



Development Plan Scheme

May 2016

LIVE Park is your chance to really understand the future potential of where you Live, Work, Play and Invest. It sets out how planning can help improve Loch Lomond & the Trossachs National Park – from housing to jobs, and everything in between.

www.ourlivepark.com



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1. What is a Development Plan Scheme?

- 1.1 This Development Plan Scheme provides information on our progress to update our development plan – the key document used to guide and control new development in the National Park. This document is an update of our 2015 published Scheme.
- 1.2 Whether you are a resident, landowner, developer, community representative, agent or public body your input into the process is important. The aim of a Development Plan Scheme is to show how you can engage in the Plan preparation process and future development strategy.
- 1.3 The Development Plan Scheme includes a timetable of when we intend to reach key stages in the process of preparing our Local Development Plan, which will eventually replace our Local Plan, and also includes a Participation Statement explaining how we will engage with our communities and stakeholders. The Development Plan Scheme outlines:
 - Why are we preparing a Local Development Plan?
 - What the Local Development Plan process involves
 - Participation Statement: How you can get involved
 - When we will undertake the stages of preparation

We will update the Development Plan Scheme on at least an annual basis to reflect the progress of Plan preparation.

2. Why are we preparing a Local Development Plan?

- 2.1 The National Park Authority has a statutory duty to prepare plans for guiding land use and development for ten years ahead. It is a requirement that these plans are kept up to date and so, will be reviewed every five years post adoption.
- 2.2 The National Park adopted its first statutory plan to guide development in 2011 – the Loch Lomond and The Trossachs Adopted Local Plan 2010-2015 (the Local Plan). Since then, the Local Plan has been the basis for providing advice on planning proposals, for guiding decision making on planning applications and for ensuring that the right type of development happens in the right place.
- 2.3 Under new legislation introduced in the Planning etc (Scotland) Act 2006, it is required that we prepare a Local Development Plan. The aim is that this new plan should be more concise, focussed on areas of change, involve the community at an early stage and be updated regularly. Until the Proposed Local Development Plan is adopted, the existing Adopted Local Plan's statutory status remains. The Proposed Local Development Plan is a consideration in assessing planning applications.

- 2.4 The process for preparing the Local Development Plan is close to the end and has involved a review of where major changes are occurring and what we need to do to keep policies up to date. It also involved a review of future development sites to accommodate future growth in the Park for the next ten years with an indication of the subsequent ten year period.

3. What the Local Development Plan process involves

National Park Partnership Plan

- 3.1 Local Development Plans are influenced by a number of statutory requirements and in particular for the National Park, the National Park Partnership Plan. This establishes the Policies and Actions for the management of the National Park by the National Park Authority and our Partners. It also ensures that the four statutory aims¹ of National Park, as set out in National Parks (Scotland) Act 2000, are being achieved through new development.
- 3.2 The policies and actions with development and land use implications of the National Park Partnership Plan are reflected in the Local Development Plan. These documents together are the drivers for change and action in the National Park and by keeping the documents updated they are able to respond to changing circumstances within the National Park and its communities. While the Local Development Plan period is 2016-2021, the process to keep the Plan up to date is continual and the next Partnership Plan for 2017-2022 will inform the review of the Local Development Plan and preparation of the subsequent one.

National Planning context

- 3.3 At the national level, the Scottish Government has prepared a National Planning Framework (NPF) and Scottish Planning Policy (SPP) which provides the national policies and priorities for major new development. These have influenced the proposed Local Development Plan.

Local Authority Partners

- 3.4 The National Park Authority has the statutory responsibility for Planning in the National Park however the local authorities of Argyll and Bute, Stirling, West Dunbartonshire, and Perth and Kinross have responsibility for discharging all other local government functions (for example Roads and Transportation, Housing Investment and Policy, Education and Environmental Services). Their input on

¹ These are:

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

policy development and coordination with their service delivery priorities are integral to delivering the strategy and aims of our Plan. As well as our local authority planning partners our plans and policies will be influenced by stakeholders' and community priorities as set out in their respective strategies and programmes.

Our Communities

- 3.5 The input of local communities is particularly significant. The aspirations of local communities are being articulated through formal documents such as Community Acton Plans. The priorities for communities influence the outcomes of the planning process. It is also important that individuals get involved in shaping the future of the National Park.

Development Sector

- 3.6 Developers, landowners, businesses and investors are all significant stakeholders in this process. Through land that they own, finance they are looking to invest or businesses which wish to expand or set up, these interests are critical to realising the vision identified in the Plan.

