar MU2 site map:
 - amend the title to read MU2: Succoth – Mixed Use Community and Visitor Experience and Open Space.
 - add the following bullet points above the icons:
 - Careful consideration of the flood risk across the site and associated development potential and access implications
 - Low intensity forms of development on the higher parts of the site that are deemed

suitable for any built development

- Retain element of open space for local and visitor use for passive recreation on the lower lying parts of the site
- Biodiversity enhancement.

2. Include an additional flood risk assessment icon to the site map for Arrochar H1 on page 52 of the proposed plan.

3. Add to the site map of Arrochar VE1 on page 54 of the plan new icons relating to “land contamination” and “flood risk assessment.”

4. Add a new individual site map for allocation TR1 Arrochar Pier in the Arrochar and Succoth section of the plan – on page 53 and for this to include the following 3 icons: flood risk assessment; landscape context and access.

Issue 5	Balloch	
Development plan reference:	Section 3 Place, Balloch pp.55-57	Reporter: Richard Bowden
Body or person(s) submitting a representation raising the issue (including reference number):		
<p>Balloch and Haldane Community Council (38) SportsScotland (188) St Kessog's Church (627) Fraser Shields (633) Gary Young (635) Iain Mercer (642) Kenneth Gibson (651) Lynn Stewart (654) Lomond Park Hotel (660) Nick Kempe (662) Scottish Enterprise (681) Gina Telfer-Smollett (682) Strathclyde Partnership for Transport (694) Robert and Jan Shields (696) Scottish Natural Heritage (712) Scottish Environment Protection Agency (713)</p>		
Provision of the development plan to which the issue relates:	<p>Balloch – Camping Provision p.55 H1 North Craiglomond Gardens p.56 MU2 Carrochan Road p.56 VE1 West Riverside p.57 VE2 East Riverside p.56 VE4 Woodbank House p.57</p>	
Planning authority's summary of the representation(s):		
<p><u>Balloch - Camping Provision</u></p> <p>Nick Kempe (662) - Objects to lack of camping provision in Balloch for walkers of the John Muir Way.</p> <p><u>H1 North Craiglomond Gardens</u></p> <p>Gary Young (635) - Objects to size of development for 8 units due to reduced privacy, increasing traffic into the estate and creation of a parking hazard with 16 cars.</p> <p>Lomond Park Hotel (660) - Objects to close proximity of proposal to hotel with late night entertainment and potential complaints from new residents. Developers should provide adequate sound proofing to new flats.</p> <p><u>MU2 Carrochan Road</u></p> <p>Balloch and Haldane Community Council (38) - Objects to housing on this site. This area helps provide a distinctive sense of place separate from the urban sprawl of the</p>		

surrounding area. This site is an important community green space amenity which should be retained for public use and contributes to the quality and character of this part of Balloch. Car parking is needed in Balloch to ensure the east side of the village can continue to support and expand sustainable tourist and business development that will provide future prosperity.

Robert and Jan Shields (696) - Object to site being designated for housing as it will detract from the ambience of the surrounding area as well as disturb wild life (birds, bats, fox, hedgehogs and rabbits). The village of Balloch has only three green areas of amenity. There are significant car parking difficulties in Balloch and the existing car park on site is needed for cars and coach parking/turning. The site is currently well used for kids play, dog walking and picnics. In addition the access/egress is extremely dangerous due to the short distance from the bus stance and cars turning on to Carrochan Road from Drymen Road and almost directly opposite the bus stance.

VE1 West Riverside

Lynn Stewart (654) - Raises concerns over tree felling within Drumkinnon Wood which contains a wide range of insects, birds and mammals. The wildlife includes 50+ bird species, red squirrels and bats.

Scottish Enterprise (681) - Notes that only a small section of Drumkinnon Wood is included within site and wish for it to be extended.

Strathclyde Partnership for Transport (694) - Asking for Transport Assessment.

VE2 East Riverside

Sportscotland (188) - From aerial imagery, this site appears to include an outdoor sport facility. Request reference is made to presence of this outdoor sports facility on site. Sportscotland wishes a reference to Scottish Planning Policy (CD1, p.51, para.226) to ensure 'outdoor sports facilities' are taken into consideration by the developer.

St Kessog's Church (627) - Requests removal of the section highlighted in red within attached map (SDR15, Site Plan) as within ownership of Archdiocese of Glasgow as should be reserved for use by the church and other approved societies.

Scottish Natural Heritage (712) - Asking for flood icon to be added to site map.

Scottish Environment Protection Agency (713) - Flood risk assessment icon not required if western half of site to be removed.

VE4 Woodbank House

Fraser Shields (633) - Site lies adjacent to established dog kennels (Glendale Kennels) with associated noise levels. Do not wish to see housing or temporary caravans etc. in area shown red on attached map (SDR17 Site Plan).

Iain Mercer (642) - Concerned as Old Luss Road not entirely suitable for additional traffic for it is small and narrow.

Kenneth Gibson (651) - Substantial car parking area required to accommodate greatly

increased traffic flow. Please note value of properties on Old Luss Road. Road solution would be to relocate dead end on Old Luss Road to just after dwelling at no.16 and re-route traffic for this site and any other access further north via Ben Lomond Way around the entrance to Lomond Shores car park (SDR20 Site Plan). Site suffers from sewage, drainage and flooding problems exacerbated by burn crossing Lower Stoneymollan road and Old Luss Road.

New Sites

Gina Telfer-Smollett (682) - Land adjacent to site VE4 should be put forward; 1) as housing land as shown on plan marked blue (SDR27 Site Plan), together with 2) Visitor Experience land as shown as 'VE4A' on plan marked pink (SDR27 Site Plan) (Glendale Kennels) to reduce over reliance on windfall housing.

Modifications sought by those submitting representations:

Balloch - Camping Provision

Nick Kempe (662) - Provide camping provision in Balloch for walkers of the John Muir Way. No specific locations identified.

H1 North Craiglomond Gardens

Gary Young (635) - Wishes for reduced number of houses proposed and privacy maintained.

Lomond Park Hotel (660) - Assume responder asking to ensure developer is responsible for fitting flats with adequate soundproofing to prevent noise inconvenience from music venue.

MU2 Carrochan Road

Balloch and Haldane Community Council (38) - Assume Balloch and Haldane Community Council asking for to re-designate site for recreation and car parking use.

Robert and Jan Shields (696) - Assume responder asking to change the mixed use area to car parking and open space.

VE1 West Riverside

Lynn Stewart (654) - Request site boundary to be moved east to exclude Drumkinnon Wood with Pier Road used as the natural westerly site boundary.

Scottish Enterprise (681) - Request inclusion of a further section of Drumkinnon Wood (precise amount to be determined) for low density enabling residential development in support of the overall tourism development.

Strathclyde Partnership for Transport (694) - Add transport assessment icon to site map.

VE2 East Riverside

Sportscotland (188) - Request reference is made to the presence of the outdoor sports

facility on site and to Scottish Planning Policy (CD1, para.226).

St Kessog's Church (627) - Remove section highlighted in red within attached map (SDR15 Site Plan) for site within ownership of Archdiocese of Glasgow.

Scottish Natural Heritage (712) - Add flood icon to site map.

Scottish Environment Protection Agency (713) - Add flood risk assessment icon to site map.

VE4 Woodbank House

Fraser Shields (633) - Assume responder asking to amend site guidance for site to highlight section in red not to have housing or tourism accommodation.

Iain Mercer (642) - Assume responder asking for site guidance to state no access from Old Luss Road.

Kenneth Gibson (651) - Asking for formation of new road access linking site to Ben Lomond Way and stop up Old Luss Road after no.16 house.

New Sites

Gina Telfer-Smollett (682) - Add two additional sites for housing and visitor experience as per map highlighted blue and pink respectively (SDR27 Site Plan).

Summary of responses (including reasons) by planning authority:

Balloch – Camping Provision

Nick Kempe (662) - The responder has not identified any specific sites for camping. Balloch Town map includes 4 sites for Visitor Experience (VE1-4). The sites identified for Visitor Experience may include tourism accommodation and/or facilities and this could include camping provision. More detailed information on what Visitor Experience sites could include can be read within the Visitor Experience draft Planning Guidance (CD55, pp8-22). In addition, the Visitor Experience Policy 1 supports tourism proposals within safe walking distance of a town or village so camping proposals could be supported on suitable sites surrounding Balloch. It is considered there is no lack of land for tourism accommodation or facilities in the Plan for Balloch at present. No modification proposed.

Balloch H1 North Craiglomond Gardens

Gary Young (635); Lomond Park Hotel (660) - Site identified in Adopted Local Plan (CD29, p.99 and p.101) as H5 Land north of Craiglomond Gardens for 8 homes (Planning permission (now lapsed) was granted (2007/0214/DET) for 8 two bedroom flats and confirms the site is capable of the scale of development proposed. West Dunbartonshire Council Roads department were consulted on this site and no objections were received on road safety grounds. Matters of noise pollution and privacy can be addressed in numerous ways including: Overarching Policy 2 'Amenity and Environmental Effects', design, location and orientation of buildings, use of building materials including glazing and insulation, location of windows of habitable rooms, boundary treatment and landscaping, all of which would be addressed at the planning application stage. No

modification proposed.

Balloch MU2 Carrochan Road

Balloch and Haldane Community Council (38); Robert and Jan Shields (696) - West Dunbartonshire Council own this site and submitted a planning application (2015/0075/PPP) for housing along with a Car Park Assessment Report (CD23) that is not determined at the time of writing this report. The Assessment concludes that there is no need for additional car parking for the day to day parking demand and that occasional additional parking required for special events can be addressed by other alternative facilities in the area. However, Balloch centre has limited car parking close to services and facilities including the train station, post office, tourist information, shops and restaurants. Special events do happen and the continued use of this site to accommodate car parking for such is considered necessary. This site could continue to contribute to car parking in Balloch and would form an appropriate use to compliment the adjacent National Park Authority offices in its civic building role.

While this site currently provides informal green space, it is an established housing allocation within the Adopted Local Plan Site H3 (CD29, p.99 and p.101) with a lapsed planning approval for housing. Balloch Park is diagonally north west of the site and within a short walk. Balloch Park along with other land towards the River Leven is safeguarded for open space and it is considered that a well-designed development could still ensure amenity woodland is safeguarded. There is a good provision of green space locally.

Wildlife is safeguarded by overarching and natural environment policies within the plan. No modification proposed.

Balloch VE1 West Riverside

Lynn Stewart (654); Scottish Enterprise (681); Strathclyde Partnership for Transport (694) - The main area considered likely to be the focus for development is shown in the Proposed Plan although development could be possible in the wider area as this is within the Town boundary. The Natural Environment policies in the Proposed Plan will be used to ensure trees and wildlife are protected where necessary. It is agreed that a Transport Assessment should be required. In terms of extending the site to include more of Drumkinnon Wood, no defined area was provided for consideration as part of the plan preparation process. Until a planning application is submitted it is not possible to define what the site can accommodate other than tourism related accommodation and/or facilities as this will be dependent on further assessment of any constraints or considerations.

Minor modifications proposed to add a transport assessment icon to the site map.

Balloch VE2 East Riverside

Sportscotland (188); William Monaghan (627); Scottish Natural Heritage (712); Scottish Environment Protection Agency (713) - Sportscotland have based their comments on aerial imagery and we can confirm that there are no outdoor sports facilities on this site. The eastern half of the site is the Balloch Recreation Ground and is used for community events such as the Highland Games and Folk Festival. The site was identified to allow for enhancement of this site but to retain an element of the site for recreation and public realm. The western half of the site has two land owners; car park owned by hotel and

remainder by local church. The church landowner does not wish for the site to be included and so the western half of site VE2 would be ineffective. The eastern half of site has drainage issues whereas the western half adjacent to the River has flood risk issues. SEPA do not request a flood risk assessment should the western half of the site be removed.

Minor modifications proposed to:

- a) amend site map to remove western section of site between the recreation ground and the River Leven as highlighted by a red hatch on attached map (CD43 VE2 Site Plan) along with Hotel car park adjacent to River, and
- b) add a drainage impact assessment icon to the Balloch site map as even though site to be reduced Scottish Environment Protection Agency's 1:200 year flood map show indicative surface water flooding on remaining part of site.

Balloch VE4 Woodbank House

Fraser Shields (633); Iain Mercer (642); Kenneth Gibson (651) - Site identified in Adopted Local Plan for Sustainable Tourism (ST5) (CD29, pp.100-101). Acknowledge support for VE4 site identified in Plan. Non-planning matter of impact on property values cannot be considered. Site includes listed building which is on the Buildings at Risk Register for Scotland. The Historic Environment, Landscape Assessment and Design Document icons are within the site map; which promote and safeguard the listed building and its setting.

Access

Site is bounded by three roads; A82 Trunk Road (West boundary), Lower Stonymollan Road (South boundary) and Old Luss Road (East boundary). An embankment separates the majority of the Western boundary of the site with the A82 and Transport Scotland is unlikely to support the creation of a new access from a trunk road especially so close to the A82 and A811 roundabout South of the site.

The Lower Stonymollan Road is more constrained than the Old Luss road as it is narrower. The Old Luss Road is the only viable point of access for this site. The icons associated with this site include the icon for 'Access' which means that consideration to how users will access the site from adjoining roads or paths (including all modes of transport) would be assessed at the planning application stage.

The responders proposed roads solution of relocating the road end to after house number 16 Old Luss Road and re-routing traffic via Ben Lomond Way was forwarded to West Dunbartonshire Council Roads Department who advise that; a) Old Luss Road forms a section of the National Cycle Route, therefore pedestrians and cyclists will require to be catered for, b) if proposed development results creates a major trip generator, Ben Lomond Way is the preferred option, but that c) each application would be assessed on its own merits at application stage. At this stage there are no details of the proposed development other than the site could accommodate tourism accommodation and/or facilities.

Noise

The comments in relation to the dog kennels are valid planning concerns and could easily be addressed at the planning application stage through various measures including:

Overarching Policy 2 'Amenity and Environmental Effects', design, location and orientation of buildings, use of building materials including glazing and insulation, location of windows of habitable rooms, boundary treatment and landscaping. No modifications proposed.

New sites

Gina Telfer-Smollett (682) - It is too late in the process to introduce completely new sites which have not gone through due process. There were opportunities to put forward sites at the Call for Sites stage and at the Main Issues Report stage. All sites in the Plan have been consulted on prior to the Proposed Local Development Plan stage and prior to the consultation for the Proposed Local Development Plan all neighbours adjoining allocated sites were duly notified. Consequently, it is not possible to add in completely new sites to the Plan. In regards windfall numbers please see Issue on Housing. However, the site shaded pink on map provided by responder (SDR27 Site Plan) falls within the Balloch Town boundary on page 55 of the Plan. This area could be considered under policies within Section 4 of the Plan in due course for either housing and/or visitor experience. Should this area be developed in future, this would remove the dog kennel business and thus noise pollution concerns raised for site VE4 above. No modifications proposed.

Reporter's conclusions:

Balloch – Camping provision

1. One respondent makes a general observation on the need for the plan to provide camping provision in Balloch – in particular to cater for walkers tackling the long distance John Muir Way walking trail. He does not, however, suggest any particular sites to address this. In response the park authority points out that there is no lack of land for tourism accommodation or facilities in Balloch at present.

2. Against this background I note, firstly, that the finalised plan's proposed allocations for Balloch include 4 sites for Visitor Experience initiatives. The park authority's own Planning Guidance document on that subject (Core Document 55) elaborates on the range of uses that might be incorporated on such designated Visitor Experience sites across the plan area – which I note includes camping provision. Furthermore, I note that tourism proposals within safe walking distances of towns and villages are supported in principle by Visitor Experience Policy 1 of the finalised plan.

3. Based on all of the above considerations, I conclude that whilst there are no sites identified in the finalised plan specifically for new camping provision in Balloch the plan does already support, enable and encourage new tourism development initiatives here – including camping provision. Furthermore, I am satisfied that the finalised plan - in terms of the VE1-4 site allocations for Balloch and the Visitor Experience Policy VE1 on page 98 - already provides sufficient scope for the matters raised in the representation to be addressed during the plan period without modification to the plan.

H1 North Craiglomond Gardens

4. There are two detailed objections lodged in respect of the above allocation of this small rectangular gap site within the built-up area of Balloch. Their principal concerns relate to: access, parking and road safety; the density of the proposed allocation for approximately 8 residential units in a flatted development; as well as potential noise

issues arising from the site's proximity to an existing hotel on the land immediately to its east.

5. I find that the site in question is within an established, quiet residential area close to the centre of Balloch – and note that the H1 allocation is simply being carried forward from the adopted local plan, where it was identified (as H5) for 8 residential flats. I also note that when consulted on access, road safety and parking matters, the local council's Roads engineers raised no concerns about this particular allocation. Whilst acknowledging the concerns highlighted in representations regarding noise and privacy potentially affecting neighbouring land users, I am persuaded that all such matters could be addressed satisfactorily through the Development Management process at the time any proposed scheme for the site in question was lodged in the form of a planning application for detailed assessment prior to any planning permission being granted - subject to conditions, as deemed necessary by the planning authority. As part of that assessment, amongst other matters detailed consideration would be given to amenity and privacy, as well as to access and parking provision – and appropriate reference would be made to the relevant policies of the new development plan including Overarching Policy 2. That policy concerns the design and location of new developments including consideration of layout, boundary treatment, amenity and landscaping.

6. Based on all of these considerations I conclude that there is no justification to delete or amend the H1 allocation in response to the matters raised in the representations.

MU2 Carrochan Road

7. The representations lodged to the proposed allocation of this area of landscaped open space for housing and car parking raise a number of issues. In particular the local community council and others highlight the importance of the existing site as community open space that is well used and appreciated locally and by visitors for its amenity, landscape and environmental values.

8. In its Schedule 4 response to these representations the park authority sets out its justification for the allocation and points out that the site is regarded as an established housing allocation – having been carried forward from the adopted local plan (where it is shown as site H3).

9. Most importantly, during the course of this examination the park authority has updated the position by confirming that in January 2016 a planning application (2015/0075/PPP) for “residential development, formation of access road and public parking provision” on this site was formally granted planning permission in principle, subject to planning conditions.

10. In these circumstances I conclude that there is no longer any basis or need for me to consider in any detail in this Examination the representations seeking to delete or modify the proposed MU2 allocation in the proposed plan.

11. Finally, I note that the scheme formally granted planning permission in principle for this particular site in early 2016, alongside the public parking provision, incorporates 23 new residential dwellings – which is entirely consistent with the indicative number of housing units referred to on the site plan for MU2 allocation on page 56 of the proposed plan.

VE1 West Riverside

12. The proposed allocation of this large parcel of land immediately alongside the River Leven near the centre of Balloch has resulted in a number of issues – principally concerning woodlands, wildlife and access - being raised by those making representations. The park authority has acknowledged those concerns but contends that all of them can be satisfactorily addressed. In summary, for the following reasons I am persuaded by the arguments set out by the park authority in their responses and furthermore on this basis I agree with their overall conclusions.

13. The VE1 site is allocated in the proposed plan for visitor experience initiatives and in principle I find this to be highly appropriate given its strategic location at the entrance to Loch Lomond. Any detailed proposals for the site coming forward as a planning application would be fully assessed by the planning authority through the Development Management process - at which time there would be statutory consultations, including with the Roads authority, as well as an opportunity for anyone to lodge representations in response to those proposals. At that stage and before determination of the application detailed consideration would be given by the planning authority to ensure that the proposals accord not only with the VE1 allocation but also with the relevant policies of the development plan. I would expect that to include reference to its natural environment policies, which are intended to protect trees and wildlife from inappropriate developments.

14. Nevertheless, I agree with the park authority that it would be appropriate to add to the site map for VE1 on page 57 of the proposed plan an icon for transport assessment in order to ensure that any planning application for the site in question is accompanied by a Transport Assessment.

15. Amongst the representations there is a suggestion that the VE1 site should be extended to include more of Drumkinnon Wood – but I do not find the case for this to be compelling. Most importantly no such possible further incursion into this woodland was put forward for detailed investigation and consultation earlier in the plan process when options could be examined in more depth – and at which time there would also have been an opportunity for public comment. As that was not done, I conclude that it is now too late in the plan process to introduce for the first time such considerations when there is no defined new boundary put forward in the representations and in any event insufficient opportunity to adequately assess or to seek public views on such possible options.

VE2 East Riverside

16. There are a number of representations lodged in respect of this proposed allocation – each of them seeking a very specific amendment to the allocation. I will deal with each of these matters in turn in the context of the responses put forward by the park authority. Most importantly, the park authority now proposes to delete the western half of the VE2 allocation to exclude the church land as it acknowledges that this would be ineffective. It explains that this reflects the intransigent position taken by the church landowner with regard to the land parcel within their control. I conclude that such an amendment to the site boundary is logical and justified in the circumstances, as summarised by the park authority. I note that the park authority also suggests now that a hotel car park adjoining the River Leven should also not be within the revised boundary of the VE2 allocation. Such a change does not appear to be in direct response to a specific representation. Nevertheless based on the available evidence including my own site visit, I agree with the park authority that this further minor change to the VE2 allocation

boundary seems logical and appropriate. Accordingly this is reflected in my recommendations.

17. In this context I am also in agreement with the park authority that with the proposed removal of the western part of the site (as detailed in Core Document 43) there is no need for me to explore or address the flood risk concern expressed in representations, which were solely related to that western portion of the VE2 site as depicted in the proposed plan. Nevertheless, the park authority acknowledges that the east half the site, which remains for allocation as a modified VE2, whilst not having flood risk issues does have some drainage issues. Accordingly, it now proposes to add a Drainage Impact Assessment icon to the VE2 site map on page 56 of the proposed plan – and I find that this would be appropriate in order to address satisfactorily the particular concern raised in the representations.

18. The representation from Sportscotland seeks to ensure that adequate consideration is given to recognising and safeguarding the outdoor sport and recreation facilities on the site. Whilst there are no such sport facilities on the western part of the site as shown in the proposed plan, the park authority acknowledges that the eastern part of the site, which would still be in the allocation, does include the Balloch Recreation Ground. I note that amongst its community functions this ground hosts the Highland Games and a Folk Festival. I am satisfied by the reassurances provided by the park authority that the intention is to allow for enhancement of this site and retention of these functions as an element of the overall expectations for the VE2 site. I conclude therefore that there is no need for further amendments to the VE2 allocation to address the concerns of Sportscotland.

VE4 Woodbank House

19. The VE4 site includes the disused house and grounds, including some woodlands, within the former estate of the historic Hamilton House immediately to the west of Old Luss Road. Its western boundary is now formed by a steep embankment alongside the main A82 trunk road that leads north from Balloch alongside Loch Lomond towards Fort William. I note that Hamilton House is a listed building on the Buildings at Risk Register. I also note that whilst the VE4 site extending to 9.5 hectares is being promoted within the proposed plan for visitor experience uses the site map includes, amongst others, icons highlighting the Historic Environment; Woodland/ancient woodland; Landscape Assessment; and Design. As the park authority points out, those symbols reflect its intention to promote and safeguard the listed building and its setting – and this is an aim that I endorse.

20. It is against this background that I now turn to consider the matters raised as concerns in the representations, under the summary headings adopted by the park authority.

Access

21. Whilst the Old Luss Road and the A82 road form the VE4 site's eastern and western boundaries, its southern edge is formed by a narrow lane known as Lower Stoney Mollan Road which provides local vehicular and pedestrian access westwards from Old Luss Road as far as Drumkinnon Farm. It is then truncated by the A82 road – although there is a footbridge link across that main road to afford pedestrian access to Upper Stoney Mollan Road to the west of it. I note this whole corridor forms part of a designated Core Path

route for walkers and cyclists.

22. Given the narrowness of Old Stonymollan Road and the policy of Transport Scotland to discourage and severely limit new accesses off trunk roads such as the A82, I agree with the park authority that in this particular case Old Luss Road is likely to afford the only viable access from which to serve the VE4 site for vehicular traffic. I note that the site map includes an 'Access' icon. I am satisfied that this will ensure that when any proposed scheme for the VE4 site comes forward as a planning application detailed consideration would need to be given to how users would access the site from adjoining roads or paths – by all modes of transport. As part of the Development Management process, that technical assessment would be the subject of consultations and open to public representations – all forming part of the overall assessment leading to determination by the planning authority as to whether or not planning permission should be granted and, if so, subject to what planning conditions.

23. Based on all of these considerations, I conclude that there would be sufficient opportunity for those with detailed concerns - for example relating to traffic generation, access arrangements and related planning matters such as amenity - to examine the detailed proposals and supporting documentation and make representations and for the planning authority to review possible access options before any decisions were made. Most importantly, at that stage in the process neighbours and indeed anyone who has outstanding concerns about the detailed proposals – whether relating to visitor cars and service vehicles or pedestrians and cyclists, including with regard to long distance route corridors - would have a right to express their views and highlight any particular issues on relevant planning matters for consideration by the planning authority prior to its determination of that application. As the park authority points out, however, perceived or potential impacts on property values are not a valid planning consideration.

Noise

24. I note the specific concerns raised about the potential noise impacts of proposals on the VE4 site with regard to the existing kennels nearby. As outlined above in respect of traffic and access considerations, I am satisfied that if a detailed proposal for the VE4 site is put forward as a planning application for determination by the planning authority there would be an opportunity, as part of the development management process, for representations to be lodged with regard to any perceived noise issues – and for these to be evaluated and where appropriate taken into consideration prior to any decision being taken - and potentially with regard to considering necessary planning conditions to attach to any planning permission being granted. The park authority has provided some examples of possible noise reduction measures that could potentially be considered if and when such mitigation is deemed necessary and appropriate in particular cases.

25. More generally, when processing and evaluating a planning application as part of the Development Management process, consideration would be given by the planning authority to any representations lodged, whether these relate to access, amenity generally or noise in particular - or indeed to other planning matters. In addition I would expect the planning authority, prior to formulating its overall conclusions, as part of its assessment to also have regard to the relevant policies of the development plan – including in this case for example Overarching Policy 2 Amenity and Environmental Effects. In summary, based on all of these considerations and my own site visits - along with my review of the detailed submissions lodged supporting the representations - I conclude that there is insufficient reason or justification to delete or modify the VE4

allocation in response to the representations lodged.

New Sites

26. I note that one representation seeks to promote a new housing allocation on the steeply sloped, broadly triangular parcel of mostly dense woodland located immediately to the north of the VE4 allocation shown in the proposed plan.

27. As this site and proposal for the area to the north of the VE4 site was not suggested for consideration at an earlier stage of the development plan process – either at the Call for Sites stage or at the Main Issues Report stage – such an option has neither been assessed in detail by the planning authority nor put forward for comment in the public domain in the lead up to the finalised plan being completed. Accordingly, with none of the necessary consultation processes having been undertaken I conclude that it is not possible or appropriate for the site to be considered further for possible allocation at this late stage in the plan process.

28. This, however, would not preclude a planning application being lodged for the site in question. In that situation any proposal would then be assessed through the Development Management process, and considered in the context of the housing policies of the development plan – as well as having regard to all other relevant policies, including those specific to development proposals of this type within the National Park area. As part of that overall process consultations would be invited and an opportunity given for representations on the proposal to be lodged by anyone who wished to express a view on its planning merits. That process would be completed before the determination by the planning authority as to whether or not planning permission should be granted – and, if so, subject to what planning conditions.

Reporter’s recommendations:

Modify the plan in the following terms:

1. Add on the Balloch VE1 West Riverside site map on page 57 an icon indicating that a Transport Assessment is required.
2. Alter the VE2 allocation depicted on page 55 of the proposed plan by:
 - amending the boundary of the site map to remove the western section between the recreation ground and the River Leven – as highlighted by the red hatch attached to the site map of Core Document 43 - and also to exclude the car park area of the hotel adjoining the River Leven from the revised site.
 - adding a Drainage Impact Assessment icon to the site map (as amended).

Issue 6	Aberfoyle	
Development plan reference:	Section 3 Place, Aberfoyle pp.58-59	Reporter: Richard Bowden
Body or person(s) submitting a representation raising the issue (including reference number):		
Norman Gillan (674)		
Provision of the development plan to which the issue relates:	Aberfoyle - New site	
Planning authority's summary of the representation(s):		
<p><u>Aberfoyle - New site</u></p> <p>Norman Gillan (674) - Support Aberfoyle as an area with Strategic Tourism Opportunities. Map (SDR26) shows site area that has potential for tourism development before alternative more remote sites are considered.</p>		
Modifications sought by those submitting representations:		
<p><u>Aberfoyle - New site</u></p> <p>Norman Gillan (674) - The land shown in (SDR26) should be allocated for visitor experience in the Local Development plan.</p>		
Summary of responses (including reasons) by planning authority:		
<p><u>Aberfoyle - New site</u></p> <p>Norman Gillan (674) - It is too late in the Plan process to bring forward new sites which were not consulted upon or duly neighbour notified. The submission includes limited information to support its inclusion. While the Local Development Plan Charrette in 2013, (CD39, p.39) considered potential sites, it was not possible to identify a suitable visitor experience site at Aberfoyle due to various development constraints including flooding and road access, however, the Plan provides support for any future new proposal to be considered through Overarching and Visitor Experience Policies. The National Park Authority in principle is supportive of tourism development which can help enhance the visitor experience in Aberfoyle. This is articulated in the Development Strategy Map on p.19 of the Plan which highlights Aberfoyle as containing Strategic Tourism Opportunities.</p> <p>No modification proposed.</p>		
Reporter's conclusions:		
<p>1. The sole representation concerns an arc-shaped wedge of land located outwith the village boundary of Aberfoyle, but partly adjoining its eastern edge. The site concerned is</p>		

part of an area of fairly steeply undulating open land that is partly wooded. It is situated immediately to the east of the driveway that leads to the neighbouring Dounans Outdoor Education Centre. The site, extending to approximately 4 hectares, has no other easily recognisable boundaries and forms part of a much larger area of undeveloped countryside that separates the village from the Aberfoyle Golf Club land located to the east of it.

2. The representation contends that the land in question, because of its location near to the village, should now be considered for allocation in the plan as “Visitor Experience” for chalet development, in preference to other possible sites in more remote locations.

3. I recognise that within the Aberfoyle village boundary there are local constraints – including road access and flood risk issues. These limit opportunities for new developments that would enhance the visitor experience at Aberfoyle, even though the policies of the finalised plan support such initiatives in principle. Nevertheless, for a number of reasons I do not find persuasive the case made for this suggested allocation outwith the village boundary. Firstly, in my view it lacks sufficient reasoning to be supported – for example by failing to justify the scale or form of development proposed. In addition I am concerned that the boundaries of the site in question, apart from on its western side, are not clearly differentiated from the wider countryside by any natural or other features.

4. Furthermore, and most importantly, I am in agreement with the park authority that at this late stage in the process it is not appropriate to bring forward for allocation this or indeed any other possible new sites for allocation in the plan that have not previously been the subject of wider consultation, including through neighbour notification procedures.

5. Accordingly, based on all of these considerations I conclude that there is no justification for allocating the site in question in the plan. This, however, would not prevent any detailed proposals for the site concerned coming forward for consideration through a planning application being lodged. In that eventuality, through the Development Management process the merits and acceptability or otherwise of such a scheme would be assessed by the planning authority. That process would have detailed regard to the relevant site, access and policy context considerations - including with reference to the overarching and visitor experience policies of the plan - before determining whether or not planning permission should be granted (and if so to give consideration to imposing any planning conditions that were deemed necessary and appropriate).

Reporter’s recommendations:

No modifications to the plan.

Issue 7	Balmaha	
Development plan reference:	Section 3, Place p.60	Reporter: Richard Bowden
Body or person(s) submitting a representation raising the issue (including reference number)		
<p>Lorna Holl (98) Scottish Water (145) Donald Henson (166) Nick Kempe (662) Charles Cottam (663)</p>		
Provision of the development plan to which the issue relates:	<p>Balmaha H1 Forestry Commission Site p.60 Balmaha settlement p.60</p>	
Park authority's summary of the representation(s):		
<p><u>Balmaha H1</u></p> <p><u>Habitat</u></p> <p>Lorna Holl (98) and Donald Henson (166) - State this site is a sensitive habitat that should be safeguarded from development. This includes protected species, wildlife, native trees and the potential negative impact of development on the stream that runs through the site (SDR11 Bird Survey).</p> <p><u>Scale, Location and Type of Development</u></p> <p>Lorna Holl (98) - Is concerned that the proposed development would double the size of Balmaha and ruin its character.</p> <p>Donald Henson (166) - Regards this as piecemeal development which will not enhance the village's appearance which is already badly damaged due to the undeveloped former Highland Way Hotel site, [located opposite Balmaha Bay]. Balmaha H1 should not be contemplated until the former Highland Way Hotel site is developed.</p> <p>Comments that the Proposed Local Development Plan does not say what type of housing is envisaged.</p> <p>Charles Cottam (663) - States that the site is too big in relation to Balmaha and inappropriate in terms of its location and scale. It would radically alter the rural and natural environment in this specific location. It is separate from the main village of Balmaha, would increase potential for ribbon development and pressure to infill between this site and village core. The siting of this development would radically increase dangerous and anti-social nuisance arising from people trying to access the lochshore.</p> <p>Recognises the need for a very limited amount of appropriately sited, affordable housing in the general area but not a 15 dwelling development. Where private housing has come</p>		

on the market locally it has nearly always been converted into holiday accommodation. For very high end, commuter- orientated housing there may be a never ending demand as indicated by Buchanan Estate or Drymen.

States that H1 will have a detrimental economic impact on his adjacent existing tourist business and would jeopardise its viability.

Camping in Balmaha

Nick Kempe (662) - Objects to the lack of camping provision at Balmaha and the National Park Authority's promotion of other development types in preference to camping.

Modifications sought by those submitting representations:

Balmaha H1

Lorna Holl (98) and Donald Henson (166) - Do not wish this site to be identified for development.

Donald Henson (166) - Also states that it should not be identified for development until Rural Stirling Housing Association has the finance in place to undertake the build to a high standard.

Charles Cottam (663) - Requests either an alternative location for development within the village core (however does not specify an alternative site) or changes to the location of development involving setting it 'back into the woodland' to minimise environmental impact. Although not specifically stated it is also assumed that a smaller amount of housing is sought.

Camping in Balmaha

Nick Kempe (662) - Would like to see provision made for camping in Balmaha.

Summary of responses (including reasons) by park authority:

Balmaha H1

Habitat

Lorna Holl (98) and Donald Henson (166) - Concerns about habitat and species on the site are noted however this site has been assessed and determined as being suitable for development via a rigorous process including the Call for Sites and Issues Assessment as summarised in the Site Assessment Report (CD26, p.25, MIR24). This assessment included expert advice from our own specialists as well as Stirling Council and Scottish Natural Heritage and considered landscape, ecology, water environment and flooding as well as other considerations such as planning, access and education. Once more detailed proposals are available, these will still require to meet the natural environment policies within the Proposed Local Development Plan to ensure any specific site sensitivities are safeguarded – for example, particularly important trees. The icons on the proposals map (p.60) clearly identify the assessment work to be undertaken at planning application stage.

A minor modification is recommended to add protected species assessment icon to proposals map for Balmaha H1, p.60.

Sewerage would require to be addressed in accordance with Natural Environment Policy 12: Surface Water and Waste Water Management which will ensure no adverse impacts on the water environment, including the stream. It is understood that connection to Scottish Water sewer is possible meaning no localised discharge.

No modification proposed.

Scale, Location and Type of Development

Donald Henson (166) and Charles Cottam (663) - It is not agreed that this proposal would compromise the character or setting of Balmaha, as stated by respondents. Balmaha by nature is a dispersed low density community and the Supplementary Planning Guidance for Buchanan South (CD58, pp.9-10) seeks to safeguard and maintain this. Carefully designed and located development on this site could be satisfactorily absorbed into the existing landscape and should not have a detrimental impact on adjoining properties, or businesses (including their viability) as stated by responder (663). It is agreed that the undeveloped site opposite Balmaha Bay presently detracts from the appearance of Balmaha however this is not a reason to defer development on other sites.

Regarding the comments by responders about the type of housing, Housing Policy 1 requires new housing in the Small Rural communities, including Balmaha, to be affordable housing. (A limited amount of open market housing may be permissible in exceptional cases where demonstrated as essential to the viability of the scheme). This is in recognition of the demands for commuting, holiday and second homes in the accessible rural areas of the National Park, such as Balmaha. Housing Need and Demand Assessment evidence, as summarised in the Population and Housing Background Report, (CD36, pp.12-16) shows there to be affordable housing needs within the rural Stirling area of the National Park which includes Balmaha. Development on this site is currently being progressed by Rural Stirling Housing Association, working with the local community, to address local housing needs. This site has been identified following significant engagement with the community and partner organisations in the preparation of the Plan.

Charles Cottam (663) - It is not clear how the responder considers housing development on this site would result in dangerous and anti-social behaviour arising from people trying to access the lochshore. Whilst there have been issues concerning anti-social behaviour on east Loch Lomondside in the recent past, steps have been taken by the National Park Authority and Police Scotland to address this via education and bylaws, as summarised in Your Park: Transforming our lochshores, (CD32, pp.12-13). It is considered that such behaviours have reduced considerably and that where they do arise, this is mainly from visitors to the area rather than those living and working within it.

