



**LIVE PARK**

PLANNING FOR THE FUTURE OF OUR NATIONAL PARK

**LOCH  
LOMOND  
& THE TROSSACHS  
NATIONAL PARK**



**Loch Lomond & The Trossachs National Park Authority  
Local Development Plan 2017-2021**

# **Annual Monitoring Report 2018**

An aerial photograph of a coastal village. In the background, a large, densely forested hill rises. The middle ground shows a cluster of buildings, including a prominent white church with a steeple, nestled among trees. A large, open field is visible to the right of the village. In the foreground, a dark body of water, likely a harbor or bay, contains several small boats. The overall scene is a mix of natural and built environments.

## CONTENTS

1. Introduction
2. Key Findings
3. Climate Change and Renewables
4. Housing
5. Tourism Accommodation
6. Visitor Facilities, Recreation and Transport
7. Natural Environment
8. Historic Environment
9. Economic Development
10. Sustainable Communities







# 1. INTRODUCTION

Following adoption of the Loch Lomond and The Trossachs National Park Local Development Plan (the Plan) in December 2016, a Monitoring Framework was prepared during 2017 and published in March 2018. This identified a series of indicators that will be used to track the extent to which the Plan's policies are being achieved.

**This report is our Annual Monitoring Report and it covers the second year of the Plan monitoring from January 2018 to December 2018.** In some instances five or more years are used to illustrate trends. This is for areas such as housing, renewables, tourism and recreation. The monitoring report for 2019 will be published in March 2020.

The report is set out in Development Themes in the same structure as the Monitoring Framework. Specific cases are mentioned to provide examples of how policies have been taken into consideration in determining planning applications.

As a visual aid in monitoring the effectiveness of policies the following traffic light system is used:

-  Targets/objectives are being achieved.
-  Targets not being achieved, but no immediate concerns over implementation of policy / objectives over the duration of Plan period.
-  Monitoring indicates area of concern over implementation of policy/objectives over the Plan period.
-  No conclusion can be drawn due to limited amount of data or monitoring system not set up for this topic.



*Drimsynie Leisure – 38 bed hotel and restaurant*



*Callander Telephone Exchange – 23 flats*



*Succoth Affordable Housing – 26 homes*

## 2. KEY FINDINGS

### ***Delivering 75 homes a year***

The annual target of delivering 75 homes a year was not met in 2018. Approvals dropped in 2018 to **35 homes** (annual average over last five years is 84 homes) with 22 homes being affordable homes to be delivered by Rural Stirling Housing Association at Balmaha. Also, connected with the development of the Telephone Exchange in Callander, 4 homes were approved at the Old Scout hall in Callander. Two new flats were also approved at Pier Hotel, Kilmun allowing this hotel business to be revitalised. Other single homes were mainly renewals. Completions were slightly up from 29 units in 2017 to **33 units in 2018** due to the completion of 26 new affordable homes which are now occupied at Succoth, Arrochar. However, there are a number of larger schemes in the pipeline and already in 2019, 27 new homes have completed in Callander and more are expected by the end of 2019.



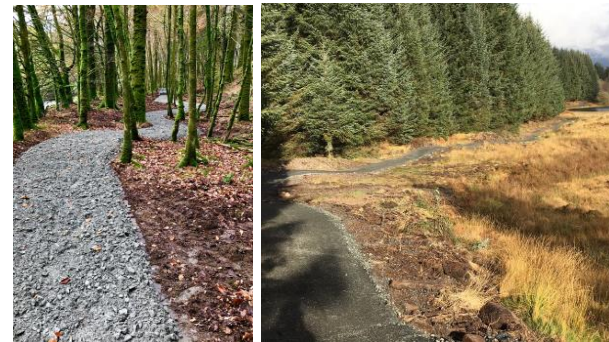
*Proposed new Affordable Homes, Balmaha (Copyright: John Gilbert Architects)*

### ***More Places to Camp and experience the outdoors***

There were no camping approvals this year. However we have had a number of enquiries for motorhome pitches in particular and also a few camping ideas, so hope to see more in the future.

### ***More active travel options and off road connections***

In 2018, across the park **14km of new paths** has been completed, notably a section of the Rob Roy Way which has a constructed path for the first time over what was very boggy ground and a new multi-use path at Lochgoilhead. Also, a number of the Mountains and People paths were completed this year including Ben Narnain in the Arrochar Alps, Ben Vorlich at Loch Sloy, Ben Lui, and Ben Duchraig including a new bridge. In terms of approvals, there was also a further **7,156m of paths approved** including another significant section of the future Cross Pilgrim Way and a new local path at Luss.



*Loch Goil Path and Rob Roy Way Path*

### ***Renewables and low and zero carbon technology***

The number of renewable energy applications has been falling, however **four hydro schemes** were approved. We also approved new buildings with low and zero carbon technology accounting for at least 10% of their energy requirements and these included 27 buildings with air source heat pumps, 10 buildings with solar PV and 22 building with solar thermal.

### **High Quality Visitor Accommodation in a range of locations**

This year we approved **38 self catering units, 76 bed spaces and 7 stances for pods or lodge style static caravans**. This is on trend with recent years with the average being 42 self-catering units, 60 bed spaces and 10 stances a year. There were 15 applications for 1 and 2 units dispersed across the park and 3 applications were for business expansion at Leny House, Ardlui Retreat and Tigh Mor Trossachs. The offering ranges from high quality off-grid pod at Monachyle Mhor Hotel offering visitors a new type of experience in the National Park to more traditional 'A' frame chalets at Ardlui Retreat and a modern extension and conversion of an old bothy to a unique new self-catering unit at Achray Farm, Brig O Turk. In terms of completions, the largest tourism development that was completed this year was at Drimsynie Leisure where a new restaurant and 38 bedroom hotel was opened.



*Off-grid pod at Monachyle Mhor, Loch Voil (copyright: Lineararchitect Ltd)*



*Achray Farm, Brig 'O Turk Listed Farm Steading Conversion (copyright: Studio Baird Architects)*



*Ardlui Retreat, A frame chalets (copyright: ICDP Architects)*

### **Thriving economically active rural economy and communities**

There were **6 small applications** for various economic development type developments in 2018 but the most significant approval was for a revised scheme for the **Cononish Gold Mine**. Alongside various natural heritage gains, the mine will bring a range of social and economic benefits for the local community and wider area through the creation of jobs. Further information is available on the [website](#).



*Cononish Glen – Location of Approved Gold Mine*

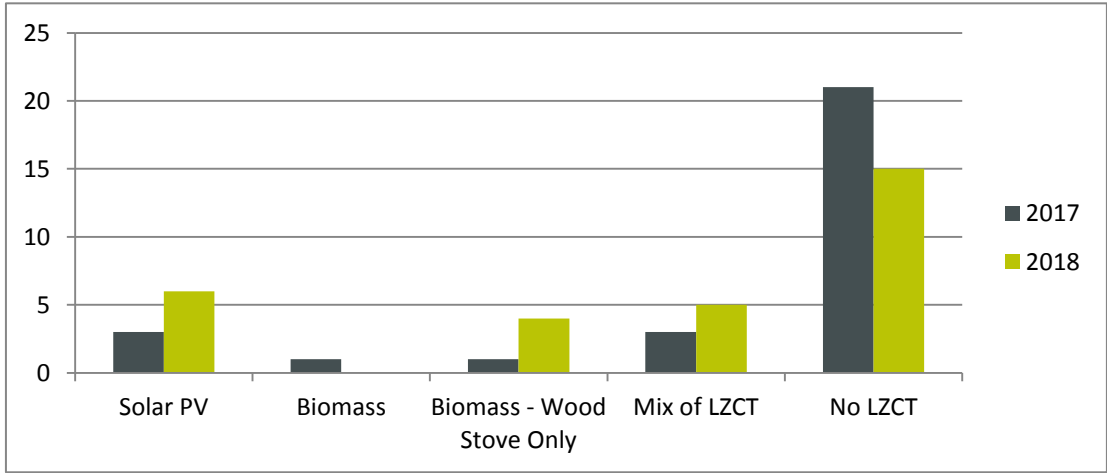
### **Safeguarding our precious natural and cultural assets**