'Your Park Your Plan' Engagement (complete)

- 3.7 Following from the issue of the initial Development Plan Scheme (December 2012), the first stage in the process was the submission of potential sites by landowners and issues from communities, individuals, organisations and agencies. This fed into the production of the Main Issues Report.

Evidence Base Preparation (complete)

- 3.8 We reviewed the current adopted Local Plan and assessed how effective the policies were in achieving the aims, vision and strategy of the Local Plan. The Main Issues Report and background papers identify the main drivers for change that are influencing policy and the social economic and environmental changes that we need to address.
- 3.9 The Main Issues Report (complete) was a discussion based document that outlined where we considered the existing Local Plan may need changed, focusing on key topics or locations. The Main Issues Report was published for a 10 week consultation on 28th April until 5pm on 7th July 2014 and sets out options for the spatial strategy and the main planning issues affecting the National Park. A range of options were included for proposed policy directions including affordable housing and commuted sums, and site specific developments throughout the Park. Alongside the Main Issues Report a draft Environmental Report has been published which forms part of the Strategic Environmental Assessment and ensures that environmental implications of the Local Development Plan are given appropriate consideration. Supporting the Main Issues Report are accompanying documents which include a Monitoring Statement with the findings of the review of current Local Plan policies and information from the evidence base preparation.

- 3.10 The Proposed Local Development Plan was produced following feedback from consultations on the Main Issues Report and Additional Sites Report in 2014. The National Park Board agreed the Plan and 8 Guidance's to be consulted upon for a six week period between 18th May to 29th June 2015.

4. Where are we now?

- 4.1 Proposed Local Development Plan, Environmental Report, and draft Guidance were published for consultation 18th May - 29th June 2015. The Proposed Local Development Plan sets out the spatial strategy to guide future development, shows which land will be allocated to meet future development needs and provide planning policies of which future planning applications will be assessed against. People took the opportunity to make representations on them.
- 4.2 We submitted the Proposed Local Development Plan to the Scottish Ministers for Examination on 9th December 2015. The examinations will assess unresolved representations (where the Authority and responders do not agree). Two Scottish Government Reporters are currently considering these. The Reporter's findings are largely binding and will be published in a Report which is then submitted to the National Park Authority. The Planning authority with few exceptions' will modify the Proposed Local Development Plan taking into account the Reporter's recommendations. The target date for the Reporters is 8 September 2016.

5. The Next Steps

- 5.2 **Adoption.** Having modified the Proposed Local Development Plan and submitted it to the Scottish Ministers the National Park Authority can then announce its intention to adopt the Local Development Plan.
- 5.3 **Action Programme** – this will be published post Local Development Plan adoption and will set out how we propose to implement the Local Development Plan in terms of actions, person/organisation responsible for carrying out each action, and timescales for carrying them out.

Table 1: Summary of Key Stages in Plan Preparation

Stage	Development Plan Preparation	Indicative Timescales for completion	Status
1	Pre Main Issues Report Engagement	February-April 2014	Complete
2	Launch LIVE Park. Publish Main Issues Report –Park (Preferred/ Alternative/ Not Preferred Sites / Issues / Evidence Base), draft Environmental Report, Main Issues Report background papers	April 2014	Complete
3	Consult on Main Issues Report (11 week period)	28 th April - 5pm on 14 th July 2014	Complete
4	Publish Development Plan Scheme	August 2014	Complete
5	Publish Proposed Local Development Plan	May 2015	Complete
6	Consult on Proposed Local Development Plan	May-June 2015	Complete
7	Publish updated Development Plan Scheme	May-June 2015	Complete
8	Publish Proposed Local Development Plan	May 2015	Complete
9	Examination of Proposed Local Development Plan and Issue of Reporters Report	December 2015-September 2016	On-going
10	Consider Reporters Recommendations and Prepare Modifications (if required) and Publish Local Development Plan	September - November 2016	
11	Adopt Local Development Plan	December 2016	
12	Publish Action Programme	March 2017	Drafted

*Six Weeks Minimum

6.0 Participation Statement: how you can get involved?

6.1 Community engagement is important in the Planning process and has influenced the Proposed Plans policies and proposals. The key stages to get involved were the Main Issues Report and Proposed Local Development Plan stages. These are now closed as we are currently within the examinations stage. As the Plan is revised every five years, there will be opportunities again in the future to get involved at these key stages.