No modification proposed.

Camping in Balmaha

Nick Kempe (662) - Whilst no land is formally identified in the Plan for camping in Balmaha this does not mean that camping provision is not desired or that it would not be supported by the policies in the Plan. There is significant camping provision between

Balmaha and Rowardennan including sites at Cashel and Salloch Bay. The preparation of the Plan has involved extensive engagement with communities, landowners, partners and businesses since 2011. Little comment was received during the critical Main Issues Report stage on camping and therefore the Plan reflects an updated approach from the Adopted Local Plan.

The National Park Authority is progressing a priority in the National Park Partnership Plan to consider the management of camping and the types of related infrastructure needed across the National Park – that might be delivered by either the Authority or by the private sector. This is a separate piece of work which was recently consulted upon called Your Park: Transforming our Lochshores, (CD32, pp.17-19). While consideration is being given to the areas of the National Park that require additional facilities, these are under preparation as part of wider management proposals. In the meantime, proposals for camping will be considered against Visitor Experience Policy 1 and the Planning Guidance on Visitor Experience which contains more detailed guidance on camping.

No modification proposed.

Reporter’s conclusions:

Balmaha H1

1. The broadly rectangular, slightly sloping site shown as Balmaha H1 in the proposed plan forms part of a larger area of woodland located within, but towards the eastern end of, the village of Balmaha. This site, which fronts onto the main B837 road from Drymen, is situated opposite some lodges that offer visitor accommodation fronting onto Loch Lomond to the south. There are detached houses with private gardens and boundary screening immediately to the east of H1 site. To its west is another area of woodland with walks and some more houses close to the Loch Lomond National Park Visitor Centre and car park. Opposite the Visitor Center is a hotel, the village shop and coffee shop, together forming the heart of the village. I find that these local facilities and services are all within easy walking distance from the H1 site.
2. Whilst concerns have been raised in representations about environmental and related ecological issues affecting the H1 site, I note that prior to its selection relevant matters relating to landscape, ecology and habitats, the water environment and flooding were amongst the issues assessed by a range of experts considering the possible allocation of this site. Furthermore, as the park authority points out, even once allocated in the plan, any detailed proposals for the site would still be required to demonstrate that they satisfactorily meet the requirements of all relevant environmental policies of the proposed plan. Specific icons on the H1 site plan on page 60 of the plan provide further safeguards on these and other relevant matters related to the future development of the site.
3. In this context I am persuaded that any site-specific constraints or sensitivities or overriding policy considerations affecting development of the land in question would be fully addressed when any planning application is assessed in detail through the Development Management process. Most importantly, this would be prior to any planning permission being granted – and at that stage I would anticipate planning conditions to be attached to such a planning permission, as deemed necessary and appropriate at that time. Based on all of these considerations I conclude that there is no justification for deleting the allocation based on the environmental concerns expressed related to landscaping, ecology, flood risk or the wider water environment.

4. Concerns have been expressed that the scale and location of the proposed H1 allocation would compromise or be out of keeping with the character or setting of Balmaha. Based on the available evidence, including my own site visit, I do not find persuasive the arguments put forward in support of such contentions. As the park authority points out, Balmaha is characterised in part by the dispersed nature of its low-density built developments. Furthermore, I note that the Supplementary Guidance Note for Buchanan South seeks to ensure that this principle is safeguarded when consideration is given to new development initiatives here.

5. Against this policy background, I agree with the park authority that such an approach in principle does not rule out housing development on the H1 site. This is because this can be regarded as an infill site where, in my view, a sensitively designed and carefully laid out housing scheme for up to 15 houses could be satisfactorily accommodated with the existing woodland landscape. Most importantly I am also satisfied that if appropriately planned, configured and detailed, this could be achieved without significant adverse impacts on the amenity and setting of existing neighbouring properties – and without detracting from the overall appearance or character of Balmaha village. I am satisfied that the park authority has provided helpful clarification which in my view justifies its approach to providing affordable housing on this site, in response to the policy context that it outlines. I note that proposed development of this particular site is being promoted and progressed through a local housing association in close consultation with the local community stake-holders and I welcome and endorse this approach.

6. I do not find substantiated let alone compelling the arguments put forward in some representations suggesting that the proposed allocation would double the size of Balmaha or that such an initiative would somehow provoke anti-social behaviour in the local area. I note that this is an area that has experienced and benefitted from significant improvements in recent years - with the park authority and police action supported by bye-laws resulting in significantly reduced anti-social behaviour. The park authority points out that such incidents are generally associated with visitors rather than the resident communities living and working here. No contrary evidence has been presented to challenge that view.

Camping provision

7. The only other representation expresses concerns about the lack of camping provision in Balmaha. Whilst that is correct, it is evident that there are existing camping sites in the locality – at Cashel and Sallorchy Bay, both of which are located along the road from Balmaha heading north to Rowardennan. In this context I am not persuaded that there has been a compelling case made that the H1 site - or indeed any other piece of land in Balmaha village - should be allocated for camping provision within the proposed plan.

8. Meanwhile, I note that the park authority is currently progressing detailed work reviewing the existing and future provision and management of camping in the National Park generally. This work forms part of its overall review of visitor infrastructure provision and how this is being addressed in forward planning for the park area overall - and in more detailed terms for particular localities within it – including through the drafting of Supplementary Guidance to the proposed new local development plan. Further detailed consideration relating to these matters is set out elsewhere in this report under Issue 22 Visitor Experience.

Reporter's recommendations:

No modifications to the proposed plan.

Issue 8	Crianlarich	
Development plan reference:	Section 3 Place, Crianlarich pp.62-63	Reporter: Richard Bowden
Body or person(s) submitting a representation raising the issue (including reference number):		
<p>Tactran (73) Scottish Water (145) Transport Scotland (185) Catriona McKenna (632) Ian Ramsay (656) Nicola and Gordon Hay (661)</p>		
Provision of the development plan to which the issue relates:	Crianlarich ED1 West of Station Crianlarich H1 Willowbrae	
Planning authority's summary of the representation(s):		
<p><u>Crianlarich ED1 West of Station</u></p> <p>Tactran (73) - Acknowledges that, as there are no current proposals for a timber railhead at Crianlarich, this is not shown in the Plan.</p> <p><u>Crianlarich H1 Willowbrae</u></p> <p>Scottish Water (145) - There is currently sufficient capacity at the Water and Waste Water Treatment Works that serves the proposed site.</p> <p>Scottish Government – Transport Scotland (185) - The visibility to the east for vehicles exiting the junction is limited due to the bend in the road and the railway bridge and is therefore a significant concern. Furthermore, vehicles turning right into Willow Brae have limited forward visibility to traffic approaching from the east which again is a significant concern. Therefore, the additional turning traffic as a result of the potential development at this location would not be supported by Transport Scotland. <i>(Please note this Transport Scotland comment is a late key agency response on 5 Nov 15 with no specific site response at any earlier stage in the plan process.)</i></p> <p>Catriona McKenna (632) - Supports the site for 6 affordable houses if they are adequately sized (mainly 3 bedroomed properties).</p> <p>Ian Ramsay (656) - Concern raised over road access to the site given former difficulties with visibility splays and increased traffic associated with proposed development. Also concerns over sewerage capacity and household waste collection required for 6 homes. Responder asks who the housing would be for.</p> <p>Nicola and Gordon Hay (661) - Concern rose over proposed development including impact on road access to rear of property which is a requirement which will require a dropped kerb, privacy affected, noise and traffic from construction vehicles, drainage</p>		

issues and loss of open space for local children.
Modifications sought by those submitting representations:
<p><u>Crianlarich ED1 West of Station</u></p> <p>Tactran (73) - Requests that the Plan should ensure that any future proposals for a timber railhead at Crianlarich can be supported.</p> <p><u>Crianlarich H1 - Willowbrae</u></p> <p>Scottish Water (145) - None</p> <p>Scottish Government – Transport Scotland (185) - Assume asking for removal of site from Plan on road safety grounds. <i>(Please note this Transport Scotland comment is a late key agency response on 5 Nov 15 with no specific site response at any earlier stage in the plan process.)</i></p> <p>Catriona McKenna (632) - Assume responder asking for majority of houses to be able to accommodate 3 bedrooms.</p> <p>Ian Ramsay (656) - Assume responder is asking for the site to be removed from the Plan.</p> <p>Nicola and Gordon Hay (661) - Assume responder is asking for the site to be removed from the Plan or protect it as open space. However, if housing accepted, create access from new bypass, ensure suitable drainage provided and reduce impact from construction traffic.</p>
Summary of responses (including reasons) by planning authority:
<p><u>Crianlarich ED1 West of Station</u></p> <p>Tactran (73) - The continued identification, and safeguarding of land, for economic development uses (in this case use classes 4 Business, 5 General Industrial and 6 Storage or Distribution within the Town and Country Planning (Use Classes)(Scotland) Order 1997 (CD3) is considered to be compatible with storage/transfer of timber. Whilst this does not preclude proposals other than timber transfer railhead to come forward, it is not possible for the Plan to zone or safeguard land specifically for this single use in the absence of firm proposals or site plans for this. No modification proposed.</p> <p><u>Crianlarich H1 Willowbrae</u></p> <p>Scottish Government – Transport Scotland (185), Nicola and Gordon Hay (661), Ian Ramsay (656) - Transport Scotland was consulted and made no comment or objection in relation to this site at Main Issues Stages or Proposed Plan consultation stages of preparing the Local Development Plan. The site is therefore included within the Proposed Plan as a housing allocation. This reflects the decision taken by the National Park Authority at its meeting on the 26th October 2015.</p> <p>Whilst site H1 is identified as a housing site, it does not form part of the effective housing land supply and is not programmed for delivery until 2026/27. It may be that, as a result of the recently constructed Crianlarich bypass, traffic numbers at this section of road will</p>

potentially reduce over time and that Transport Scotland may be able to change their view at a later date. It will be important to review this and to assess the site and its likely effectiveness as part of future housing land audits and action programming monitoring. As it is not programmed for delivery until Post 2022 and is not part of the effective housing land supply, it is not proposed to remove this site from the Proposed Plan. Its inclusion shows that the land is considered to offer potential for housing over the longer term, subject to access concerns being addressed.

Catriona McKenna (632) - Site H1 is owned by Stirling Council. The site is not included within the current Strategic Housing Investment Plan for Stirling Council. Plan policies are able to stipulate the percentage of affordable housing required for a particular area but not the detail of the number of bedrooms for houses within every housing or mixed use site which includes housing. This is something that would be considered in more detail at planning application stage.

Ian Ramsay (656) - Scottish Water has confirmed that there is sufficient capacity in water and waste water treatment works.

Nicola and Gordon Hay (661) - *Privacy* - The Design and layout of the housing will be identified at the planning application stage. The buildings will be required to be designed in such a way in which direct overlooking of habitable rooms is avoided.

Noise Pollution - It is noted that noise caused by construction will take place during the temporary period while the site is being developed. Time constraints on constructions are likely to be agreed at planning application stage to make sure that noise is kept to suitable times and at acceptable levels. Overarching Policy 2 'Development Requirements' sets requirements on planning proposals to as avoid significant adverse impacts such as noise pollution.

Drainage - Drainage is a consideration to anyone wishing to develop any site. The Drainage impact assessment icon shown on the site map illustrates that there is a requirement for applicants to submit a drainage impact assessment.

Minor modification proposed to add a road safety icon to the site map.

Reporter's conclusions:

ED1 West of Station

1. This particular allocation of unused land and railway sidings adjoining the operational rail station at Crianlarich has been carried forward from the previous plan. The only representation lodged is solely concerned with supporting proposals for a timber railhead at Crianlarich using this site. The park authority has confirmed that in principle the storage and transfer of timber would accord with the plan designation, as the intention is for this site to be used for any Class 4, 5 or 6 uses, specified in the Town and Country Planning (Use Classes) (Scotland) Order 1997. I note that those particular use classes include business and general industrial, as well as storage and distribution uses. From the available information it appears that there are no firm proposals for a specific development here at present.

2. In the above context, I agree with the park authority that it would not be appropriate

for the plan to safeguard this site for one particular use or activity. The broad terms of the proposed allocation already enables specific development proposals to come forward - for some form of timber railhead or indeed any other use compatible with the Economic Development allocation – for consideration in detail through a planning application for determination by the planning authority. At that time, the merits and overall acceptability or otherwise of the proposed scheme would be assessed in the context of the relevant policies of the development plan through the Development Management process prior to any planning permission being granted subject to planning conditions, as appropriate.

H1 Willowbrae

3. A number of representations have been lodged in respect of this site, which is owned by the local council. I note that the only infrastructural issue raised in respect of the site's proposed allocation for housing development relates to road access concerns.

4. The site in question is elevated open ground situated at the end of Willowbrae, a short tarred road with a steep gradient. Willowbrae is a cul-de-sac off the A85 trunk road close to the centre of Crianlarich. I noted at my site visit that the junction of Willowbrae onto the A85 road has limited visibility along the main road, particularly to the east as a result of a sharp bend along the adjoining section of the A85 road as it passes below a rail bridge. It is this constraint that has been acknowledged as a concern by Transport Scotland and also highlighted by others making representations objecting to the allocation. The park authority points out that when the site was being put forward for consideration at the Main Issues Stage - and indeed at other consultation stages in the plan preparation - no objection or other comment on its suitability for allocation was lodged by Transport Scotland. I am, nevertheless, obliged to consider the road safety concerns it now raises, which are echoed by other local representations.

5. Whilst I understand the concerns flagged up regarding the visibility limitations of the junction of Willowbrae onto the A85 road, as summarised above, I am also aware of a number of related and relevant considerations. Firstly, I note that Willowbrae already serves a number of existing houses – and no accident history of the junction in question related to road traffic movements into or out of Willowbrae has been cited in support of the representations expressing general concerns about road safety here. Secondly, I note that the section of the A85 road where it passes Willowbrae is within the 30mph speed limit zone covering the centre of Crianlarich. In addition, traffic approaching from the east along the A85 road to this junction is also forced to slow down by the sharp bend as the main road passes under the nearby rail bridge referred to earlier.

6. Furthermore, in my view it is reasonable to assume that the recent opening of the new Crianlarich bypass road now takes much - and indeed probably most – of the “through traffic” away from the centre of Crianlarich when heading north or south along the major A85 trunk road route between Loch Lomond and Tyndrum. Prior to the bypass opening all of that through traffic would have been obliged to pass through the village centre of Crianlarich. Accordingly, this through traffic no longer has need to pass along the section of A85 road that passes the Willowbrae junction. In this context, I agree with the park authority that this is very likely to reduce markedly the overall traffic loadings on the section of the A85 passing Willowbrae. I recognise, however, that some through traffic heading to or from the east along the A82 which links to and from Killin/Callander will continue to pass through the centre of Crianlarich and past the Willowbrae junction. Nevertheless, overall, there is every likelihood that the overall road traffic volumes along the A85 at the Willowbrae junction are likely to be reduced significantly – although it is too

soon to assess by how much.

7. Based on all of the above considerations, I agree with the park authority that deletion of the H1 site for development of 6 houses is not justified on road safety grounds. Nevertheless, I also conclude that it would be appropriate to add a road safety icon to the site map on page 63 for the H1 site in the proposed plan. This is in order to ensure that access and related road safety matters are given detailed consideration when any proposals come forward as a planning application for approval through the Development Management process. It would also be at that stage that detailed design matters would be scrutinised to ensure that all relevant planning policies are complied with in any scheme being granted planning permission - including with regard to safeguarding the privacy and amenity of neighbouring residents.

8. At that stage it would also be open to the planning authority to attach planning conditions, as it deems necessary and appropriate, to any planning permission it grants – and these might potentially include reference to limiting times of site operation during the construction period and regarding noise impacts at that implementation stage. I note that there is already a drainage impact assessment icon on the site map – so any planning application would be required to be supported by a drainage impact assessment prior to the application being assessed and determined. Finally, I agree with the park authority that whilst it is standard for the development plan to specify the proportion of affordable housing for a given site being allocated for residential development it would not be appropriate to prescribe the number of bedrooms of each unit. I am satisfied that such details would be amongst the matters put forward in a scheme setting out design and layout proposals for the site through a planning application for assessment and then determination by the park authority through the Development Management process.

9. Based on all of the above, and having had regard to all of the other matters raised by those making representations and the park authority, I conclude that there is insufficient justification to merit deletion of the H1 allocation or for it to be modified beyond the additional icon to be added to the site map for H1, as set out in my recommendations.

Reporter’s recommendations:

Modify the plan in the following terms:

1. Add a road safety icon to the Crianlarich Hi Willowbrae site map on page 63 of the plan.

Issue 9	Croftamie	
Development plan reference:	Section 3 Place, Croftamie pp.64-65	Reporter: Richard Bowden
Body or person(s) submitting a representation raising the issue (including reference number):		
James Mullen (628) Fortune Properties (704) Scottish Environment Protection Agency (713)		
Provision of the development plan to which the issue relates:	H1 – Buchanan Crescent p.65 VE1 – Pirniehall p.65	
Planning authority’s summary of the representation(s):		
<p><u>Croftamie VE1 Pirniehall</u></p> <p>James Mullen (628) - Objects to any development at site VE1 Croftamie, raising concerns over an increase in traffic and the potential resultant noise and impact on the areas amenity. The development is also considered to be contrary to the aims of the National Park and to the Sandford Principle. The responder also states that the proposal would be contrary to the title deeds.</p> <p>Fortune Properties (704) - Objects to the current allocation as Visitor Experience as it is felt that this has a presumption against residential development. A more flexible approach should be taken to enable the residential led redevelopment of Pirniehall.</p> <p><u>Croftamie H1 Buchanan Crescent</u></p> <p>Scottish Environment Protection Agency (713) - Requires a Flood Risk Assessment for the site in order to assess the risk of flooding from the Catter Burn and potential developable area.</p>		
Modifications sought by those submitting representations:		
<p><u>Croftamie VE1 Pirniehall</u></p> <p>James Mullen (628) - Assume that the responder wishes site to be removed from the plan.</p> <p>Fortune Properties (704) - Seeks a more flexible approach to the development and for it to be residential led.</p> <p><u>Croftamie H1 Buchanan Crescent</u></p> <p>Scottish Environment Protection Agency (713) - Request to include a Flood Risk Assessment icon on the map Croftamie H1 on p.65.</p>		

Summary of responses (including reasons) by planning authority:

Croftamie VE1 Pirniehall

James Mullen (628); Fortune Properties (704) - The site is allocated for Sustainable Tourism in the Adopted Local Plan (titled ST11) (CD29, p.118). To provide for the refurbishment and restoration of Pirniehall, The Proposed LDP now supports tourism and housing, as stated in the text on p.64, however the mapped zoning of the site as VE1 indicates that a visitor experience related use is preferable and that such uses are to be encouraged.

It is recognised that an element of housing could be supported in order to enable the repair and retention of the building (which is included on Historic Environment Scotland's Buildings at Risk Register) however housing is unlikely to be supported as the principle use at this location. This is because the site is located well outwith the village boundary and because the Proposed LDP's development strategy seeks to direct the majority of housing development to sites within the settlements. The appropriateness of an entirely residential led re-use would depend upon the specifics of an individual proposal. It is therefore considered appropriate for the Proposed LDP to reflect the uses that the NPA wishes to encourage.

The Proposed LDP requires assessments regarding woodland, landscape context and the built environment to be undertaken as part of any development proposal. The Sandford Principle states that "where irreconcilable conflicts exist between conservation and public enjoyment, then conservation interest should take priority". It is considered that this principle would not apply in this case, as the proposed uses are to enable the conservation (by restoration and refurbishment) of a historic building. Potential conflict between public uses of the site and the amenity of the surrounding area would be assessed through the statutory consultations indicated in the Proposed LDP. Assessment regarding access to the site is also required as part of any development proposal, and traffic impact would be part of that assessment, in relation to the site itself and the surrounding area. With regards to comments made regarding title deeds, this is considered to be a civil matter which is not a material planning consideration at this point.

Minor modification recommended - amendment to text on p.64 from 'tourism/housing is supported for Pirniehall in order to secure the retention of this historic building' to 'housing development would be supported for Pirniehall as an enabler for visitor experience development.'

Croftamie H1 – Buchanan Crescent

Scottish Environment Protection Agency (713) - It is recognised that there is a minor watercourse nearby and this would need to be assessed for flood risk. Minor modification proposed to add a Flood Risk Assessment icon to site map.

Reporter's conclusions:

VE1 Pirniehall

1. The VE1 site comprises an historic house and its dense woodland estate grounds – the premises most recently operated as Pirniehall School. It is set in open countryside and is accessed off a minor public road that runs westwards from the nearby settlement

of Croftamie. The former Pirniehall School and grounds are no longer used. Indeed the whole premises is now sealed off by security fences so was not accessible to me when I attempted to do a site visit. Instead I was only able to inspect the site from the nearest public road which forms its southern boundary and from the national cycling and walking route that follows a former rail corridor adjoining the open fields immediately to the east of the VE1 site. Views of the site were limited severely by the dense woodlands of the estate and access was not possible via either the West Lodge or The Witches Hat private residential properties located on the corners of the southern boundary of the site.

2. There are two representations objecting to the VE1 allocation. One of these seeks a more flexible approach to enable residential development here whilst the other argues that development here would be inappropriate on the basis that it would raise traffic and noise issues – and in his view the allocation would be contrary both to the title deeds of the property concerned and more generally to the principles of the national park. In responding to these various concerns I note, firstly, that the site in question is carried forward as an allocation from the adopted local plan where it was designated for sustainable tourism development.

3. The park authority points out that one of the purposes of the current allocation is to “provide for the refurbishment and restoration of Pirniehall” which I endorse as a worthwhile aim in principle, particularly as the house is listed on the Historic Environment Scotland’s “Buildings at Risk” Register. The proposed national park plan supports both tourism and housing initiatives. Nevertheless, given the form and location of Pirniehall in open countryside, set apart from the settlement of Croftamie, I am in agreement with the park authority that a visitor experience development would be generally more appropriate than housing in this particular case. As the park authority points out, however, that would not necessarily exclude an element of housing development within an overall package for this site if this helped to ensure conservation of the historic building - and so long as housing was not the principal use of the overall scheme. The park authority notes that the Sandford Principle states that where irreconcilable conflicts exist between conservation and public enjoyment then conservation interest should take priority. I am in agreement with the park authority that there is no conflict with this principle in this particular case as the proposed VE1 allocation is intended to enable conservation of the historic Pirniehall property.

4. I would not expect the planning authority to explore in detail the issues raised about title deeds as this is a civil matter rather than a planning consideration. Nevertheless, I am satisfied that a wide range of other detailed planning matters - such as access and traffic generation, landscaping including woodland conservation where appropriate and conservation of the built environment - would all be considered in detail through the Development Management process when any scheme was lodged through a formal planning application. As part of that process - and prior to determination regarding the necessary listed building consent and planning permission being granted subject to appropriate conditions – there would be statutory consultations and an opportunity for representations relating to the specific proposals.

5. Based on all of these considerations I conclude that there is insufficient reason to delete or amend the terms of the proposed allocation in the manner being sought by those making representations. Nevertheless, for the purposes of ensuring clarity within the plan of the park authority’s intentions with regard to this particular allocation I conclude that it would be appropriate for the text at the end of page 64 of the plan to be amended from stating ‘tourism/housing is supported for Pirniehall in order to secure the

retention of this historic building’ to now read ‘some limited housing development could potentially be supported for Pirniehall if this could be demonstrated to be providing an enabling role for visitor experience development and in order to secure conservation of this historic building.’ Whilst this is not precisely the wording now being suggested by the park authority, I conclude that it better reflects its stated aims and intentions with regard to the future development of this site, which I would endorse for the reasons outlined above.

H1 Buchanan Crescent

6. This particular site is a rectangular area of relatively flat grazing land adjoining existing housing on the south-eastern edge of the built-up area of Croftamie. On my site visit I noted that towards its northern end the site dips down towards the Catter Burn that marks its northern boundary.

7. In this context, I note that the only unresolved representation is from the Scottish Environment Protection Agency (SEPA) and their request is that any proposal for the H1 site should be accompanied by a flood risk assessment – in order to assess the risk of flooding from the Catter Burn which in their view might affect the developable area. In order to achieve this, SEPA contend that a Flood Risk Assessment icon should be added to the site development map for site H1 on page 65 of the proposed plan.

8. I note that in its response the park authority now recognises the potential flood risk posed by the Catter Burn for site H1 and so endorses the inclusion of a Flood Risk Assessment icon on the site map for the H1 allocation. I conclude that the issue raised by SEPA is a valid planning consideration and that the proposal to add a Flood Risk Assessment Icon, as now agreed with the park authority, is therefore necessary and appropriate to address this matter satisfactorily in respect of the H1 plan allocation.

Reporter’s recommendations:

Modify the plan in the following terms:

1. Amend the end of the last sentence on page 64 from reading “tourism/housing is supported for Pirniehall in order to secure the retention of this historic building” to now read: “some limited housing development could potentially be supported for Pirniehall if this could be demonstrated to be providing an enabling role for visitor experience development and in order to secure conservation of this historic building.”
2. Add a Flood Risk Assessment Icon to the site map for the H1 Buchanan Crescent allocation on page 65 of the proposed plan.

Issue 10	Drymen	
Development plan reference:	Section 3 Place, Drymen, pp.66-69	Reporter: Richard Bowden
Body or person(s) submitting a representation raising the issue (including reference number):		
<p>Nadja Ray (85) Stuart Francis (94) John Archer (95) Clara Glynn (97) Robert and James Henderson (131) Ian Pearson (135) Iain Bruce (138) Drymen Community Council (139) Scottish Water (145) Morag White (160)</p>	<p>MacTaggart and Mickel (200) Elizabeth Francis (201) Frances Lander (636) Resident, Ardmore Gardens (647) Graham and Janice Johnstone (648) Jackie Mackay (650) D Ray (669) John Huxtable (692) Jackie Brown (715) Tom Turner (716) Ann Pearson (722)</p>	
Provision of the development plan to which the issue relates:	<p>Drymen Village p.66 H1 Stirling Road p.67 H2 Laurelfields p.68 MU1 Former Salmon Leap p.69 VE1 Drumbeg p.67 LT1 South Stirling Road p.67</p>	
Planning authority's summary of the representation(s):		
<p><u>Drymen Village</u></p> <p>Morag White (160) - Drymen overall has too many sites allocated for development. Other villages of a similar size do not have the same scale of housing development proposed.</p> <p>Scottish Water (145) - States that there is currently limited capacity at Drymen Waste Water Treatment Works and a drainage impact assessment may be required for development sites. There is currently sufficient capacity at the Water Treatment Works to serve the proposed developments in the village.</p> <p>Resident, Ardmore Gardens (647) - Concern over the level of new housing, the impact on the infrastructure of the village, the wild areas (generally) and consider proposals to detract from the village.</p> <p><u>H1 Stirling Road</u></p> <p>MacTaggart and Mickel (200) - Support for the housing allocation and highlights that the site currently has planning permission for 36 houses.</p> <p>Frances Lander (636); Graham and Janice Johnstone (648) - Request that the existing Stirling Road car park remains intact as the proposed car park [within the current planning permission] is not sufficient.</p>		

Graham and Janice Johnstone (648) - Responder recommends an alternative site, the land beyond the football field opposite the telephone exchange including a link road to the school.

John Huxtable (692) - Responder feels that the proposed density is too large and would create infrastructure issues in relation to road and school capacity.

John Huxtable (692), Graham and Janice Johnstone (648) - Responders feel that the density is not in-keeping with the strategy proposed.

H2 Laurelfields

Nadja Ray (85); Stuart Francis (94); John Archer (95); Clara Glynn (97); James Henderson (131); Ian Pearson (135); Iain Bruce (138); Drymen Community Council (139); Morag White (160); Jackie Mackay (650); D Ray (669); John Huxtable (692); Jackie Brown (715); Tom Turner (716); Ann Pearson (722) - Objection is made to the site at Laurelfields (H2) for one or more of the following reasons:

- Conservation Area - the development would result in an unacceptable impact on the Conservation Area and would be contrary to the Conservation Area Appraisal.
- Density - the proposed density is too large and not in keeping with the surrounding area. Drymen Community Council (139) wish to see the allocation reduced to 5 units.
- Road Access/Safety - the type of development proposed would create access and road safety issues.
- Service Capacity - local services and infrastructure could not cope with the scale of development.
- Landscape - due to landscape sensitivity, the proposal would be unacceptable, it is also contradictory to the 2010 Drymen and Gartocharn Landscape Capacity Assessment (CD41)
- Impact on Visitor Experience and Residential Amenity - development of the scale proposed would have a detrimental impact on both visitors and current residents to the area.
- Physical Constraints - site is physically constrained and could not accommodate the proposed number of houses.
- Community Consultation - support which was shown by the community at the Local Development Plan Charrette was for 3 homes and not the number proposed. Also the weight of opposition should mean that the site should not be allocated in the Plan.
- Historic Environment - development will result in a detrimental impact on the nearby listed buildings and their setting.
- Sandford Principle – allocation of the site will lead to development which does not reach the National Park’s Statutory Aims.
- Priority should be given to other sites - other sites in the village have more merit to be developed in the first instance as they will have less impact.
- Surrounding context - allocation of the site will lead to development which is not “in-keeping” with the southern end of the village.
- Volume of house building proposed in Drymen - this site, along with the other housing sites proposed, is too much in scale for the village.
- Proposed Design - the proposed design does not fit with the current context of the village, mainly the southern end which has low density housing with large gardens.
- Density of other sites recently developed - feels that other sites in the village of a similar size do not have to accommodate the same density.

- Impact on Natural Environment - there would be an unacceptable impact on the natural environment which is contrary to the Biodiversity Action Plan “Wild Park 2020 (CD31).

MU1 Former Salmon Leap

Stuart Francis (94) - Supports the sympathetic redevelopment of this site which will add to the look and economy of the Drymen centre. Responder feels that the housing element of the allocation of Drymen MU1 should be removed until the housing allocation H1 has been developed and the impact on infrastructure has been assessed.

Elizabeth Francis (201) - Responder has shown full support for this site being included in the Plan.

VE1 Drumbeg

Morag White (160) - Any development on this site would have to take into account the surrounding landscape and be very sensitive in nature.

LT1 South Stirling Road

MacTaggart and Mickel (200) - Responder welcomes site LT1 allocation for housing but feels that the site should be brought forward in the plan period (not be a long term allocation). The responder feels that it would add to the housing land supply and add to the flexibility of housing land in Drymen. It is also highlighted that the responder feels that deliverability of the site would increase with change from a long term site to a short term site.

The responder also highlights that putting the proposed housing site H1 and the long term site together (to create a larger housing site) will have a consolidated approach and provide wider community benefits including affordable housing and parking for cars and coaches.

The responder submitted with the proposal, Site Appraisal & Design Statement (SDR12), Indicative Development Masterplan Option 1 (SDR13) and an Indicative Development Masterplan Option 2 (SDR14).

Modifications sought by those submitting representations:

Drymen H1 Stirling Road

John Huxtable (692) - H1 reduced to 30 homes.

Drymen H2 Laurelfields

Nadja Ray (85); Stuart Francis (94); James Henderson (131); Ian Pearson (135); Iain Bruce (138); Jackie Brown (715) - Assume that responders wish the site to be removed.

John Archer (95); Clara Glynn (97); Morag White (160); Jackie Mackay (650); D Ray (669); John Huxtable (692); Tom Turner (716); Ann Pearson (722) - Assume that responders wish the site is reduced possibly to 3-4 homes.

Drymen Community Council (139) - Reduce site capacity to 5 homes.

Drymen MU1 Former Salmon Leap

Stuart Francis (94) - Remove Housing element from MU1.

Drymen LT1 South Stirling Road

MacTaggart and Mickel (200) - Bring forward site LT1 into the current Plan Period (2017-22).

Summary of responses (including reasons) by planning authority:

Drymen Village

The advice of government agencies and Stirling Council has been taken account of in determining the number of houses proposed for Drymen. This allows the National Park Authority to check the capacity of local services and infrastructure. No concerns arose from these parties on these regards and should a need arise for upgrades or additional provision, then this can be secured through a developer contribution as set out in the relevant policy and guidance.

The National Park Authority is required, by Scottish Planning Policy, to show spatially a generous supply of land for housing. The Vision for the plan is that most development should be directed to within towns and villages to help sustain communities and be close to services and shops etc.

The number of housing sites that have been allocated for Drymen also ensures that there is flexibility of land available to deliver housing, particularly as there has been very little housing development in the village in the last 10-20 years, leading to a shortage of affordable housing. The housing proposed to meet this need and demand is therefore not all placed on one site owned by one party. In order to minimise the growth in physical size/extent of Drymen, an additional gap site (H2) has been added along with a long term housing site (LT3).

The strategy to promote housing development in Drymen was subject to examination in the Adopted Local Plan Examination Report Volume 2, (CD16B, pp.115-116). In this the reporter concluded that the village strategy reflects the relatively good access to public transport and the range of shops and other services available.

Drymen H1 Stirling Road

The site currently has a valid planning application for 36 units and car parking [Planning Application Reference 2013/0134/DET]. The site has therefore been through the development planning process and is currently allocated in the Adopted Local Plan (CD29) for mixed use (housing 36 units, car parking and open space).

The current planning permission includes a car park and it is considered to sufficiently meet the demands of the village centre. If the proposal was to be revised then car parking would be required as part of any proposals as indicated by the parking icon on the proposals map.

With regards to the relocation of this housing site to the land east to the football field opposite the telephone exchange, it is considered that the allocated housing sites are in preferable locations in relation to the Village centre. The alternative site has not been through the formal consultation process of this Plan. No modification proposed.

Drymen H2 Laurelfields

Density

The proposed density of the site is one of the key reasons the site is subject to objection. The Main Issues Report (CD25, p.103) proposed that the site would be able to accommodate 16 units. After that consultation process it was decided that the site should be reduced in size and the number of units proposed be 10. Reasons for this include, addressing concerns over the physical constraints of the sites, impact on the landscape and on the conservation area. This reduction to 10 units will be designed in a manner which has minimum impact on the historic environment and the landscape context. Responders concerns may exist as they feel the site is proposed for 10 individual plots. It is noted that the site would not be able to accommodate 10 individual house plots and the design is most likely to be achieved by having three or four blocks of apartments. An indicative illustration of how this might be achieved has been provided in both the 2013 Local Development Plan Charrette (CD40, p.62) and in the Proposed Plan, p.68.

Strategy

James Henderson (131), Morag White (160), Jackie Mackay (650) - The responders feel that the overall strategy for Drymen should be changed as the scale of new housing is too large. See response above in relation to Drymen Village Comments and the strategy for housing in Drymen. The site offers flexibility should constraints delay developments on other sites in the Village. Two other sites are Proposed for housing in the Plan period for Drymen which means that all the housing proposed in Drymen does not rest of the development of one site.

It was also suggested by that the proposed allocation will result in development which is not in accordance with the National Park's Statutory Aims listed in the National Parks (Scotland) Act 2000 (CD15, Section 1, p.3). It is not considered that this is case due to the restrictions and considerations that will be taken into account on the site and it is believed the current strategy and allocation will contribute to sustaining the community, directly helping to achieve the 4th aim under the National Parks 2000 (Scotland) Act.

Impact on Historic Environment

Objections due to impact on Historic Environment are noted. It has been highlighted in the Plan that any development on the site would have to due consideration of the Historic Environment in the design and siting of the development. Any planning application would also be subject to meeting the criteria of the Proposed Local Development Plan, pp.93-94 overarching policies 1 and 2 and also in the Historic Environment Policies in the Plan, p.105.

Landscape

The respondents are concerned with the possible impact to the important landscape to which the village is situated. The Drymen and Gartocharn Landscape Capacity

Assessment for (CD41) highlights the importance of the village fringe and this document as a whole has been taken into consideration when assessing the potential of the site to accommodate housing. As stated above, the site has been reduced to lessen the impact on the landscape and the site now runs largely along what the Landscape Capacity calls the “spine” of Main Street. It is required that any development would not have an unacceptable detrimental impact on the built environment and village identity. The Landscape Capacity Assessment highlights that Drymen is screened by woodland and that the settlement is largely secluded by the woodland (p.33). There is also nothing to suggest from this document that no development should happen on due to landscape sensitivity. The document does highlight the importance of the Main Street and Village Square to the village and this has been addressed through having the Historic Environment and Landscape Context as a key consideration required of the site.

Road Safety

The Stirling Roads Improvement Service took part in the Main Issues Report consultation process and highlighted no road safety concerns from the allocation of the site (which was proposed for 16 units) and no representation was submitted as part of the Proposed Plan consultation process. Upon receiving these road safety concerns for the avoidance of doubt, the Roads Authority was consulted again and re-affirmed that road safety was not a material consideration which should limit development of 10 units on this site (CD21). Therefore, there is no reason to believe that the site is not capable of accommodating the allocation of 10 homes.

Service Capacity

Stirling Council continues to be a partner in producing the Local Development Plan for the National Park and have been consulted upon on every stage of the process. As part of the process no issues were raised by the Local Authority in terms of access to education and health provision and were involved throughout the Charrette process and raised no concern with the final numbers of housing proposed in the Plan.