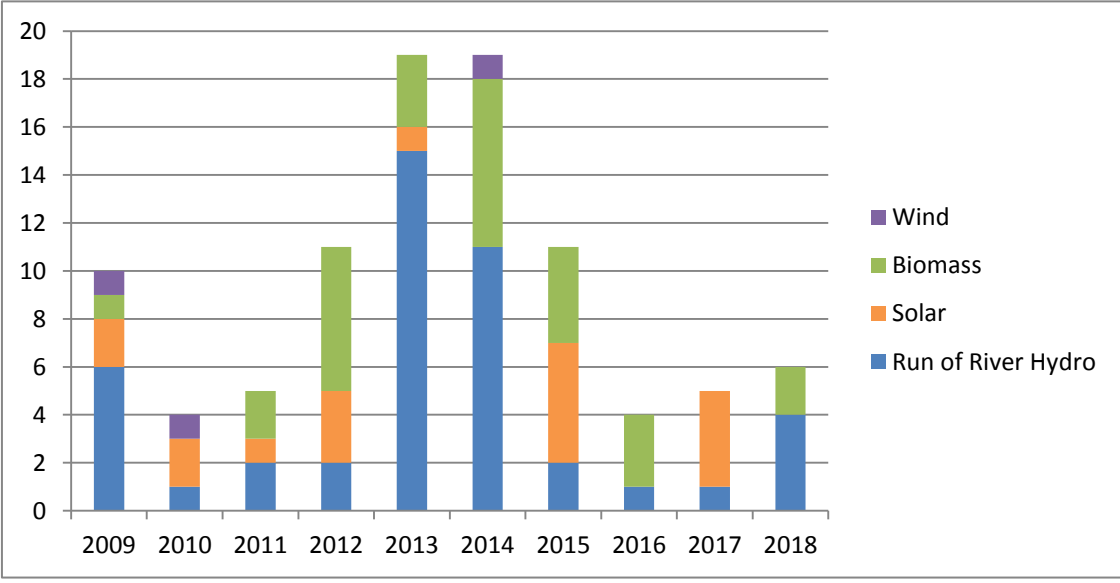
The policies are being regularly used and planning applications are being appropriately assessed to ensure the National Park's natural and cultural heritage is safeguarded. There have been some **enhancements delivered to biodiversity** through development however to further raise awareness amongst staff of biodiversity enhancement opportunities there are two upcoming training events being run internally.



### 3. CLIMATE CHANGE AND RENEWABLES

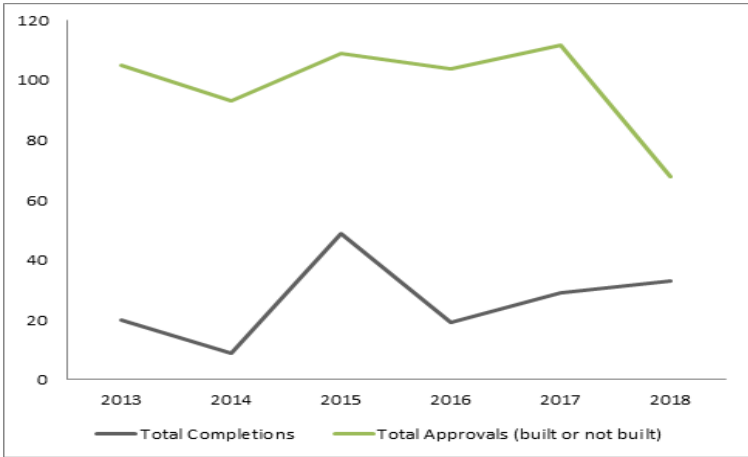
Development Theme 1 of the Monitoring Framework focuses on the Local Development Plan priority to realise opportunities for low and energy carbon generation.

Outcome of Policies	Indicator	Analysis																		
Climate friendly and sustainable design that reduces greenhouse gases through, passive solar design, landscaping, micro renewables and shared heating schemes.	<b>Number and type of zero and low carbon technology</b> secured via planning permission for all new buildings.	<p>In 2018 there were 27 applications for new buildings. 15 did not include low and zero carbon technology. <b>12 applications</b> included technology and delivered:</p> <ul style="list-style-type: none"> <li>• 10 buildings with solar electric panels (6 applications)</li> <li>• 22* buildings with solar thermal panels (1 application)</li> <li>• 27* buildings with air source heat pump (5 applications)</li> <li>• 0 biomass boilers</li> <li>• 4 buildings only had wood burning stoves which partially count but is unlikely to meet 10% of household energy requirements.</li> </ul> <p>*Note that one application was for 22 homes which met the policy.</p> <p>A more consistent approach when processing applications is currently being developed in order to achieve higher levels of low and zero carbon technology in new developments.</p>  <table border="1"> <caption>Bar Chart Data: Number of Applications by Category and Year</caption> <thead> <tr> <th>Category</th> <th>2017</th> <th>2018</th> </tr> </thead> <tbody> <tr> <td>Solar PV</td> <td>3</td> <td>6</td> </tr> <tr> <td>Biomass</td> <td>1</td> <td>0</td> </tr> <tr> <td>Biomass - Wood Stove Only</td> <td>1</td> <td>4</td> </tr> <tr> <td>Mix of LZCT</td> <td>3</td> <td>5</td> </tr> <tr> <td>No LZCT</td> <td>21</td> <td>15</td> </tr> </tbody> </table>	Category	2017	2018	Solar PV	3	6	Biomass	1	0	Biomass - Wood Stove Only	1	4	Mix of LZCT	3	5	No LZCT	21	15
Category	2017	2018																		
Solar PV	3	6																		
Biomass	1	0																		
Biomass - Wood Stove Only	1	4																		
Mix of LZCT	3	5																		
No LZCT	21	15																		

