

**Proposed Loch Lomond & The Trossachs National Park Local Development Plan Examination
Report to Loch Lomond & The Trossachs National Park Authority – 2016
Recommendations by Issue Number**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
1 Introduction, Vision & Strategy	<p>Modify the plan in the following terms:</p> <ol style="list-style-type: none"> 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 Target 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 Target 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 	4

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	space, education to name a few..."	
2 Callander Allocated Sites	<p>Modify the plan in the following terms:</p> <ol style="list-style-type: none"> 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. 	12
3 Callander Long Term Sites	<p>Modify the proposed plan in the following terms:</p> <ol style="list-style-type: none"> 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: <ul style="list-style-type: none"> • 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. 	38
4 Arrochar & Succoth	<p>Modify the proposed plan in the following terms:</p> <ol style="list-style-type: none"> 1. Make the following changes to the Arrochar MU2 site map: <ul style="list-style-type: none"> • amend the title to read MU2: Succoth – Mixed Use Community and Visitor 	52

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	<p>Experience and Open Space.</p> <ul style="list-style-type: none"> • add the following bullet points above the icons: <ul style="list-style-type: none"> ○ 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. <p>2. Include an additional flood risk assessment icon to the site map for Arrochar H1 on page 52 of the proposed plan.</p> <p>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.”</p> <p>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.</p>	
5 Balloch	<p>Modify the plan in the following terms:</p> <ol style="list-style-type: none"> 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: <ul style="list-style-type: none"> • 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). 	68
6 Aberfoyle	No modifications to the plan.	80

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7 Balmaha	No modifications to the proposed plan.	82
8 Crianlarich	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.	88
9 Croftamie	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.	93
10 Drymen	No modifications to the proposed plan.	97
11 Gartmore	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	111

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	H1 allocation as defined above.	
12 Gartocharn	No modifications to the proposed plan.	115
13 Killin	No modifications to the proposed plan.	120
14 Lochearnhead	No modifications to the proposed plan.	122
15 St Fillans	Modify the plan in the following terms: 1. add an "Access" icon to the development plan map St Fillans H1 Station Road.	124
16 Tarbet	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".	127

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	<p>c) extend the red line boundary to include the full site area of Tarbet H1 within the village boundary (pages 85 and 86).</p> <p>5. Amend the VE1 Tarbet allocation site map by adding a Flood Risk icon on page 86 of the plan.</p> <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> • 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. <p>8. Amend the site plan for TR1 Tarbet as follows:</p> <p>a) add an individual site map for TR1 Tarbet Pier in the Tarbet section p86 and amend the title to “Water-based infrastructure” .</p> <p>b) add the landscape assessment, access, design document icons to this new site map.</p> <p>c) amend the text in Appendix 1 Schedule of Development Site (page 116) to state “Water-based infrastructure” rather than “Transport proposal”.</p>	
17 Tyndrum	Modify the plan in the following terms:	140

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	1. Add a woodland/ancient woodland icon to the proposals map for allocation MU1 on page 89 of the plan.	
18 Overarching Policy	<p>Modify the plan in the following terms:</p> <ol style="list-style-type: none"> 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'. 	142

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	<p>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.”</p> <p>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’.”</p> <p>10. At the end of the third bullet of Overarching Policy 3 after the words ‘Transport Infrastructure’ add: “and services (where appropriate)”.</p>	
19 Housing Land Supply	<p>Modify the plan in the following terms:</p> <p>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.”</p> <p>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.”</p> <p>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.”</p>	151

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20 Affordable Housing	<p>Modify the plan in the following terms:</p> <p>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.”</p>	157
21 Housing in the Countryside	<p>Modify the plan in the following terms:</p> <p>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.”</p>	165
22 Visitor Experience	<p>Modify the plan in the following terms:</p> <p>1. Change criterion (g) of the Visitor Experience Policy 1 to read: “development which will help deliver a <i>Visitor Management</i> strategy or action identified in the National Park Partnership Plan”.</p> <p>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”.</p>	173
23 Natural Environment	<p>Modify the plan in the following terms:</p> <p>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.”</p> <p>2. Amend the wording of Natural Environment Policy 12 in the following terms:</p>	179

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	<ul style="list-style-type: none"> • 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.” 	

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	<p>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”.</p> <p>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.”</p> <p>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).</p> <p>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).</p> <p>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.”</p>	
24 Habitat Regulations – Natura	<p>Modify the finalised plan in the following terms:</p> <p>1. Highlight (by shading on site maps where appropriate) the locations of European Protected Sites.</p> <p>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)</p>	188

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	<p>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."</p>	
25 Open Space & Community Facilities	<p>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'.</p>	192
26 Retail	No modifications to the proposed plan.	195

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27 Renewable Energy	<p>Modify the plan in the following terms:</p> <p>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:</p> <p>“....Proposals will be supported where they:</p> <p>(a) are located in close proximity to the source of demand for the generated heat and power, and</p> <p>(b) use a sustainable source of fuel.”</p>	197
28 Minerals	No modifications to the proposed plan.	201
29 Sustainable Waste Management	<p>Modify the plan in the following terms:</p> <p>1. On page 112 of the proposed plan, amend Waste Management Policy 2: Waste Management Facilities so that it reads:</p> <p>“....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:...</p> <p>....(b) The proposed provision of waste management facilities is required to meet shortfalls in waste capacity; and....</p> <p>....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.”</p>	204