Scottish Water (145) – also state in their submission that there is capacity from the Water Treatment Works to serve this site.

Consultation Process (Including 2013 Local Development Plan Charrettes)

John Archer (95), Ian Pearson (135) – Have made comment that what was proposed in the Charrette workshops, which was welcomed by the community, is different to what is contained in the Plan. It should be clarified that the 2013 Charrette (CD40, pp.46-63) did not specify the number of units which the site should accommodate. The Charrette highlights the desire to develop sites within the village boundary before looking outside and states that small scale development which maintains its historic character should be supported. The requirement for “social housing” is also highlighted in the Charrette (CD40, p.58) and states that Stirling Council has a waiting list of 20 applicants with Drymen as their preferred choice. It is also stated that Rural Stirling Housing Association has a waiting list of 26 with a connection to Drymen (16 of these requiring a one bedroom house).

Impact on Visitors

Stuart Francis (94) - Raised concerns over the impact on visitors resulting in the

development of 10 homes. It is recognised that while in the peak summers months the extra traffic generated from this proposal may result in the village being busier, the development will result in more people using the shared facilities all year round to the benefit of Drymen. The benefits of a well-designed development outweigh any negative impact on the visitor experience of the Village.

Natural Environment

Concerns regarding the impact to the Natural Environment are noted. The site has been assessed through the Strategic Environmental Assessment (CD34) which no issues were raised regarding the loss to biodiversity. As a gap site in the village boundary there is an opportunity to increase biodiversity for the village. However, given the site has reduced in size and its location adjoining Main Street the impact on loss of biodiversity opportunities is considered to be low. Scottish Natural Heritage has also raised no concerns upon the proposed allocation.

Conclusion

As the site is located within the village boundary and is currently a gap site, the site fits in with the Strategy of the Plan which is consistent with Scottish Planning Policy (CD1). During the Local Development Plan Charrettes in 2013 the community highlighted the desire to see gap sites in the village developed. It is felt that the site fits within the overall development strategy of the Development Plan, to provide a variety of homes to meet a range of needs, located within towns and villages where there is adequate service provision. New homes are considered to be required in Drymen in order to help sustain the community. This site will add the flexibility of housing sites available and make a valuable contribution to the housing land supply.

It should also be noted that the indicative capacity of 10 units takes into account the viability of the site. Due to the physical constraints on the site, the deliverability of a minimum of 50% affordable units would be difficult to achieve if the capacity was reduced to 5 units.

It should also be noted that other sites close to the village have been considered in the Site Assessment Report (CD26, pp.41-45) which shows development pressure exists and should be managed in a way which does not have unacceptable detrimental impact to the landscape context or environment (both natural and built).

No modification proposed in relation to H2.

Drymen MU1 Former Salmon Leap

Comments regarding infrastructure are noted. The site has been discussed with key agencies and the Local Authority and no concerns were raised as part of the consultation process. The site has also been through the Development Planning process previously and appears in the current Adopted Local Plan (CD29, p.120). A high level of support has also been shown for development to occur on this site as it is derelict land close to important centre of the village. No modification proposed.

Drymen VE1 Drumbeg

Comments regarding site VE1 Drumbeg are noted. The landscape sensitivity of this

area is a key consideration of the site and is highlighted in the site map through the use of the landscape context icon. There would be no objections should the reporter wish to strengthen the considerations required by adding a Landscape Assessment Icon which requires developers to submit a landscape assessment with any planning application. The level of assessment required is depending on the scale of the development proposed. No modification proposed.

Drymen LT1 South Stirling Road

It is considered that a long term allocation is appropriate for this site. Currently, there are 3 housing allocations proposed in Drymen which could be delivered in the lifetime of the Plan. Community Consultation has indicated through the LDP Charrette that they would like to see sites situated in the village developed in the first instance, before looking elsewhere. Keeping this as a long term option would also ensure that housing sites within the village boundary are developed and not left as gap sites while sites on the edge of the boundary come forward. This is not in line with the overall plan vision towards sustaining communities.

Difficulties with progression of allocated sites in Drymen are noted, however site H1 Stirling Road has a valid planning permission and there is no reason to believe that the site cannot be delivered as per the planning permission. The National Park would always be seeking to help bring forward sites with planning permission through working with key partners such as Local Authorities and Key Agencies.

The National Park Authority are required to look beyond the five year plan period and show the scale and location of where housing could be located which is why this site has been proposed as long term. The National Park Authority would not be in a position to support this site until Site H1 Stirling Road has been developed. No modification proposed.

Reporter’s conclusions:

Drymen Village

1. Some concerns have been expressed in representations about the capacity of Drymen to accommodate additional development, particularly in terms of the perceived limitations regarding the essential service infrastructure available locally. Based on the available information, however, I am satisfied that the park authority has demonstrated that due consideration has been given to all such matters. Furthermore, I note that the proposed plan includes policies and guidance to ensure that - where necessary and as appropriate - contributions towards the cost of any required upgrades or additional provision of service infrastructure can be levied on developers of sites in and around Drymen over the plan period.

2. Another related matter raised in two representations concerns the number of housing sites allocated in the proposed plan. In short there is a perception that too many residential development sites have been identified for Drymen that would lead to excessive numbers of new dwellings given the limited scale and capacity of the village’s local service infrastructure to accommodate such growth.

3. Once again in my view the park authority has provided a satisfactory explanation to effectively counter those perceptions and in doing so to justify its position in this regard –

arguing that with only limited new housing development here over the last 10-20 years there is now a shortage of affordable housing in Drymen. I also find that the proposed allocations in combination would offer a choice of sites in line with the principles set out in the National Planning Framework and elaborated in Scottish Planning Policy. For example in its paragraphs 110 to 131 Scottish Planning Policy sets out the detailed requirements and basis for development plans to provide a choice and range of new housing sites, including for affordable housing provision, to meet projected needs and for such sites to afford reasonable access to public transport and other local services. Whilst the merits of particular sites put forward are considered in turn in more detail below, I conclude that in broad terms the overall approach adopted by the park authority with regard to housing allocation in Drymen accords with national policy principles – as summarised above.

H1 Stirling Road

4. This site is located close to the village centre. Whilst most of the land in question is undeveloped at present the site also incorporates an existing public car park fronting onto Stirling Road. Most importantly in my consideration, proposals for development of the H1 site have already progressed through the lodging and formal assessment of a planning application through the development process which resulted in a planning permission being granted in 2013 for 36 houses, car parking provision and open space. Furthermore, I note that this permission (ref. 2013/0134/DET), granted subject to planning conditions, accords with the terms of plan allocation shown as H1 Stirling Road.

5. In this context, I conclude that there is no requirement or scope for me to consider the H1 allocation further. Finally, as the park authority points out, whilst some suggestions have been put forward in representations about possible alternative site options, those have not been the subject of formal consultation in earlier stages of the plan preparation and so cannot be taken forward at this late stage in the plan process.

H2 Laurelfields

6. This broadly rectangular infill site fronts onto Main Street very close to the centre of the village. It is a paddock of undeveloped sloping ground mostly below road level that is allocated for 10 houses in the proposed plan. This proposed allocation has prompted a large number of representations, which between them highlight a wide range of concerns that I will consider on a topic by topic basis below – for ease of reference using the sub-headings adopted by the park authority in its responses.

Density

7. A number of representations argue that this site, if allocated and developed, should accommodate fewer houses than the 10 units indicated on the site plan of page 68 of the finalised plan. Firstly, I note that the capacities shown for each of the allocations in the proposed plan are indicative only. The actual number of units permitted here, as in every case, would be a matter for detailed assessment - and determination by the planning authority through any planning permission granted, subject to planning conditions. That Development Management process would only follow on from a planning application being lodged showing a detailed site layout and design to include not only the number, position, scale and built form of new housing units in the scheme being proposed but also, amongst other matters, the proposed access arrangements, landscaping and boundary treatments.

8. Meanwhile, I note that when it was considered in some detail at the Main Issues Report Stage of the plan process this particular site was regarded as having a notional capacity for 16 housing units. I also note that the park authority having given the matter further consideration now envisages this site's development being in the form of apartment blocks. Furthermore, in showing an indicative capacity of only 10 units in the finalised plan, I note firstly that this reflects the scale of development set out in a planning application still under consideration by the planning authority. In my view the park authority has also justified this reduction on the basis that in its view that scale of development would ensure minimisation of the likely impact of built development on the site concerned given its historic setting within a conservation area and the landscape context. I find that its approach in this matter to be robust and its principles well founded.

9. In the above context and based on the available evidence including my own site visit, I conclude that there is insufficient justification to further reduce the indicative figure of 10 units in the proposed plan to a lower development density for the H2 site in response to the representations lodged.

Strategy

10. Three respondents, under the heading H2, raise a more general concern about the overall amount of new housing allocated for Drymen as a whole in the proposed plan. These settlement-wide matters have already been dealt with by me earlier (in paragraphs 1-3 above) so do not need to be repeated. For the reasons outlined by the park authority, I am not persuaded that the proposed allocation would conflict with the statutory aims for national parks set out in the National Parks (Scotland) Act 2000 – in particular its Section 1 page 3.

Impact on the historic environment

11. Concerns are set out in representations about the effects of development at the H1 site on the local historic environment. In this regard attention has been drawn to the fact that the site is situated in a conservation area. In response, firstly I note that the importance of the historical setting of the site is reflected in the historic environment symbol shown on the H2 site map on page 67 of the proposed plan. In this context I am satisfied that all issues of potential concern to the local historic environment are matters that can and should be addressed in detail through the Development Management process when any planning application for the site is lodged for determination. At that time in determining such an application, amongst other matters the planning authority would have a statutory duty to examine whether any proposal would accord with the relevant policies of the development plan. I note that this would include consideration of whether the proposed scheme would satisfactorily meet the terms and applicable criteria of the relevant Historic Environment Policies 1 and 2 of the proposed plan (on page 105 and 106) as well as the plan's overarching policies 1 and 2. The latter policies make specific reference to protecting and enhancing the character and appearance of the historic environment and its setting. Based on all of these considerations I conclude that there is no justification for deleting the H2 allocation for reasons of safeguarding the historic environment.

Landscape

12. Whilst concerns have been expressed in representations about safeguarding the landscape setting of the village and the role that the H2 site plays in this, I note that the

H2 site map on page 68 includes a landscape context icon. As explained on page 122 of plan, this confirms that the landscape sensitivity of the site is acknowledged by the park authority and was taken into account when designating this particular site for housing development. Furthermore the meaning of this icon is elaborated on P122, where it states that there is a form of landscape sensitivity here “which development should respect and enhance”.

13. I am satisfied that this icon together with the built environment icon attached to the same site plan should ensure that any development proposal coming forward for detailed consideration as a planning application in order to be approved would need to demonstrate that it would not result in unacceptable detrimental impacts on the landscape setting and built environment of the village - of which Main Street is the spine characterising its identity. In summary I conclude that there is sufficient protection for the landscape setting of the site and the village in the H2 allocation's icon annotations, combined with the terms of the relevant policies of the proposed plan that would need to be accorded with prior to any planning permission being granted – including the overarching policies 1 and 2. I note that the latter makes specific reference to safeguarding landscape and visual amenity, amongst other considerations including design and place-making.

Road safety

14. Whilst some representations raise concerns about possible access and road safety issues given the location of the site, I do not find their arguments persuasive based on the available evidence and my own site visit. I noted on my site visit that the site fronts onto a relatively straight section of Main Street close to the centre of the village where there are standard speed restrictions and additional traffic calming measures already in place. I also note that at the Main Issues Report stage of the plan process the council Roads Authority when consulted on a proposal for 16 housing units here raised no access or road safety concerns – and when re-consulted more recently they still had no concerns. Furthermore, the park authority points out that at earlier stages in the process no representations raised roads or access related concerns. In any event, through the Development Management process when a detailed proposal for the site is put forward as a planning application this would have to demonstrate satisfactorily how the scheme would be accessed safely prior to any permission being granted. Based on all of these considerations I conclude that an allocation for an indicative 10 housing units on this site would not be likely to raise any insurmountable access or related road safety issues.

Service capacity constraints

15. Some representations express concerns about the ability of local services such as water and drainage, health and education provision to have sufficient capacity to meet the additional pressures resulting from development of the H2 site. Nevertheless, as the park authority points out no such concerns have been expressed by those authorities providing such services. Accordingly, based on the available evidence I conclude that there is no persuasive case for deleting this allocation on the basis of perceived service capacity constraints that are unsubstantiated.

Consultation process

16. Two representations express concerns about the plan's allocation for 10 housing units on site H2, in particular with reference to the Charrette process undertaken in 2013.

They argue that on the basis of the Charrette process the capacity should be reduced to 3-4 units. In response the park authority points out that the Charrette process, which was welcomed by the local community, did not specify a capacity for this site but reaffirmed the principle of development of sites within the village boundary before considering sites further afield. I note that the Charrette process, broadly endorsed by the local community who engaged in it, also highlighted the requirement for social housing and supported small scale developments that maintain the historic character of the village. Based on all of these considerations I conclude that the H2 allocation is generally consistent with the principles emerging from the Charrette process that was undertaken prior to the finalised plan being drafted.

Impact on visitors

17. One representation expresses concerns about what he anticipates would be adverse effects on visitors to Drymen that would result from a development of 10 units on the H2 site, particularly during summer periods when traffic pressures are at their peak. I am in agreement that any peak pressures being exacerbated by the slight increases in road traffic generation locally arising from development of the H2 site need to be weighed against the benefits arising from the increased use of local shops and community facilities, which would hopefully contribute to enhancing their overall viability throughout the year. Once again I conclude that the increased traffic generation effects would be marginal and in any event those effects would be counterbalanced by the projected benefits I have outlined - such that there is insufficient justification to delete or amend the H2 allocation.

Natural Environment

18. Whilst some concerns have been expressed about the potential impact of the allocation on the natural environment and in particular on its biodiversity, I note that when the site was examined as part of the Strategic Environmental Assessment (SEA) no such issues were raised, let alone highlighted. Similarly, Scottish Natural Heritage has raised no concerns in this regard. In this context I agree with the park authority that any risks of loss of biodiversity opportunities arising from the proposed allocation and development of the H2 site would be low. Accordingly, I conclude that there is no justification to delete or amend the allocation in response to concerns expressed about possible risks to the natural environment.

Summary and conclusions

19. For the reasons outlined above I conclude that individually and in combination the issues of potential concern raised in representations do not merit deleting or amending the allocation H2 as shown in the proposed plan.

MU1 Former Salmon Leap

20. The 2 representations are broadly supportive of the principle of sympathetic redevelopment of this derelict town centre site. Nevertheless, one of them contends that this should not include a housing component – at least until the H1 allocation has been developed and the impact on local infrastructure has then been re-assessed. In response, I note, firstly, that the MU1 site was allocated in the adopted local plan and indeed it has previously been through the Development Management process. In summary, its allocation for mixed use development is simply being carried forward into

the proposed new plan – and the arguments challenging this approach are not persuasive.

21. I note that there have been no previous concerns raised in consultations about the capacity of local service infrastructure services to provide satisfactorily for mixed development on this site – including a housing element. I also note that there are appropriate icons attached to the site plan on page 69 making reference to concerns about the historic environment and access to be considered carefully when any development proposal comes forward for the site through a planning application for determination. Based on the available evidence including my own site visit. I conclude there is no reason to justify deleting or amending the proposed allocation as shown in the finalised plan.

VE1 Drumbeg

22. The park authority acknowledges the issues raised in the representation regarding landscape sensitivity affecting any future development of this site which is located well outside the settlement. At my site visit I noted that this former quarry site forms part of the open countryside to the south-east of Drymen. The undulating land here, which has been regenerating and is mostly grassed now is generally low-lying and overlooked from surrounding viewpoints – most notably from the Gartness Road forming its eastern boundary. This section of Gartness Road - which is set at a significantly higher level than most of the VE1 site - as well as being a vehicular route forms part of the West Highland Way long distance walking route.

23. In the above context, the site development map for VE1 in the proposed plan, quite properly in my view, highlights the landscape sensitivity of the site by the inclusion of a Landscape Assessment icon. As the park authority points out this means that any planning application for the site would need to be supported by a landscape assessment. I conclude that this provision should ensure that appropriate consideration would be given to landscape sensitivity issues when any proposal was being assessed and prior to any planning permission being granted subject to whatever planning conditions were deemed necessary at that time.

LT1 South Stirling Road

24. This particular site is located immediately to the south of the B858 Stirling Road leading into Drymen from the east. The site adjoins the eastern edge of the built-up area and its southern boundary is formed by the main A811 road from Stirling to Glasgow that bypasses the centre of Drymen. The broadly flat site is undeveloped open meadow at present and abutts existing houses at its north-west corner. The remainder of its western boundary adjoins the H1 site which has planning permission for residential development – and is considered in more detail above.

25. I note that whilst the LT1 site is designated for long term housing development the only representation lodged contends that this should be brought forward in the plan period and combined with development of the H1 site. Indeed that representation is supported by illustrative master plan drawings to indicate how this might best be undertaken as a composite development package for the 2 sites. I do not find these arguments persuasive for the reasons outlined below.

26. Firstly, I note that the proposed plan includes 3 housing allocations for Drymen that

the park authority states can all be delivered in the lifetime of the plan (before any need for implementing the LT1 site as a longer term designation). Most importantly, all of those other 3 sites (H1, H2 and H3) are situated closer to the centre of Drymen and so - in line with the sustainability principles of the plan – those 3 sites should be promoted for development in advance of the LT1 site in my view. Indeed that this was also the conclusion of the Charrette consultation process within the local community when various site development options were being explored. I note, however, that some site-specific difficulties with progression of those 3 allocated sites have been acknowledged by the park authority. I am not persuaded that those problems cannot be overcome during the plan period – and I note that planning permission has now been granted for development of H1, the largest of the 3 sites. In summary, based on all of the above considerations and after careful examination of the representations lodged I conclude that there are not sufficient reasons to bring forward the LT1 site to the earlier part of the plan period.

Reporter’s recommendations:

No modifications to the proposed plan.

Issue 11	Gartmore	
Development plan reference:	Section 3 Place, Gartmore p.70	Reporter: Richard Bowden
Body or person(s) submitting a representation raising the issue (including reference number):		
K Brisbane (77)		
Provision of the development plan to which the issue relates:	Gartmore - New site	
Planning authority's summary of the representation(s):		
<p><u>Gartmore - New site</u></p> <p>K Brisbane (77) - Request new site (SDR2) to be included for 6 homes in Gartmore as no other site has been identified in the village and that the access concerns have been addressed via an Assess Appraisal (SDR1). Gartmore has a range of services and facilities including primary school. Gartmore has an ageing population. The village is a planned estate village and is generally linear in form with central area a conservation area. No proposed development in the village and there has only been one new house in the past ten years. New housing required to maintain a sustainable community. Site is not within the Conservation Area and adjacent to listed building but trees protects its setting. Site is outside of floodplain and has no biodiversity designations. Despite Housing Policy 1 probably supporting development on the site, such a housing scheme would have to provide 100% rather than 33% affordable housing; the lower percentage would only apply if it were an allocated site (see p.26 of Plan), and would be a risky venture with no guarantee of planning permission being forthcoming. The site meets all five 'effectiveness' tests.</p>		
Modifications sought by those submitting representations:		
<p><u>Gartmore - New site</u></p> <p>K Brisbane (77) - Requests site (SDR2) is included for 6 homes at Park Avenue, Gartmore.</p>		
Summary of responses (including reasons) by planning authority:		
<p><u>Gartmore - New site</u></p> <p>The site was considered at the Additional Sites Report (CD27, p.17-18) stage. It was felt at that time there may be some scope for carefully designed and sited housing on the site however concerns over road access questioned the deliverability of the site in the Plan. In light of receiving a transport assessment (SDR1) for the site, further comment was sought from Stirling Council Roads Authority (CD20). The Roads Authority highlighted</p>		

that the existing access at Park Avenue’s junction with Main Street can only accommodate a single vehicle in its current format which raises road safety concerns. The response further details that it is unlikely that the road will be able to accommodate two vehicles and that the Council would not support the site for inclusion within the Local Development Plan on road safety grounds. For this reason it is not proposed that the site be allocated.

In terms of affordable housing, the point is irrelevant when the principle of the site is unacceptable in road safety terms.

No modifications proposed.

Reporter’s conclusions:

1. The sole representation seeks a new plan allocation for 6 residential units outwith but immediately adjoining the north-eastern edge of the village. The elongated, rectangular site in question is a gently sloping grazing paddock on the northern side of Park Avenue – which, at this location, represents the village boundary. The site concerned is directly opposite a line of detached houses within the village that are already accessed via Park Avenue.
2. I note that Gartmore was developed as a planned estate village of broadly linear form, the core of which is now designated as a conservation area. Today Gartmore has a range of facilities and services including a school, a shop and a hotel. The built form of the village is tightly configured either side of its spine known as Main Street and the representation notes that the outcome is that only one new house has been built in Gartmore in the last 10 years. I accept the argument made in the representation that in order to maintain Gartmore as a sustainable community, in principle it is important where possible to identify appropriate opportunities for some limited new residential development in or around the village over the plan period. From my site visit I recognise that there are no vacant sites or other clear opportunities for new housing development within the existing tightly drawn village boundary - as shown on the settlement plan depicted on page 70 of the finalised plan.
3. In the above context I now turn to consider the detailed merits of the suggested new residential allocation that is being advocated in the representation. Firstly, I note that the site in question is not within the designated conservation area. Furthermore, as the representation points out, whilst the site is adjacent to a listed building on the opposite side of Park Avenue the setting of that listed property, which comprises a house with adjoining garden, is screened and safeguarded by existing trees that would remain unaffected by the suggested new allocation now being advocated.
4. I note that the land now in question on the north side of Park Avenue was considered as a possible site for allocation for residential development earlier in the plan process. Indeed the park authority acknowledges that at that time it was accepted that there may be scope for some carefully designed and sited housing on this site. I also note that following detailed consultations with the Roads Authority the only reason that the site was not formally allocated appears to be on road safety grounds. The available evidence indicates that this conclusion was based on the fact that at its junction with Main Street the width of Park Avenue can only readily accommodate a single vehicle and there is no immediate prospect of widening the carriageway at this location.

5. I recognise the constraint imposed by the local road geometry and the proximity of the properties either side of Park Avenue close to the junction with Main Street. Nevertheless I noted at my site visit that at that junction for vehicles leaving Park Avenue there is clear visibility, irrespective whether they are intending to turn left into Main Street or wishing to proceed straight across that junction onto the wide straight road directly ahead. The same clear views are also available for drivers of vehicles heading across that junction into Park Avenue, as well as for those turning right from Main Street, to access Park Avenue and the site now in question. Furthermore, as stated earlier, Park Avenue currently serves a number of existing houses located along its south side. Accordingly, regular vehicular traffic movements via the Main Street junction at its western end are already taking place – apparently without significant problems being encountered in terms of road safety. Indeed no road traffic accident records have been drawn to my attention. I am also unaware of any representations having been lodged by local residents or others who may have had concerns in this regard based on their local knowledge and experience of using Park Avenue as pedestrians or drivers of road vehicles.

6. Based on all of the above considerations, I conclude that there is insufficient reason to rule out allocation of the site in question for up to 6 new houses solely on the basis of road access and related safety concerns. I agree with the park authority that in all other respects the site in question in principle is appropriate for allocation in the plan for a limited amount of residential development - as now being advocated in the representation. Indeed I conclude that such an allocation would be beneficial in affording an opportunity to provide some limited additional housing in an established residential area within convenient walking distance to the centre of Gartmore where there are a range of community facilities and services. No other infrastructure or local service constraints have been drawn to my attention and there is no suggestion that the site in question is at risk of flooding – although this is one of the detailed matters dealt with below.

7. For the reasons outlined I conclude that the site proposed in the representation by K Brisbane should be formally allocated as site H1 for 6 residential units and the village boundary extended northwards marginally to include this site when the plan is formally adopted. Given its location - notably on the fringe of the village and its conservation area - and for consistency with other such allocations, I also conclude that the following icons should be attached to the site plan for the new H1 allocation: flood risk assessment; drainage impact assessment; access; road safety; landscape assessment; sustainable urban drainage system; developer contributions. This is in order that any detailed proposals for the site's development would be required to satisfactorily address all these various considerations prior to any planning application being formally determined.

Reporter's recommendations:

Modify the plan in the following terms:

1. Allocate the Park Avenue site for residential development – boundary as defined by the red line on the Site Plan attached to representation 00077 (ref BR1 14019/03) – as Gartmore H1 Park Avenue (6 houses).

2. Insert a corresponding site map for this H1 allocation in the plan annotated by the following icons: flood risk assessment; drainage impact assessment; access; road safety; landscape assessment; sustainable urban drainage system; developer contributions.

3. Add a line for Gartmore H1 to Appendix 1 of the finalised plan.
4. Extend the Gartmore village boundary marginally in order to incorporate (and indeed correspond with the western, northern and eastern site boundaries of) the new H1 allocation as defined above.

Issue 12	Gartocharn	
Development plan reference:	Section 3, Gartocharn pp.71-72	Reporter: Richard Bowden
Body or person(s) submitting a representation raising the issue (including reference number):		
<p>Kilmarnock Community Council (613) West Dunbartonshire Council (659) Nichola Johnstone (670) Ross Macgregor (711) Scottish Environment Protection Agency (713)</p>		
Provision of the development plan to which the issue relates:	<p>Gartocharn H1 Burnbrae Farm Gartocharn H2 France Farm Kilmarnock Cemetery Extension Proposed New Tourism Site</p>	
Planning authority's summary of the representation(s):		
<p><u>Gartocharn H1 Burnbrae Farm</u></p> <p>Kilmarnock Community Council (613) - Supports this site.</p> <p>Nichola Johnstone (670) - Objects on road safety grounds and considers that there are other safer sites available including (a) the field between Ardoch B&B and Ross Loan (nearer to the school) and (b) the traditional football pitch (poor drainage and underused, not required given new all-weather football pitch at the school) at the other side of the village. (CD44 shows the location of the football pitch) Also, bats are known to live in the farm.</p> <p>Scottish Environment Protection Agency (713) - States that a watercourse runs through this site and poses a potential risk of flooding.</p> <p><u>Gartocharn H2 France Farm</u></p> <p>Kilmarnock Community Council (613) - Supports this site.</p> <p><u>Kilmarnock Cemetery Extension</u></p> <p>West Dunbartonshire Council (659) - States that there is a requirement for a cemetery extension at Kilmarnock Church (outwith the village and not shown on the Gartocharn Proposals Map on page 71) and objects to this not being identified or referenced in the Proposed Local Development Plan. (SDR22 – Site Plan)</p> <p><u>Proposed New Tourism Site</u></p> <p>Ross Macgregor (711) - Objects that land for leisure/tourism uses is not identified within the Gartocharn area and requests that a new site for tourism uses (chalets) on land located in two fields lying to the east of the village (bounded by South Gartocharn Farm to the south-west, Middle Gartocharn Farm to the north-west and the War Memorial to the</p>		

north-east) (SDR35).
Modifications sought by those submitting representations:
<p><u>Gartocharn H1 Burnbrae Farm</u></p> <p>Nichola Johnstone (670) - Does not specify a specific change but it is assumed to delete this site and identify one of the two alternatives proposed.</p> <p>Scottish Environment Protection Agency (713) - Likely to object to development unless appropriate additional information is submitted or the site plan is amended to remove the sections thought to be at risk. A basic Flood Risk Assessment will be required either prior to or in conjunction with any planning application.</p> <p><u>Kilmaronock Cemetery Extension</u></p> <p>West Dunbartonshire Council (659) - Requests reference and identification of this land for the cemetery in the Local Development Plan (SDR22).</p> <p><u>Proposed New Tourism Site</u></p> <p>Ross Macgregor (711) - Requests that land near Gartocharn (SDR35) is identified for tourism/ leisure uses (suggested approximately 25 chalets) and associated residential development (Managers accommodation). This would increase the variety and quality of tourism/leisure related accommodation on a well located, accessible site without compromising the character and landscape value of the surrounding area.</p>
Summary of responses (including reasons) by planning authority:
<p><u>Gartocharn H1 Burnbrae Farm</u></p> <p>Nichola Johnstone (670) - When this site was assessed at the Main Issues Report stage, West Dunbartonshire Council did not raise objections on road safety grounds. The Community Council has expressed support for this site and there have been no other objections to its inclusion in the Proposed Local Development Plan. The alternative site suggested at (a) was also considered at Main Issues stage and included in the Site Assessment Report (CD26, p.49) but not considered suitable for development. The other alternative site suggested at (b) is identified as open space and was not proposed for development at any stage in the Plan preparation process and has therefore not been assessed for suitability as a potential development site within the Proposed Local Development Plan. No modification proposed.</p> <p>The farmhouse is not included within the area identified for development within the Plan. Any proposals for the farmhouse will be assessed via the planning application process and this will assess potential impact of development on bats. No modification proposed.</p> <p>Scottish Environment Protection Agency (713) - Comments regarding flooding are noted. The Blairennich Burn runs along lower ground along the outside of the southern and eastern boundaries of the proposed development site boundary, not through it, as stated in the response. It is however agreed that that a Flood Risk Assessment icon is added in order to show that flood risk assessment is required.</p>

Minor modification to add flood risk assessment icon to proposal map for Gartocharn H1, p.72.

Kilmaronock Cemetery Extension

West Dunbartonshire Council (613) - The request for a cemetery extension at Kilmaronock Church is not agreed. As this site is in the countryside it is not identified as a formal allocation in the Proposed Plan which focuses on mapping sites within the boundaries of the Parks towns and villages only. It remains the Authority's view that any proposals for a cemetery extension could be supported within the policy framework provided in the Proposed Plan. Pre-application advice has been offered. No modification proposed.

Proposed New Tourism Site

Ross Macgregor (711) - The request that land is identified for tourism uses is not agreed. It is too late in the plan preparation process to introduce a new site. There were opportunities to put forward sites at the Call for Sites stage and at the Main Issues Report stage which allowed all sites to be fully appraised and for consultation on these, including neighbour notification, prior to the Proposed Local Development Plan stage. Therefore this proposal, if submitted as a planning application would require to be considered against the criteria contained in Visitor Experience Policy 1 and associated supplementary and planning guidance. Pre- application advice may also be sought. No modification proposed.

Reporter's conclusions:

H1 Burnbrae Farm

1. One of the representations raises concerns about road safety relating to the H1 site and, in seeking its deletion, contends that there are two other sites that she regards as more appropriate for allocation for housing development in and around Gartocharn. I have visited all of these sites as part of my overall assessment of the representation detailed below.
2. The H1 site comprises a field on the western edge of the built-up area of Gartocharn – and its access would most likely be from the main A811 road from Balloch that passes through the village and forms the northern boundary of the H1 site. This section of the public road descends into Gartocharn when arriving from the direction of Balloch to the west. I noted on my site visit that the 30mph speed restriction (for traffic heading along this road as it passes through Gartocharn) starts opposite the western edge of the H1 site. In summary, the H1 site adjoins a road where the legal speed limit is 30mph, reflecting the built-up nature of the village. The park authority points out that no-one raised concerns about road safety regarding the H1 site when it was being assessed at the Main Issues Report stage of the plan preparation.
3. In the above context I do not regard as compelling the argument put forward that the H1 site should now be deleted on road safety grounds as those concerns have not been substantiated. I note that the farmhouse adjoining the eastern margin of the H1 site does not form part of the allocation. As the park authority points out any proposals for the farmhouse property would be assessed through the Development Management process when all relevant planning matters would be taken into consideration by the planning

authority prior to any proposed scheme being approved.

4. I am not required to weigh up the respective merits of other sites put forward by an objector simply as possible substitutes for the H1 site when I have already concluded that there is no justification for deleting the H1 site, which in my view has been allocated quite properly through the site selection process and does not merit deletion. I note that the park authority has explained in some detail why, in its view, neither of the two 'alternatives' put forward in the representation merited allocation in their own right. I have no further comment to make in that regard as those two other sites flagged up in the representation are not being canvassed as additional sites for allocation, simply as a substitute for site H1.

5. The only other representation related to site H1 is from Scottish Environment Protection Agency (SEPA) expressing concern about possible flood risk associated with the Blairrenich Burn. SEPA request that any proposal for the H1 site should be accompanied by a flood risk assessment – in order to assess the risk of flooding possibly affecting the development potential of part of the H1 site.

6. I note that in its response the park authority now recognises the potential flood risk close to the H1 site's southern boundary and so endorses the inclusion of such a Flood Risk Assessment icon on the site map (on page 72) for the H1 allocation. I conclude that the issue raised by SEPA is a valid planning consideration and that the proposal to add a Flood Risk Assessment Icon, now endorsed by the park authority is therefore necessary and appropriate to address this matter satisfactorily in respect of the H1 plan allocation.

Kilmaronock Cemetery Extension

7. Kilmaronock Church is set back from the A811 road, outwith and to the east of the settlement boundary of Gartocharn. This particular church, set in open countryside, already has two adjoining graveyards – situated to the east and south of church building. The only representation seeks a new allocation within the proposed plan for an additional cemetery on a rectangular parcel of land located immediately to the north of the church.

8. As the park authority points out, the proposed plan focuses on identifying and mapping sites only within the towns and villages of the national park. Accordingly, a proposal for a site such as this in open countryside – well beyond the village boundary of Gartocharn – would not normally be considered for formal allocation in the plan. I conclude that such an allocation, by virtue of its countryside location, would not be consistent with the approach taken to allocating sites across the rest of the park area.

9. Nevertheless, the park authority has sought to be helpful by indicating that proposals for such a cemetery extension, if lodged as a planning application, would be likely to be supported within the policy framework provided by the proposed plan. In that context it confirms that pre-application advice has already been offered on that basis. It would not be appropriate for me to comment further on such matters as they fall outwith the scope of the plan examination.

Proposed new tourism site (on land east of Gartocharn)

10. This representation relates to two parcels of land comprising open fields facing onto the A811 road in the countryside east of the village of Gartocharn. These land parcels are situated either side of a minor road near its junction with the A811 road. In support of

the case being put forward for these two adjoining sites to be allocated for tourism development in the proposed plan the representation includes a draft layout illustrating how they might accommodate 2 groups or paddocks of individual accommodation units in a linked development either side of the minor public road that separates them.

11. As this site and the associated proposal were not put forward for consideration at an earlier stage of the development plan process – either at the Call for Sites stage or at the Main Issues Report stage – such an option has not been assessed in detail by the planning authority or put forward for comment in the public domain in the lead up to the finalised plan being published. Accordingly, with none of the necessary consultation processes having been undertaken I conclude that it is not possible for the site to be considered further for possible allocation at this late stage in the plan process.

12. This, however, would not preclude a planning application being lodged for a proposed new cemetery on the site in question. In that situation any proposal would then be assessed through the Development Management process, and considered in the context of the Visitor Experience policies of the development plan – as well as having regard to all other relevant policies, including those specific to development proposals of this type within the national park area. As part of that overall process consultations would be invited and an opportunity given for representations on the proposal to be lodged by neighbours or indeed anyone else who wished to express a view on its planning merits. That process would be completed before the determination by the planning authority as to whether or not planning permission should be granted – and, if so, subject to what planning conditions.

Reporter’s recommendations:

No modifications to the proposed plan.

Issue 13	Killin	
Development plan reference:	Section 3 Place, Killin p73	Reporter: Richard Bowden
Body or person(s) submitting a representation raising the issue (including reference number):		
Ian Fraser (700)		
Provision of the development plan to which the issue relates:	Killin Settlement Boundary p.73	
Planning authority's summary of the representation(s):		
<p><u>Killin Settlement Boundary</u></p> <p>Ian Fraser (700) - Seeks a change to the settlement boundary.</p>		
Modifications sought by those submitting representations:		
<p><u>Killin Settlement Boundary</u></p> <p>Ian Fraser (700) - Requests that the settlement boundary is amended to reflect the same delineation as the Conservation Area boundary, thus including the small cluster of houses in and around Yellow Cottage. (SDR30 Proposed Village Boundary – red dashed line)</p>		
Summary of responses (including reasons) by planning authority:		
<p><u>Killin Settlement Boundary</u></p> <p>Ian Fraser (700) - The request to amend the settlement is not agreed. The area of land around Yellow Cottage (C Listed building) is notably different to the land within the settlement boundary in terms of its land use, landscape and character. It is located next to the River Dochart and adjacent the island of Innes Bhuide (a popular tourism spot and the site of a Scheduled Monument including two iron age forts and medieval burial ground) as described in Killin Conservation Area Appraisal, (CD51, p9). It forms part of a wider area which is considered to be sensitive in landscape terms, forming part of the picturesque and popular tourism area centred around the Falls of Dochart. It's relatively undeveloped and historic character makes a significant contribution to this part of the village and to how people experience and perceive it. This area also has a strong rural characteristic which is associated with its relationship to Kinnell House and Estate, this is emphasised by the Gatepiers at the entrance to the Estate (Category C Listed Building) and the long driveway that leads past Yellow Cottage as shown in Photo 1 'Entrance to Kinnell House'(CD50).</p> <p>No modifications to the settlement boundary for Killin are proposed.</p>		

Reporter’s conclusions:

1. The representation seeks an amendment to the Killin settlement boundary shown on page 73 of the proposed plan – arguing that it should include the property known as Yellow Cottage and the other residential properties in its immediate vicinity that together form a small cluster within what is otherwise a heavily wooded rural landscape. The only argument put forward in support of that position in the representation is that such a change would make the village boundary consistent with the Killin Conservation Area boundary – also shown on page 73 of the proposed plan.