Outcome of Policies	Indicator	Analysis																																																																		
	<b>Planning applications where energy conservation measures have been considered and incorporated</b> into final design (i.e. measures such as passive solar gain, wind shelter, topography was optimised to conserve energy).	<p>Analyse of this information is ongoing and a robust monitoring report mechanism is being developed. A spot analysis of planning applications for 2018 revealed inconsistencies in referring and analysing orientation and glazing to capture solar gain, and landscaping and topography in relation to wind shelter.</p> <p>There are 9 out of the 28 cases where passive solar gain was considered in terms of siting and one case that considered wind shelter.</p>																																																																		
Achieving a high level of renewable energy making use of the natural resources of the Park without detriment to the landscape	<b>Number of renewable energy schemes</b> approved by type (solar, hydro, wind, biomass) shown on graph and total output.	<p>The renewable energy proposals granted in 2018 comprised 2 hydro schemes at Ardentinnny, 1 new intake at Ledard, Kinlochard and 1 new hydro at Glen Ample, Lochearnhead; 0 solar panel proposals, 0 wind turbines and 2 biomass.</p> <p>By way of context, over the last 10 years there has been a high level of renewable energy development within the National Park. This has reduced recently due to a reduction in the feed in tariffs making it less attractive economically. Biomass has been attractive to businesses which are off-grid. There are extensive householder permitted development rights that mean many domestic schemes are not recorded.</p> <p>The graph illustrates the trend over the last 10 years:</p> <div><table><caption>Renewable Energy Schemes Approved by Type (2009-2018)</caption><thead><tr><th>Year</th><th>Run of River Hydro</th><th>Solar</th><th>Biomass</th><th>Wind</th><th>Total</th></tr></thead><tbody><tr><td>2009</td><td>6</td><td>2</td><td>1</td><td>1</td><td>10</td></tr><tr><td>2010</td><td>1</td><td>2</td><td>0</td><td>1</td><td>4</td></tr><tr><td>2011</td><td>2</td><td>1</td><td>2</td><td>0</td><td>5</td></tr><tr><td>2012</td><td>2</td><td>3</td><td>6</td><td>0</td><td>11</td></tr><tr><td>2013</td><td>15</td><td>1</td><td>3</td><td>0</td><td>19</td></tr><tr><td>2014</td><td>11</td><td>0</td><td>7</td><td>1</td><td>19</td></tr><tr><td>2015</td><td>2</td><td>5</td><td>4</td><td>0</td><td>11</td></tr><tr><td>2016</td><td>1</td><td>0</td><td>3</td><td>0</td><td>4</td></tr><tr><td>2017</td><td>1</td><td>4</td><td>0</td><td>0</td><td>5</td></tr><tr><td>2018</td><td>4</td><td>0</td><td>2</td><td>0</td><td>6</td></tr></tbody></table></div>	Year	Run of River Hydro	Solar	Biomass	Wind	Total	2009	6	2	1	1	10	2010	1	2	0	1	4	2011	2	1	2	0	5	2012	2	3	6	0	11	2013	15	1	3	0	19	2014	11	0	7	1	19	2015	2	5	4	0	11	2016	1	0	3	0	4	2017	1	4	0	0	5	2018	4	0	2	0	6
Year	Run of River Hydro	Solar	Biomass	Wind	Total																																																															
2009	6	2	1	1	10																																																															
2010	1	2	0	1	4																																																															
2011	2	1	2	0	5																																																															
2012	2	3	6	0	11																																																															
2013	15	1	3	0	19																																																															
2014	11	0	7	1	19																																																															
2015	2	5	4	0	11																																																															
2016	1	0	3	0	4																																																															
2017	1	4	0	0	5																																																															
2018	4	0	2	0	6																																																															

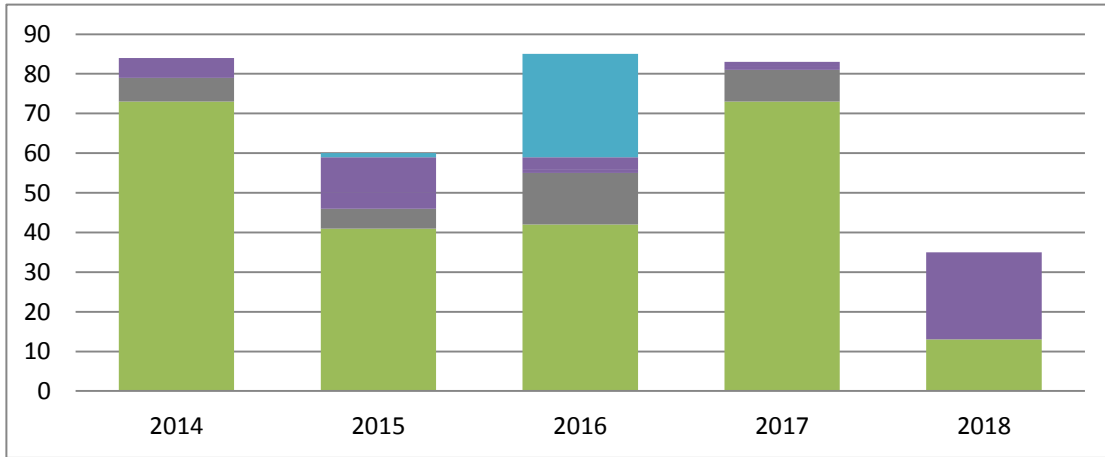
## 4. HOUSING

Development Theme 2 of the Monitoring Framework is housing. A [Housing Land Audit](#) is undertaken annually to ensure there is an effective housing land supply and the Local Development Plan [Action Programme](#) tracks progress of the allocated housing sites in detail. It is a priority of the [National Park Partnership Plan](#) (Outcome 12: Sustainable Population, Priority 12.2: Affordable Housing) to facilitate and encourage investment in more affordable housing provision, identifying new delivery models for affordable self-build and private rent options.

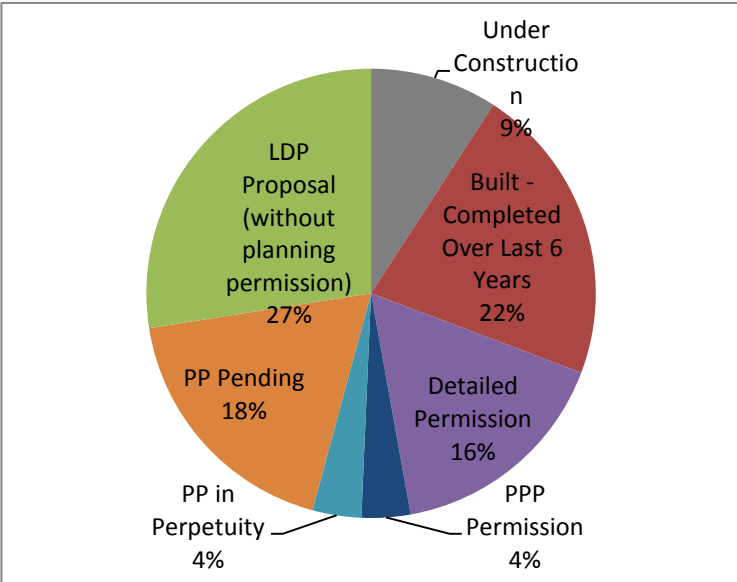
Outcome of Policies	Indicator	Analysis
<p>More homes to support sustainable rural communities through an annual housing land target of 75 homes a year.</p> <p>Delivery of housing on identified housing sites in the town and villages and small-scale provision in wider rural area.</p> <p>An increase in supply of affordable housing and a mix of different housing types, sizes and tenures.</p>	<p>Number of housing approvals and completions by tenure, type and size (allocated site and windfall)</p>	<p>In 2018 – <b>35 units were approved and 33 units built/completed</b>. Of the 35 units approved 22 units were at Balmaha. The performance measure remains at ‘amber’ instead of ‘green’ because even though completions have risen slightly they remain well below the 75 home target and the approvals this year has dropped significantly.</p> <p><b>Tenure</b> - Of the 35 approved, 15 were open market and 20 were affordable. Of the 33 completed, 26 were affordable. On the next page graphs 2 and 3 illustrate the trends in terms of open market and affordable.</p> <p><b>Type and size</b> – Of the 35 approved, 23 were houses and 12 were flats. 16 houses were 2/3 bed, 7 units were 4/5bed and there were no houses larger than this. The flats were either 1 or 2 bed.</p> <p><b>Trends</b> - Over the last 5 years approval rates are steady with an <b>average of 84 units approved a year</b> however completions <b>average 29 units a year</b>. Over the last 5 years approvals have expired and been renewed, meaning many units accounted for are repeated and not being delivered. This is typical across the rest of Scotland where completions figures have been low due to lack of market confidence, profit margins being lower than before the 2009 boom and lack of affordable housing subsidy/funding.</p>  <p>Graph 1 – Approvals and Completions</p>



