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## *Paper for information*

### **Summary**

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| <b>Submitted By:</b> | <b>Director of Rural Development &amp; Planning</b>   |
| <b>Subject:</b>      | <b>Local Development Plan: Action Programme - 2 year review</b>   |
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### **1. Introduction**

- 1.1. This paper provides Members with an updated version of the Local Development Plan Action Programme (last updated November 2018) which is included as Appendix One to this report.

### **2. Recommendation**

2.1 Members are to:

- **Consider and Note** the publication of the 4<sup>th</sup> review (mid-term) of the Local Development Plan Action Programme (Appendix One).

### **3. Background**

- 3.1 Members may recall that an updated Action Programme is presented to the Planning and Access Committee every six months. The first version was adopted and published on the 22<sup>nd</sup> March 2017 to accompany the Local Development Plan (the Plan). It is a requirement to keep the Action Programme under review and update and re-publish whenever required by Scottish Ministers, whenever it is appropriate to do so or as a minimum every two years. In order to better track progress and help facilitate development delivery within the National Park, we update our Action Programme more regularly - every six months. This review is our mid-term review, two years from the adoption of the plan in December 2016.

### **4. Local Development Plan Action Programme**

#### Purpose of Action Programme

- 4.1 The purpose of the Action Programme is to set out how the National Park Authority proposes to progress implementation of the Plan. It is a statutory requirement to prepare an Action Programme (as per Section 21 of the Planning etc. (Scotland) Act 2006) and it is required to set out:

- A list of actions required to deliver each of the plan's policies and proposals;
- The name of the person who is carrying out the action; and
- The timescale for carrying out each action.

4.2 Essentially the Action Programme sets out the pathway to delivery of development for all involved in this process. It is area specific and identifies the actions to deliver development, however in order to be proportionate, it focuses on key development areas and major developments. It reflects the role of different parties in delivery – landowners, local authorities, communities and the National Park Authority – this is not solely a role for the Authority.

#### Mid-term review process to prepare the Action Programme

4.3 The mid-term review has involved a slightly different approach to the previous six monthly reviews. The review still captures the main changes and activity on all sites allocated within the Local Development Plan but this review has involved formal consultation with all the landowners and/or agents acting on behalf of landowners during January and February 2019. This has allowed the Action Programme to be updated including revised programming for development. Following amendments to reflect programming the action programme has also been sent to other stakeholders, including Scottish Natural Heritage (SNH), Scottish Environmental Protection Agency (SEPA), Transport Scotland, Scottish Water and Historic Environment Scotland. No comments have been received at the time of drafting this report, however should there be any final comments from these agencies then the action programme will be revised accordingly.

4.4 As before the [interactive map](#) has been updated and reflects the changes since the last review. An overview of the main changes since the last review is provided in Paragraph 4.5 below, however Members can also view the headline summary of progress over the last two years on Page four of the action programme (Appendix One).

4.5 As it is the mid-point in the plan a summary has been provided within the Action Programme on Page 4 to help visualise and communicate the amount of activity that is happening on the allocated development sites over the past two years. A further summary is provided below in relation to the activity across the 66 allocated development sites in total identified in the Plan. At April 2019 there are:

- 38% (25) of the 66 sites are being progressed or have been completed:
  - 4 sites are fully completed.
  - 3 sites are partially completed and development has stalled.
  - 2 sites are under construction.
  - 7 sites have full planning permission.
  - 9 sites are pending planning permission.

- 58% (38) sites have no planning permission, of which there are 10 active or recent pre-application discussions. Taking this into account overall there is some progress with around 53% of sites.
- 3 sites are identified as long term with no activity and 1 has planning permission pending counted above.

4.6 As before, a list progress and achievements is provided for Members to provide an overview of development activity across Local Development Plan sites, strategic placemaking priorities and transport routes. This includes:

- **Strategic transport routes** – Transport Scotland has completed their draft Environmental Impact Assessment for the A82 and following stakeholder consultation it will be finalised and consulted more widely to the public.
- **Arrochar and Succoth** – The core place making priority site at the centre of Arrochar is due to expire this July. We have entered into discussion with the owner regarding renewal of this application.
- **Balloch**
  - The West Riverside / Woodbank House application was submitted in May 2018. The application is for planning permission in principle and therefore not detailed development proposals at this stage. The application includes three allocated sites in the Plan: West Riverside (Balloch VE1), Woodbank House (Balloch VE2) and Old Station (Balloch MU1). An Environmental Impact Assessment has been undertaken. A large number of representations have been received and these are being processed and reviewed. A dedicated website page has been created to keep the public informed of progress. Additional information has been received and is expected to be publically available by the time of the committee meeting. It will be issued to consultees for any further comment.
  - In terms of other Balloch Charrette priorities, improvements to the Village Square were implemented in January 2019, with 31 new car parking spaces at Moss O’Balloch (Balloch VE2) now completed and the public realm work due to complete June 2019. This [blog](#) provides further detail on the progress being made. The Station Square works that are being progressed by West Dunbartonshire Council remain on hold awaiting the outcome of the West Riverside application.
- **Callander**
  - In the last report we noted that the application for 50 affordable homes, which forms part of Claish Farm (MU1) Callander South growth area, had been delayed and an application was expected in November. The application was delayed further as additional technical investigations and revised designs were being prepared. The application was recently submitted at the end of March and consultations with the relevant stakeholders are underway.
  - The **6 small housing units on Pearl Street (Callander H1) are very near completion** and occupants are due to move in on the May 2019.

- The **23 social rented flats at the Old Telephone Exchange (Callander H2) are complete** and in February the first occupants moved in. The official opening took place recently on the 8th March.
- The situation remains unchanged in relation to the planning application for a supermarket on the allocated retail site adjacent to the medical centre (Callander RET1). This has not yet been determined as the applicant has agreed to the determination of this application being on hold until technical feasibility work for a new road/pedestrian crossing (bridge across the River Teith) has been progressed.
- **Balmaha and Buchanan South Rural Development Framework**
  - The planning application for 20 new social rented homes and 2 self-build plots in Balmaha was approved in March 2018. Construction was delayed due to the waste water infrastructure investment required. The applicant is progressing the resolution of this and hopes to **be on site at the end of July 2019**. The funding remains in place from Stirling Council Strategic Housing Investment Fund for 2019/20.
- **Drymen**
  - An application was submitted for both the housing sites at Stirling Road (Drymen H1) and the adjacent long term site (Drymen LT1) in May 2018 for 101 dwellings. Further information was received in November 2018 and the applicant reduced the numbers to 95 units. Further updates have been received and these have been shared with the Community Council. It is hoped it will be presented to National Park Authority Board for consideration and determination in the summer of 2019.
  - There has been no change in relation to the Laurelfields site (Drymen H2) for 10 new social rented homes. The application expires July 2019. We will continue to monitor progress.
- **Luss and West Loch Lomond Rural Development Framework** – The applications for the housing at various sites across this area remain pending and there are ongoing discussions with Luss Estates to progress them. It is likely to be presented to Planning and Access Committee for consideration and determination in summer of 2019.

## 5. Conclusion

- 5.1 The Local Development Plan Action Programme is an effective tool to track and help implement delivery of development across the National Park and to support and strengthen partnership working. Members are asked to note the revised Action Programme and that it will be published on our website following the meeting of the April Planning and Access Committee.

## 6. List of Appendices

Appendix One: Local Development Plan Action Programme – April 2019