2. I do not find the case for changing the village boundary compelling for a number of reasons. Whilst Yellow Cottage is a ‘C’ listed building and is located within the conservation area, these are not sufficient reasons for it to be included in the village boundary. I note that the settlement boundary shown in the proposed plan broadly follows that of the conservation area boundary in respect of the central part of the village but varies from it significantly on its margins. Most notably this is apparent at the extremities of this elongated settlement, mostly straddling the A827 road, whereby the village’s designated northern and south-western boundaries extend well beyond the conservation area.

3. I acknowledge that Yellow Cottage and the small group houses beside it are situated geographically close to part of the village and its Falls of Dochart visitor attraction. Nevertheless, Yellow Cottage and its immediate neighbouring properties are located down a lane in a location that is effectively isolated from the main settlement. Indeed at my site visit I found this to be a locality that is separate and markedly different in character from those areas within the defined settlement boundary. That separation from the main village is emphasised firstly by the gate pillared entrance to the lane leading off the A827 road past Yellow Cottage towards Kinnell House and its adjoining estate. In addition the area now in question has an added degree of severance from the main part of the village as a result of both the deep gorge of the River Dochart and the adjacent island of Innes Buidhe – an historically important burial ground and site of a Scheduled Monument. I note that this island is itself also outwith the village boundary, as shown in the proposed plan.

4. In summary, I conclude that Yellow Cottage and the areas immediately around it do not merit being included within the village boundary as, on proceeding through the gate pillars to access it, this whole locality has a more secluded, generally undeveloped rural character in landscape terms. Indeed, based on my site visit I conclude that the small grouping of dwellings centred around Yellow Cottage form part of the wider mature rural landscape and are perceived as being an element of the Kinnell House estate. Based on all of these considerations I conclude that there is insufficient justification to amend the village boundary in the manner being sought by the representation.

Reporter’s recommendations:

No modifications to the proposed plan.

Issue 14	Lochearnhead	
Development plan reference:	Section 3 Place, Lochearnhead p.78	Reporter: Richard Bowden
Body or person(s) submitting a representation raising the issue (including reference number):		
Nick Kempe (662)		
Provision of the development plan to which the issue relates:	Lochearnhead	
Planning authority's summary of the representation(s):		
<p><u>Camping provision</u></p> <p>Nick Kempe (662) - Object given the lack of camping provision around Lochearnhead given the demand for camping around the loch which the National Park wishes to ban.</p>		
Modifications sought by those submitting representations:		
<p><u>Camping provision</u></p> <p>Nick Kempe (662) - More camping provision provided for Lochearnhead in the Plan.</p>		
Summary of responses (including reasons) by planning authority:		
<p><u>Camping provision</u></p> <p>Nick Kempe (662) - In response to the request for camping provision to be included in Lochearnhead, the current Strategy contained in the Plan would support camping related development in and adjacent to the village boundary if the development meets the Overarching policies and Visitor Experience policies in the Plan. Further explanation on the approach taken to visitor accommodation can be found in Issue 15 Visitor Experience.</p> <p>No modification proposed.</p>		
Reporter's conclusions:		
<p>1. The sole representation makes a general, rather than site-specific request for the new plan to make more provision for campers in the Lochearnhead area.</p> <p>2. I note that the proposed plan in its Vision section includes (on page 13) reference to camping – and delivery of the vision is considered on page 23 of that document. Section 4 of the finalised plan sets out a range of policies and these include on page 98 Visitor Experience Policy 1: Location and Scale of new development.</p> <p>3. The park authority's current approach regarding visitor accommodation provision in</p>		

the national park area is set out under Issue 22 Visitor Experience. There the park authority points out that camping provision across the National Park area is currently undergoing a strategic review as part of the actions emerging from the National Park Partnership Plan 2012-2017 and the 'Your Park' consultation document. It states that this will lead to the Visitor Experience Planning Guidance being updated with regard to camping provision.

4. Meanwhile, in the above context, I note that the park authority does not regard it as appropriate to identify specific sites for new public or private sector camping provision in the finalised plan – for the Lochearnhead area or indeed elsewhere in the national park. Instead it places more emphasis on its visitor management strategy – which will include support and guidance for new public and private sector investment proposals when they come forward as planning applications. That approach is illustrated by the park authority's proposed minor modification for Visitor Experience Policy 1 - as detailed under Issue 22.

5. Based on all of these considerations I am satisfied that the park authority has provided reasonable justification for its current approach to new camping provision, with regard to Lochearnhead in particular. In summary, I find that in principle the current strategy of the proposed plan would support camping related development within or adjacent to Lochearnhead's village boundary – as shown on page 78 of the proposed plan – provided that any such proposals demonstrate conformance to the terms of the plan's overarching policies and its Visitor Experience policies. I conclude that this can and should be established through planning applications being lodged and then being duly assessed through the Development Management process prior to any planning permission being granted. At that stage any such permission may be subject to planning conditions, as deemed necessary and appropriate by the planning authority.

6. Accordingly, I conclude that there is no justification to modify the finalised plan in response to this representation – beyond the changes to Visitor Experience Policy 1 recommended elsewhere in this report under Issue 22.

Reporter's recommendations:

No modifications to the proposed plan.

Issue 15	St Fillans	
Development plan reference:	Chapter 3 Place, St Fillans p.83	Reporter: Richard Bowden
Body or person(s) submitting a representation raising the issue (including reference number):		
<p>Drummond Estates (103) Dennis Garnett (649)</p>		
Provision of the development plan to which the issue relates:	<p>H1 Station Road p.83 Village boundary extension</p>	
Planning authority's summary of the representation(s):		
<p><u>St Fillans</u></p> <p><u>H1 Station Road</u></p> <p>Dennis Garnett (649) - Strip of land shown on map (SDR19 Site Plan) is retained by Drummond Estates and should be removed from the proposed development site H1.</p> <p><u>Village Boundary Extension</u></p> <p>Drummond Estates (103) - Ground lying to the north of the 'a' frames at the Girron, Station Road should be included within a revised settlement boundary which aligns with the national park boundary at this edge of St. Fillan's. Development is already located to the north of the former railway line as confirmed by the fact that the conservation area boundary includes the existing property at Sunnybrae which should also be included within a revised settlement boundary. Landowner states settlement boundary drawn tightly limits windfall development opportunities. Infill sites make an important contribution to the housing land supply. Land can easily be serviced and there would be opportunities for footpath network improvements (SDR10, Site Plan).</p>		
Modifications sought by those submitting representations:		
<p><u>H1 Station Road</u></p> <p>Dennis Garnett (649) - Adjust site boundary to remove pink shaded area in attached map (SDR19 Site Plan).</p> <p><u>Village Boundary Extension</u></p> <p>Drummond Estates (103) - Amend settlement boundary to: a) allow small scale infill opportunities at land north of the 'a' frames at the Girron, Station Road to tie in with national park boundary, and b) to include Sunnybrae within village boundary. (SDR10 Site Plan)</p>		

Summary of responses (including reasons) by planning authority:

H1 Station Road

It is only at the planning application stage that areas of development and open space will be defined and assessed against relevant plan policies. A core path runs along the northern boundary of this site as shown in the Adopted Local Plan p149 and should be retained for such use.

Minor modification proposed to add an Access icon on the site map to ensure this matter is assessed at the planning application stage.

Village Boundary Extension

The site was identified at the Main Issues Report stage in Site Assessment Report as ‘not preferred site’ (CD26, p.63, Site MIR98 Station Road). Site is not considered appropriate for development in Proposed Plan as there is no requirement for additional housing land at St Fillans and there is clear physical separation from town due to disused railway line route. It is not considered appropriate to extend the village boundary north of the former railway line. No modification proposed.

Reporter’s conclusions:

H1 Station Road

1. The only representation in respect of the proposed allocation H1 is solely concerned that a narrow tapering wedge of this site along its northern boundary is in a different land ownership. The park authority notes that a defined core path runs along this narrow corridor and confirms that it expects that use of the existing open space here to be retained, alongside any new housing development on the remainder of the site.

2. I agree with the park authority that it is not necessary to remove the northern margin of the site from the allocation simply on the basis that it is in a different ownership. I am satisfied that the particular areas to be identified for residential development and other parts left as open space would be matters for detailed consideration through the Development Management process when a particular scheme is put forward as a planning application for assessment and determination by the planning authority. At that stage the proposal would be assessed in the context of the relevant development plan policies that apply – including with regard to open plan provision and access.

3. I agree with the park authority that such an approach to this particular allocation does not require any amendments to the boundaries of the allocation H1 but in my view it would be appropriate to add an additional “Access” icon to the development map for H1 on page 83 of the plan. This is in order to ensure all access considerations, including with regard to the retention of the core path corridor along the northern boundary of the site in question, are appropriately investigated when any development proposals for this site come forward for approval and prior to any scheme being formally approved by the planning authority.

Village Boundary Extension

4. The representation lodged seeks the village boundary of St Fillans, as shown on page

83 of the plan, to be extended northwards to include a parcel of land north of the former rail corridor that marks the existing boundary. The representation argues that such an extension would enable new housing to come forward as windfall development during the plan period on the parcel of land now being suggested for inclusion within the village boundary. In support of their case it is noted that the conservation area boundary of St Fillans already extends north of the rail line to include a property known as Sunnybrae. I note that the proposal put forward is supported by an illustrative plan showing new housing development located either side of Sunnybrae on the land in question.

5. I note that a similar proposal for a northern extension of the village boundary at this location was canvassed at the Main Issues Report stage of the plan process and this was shown as part of the public consultations on site options and assessed by the park authority. I also note that this led to the site assessment concluding that this particular site was not appropriate for development - and so it was discarded as not being a 'preferred' site when the plan was being finalised. I agree with the park authority's assessment in that regard. I reach this conclusion, firstly on the basis that there is not a demonstrated requirement for additional housing land to be allocated for St Fillans in addition to the H1 site. Furthermore, I find that the former rail corridor provides a well defined northern edge to the settlement and clearly separates the built up areas to the south of it from the mostly open countryside to the north of it. I note that Sunnybrae is an established house to the north of that corridor and is included in the conservation area. In my view, however, these are not sufficient reasons to justify this large wedge of ground to the north of the rail corridor – that is open space forming part of the countryside beyond – to be incorporated into the village boundary, simply to provide additional housing land.

6. In summary, for the reasons outlined, I conclude that the suggested change to the village boundary being advocated through this representation is neither necessary nor appropriate.

Reporter's recommendations:

Modify the plan in the following terms:

1. add an "Access" icon to the development plan map St Fillans H1 Station Road.

Issue 16	Tarbet	
Development plan reference:	Section 3 Place, Tarbet pp.85-87	Reporter: Richard Bowden
Body or person(s) submitting a representation raising the issue (including reference number)		
<p>Arrochar and Tarbet Community Council (37) Scottish Government (185) Christopher Appleton (634) Ian Kay (637) Fiona Jackson (655) Susan Furness (671) Christine McLaren (703) Scottish Environment Protection Agency (713)</p>		
Provision of the development plan to which the issue relates:	<p>Tarbet village map, p.85 H1 Land South of A83 p.86 VE1 Tourist Information Centre p.86 VE2 Central Green p.87 VE3 Former Harvey's Garage p.87 VE4 Lochside Frontage p.87 VE5 Rear of Tarbet Hotel p.87 TR1 Tarbet Pier p.85</p>	
Park authority's summary of the representation(s):		
<p><u>Tarbet Village Map</u></p> <p>Scottish Government (185) - Information on the A82 upgrades should be included on the Tarbet Site Map as it is considered the proposed plan cannot fully adhere to Circular 6/2013 Development Planning (CD6, p.19, para.78) without detailing the works. The works on the A82 may have implications for development in the area in terms of timing and deliverability. Developers and other stakeholders including the community should be aware of this.</p> <p>Arrochar & Tarbet Community Council (37) - Concern that privately owned land is identified as areas of open space. Also would like to see the cemetery be allocated for open space similar to Arrochar.</p> <p>Christopher Appleton (634), Ian Kay (637) - Concerned about the open space allocation for privately owned land on Clanreoch Road, Tarbet. There is no intention to develop the land but it may restrict future plans.</p> <p><u>H1 Land South of A83</u></p> <p>Arrochar & Tarbet Community Council (37) - Half of the site is outside the village boundary, and half is covered with mixed hardwood trees. There are also plans for the A83 to be remodelled through this area.</p> <p>An alternative site is suggested on the land opposite the Cadet Centre between Arrochar</p>		

and Tarbet. Note: The Community Council also suggests this as an alternative site to Arrochar H2, H3 and ED1. They state it would give better access to the A83 and create a more 'joined up' community through utilising the open land between the two villages.

Christine McLaren (703) - Concerned about the impact on mature trees shown on old maps as woodland, which should be protected in accordance with Natural Environment Policy 8 which protects ancient woodland.

VE1 Tourist Information Centre

Arrochar & Tarbet Community Council (37) - Concern over the unsightly appearance of the undeveloped allocated sites that are at strategic entrances.

Fiona Jackson (655) - Recognise that site is a prime visitor experience site. Concern over impact of this development on the viability of the community-led Heritage Visitor Attraction development in Arrochar.

Scottish Environment Protection Agency (713) - A minor watercourse runs along the northern boundary of this site which poses potential risk of flooding. A basic Flood Risk Assessment will be required either prior to or in conjunction with any planning application.

VE2 Central Green

Arrochar & Tarbet Community Council (37) - The land should remain open space for recreation and tourism only and any new building to be kept to a minimum. The site is used for the annual village gala.

Fiona Jackson (655) - Wishes the site to remain as open space providing public and local community access and views to Loch Lomond and Ben Lomond.

Susan Furness (671) - Notes that this open space is used for picnicking, dog walking, children paddling, enjoying scenery, community and school events. Retain site as open space. This open space is a visitor attraction and vital, year-round facility for residents. Whilst appreciating the importance of visitors to the local economy, tourist-related developments should not detract from the quality of life of local residents by removing access and facilities within their community.

VE3 Former Harvey's Garage

Arrochar & Tarbet Community Council (37) - Concern over the run down appearance of the allocated sites that are at strategic entrances to Tarbet.

VE4 Lochside Frontage

Arrochar & Tarbet Community Council (37) - Concern over local primary school as it is one of the village's valuable assets. The school frontage should remain clear of any tourism development and should have a free aspect to the Loch. The loch frequently floods at this location.

VE5 Rear of Tarbet Hotel

Arrochar & Tarbet Community Council (37) - The site floods and is often damaged by

careless driving. The site requires a drainage plan. Given other tourism/visitor experience allocations within the vicinity, this site would be better used for retail or gift shop type business rather than food retail.

TR1 Tarbet Pier

Arrochar & Tarbet Community Council (37) - It appears that a new pier is being introduced. There is question over whether the volume of boat trips requires two piers, particularly when the existing pier has been renovated.

Fiona Jackson (655) - Concerned over noisy water sports in this tranquil area.

Susan Furness (671) - This transport allocation is vague. Question whether the allocation is to support the water bus services and if yes, then it should be related to existing pier. Concern that it will lead to extensive use of the area by motor boats and there will be a noise impact affecting local residents, the school and visitors. This area is currently popular for paddling and used by the school.

Modifications sought by those submitting representations:

Tarbet village Map

Scottish Government (185) - It is recommended that reference to the proposed trunk road upgrade works on the A82 is identified on the Tarbet village map.

Arrochar & Tarbet Community Council (37) - Safeguard cemetery as open space on Tarbet village map as shown on location map (CD46). Assume removal of all five areas of open space within Tarbet map unless agreed with private landowners.

Christopher Appleton (634); Ian Kay (637) - Remove area of open space at Coilach, Clanreoch Road, as shown on the location map (CD47).

H1 Land South of A83

Arrochar & Tarbet Community Council (37) - Removal of housing allocation to alternative site opposite the Cadet Centre on the A83, as shown on location map (CD42).

Christine McLaren (703) - Remove Tarbet H1.

VE1 Tourist Information Centre

Arrochar & Tarbet Community Council (37) - No change requested.

Fiona Jackson (655) - No change requested.

Scottish Environment Protection Agency (713) - Flood risk assessment icon added to allocated site map.

VE2 Central Green

Arrochar & Tarbet Community Council (37); Fiona Jackson (655); Susan Furness (671) - Site should be safeguarded as open space.

VE3 Former Harvey's Garage

Assume wish site developed and 'eyesore' removed.

VE4 Lochside Frontage

Arrochar & Tarbet Community Council (37) - Assume wish site developed and 'eyesore' removed.

Fiona Jackson (655) - Site to be retained as open space.

VE5 Rear of Tarbet Hotel

Arrochar & Tarbet Community Council (37) - This site should be allocated for retail and require a drainage plan.

TR1 Tarbet Pier

Arrochar & Tarbet Community Council (37); Susan Furness (671) - Assume amend location of TR1 to existing pier on village map.

Fiona Jackson (655) - Assume amend TR1 site map to provide annotation that it is not to include noisy water sports.

Summary of responses (including reasons) by park authority:

Introduction

By identifying sites for visitor experience, which in effect would be tourism facilities, infrastructure or accommodation within the town of Tarbet, the Proposed Plan continues to promote Tarbet's role as a tourism destination. All of the tourism allocations are carried across from the Adopted Local Plan (CD29, p.153). There is one new site identified for housing and a new area identified as Placemaking Priority.

Tarbet Village Map

Scottish Government (185) - The comments are noted about the A82 upgrade works – widening, improved drainage etc. It is understood that these works will not include any direct works within Tarbet itself. The more logical location to identify such strategic works is the Development Strategy Map on p19 of the Plan as proposed in the 'Introduction, Vision and Strategy' Issue 1. (Please see Issue 1)

Minor modification to amend Placemaking Priority 'pop-out box' text on Tarbet village map on p85 to read "*Support preparation of a master plan for central Tarbet to co-ordinate linkages between development opportunities including safe crossing/access to the A82/A83.*"

Arrochar & Tarbet Community Council (37); Christopher Appleton (634); Ian Kay (637) - The cemetery is considered to be of local importance and it is also important to visitors who are tracking their ancestral past given the clan connections within the cemetery. Planning Advice Note (PAN) 65: Planning and Open Space, p.5, and Annex 1 (CD8, p.20) recognises that cemetery/burial grounds can be open space.

Responders wish the land jointly owned by three residents to be removed which consists of a small field and garden ground on Clanreoch Road across from Coilach, Tarbet, as mapped (CD47). PAN65: Planning and Open Space, (CD8, p.4, para.13) recognises that all spaces, regardless of ownership and accessibility (i.e. public and private spaces) contribute to the amenity and the character of an area and can be treated as 'open space' for planning purposes. In relation to this particular piece of privately owned land, it is acknowledged that the allocation of open space is an error due to the aerial mapping methodology used to identify sites. The site may have potential for infill development subject to road improvements (albeit the owners have no intention to develop it). A planning application (ref: 2008/0061/DET) was refused for erection of a house on this land only due to access, otherwise the site was considered as suitable for infill residential development. The open space plays no significant contribution to local amenity as even though it is visible from higher ground sitting behind Tarbet Hotel (a listed building), it does not contribute significantly to its setting. Additionally, there is no public access (however a path skirts the outside of the site) and there is no evidence that it contributes significantly towards landscape or biodiversity.

Minor modification to:

- a) Allocate the Tarbet cemetery on p85 as open space (CD46)
- b) Remove the area of open space allocated on Clanreoch Road, Tarbet, p.85 (CD47).

H1 Land South of A83

The site is allocated for 10 homes and 5 homes should be affordable. The site was identified in the Charrette process at the pre-Main Issues Report stage.

Arrochar & Tarbet Community Council (37); Christine McLaren (703) - In relation to the Community Council's comments about the alternative site, shown on the location map (CD42), at the land opposite the Cadet Centre, it is not considered appropriate. The land is open in the landscape and is not appropriate for development. It would dilute the village edge of Arrochar.

The proposed site, Tarbet H1, was identified in the Charrette process as a natural area for growth towards the railway station. The Local Development Plan Charrette Report, part 2, (CD40, p.96) identified that Tarbet lacked a recognisable village centre without a clear feeling of arrive or sense of place. Options were looked at for the site in the Local Development Plan Charrette Report, part 2, (CD40, pp106-107) and consensus was reached that this site had potential. The Charrette process recognised that this site would redress the asymmetrical growth of the village due to land availability and this site would grow out from a village centre and defined street frontage to the A83 with lower density visitor accommodation to the south (VE1).

The plan addresses this by allocating the site and identifying a placemaking priority (p85) including this site, which may recognising the desire for a new road layout in relation to the A83 Trunk Road. It is a sustainable site, within walking distance of the railway station, local school and play park. The local shops, community hall and church are in nearby Arrochar.

The density of 10 homes is low to take account of the site constraints and the placemaking priority (road re-alignment and civic space). It is recognised that there would be tree loss due to development but replacement trees would be required to compensate

the loss of woodland, as required by Natural Environment Policy 8. There are other policies in the Plan that would require new tree planting, invasive species and woodland management to benefit the site. However, it is recognised that the eastern edge contains notable ancient upland oak woodland as advised by our internal Trees and Woodlands Advisor (CD49) and therefore it is advised that this is made clear to the developer by reducing the size of the allocation by 0.8 hectares to prevent the loss of the core ancient woodland on the eastern edge. The reduced site area of 1.73 hectares has capacity to accommodate 10 homes so no change is proposed to this number. This would focus development westwards which comprises of an area of younger broadleaf woodland encroaching into an agricultural field.

Minor modifications to:

- a) Amend the allocation map showing a reduction to the site area of Tarbet H1 (p85 and p86) to exclude 0.8 hectares area of ancient woodland from the proposed 2.53 hectare site – shown on location map (CD45).
- b) Amend Appendix 1 Schedule of Development Sites, p116 second column for the Area (Ha) of Tarbet H1 to state “1.73”.
- c) Extend the red line boundary to include the full site area of Tarbet H1 within the village boundary (p85 and p86).

VE1 Tourist Information Centre

Arrochar & Tarbet Community Council (37) - The concern over appearance of the site is noted. Plan identifies the site in the Action Programme which will help encourage tidy up of the site.

Fiona Jackson (655) - There are no current details on what type of Visitor Experience this site would bring. There will be an opportunity for the community to comment on the details of the proposals once a planning application is made. No modifications proposed.

Scottish Environment Protection Agency (713) - The comments regarding flood risk are noted and a flood risk assessment should be submitted with any planning application.

Minor modification to add a Flood Risk Assessment icon to site map for Tarbet VE1, p86.

VE2 Central Green and VE4 Lochside Frontage

Arrochar & Tarbet Community Council (37); Fiona Jackson (655); Susan Furness (671) - Agree there is merit in ensuring part of site to be kept as open space.

It is recognised that both these sites are important for locals and visitors. The central green is sensitive and has beautiful views across the loch and is used for events. In addition, the waterbus utilises the pier and there is car parking, bike hire, a café and toilet facilities which are heavily used. The area of lochside frontage is also sensitive with a burn running through, mature trees and natural lochshore but is not managed with damaged trees, wild camping pressures, litter and invasive species.

It is not envisaged that these sites could accommodate large scale facilities or accommodation given these sensitivities, but the site was identified in the Local Development Plan Charrette Report, Part 2, (CD40, p.107) “enhance lochside park and access to the water” and allowing development could assist footpath, woodland and

invasive species management. It would also help with improving the parking provision as there are currently issues with the number of tour buses and lack of parking.

In the current Adopted Local Plan (CD29, pp.152-153), both sites, site allocation reference ST15 Central green south-east of Tarbet Hotel and ST17 Lochside Frontage from Harvey’s Garage to Existing Open Space were identified for “Open space and recreational tourism uses” and it is now proposed for visitor experience only. However, visitor experience is wide ranging and can include low-key recreational and visitor facilities or infrastructure and not necessarily large scale holiday accommodation that would prohibit public access. The types of development that fall within the category of visitor facilities and infrastructure are defined in the draft Visitor Experience Planning Guidance, Section 7 (CD55, pp.13-22). In addition, any proposals would have to comply with the Design and Placemaking Supplementary Guidance, (CD53, p.14) which requires the consideration and utilisation of existing green infrastructure. There are also other policies within the Proposed Plan that ensure that existing open space, landscape context, trees and flooding are taken into account. There are two core paths that go through the site including the West Lomond Cycle Route, which starts at this location and these would require to be retained.

There is an opportunity to clarify the potential uses of this site by annotating the map similar to other sites in the Proposed Plan.

In conclusion, it is agreed that an element of open space should be retained within both sites (VE2 and VE4) and further details could be added about the potential uses.

Minor modifications to:

- a) Merge and change the allocated sites VE2 and VE4 to MU1 - Mixed Use - “Visitor Experience and Open Space” on p85 village map and p87 site maps. Amend Schedule of Development Sites in Appendix 1, p116 accordingly.
- b) Amend title for VE3 and VE5 to become VE2 and VE3 within village map, site maps and Appendix 1 Schedule of Development Sites.
- c) Insert an annotated version of the proposals map to merge the existing maps for VE2 Central Green and VE4 Lochside Frontage p87. This would include the following annotations:
 - o Key views out over Loch Lomond (illustrated with an arrow across the Loch)
 - o Linkages and access improvements (illustrated with arrows from village into site including alongside burn)
 - o Biodiversity enhancement (pointing to north-east part of the site)
 - o Enhance and retain central area of Open Space
 - o Sympathetic scale and design
 - o Consider natural foreshore and mature trees (pointing to north-east part of the site and south side of site)
 - o Improve water access.

VE3 Former Harvey’s Garage

Arrochar & Tarbet Community Council (37) - The concern over appearance of the site is noted. Plan identifies the site in the Action Programme which will help encourage tidy up the site. No modifications proposed.

VE5 Rear of Tarbet Hotel

Arrochar & Tarbet Community Council (37) - It is acknowledged that there is potential for flooding on this site from the minor adjacent watercourse. The site map includes a flood risk assessment icon.

The site is allocated for Visitor Experience as it is to the rear of the Tarbet Hotel and is probably best suited as an extension to that use (visitor accommodation). It is recognised as being an important site in the centre of Tarbet and could be linked to open space if the A83 was realigned. A small element of retail ancillary to the visitor experience use would be supported by the visitor experience policies. No modifications proposed.

TR1 Tarbet Pier

Arrochar & Tarbet Community Council (37); Fiona Jackson (655); Susan Furness (671) - It is recognised that the existing pier has been upgraded recently and supports the waterbus service. There is a need to further enhance the water-based offering and it may be clearer if there was specific reference to enhancement of the water-based recreation offering rather than a pier. In terms of noise, it is recognised that this is a tranquil area and any noise impacts would be considered at the planning application stage and would have to meet the requirements of the Overarching Policies.

Minor modification to:

- a) Add an individual site map for TR1 Tarbet Pier in the Tarbet section p86 and amend the title to “Water-based infrastructure”
- b) Add the landscape assessment, access, design document icons to this new site map.
- c) Amend the text in Appendix 1 Schedule of Development Site (p116) to state “Water-based infrastructure” rather than “Transport proposal”.

Reporter’s conclusions:

Tarbet Village Map

1. I recognise the importance of the current and planned strategic infrastructure improvements to roads and drainage along the A82 trunk road corridor, in particular alongside Loch Lomond in the vicinity of Tarbet. Indeed, based on the available evidence I find that these initiatives and associated commitments by the Scottish Government are likely to have positive implications for the national park plan area - including benefits for the local community as well as enhancing its attractiveness for park visitors. As none of these strategic infrastructure improvements are within Tarbet itself, I agree with the park authority that rather than by annotating the Tarbet Village Map, it would be more appropriate for these works to be highlighted elsewhere in the plan – in particular on the Development Strategy Map on page 19 which is in the section titled Introduction, Vision and Strategy Issues. Such matters are dealt with more appropriately elsewhere in this report – notably under Issue 1.

2. The park authority puts forward a suggested minor modification to the Placemaking Priority entry on the Tarbet village Map on P85 of the finalised plan – and provides some wording for this. I note that this is intended to ensure that appropriate steps are taken in

Tarbet itself to help ensure effective co-ordination of implementation of the strategic linkages associated with the on-going and planned A82 corridor improvements. Most importantly this suggested change recognises the fact that there is a major road junction in Tarbet where the A82 and the A83 trunk roads meet. I note that the proposed additional wording makes reference to securing safe crossing and access to these trunk roads within Tarbet and I endorse those principles. Based on all of these considerations I conclude that the proposed change now being advocated by the park authority should be included in the plan – and this is reflected in my recommendations.

3. In order to demonstrate a consistency of approach across the plan area, including with regard to nearby Arrochar, I am in agreement that the cemetery at Tarbet should be delineated on the annotated Tarbet map of the plan (page 85) and shown there as being allocated as Open Space (all as defined on Core Document CD46).

4. I note that the park authority accepts that the land in private ownership at Clanreoch Road – as highlighted in representations and detailed in Core Document CD47) – should not be shown on the Map for Tarbet (page 85 of the plan) as Open Space. I am content to endorse that view and accordingly conclude that the land in question should be removed from those Open Space areas shown on page 85 of the plan.

Tarbet H1 Land South of the A83 road (as shown on page 86 of the proposed plan)

5. This site, which is partially cleared ground and elsewhere densely covered with trees, is located along the south side of the main A83 trunk road on the fringe of the village centre of Tarbet. A representation from the local community council contends that the H1 allocation should be relocated to the open land opposite the Cadet Training Centre that is situated outwith the main village of Tarbet along the A83 road leading to Arrochar. For a number of reasons I am not persuaded by the case put in support of that option. Firstly, the site opposite the Cadet Centre is remote from both the settlements of Tarbet and Arrochar. That land forms part of the open countryside and has no clearly defined boundaries, apart from adjoining the main road. As the park authority points out, this means that any built development at this location would be visually prominent in the local landscape. In my view the fact that the Cadet Centre is located on the opposite side of the main road is not sufficient reason to allocate a new site for housing development on the south side of this trunk road in what remains an otherwise rural landscape between the two neighbouring settlements. Furthermore, this respondent fails to demonstrate why the H1 site shown in the finalised plan should not be allocated for residential development.

6. Instead I am persuaded by the park authority's contention that allocation of the H1 site, taken together with the other allocations for this settlement put forward in the finalised plan, would contribute significantly to redressing the asymmetrical built form of Tarbet that has evolved to date. The only representation that has specifically questioned the suitability of the H1 site expresses concern solely about the need to safeguard the woodland there. Whilst the park authority acknowledges that the allocation for 10 houses would result in a loss of some trees, it points out that there would also be a requirement to provide some additional tree planting within the overall site layout to compensate for this under the terms of Natural Environment Policy 8. In this context I am satisfied that the low density of any proposed development here for a maximum of 10 houses could and should take account of the site constraints. Most importantly, amongst other considerations, this should seek to minimise the extent of losses of existing mature trees generally and in particular to protect the ancient woodland along the eastern fringe of the

site. I note that these concerns are reflected in the reduced area for development identified in the allocation and for the focus of the new development to be on the western side of the site which is more open with few mature trees – all as detailed by the park authority in its response.

7. Based on all of these considerations I conclude that the minor proposed changes to the plan now put forward by the park authority - to achieve these aims for the future development of the site whilst safeguarding its woodland features as far as possible - are necessary and appropriate.

VE1 Tourist Information Centre

8. I note that this site is at a gateway location, being opposite the junction of the A82 and A83 roads in the centre of Tarbet. It is mostly rough ground, with some trees in the north-west corner. Whilst the site is well defined along its northern, eastern and southern boundaries its western edge is not clearly delineated, with the area beyond being part of the open countryside.

9. One of the main concerns expressed in representations relates to the poor appearance of this site. I am satisfied that the allocation of the site in the proposed plan for a new visitor experience development and its inclusion in the Action Programme should hopefully assist in ensuring that the site is upgraded and developed appropriately to reflect its position as a strategic gateway to the village.

10. I am also satisfied that the concern expressed in one representation about possible flood risk at this location could be addressed satisfactorily by making it a requirement to provide a flood risk assessment for any scheme lodged seeking planning permission for this particular site. Accordingly, I conclude that the park authority is justified in now suggesting that a new Flood Risk icon should be added to the VE1 Tarbet site map on page 86 of the plan to reflect this need.

VE2 Central Green and VE4 Lochside Frontage

11. The VE2 site is located immediately to the east of site VE1 on the opposite side of the main road. This gently sloping grassy site occupies a strategically important location and fronts onto Loch Lomond, with excellent open views across the loch. I noted on my site visit that, in addition to offering recreation space, the VE2 site already accommodates some tourism related infrastructure, including: a visitor coach and car park; a small coffee shop; public toilets; a pier for scheduled sailings of cruise boats on Loch Lomond; and a booking office cabin to offer these and cycle hire opportunities. I note that the recreation area here is also used for the annual village gala. The adjoining VE4 site occupies the site immediately to the north of VE2 and this again fronts the loch and has an area of woodland with associated pathways affording recreation opportunities. One of the representations highlights the fact that the section of the loch frontage by the local primary school is susceptible to flooding - and argues that keeping this particular area clear of built development would also maintain an open aspect from the school to the loch shore.

12. The representations all highlight the fact that the VE2 and VE4 sites are well used for recreation and highly valued by the local community as well as by visitors. In that context they contend that new built development here should be kept to a minimum so that it can be retained predominantly as open space. I note that the park authority

recognises the value and popularity of these sites and their sensitive loch frontages, and acknowledges that they would not be suitable for major new large-scale facilities - and I agree with that assessment. Based on my site visits, I am also in agreement with the park authority that there is scope and need to improve the management of this whole area and its associated paths, woodlands and loch frontages, as well as with regard to its parking provision for cars and tourist coaches. I am also aware that the site is crossed by two core paths - as well as acting as the starting point of the West Lomond Cycle Route.

13. In this context, I am satisfied that any development proposals for this site, under the wide umbrella term of visitor facilities and infrastructure, would need to conform to the Guidance on Visitor Experience Section 7 as well as according with the Design and Placemaking Supplementary Guidance, which makes specific reference to existing green infrastructure. I conclude that all of the above concerns, together with related matters such as flood risk, would be taken fully into consideration when any development proposals for these sites are put forward as planning applications for determination through the Development Management process.

14. Nevertheless, I am persuaded by the related supporting arguments put forward by the park authority such that I conclude that it would be beneficial: to merge the allocations VE2 and VE4 to become a new MU1 “Mixed Use – Visitor Experience and Open Space allocation on page 85 of the proposed plan: the titles for VE3 and VE5 becoming VE2 and VE3 respectively; for the schedule of Development Sites in Appendix 1 to be changed to reflect those changes); and for the Tarbet site maps to be amended as follows:

- merge the existing maps for VE2 Central Green and VE4 Lochside Frontage (p87) to be shown instead as MU1. This would include the following annotations:
 - Key views out over Loch Lomond (illustrated with an arrow across the Loch)
 - Linkages and access improvements (illustrated with arrows from village into site including alongside burn)
 - Biodiversity enhancement (pointing to north-east part of the site)
 - Enhance and retain central area of Open Space
 - Sympathetic scale and design
 - Consider natural foreshore and mature trees (pointing to north-east part of the site and south side of site)
 - Improve water access.

15. I conclude that, in combination, all of the above proposed modifications to the proposed plan would satisfactorily address each of the issues of concern raised in the representations.

VE3 Former Harvey’s Garage

16. I noted on my site visit that the above premises are located at a strategically important gateway on the A82 main road approach into Tarbet from Crianlarich to the north. This means that the poor state of repair of these premises is highly visible and detracts from the overall quality of the village as a visitor attraction. The park authority shares the concerns raised in representations regarding these matters but contends that the identification of this site in the proposed plan and in the Action Programme should encourage the tidy up and improvement of the site in question. I conclude that this is an appropriate response with a view to ensuring that the site is improved and that hopefully land use proposals will come forward to make better use of this neglected site, particularly given its high profile, gateway location on the edge of the built-up area of the village.

VE5 Rear of Tarbet Hotel

17. This site comprises a small parcel of neglected land and buildings at the rear end of the Tarbet Hotel. This allocated site is particularly prominent as it is situated on a bend of the A83 road making it highly visible, including to traffic passing along this major tourism corridor. Concern has also been raised about flood risks associated with this site. Nevertheless, I am satisfied that the site map for VE5 already includes a flood risk icon – indicating that a flood risk assessment would be required in association with any development proposals being lodged here.

18. I note that there have been differing suggestions put forward regarding the most appropriate future use of this particular site – including reference to retail and hotel related expansion opportunities. I conclude that the Visitor Experience designation in the proposed plan affords scope for an appropriate use or a combination of uses to be lodged through a planning application and accompanying plans showing site layout and building form, access and parking, along with supporting documentation – including a flood risk assessment. Those proposals would then be assessed by the planning authority through the Development Management process, including to ensure conformance with the plan's overall aims and the terms of all its relevant planning policies, prior to determination.