Outcome of Policies	Indicator	Analysis																																				
An increase in supply of affordable housing and a mix of different housing types, sizes and tenures.	..Cont.... Number of housing approvals and completions by tenure, type and size (allocated site and windfall)	<p>Graph 2 and 3 illustrates the level of affordable housing approved and completions compared alongside open market approvals and completions. This is not split between allocated and windfall development. It illustrates the increase in affordable housing delivery given the 26 homes at Succoth were completed.</p> <div data-bbox="840 279 1989 726"> <table border="1"> <caption>Approvals</caption> <thead> <tr> <th>Year</th> <th>Open Market</th> <th>Affordable</th> </tr> </thead> <tbody> <tr> <td>2014</td> <td>35</td> <td>49</td> </tr> <tr> <td>2015</td> <td>60</td> <td>0</td> </tr> <tr> <td>2016</td> <td>46</td> <td>39</td> </tr> <tr> <td>2017</td> <td>44</td> <td>39</td> </tr> <tr> <td>2018</td> <td>15</td> <td>20</td> </tr> </tbody> </table>   <table border="1"> <caption>Completions</caption> <thead> <tr> <th>Year</th> <th>Open Market</th> <th>Affordable</th> </tr> </thead> <tbody> <tr> <td>2014</td> <td>9</td> <td>0</td> </tr> <tr> <td>2015</td> <td>45</td> <td>4</td> </tr> <tr> <td>2016</td> <td>11</td> <td>8</td> </tr> <tr> <td>2017</td> <td>23</td> <td>6</td> </tr> <tr> <td>2018</td> <td>7</td> <td>26</td> </tr> </tbody> </table> </div> <p><i>Graph 2 – Approvals and Graph 3 - Completions (affordable vs open Market)</i></p> <p>■ Open Market ■ Affordable</p>	Year	Open Market	Affordable	2014	35	49	2015	60	0	2016	46	39	2017	44	39	2018	15	20	Year	Open Market	Affordable	2014	9	0	2015	45	4	2016	11	8	2017	23	6	2018	7	26
Year	Open Market	Affordable																																				
2014	35	49																																				
2015	60	0																																				
2016	46	39																																				
2017	44	39																																				
2018	15	20																																				
Year	Open Market	Affordable																																				
2014	9	0																																				
2015	45	4																																				
2016	11	8																																				
2017	23	6																																				
2018	7	26																																				
	Number of housing approvals and completions on sites of under 4 units (including no. where financial contribution/affordable (including tenure) was agreed).	<p>Housing Policy 1(a) allows for infill housing of under 4 units with no affordable housing requirement in the remote rural area on sites of less than 4 units and those proposals in Loch Lomondside or Stirling villages to either be affordable or pay a financial contribution towards affordable housing.</p> <p>In 2018, the second year of operating the new policy, <b>7 applications were approved for 8 infill units on sites of 3 units and less:</b></p> <ul style="list-style-type: none"> <li>6 houses/flats in remote rural area where no financial contribution/affordable units required.</li> <li>2 houses in Loch Lomondside and Stirling villages were exempt from paying the financial contribution towards affordable as they were for subdivision of existing properties.</li> </ul>																																				
An increase in supply of affordable housing and a mix of different housing types, sizes and tenures	Approvals and completions over 4 units: % of on-site affordable housing delivered per site compared to Local Development Plan requirement.	<p>The LDP has a percentage requirement to deliver affordable housing on every housing site identified in the Plan and every windfall site over 4 units. This ranges from 25% in the remote areas of the Park to 33% in Callander, Aberfoyle and Gartmore and as high as 50% in the Loch Lomondside villages (excluding Balloch). On windfall sites adjacent to villages, the percentage requirement is 100%.</p>																																				

Outcome of Policies	Indicator	Analysis																																				
	Approvals and completions over 4 units: % of on-site affordable housing delivered per site compared to Local Development Plan requirement.	<p>In 2018, we approved one LDP housing site at Balmaha and one site was completed at Succoth. At January 2018, the total of LDP sites with ‘live’ planning permission or under construction is 10 sites (out of 27) and since adoption of the plan in December 2016, two sites have been completed at Succoth and Luss.</p> <p>In terms of windfall sites, at January 2018 there were 6 sites with planning permission that are over 4 units. In 2018, 3 windfall applications expired for sites over 4 units and only 1 was approved at Scout Hall, Callander. So the number of sites has reduced from last year (8 windfall sites).</p> <p>Of the 6 windfall sites, one is for 100% affordable at Dumbain Road on the edge of Balloch which is under construction but the other 5 sites do not deliver any affordable housing as they are either historic permission or exemptions have been applied (i.e. for conversions). For the other 2 cases, one will provide a financial contribution towards affordable housing and the other provides ‘off-site’ affordable housing at another LDP site.</p>																																				
Delivery of housing on identified housing sites in the town and villages and small-scale provision in wider rural area	<b>Location of Housing and Development Activity</b> – By location and type per year and over 5 year period - town/village, countryside, edge of town/village or small rural community/building group. By map representing all housing applications over last 5 years by location and type (town, village or countryside) and (development activity – i.e. built, pending planning permission, expired permission, under construction).	<p>In 2018, 13 approvals were in the towns and villages, 0 units in the countryside, 22 units in a small rural community and 0 in a building group.</p> <p>In terms of trends, the graph demonstrates from the high level of approvals in towns and villages that our strategic vision, to provide housing in sustainable locations close to facilities which are usually within towns and villages, is being met.</p> <div><table><thead><tr><th>Year</th><th>Town and villages</th><th>Countryside</th><th>Small Rural Community</th><th>Building Group</th><th>Edge of Town/Village</th></tr></thead><tbody><tr><td>2014</td><td>73</td><td>10</td><td>10</td><td>0</td><td>0</td></tr><tr><td>2015</td><td>41</td><td>10</td><td>10</td><td>0</td><td>0</td></tr><tr><td>2016</td><td>42</td><td>10</td><td>10</td><td>0</td><td>25</td></tr><tr><td>2017</td><td>73</td><td>10</td><td>10</td><td>0</td><td>0</td></tr><tr><td>2018</td><td>13</td><td>0</td><td>22</td><td>0</td><td>0</td></tr></tbody></table></div>	Year	Town and villages	Countryside	Small Rural Community	Building Group	Edge of Town/Village	2014	73	10	10	0	0	2015	41	10	10	0	0	2016	42	10	10	0	25	2017	73	10	10	0	0	2018	13	0	22	0	0
Year	Town and villages	Countryside	Small Rural Community	Building Group	Edge of Town/Village																																	
2014	73	10	10	0	0																																	
2015	41	10	10	0	0																																	
2016	42	10	10	0	25																																	
2017	73	10	10	0	0																																	
2018	13	0	22	0	0																																	

Graph 4 – Approvals by Location at Dec 2018

Outcome of Policies	Indicator	Analysis																
	...cont... <b>Location of Housing and Development Activity</b>	<p>Graph 5 illustrates that 9% of the units within the system that are under construction. This remains a high percentage (<b>73 units under construction</b>) similar to last year.</p>  <table><thead><tr><th>Category</th><th>Percentage</th></tr></thead><tbody><tr><td>Under Construction</td><td>9%</td></tr><tr><td>Built - Completed Over Last 6 Years</td><td>22%</td></tr><tr><td>Detailed Permission</td><td>16%</td></tr><tr><td>PPP Permission</td><td>4%</td></tr><tr><td>PP in Perpetuity</td><td>4%</td></tr><tr><td>PP Pending</td><td>18%</td></tr><tr><td>LDP Proposal (without planning permission)</td><td>27%</td></tr></tbody></table> <p><i>Graph 5 Development Activity across the National Park - LDP and Windfall Sites @ Dec 2018</i></p>	Category	Percentage	Under Construction	9%	Built - Completed Over Last 6 Years	22%	Detailed Permission	16%	PPP Permission	4%	PP in Perpetuity	4%	PP Pending	18%	LDP Proposal (without planning permission)	27%
Category	Percentage																	
Under Construction	9%																	
Built - Completed Over Last 6 Years	22%																	
Detailed Permission	16%																	
PPP Permission	4%																	
PP in Perpetuity	4%																	
PP Pending	18%																	
LDP Proposal (without planning permission)	27%																	