6.2 The Reporters have advised that the majority of their examinations work will be carried out during May, June and July 2016. For matters of clarification Reporters may write to various stakeholders (including those who made representations to the Proposed Plan) requesting additional information. Should you wish to keep up to date with the Directorate for Planning and Environmental Appeals their website provides updates directly from the Reporters.

www.dpea.scotland.gov.uk (LDP Case Reference LDP-002-2)

- 6.4 We maintain a **mailing list** of people who we regularly contact via email/post to update on the Plan progress. If you would like to be added to this list, please let us know by mailing us at hello@ourlivepark.com.
- 6.5 **Appendix 1** sets out in greater detail the stages we will go through and the estimated timescales for the Local Development Plan process .
- 6.6 **What we will do in 2016 – LIVE Park** we will keep people informed of the examinations process and subsequent stages via email, post, LIVE Park website and Facebook posts. Post examinations we need Members support to agree Reporters modifications prior to forwarding to Scottish Ministers to agree adoption of the Plan.

7.0 Impact Assessment of the Local Development Plan

Strategic Environmental Assessment

- 7.1 The Environmental Assessment (Scotland) Act 2005 requires us to carry out a Strategic Environmental Assessment of the Local Development Plan. This is a process for identifying and assessing the environmental effects of proposed strategies, plans and programmes so that these are taken into account before they are approved or adopted. It is a vital tool which places environmental considerations at the heart of decision-making process and ensures that alternatives are fully and transparently regarded before final decisions are taken.
- 7.2 We consulted with Scottish Natural Heritage, Historic Scotland and the Scottish Environmental Protection Agency in preparing our Strategic Environmental Assessment and compiled an Environmental Report.

Habitats Regulations Assessment

- 7.3 We have produced a Habitats Regulations Assessment of the potential impacts of the Plan on European Sites at this stage. There are a number of such designated 'Natura' sites within the National Park and our plans and policies have been considered with regards to adverse impact on protected sites and species.

Equalities Impact Assessment

- 7.4 Under the Equality Act 2010 (Statutory Duties) (Scotland) Regulations 2011 we have undertaken an Equalities Impact Assessment of proposed policies and practices.

Information on the Strategic Environmental Assessment, Habitats Regulations Assessment and the Equalities Impact Assessment are available on line www.ourlivepark.com.

8. How do I keep up to date and find information on the Local Development Plan?

- You can find out more via the following methods:-

Website: www.ourlivepark.com

Emailing: hello@ourlivepark.com

Telephoning: 01389 722600

Visiting our offices:

Balloch office: National Park Headquarters, Carrochan, 20 Carrochan Road, Balloch, G83 8EG

Callander office: National Park Callander Office (also Visit Scotland office), 52-54 Main Street, Callander, FK17 8BD

- You can follow Local Development Plan progress at:-

www.ourlivepark.com

www.twitter.com/ourLIVEpark

www.facebook.com/ourLIVEpark



- You can access information on the examinations directly from the **Directorate for Planning and Environmental Appeals** (DPEA) by using their website

www.dpea.scotland.gov.uk/ and typing in the DPEA case reference which is **LDP-002-2DPEA**

Tel: 01324 696460 or

Email: Morag.Smith@gov.scot

- ## 9. The **Scottish Government's Planning website** also has information on what the priorities are in Development Plans in Scotland:

<http://www.scotland.gov.uk/Publications/2013/12/9924/2>

* Hard copies of published documents are available on request and may be subject to a charge.

Appendix 1 - Local Development Plan Preparation (May 2016)

Stage	Indicative Time Scales	Stakeholders	Engagement Techniques	Communication Techniques
Publish Development Plan Scheme	December 2012	National Park Authority (NPA)	Information available on the LLTNP web site, press (local and community), social media, help lines, community events	Available in the National Park offices / web site, press (local and community), social media, direct email/mail shots to community councils, community groups, landowners , developers and stakeholders on contacts database.
Pre – Main Issues Report Engagement				
Your Park Your Plan (Potential Development Sites / Issues)	December 2012 – February 2013	NPA / Engagement/ Consultants	Planning and Access Committee; Information available on the LLTNP web site, press (local and community), social media, help lines, community events	Information available in the National Park offices / web site, press (local and community), social media, help lines, direct mail shots to residents, community councils, community groups, landowners , developers and stakeholders on contacts database
Submitted Sites / Issues Review	December 2012 to June 2013	Key Agencies (SEPA/ SW/ HS/ SNH) / Local Authorities	Meetings with stakeholders, key agencies - assessment of sites / issues – Reports Published	Information available in the National Park offices / web site, press (local and community), social media, help lines, direct mail shots to residents, community councils, community groups, landowners , developers and stakeholders
Your Park Your Plan Community Events – Design Led Charrette (Phase 1)	March 2013 - April 2013	NPA / Communities/ residents/ businesses/Key Agencies/Local Authorities/ partners Engagement	Community Events to prepare draft spatial strategies	Information available on the National Park offices / web site, press (local and community), social media, help lines, direct mail shots to residents, community councils, community groups, landowners , developers and stakeholders
Your Park Your Plan Community / Stakeholder Events – Options (Phase 2)	April 2013 – June 2013	NPA / Engagement	Community Events to prepare draft spatial strategies	Information available on the National Park offices /web site, press (local and community), social media, help lines, direct mail shots to residents, community councils, community groups, landowners, developers and stakeholders.
Evidence Base Preparation	December 2012 – February 2014	NPA, Key Agencies, Local Authorities, Scottish Government	Liaison with Stakeholders / Statutory Bodies. Information Requests	Meetings and Reports
Main Issues Report				
Preparation of Main Issues Report	July 2013 – March 2014	NPA	Internal liaison / SEA Gateway / Consultation Authorities	Updates on National Park web site
Submit Strategic Environmental Assessment Scoping				