TR1 Tarbet Pier

19. There have been a number of representations related to this allocation – which is shown on page 85 of the finalised plan as a general waterfront area to the north of the existing pier. The concerns expressed range from questioning the need for an additional pier to the vagueness of the proposal and potential conflicts regarding the interests and movements of different loch users – as well as noise impacts in this generally tranquil area. In response the park authority acknowledges these various concerns and the fact that the existing pier at Tarbet has been upgraded to serve the waterbuses – such that there may not be a need for an additional pier. In this context I am persuaded by the suggestions put forward by the park authority and accordingly conclude that the matter can be most appropriately addressed through the TR1 allocation, to be re-titled Water based infrastructure, being accompanied by a new site map on page 86 with the annotations as itemised by the park authority. This would enable all relevant issues to be considered alongside future proposals for the waterfront recreation and water-based infrastructure provision in this locality – including for example with regard to landscape matters, access and design and noise impacts – in the context of all relevant policies of the local development plan.

Reporter's recommendations:

Modify the plan in the following terms:

1. Amend the Placemaking Priority 'pop-out box' text on the Tarbet village map on page 85 to read "Support preparation of a master plan for central Tarbet to co-ordinate linkages between development opportunities including safe crossing/access to the A82/A83."
2. Add a new allocation to page 85 of the plan for Tarbet to delineate the Tarbet Cemetery (as defined on Core Document 46) as Open Space.
3. Remove the privately owned area on Clanreoch Road (as defined in Core Document CD47) from those areas shaded as Open Space on the Tarbet Village plan on page 85 of

the plan.

4. Amend the H1 Tarbet allocation as follows:

- a) amend the allocation map showing a reduction to the site area of Tarbet H1 (pages 85 and 86) to exclude 0.8 hectares area of ancient woodland from the proposed 2.53 hectare site – shown on location map (as detailed on Core Document CD45).
- b) amend Appendix 1 Schedule of Development Sites, page 116 second column for the Area (Ha) of Tarbet H1 to state “1.73”.
- c) extend the red line boundary to include the full site area of Tarbet H1 within the village boundary (pages 85 and 86).

5. Amend the VE1 Tarbet allocation site map by adding a Flood Risk icon on page 86 of the plan.

6. Merge the allocations VE2 and VE4 to become a new MU1 “Mixed Use – Visitor Experience and Open Space” allocation on page 85 of the proposed plan: the titles for VE3 and VE5 becoming VE2 and VE3 respectively; and for the schedule of Development Sites in Appendix 1 to be amended accordingly to reflect those changes.

7. Amend the Tarbet site maps to merge the existing maps for VE2 Central Green and VE4 Lochside Frontage (p87) to be shown instead as MU1. This would include the following annotations:

- Key views out over Loch Lomond (illustrated with an arrow across the Loch)
- Linkages and access improvements (illustrated with arrows from village into site including alongside burn)
- Biodiversity enhancement (pointing to north-east part of the site)
- Enhance and retain central area of Open Space
- Sympathetic scale and design
- Consider natural foreshore and mature trees (pointing to north-east part of the site and south side of site)
- Improve water access.

8. Amend the site plan for TR1 Tarbet as follows:

- a) add an individual site map for TR1 Tarbet Pier in the Tarbet section p86 and amend the title to “Water-based infrastructure” .
- b) add the landscape assessment, access, design document icons to this new site map.
- c) amend the text in Appendix 1 Schedule of Development Site (page 116) to state “Water-based infrastructure” rather than “Transport proposal” .

Issue 17	Tyndrum	
Development plan reference:	Section 3 Place, Tyndrum pp.88-89	Reporter: Richard Bowden
Body or person(s) submitting a representation raising the issue (including reference number):		
Hedley Horsler (714)		
Provision of the development plan to which the issue relates:	Tyndrum MU1 Clifton p.89	
Planning authority's summary of the representation(s):		
<p><u>MU1 Clifton</u></p> <p>Hedley Horsler (714) - Responder seeks that woodland adjacent to the burn is retained for screening, additional traffic is safely managed (especially for West Highland Way walkers crossing the A82) and buildings are not used for storage adjoining the Crom Alt burn. Responder is keen that development improves the village and visitor appeal.</p>		
Modifications sought by those submitting representations:		
<p><u>MU1 Clifton</u></p> <p>Hedley Horsler (714) - That woodland is protected adjacent to burn, road safety measures are in place, and that development is of high quality.</p>		
Summary of responses (including reasons) by planning authority:		
<p><u>MU1 Clifton</u></p> <p>In terms of quality of development the overarching policy highlights the importance of quality development which helps to create successful places. There is also Supplementary Guidance proposed on the subject of Design and Placemaking which promotes high quality development in the National Park.</p> <p>Minor modification to add a woodland/ancient woodland icon illustrating the need to consider woodland when submitting a planning application.</p>		
Reporter's conclusions:		
<p><u>MU1 Clifton</u></p> <p>1. This flat, mostly open site, which is located alongside the main A85 trunk road passing through the centre of Tyndrum, includes on its western and southern margins some woodland. The representation, in seeking to ensure that the qualities of the village and its visitor appeal are enhanced by any new developments, raises a number of</p>		

concerns. In particular it highlights safeguarding the screening effects of the woodlands along the margins of the MU1 site, as well as ensuring appropriate uses for the land and road safety issues associated with the adjoining main road.

2. I am satisfied that the quality of any proposed scheme put forward for the site through a planning application would form part of an assessment by the planning authority prior to any approval being granted subject to planning conditions deemed appropriate. In making that assessment through the Development Management process reference would also need to be made to all relevant planning policies of the proposed plan as well as to the related Supplementary Guidance on Design and Place Making that is being put in place with the specific aim of promoting high quality developments in the park area. The specific mix of new uses for the site would be a matter initially for those proposing any new scheme here but the planning authority would need to be persuaded that these accorded with the site's mixed use designation and conformed satisfactorily to the terms of all the other relevant planning policies of the plan, as well as with national planning policy and associated guidance prior to any planning application being granted planning permission subject to appropriate conditions.

3. With regard to the specific issue of the woodlands on this site and their potential role in screening, I am in agreement with the park authority that these concerns would most appropriately be addressed through a woodland/ancient woodland icon being placed on the MU1 site map. I am satisfied that this would ensure that these and related matters were considered in detail when any planning application was being lodged and then assessed prior to determination through the Development Management process.

4. Based on all of these considerations I conclude that there is no justification to delete or further amend the MU1 allocation from that shown in the proposed plan beyond the terms of the modification set out in my recommendation.

Reporter's recommendations:

Modify the plan in the following terms:

1. Add a woodland/ancient woodland icon to the proposals map for allocation MU1 on page 89 of the plan.

Issue 18	Overarching Policies	
Development plan reference:	Section 4 Policies, Overarching Policies, pp. 93-95	Reporter: Richard Bowden
Body or person(s) submitting a representation raising the issue (including reference number):		
<p>Scottish Government (185) Gartmore Community Council (640) Strathclyde Partnership for Transport (694) Scottish Environment Protection Agency (713)</p>		
Provision of the development plan to which the issue relates:	<p>Overarching Policy 1, Strategic Principles p.93 Overarching Policy 2, Development Requirements p.94 Overarching Policy 3, Development Contributions p.95</p>	
Planning authority's summary of the representation(s):		
<p><u>Overarching Policy 1 Strategic Principles</u></p> <p>Scottish Government (185) - The Supporting Digital Connectivity policy in Scottish Planning Policy (CD1, p.66, para. 294-297) sets out the role that the planning system should play to support this programme through strengthening digital communications capacity and coverage across Scotland. This includes requirements for local development plans to include policies relating to the provision of digital infrastructure in new buildings.</p> <p>Gartmore Community Council (640) - Plan to make reference to the importance of communications, mobile phone reception and broadband to the survival of local business and tourism.</p> <p>Community Council also highlight that although there are policies to encourage sustainable transport there are no specific details. The Park should work closely with operators to enhance existing services and connection times and develop new services during summer months to reduce car dependence.</p> <p>Scottish Environment Protection Agency (713) - Recommends that this policy is updated to encourage waste hierarchy principles in line with the Zero Waste Plan objectives and Scottish Planning Policy (CD1, p.41, para. 176).</p> <p>Scottish Government (185); Scottish Environment Protection Agency (713) - Scottish Environment Protection Agency seek confirmation that a localised heat map will be produced and include policy wording to require subsequent consideration of this heat map when determining the location for new heat networks and/or opportunities for significant anchor development. State that the Plan does not identify potential for co-locating developments with high heat demand to sources of heat supply. This is required by Scottish Planning Policy (CD1, p.37-38, para.159).</p> <p><u>Overarching Policy 2 Development Requirements</u></p> <p>Scottish Government (185) - Climate Change (Scotland) Act 2009 (CD13, p.10-11,</p>		

section 72) introduced section 3F of the Town and Country Planning (Scotland) Act 1997 requires policies to be designed to ensure all new buildings avoid a specified and rising proportion of the projected greenhouse gas emissions from their use through the installation and operation of low and zero-carbon generating technologies.

Overarching Policy 3 Development Contributions

Scottish Government (185) - Recommends that the Draft Developer Contributions Planning Guidance (CD56) is made statutory planning guidance in line with Circular 6/2013 Development Planning (CD6, p.35, para.139) and Circular 3/2012 Planning Obligations and Good Neighbour Agreements (CD5, pp.10-11, para.32-36). Additionally p.95 of the Proposed Plan states that '*where an identified need has been demonstrated development proposals will help contribute towards:...*' This could suggest that contributions will be required to resolve existing deficiencies, which, if planning obligations were being used to secure such contributions, would be contrary to guidance in Circular 3/2012. Clarification should be given in this policy that the requirements of Circular 3/2012 will be met where planning obligations are being used.

Strathclyde Partnership for Transport (694) - By adding "and services (were appropriate)" after 'Transport infrastructure' would make it clear that contributions may be sought for public transport services and facilities which reduce the need to travel by car.

Modifications sought by those submitting representations:

Overarching Policy 1 Strategic Principles

Scottish Government (185) - Amend Plan to explore opportunities for the provision of digital infrastructure to new homes and business premises as an integral part of development, in line with paragraph 297 of Scottish Planning Policy (CD1, p.66, para.297).

Gartmore Community Council (640) - Assume responder asking for:

- a) Section on 'Our Rural Economy' on p27 to include recognition of the importance broadband coverage and modern telecommunications play in supporting our rural economy; and
- b) Plan to highlight specific details of sustainable transport and improve public transport times during peak tourism times.

Scottish Environment Protection Agency (713) - Suggest the following modification to the policy wording: 'Supporting the provision of waste reduction and waste hierarchy principles including prevention, reuse (e.g. Composting) or recycling;'

Scottish Government (185); Scottish Environment Protection Agency (713) - Update policy wording to include preparation of a Heat Map to require subsequent consideration of a heat map when determining heat networks.

Biomass and Biogas Energy - Ensure that the Plan highlights on the Killin and Callander settlement maps that there are opportunities for district/community heating networks within both settlements – referencing that further detail on heat network requirements and supporting infrastructure will be provided in Planning Guidance.

Overarching Policy 2 Development Requirements

Scottish Government (185) - The overarching policy should specify a proportion of the greenhouse gas emissions reduction required by the 2015 Scottish Building Standards to be met through the installation and operation of low and zero-carbon generating technologies with at least one increase in the proportion.

Overarching Policy 3 Development Contributions

Scottish Government (185) - Details of the locations and types of developments that will be required to make contributions, to be included in the Plan. Remove 'Planning Guidance' text box on p.95 and replace it with a statement that Developer Contributions Supplementary Guidance will support Overarching Policy 3, which will include details of the level of contributions to be sought and the methodology used to calculate them. The following sentence should be added to Overarching Policy 3:

'Where planning obligations are used to secure developer contributions, these will be sought in line with the requirements of Circular 3/2012, Planning Obligations and Good Neighbour Agreements'.

Strathclyde Partnership for Transport (694) - On p.95 add 'and services (where appropriate)' after 'Transport infrastructure'

Summary of responses (including reasons) by planning authority:

Overarching Policy 1 Strategic Principles

Minor modification proposed to last bullet point on p93 under 'A more connected place by' to replace 'Helping to deliver digital connectivity' with 'Encouraging developers to explore opportunities for the provision of digital infrastructure to new homes and business premises as an integral part of development.'

Policy includes support for development proposals for digital infrastructure under policies a) Overarching Policy 1 Strategic Principles and b) Telecommunication Policy 1.

Minor modification proposed to amend last sentence under 'Our rural economy, Overview' on p27 to read: 'Agriculture, forestry, tourism and modern telecommunications infrastructure are the backbone to our rural economy.'

The Plan supports sustainable forms of travel as reflected in the Vision Section (Plan, p.17) and Transport Policy 2 (p.99). It is the purpose of Local Authorities Transport Strategies to provide more detail on sustainable transport measures although unlikely to spell out bus and ferry timetables throughout the Park. No modification proposed.

Minor modification proposed to amend third criterion under heading 'A low carbon place on p.93 with 'Supporting the provision of waste reduction and waste hierarchy principles including prevention, reuse (e.g. composting) or recycling.'

Scottish Government (185); Scottish Environment Protection Agency (713) - Heat mapping has not yet been undertaken for the Park's area although this will be considered along with partner local authorities as part of the future update to this Plan. However, the potential opportunities for both new sources of heat and where the demand may be

generated have been considered within the context of new development.

The Callander South area is the only major area of growth identified in the Plan. The Callander South Masterplan Framework (CD54, p.7) states that there is an opportunity for a community heating scheme and this could be linked to the neighbouring secondary school and leisure centre. There is also an opportunity identified in relation to the residual heat from the approved biomass plant southwest of Killin that will be operational in 2017 (Killin RA1, Acharn, Rural Activity Area). The Killin description box on p.73 of the Plan states “...*additional land for economic development at the proposed Acharn Biomass Plant site located between the village and Lix Toll. This is an opportunity to utilise any surplus heat from the Plant for workspace for business and light industry uses.*”

In addition the Design and Placemaking Guidance (CD53, p.61) – zero and low carbon energy section supports combined heat and power as a low carbon technology.

It is therefore considered that the Plan has looked at the potential for co-locating developments with a high heat demand with sources of heat supply.

Minor modifications to add:

- the following text to Overarching Policy 1, p.93, under “A low carbon place” bullet point 2, “*connecting or creating opportunities to a shared heating scheme.*”
- the following text to form a new bullet point for Callander overview on p.44 “*support opportunities for co-locating development with heat demand to sources of heat supply.*”

Overarching Policy 2 Development Requirements

It is recognised that National Planning Framework 3 (CD60, p.2 of pdf ‘Planning Outcomes’) requires planning to facilitate the transition to a low carbon place. In addition, there remains a statutory requirement to comply with Section 3F of the Town and Country Planning (Scotland) Act 1997 Act.

Section 3F states: “*3F. A planning authority, in any local development plan prepared by them, must include policies requiring all developments in the local development plan area to be designed so as to ensure that all new buildings avoid a specified and rising proportion of the projected greenhouse gas emissions from their use, calculated on the basis of the approved design and plans for the specific development, through the installation and operation of low and zero-carbon generating technologies.*”

It is agreed the Proposed Plan could support practical measures that deliver reductions of greenhouse gas emissions through Draft Planning Guidance on Design and Placemaking (CD53). Such matters relate to orientation of buildings, passive solar design to reduce energy requirements, landscaping to reduce impact from prevailing winds, complementing existing topography to reduce impact from prevailing winds, roofs designed to maximise benefits from solar technologies, and light tunnels to reduce energy needs. The draft Guidance will be updated in due course. While further work is required to be clear on application of Section 3F’s requirements, in recognition of the Government’s responses it is agreed that further clarity can be provided to this policy. However, it is not necessary for the policy to refer specifically to Building Standards as any building would require to comply with the relevant building standards at the time of development. Draft Planning Guidance will be updated to provide details of how to

implement this policy prior to Plan adoption. Collaboration will be sought with the Scottish Government, Local Authorities and others on how to develop this Guidance.

Minor modification is proposed to the Overarching Policy 2 'Climate Friendly Design' wording on p.94 to be replaced with: 'demonstrate how proposed buildings will meet a reduction in greenhouse gas emissions through; a) minimising overall energy requirements through conservation measures, and b) incorporating on-site low and zero carbon generating technologies to meet 10% of the overall energy requirements of the building rising to 20% by December 2021.'

Minor modification is proposed to the SG section below 'Climate Friendly Design' on p.94 end of last sentence to replace 'low carbon design documents' with 'reducing greenhouse gas emissions'. Note: Additional guidance will be provided within the Supplementary Guidance Design and Placemaking on the requirement to provide an Energy Statement to comply with this part of the policy.

Overarching Policy 3 Development Contributions

Minor modification proposed to remove 'Planning Guidance (Developer Contributions)' text box on p95 and replace it with 'Developer Contributions Supplementary Guidance supports the above policy and it includes details of the level of contributions to be sought and the methodology used to calculate them.'

Minor modification proposed to add '*Where planning obligations are used to secure developer contributions, these will be sought in line with the requirements of Circular 3/2012 Planning Obligations and Good Neighbour Agreements*' to the end of this policy.

Minor modification proposed to add 'and services (where appropriate)' after 'Transport infrastructure'.

Reporter's conclusions:

Overarching Policy 1 Strategic Principles

1. This policy sets out the overriding policy direction and associated development principles aimed at ensuring that new developments contribute to the national park being: a successful, sustainable place; a low carbon place; a natural, resilient place; and a more connected place. The representations raise a number of concerns related to how this policy wording is drafted in the finalised plan and make suggestions on possible changes – in some cases with a view to ensuring that the policy wording accords more closely with the planning principles on particular component topics set out in Scottish Planning Policy. In principle I endorse such an approach (and note that the park authority has responded positively to many of the suggested changes put forward in representations), on the basis that such changes would make this policy more consistent with national planning policy and guidance on the various topics covered within the policy terms.

2. I now turn to consider each of the matters raised in representations, broadly in the order they have been responded to by the park authority.

3. Firstly, I note the agreement from the park authority to 3 suggested changes to the policy wording and in some cases to the text of section 2.2 of the finalised plan – as put

forward by the Scottish Government, the Gartmore Community Council and Scottish Environment Protection Agency (in summary):

- include reference to exploring opportunities for the provision of digital infrastructure to new homes and businesses
- (amend the last sentence of the sub-section Our rural economy: Overview on page 27 of the finalised plan) to insert modern telecommunications infrastructure as an additional component of the backbone of the rural economy of the park area
- to amend the wording of the third bullet of the policy under the sub-heading “A low carbon place” to include reference to waste hierarchy principles.

4. In each of those cases I am supportive of the proposed changes as they would ensure that the wording of the plan and in particular Overarching Policy 1 better accords with the national policy principles of Scottish Planning Policy – as detailed in the representations and as now acknowledged by the park authority.

5. Whilst one of the representations seeks further changes to Overarching Policy 1 to highlight and address the need for development proposals to consider different forms of digital technology more fully I am not persuaded that this is justified. I note that the last bullet of Overarching Policy 1, under the sub-heading “A more connected place”, already refers to helping to deliver digital connectivity. Furthermore, as the park authority points out, these and related matters are also covered elsewhere in the finalised plan – notably through the detailed terms of Telecommunications Policy 1 on page 111. Based on these considerations I conclude that there is no need or justification for the policy to be amended to address this particular matter.

6. Both the Scottish Government and Scottish Environment Protection Agency (SEPA) ask for confirmation that a localised heat map will be produced for the plan area – and contend that this should be referred to in the new plan in order to ensure that this is a consideration when evaluating locations and opportunities for new heat networks and associated anchor developments. In support of that position they also refer to Scottish Planning Policy paragraph 159 that requires plans to identify potential for developments with high heat demand to be co-located with sources of heat supply. I note that the park authority acknowledges that heat mapping has not been undertaken for the Park area generally - but confirms that this is a matter that it, along with the constituent local authorities, will consider as part of the update for the plan. Meanwhile, the park authority also states that within its evaluation of new development proposals consideration has already been given to “the potential opportunities for both new sources of heat and where the demand may be generated.”

7. In this context the park authority notes that the Callander South area is the only area of major growth identified in the finalised plan – and points out that the Masterplan Framework document for that area identifies an opportunity for a community heating scheme – as well as potential scope for this to be linked to the nearby secondary school and leisure centre. I also note that in respect of Killin on page 73 of the finalised plan an opportunity is identified to utilise any surplus heat from the proposed Acharn Biomass Plant just outside the village to benefit workspace for business and light industrial uses there. Furthermore, I find that page 61 of the Supplementary Guidance on Design and Placemaking – cross-referred to on page 94 of the finalised plan – in its zero and low carbon energy section indicates support for combined heat and power as a low carbon technology.

8. Based on all of these considerations I find that there is already some detailed coverage in the finalised plan of the matters of concern raised in these representations. Nevertheless, I conclude that it would be beneficial to make some more explicit reference to the principles referred to in Scottish Planning Policy and conclude that the two modifications to the finalised plan now being suggested by the park authority would satisfactorily address this matter.

Overarching Policy 2 Development Requirements

9. The only representation lodged in respect of this policy sets out in detail the statutory requirement for policies to be put in place to ensure that all new buildings incorporate the installation and operation of low and zero-carbon generating technologies in cases where this would avoid a specified and rising proportion of the projected greenhouse gas emissions from their use. As the park authority acknowledges, this is consistent with the National Planning Framework 3's requirement (set out on page 2 of its Planning Outcomes section) for planning to facilitate the transition to a low carbon place – consistent with the terms of Section 3F of the Town and Country Planning (Scotland) Act 1997.

10. In this context, I endorse the park authority's position that the proposed plan should indicate support for measures to deliver reductions of greenhouse gas emissions. I also consider that the detailed mechanisms to achieve this should be included when the Supplementary Guidance on Design and Placemaking cross-referred to on page 94 of the finalised plan is updated. Meanwhile the park authority provides examples of the types and range of measures that individually and in combination can achieve such benefits.

11. In summary, whilst awaiting the proposed update of the Supplementary Guidance to provide the necessary details, I conclude that it would be appropriate for the wording of the Climate Friendly Design sub-section of Overarching Policy 2 to be amended along with the wording of the cross-reference to Supplementary Guidance that follows this on page 94 of the plan – in each case in the terms now being advocated by the park authority. I conclude that these two proposed changes would satisfactorily address the particular concerns that have been highlighted – and would accord with the greenhouse gas emissions reduction required by the 2015 Scottish Building Standards, as detailed in the representation. I am not persuaded, however, that it is necessary or appropriate to make specific reference in the plan to the need for adherence to Building Standards - as all developments are already required to comply with relevant building standards.

Overarching Policy 3 Development Contributions

12. In its representation, attention is drawn by the Scottish Government to the requirements set out in Planning Circular 6/2013 Development Planning (notably in its paragraph 139) - with regard to statutory planning guidance in relation to local development plans - and also in Circular 3/2012 Planning Obligations and Good Neighbour Agreements, particularly in its paragraphs 32-36.

13. In that context the park authority now acknowledges that the PG Planning Guidance box under Overarching Policy 3 at the foot of page 95 of the finalised plan should be redrafted to become statutory guidance as being advocated in the representation. I conclude that this is necessary and appropriate, for the reasons set out in the representation. Furthermore, in my view the change to be made to that box in the plan itself should also demonstrate consistency with the remainder of the plan in terms of how

Supplementary Guidance is referenced and highlighted in the plan itself – for example on the preceding page of the finalised (page 94) and on page 97. I am not persuaded that the suggested wording put forward for this purpose is entirely satisfactory as I find that it fails to fully demonstrate the required degree of consistency.

14. Accordingly, I conclude that the PG grey box at the foot of page 95 should be entirely replaced with a green box with a SG symbol featuring the following new wording: “Supplementary Guidance (Developer Contributions) supports the above policy and it includes details of the level of contributions to be sought and the methodology used to calculate them.”

15. I also find that the park authority is justified in its current thinking that within the policy wording reference should be made to Circular 3/2012, for the reasons outlined in the representation. I conclude that this would be most appropriately achieved in the form of a new paragraph being inserted at the end of Overarching Policy 3 (prior to the new SG green box) to state: ‘Where planning obligations are used to secure developer contributions, these will be sought in line with the requirements of Circular 3/2012 ‘Planning Obligations and Good Neighbour Agreements’.

16. Finally I note that the park authority has accepted that there is merit in altering the third bullet of Overarching Policy 3 to read: Transport Infrastructure and services (where appropriate). I conclude that this would be appropriate and would fully address the specific point raised in the representation lodged by the Strathclyde Partnership for Transport.

Reporter’s recommendations:

Modify the plan in the following terms:

1. Amend the last bullet point of Overarching Policy 1 on page 93 under ‘A more connected place’ by replacing ‘Helping to deliver digital connectivity’ with ‘Encouraging developers to explore opportunities for the provision of digital infrastructure to new homes and business premises as an integral part of development.’
2. the last sentence of page 27 of the finalised plan under ‘Our rural economy, Overview’ to read: ‘Agriculture, forestry, tourism and modern telecommunications infrastructure are the backbone to our rural economy.’
3. Amend the third criterion under heading ‘A low carbon place’ of Overarching Policy 1 on p93 to read ‘Supporting the provision of waste reduction and waste hierarchy principles including prevention, reuse (e.g. composting) or recycling.’
4. Amend the following text to Overarching Policy 1, under the sub-heading “A low carbon place” bullet point 2: “connecting or creating opportunities to a shared heating scheme.”
5. Amend the following text to form a new bullet point for Callander overview on page 44: “support opportunities for co-locating development with heat demand to sources of heat supply.”
6. Replace the wording of the Overarching Policy 2 ‘Climate Friendly Design’ on page 94 with: “demonstrate how proposed buildings will meet a reduction in greenhouse gas

emissions through; a) minimising overall energy requirements through conservation measures, and b) incorporating on-site low and zero carbon generating technologies to meet 10% of the overall energy requirements of the building rising to 20% by December 2021.”

7. Amend the SG section below ‘Climate Friendly Design’ on page 94 (end of last sentence) to replace ‘low carbon design documents’ with ‘reducing greenhouse gas emissions’.

8. Under Overarching Policy 3 remove “Planning Guidance (Developer Contributions)” text box on page 95 and replacing it with a green box with a SG symbol featuring the following new wording: “Supplementary Guidance (Developer Contributions) supports the above policy and it includes details of the level of contributions to be sought and the methodology used to calculate them.”

9. At the end of Overarching Policy 3 (prior to the new SG green box) add the following text as a new paragraph: “Where planning obligations are used to secure developer contributions, these will be sought in line with the requirements of Circular 3/2012 Planning Obligations and Good Neighbour Agreements’.”

10. At the end of the third bullet of Overarching Policy 3 after the words ‘Transport Infrastructure’ add: “and services (where appropriate)”.

Issue 19	Housing Land Supply	
Development plan reference:	Section 2.2 Vision, Delivering our Strategy p.25	Reporter: Dilwyn Thomas
Body or person(s) submitting a representation raising the issue (including reference number)		
<p>Scottish Government (185) Gina Telfer-Smollett (682)</p>		
Provision of the development plan to which the issue relates:	<p>Vision pp.24- 26 Housing Policies pp.96-97</p>	
Park authority's summary of the representation(s):		
<p><u>Housing Land Supply</u></p> <p>Scottish Government (185) - Although the National Park Authority has demonstrated that it has considered the Housing Need and Demand Assessments of its four constituent authorities in assessing need and demand within its area, it is not clear how the Housing Supply Target of 75 new homes per annum has been derived from the Housing Need and Demand Assessment evidence.</p> <p>Gina Telfer-Smollett (682) - Objects to the reliance on windfall development. Additional homes could be considered within areas where development is consistent with economic activity, such as Balloch (please see Issue 4 for Balloch).</p>		
Modifications sought by those submitting representations:		
<p><u>Housing Land Supply</u></p> <p>Scottish Government (185) - The Proposed Plan or supporting documents should clearly set out how the Housing Supply Target of 75 new homes per annum has been derived from the Housing Need and Demand Assessment evidence.</p> <p>Gina Telfer-Smollett (682) - Seeks further land to be identified in areas where development is consistent with economic activity such as Balloch (see Schedule 4: Balloch). In so doing, this will increase the effective land supply and reduce the reliance on windfall development in meeting future supply.</p>		
Summary of responses (including reasons) by park authority:		
<p><u>Housing Land Supply</u></p> <p>Scottish Government (185) - It is considered that the Proposed Plan's Population and Housing Background Paper (CD36) does show how the Housing Need and Demand Assessments have been used to inform the housing supply target of 75 new homes per year, as detailed specifically in Paragraphs 58 to 93 and considered against the wider planning context in paragraphs 108 to 120. However this could be further clarified to</p>		

make the linkages clearer.

A minor modification is proposed to include more detailed commentary in Appendix One of the Population and Housing Background Report (CD36) and a new Appendix 3 is proposed to show the housing land supply target split between the four local authority areas. The proposed new text to be included in Appendix One is contained within (CD37, p.10) alongside a proposed new Appendix 3.

Gina Telfer-Smollett (682) - In regards windfall development, this accounts for a significant proportion of all housing development in the National Park, taking place on gap sites within towns and villages and in the countryside, reflecting the fact that the National Park is a large rural area. It is reasonable to make allowance for this type of development and to make an allowance for this coming forward in the future based on past trends and assumptions on future trends, in accordance with guidance contained in Scottish Planning Policy (CD1, p.28, para.17). This is explained in more detail in the Population and Housing Background Report (CD36, p.27, paras.122-123). It is agreed that housing land should be identified in areas such as Balloch where economic development is taking place and planned. The Plan allocates land for housing in Balloch (see Schedule 4: Balloch). No modification proposed.

Reporter's conclusions:

1. The proposed plan states that more homes are needed in the national park to help retain population and attract inward immigration. The adopted local plan's annual housing target of 75 new homes per year has been retained as the housing supply target in the proposed plan in order to address an ageing population and projected long term population decline. The proposed plan indicates that a range of factors, including housing need and demand assessments, informs the housing supply target. It also indicates that new housing will be a mixture of open market and affordable housing. The plan explains that land for new housing is identified up to 2027 (10 years from the expected date of adoption), giving a housing land requirement of 900 houses, with 360 houses coming from windfall development, and 550 from land with development potential. The proposed plan states that no flexibility allowance has been applied to the housing supply target, which is considered to be generous and ambitious.

2. Scottish Planning Policy indicates that the planning system should identify a generous supply of land for housing. It states that plans should be informed by a robust housing need and demand assessment. Plans should set out the housing supply target, based on evidence from the housing need and demand assessment. Scottish Planning Policy explains that that part of the housing supply target comprising the number of new homes should be increased by a margin of 10-20% to establish the housing land requirement. It allows the requirement to be met from a number of sources, including some from windfall development. It requires the housing supply target (separated into affordable and market sector) and the housing land requirement to be set out up to year 10 from the expected year of adoption of the plan. In national parks, Scottish Planning Policy explains that plans should draw on evidence provided by the housing need and demand assessments of the constituent housing authorities. It indicates that they should aim to meet the housing land requirement in full, but that they are not required to do so, subject to the remaining part of the requirement being met in immediately adjoining housing market areas, and a 5 year supply of effective land being maintained.

3. Planning for housing in national parks faces a number of challenges. The park

authority in preparing the plan must consider the terms of Scottish Planning Policy, be consistent with the National Park Partnership Plan, satisfy the requirement of the National Parks (Scotland) Act 2000, including collectively achieving in a co-ordinated way, the 4 statutory aims of national parks, and take into account the terms of the different housing need and demand assessments of the 4 councils that cover the national park area.

4. Concern was expressed that it was not clear how the housing supply target had been derived from the housing need and demand assessment evidence, and that there was an over reliance on windfall development instead of allocating additional housing sites in areas of economic activity such as Balloch. In response to a further information request, the authority set out how it had used the evidence in the housing need and demand assessments to establish the housing supply target, and how it had approached the calculation of the housing land requirement.

5. The national park is not a single housing market area, and it has no standalone housing need and demand assessment. The authority engage in the preparation of the housing need and demand assessments that cover the national park but, in the main, the outputs of the assessments do not directly apply to the park, and the assessments are prepared to inform the local development plans of the 4 councils covering the park. While only the assessment for Stirling Council produces outputs which can be fitted to the national park, the local housing strategy does not set a specific housing supply target for it. The assessment for West Dunbartonshire Council does not cover the park. Information was provided on housing need and demand in the park in 3 assessments, but the emphasis was on need and demand in the wider area. The park authority has considered preparing a standalone housing need and demand assessment and using the new assessment tool developed by the Centre for Housing Market Analysis, but these are not particularly suitable because of the small population of the park and the open nature of its housing market.

6. Bearing these factors in mind, I am satisfied that the park authority has reasonably set out in its Population and Housing Background Paper, particularly paragraphs 23-36 and 58-99, and appendix 1 (including the updated version) how it used the housing needs and demand assessments, most notably that of Stirling Council, to inform its housing supply target. While I do not consider that the 4 assessments used can be regarded as robust in so far as they relate to the national park, I consider that the authority has demonstrated that it has drawn on the evidence that they provide in line with Scottish Planning Policy, and that it was reasonable for it to use this evidence as a context to help consider whether the housing supply target in the adopted local plan remained appropriate. Other information which supplemented the assessments was: a local housing needs study to cover the gap in the housing need and demand assessment for the West Dunbartonshire Council area of the park, engagement with the private development sector, and a housing market analysis.

7. In setting the housing supply target, I believe that it was necessary and reasonable for the authority to take into account factors other than the housing need and demand assessments, not only because of the limitations of the assessments, but because the housing supply target represents a wider policy view of the number of houses to be delivered. I accept that a reasonable starting point for considering a housing supply target for the proposed plan is the target identified in the adopted local plan, which was assessed at the previous examination, and was found to be an appropriate response to the need to address the declining population in the park by attempting to support modest growth, with the emphasis on retaining and attracting working age households, and

tackling housing need. In reviewing the target, the authority explains that it took a strong placemaking approach, which considered the ability of settlements to grow and involved extensive community engagement, including design led planning workshops and charettes. I believe that this approach accords with the importance that Scottish Planning Policy places on creating high quality places, and that it has an important role to play in informing a policy view of the housing supply target.

8. Development rates in the park show an average of 49 houses being granted planning permission per annum between 2010 and 2014, and an average of 22 houses being built per annum over the same period. These low rates, which do not meet the target, are likely to reflect the difficult economic times affecting the development industry at that time. I note that the Main Issues Report considered the appropriateness of the housing supply target, and set out alternative options for reducing it to a level more in line with development rates. However, the authority concluded that the housing supply target should remain unchanged at 75 houses per annum on the basis that a development plan should take a longer view and provide a positive planning framework for new development.

9. I consider that it is reasonable to retain a housing supply target of 75 houses per annum because the park still has the same issues of a declining population, a need to support modest growth, and housing need. The target is informed but not determined by the housing need and demand assessments. I am satisfied that such a target would be consistent with RD Policy 1 in the National Park Partnership Plan, which aims to sustain the park's population, and it meets the requirement of the fourth statutory aim for national parks to promote sustainable economic and social development of their communities. Establishing a housing supply target is not an exact science, and I consider that the authority has adopted a pragmatic and realistic approach in reviewing its target. I believe that if such a rate of development can be achieved, it would help allow the authority to deliver its strategy for the park area.

10. In its further information response, the authority suggests that a further brief explanation be included in the proposed plan of the approach taken to identifying the housing supply target. I agree that this would help users of the plan understand the reasoning behind the target. I accept the wording proposed by the authority, and believe that it should be introduced as a new paragraph on page 25 of the proposed plan immediately underneath the heading "How many new homes are needed?"

11. I note that the proposed plan does not apply a generous allowance of between 10% and 20% to the housing supply target. In this particular case, given the difficulties the authority have had with applying the housing need and demand assessments to the park area, and the ambitious and generous nature of the housing supply target itself, I am satisfied that it would be unwise to apply an additional margin. In coming to this view, I have taken into account the sensitive character of the environment, the placemaking approach of the authority, and the first statutory aim of the park to conserve and enhance the natural and cultural heritage of the area.

12. The proposed plan indicates that windfall development plays a significant role within the national park. Of the total housing land requirement of 900 houses, 360 houses are expected to come from windfall development. I am satisfied that it is reasonable for the authority to rely on a proportion of windfall development in seeking to meet the housing land requirement (as does the adopted local plan). In principle, this would be consistent with Scottish Planning Policy. The contribution from windfall development is estimated

at 30 houses per annum, and is based on an analysis of planning permissions over a 5 year period which showed that annual windfall contributions were 39 houses. I also note that the park is characterised generally by small towns and villages in locations which do not form part of urban housing market areas and are not subject to the same volume house building pressures. In my experience, it is generally in this type of area that windfall development, which is typically small scale, is likely to comprise a higher proportion of the housing projects coming forward. In the circumstances, I see no good reason why windfall development should not continue to make a similar level of contribution to that found in the analysis undertaken by the authority. I consider that the estimated figure of 30 houses per annum is related to evidence of past completions, is a reasonable assumption about likely future trends, and can therefore be regarded as realistic. I am not persuaded that the proposed plan has over relied on windfall contributions

13. The greatest part of the housing land requirement (550 houses) is to be met by sites allocated in the proposed plan. The authority estimates that the effective housing land supply of 445 houses (which has not been challenged) could potentially, over 7 years, deliver 63 houses per annum. This would leave only 12 houses per annum being required from windfall development to achieve the housing supply target, which is well within the estimated figure.