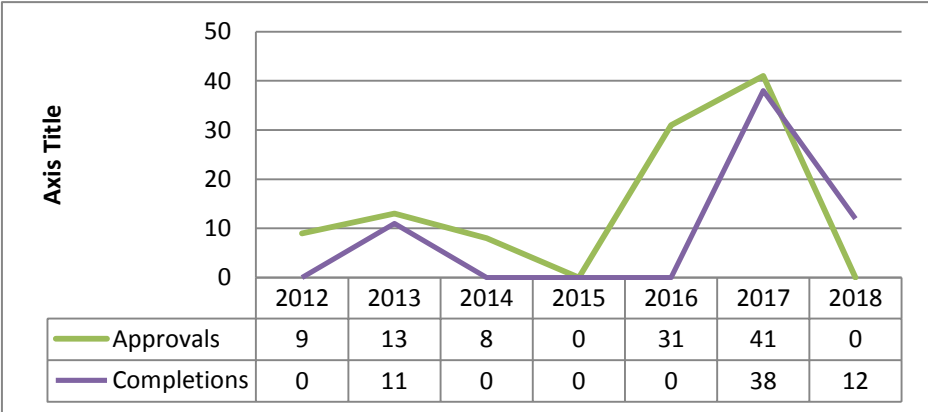
## 5. TOURISM ACCOMMODATION

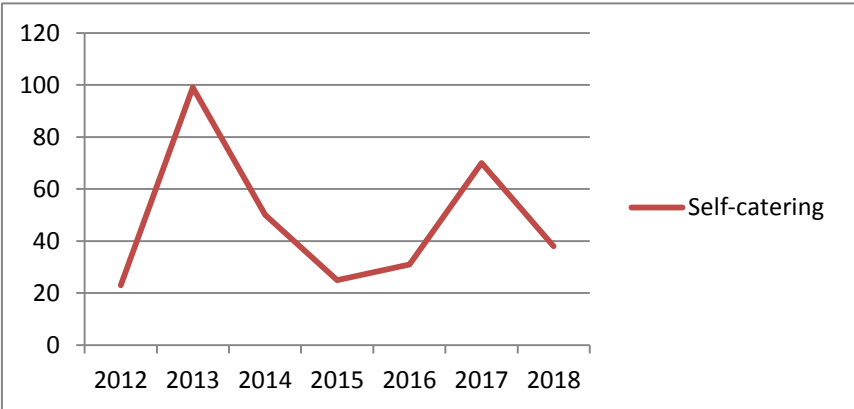
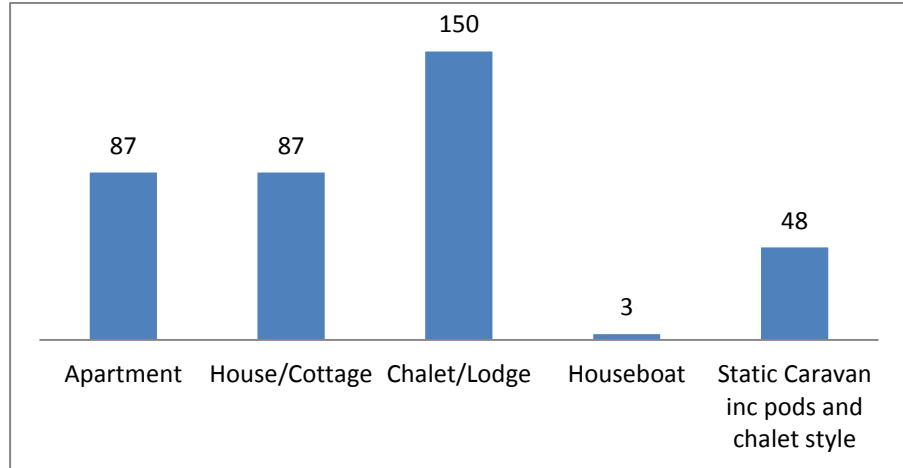
Development Theme 3 is tourism accommodation. This area of work generates a high volume of application.

Outcome of Policies	Indicator	Analysis																														
Delivery of key strategic visitor experience sites at Callander, Balloch, Arrochar & Tarbet and Drymen.	<b>Strategic Locations - Allocated tourism sites within the LDP</b> –planning status across all the LDP sites.	In 2018 of the 10 allocated tourism sites, 1 had planning permission in principle and 1 had detailed permission. No permissions were granted in 2018. The Local Development Plan <a href="#">Action Programme</a> tracks progress of these sites, many of which are being progressed via a range of actions.																														
<p>Delivery of key strategic visitor experience sites at Callander, Balloch, Arrochar &amp; Tarbet and Drymen.</p> <p>New and improved visitor and recreational facilities and infrastructure that will help deliver the high quality visitor experience.</p> <p>New tourism development that enhances the visitor experience of the National Park and offers a bespoke and high quality product.</p>	<b>Total number</b> of tourism accommodation approvals by type (self-catering, hotel, camping).	<p>In 2018, <b>38 self catering units, 76 bed spaces, 7 stances and 0 camping pitches were approved.</b></p> <p><b>Trends</b> – Graph 6 illustrates tourism approvals. 2018 shows slightly lower figures for self-catering and lower number of pitches. A new category has been added in relation to static caravans that includes camping pods with toilets.</p> <div><p><b>Tourism Accommodation Approvals over Last 5 years</b></p><table><tr><th></th><th>2014</th><th>2015</th><th>2016</th><th>2017</th><th>2018</th></tr><tr><td>Self-catering</td><td>50</td><td>25</td><td>31</td><td>70</td><td>38</td></tr><tr><td>Bed-spaces inc hotel or bunkhouse</td><td>69</td><td>45</td><td>30</td><td>78</td><td>76</td></tr><tr><td>Pitches - camping or motorhome only</td><td>8</td><td>0</td><td>31</td><td>41</td><td>0</td></tr><tr><td>Stances - static caravans inc camping pods with toilets</td><td>0</td><td>6</td><td>31</td><td>10</td><td>7</td></tr></table></div>		2014	2015	2016	2017	2018	Self-catering	50	25	31	70	38	Bed-spaces inc hotel or bunkhouse	69	45	30	78	76	Pitches - camping or motorhome only	8	0	31	41	0	Stances - static caravans inc camping pods with toilets	0	6	31	10	7
	2014	2015	2016	2017	2018																											
Self-catering	50	25	31	70	38																											
Bed-spaces inc hotel or bunkhouse	69	45	30	78	76																											
Pitches - camping or motorhome only	8	0	31	41	0																											
Stances - static caravans inc camping pods with toilets	0	6	31	10	7																											

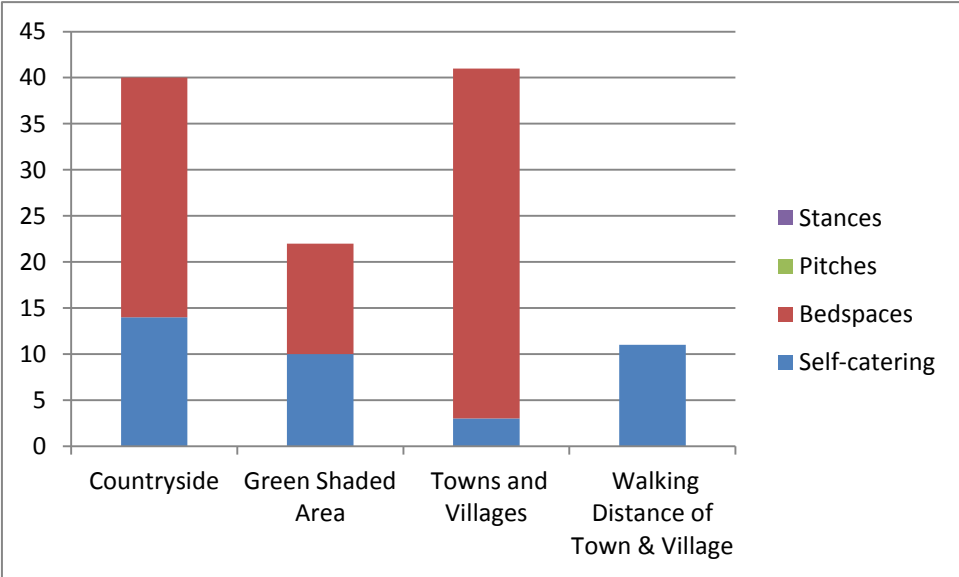
Graph 6 – Approvals of tourism accommodation