Stage	Indicative Time Scales	Stakeholders	Engagement Techniques	Communication Techniques
Report to SEA Gateway				
Screen to identify if Appropriate Assessment required				
Launch LIVE Park. Publish Main Issues Report, Monitoring Statement, draft Environmental Report and accompanying documents	April 2014	NPA	Meetings / briefings with stakeholders, key agencies – and the community / SEA Gateway	Information available at the National Park offices / web site, public and mobile libraries, press (local and community), social media, help lines, direct mail to community councils, Planning Aid for Scotland, meetings with community councils and groups, landowners, developers and stakeholders.
Consult on Main Issues Report , draft Environmental Report, Monitoring Statement and background papers	28 April 2014 – 5pm on 14 th July 2014	NPA / LIVE Park Consultation, Key Agencies, Local Authorities, Scottish Government	Meetings / briefings with stakeholders, key agencies – and the community	Information available at the National Park offices and web site, public and mobile libraries, press (local and community), social media, help lines, Planning Aid for Scotland events and Young Placemakers, meetings with community councils, community groups, landowners, developers and stakeholders.
Consider Main Issues Report Representations				
Preparation of Proposed Plan, Action Programme	August 2014 – March 2015	NPA / Key Agencies/ Local Authorities	Internal Liaison - Review of: MIR representations / evidence base	Updated National Park web site
Publish Proposed Local Development Plan				
Publish Proposed Plan, Proposed Action Programme, Environmental Report (Updates) and Updated Development Plan Scheme	May 2015	NPA	Meetings / briefings with stakeholders, key agencies – and the community / SEA Gateway	Updates were available in National Park offices and on social media via web site, facebook and twitter.
Consult on the Proposed Plan, Guidances and Environmental Report	May 2015 – June 2015	NPA / Consultation	Meetings / briefings with stakeholders, key agencies – and the community / SEA Gateway	Proposed Plan was available on the LLTNP offices / web site, libraries and mobile libraries. Help lines for people with queries. Direct mail shots to neighbouring residents, community councils, community groups, landowners, and stakeholders.
Consider responses, prepare response and prepare Report of Conformity with Participation Statement.	July – September 2015	NPA	Internal Liaison	Updates on National Park web site
Plan Examinations				
Submit Proposed Plan to	December	NPA		Updates on press (local and

Stage	Indicative Time Scales	Stakeholders	Engagement Techniques	Communication Techniques
the Scottish Ministers with all supporting documents and all outstanding representations	2015			community), social media and help lines.
Examination of Proposed Plan: Reporter's Report Issued	Dec 2015 – September 2016	Scottish Government Reporter /NPA/ Objectors	Examination in Public / Written Submissions	Updates on National Park web site and social media. Public Notices
Consider Reporters Recommendations and Prepare Modifications and send to Ministers. Publish and Send to Ministers revised Environmental Report (and Appropriate Assessment if required)	September -November 2016	NPA		Updates on National Park web site and social media.
Publish Modifications and Proposed Plan as Modified	September to December 2016	NPA		Updates on National Park web site and social media.
Advertise Intention to Adopt	November 2016	NPA		Press Notices. Updates on National Park web site and social media.
Adopt Plan				
Adoption	Dec 2016	NPA	SEA Gateway	Adopted Local Development Plan available on the National Park offices and web site. Updates on press (local and community) and social media.
Publish Post Adoption SEA Statement and Submit to SEA Gateway				
Publish Action Programme	March 2017	NPA		National Park offices / web site, libraries and mobile libraries with updates on press (local and community), social media and help lines.