14. Bearing in mind that I have concluded that the housing supply target is generous, that it would be unwise to apply an additional margin, and that the estimated annual contribution from windfall development towards meeting the housing land requirement is realistic, I see no compelling requirement to make further new housing allocations unless site specific conditions indicate that it would be appropriate. I note that opportunities for housing development have been made in Balloch in the proposed plan, which would support economic activity, and that it has been concluded in this report (issue 5) that the new site proposed on land next to allocation VE4 should not be allocated. In the wider park area, a small housing site (6 houses) at Park Avenue, Gartmore (issue 11) has been recommended for inclusion in the proposed plan. This is a minor addition to the housing land supply, but requires changes to the table on page 25 of the proposed plan headed "The housing land supply to meet this requirement comprises", and to the housing land supply figure in the associated text. In the longer term, beyond 2027, the authority has identified potential opportunities in Callander and Drymen.

15. Overall, amendments are required to the proposed plan, as set out below.

Reporter's recommendations:

Modify the plan in the following terms:

1. On page 25, insert the following paragraph immediately below the heading "How many new homes are needed?" so that it reads:

"Whilst the local authority housing need and demand assessments reveal housing need and demand in the wider housing market areas which cover the Park, they do not set any formal housing supply targets for the Park. However, in order to support sustainable rural communities, it is important to plan for more housing in the Park. This needs to be a realistic assumption of what can be delivered whilst ensuring a generous supply of land is available to ensure that new housing is delivered."

2. On page 25, in the paragraph immediately below the heading “How many new homes are needed?” amend the figure “910” to “916” in the final line so that the line reads:

“...providing enough land for 916 homes overall.”

3. On page 25, in the table headed “The housing land supply to meet this requirement comprises:” amend the figure of “420” in the first line, under the column headed “Number of Homes”, to “426”, and adjust the figure “910” in the final line, under the same column, to “916.”

Issue 20	Affordable Housing	
Development plan reference:	Section 2.2 Vision Delivering our Strategy, p.26 Housing Policy 2 Location and types of new housing required, p.96	Reporter: Richard Bowden
Body or person(s) submitting a representation raising the issue (including reference number)		
Anne Lee (106) Luss Estates (113) Stirling Council (212) Gina Telfer-Smollett (682) Stuart and Val Gray (693)		
Provision of the development plan to which the issue relates:	Vision pp.24-26 Housing Policies pp.96-97	
Park authority's summary of the representation(s):		
<p><u>Housing Strategy</u></p> <p>Anne Lee (106) - Supports the policy for Small Rural Communities, Building Groups in the Countryside and in the wider Countryside and that affordable housing will normally be in perpetuity.</p> <p>Stirling Council (212) - Supports general approach to new housing and detailed housing policies, and agrees that all housing development in the accessible pressured areas should make a contribution to the provision of affordable housing.</p> <p><u>Affordable Housing Definitions</u></p> <p>Gina Telfer-Smollett (682) and Stuart and Val Gray (693) - The definition of affordable housing should be broadened.</p> <p><u>Affordable Requirements and Commuted Sums</u></p> <p>Stuart and Val Gray (693) - State that the scale of affordable housing required does not accord with Scottish Planning Policy (CD1, p.31, para.129). In the National Park area, where land values are typically low and development costs are high, the imposition of a requirement for affordable housing at 33% and 50% of site capacity will significantly affect development viability. Circular 3/2012 'Planning Obligations and Good Neighbour Agreements' (CD5) requires that planning authorities have due regard to development viability and cash flow in implementing developer contribution policies and considering requirements.</p> <p>Luss Estates (113) – Acknowledges the importance of delivering a 'sizeable' element of affordable housing and states that a huge increase in the provision of family housing to the [Luss] area is key to the future sustainability of the village. A 50% ratio of open market and affordable housing is too great and will affect viability, making delivery very marginal</p>		

at best. It is vital that flexibility is applied.

Gina Telfer-Smollett (682) - Comments that the plan should be clear on its affordable housing requirements and financial contributions. A financial contribution should not restrict development. Where 50% affordable housing is required this could be a development constraint, particularly where other contributions are required or there are infrastructure costs. Objects to Housing Policy 2(ii) (p96) as it is impractical to build an affordable home for 3 or less units.

Modifications sought by those submitting representations:

Housing Strategy

Anne Lee (106) and Stirling Council (212) - No modifications are specified.

Affordable Housing Definitions

Stuart and Val Gray (693) - States that the definition of affordable housing should include self-build or custom build housing.

Gina Telfer-Smollett (682) - States that the definition of affordable housing should be broadened to include co-ownership/equity participation, low cost home ownership, self-build or custom built housing. The adoption of policy to promote in certain locations self-build should be considered to offer a wider housing opportunity.

Affordable Housing Requirement and Commuted Sums

Stuart and Val Gray (693) - Reduce affordable housing requirements in all locations to 25% to accord with Scottish Planning Policy. New text should read 'All sites of 4 or more homes are required to make a contribution towards affordable housing provision, with the preference being on site provision. The level of affordable contribution will be 25% of the total number of homes being provided. In accord with the Supplementary Guidance on Housing (CD52, section 8), there is scope for the relaxation in the percentage of affordable housing to be provided where it is demonstrated that there is a genuine need to reduce the affordable housing requirement to ensure the development is viable and maximum community benefits are gained.'

Luss Estates (113) - Does not detail what specific change is sought. It is deduced that this is to either reduce the 50% requirement for affordable or, if retained, to ensure that flexibility is applied.

Gina Telfer-Smollett (682) - States that the policy needs to allow flexibility and should not be too onerous (in relation to the 50% affordable housing requirement). The affordable homes policy for up to 3 units should be removed.

Summary of responses (including reasons) by park authority:

Housing Strategy

No modifications proposed.

Affordable Housing Definitions

Stuart and Val Gray (693) - The Supplementary Guidance on Housing defines the different types of affordable housing, including shared equity and low cost home ownership. Whilst the Proposed Local Development plan has no specific policy on self-build, the policies are designed to enable opportunities for self-build to come forward, specifically within the small rural communities and building groups in the countryside (see part 2(c) of Housing Policy 2). By supporting only affordable housing in these areas it is hoped that planning policy will help people/communities to access land at a reasonable price and facilitate new affordable housing solutions, such as self-build.

No modification proposed to the policy however a minor modification is proposed to the Housing Vision text on Page 24 of the Proposed Plan to include an explicit reference to self-build. It is recommended that the last sentence on Page 24 should read (new wording in italics) 'The majority of new homes will be built within Towns and Villages, but the countryside will also support affordable housing too, *including self-build.*'

Affordable Housing Requirement and Commuted Sums

Stuart and Val Gray (693), Luss Estates (113), Gina Telfer-Smollett (682) - The need for affordable housing provision within the National Park is significant and evidenced (see Population and Housing Background Paper CD36, pp.7-20). It is important that planning policy takes a stringent approach to help redress the balance and mix of housing in the National Park and create more opportunities for young and working age families. This is a core component of the strategy to address predicted population decline. In this respect it is necessary to set higher affordable housing requirements. However, the challenges of delivering affordable housing are recognised, therefore in all cases a flexible approach to these percentage requirements will be applied. This is explained in more detail in the accompanying Supplementary Guidance on Housing (CD52, p.18) which is signposted in the Plan on p.97.

The Plan requires an affordable housing contribution of 25% in the remote rural area villages however within the more pressured towns and villages in the accessible rural area either 33% or 50% is required. This approach was consulted on at Main Issues Report Stage and the percentages set reflect feedback from stakeholders including the statutory housing authorities. The evidence and consideration of this is provided in the Population and Housing Background Report, (CD36, p.11, paras. 50-52 and p.25, paras. 113-120).

The 33% requirement is consistent with the adjoining Stirling Council Local Development Plan approach (CD17, p.35 Policy 2.2: Planning for Mixed Communities and Affordable Housing Part (c)) and the Local Housing Strategy which shows significant need and demand (CD18 Stirling's Local Housing Strategy 2012, p.10, para.1.37 to 1.40) which identify a 50% requirement that was latterly reduced to 33% in the local development plan by the Reporter at examination stage).

The 50% requirement applies only to the Loch Lomondside Villages (Tarbet, Luss, Gartocharn, Drymen and Croftamie) and replaces the current local needs policy, which has been in place for over 30 years and is set out in the adopted National Park Local Plan (CD29, p.24). This restricts the occupancy of new dwellings in these villages to households that fulfill specified residency criteria. The rationale for a specific policy approach in the Loch Lomondside villages was examined at the last local plan

examination (Local Plan Examination Report CD16A, Volume 1, pp.65-81) and continued in the current Adopted Local Plan.

Whilst it is considered that a different planning policy approach is now required to replace the local needs policy, it is still considered that a bespoke planning policy approach is necessary in this highly scenic and accessible area. The Loch Lomondside villages face strong pressure for second, holiday and retirement homes alongside commuting pressures from the adjoining Glasgow and central conurbation area. Housing pressure in the Loch Lomondside area is particularly strong in comparison to the rest of the National Park as evidenced in the Population and Housing Background Paper (CD36, p.10, para. 45 and p.11, para. 52). Land values in this area are currently suppressed due to the local needs occupancy policy, the removal of this and replacement with a new policy requiring 50% affordable/50% open market is considered to offer an uplift in land value in this area and should not stifle development. This has not been objected to in the comments by landowners and developers in other Loch Lomondside villages with development interest already being expressed for Burnbrae Farm site in Gartocharn (Plan ref. Gartocharn H1, p.71). No modifications proposed.

Gina Telfer Smollett (682) - With regards to Housing Policy 2 (a)(ii), this is intended to ensure that new housing within the towns and villages in the accessible rural areas of the National Park helps to better address the needs of these communities. Development on small sites accounts for a significant proportion of all housing development (evidenced in the Population and Housing Background Report (CD36, p.23, para. 106) and it is considered necessary and appropriate to introduce guidance on this allowing the option of either providing an affordable house or a commuted payment to be used towards affordable housing elsewhere in the local area. This replaces the former local needs policy in the Loch Lomondside villages and introduces new policy guidance for Callander, Aberfoyle and Gartmore which also experience affordability pressures as evidenced in the Population and Housing Background Paper (CD36, p.11, para. 52). It does not apply to Balloch. No modification proposed.

Reporter's conclusions:

The Context

1. My conclusions and recommendations under this Issue should be read in association with those set out elsewhere in this report, notably under Issue 21 – which is headed Housing in the Countryside but within that it considers related affordable housing matters, as appropriate. More generally, the finalised plan's 'Vision' section makes clear on page 24 that in seeking to create more sustainable communities, new housing within the plan area will be a mix of open market and affordable housing – and states that whilst the majority of new housing will be in towns and villages, the countryside will also support affordable housing. It continues on page 26 by noting that the housing need and demand assessment (HNDA) - undertaken as part of the local development plan process - as well as demonstrating high levels of housing need in the plan area points to the need to provide more affordable housing (as well as homes for smaller households and more modest-sized family homes).

2. That same paragraph goes on to state the requirement for all sites identified for 4 or more homes within the plan area to make a contribution towards affordable housing provision – and expresses a preference for this to be in the form of on-site provision. It then stipulates that “in most instances the level of affordable contribution will be a

minimum of 25% of homes being provided – but higher in two particular instances: firstly, within the more accessible rural Loch Lomondside villages (including Tarbet, Luss, Gartochan, Croftamie and Drymen) where up to 50% of units are expected to be affordable; and secondly within the more accessible Stirling Area towns and villages of Callander, Aberfoyle and Gartmore where a third of all new houses should be affordable. It then justifies this approach to setting these stated requirements for affordable housing levels by stating that it “reflects and responds to housing needs within these areas and housing market dynamics.”

3. Those general principles with regard to affordable housing provision are carried forward in the terms of Housing Policies 1 and 2 of the plan and these policies are supported by Supplementary Guidance on Housing which, amongst other matters sets out details on the different types of affordable housing being referred to in the plan (as set out on page 97 of the finalised plan). It also provides clarification there with regard to: on-site and off-site affordable housing provision; financial contributions towards affordable housing; as well as circumstances where flexibility may be applied to affordable housing percentage requirements.

4. It is against this background - and in the context of Scottish Planning Policy on affordable housing (set out in its paragraphs 126-131) and the advice provided on these matters by Planning Advice Note PAN 2/2010 - that I now turn to consider below the unresolved representations lodged with regard to how affordable housing is addressed in the finalised plan. In doing so I follow the sub-headings used by the park authority in the Schedule 4.

Housing Strategy

5. Under this sub-heading there are only two representations lodged. Both of these express support for the approach taken in the finalised plan regarding the affordable housing aspects of housing policies generally and for small rural communities in particular, as well as in respect of building groups in the countryside and for the wider countryside. Accordingly, I conclude that there is no need for me to consider any possible modifications to the plan in response to those particular representations.

Affordable housing definitions

6. Two representations contend that the definition of affordable housing should be broadened. In one case it is argued that it should include self-build or custom-build housing and in the other it is suggested that in addition to those categories the definition should also encompass co-ownership/equity participation properties as well as low cost home ownership. That representation also urges the policy to promote self-build housing development in certain locations within the national park area with a view to widening overall housing opportunities.

7. The park authority’s Supplementary Guidance on Housing, referred to earlier, includes definitions of the different types of provision covered by the term “affordable housing’ within the plan and its policies. This corresponds broadly to the affordable housing definitions and tenures identified in PAN 2/2010 – and includes, amongst others, shared equity and low cost home ownership. I note that neither of those documents identifies ‘self-build’ as a separate category. Nevertheless, based on the available evidence lodged I am persuaded that self-build can offer another means of achieving affordable housing in the terms intended by Scottish Planning Policy.

8. The park authority acknowledges that the finalised plan does not have a specific policy on self-build housing but stresses that its policies are intended to enable opportunities for self-build to come forward - specifically in small rural communities and within building groups in the countryside where development should provide 100% affordable housing, as stipulated under Housing Policy 2(c) of the finalised plan. I endorse that approach as a means of enabling and facilitating additional affordable housing provision, notably in those particular areas within the national park.

9. Based on all of these considerations I conclude that there is justification to modify the last sentence of page 24 of the finalised plan to now read: "The majority of new homes will be built within Towns and Villages, but the countryside will also support affordable housing, including self-build." I note that this accords with the updated views of the park authority on this matter and in my view it addresses the particular concerns expressed in representations seeking a broader definition of affordable housing provision.

Affordable Housing Requirements and Commuted Sums

10. The representations under this heading express concerns about the high proportions of affordable housing stipulated in the finalised plan for some specified parts of the plan area. They contend, firstly, that such requirements do not accord with Scottish Planning Policy on this matter. Secondly, they argue that such a requirement, as a financial contribution from house-builders, would affect significantly the development viability, particularly in areas where land values and development costs are already high. In support of their position they also cite Scottish Government Circular 3/2012 Planning Obligations and Good Neighbour Agreements. I note that amongst other matters this requires planning authorities to have due regard to development viability considerations.

11. As a starting point in responding to these concerns, I note that Scottish Planning Policy in paragraphs 128 -131 states, firstly, that local development plans should clearly set out the scale and distribution of affordable housing requirements for their area – based on an HNDA – and consider how these affordable housing requirements will be met over the period of the plan, with delivery of such housing across the range of tenures. It also states that plans should identify any expected developer contributions towards delivery of affordable housing provision – and that where such a contribution is required this should generally take the form of a specified proportion of the serviced land within a development site being made available for affordable housing. Its paragraph 129 makes clear that: "Planning authorities should consider the level of affordable contribution which is likely to be deliverable in the current economic climate, as part of a viable housing development. The level of affordable housing required as a contribution within a market site should generally be no more than 25% of the total number of houses. Consideration should also be given to the nature of the affordable housing required and the extent to which this can be met by proposals capable of development with little or no public subsidy."

12. With specific regard to rural areas, paragraph 130 of Scottish Planning Policy ends by stating: "where significant unmet local need for affordable housing has been shown, it may be appropriate to introduce a 'rural exceptions' policy which allows planning permission to be granted for affordable housing on small sites that would normally be used for housing, for example because they lie outwith the adjacent built-up area and are subject to policies of restraint." Finally I note that paragraph 131 of Scottish Planning Policy states that "Any detailed policies on how the affordable housing requirement is expected to be delivered, including any differences in approach for urban and rural areas,

should be set out in supplementary guidance. Where it is considered that housing built to meet an identified need for affordable housing should remain available to meet such needs in perpetuity, supplementary guidance should set out the measures to achieve this.“

13. Against this background I am satisfied, firstly, that the park authority has demonstrated that it has derived its strategy and associated policies relating to affordable housing provision overall - and specified its detailed requirements for delivery in that regard for different parts of the plan area - based on a systematic and rigorous appraisal of such needs that has involved a HNDA. It has also made clear that in setting, for certain specified localities, affordable housing contribution requirements higher than the general proportion of “no more than 25% of the total number of houses” referred to in Scottish Planning Policy, in addition to identifying the particular need for this it is seeking to adopt a flexible approach to applying these requirements in recognition of the challenges of delivery of such affordable housing. I note that this approach is detailed in the Supplementary Guidance the park authority has produced on Housing – as summarised on page 97 of the finalised plan.

14. I note that the finalised plan sets an affordable housing contribution of 25% in what the park authority terms the ‘remote rural area villages but sets higher requirements of 33% or in some cases 50% affordable housing provision in selected towns and villages that it identifies as more “pressured” – pointing out that this approach was consulted on and reflects feedback from stakeholders obtained at the Main Issues Report stage of the plan process. I note that the 33% requirement for selected settlements in the Stirling Council area of the park is consistent with that set in the adjoining local development plan adopted by that council, in line with the recommendations of the development plan examination for that particular plan.

15. I now turn to consider the 50% requirement set in the finalised plan that is only specified for 5 Loch Lomondside villages. The park authority points out that this reflects an update on a “local needs policy” that had been in place for 30 years and set out on page 24 of the adopted plan for the park area. I am persuaded by the arguments put forward by the park authority that a “bespoke” planning policy approach is merited for this particular area which, as well as being scenic, is highly accessible to both Glasgow and to the neighbouring settlements across the central belt of Scotland. I share the park authority’s view and associated concerns that these factors, in combination, exacerbate housing pressure on towns and villages in the Loch Lomondside area and on its surrounding countryside both from those seeking commuter housing as well as others in the market for second, holiday or retirement homes. Indeed this explains why the Loch Lomondside towns and villages are under particular housing pressure. In this context I am persuaded by the contention made by the park authority that the proposed removal of the local needs occupancy policy, and its replacement with the proposed requirement for 50% for affordable housing (to match 50% open market housing) for new housing developments in the specified 5 Loch Lomondside settlements during the plan period would be expected to offer the benefit of uplifting land values in those areas whilst not stifling development there.

16. In summary, for the reasons outlined earlier I conclude that whilst Scottish Planning Policy sets out a general expectation for affordable housing requirements to not exceed 25% of total houses, in both of the above cases there are exceptional reasons to justify as special cases the 33% or 50% requirements (for the two groups of towns and villages within the Stirlingshire and Loch Lomondside areas respectively) as specified in

the finalised plan on page 26.

17. Another representation raises a particular concern related to Housing Policy 2(a)(ii). That part of the policy is specifically directed to addressing affordable housing issues related to small sites (of up to 3 houses) in accessible Rural Towns and Villages within the national park. I note that this policy will replace the local needs policy of the adopted plan. The representation contends that the new policy should allow flexibility and not be unduly onerous. In particular it argues that this policy should not apply to small sites of up to 3 homes. In support of the existing wording of this clause of the policy as set out on page 96 of the finalised plan, the park authority highlights evidence from the Population and Housing Background Paper demonstrating that development on small sites accounts for a large proportion of all housing development.

18. I have no reason or basis to question that finding. Furthermore, in this context I am persuaded by the argument put forward by the park authority that it is appropriate for the plan to include a policy provision to ensure small housing developments in accessible towns and villages of the plan area make a contribution towards affordable housing. This can be achieved either by providing an affordable house or through a commuted payment towards such provision. In my view this would contribute towards achieving the aim of better addressing the housing needs of those areas. I do not find compelling the arguments put forward in representations that such a policy requirement would be unduly onerous.

19. For the reasons outlined above I conclude that there is no justification or need to modify the plan in response to the representations lodged on behalf of S & V Gray, Luss Estates or G Telfer-Smollet with regard to affordable housing commuted sums. Instead I conclude that the policies on affordable housing in the finalised plan accord broadly with the policy principles set out in Scottish Planning Policy for the handling of affordable housing and developer contributions matters in local development plans, as summarised earlier.

Reporter’s recommendations:

Modify the plan in the following terms:

1. Change the last sentence of page 24 of the finalised plan to now read: “The majority of new homes will be built within Towns and Villages, but the countryside will also support affordable housing, including self-build.”

Issue 21	Housing in the Countryside	
Development plan reference:	Section 2.2 Vision, Delivering our Strategy, p.24 Housing Policy 2 Location and types of new housing required, p.96	Reporter: Dilwyn Thomas
Body or person(s) submitting a representation raising the issue (including reference number)		
Scottish Government (185) James Graham (668)		
Provision of the development plan to which the issue relates:	Vision pp.24- 26 Housing Policies pp.96-97	
Park authority's summary of the representation(s):		
<p><u>Housing in the Countryside</u></p> <p>Scottish Government (185) - Approach to housing in the countryside is more restrictive than that set out in Scottish Planning Policy and refers to the section on rural development which differentiates between pressurised, intermediate and remote countryside and promotes a different approach to housing development in each area. In relation to new houses in the countryside, paragraph 83 of Scottish Planning Policy states that in remote rural areas plans should where appropriate, allow the construction of single houses outwith settlements provided they are well sited and designed to fit with local landscape character, taking account of landscape protection and other plan policies. Scottish Planning Policy does not limit these types of houses to those tied to a business or a newly formed croft.</p> <p>Housing Policy 2(d) (p.96) is contrary to Paragraphs 81 and 83 of Scottish Planning Policy and refers to the Chief Planners letter of November 2011 (SDR33) which explains the thinking behind the use of occupancy conditions.</p> <p>James Graham (668) - Comments on Policy 2, parts (b) and (c) (Page 96) and states that mixed developments with various tenures provide for a greater range of choice for the local community and deliver a more sustainable outcome than single tenure, 100% affordable housing developments.</p>		
Modifications sought by those submitting representations:		
<p><u>Housing in the Countryside</u></p> <p>Scottish Government (185) - Policy should be amended to allow for some flexibility in remote rural areas, or a justification provided for why such development is not appropriate in the National Park. Any amendment made should also be made to the draft Housing Supplementary Guidance.</p> <p>Reference to occupancy conditions in Housing Policy 2 criteria (d) Countryside should</p>		

be removed from the policy and from the draft Housing Supplementary Guidance.

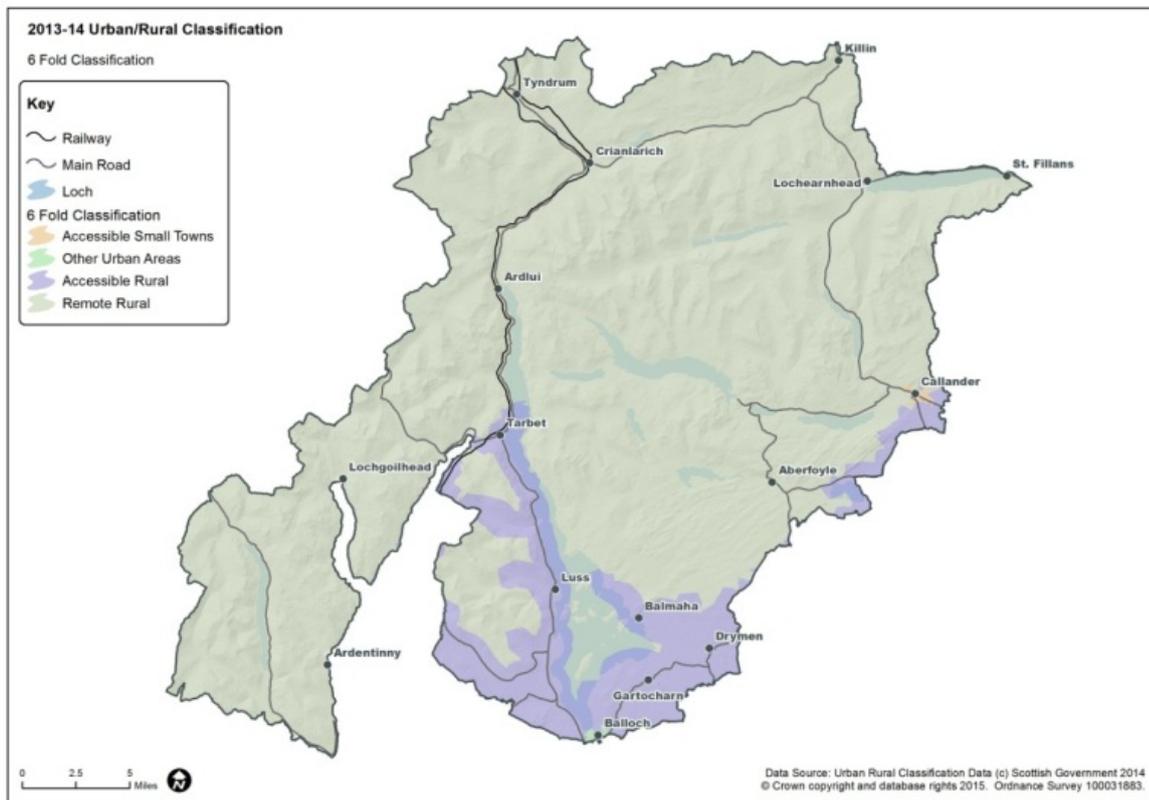
James Graham (668) - Does not specify the modification sought but it is deduced that an amendment is sought to Housing Policy 2(b) and (c) to require a mix of housing tenures rather than 100% affordable.

Summary of responses (including reasons) by park authority:

Housing in the Countryside

James Graham (668) and Scottish Government (185) - The Scottish Government’s Urban/Rural Classification mapping helps to show the accessibility of rural areas and remote/fragile areas. The 6 fold classification mapping is shown in the Proposed Plan Background Report on Population and Housing (CD36, p.26) and also in Figure 1 below. This classifies areas of the National Park as being accessible or remote rural.

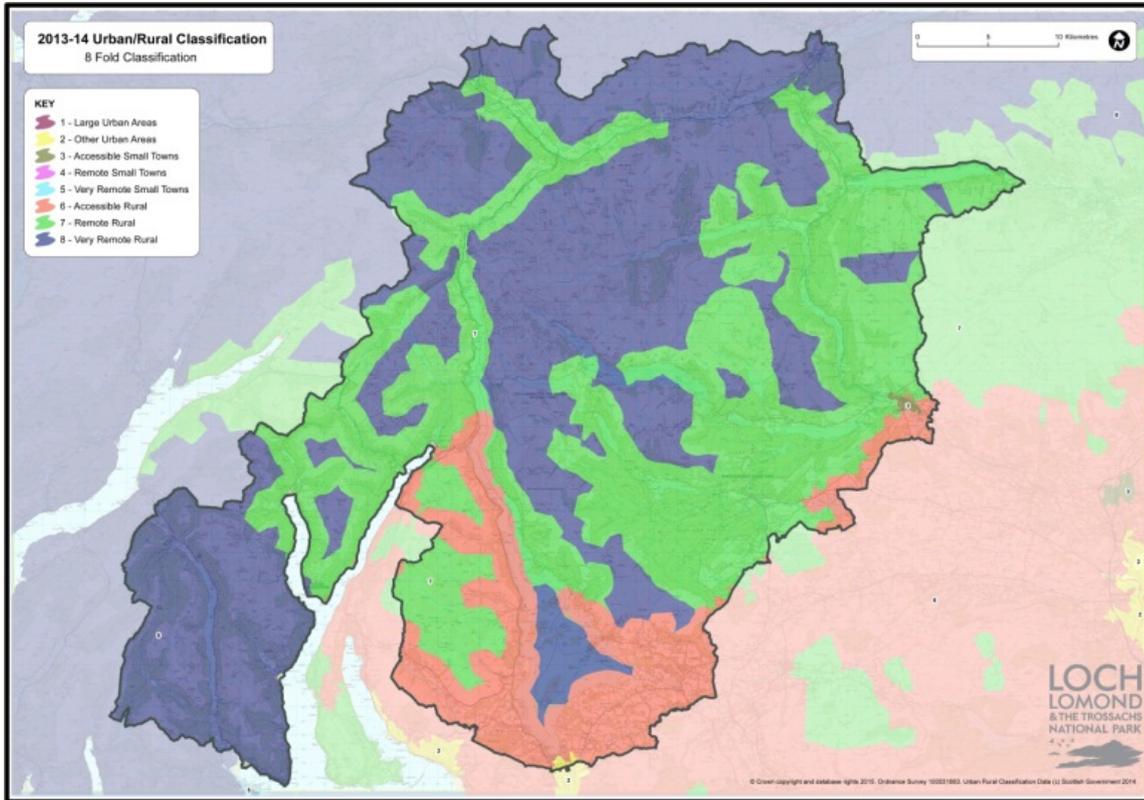
Figure 1 Urban/Rural Classification (6 Fold)



Housing Policy 2 differentiates between accessible rural and remote rural in part (a) of the policy which applies to new development in the towns and villages (higher affordable housing contributions are sought in the towns and villages within the accessible rural area as well as commuted sum contribution/or affordable house on small sites). However, there is no differentiation between the accessible and remote rural areas in parts (b), (c) and (d) of the policy which apply to the countryside. This is because all of the countryside area of the National Park experiences strong housing demand (commuting, second, holiday, retirement or ‘lifestyle change’ homes). Planning policy seeks to allow new housing in the countryside but to focus this on affordable housing provision, for example self-build or that required to support a sustainable rural economy.

The 8 fold Urban/Rural classification categories is shown in more detail in Figure 2 below and this can be used to help further justify the Proposed Plans approach to new housing in the countryside. The 8 fold classification distinguishes the remote rural area as being either 'remote rural' or 'very remote rural'.

Figure 2 Urban/Rural Classification (8 Fold)



It is considered that the majority of the area shown as remote rural (green) is more similar in character, and experiences similar challenges, to the accessible rural area (pink) than very remote rural (purple). Much of this area, especially the Stirling Council part of the National Park, is within commuting distance of Glasgow and Stirling and experiences strong housing demand. Of the very remote rural area shown, the bulk of this is mountains/lochs with the exception of the southern Cowal part of the Park which experiences demand for second, holiday and retirement homes. Therefore, whilst the nature of demand varies across the National Park, the strength of market demand is consistently strong.

The strategy for new housing in the countryside is to focus on using planning policy to facilitate opportunities for new affordable housing in the countryside, not open market. This can be further justified as follows:-

Part (b) of the policy relates to sites located either adjacent or close to towns and villages. Otherwise known as an 'exceptions policy' this allows planning permission to be granted for affordable provision on sites that would not normally be used for housing. This accords with Scottish Planning Policy and is not being challenged.

Part (c) of the policy relates to new housing in small rural communities and building groups in the countryside and requires that all new housing must be affordable (in some instances open market housing may be supported where this is

essential as enabling development to support the delivery of affordable housing). The Small Rural Communities are shown on the Development Strategy map on p19 of the Plan and include Balquhidder, Brig O'Turk, Milton, Kinlochard, Port of Menteith, Balmaha and Milton of Buchanan. The policy seeks to reduce land values in order to enable more people to access land and build new affordable housing. It is hoped that this will enable more people and/or communities to access land for housing, such as affordable self-build.

To relax this part of the policy and allow open market housing in the small rural communities and building groups in the countryside is most likely to make access to land and affordable housing provision extremely challenging to deliver. In this instance planning policy is being used positively to support more inclusive and sustainable communities, directly supporting the achievement of the National Parks fourth aim 'to promote sustainable economic and social development of the area's communities'.

To comply with part (d) (which relates to new housing in the open countryside) a household must demonstrate a connection to a rural business or newly formed croft. As stated above, it is considered that the countryside area is best described as accessible rural. Whilst Scottish Planning Policy states that planning authorities should avoid the use of occupancy restrictions on new housing in accessible rural areas, this guidance needs to be interpreted carefully within the National Park context. It is not a fragile or a remote rural area, it is a highly scenic and accessible area lying on the edge of Scotland's main central conurbation. Given the significant pressure for new housing in the countryside the planning policy approach has historically been cautious. It is considered necessary to continue this robust approach and to seek to control the occupancy of new housing, via conditions. Without this there is no guarantee that a house justified on the basis of, for example, agricultural need, will be used as such and which in turn could result in unsustainable growth in long distance car based commuting and the suburbanisation of the countryside. There is always the option, should circumstances change, to vary the condition at a later date and this would be considered on a case by case basis. This approach directly contributes to maintaining and strengthening a robust and strong rural economy where the relationship between people living and working on land is supported and encouraged.

No modification is proposed to the policy however it is considered that the Background Report on Population and Housing (CD36) should be amended to incorporate justification of this approach, including the 8 Fold Urban/Rural Classification. The proposed new text, to be inserted after Paragraph 120 on page 27, is set out below:-

121. The countryside area of the National Park experiences strong housing demand (commuting, second, holiday, retirement or 'lifestyle change' homes). The Scottish Government's 8 fold Urban/Rural classification categories accessibility of the countryside area as being either accessible, remote rural or very remote rural as shown in Figure 8 [to be inserted]. It is considered that the majority of the area shown as remote rural (green) is more similar in character, and experiences similar challenges, to the accessible rural area (pink) than very remote rural (purple). Much of this area, especially the Stirling Council part of the National Park, is within commuting distance of Glasgow and Stirling and experiences strong housing demand. Of the very remote rural area shown, the bulk of this is mountains/lochs with the exception of the southern Cowal part of the Park which experiences demand for second, holiday and retirement homes. Therefore, whilst the nature of demand varies across the National Park, the strength of market demand is consistently strong. Differentiation between the classification areas is

therefore considered inappropriate and the focus for planning policy is to facilitate more opportunities for affordable housing within the Small Rural Communities and Building Groups in the Countryside, and to allow new housing in the open countryside where this helps sustain a rural business or newly formed croft.

Reporter's conclusions:

1. Housing Policy 2 in the proposed plan sets out the various circumstances in which new housing will be supported in 4 locations – (A) towns and villages, (B) sites adjacent or close to towns and villages, (C) sites in small rural communities and building groups in the countryside, and (D) sites in the countryside. (A) directs new housing development to existing settlements. (B) and (C) require new housing development on sites adjacent or close to towns and villages, and in small rural communities and building groups in the countryside, to be 100% affordable housing. (D) allows housing in the countryside where it is necessary to support the sustainable management of an established rural business or newly formed croft. It requires an occupancy condition to be imposed to ensure that a household employed or last employed in an established rural business in the park occupies the new house in perpetuity.

2. Scottish Planning Policy seeks to focus the majority of housing development on existing settlements. In rural areas, it explains that the planning system should promote a pattern of development that is appropriate to the character of the particular area and the challenges it faces. It identifies 3 types of area – easily accessible pressurised areas, areas of intermediate accessibility and pressure for development, and remote fragile areas. In accessible or pressured rural areas, it suggests a more restrictive approach to new housing development is appropriate. In remote rural areas, it highlights that new development can often help to sustain fragile communities, that sustainable development that provides employment should be encouraged, that plans should include provision for small scale housing in appropriate locations, that occupancy conditions should be avoided or not imposed on housing, and that single houses should be allowed outwith settlements in suitable locations. Scottish Planning Policy also indicates that it may be appropriate to introduce an affordable housing rural exceptions policy in rural areas.

3. Concern was expressed about the requirement for 100% affordable housing in 2 locations in policy 2 – (B) and (C), and the restrictive approach to housing in location (D) and the associated use of occupancy conditions. Affordable housing is also dealt with at issue 20 of this report. My conclusions and recommendations here should be read in association with the conclusions and recommendations set out for that issue.

4. The proposed plan seeks to direct most housing development to towns and villages. It includes a map at page 26 which shows the affordable housing requirements for towns and villages in the remote and accessible rural areas, and this is used in association with location (A) of policy 2. The map is based on the Scottish Government's 6 fold urban/rural classification mapping. Outwith location (A), in locations (B), (C) and (D), which are in the countryside and more rural areas of the park, a more restrictive approach is applied to the provision of housing, and these parts of the policy do not differentiate between remote and accessible rural areas. On the face of it, this appears contrary to Scottish Planning Policy, which differentiates between these 2 types of rural area, and which supports in remote rural areas the provision of small scale housing without occupancy conditions, and single houses outwith settlements in appropriate locations.