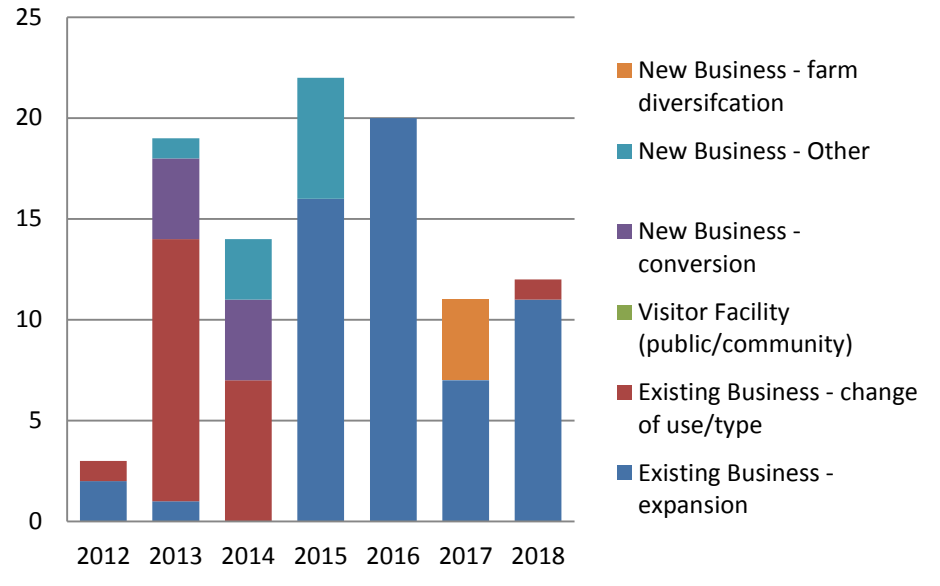
Graph 6 – Approvals of tourism accommodation

Outcome of Policies	Indicator	Analysis																								
	<b>Campsites, caravan, motorhomes</b> –number and type of pitches approved and number of pitches created shown on a graph per year (i.e. camping, touring/motorhome).	<p>In 2018 there were <b>no approvals for new camping or motorhome pitches</b> and <b>12 new pitches provided</b> at Loch Katrine. The Achray campsite was due to complete in 2018 but was delayed. There were 7 new camping pods approved not recorded in the graph below as they are classed as ‘static caravans’ as they have full facilities – internal toilets and not considered to be basic camping pods/tent pitches.</p> <p><b>Trends</b> - Applications for new tent or touring campsites include proposals at Glen Ogle (expired – 11 pitches), Loch Lubnaig (Built – 11 pitches), Loch Chon (Built – 26 pitches) and most recently Loch Achray, Three Lochs Way (Under construction – 17 pitches). Note: the graph does not include static caravans or camping pods that have toilets.</p> <div><table><tr><th></th><th>2012</th><th>2013</th><th>2014</th><th>2015</th><th>2016</th><th>2017</th><th>2018</th></tr><tr><td>Approvals</td><td>9</td><td>13</td><td>8</td><td>0</td><td>31</td><td>41</td><td>0</td></tr><tr><td>Completions</td><td>0</td><td>11</td><td>0</td><td>0</td><td>0</td><td>38</td><td>12</td></tr></table></div> <p><i>Graph 7– Number of Pitches Approved and Completed</i></p>		2012	2013	2014	2015	2016	2017	2018	Approvals	9	13	8	0	31	41	0	Completions	0	11	0	0	0	38	12
	2012	2013	2014	2015	2016	2017	2018																			
Approvals	9	13	8	0	31	41	0																			
Completions	0	11	0	0	0	38	12																			
	<b>Hotels</b> – Number and type of rooms approved and number of rooms built/available shown on a graph per year.	<p>In 2018 <b>76 new bed-spaces were approved</b> and <b>38 new bed-spaces were completed</b>.</p> <p>The approvals are on trend with last year with the most significant approvals in 2018 being 26 bedspaces at Rowerdennan Hotel ,a new bunkhouse at Balloch and new letting bedrooms above the existing restaurant, the Slanje at Arrochar.</p> <p>The completions have seen a real increase from last year when there were no bedspaces completed and 38 now completed at Drimysnie House Hotel. Carrick Estate Lodge which would have provided 14 bed spaces but it is being rented out as a self-catering house rather than operating as a guest house (even though it was originally approved as a guest house).</p>																								
	<b>Self-catering</b> – Number and type of self-catering approved and built shown on a graph per year.	<p>In 2018, <b>38 self-catering units were approved</b> and <b>10 units were built</b>. These figures are lower than previous years and one of the reason was there was no large scale chalet/lodge approval or completion.</p>																								

Outcome of Policies	Indicator	Analysis																												
		<p>Of the 38 units, 15 applications were 1 or 2 units and the largest approval was for 6 units at Gart Lodge, Callander. There were a number of applications for 4 units that were existing business expansion/diversification at Leny House, Ardlui Retreat and Tigh Mor Trossachs.</p> <p><b>Trends</b></p> <div><table><thead><tr><th>Year</th><th>Self-catering</th></tr></thead><tbody><tr><td>2012</td><td>22</td></tr><tr><td>2013</td><td>100</td></tr><tr><td>2014</td><td>50</td></tr><tr><td>2015</td><td>25</td></tr><tr><td>2016</td><td>30</td></tr><tr><td>2017</td><td>70</td></tr><tr><td>2018</td><td>40</td></tr></tbody></table></div> <p><i>Graph 8 – Approvals of self catering accommodation over last 7 years</i></p> <p>Graph 9 illustrates that the majority is chalet/lodge style development (detached units). The apartment figure is unusually high due to 36 apartments at Ben Arthur Resort approved in 2013 but not built.</p> <div><table><thead><tr><th>Type</th><th>Number of Units</th></tr></thead><tbody><tr><td>Apartment</td><td>87</td></tr><tr><td>House/Cottage</td><td>87</td></tr><tr><td>Chalet/Lodge</td><td>150</td></tr><tr><td>Houseboat</td><td>3</td></tr><tr><td>Static Caravan inc pods and chalet style</td><td>48</td></tr></tbody></table></div> <p><i>Graph 9 - Type of self-catering approved over last 6 years</i></p>	Year	Self-catering	2012	22	2013	100	2014	50	2015	25	2016	30	2017	70	2018	40	Type	Number of Units	Apartment	87	House/Cottage	87	Chalet/Lodge	150	Houseboat	3	Static Caravan inc pods and chalet style	48
Year	Self-catering																													
2012	22																													
2013	100																													
2014	50																													
2015	25																													
2016	30																													
2017	70																													
2018	40																													
Type	Number of Units																													
Apartment	87																													
House/Cottage	87																													
Chalet/Lodge	150																													
Houseboat	3																													
Static Caravan inc pods and chalet style	48																													

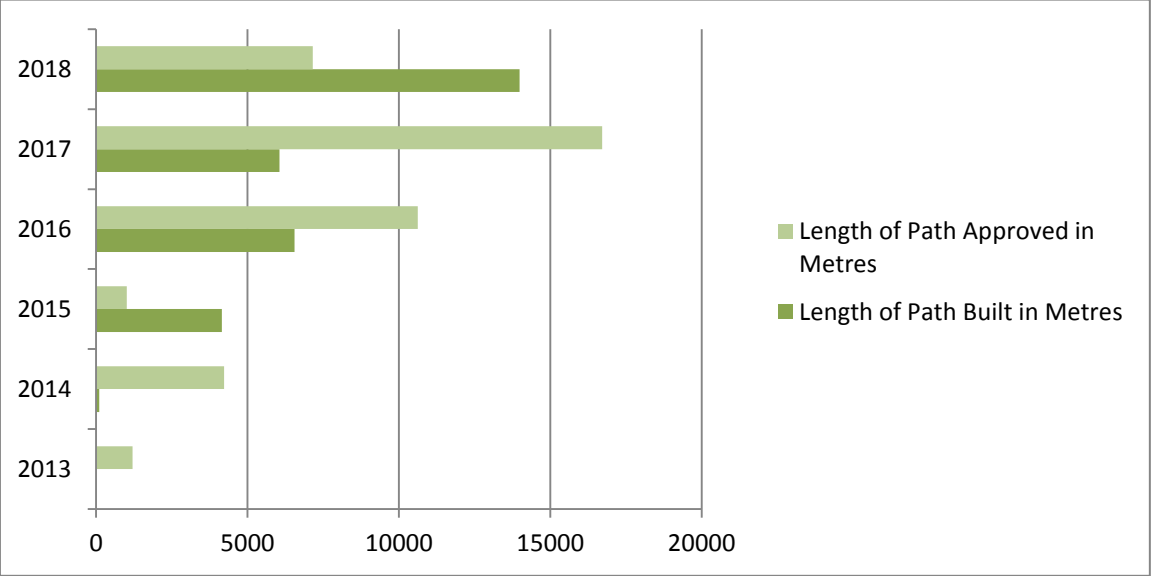


Outcome of Policies	Indicator	Analysis																														
<p>Delivery of key strategic visitor experience sites at Callander, Balloch, Arrochar &amp; Tarbet and Drymen.</p> <p>New and improved visitor and recreational facilities and infrastructure that will help deliver the high quality visitor experience.</p> <p>New tourism development that enhances the visitor experience of the National Park and offers a bespoke and high quality product.</p>	<p><b>Location and type of tourism development</b> - no. and type approvals per area (village/town, walking distance, green shaded area and countryside) and no. of approvals by type and location – conversions, existing businesses expansion, diversification, NPPP visitor management.</p>	<p>The focus of the policy is to ensure tourism development, particularly larger scale, is within towns or villages or walking distance of a town or village near to services.</p> <p>However, unlike housing, small-scale tourism is supported in areas identified on pg17 of our Local Development Plan near to recreational networks (green shaded areas). Graph 10 illustrates that unlike last year where camping dominated in the green shaded area, it is a split between new bedspaces and self-catering in these areas. The reason for the countryside to have 40 approvals (a sharp increase from 2017) is due to the approval of new developments at existing businesses (notably Rowerdennan Hotel (26 bedspaces), Ardlui Retreat and Tigh Mor Trossachs).</p> <div><table><caption>2018 Tourism Accommodation Approvals by area</caption><thead><tr><th>Area</th><th>Self-catering</th><th>Bedspaces</th><th>Pitches</th><th>Stances</th><th>Total</th></tr></thead><tbody><tr><td>Countryside</td><td>14</td><td>26</td><td>0</td><td>0</td><td>40</td></tr><tr><td>Green Shaded Area</td><td>10</td><td>12</td><td>0</td><td>0</td><td>22</td></tr><tr><td>Towns and Villages</td><td>3</td><td>38</td><td>0</td><td>0</td><td>41</td></tr><tr><td>Walking Distance of Town &amp; Village</td><td>11</td><td>0</td><td>0</td><td>0</td><td>11</td></tr></tbody></table></div> <p><i>Graph 10 -2018 Tourism Accommodation Approvals by area</i></p> <p>The most popular location for hotels and guest houses are within our towns and villages which are to be accepted given they are nearby to other services such as restaurant and transport routes. Since the introduction of the policy that supports small-scale tourism in certain countryside locations (green shaded areas) there has been an increase in small scale development in the countryside within these areas.</p>	Area	Self-catering	Bedspaces	Pitches	Stances	Total	Countryside	14	26	0	0	40	Green Shaded Area	10	12	0	0	22	Towns and Villages	3	38	0	0	41	Walking Distance of Town & Village	11	0	0	0	11
Area	Self-catering	Bedspaces	Pitches	Stances	Total																											
Countryside	14	26	0	0	40																											
Green Shaded Area	10	12	0	0	22																											
Towns and Villages	3	38	0	0	41																											
Walking Distance of Town & Village	11	0	0	0	11																											

Outcome of Policies	Indicator	Analysis																																																																
		<div><table><caption>Estimated data for Graph 11</caption><thead><tr><th>Year</th><th>Existing Business - expansion</th><th>Existing Business - change of use/type</th><th>Visitor Facility (public/community)</th><th>New Business - conversion</th><th>New Business - Other</th><th>New Business - farm diversification</th><th>Total</th></tr></thead><tbody><tr><td>2012</td><td>2</td><td>1</td><td>0</td><td>0</td><td>0</td><td>0</td><td>3</td></tr><tr><td>2013</td><td>1</td><td>13</td><td>0</td><td>4</td><td>1</td><td>0</td><td>19</td></tr><tr><td>2014</td><td>0</td><td>7</td><td>0</td><td>4</td><td>3</td><td>0</td><td>14</td></tr><tr><td>2015</td><td>16</td><td>0</td><td>0</td><td>0</td><td>6</td><td>0</td><td>22</td></tr><tr><td>2016</td><td>20</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>20</td></tr><tr><td>2017</td><td>7</td><td>0</td><td>0</td><td>0</td><td>0</td><td>4</td><td>11</td></tr><tr><td>2018</td><td>11</td><td>1</td><td>0</td><td>0</td><td>0</td><td>0</td><td>12</td></tr></tbody></table></div> <p><i>Graph 11 - Self Catering Tourism Accommodation in Countryside – Policy exception</i></p> <p>In the countryside tourism development proposals should be related to an existing business, conversion, or farm diversification. Numbers are fairly low, at around 15 units on average a year. The graph shows that expanding an existing business is the most common exception in the countryside.</p>	Year	Existing Business - expansion	Existing Business - change of use/type	Visitor Facility (public/community)	New Business - conversion	New Business - Other	New Business - farm diversification	Total	2012	2	1	0	0	0	0	3	2013	1	13	0	4	1	0	19	2014	0	7	0	4	3	0	14	2015	16	0	0	0	6	0	22	2016	20	0	0	0	0	0	20	2017	7	0	0	0	0	4	11	2018	11	1	0	0	0	0	12
Year	Existing Business - expansion	Existing Business - change of use/type	Visitor Facility (public/community)	New Business - conversion	New Business - Other	New Business - farm diversification	Total																																																											
2012	2	1	0	0	0	0	3																																																											
2013	1	13	0	4	1	0	19																																																											
2014	0	7	0	4	3	0	14																																																											
2015	16	0	0	0	6	0	22																																																											
2016	20	0	0	0	0	0	20																																																											
2017	7	0	0	0	0	4	11																																																											
2018	11	1	0	0	0	0	12																																																											
New and improved visitor and recreational facilities and infrastructure that will help deliver the high quality visitor experience.	<b>Location of Development Activity</b> across the park shown on a map – detailed permission, completed, expired, extant, under construction over last 5 years.	This is not available at present. It is expected that this information is presented on an interactive map for 2019 reporting purposes, to show where the proposals are being built.																																																																

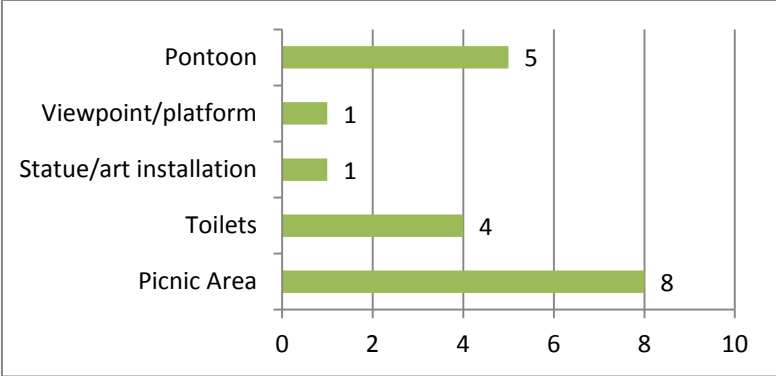
## 6. VISITOR FACILITIES, RECREATION AND TRANSPORT

Development Theme 4 is about visitor experience policy and transport policies. This is also linked to Outcome 5 and 6 of the National Park Partnership Plan which seeks to improve water based recreation, long distance routes and upland paths.