5. The authority highlights the more detailed and refined Scottish Government's 8 fold

urban/rural classification mapping, which includes the accessible rural area, but divides the remote rural area into remote rural and very remote rural areas. Both remote and very remote areas are to be found in the national park. The circumstances in the park may not be unique, but I find that they are sufficiently unusual to justify taking special care in considering the type of development that may be appropriate in the countryside and more rural areas. The park is close to the Glasgow Conurbation, the city of Stirling, and other large towns in the central belt of Scotland. I am satisfied that, under the 8 fold classification mapping, the countryside in the remote rural area is reasonably accessible from these centres of population, and that the pressures for development are likely to be comparable to those in the accessible rural area. Given the sensitivity of the environment and the need to protect the special qualities of the park, I believe that opportunities for appropriate development will be limited in the 2 areas. However, I consider that their accessibility means that there will be a reasonably strong demand for housing in both areas from commuter, second, holiday, retirement, or lifestyle change homes, with the accessible rural area likely to be subject to higher levels of demand and greater pressures for development.

6. The authority explains that the majority of the area referred to as very remote in the 8 fold urban/rural classification comprises mountains and lochs, and that the remainder, in the southern Cowal part of the park, experiences demand for second, holiday and retirement homes. I have no reason to doubt this, particularly as the southern Cowal area is accessible from the central belt and is an attractive environment. Applying the different types of area identified in Scottish Planning Policy to the national park, I consider that the accessible rural area clearly equates to an easily accessible pressurised area. I also believe that the remote area of the park, and the southern Cowal very remote area, could reasonably be regarded as areas of intermediate accessibility and pressure for development. I am not satisfied that the measures described in Scottish Planning Policy for remote and fragile areas, as outlined above, would be appropriate in the remote and very remote countryside and more rural areas of the park. If they were put in place, they could potentially make it more difficult to achieve the fourth statutory aim of the national park to promote sustainable economic and social development of the area's communities, and the first statutory aim to conserve and enhance the natural and cultural heritage of the area. They would also be inconsistent with the policies of the National Park Partnership Plan.

7. If the housing market was allowed to function more naturally in the park, I am satisfied that it would be likely to have unintended and undesirable consequences because of the risks of unsustainable growth and suburbanisation of the countryside and more remote rural areas. In principle, I therefore consider it reasonable and appropriate for the authority to have developed the type of response that is outlined in housing policy 2, locations (B), (C) and (D). The policies outlined for these locations are similar to policies contained in the adopted local plan. The policies in the latter plan were considered at the previous examination. RD Policy 1 of the National Park Partnership Plan indicates that priority will need to be given to responding to population decline in working age groups in the park by increasing access to affordable housing and employment opportunities. It highlights that affordable housing is critical to ensure that people of working age with families are able to live in the park, and that local employment opportunities need to be increased and the need to travel outside the park for employment reduced. By focussing on the provision of housing for these groups in the countryside and more rural areas of the park, housing policy 2, locations (B), (C) and (D), reflect and are consistent with the priorities identified in the National Park Partnership Plan. If such policies were not in place, it would make it much more difficult to deliver the required housing and satisfy the

priorities of the National Park Partnership Plan. I consider the emphasis in the policies on providing new affordable housing and new housing to support established rural businesses or newly formed crofts to be well founded and necessary.

8. Turning to the detail of policy 2, location (b), I note that it relates specifically to sites adjacent or close to towns and villages. It requires that such sites can only come forward where there are no opportunities for housing development, or proven difficulties in delivering sites, within a town or village. Scottish Planning Policy indicates that where there is a significant unmet local need for affordable housing, a rural exceptions policy could be introduced, which allows planning permission to be granted for affordable housing on small sites that would not normally be used for housing, for example, because they lie outwith the adjacent built up area and are subject to policies of restraint. Given the focus in policy 2 is on developing sites in towns and villages rather than the countryside, and given the terms of Scottish Planning Policy, I am satisfied that it is reasonable for location (b), to require 100% affordable housing on sites adjacent or close to towns and villages. Bearing in mind that I consider that the countryside and more rural areas of the park as a whole are accessible and under pressure from those seeking new houses, I consider that it would be unwise to include in location (b) provision for mixed developments of various tenures. Mixed tenure developments are provided for within towns and villages. The Ardtornish Estate, which is referred to as an example of a mixed development, is in a very different location, and its circumstances are different.

9. Policy 2, location (c), deals with new housing in small rural communities and building groups in the countryside, and requires that 100% affordable housing should be provided. The draft supplementary guidance on housing indicates that there may be exceptions to allow some open market housing to support the development of affordable housing, depending on the special circumstances, such as high infrastructure costs or abnormal site costs. The amount of open market housing allowed would be in the region of 25% of the number of houses proposed, and the exception would only apply to larger sites of 4 or more houses. Even with the exception, I note that the aim of the policy remains firmly focused on the delivery of affordable housing in small communities and building groups. I agree with the authority that the policy supports more inclusive and sustainable communities and aligns with the park's fourth statutory aim. I am concerned that relaxing the policy to allow more mixed developments of various tenures would only make it more difficult to deliver the necessary affordable housing.

10. Policy 2, location (d), limits new housing in the countryside to that serving an established rural business, a newly formed croft or, potentially, affordable housing forming part of a long term farm or estate wide business management plan. Given the above conclusions on the demand for housing in this area, I consider these limitations to be appropriate. For the same reason, I consider that the requirement for an occupancy condition to be attached to permissions for houses serving established rural businesses to be justified. I note that the general use of occupancy conditions in the park was considered at the previous examination into the adopted local plan, and was supported. While Scottish Planning Policy indicates that occupancy conditions should be avoided or not imposed, given the particular circumstances of the park, I agree with the authority that a cautious and robust approach is required to occupancy to ensure that a house is used in the manner intended. I also accept the authority's view that, should circumstances change, an occupancy condition could be varied if necessary. In the circumstances, I am satisfied that the use of occupancy conditions is appropriate in this case.

11. The authority proposes to insert a new paragraph into the housing land target

section of the Population and Housing Background Paper to explain and justify the approach it has taken to housing in the countryside and more rural areas of the park. The proposed paragraph is set out in the authority's response to the representations. It is outwith the scope of this examination to make recommendations on changes to a background paper. However, I consider that an explanation of the authority's approach to this matter is required in the proposed plan itself in order to assist the understanding of those who use the plan. The authority has indicated that the plan has been deliberately written in a plain English and succinct manner, and I consider that the additional text need do no more than summarise the approach taken, and explain that a fuller explanation is in the background paper. I believe that the most appropriate place to insert the additional text is on page 26 of the proposed plan at the end of the section headed - What types of new homes will be built?

12. Overall, amendments are required to the proposed plan, as set out below.

Reporter's recommendations:

Modify the plan in the following terms:

1. On page 26, insert the following paragraph at the end of the section headed "What types of new homes will be built?" so that it reads:

"The countryside and more remote areas of the National Park also experience strong housing demand from commuting, second, holiday, retirement and 'lifestyle change' homes because of their proximity to cities and towns in the central belt of Scotland. Rather than providing for this demand, the clear focus in these areas remains on meeting the priorities of the National Park by facilitating more opportunities for affordable housing, and allowing new housing where this helps sustain a rural business or newly formed croft. Further details of the approach to housing in these areas is provided in the Population & Housing Background Report."

Issue 22	Visitor Experience	
Development plan reference:	Section 4 Policy: Visitor Experience Policy 1: Location and Scale of new development, p.98	Reporter: Richard Bowden
Body or person(s) submitting a representation raising the issue (including reference number):		
<p>Gartmore Community Council (640) Nick Kempe (662) James Graham (668) Gillan Consulting (674) Ramblers Scotland (701) Scottish Natural Heritage (712)</p>		
Provision of the development plan to which the issue relates:	Section 4 Policy, Visitor Experience Policy 1: Location and Scale of new development, p.98	
Planning authority's summary of the representation(s):		
<p><u>Camping Provision in the National Park</u></p> <p>Nick Kempe (662), Ramblers Scotland (701) and Scottish Natural Heritage (712) - Comment on the Planning Guidance for Visitor Experience however some of these comments are considered to relate to the strategy contained in the actual Proposed Local Development Plan and are therefore considered in this Schedule 4. Detailed comments, such as terminology, will be considered as part of the review of the Planning Guidance on Visitor Experience, a separate process to this examination.</p> <p>The objections received regard the lack of guidance, clarity and support for camping provision in the Proposed Local Development Plan and the lack of integration/different terminology between the Proposed Plan and the 'Your Park' work currently being undertaken by the National Park Authority (which involves identifying where new camping provision, and investment in this, is required). (CD32) – Your Park Consultation)</p> <p><u>Visitor Experience Policy 1: Location and Scale of new development</u></p> <p>Gartmore Community Council (640) - In relation to part (b) of the policy - objects that Gartmore and the surrounding area are not included within the 'small scale tourism potential' area on the Development Strategy Map (p.19) given the wide ranging visitor facilities and accommodation that exist and could be enhanced further.</p> <p>Nick Kempe (662) - In relation to part (b) of the policy - objects on the basis that there is very little area available for new campsites, given the 'small scale tourism potential' area does not cover the west of the National Park.</p> <p>James Graham (668) - Seeks change to part (i) of this policy.</p> <p>Gillan Consulting (674) - We support this policy and its aims.</p>		

Scottish Natural Heritage (712) - To reflect the findings of the Habitats Regulations Assessment and ensure no adverse effect on a Natura site there should be a caveat added into the visitor experience planning guidance, to which the Visitor Experience Policy should refer.

Modifications sought by those submitting representations:

Camping Provision in the National Park

Nick Kempe (662) - Objects unless it is made very clear that the support for additional campsites throughout the National Park refers to all types of campsite, formal, semi-formal or informal and sufficient guidance is provided on the siting of these. This should encourage provision of campsites around settlements that are popular tourist destinations.

Ramblers Scotland (701) - Do not request a change to the Proposed Plan and request changes to detailed matters that are contained within the Visitor Experience Planning Guidance. This will be address separately.

Scottish Natural Heritage (712) - States that the Planning guidance could illustrate where informal campsites might be located or encouraged such development within the camping management zones. This is not clear in Visitor Experience Policy 1 or in the associated Planning Guidance as the references to ‘small scale development’ do not specifically state that this includes informal camping provision’.

Visitor Experience Policy 1: Location and Scale of new development

Gartmore Community Council (640) - Wish Gartmore to be included in the Development Strategy Map on Page 19 of the Proposed Plan as within the area having small scale tourism potential.

Nick Kempe (662) - States that small scale campsites need to be allowed in the west of the National Park area.

James Graham (668) - Requests that the words ‘and/or local community’ are added to the end of part (i) of the policy so its reads ‘(i) the benefits that development would bring to the local economy *and/or the local community.*’

Scottish Natural Heritage (712) - The Visitor Experience Policy should refer to the visitor experience planning guidance. The following text should be added to the guidance “where a proposal is located within a Special Area of Conservation or Special Protection Area or has the potential to negatively impact on the qualifying interests of one of these designated sites, the application must be must be accompanied by an expert appraisal to inform a project-level Habitats Regulations Appraisal”.

Summary of responses (including reasons) by planning authority:

Camping Provision in the National Park

Scottish Natural Heritage (712), Ramblers Scotland (701) and Nick Kempe (662) - The Proposed Plan includes camping in its vision (p.13) and provides commentary on this in the section that describes how this vision will be delivered (p.21). Camping provision

(current and future) is currently being looked at in a strategic manner across the whole of the National Park as an action arising from the 2012-2017 National Park Partnership Plan (CD24) known as Your Park ('Your Park' consultation document (CD32). As such, it is not agreed that the Proposed Local Development Plan should identify specific sites for camping at this time. The Plan's role is to support any future programme of public or private investment but it will be led by this separate initiative. It is anticipated that the Visitor Experience Planning Guidance will be updated to provide further details on camping once further information is available.

The drive for the Your Park project is from a visitor management perspective which will be supported by a mixture of public and private capital investment in facilities. It is agreed that the Proposed Local Development Plan does need to provide support and guidance for this investment when it reaches the planning stage.

Minor modification to add criteria (g) to Visitor Experience Policy 1, p.98, to read 'development which will help deliver a *Visitor Management* strategy or action identified in the National Park Partnership Plan'.

Visitor Experience Policy 1: Location and Scale of new development

Gartmore Community Council (640) and Nick Kempe (662) - No change is proposed to the zones identified in the Proposed Local Development Plan as having small scale tourism potential. These zones reflect the approved National Park Partnership Plan (CD24) to which the Proposed Local Development Plan must accord. Tourism related proposals in the Gartmore area will be considered against Visitor Experience Policy 1 parts (d) to (g) which allow scope for further development. Proposals for new campsites will also be considered against this policy which does not limit new camping to the zones identified in part (b) for small scale tourism potential in the countryside. Outwith these zones proposals for new camping may meet the requirements of the other criteria set out in the policy and may be supported. In addition, the locations for new campsites will be informed by the Camping Management Plan which is currently being developed, this would be covered by part (g) of the policy. No modification proposed.

James Graham (668) - Although not stated, it is considered that the 'local economy' includes the 'local community' as the people working and living in the area that form part of the local workforce or as local businesses' or employers who may benefit from new development of this type. There is also no reference to 'local community' in this part of the policy as it relates to countryside areas which are outwith the towns and villages, where the majority of the population lives. However, it is acknowledged that communities within the National Park are diverse and dispersed throughout the countryside area. In this regard the inclusion of the words 'and/or the local community' would be acceptable.

Minor modification proposed to part (i) of Visitor Experience Policy, p.98 so that it reads 'the benefits that development would bring to the local economy *and/or the local community*'.

Scottish Natural Heritage (712) - The Visitor Experience Policy 1 mentions the accompanying Visitor Experience Planning Guidance within a grey box on p.98. The requirements as described would be added to the planning guidance. No modification proposed.

Reporter's conclusions:Camping Provision in the National Park

1. The finalised plan does not have a separate policy to address camping provision in the national park area. Instead this and related matters concerning new camping developments are dealt with under the Visitor Experience Policy 1: Location and Scale of new development. I note that this policy deals with camping proposals alongside other developments related to ensuring the provision of appropriate levels and quality of facilities and infrastructure to cater for the needs of existing and new visitors to the Park and to enhance the visitor experience. I also note that this is one of the policies of the plan intended to help deliver the plan's overall vision, which includes specific reference to camping on pages 13 and 21 of the finalised plan.

2. Amongst the representations there is a contention that the plan should go further by making a clear commitment to encouraging and supporting additional campsites of different types across the Park area. The representations also argue that more cross-reference should be made in the plan to the related work that has been undertaken on these matters or is in process, notably through: the consultation process undertaken and reported in "Your Plan"; the Visitor Management Strategy; and also having regard to the related actions identified in the National Park Partnership Plan. I am in agreement that in principle it is important to ensure consistency and where appropriate for the finalised plan to cross-refer and draw on the findings of related work being undertaken by the park authority on camping provision. Given the detailed concerns expressed in the representations I issued a Further Information Request to explore in more detail and further clarify my understanding of these and related matters. I received detailed responses from both the park authority and then from those making representations – and I have taken all of these submissions into consideration. In summary, for the reasons outlined below I am not persuaded that it is appropriate at this time for the plan itself to identify preferred sites for new camping provision of different types across the plan area – despite such changes being advocated in the original representations and in follow-up submissions.

3. In coming to this conclusion, most importantly, I note that existing and future camping provision in the Park area is currently the subject of a strategic review – triggered as one of the "action points" emerging from National Park Partnership Plan 2012-17 and discussed in the "Your Plan" consultation document, which focuses on visitor management matters. I conclude that the plan's role in supporting future public and private sector initiatives related to camping provision - of particular types and forms that are considered to be appropriate for specific areas or locations within the Park area - should be informed and directed by that review process. I note that the park authority envisages that the Visitor Experience Planning Guidance document supporting the plan itself will be updated accordingly, as and when the review process findings and recommendations are known - and I support that approach. As the park authority points out, in reviewing the acceptability of proposed locations for new campsites in due course it would also be informed by the new Camping Management Plan, which is currently being developed. I conclude that this sequential approach to planning for camping provision in the national park is soundly based and will provide a robust basis for moving forward during the plan period and in the longer term to effectively address the issues of concern highlighted in the representations.

4. Based on all of these considerations I conclude that the park authority is justified in

now supporting within the finalised park plan at this time only a minor modification to criterion (g) of the Visitor Experience Policy 1 to make clear that “development which will help deliver a Visitor Management Strategy or action identified in the National Park Partnership Plan”.

Visitor Experience Policy 1: Location and Scale of New Development

5. The finalised plan identifies a number of zones or areas that are regarded by the park authority as affording potential for small-scale tourism development. These are illustrated by shading on the site maps of the relevant settlements within the plan. One representation simply argues that there should be such a designation included for the Gartmore area. This is argued on the basis of the existing range of visitor facilities and accommodation infrastructure at Gartmore that affords potential for enhancement, according to some representations.

6. As the park authority points out, the particular zones identified as having potential for small-scale tourism potential shown in the plan are required to be consistent with those identified in the National Park Partnership Plan. Accordingly, I conclude that there is no scope to add Gartmore as an additional location for zoning in the plan in the terms being sought by the representation. Nevertheless I am satisfied that any tourism related proposals for sites in and around Gartmore would be given due consideration with reference to their conformance or otherwise with Visitor Experience Policy 1 – including with regard to parts (d) to (g) which deals specifically with any such new initiatives. I note that this would also apply to proposals for new campsite developments outwith the designated zones, which is a particular concern of another representation. My comments above with specific regard to campsite provision are also of relevance to the application of criterion (g) of the policy. In summary, based on all of the above considerations I conclude that there is no justification to modify the terms of this policy to address the above representations.

7. Another representation contends that the policy wording should include specific reference to the local community at the end of part (i). Whilst in principle the local economy includes the local community I support the case put forward for a more explicit reference being made to the local community. I note that this is now acknowledged by the park authority in its response – on the basis that the resident communities within the Park are diverse and dispersed. In summary I conclude that the wording of part (i) of the policy should be modified to read: ‘the benefits that development would bring to the local economy and/or the local community’.

8. The only other representation seeks appropriate cross-referral to Habitats Regulations Assessment (HRA) for Natura sites to be made in the Visitor Experience Planning Guidance and for this to be flagged in the Visitor Experience Policy 1. I am satisfied that the existing Visitor Experience Policy 1 wording in the finalised plan already makes clear reference (in a grey panel box on page 98) to the accompanying Visitor Experience Policy Guidance document. I also note that the park authority in its response has undertaken to incorporate within that guidance document reference to the HRA requirements relating to Natura sites. Based on all of these considerations I conclude that there is no justification for any further modifications to the finalised plan itself.

Reporter's recommendations:

Modify the plan in the following terms:

1. Change criterion (g) of the Visitor Experience Policy 1 to read: "development which will help deliver a *Visitor Management* strategy or action identified in the National Park Partnership Plan".
2. Change criterion (i) of the Visitor Experience Policy 1 to read: "the benefits that development would bring to the local economy and/or the local community".

Issue 23	Natural Environment	
Development plan reference:	Section 4 Policies, Natural Environment Policies pp.100-105	Reporter: Richard Bowden
Body or person(s) submitting a representation raising the issue (including reference number):		
<p>Scottish Government (185) Sportscotland (188) James Graham (708) Scottish Environment Protection Agency (713)</p>		
Provision of the development plan to which the issue relates:	<p>Natural Environment Policy 1 National Park Landscapes, seascape and visual impact p.100 Natural Environment Policy 11 Protecting the Water Environment p.102 Natural Environment Policy 12 Surface Water and Waste Water Management p.103 Natural Environment Policy 13 Flood Risk p.104 Natural Environment Policy 14 Marine and Inland Aquaculture p.104 Natural Environment Policy 15 Coastal Marine Area p.104 Natural Environment Policy 16 Contaminated Land p.105</p>	
Planning authority's summary of the representation(s):		
<p><u>Natural Environment Policy 1 National Park Landscapes, Seascape and Visual Impact</u></p> <p>Scottish Government (185) - States that, to avoid potential ambiguity, the Proposed Plan needs to differentiate between 'wild land areas' and 'areas of wild land character', making it clear that only the former are identified in the Scottish Natural Heritage 2014 wild land areas map as referred to in Scottish Planning Policy (CD1, p.47, para.200).</p> <p><u>Natural Environment Policy 12: Surface Water and Waste Water Management</u></p> <p>Scottish Environment Protection Agency (713) - Object unless a modification is made to part (a) of Natural Environment Policy 12: Surface Water and Waste Water Management. The use of the phrases 'small settlement' and 'limited number of dwellings' does not adequately explain the situation. It is Scottish Environment Protection Agency's opinion that if the development is in a sewered area (or area served by Scottish Water's sewer) then any new development must be connected. Sites where connection to the public sewer is constrained or there is a detrimental impact on the environment should be avoided. Further, it is unclear what is meant by the phrase 'to a suitable capacity' (within criterion (a)).</p> <p><u>Natural Environment 13 Flood Risk</u></p> <p>Scottish Government (185) - Modification sought in order to accord with the Flood Risk Framework as set out in Scottish Planning Policy.</p> <p>Scottish Environment Protection Agency (713) - Support policy. Suggest clarification given to 'Flood Risk Assessment' icon in Appendix 4 on p.122 of Plan 'In the odd</p>		

occasion a flood assessment may result in the Flood Risk Assessment being required.'

Natural Environment Policy 14 Marine and Inland Aquaculture

Sportscotland (188) - Scottish Planning Policy (CD1, p.56, para.251), advises that Development Plans should outline the issues to be considered when assessing proposals for aquaculture, and one of these issues is interaction with other users of the marine environment, including recreational and leisure activities. The main conflicts are likely to relate to navigation and sharing of recreational space, but safety issues may also exist. We therefore request that the policy be modified to take account of this.

James Graham (708) - New development should not present any obstacle to the ownership, access to, operation of and the enjoyment of established fisheries. It is an absolute disgrace that provision is made for "aquaculture" and not for wild fisheries interest.

Scottish Environment Protection Agency (713) - The policy is not clearly linked to others. For example, perhaps there could be a link to Natural Environment Policy 11 'Protecting the Water Environment'. However, as Natural Environment Policy 11 relates only to new development it may be simpler to make a modification by adding new text under Natural Environment Policy 14 such as;(d) on the water environment.

Natural Environment Policy 15 Coastal Marine Area

Scottish Government (185) - Amend part a) to read 'Is in alignment with the National and Regional Plan policies and objectives'.

Natural Environment Policy 16: Contaminated Land

Scottish Environment Protection Agency (713) - There are currently no statutory identifications of Radioactive Contaminated Land or Special Sites currently within the National Park boundary. We note that some allocations in Section 3 indicate 'Contaminated Land' is present. We would caution the use of the term 'Contaminated Land' in the Plan both in the maps in Section 3 and Policy 16 as this term has specific implications under Part IIA of the Environment Protection Act 1990 (CD61).To avoid confusion and distinguish from statutorily identified 'Contaminated Land', we would suggest a modification to the policy to utilise the term 'Land Contamination' instead.

Modifications sought by those submitting representations:

Natural Environment Policy 1 National Park Landscapes, Seascape and Visual Impact

Scottish Government (185) - Text or a footnote should be added to the plan, in relation to this policy, making it clear that the Scottish Planning Policy only applies to wild land areas as defined in the Scottish Natural Heritage 2014 wild land areas map. Outwith wild land areas it should be made clear that wild land character is a descriptive term that does not relate to wild land areas as discussed in Scottish Planning Policy.

Natural Environment Policy 12 Surface Water and Waste Water Management

Scottish Environment Protection Agency (713) - Suggest modifications to the Natural Environment 12 criteria (a) policy as follows:

1. To replace criterion (a) with: "If the public sewerage system cannot be developed due to technical constraints or the connection is unacceptable to Scottish Water, then a private system may be permitted. This would be subject to the system not creating or exacerbating an environmental risk, including cumulative impacts with other developments. Any private wastewater treatment system must be designed to meet Scottish Environment Protection Agency's requirements for authorisation and receiving water quality."
2. In part (b) of the policy, suggest it would be useful to modify the policy to include wording such as a reference to the need to meet Scottish Environment Protection Agency's requirements.
3. With regard to the paragraph: 'Private water supplies will only be supported where a public water supply system and/or capacity are unavailable and where there is no adverse effect on the water environment or the lawful interests of other land and water users.', there are implications regarding authorisation under The Water Environment (Controlled Activities) (Scotland) Regulations 2011 (as amended) and therefore we suggest a modification to include reference to meeting Scottish Environment Protection Agency's requirements.
4. Remove the word 'new' in the paragraph beginning 'Development should minimise'
5. Suggest a modification to include a reference to construction / completion phase SuDs.

Natural Environment Policy 13 Flood Risk

Scottish Government (185) - Add the words 'to achieve a neutral or better outcome' to the end of clause (b) (iii).

Scottish Environment Protection Agency (713) - Clarify what is meant in Appendix 4 for 'Flood Risk Assessment' icon last sentence 'In the odd occasion a flood assessment may result in the Flood Risk Assessment being required.'

Natural Environment Policy 14 Marine and Inland Aquaculture

Sportscotland (188) - Request that Policy 14 refers to the adverse effects of aquaculture on recreational and leisure activities as a policy criterion.

James Graham (708) - Requests specific fisheries policies to address conflicts between established fisheries interest in land and new developments. To the effect that new development should not present any obstacle to the ownership, access to, operation of and the enjoyment of these fisheries.

Scottish Environment Protection Agency (713) - Request a link between Natural Environment Policies 11 and 14 by adding an additional criterion to Policy 14 Marine and Inland Aquaculture with: '(d) on the water environment.'

Natural Environment Policy 15 Coastal Marine Area

Scottish Government (185) - Policy 15(A) should read: 'Is in alignment with the National and Regional Marine Plan policies and objectives.'

Natural Environment Policy 16 Contaminated Land

Scottish Environment Protection Agency (713) - Request 'contaminated land' be replaced with 'Land contamination'

Summary of responses (including reasons) by planning authority:

Natural Environment Policy 1 National Park Landscapes, Seascape and Visual Impact

Scottish Government (185) - The policy refers to wild land character to reflect the National Park Partnership Plan (NPPP) (CD24, p.16, Con Policy 3: Landscapes part a) + Priority for Action C5 Land of Wild Character) 'Conservation Policy 3: Landscapes' in relation to wild land character. The NPPP also has a map and definition of wild land character which this policy is referring to. It is recognised that this may be confused with the Scottish Natural Heritage wild land areas which can also be found within the National Park boundaries.

Minor modifications proposed to:

- a) change the policy to read '....including areas of wild land character *and wild land areas*'. and
- b) add the following footnote to the policy; '*Wild land character is defined within the National Park Partnership Plan and wild land is defined in the Scottish Natural Heritage 2014 wild land areas map.*'

Natural Environment Policy 12 Surface Water and Waste Water Management

Scottish Environmental Protection Agency (713) - Responder asking for various modifications to improve the management of surface water and waste water.

Minor modifications proposed to:

- 1) replace criteria (a) with: 'The public sewerage system cannot be developed due to technical constraints or the connection is unacceptable to Scottish Water. A private system may be permitted subject to the system not creating or exacerbating an environmental risk, including cumulative impacts with other developments. Any private wastewater treatment system must be designed to meet Scottish Environment Protection Agency's requirements for authorisation and receiving water quality. The developer will be required to fund Scottish Water's completion of the connection following upgrading of the sewerage system and a planning condition will be attached requiring the development to connect to the public sewerage system when available.'
- 2) replace second sentence within criteria (b) with: 'In such cases a private wastewater system must be designed and built to a standard to; allow adoption by Scottish Water (drainage will require to be provided to a likely connection point) *and to meet Scottish Environment Protection Agency's requirements.*'
- 3) replace second paragraph with: 'Private Water supplies will only be supported where a public water supply system and/or capacity are unavailable and where there is no adverse effect on the water environment or the lawful interests of other land and water users *in line with Scottish Environment Protection Agency requirements.*'
- 4) amend end of third paragraph that starts 'Development should minimise...' to state: '...consider the impact of managing additional surface water arising from developments, *including during the site preparation construction phase.*' And

5) delete the word 'new' to replace second sentence on the third paragraph with 'Sustainable Drainage Systems (SuDS) will be required for all developments, except single dwellings, where the surface water discharge is made directly to coastal waters and will be incorporated into the overall design of the development.'

Natural Environment Policy 13 Flood Risk

Scottish Government (185) - Minor modification proposed to add the following words to the end of clause (b) (iii); 'to achieve a neutral or better outcome'.

Scottish Environment Protection Agency (713) - Acknowledge Scottish Environment Protection Agency's support for Natural Environment Policy 13 Flood Risk. Agree with Scottish Environment Protection Agency that it would be helpful to clarify what is meant in Appendix 4 Site Map Icons Explained 'Flood Risk Assessment' icon.

Minor modification proposed to replace meaning of Flood Risk Assessment icon within Appendix 4 with the following: *'A Flood Risk Assessment should be submitted along with the planning application. Pre-application discussions will clarify the level of flood assessment required. Some sites may require a basic assessment whereas others may require a more detailed assessment. In some instances the outcome of the basic assessment may require further information to be provided.'*

Note: Additional modifications to the meaning for the Flood Risk Assessment icon within Issue for Callander.

Natural Environment Policy 14 Marine and Inland Aquaculture

James Graham (708); SportsScotland (188) - A separate fisheries policy is considered unnecessary as the point made by the responder is adequately addressed in Natural Environment Policy 11: 'Protecting the Water Environment' and in Overarching Policy 2 'Visitor and Recreational Experience' through safeguarding access rights. SportsScotland concern is also addressed by the same Overarching Policy 2. No modification proposed.

Scottish Environment Protection Agency (713) - The water environment is fully covered under policy 11 'Protecting the Water Environment'. The plan has been written in such a way to remove repetition of policies and criterion. It is not considered necessary to repeat policy within policy 14. The word 'new' at the start of policy 11 has been deleted for clarification. No modification proposed.

Natural Environment Policy 15 Coastal Marine Area

Scottish Government (185) - Minor modification proposed to amend Policy 15(a) to read: 'Is in alignment with the National and Regional Marine Plan policies and objectives.'

Natural Environment Policy 16 Contaminated Land

Scottish Environment Protection Agency (713) - Minor modifications proposed to:

- amend title of Policy 14 to read 'Land contamination', and
- replace 'contaminated land' in first sentence with 'land contamination', and
- replace 'Contaminated Land Assessment' with 'Land Contamination Assessment' within Appendix 4 Site Map Icons Explained on p.122

Reporter's conclusions:Natural Environment Policy 1: National Park Landscapes, seascape and visual impact

1. The representation helpfully draws attention to the similarly worded, but different meanings of the 'areas of wild land character' set out in the National Park Partnership Plan (NPPP) and the terminology of Scottish Planning Policy – notably in paragraph 200 - which refers to Scottish National Heritage's 2014 'wild land areas' map. In this context the park authority acknowledges that there is a potential risk for confusion of terms and confirms that Natural Environment Policy 1 is intended to cover both of these designations ('areas of wild land character' as well as 'wild land areas') which cover different parts of the Park area.

2. I recognise the need to ensure that the above is made clear and conclude that this can best be achieved by incorporating the minor changes to the policy wording now being suggested by the park authority – and including the footnote that has been put forward in the interests of providing further clarity. This is reflected in my recommendations.

Natural Environment Policy 12: Surface Water and Waste Water Management

3. Once again the park authority acknowledges the merits of the representation in respect of parts a) and b) of this policy. In that context it seeks to address the concerns highlighted by now putting forward a series of detailed proposed changes to the policy wording.

4. I am satisfied that the issues raised in the representation are all valid and relevant. I conclude that these can best be addressed by amending the detailed wording of the policy in the manner now being advocated by the park authority. In my view this will satisfactorily address all of the points of concern that have been highlighted by the relevant authorities with regulatory responsibilities in these matters. Once again this is reflected in my detailed recommendations below.

Natural Environment Policy 13: Flood Risk

5. Scottish Planning Policy states that development plans should take a precautionary approach to flood risk matters and identify areas at risk - having regard, amongst other matters, to the flood maps prepared by Scottish Environment Protection Agency (SEPA). Scottish Planning Policy also states, in paragraphs 260 onwards, that local development plans should protect land with the potential to contribute to managing flood risk and use the flood risk framework set out in paragraph 263 to guide development. It then cautions, however, that "it is not possible to plan for development solely according to the calculated probability of flooding" - and in paragraph 264 sets out a list of considerations to take into account when applying the risk framework. In summary, Scottish Planning Policy concludes in paragraph 266 that Flood Risk Assessments (FRA) should be required for development medium to high flood risk locations and may required in the low to medium category based on the above framework where other factors heighten risk.

6. In this context I am persuaded that the representations lodged in respect of Natural Environment Policy 13 are soundly based – as now acknowledged by the park authority. Indeed on this basis the park authority puts forward some suggested changes to the wording of clause (b)(iii) of the policy and to the Appendix 4 explanation of the icon "Flood Risk Assessment" to address the issues raised. I conclude that each of those proposed

modifications to the plan is necessary and appropriate to satisfactorily address the matters of concern summarised above. Accordingly these proposed changes are reflected in my detailed recommendations.

Natural Environment Policy 14 Marine and Inland Aquaculture

7. In considering the representations lodged in this case, I note, firstly, that in addition to Natural Environment Policy 14 the proposed plan includes two other policies that are relevant. These comprise Natural Environment Policy 11: Protecting the Water Environment as well as Overarching Policy 2: Visitor and Recreational Experience which includes consideration of access rights. Based on these considerations, and subject to the removal of “new” as its opening word, to address the valid concerns expressed by SEPA, I conclude that the terms of Natural Environment Policy 11 (as recommended for revision below), satisfactorily addresses all of the concerns expressed in the representations – including with reference to the following: aquaculture’s effect on leisure and recreation activities; a lack of a separate fisheries policy; and relating to protection of the water environment.

8. I endorse the view expressed by the park authority that it is neither necessary nor appropriate to repeat the terms of other policies of the plan in Natural Environment Policy 14 or to provide cross-referencing as the plan’s policies and terms are all intended to be read and considered as an integrated whole. Accordingly, on this basis I conclude that there is no need or justification to modify Natural Environment Policy 14 of the finalised plan in response to the representations lodged.

Natural Environment Policy 15 Coastal Marine Area

9. I note that the park authority has acknowledged the need to make a minor change to the wording of section (a) of this policy in response to the sole representation. I am also of the view that it would be appropriate for this part of the policy to cross-refer to the National and Regional Marine Plan’s policies and objectives. Accordingly, I conclude that this minor modification to the wording here would be appropriate and this is reflected in my recommendations.

Natural Environment Policy 16: Contaminated Land

10. Once again I note that the park authority has acknowledged the need for the title of this policy to be amended to become ‘Land Contamination’ – and for similar adjustments to be made within the policy wording as appropriate. Given the terms of the Environment Protection Act 1990 regarding use and statutory meaning of the term Contaminated Land to which the representation refers, I conclude that in order to avoid possible confusion it would be appropriate to make those wording changes being advocated in the representation and now supported by the park authority.

Reporter’s recommendations:

Modify the plan in the following terms:

1. Amend the end of the first sentence of Natural Environment Policy 1 to read: “...including areas of wild land character and wild land areas.” and adding the following explanatory footnote to this policy: “ ‘Wild land character’ is defined within the National Park Partnership Plan and ‘wild land areas’ are defined in the Scottish Natural Heritage

2014 wild land areas map.”

2. Amend the wording of Natural Environment Policy 12 in the following terms:

- replace criterion (a) with: “The public sewerage system cannot be developed due to technical constraints or the connection is unacceptable to Scottish Water. A private system may be permitted subject to the system not creating or exacerbating an environmental risk, including cumulative impacts with other developments. Any private wastewater treatment system must be designed to meet Scottish Environment Protection Agency’s requirements for authorisation and receiving water quality. The developer will be required to fund Scottish Water’s completion of the connection following upgrading of the sewerage system and a planning condition will be attached requiring the development to connect to the public sewerage system when available.”
- replace the second sentence within criterion (b) with: “In such cases a private wastewater system must be designed and built to a standard to; allow adoption by Scottish Water (drainage will require to be provided to a likely connection point) and to meet Scottish Environment Protection Agency’s requirements.”
- replace the second paragraph of criterion (b) with: “Private Water supplies will only be supported where a public water supply system and/or capacity are unavailable and where there is no adverse effect on the water environment or the lawful interests of other land and water users in line with Scottish Environment Protection Agency requirements.”
- amend the end of third paragraph of criterion (b) that starts “Development should minimise...” to state: “...consider the impact of managing additional surface water arising from developments, including during the site preparation construction phase.” and
- delete the word ‘new’ of the second sentence on the third paragraph of criterion (b) to now read: “Sustainable Drainage Systems (SuDS) will be required for all developments, except single dwellings, where the surface water discharge is made directly to coastal waters and will be incorporated into the overall design of the development.”

3. Amend the wording of Natural Environment Policy 13 in the following terms:

add the following words to the end of clause (b) (iii); “to achieve a neutral or better outcome”.

4. Replace the meaning of the Flood Risk Assessment icon in Appendix 4 with the following wording: “A Flood Risk Assessment should be submitted along with the planning application. Pre-application discussions will clarify the level of flood assessment required. Some sites may require a basic assessment whereas others may require a more detailed assessment. In some instances the outcome of the basic assessment may require further information to be provided.”

5. Remove the word ‘new’ at the opening of Natural Environment Policy 11: Protecting the Water Environment such that the first sentence would now read “Development will be required to ensure no significant adverse impact on the water environment.” (NB the remainder of the policy wording should be retained without modification).

6. Amend the wording of National Environment Policy 15(a) to read: “Is in alignment with the National and Regional Marine Plan policies and objectives.” (NB the remainder of Policy 15 should be retained without modification).

7. Amend the title of Natural Environment Policy 16 to read “Land Contamination”; in the first sentence of Policy 16 to replace “Contaminated Land” with “Land contamination”; and make an identical wording substitution in Appendix 4 Site Map icons, as explained on page 122 of the proposed plan which would now have an icon entitled “Land Contamination” instead of “Contaminated land.”

Issue 24	Habitat Regulations - Natura	
Development plan reference:	Section 3 Place, pp.43-90 Appendix 4 Site Map Icons Explained, pp.121-122	Reporter: Richard Bowden
Body or person(s) submitting a representation raising the issue (including reference number):		
Scottish Natural Heritage (712)		
Provision of the development plan to which the issue relates:	MU2 Claish Farm, Callander p.47 ED1 Lagrannoch Industrial Estate, Callander p.48 RA1 Callander East, Callander p.49 LT2 Claish Farm, Callander p.50 LT1 Cambusmore, Callander p.50 ED1 Church Road, Arrochar p.52 VE2 East Riverside, Balloch p.56 VE1 West Riverside, Balloch p.57 TR1 Balmaha Pier, Balmaha p.60 H1 Forestry Commission site p.60 H1 Buchanan Crescent, Croftamie p.65 RA1 Drymen South, Drymen p.69 H2 France Farm, Gartocharn p.72 ED1 Road Depot, Killin p.74 RA1 Acharn, Killin p.74 MU1 Clifton, Tyndrum p.89 RA1 Strathfillan p.90 Site Map Icons Explained p.121	
Planning authority's summary of the representation(s):		
<p><u>Inclusion of European Designated Sites and Natura Icon on Site Maps</u></p> <p>Scottish Natural Heritage (712) - Asking for various site maps to include icon for 'natural environment designation'. It would be helpful to show where protected sites are located. Recommend mitigation in Habitats Regulations Appraisal (CD35, pp.38-50) is incorporated into the Plan. The mitigation that is identified in the Habitats Regulations Appraisal is to insert a 'natura icon' on each of the relevant proposal maps listed within 'modifications sought' section below to demonstrate that development must not have an adverse effect on the integrity of any European site.</p> <p><u>Site Map Icons Explained</u></p> <p>Scottish Natural Heritage (712) - Asking for natura icon and meaning to be added to Appendix 4.</p>		
Modifications sought by those submitting representations:		
<p><u>Inclusion of European Designated sites and Natura icon on site maps</u></p> <p>Scottish Natural Heritage (712) - Asking for the inclusion of European protected sites</p>		

boundaries and Natura icons on relevant site maps to further aid clarity and ensure full consideration of Habitat Regulations Appraisal requirements on the following site maps:

- Balmaha TR1: Balmaha Pier (Transport)
- Balmaha H1: Forestry Commission site (Housing)
- Balloch VE1: West Riverside (Visitor experience)
- Balloch VE2: East Riverside (Visitor experience)
- Callander ED1: Lagrannoch Industrial Estate (Economic development)
- Callander MU2: Claish Farm (Mixed use visitor experience, economic development, housing and playing field)
- Callander LT2: Claish Farm (Long term mixed use housing and visitor experience)
- Callander LT1: Cambusmore (Long term Visitor experience)
- Callander RA1: Callander East (Rural activity area)
- Croftamie H1: Buchanan Crescent (Housing)
- Drymen RA1: Drymen South (Rural Activity)
- Gartocharn H2: France Farm, (Housing)
- Killin ED1: Road Depot (Economic Development)
- Killin RA1: Acharn (Rural activity area)
- Tyndrum MU1: Clifton (Mixed use visitor experience and economic development)
- Strathfillan RA1: Strathfillan (Rural Activity Area)

Site Map Icons Explained

Scottish Natural Heritage (712) - Asking for Natura icon and meaning to be added to Appendix 4: 'A Natura designation icon indicates where proposals have the potential to have an adverse effect on a European protected site's qualifying interests including migrating fish species, geese, otters that support these species. Proposals for development must be accompanied by an expert appraisal to inform a project-level Habitats Regulations Appraisal. Pre-application discussions will clarify the level and detail of appraisal that must be submitted. A range of mitigation measures should be identified where potential impacts arise including a construction method statement or species protection plan.'

Summary of responses (including reasons) by planning authority:

Inclusion of European Designated Sites and Natura Icon on Proposal Maps

Minor modifications proposed to include shading to highlight location of European Protected Sites and add a Natura icon on relevant site maps as per modifications sought above.

Site Map Icons Explained

Minor modifications proposed to add a Natura icon along with meaning as per modifications sought above to Appendix 4 Site Map Icons Explained.

Reporter's conclusions:

1. Scottish Planning Policy in its section headed Valuing the Natural Environment sets out a number of policy principles for the planning system. I note that these principles include reference to conserving and enhancing protected sites and species, promoting

protection and improvement of the water environment, as well as protecting soils and ancient semi natural woodlands and safeguarding habitats and features of landscape value in the natural environment. It points out in paragraph 195 that planning authorities, like all public bodies, have a statutory duty to further the conservation of biodiversity and to protect and improve the water environment – and states that the Scottish Government expects these duties to be reflected in development plans. It continues in paragraph 196 to state that “international, national and locally designated areas and sites should be identified and afforded the appropriate level of protection in development plans – and proceeds to explain how these obligations might best be met within those plans. Under the sub-heading International Designations Scottish Planning Policy makes particular reference to the approach to be taken with regard to Natura 2000 sites – comprising sites designated as Special Areas of Conservation (SACs) and Special Protection Areas (SPAs). Matters related to protection of these “European Sites” are dealt with under Natural Environment Policy 2 of the finalised plan.

2. It is in the above context that I now consider the unresolved representations lodged by Scottish Natural Heritage concerning how the finalised plan deals with matters concerning Natura 2000 sites within the national park area. Firstly, those representations seek the plan’s site maps to highlight where those protected sites are located, with a view to ensuring that development does not have an adverse effect on the integrity of any “European Designated Sites”. I am supportive of such an approach and the detailed accompanying measures being suggested as, in combination, I find that these would satisfactorily address the need to meet statutory obligations, including Habitat Regulations Appraisal Requirements, and are required in order to comply with the other Scottish Government policy guidance for development plans, as summarised earlier.

3. I note that the park authority does not take issue with any of the above and now supports changes to the finalised plan: to highlight the locations of European Protected Sites; to add a Natura 2000 icon on relevant site maps; and to include in Appendix 4 an explanation of the meaning of that particular icon in the section headed Site Map Icons Explained – in the terms put forward by Scottish Natural Heritage in its representations.

4. I conclude that each of these changes to the finalised plan is necessary and appropriate in order to demonstrate conformance with the relevant legislation and national policy guidance on these matters. I also conclude that such changes would also have the benefit of ensuring that those reading the plan and considering putting forward proposals for development would be made aware of the statutory obligations with regard to the protection of such sites - and be appraised of the need for the submission of Habitat Regulations Appraisals, along with appropriate mitigation measures where development proposals would be likely to give rise to potential adverse impacts on such protected sites.

Reporter’s recommendations:

Modify the finalised plan in the following terms:

1. Highlight (by shading on site maps where appropriate) the locations of European Protected Sites.
2. Add a Natura icon on each of the following site maps within the plan:

Balmaha TR1: Balmaha Pier (Transport)

Balmaha H1: Forestry Commission site (Housing)
 Balloch VE1: West Riverside (Visitor experience)
 Balloch VE2: East Riverside (Visitor experience)
 Callander ED1: Lagrannoch Industrial Estate (Economic development)
 Callander MU2: Claish Farm (Mixed use visitor experience, economic development, housing and playing field)
 Callander LT2: Claish Farm (Long term mixed use housing and visitor experience)
 Callander LT1: Cambusmore (Long term Visitor experience)
 Callander RA1: Callander East (Rural activity area)
 Croftamie H1: Buchanan Crescent (Housing)
 Drymen RA1: Drymen South (Rural Activity)
 Gartocharn H2: France Farm, (Housing)
 Killin ED1: Road Depot (Economic Development)
 Killin RA1: Acharn (Rural activity area)
 Tyndrum MU1: Clifton (Mixed use visitor experience and economic development)
 Strathfillan RA1: Strathfillan (Rural Activity Area)

3. In Appendix 4 of the plan under the heading “Site Map Icons Explained” add the following in respect of the Natura Icon.

“A Natura designation icon indicates where proposals have the potential to have an adverse effect on a European protected site’s qualifying interests including migrating fish species, geese, otters that support these species. Proposals for development must be accompanied by an expert appraisal to inform a project-level Habitats Regulations Appraisal. Pre-application discussions will clarify the level and detail of appraisal that must be submitted. A range of mitigation measures should be identified where potential impacts arise including a construction method statement or species protection plan.”

Issue 25	Open Space and Community Facilities	
Development plan reference:	Section 4 Policies, Open Space and Community Facilities Policies, pp.107-108	Reporter: Richard Bowden
Body or person(s) submitting a representation raising the issue (including reference number):		
SportsScotland (188) Sylvia Boyce (689)		
Provision of the development plan to which the issue relates:	Open Space Policy 1 Protecting Outdoor Sports Facilities p.107 Community Facilities Policy 1 Supporting New and Existing Community Facilities p.108	
Planning authority's summary of the representation(s):		
<p><u>Open Space Policy 1</u></p> <p>SportsScotland (188) - Seeking clarification that Open Space Policy 1 would be used to determine planning applications which fall on sports facilities as some facilities are classed as open space. Responder states that this would be appropriate as it fits with the provisions of Scottish Planning Policy (CD1para 226).</p> <p><u>Community Facilities Policy 1</u></p> <p>Sylvia Boyce (689) - Notes that the villages used to contain many shops, hotels and businesses providing employment and there are now a few. The plan should allow for change of use so businesses can adapt.</p>		
Modifications sought by those submitting representations:		
<p><u>Open Space Policy 1</u></p> <p>SportsScotland (188) - Request clarification in Plan of the how planning applications on land which is both open space and a sports facility will be determined.</p> <p><u>Community Facilities Policy 1</u></p> <p>Sylvia Boyce (689) - Assume responder asking for flexibility in disused community facilities including shops, hotels and businesses.</p>		
Summary of responses (including reasons) by planning authority:		
<p><u>Open Space Policy 1</u></p> <p>It is felt that it is clear that development on outdoor sports facilities will be subject to meeting the criteria of Open Space Policy 1 'Protecting Outdoor Sports Facilities'. The title of Open Space Policy 2 '<i>Protecting other important open space</i>' suggests that the policy applies to other types of formal and informal open space. No modification proposed</p>		

to Plan.

Community Facilities Policy 1

Community Facilities Policy 1 allows the flexibility where local businesses are not viable to be considered for alternative uses other than community facilities. Minor modification to allow change of use to be considered over 12 month period rather than 24 months to support greater flexibility in policy.

Minor modification proposed to amend 'and' to 'or' between criterion (a) and (b) of Community Facilities Policy 1, p.108 of the Proposed Plan.

Reporter's conclusions:

Open Space Policy 1

1. The only representation seeks clarification concerning the use of Open Space Policy 1 with regard to the determination of planning applications relating to sports facilities sites – and how this relates to Scottish Planning Policy – notably its paragraph 226.

2. In summary, paragraph 226 of Scottish Planning Policy firstly requires local development plans to identify sites for new good quality and accessible indoor and outdoor sports, recreation or play facilities sufficient to meet any need that has been identified in a local facility strategy, playing field strategy or similar document. That same paragraph continues by stating that outdoor sports facilities should be safeguarded from development except where one of four stated requirements is met - and it then lists those exceptions in detail.

3. In this context, I note that in the proposed plan, Outdoor Space Policy 1 is headed 'Protecting Outdoor Sports Facilities' and its terms replicate those of the second part of Scottish Planning Policy paragraph 226, as summarised above – including the listing of the 4 exceptions stated there. I am satisfied that this makes clear the meaning intended for the use of the Outdoor Space Policy 1. Furthermore, in my view additional clarification is provided by the fact that Outdoor Space Policy 2 is headed 'Protecting Other Important Open Space' – which emphasises the different uses and applicability of that policy.

4. Based on all of these considerations I conclude that the wording and intended use of Outdoor Space Policy 1 is already clear in the finalised plan - including that this policy would apply in cases where development on outdoor sports facilities is proposed through a planning application being lodged. Accordingly, I conclude that there is no need to modify the wording of the policy – particularly when it already accords with the terms of Scottish Planning Policy with regard to the general principle of outdoor sports facilities being safeguarded.

Community Facilities Policy 1

5. The sole representation appears to be seeking a flexible approach to the use of this policy in order to allow scope for appropriate changes of use when premises previously in some form of community use – such as shops, hotels and businesses - in towns and villages become disused. Like the park authority I am satisfied that the terms of Community Facilities Policy 1, in addition to supporting new community facilities, does also provide scope for consideration of possible alternative uses – but only in cases

where it can be demonstrated that community facilities are not viable. I note that the park authority has indicated a willingness to enhance the flexibility of the policy by suggesting that such changes of use could be considered after 12 rather than 24 months. I conclude that this would be a beneficial change that would satisfactorily address the issue raised in the representation. I conclude that this can be achieved simply by removing the word 'and' at the end of criterion (a) and replacing it with the word 'or' – as now being advocated by the park authority.

6. I conclude that apart from this small but important alteration to the policy wording no further changes to the policy are merited.

Reporter's recommendations:

Modify the plan in the following terms:

1. Amend the wording of Community Facilities Policy 1 by removing the word 'and' at the end of criterion (a) and replacing it with the word 'or'.

Issue 26	Retail	
Development plan reference:	Section 4 Policies, Retail Policy	Reporter: Richard Bowden
Body or person(s) submitting a representation raising the issue (including reference number):		
Arrochar and Tarbet Community Council (37)		
Provision of the development plan to which the issue relates:	Retail Policy 3, Display of Advertisements p.109	
Planning authority's summary of the representation(s):		
<p><u>Retail Policy 3: Display of Advertisements</u></p> <p>Arrochar and Tarbet Community Council (37) - Wish to have Retail Policy 3 wording expanded to include a provision on the display and appropriate attachment of business advertising signs; specifically concerning adverts illegally nailed to local trees. Request each village contain a central designed board which lists local businesses to alleviate unsightly positioning of signs.</p>		
Modifications sought by those submitting representations:		
<p><u>Retail Policy 3: Display of Advertisements</u></p> <p>Arrochar and Tarbet Community Council (37) - That Policy 3 is expanded to include a restriction on the display of business advertising signs on trees. The responder requests that business adverts are located on a designated central board within each village.</p>		
Summary of responses (including reasons) by planning authority:		
<p><u>Retail Policy 3: Display of Advertisements</u></p> <p>Arrochar and Tarbet Community Council (37) - Retail Policy 3 states that applications for the display of advertisements will be assessed on their potential impacts on amenity and road safety. All applications should be prepared in accordance with the design and siting principles and advice set out in the future Planning Guidance on Advertisement Control.</p> <p>With specific reference to signs attached to trees without advertisement consent, this is a matter of enforcement. The advertisement policy wording is sufficiently robust to assess proposed advertisements on their own merits.</p> <p>No modification proposed.</p>		

Reporter’s conclusions:

Retail Policy 3: Display of advertisements

1. The representation is seeking a change to Retail Policy 3 to provide a more explicit restriction on the display of business advertisement signs on trees. I note that this is in response to a perceived problem of unsightly, unauthorised nailing of such signs on local trees. The respondent contends that within each village it would be preferable for such advertisements to be grouped on a ‘composite’ display panel to be centrally located. In my view that expressed preference for a centralised, co-ordinated grouping of such displays is a separate matter that the park authority may or may not wish to explore in future but in any event it falls outwith the scope of this examination. Accordingly, I focus my attention now solely on the contention made in the representation that consideration should be given to a possible change to the terms of Retail Policy 3.

2. I recognise the problems of unauthorised nailing of display notices of different types on trees, disfiguring and possibly damaging the trees - as well as detracting from the visual amenity of the areas concerned. Nevertheless, I am not persuaded that the suggested change to Retail Policy 3 put forward would address this matter effectively. Instead I find that the wording of this particular policy is already clear in its scope and terms – as summarised in the park authority’s response. In summary, the matters raised by the respondent about failure to abide by this particular policy - and possibly in contravention of other national park regulations – are in my view enforcement matters for the park authority or its constituent council authorities to consider. This might involve possible use of enforcement powers available to them under the legislation and associated Regulations concerning perceived breaches of planning control.

3. In summary, for the reasons outlined above I conclude that there is insufficient justification to modify the wording of Retail Policy 3 in response to the concerns expressed by the respondent.

Reporter’s recommendations:

No modifications to the proposed plan.

Issue 27	Renewable Energy	
Development plan reference:	Section 4 Policies, Renewable Energy Policies, pp.109 -110	Reporter: Dilwyn Thomas
Body or person(s) submitting a representation raising the issue (including reference number)		
<p>Mountaineering Council of Scotland (74) SportsScotland (188) Stirling Council (212) McLaren Community Leisure Centre (721)</p>		
Provision of the development plan to which the issue relates:	Renewable Energy Policy 1, Renewable Energy within the National Park pp.109-110 Renewable Energy Policy 2, Renewable Energy Adjacent to the National Park p.110	
Park authority's summary of the representation(s):		
<p><u>Renewable Energy Policy 1</u></p> <p>Mountaineering Council of Scotland (74) - Support the intent of the Hydro Energy (d) criteria. However, concern is expressed that this will not be achieved in practice as there needs to be time to learn from earlier schemes when there are high volumes being progressed over recent years. There is particular concern over contractors not achieving the standards required to implement durable, visually discreet permanent vehicle access tracks.</p> <p>SportsScotland (188) - Seek criteria to be added to include 'impacts, either individually or cumulatively, of renewable energy developments on communities' so that sport and recreation interests are fully considered in line with Scottish Planning Policy (CD1, p.37, para.157 and p.40, para.169).</p> <p>Stirling Council (212) - Supports the principle of renewable energy development subject to consideration against identified policy criteria. In relation to wind farms - note that the policy does not support more than one turbine that is more than 30 metres in height to blade tip.</p> <p>McLaren Community Leisure Centre (721) - Agree with Strategy support for support for smaller renewable technologies due to environmental benefits and reduced bills or income creation. However, concern is expressed in relation to the restrictive policy wording that biomass and biogas proposals must be located in close proximity to a sustainable source of fuel. This is unrealistic and as long as the source of fuel is sustainable the requirement of proximity seems unnecessary and unrealistic.</p>		
Modifications sought by those submitting representations:		
<p><u>Renewable Energy Policy 1</u></p> <p>Mountaineering Council of Scotland (74) - Assume responder asking for further clarity in relation to landscape impacts of access tracks for hydro schemes (Hydro Energy, criteria</p>		

d).

Sportscotland (188) - Policy 1 end of paragraph 1 should also refer to 'impact on communities'.

McLaren Community Leisure Centre (721) - Amend wording of Biomass and Biogas Energy part of policy so it does not include requirement to be located in close proximity to a sustainable source of fuel.

Summary of responses (including reasons) by park authority:

Renewable Energy Policy 1

This policy covers new renewable energy projects within the National Park – wind energy, hydro energy, biomass and biogas (heat and power). The support from the various representatives is welcomed.

Mountaineering Council of Scotland (74) - In relation to the concern over the landscape impacts from hydro schemes in relation to access tracks the adopted SPG Renewable Energy Section 2.1 Tracks and working corridors, (CD30, pp.84-86) contains detailed guidance on this and this will be carried forward into the updated renewable energy planning guidance to be produced at a later date. The Development Management team have been prioritising these planning applications and monitoring them closely, working alongside the National park conservation team. Both teams have a wealth of experience. The policy alongside the revised renewable energy planning guidance will ensure that access tracks are durable and visually discreet. No modification proposed.

Sportscotland (188) - Responder wishes the policy to mention 'impact on communities' to recognise sport and recreation interests. The policy already covers recreation and access interests as well as residential amenity. Therefore, the potential impacts from renewable energy projects in relation to sport and recreation interest groups will be considered as part of the planning application process. In addition, the issue is addressed by Overarching Policy 2; 'Visitor and Recreational Experience', 'Landscape & Visual Amenity' and 'Amenity and Environmental Effects'. No modification proposed.

McLaren Community Leisure Centre (721) - The policy in relation to Biomass and Biogas Energy (Heat and Power) on p.109 of the Plan had been written in relation to larger sites (biomass and biogas power stations) and therefore this is why the restriction to be close to the source of fuel was required. However, we recognise that this policy could equally apply to smaller Biomass and biogas heating systems – domestic/commercial size wood pellet boilers, district heating systems, and combined heat and power.

Minor modifications to replace the policy as follows:

“Proposals will be supported where they:

a) are located in close proximity to the source of demand for the generated heat and power, and

b) use a sustainable source of fuel.”

Reporter's conclusions:Renewable Energy Policy 1

1. This policy indicates that proposals for renewable energy developments will be supported where the siting, design, access and scale of the proposal will not have a significant adverse impact either individually or cumulatively on: landscape or visual amenity, woodlands/forestry biodiversity, the water environment, cultural heritage, air quality, traffic and transport, recreation and access, and residential amenity. It also indicates that large scale commercial wind turbines are incompatible with the special qualities of the park, and that renewable energy developments will be assessed against the overarching policies, related local development plan policies, and the renewable energy planning guidance. Additionally, specific criteria are set out for assessing wind energy, hydro energy, and biomass and biogas energy proposals.

2. The park authority proposes a change to the policy to clarify that biomass and biogas energy proposals need only be in close proximity to the source of demand for the generated heat and power, rather than be in close proximity to both this and a sustainable source of fuel. I am satisfied that the proposed change of wording would allow a more flexible and appropriate approach, which would take account of the fact that the policy was intended to apply to smaller biomass and biogas energy proposals as well as larger ones. It is also a reasonable way of addressing the terms of the representation. I note that Stirling Council is currently preparing supplementary guidance and advice for wind energy development. However, there is no need for this to be referenced in the proposed plan because the park authority's approach to renewable energy developments within and adjacent to the National Park is clearly set out in Renewable Energy Policies 1 and 2.

3. In relation to delivering heat and electricity, Scottish Planning Policy sets out a range of considerations which are likely to be taken into account when considering energy infrastructure projects. These include communities and individual dwellings, and recreation and tourism. The first part of Renewable Energy Policy 1 indicates that renewable energy developments should not have a significant adverse impact on recreation and access, and residential amenity. I am satisfied that the reference to recreation and access adequately covers the impacts of such developments on outdoor sport and recreational interests, and that residential amenity and other factors referred to in the policy (such as visual amenity, noise generation and shadow flicker) cover the impacts on communities in general. As such, I believe that it is unnecessary to explicitly refer to communities in the policy to ensure that the interests of sports groups are taken into account when assessing such developments. This remains the case even though the glossary of Scottish Planning Policy includes a sports group in the definition of community.

4. That part of policy 1 dealing with hydro energy developments includes criterion (d), which indicates that sufficient landscape measures are to be included to integrate proposals into the landscape setting and reinstatement measures are to be taken to restore the physical conditions of the site when construction is completed. This is to be read along with the Renewable Energy Planning Guidance, which the planning authority has indicated, in response to a further information request, is to be non-statutory guidance. I note that the guidance provides detailed advice on a variety of impacts, including landscape and visual impact, and that it also sets out at appendix 8 best practice and mitigation measures, which includes advice on landscape assessments and the siting and design of tracks and working corridors. I note the concern expressed that

the intention of criterion (d) is not being achieved in practice. However, I consider that this is a matter to be addressed at the detailed planning application and enforcement stages, when all the details of a proposal are available. I am satisfied that the wording of the criterion is appropriate, and that there is (and will be) detailed non-statutory advice in place to support it. There is therefore no need to change this part of the policy.

5. Overall, an amendment is required to the proposed plan as set out below.

Reporter’s recommendations:

Modify the plan in the following terms:

1. On page 110 of the proposed plan, amend the part of Renewable Energy Policy 1 relating to Biomass and Biogas Energy (Heat and Power) so that it reads:

“....Proposals will be supported where they:

- (a) are located in close proximity to the source of demand for the generated heat and power, and
- (b) use a sustainable source of fuel.”

Issue 28	Minerals	
Development plan reference:	Section 4 Policies, Minerals Policy	Reporter: Richard Bowden
Body or person(s) submitting a representation raising the issue (including reference number):		
Dagleish Associates Ltd (174) Scottish Environment Protection Agency (713)		
Provision of the development plan to which the issue relates:	Mineral Extraction Policy 1 p. 111	
Planning authority's summary of the representation(s):		
<p><u>Mineral Extraction Policy 1</u></p> <p>Dagleish Associates Ltd (174) - The paragraph starting “New mineral Extraction....” is too restrictive as control is afforded through criteria (a) - (c) and proposals can be judged on their own merits in relation to likely impacts and the acceptability of any proposal in its given location. The paragraph also contradicts the criteria.</p> <p>The paragraph restricts proposals to enhance and maintain the National Park’s built environment and implies a policy presumption that sites should only serve markets within the Park. If proposals meet criteria (a) - (c) there is no reason why a proposal should not be supported that serves a local market, even if that market is entirely outwith the National Park.</p> <p>Scottish Environment Protection Agency (713) - Support for policy however as there are implications regarding authorisation under The Water Environment (Controlled Activities) (Scotland) Regulations 2011 (as amended) and the Waste Management Licensing (Scotland) Regulations 2011.</p>		
Modifications sought by those submitting representations:		
<p><u>Mineral Extraction Policy 1</u></p> <p>Dagleish Associates Ltd (174) - Change the opening sentence of the paragraph starting “New mineral Extraction shall only be supported....” To read, “New Mineral Extraction shall also be supported.....”</p> <p>Scottish Environment Protection Agency (713) - Change to the Policy to include the following references to the Water Environment (Controlled Activities) (Scotland) Regulations 2011 (as amended) and the Waste Management Licensing (Scotland) Regulations 2011.</p>		

Summary of responses (including reasons) by planning authority:

Mineral Extraction Policy 1

Dagleish Associates Ltd (174) - It is accepted that the policy is restrictive. It is considered necessary to safeguard the special landscape qualities of the National Park. The policy supports the creation of new mineral extraction sites only in exceptional circumstances. It is up to the developer at the planning application stage to demonstrate the justification for such a proposal.

No modification proposed.

Scottish Environment Protection Agency (713) - Support for the policy shown is noted and welcomed. The concerns shown by the representation are covered in Natural Environment Policies 12 and 14 about meeting Scottish Environment Protection Agency's requirements for the water environment. In the interest of avoiding repetition and the creation of a concise, map based document, It is considered that the Natural Environment Policies listed above address Scottish Environment Protection Agency's concerns for all development.

Reporter's conclusions:

1. Both the National Planning Policy Framework (NPF3) and Scottish Planning Policy highlight the importance of minerals to the Scottish economy - by providing materials for construction, energy supply and other uses that support employment – as well as facilitating diversification of the energy mix. In that context paragraph 235 of Scottish Planning Policy sets out a number of policy principles for the planning system. I note that these include safeguarding workable mineral resources and ensuring appropriate levels of supply to meet different sectoral needs in a sustainable manner, whilst at the same time minimising the impacts of mineral extraction on local communities, on the environment and on natural heritage.
2. Against this background I note that within the finalised plan Mineral Extraction Policy 1 sets out support in principle for mineral extraction within the National Park area – but only in cases where the proposed quarrying or its support infrastructure would not have an adverse effect on the park's special qualities, communities, traffic generation or flooding. The policy continues by setting out a requirement for any such quarrying site to be subsequently restored and enhanced to the benefit of the local community, biodiversity and the landscape. It also makes provision to facilitate the recycling and re-use of waste arising from mineral extraction and processing.
3. I also note that the policy then makes clear that new mineral extraction sites proposed in the National Park area would only be approved where the material to be extracted is required to facilitate maintenance and enhancement of the Park's built environment or where it can be demonstrated that there is an overriding national interest and no other sites outwith the Park that could reasonably be used instead for these purposes. The policy states that proposals for new mineral workings should normally be supported by an Environment Impact Assessment – to consider amongst other matters the likely impact on the local environment, including the water environment. I note that related issues of relevance to the protection of the water environment are set out elsewhere in the finalised plan – notably in Natural Environment Policies 12 and 14.

4. Based on all of these considerations I am satisfied that in the plan as a whole the various policies and associated principles set out to ensure protection of the water environment are adequate to deal appropriately and effectively with proposals related to mineral extraction, as well as other forms of development. Accordingly, I am not persuaded by the arguments put forward by the Scottish Environment Protection Agency to support their case for elaboration of the Minerals Extraction Policy 1 to include specific reference to Water Environment and Water Management Regulations – as detailed in their representation.

5. The only other unresolved representation lodged argues that the wording of Mineral Extraction Policy 1 set out in the finalised plan is too restrictive in its terms – and also argues that proposals for mineral extraction within the National Park area that would serve developments wholly outwith the Park should be supported if they meet criteria a) to c) of the policy. I do not find the arguments put forward in support of this representation compelling. Instead, given the national policy principles on such matters summarised above, in my view the park authority is justified in making the policy wording of the plan restrictive in order to give priority to safeguarding the special landscape qualities of the National Park.

6. As part of that overall approach to safeguard and enhance where possible the key landscape features of the Park area for the amenity and enjoyment of the resident and visitor communities, I conclude that it is appropriate for Mineral Extraction Policy 1 to only support new mineral extraction sites within the Park area on an “exceptional” basis – in other words only where those promoting new mineral extraction can satisfactorily demonstrate at the planning application stage that this would be justified within the strict terms of the policy.

7. For the reasons given I conclude that there is insufficient justification to merit modifications to Mineral Extraction Policy 1 of the finalised plan in response to the representations lodged.

Reporter’s recommendations:

No modifications to the proposed plan.

Issue 29	Sustainable Waste Management	
Development plan reference:	Section 4 Policies, Sustainable Waste Management Policies	Reporter: Dilwyn Thomas
Body or person(s) submitting a representation raising the issue (including reference number):		
Scottish Environment Protection Agency (713)		
Provision of the development plan to which the issue relates:	Waste Management Policy 1, Waste Management Requirement for New Developments p.112 Waste Management Policy 2, Waste Management Facilities p.112	
Planning authority's summary of the representation(s):		
<p><u>Waste Management Policy 1 Waste Management Requirement for New Developments</u></p> <p>Scottish Environment Protection Agency (713) - Support principle of policy for the requirement of development to provide proportionate on-site waste, recycling and composting facilities within new development sites. The Policy should also seek to encourage waste minimisation both during construction and operation. This is considered to be in line with Scottish Planning Policy (CD1, para. 176-177) seeking to achieve Zero Waste Plan (CD12) objectives and promoting waste minimisation.</p> <p><u>Waste Management Policy 2 Waste Management Facilities</u></p> <p>Scottish Environment Protection Agency (713) - Object unless modifications are made to part (b) of policy 2, removing the requirement for new waste facilities to be supported solely on the basis of local operational need to bring the policy in line with Scottish Planning Policy (CD1, para.182)</p> <p>Object to policy waste management policy 2 unless this policy was modified to make reference to employment, industrial or storage and distribution uses' being acceptable for waste infrastructure in line with Scottish Planning Policy (CD1, para.185)</p>		
Modifications sought by those submitting representations:		
<p><u>Waste Management Policy 1 Waste Management Requirement for New Developments</u></p> <p>Scottish Environment Protection Agency (713) - To promote minimization of waste in construction and operation of development within the policy.</p> <p><u>Waste Management Policy 2 Waste Management Facilities</u></p> <p>Scottish Environment Protection Agency (713) - Change policy 2 part b) to read; <i>"The proposed provision of waste management facilities is required to meet shortfalls in waste capacity"</i></p> <p>Also make reference to 'employment, industrial or storage and distribution uses' being</p>		

<p>acceptable for waste infrastructure i.e. waste infrastructure can generally be accommodated on designated employment land.</p>
<p>Summary of responses (including reasons) by planning authority:</p>
<p><u>Waste Management Policy 1 Waste Management Requirement for New Developments</u></p> <p>Scottish Environment Protection Agency (713) - All development is required under Overarching Policy 1 of the Plan (p93) to contribute to a low carbon place by “supporting the provision of waste reduction, reuse (e.g. composting) or recycling”. It is felt that Scottish Environment Protection Agency’s concerns have been addressed effectively through Overarching policy 1. It should be noted that this policy is subject to change should the reporter be minded to support minor modification in response to Schedule 4 Overarching Policies – Overarching Policy 1. No modification proposed.</p> <p><u>Waste Management Policy 2 Waste Management Facilities</u></p> <p>Scottish Environment Protection Agency (713) - It is felt that Scottish Environment Protection Agency’s issues are addressed in Economic Development Policy 1 (p97) of the Plan which states that Development proposals for new or expanded business, general Industry, storing or distribution (classes 4,5,6) or waste management facilities will be supported where they are located in identified sites or appropriate gap sites within towns or villages. However, propose minor modifications to clarify comments made.</p> <p>Minor modifications to:</p> <p>a) change criteria b of Waste Management Policy 2 to read: <i>“The proposed provision of waste management facilities is required to meet shortfalls in waste capacity”</i>; and</p> <p>b) add an additional line to the end of the waste policy stating that: ‘Waste management facilities would be supported on land allocated for employment, industrial or storage and distribution uses.’</p>
<p>Reporter’s conclusions:</p>
<p><u>Waste Management Policy 1: Waste Management Requirement for New Developments</u></p> <p>1. This policy requires development proposals to include commensurate on site provision for waste management for the collection and storage of recyclable materials and/or composting facilities. I note that waste minimisation is an important principle underpinning the Zero Waste Plan, the approach in Scottish Plan Policy to planning for zero waste, and the waste hierarchy (which prioritises waste prevention, then reuse, recycling, other recovery, and last of all disposal).</p> <p>2. The policy does not explicitly refer to waste minimisation. However, Overarching Policy 1 requires all development to support the provision of waste reduction and, in response to a representation, it is recommended in issue 18 that a reference is added to supporting the waste hierarchy principles (third bullet point in the part of the policy dealing with a low carbon place). I consider that the provisions in the amended policy reasonably and appropriately deal with encouraging waste minimisation in construction and operation. I therefore believe that it is unnecessary to add to them by including a specific reference to waste minimisation in Waste Management Policy 1.</p>

3. Overall, no amendment is required to the proposed plan.

Waste Management Policy 2: Waste Management Facilities

4. This policy indicates that new proposals for waste management facilities that support the reduction in waste generated in, and the transportation of waste from, the National Park will be supported where, amongst other things, it can be demonstrated that there is a local operational need. Scottish Planning Policy requires that planning authorities are mindful of the need to achieve the all Scotland operational capacity when considering the provision of facilities for source segregated and unsorted waste. It also indicates that while a significant shortfall of waste management infrastructure exists that emphasis should be placed on need over proximity, and that the achievement of a sustainable strategy may involve waste crossing planning boundaries. Additionally, it states that suitable sites for these facilities will include those which have been identified for employment, industry or storage and distribution.

5. The authority believes that Economic Development Policy 1 adequately covers the location of waste management facilities. However, it only requires that management facilities be supported where they are located in identified sites or appropriate gap sites within town or village maps. Scottish Planning Policy goes further than this by clearly setting out the approach authorities should take to the need for facilities and the types of sites that would be suitable for such uses. Waste Management Policy 2 inappropriately bases its approach to the provision of such facilities on local need, whereas national policy is currently more concerned with need on an all Scotland basis. It also fails to identify the types of site where waste management facilities would be supported.

6. The authority has offered changes to Waste Management Policy 2. These would involve altering criterion (b) so that it referred to meeting shortfalls in waste capacity, rather than requiring the demonstration of a local need, and inserting a sentence at the end of the policy, which supported facilities on land allocated for employment, industrial or storage and distribution uses. I consider that these changes would bring the policy into line with Scottish Planning Policy, and would appropriately address the terms of the representation.

7. Overall, an amendment is required to the proposed plan as set out below,

Reporter's recommendations:

Modify the plan in the following terms:

1. On page 112 of the proposed plan, amend Waste Management Policy 2: Waste Management Facilities so that it reads:

“...New proposals for waste management facilities that support the reduction in waste generated in, and the transportation of waste from, the National Park will be supported where it can be demonstrated that:...

....(b) The proposed provision of waste management facilities is required to meet shortfalls in waste capacity; and....

....Existing and new waste management facilities for the treatment and disposal of municipal, commercial and industrial waste, including waste transfer stations and

household waste recycling centres, will be safeguarded for waste management use. Any development on or adjacent to these sites that would adversely affect the operation of the facility will, in general, not be considered favourably. Existing waste management facilities are shown in the Towns & Villages Maps in Killin and Callander. Waste management facilities would be supported on land allocated for employment, industrial, or storage and distribution uses.”