Outcome of Policies	Indicator	Analysis
<p>Increase and improved connections between places, paths, piers, bus stops, train stations and open space</p> <p>Improved and increase in provision of recreation infrastructure.</p>	<p><b>Number and type of recreation developments</b> over last 5 years to show:</p> <ul style="list-style-type: none"> <li>Length of recreational paths approved and completed per year</li> </ul>	<p>The 2018 recreational path<sup>1</sup> approvals are lower than last year but are still high given there were no approvals for Mountains and People project this year. The next section explains the reasons behind these figures.</p>  <p><i>Graph 12 – Approx. length of Path approved and completed in metres over last 5 years</i></p> <p>In terms of <b>completions</b>, in 2018 the section of the Rob Roy Way and a new local path at Lochgoilhead has been completed. A path was also constructed within the Loch Lomond Holiday Park. A number of the Mountains and People paths were also completed this year including Ben Narnain in the Arrochar Alps, Ben Vorlich at Loch Sloy, Ben Lui, and Ben Duchraig including a new bridge.</p>
	<p><b>Number and type of recreation developments</b> over last 5 years to show:</p> <ul style="list-style-type: none"> <li>Contribution to which</li> </ul>	<p><b>Upland</b> - In terms of the type of approvals and completions, permission was given for 2 upland paths (2657m), part of the Rob Roy Way and also at the a new loop path at the Native Woodland Centre at Cashel, Balmaha.</p>

<sup>1</sup> This does not include any agricultural, forestry or hydro tracks approved which offers secondary recreational benefits.



Outcome of Policies	Indicator	Analysis												
	network – long distance, upland, local network	<p><b>Strategic</b> - In 2018, approvals included 1km section of new path along the Rob Roy Way (mentioned above) and also a section of new strategic path at Lochearnhead which will form part of the strategic network connection between St Fillans and Lochearnhead (part of Cross Pilgrim Way).</p> <p><b>Local</b> – In 2018, 2.6km of paths were given permission that contribute to the local network, at Old Slate Quarries at Luss, a new community path along the River Goil and a new path at Loch Lomond Holiday park for users of that site.</p>												
	Number of new visitor facilities (car parking, picnic areas, toilets, visitor centres, water based recreational facility etc).	<div><table><thead><tr><th>Facility Type</th><th>Number Approved</th></tr></thead><tbody><tr><td>Pontoon</td><td>5</td></tr><tr><td>Viewpoint/platform</td><td>1</td></tr><tr><td>Statue/art installation</td><td>1</td></tr><tr><td>Toilets</td><td>4</td></tr><tr><td>Picnic Area</td><td>8</td></tr></tbody></table></div> <p><i>Graph 13 – Visitor facilities approved over last 5 years</i></p> <p>In terms of water infrastructure, in 2018, there 5 pontoon applications approved but none for new permanent pontoons so the graph remains unchanged from last year:</p> <ul style="list-style-type: none"><li>- Drummond Fish Farm – replacement pontoon</li><li>- Sweeney’s Cruises – replacement pontoon</li><li>- Inchconnachan – replacement pontoon</li><li>- River Leven, Monkey Island – Extension of an existing pontoon and relocation of moorings.</li><li>- Bay Area Drumkinnon – Pontoon for the European Championships</li></ul> <p>There were no new picnic areas, public toilets or scenic route or viewpoint installations approved in 2018.</p>	Facility Type	Number Approved	Pontoon	5	Viewpoint/platform	1	Statue/art installation	1	Toilets	4	Picnic Area	8
Facility Type	Number Approved													
Pontoon	5													
Viewpoint/platform	1													
Statue/art installation	1													
Toilets	4													
Picnic Area	8													
	<b>Location of visitor facilities</b> –the above categories shown on a map to illustrate the location.	We are unable to present this information on a map at present and are currently investigating this option.												

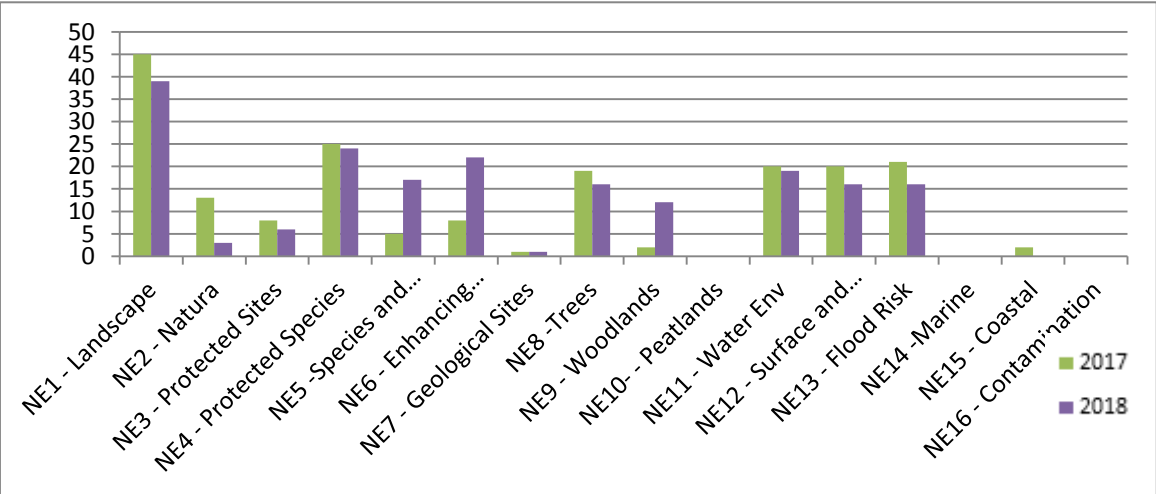
Outcome of Policies	Indicator	Analysis
	<b>Major road upgrades</b> – reporting on the consultations on transport	No formal consultations have been received on road upgrades but have received a number of consultations on maintenance works. We are also working with Transport Scotland on the upgrade on the A82 from Tarbet to Inverarnan and A83 Rest and Be Thankful.
	<b>Sustainable travel</b> – number of tourism and housing applications that link to active travel networks and/or public transport	At present we are investigating how to gather this information.

## 7. NATURAL ENVIRONMENT

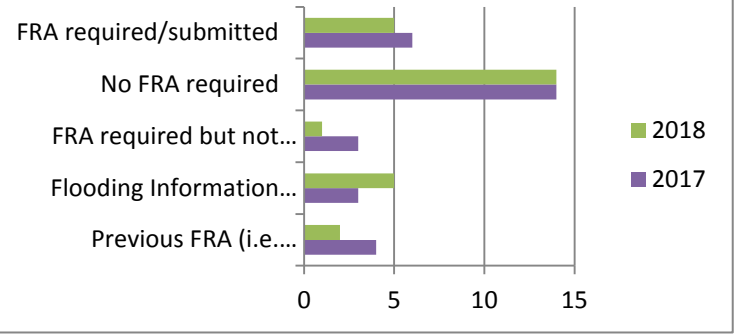
Development Theme 5 relations to protecting and enhancing the natural heritage. There are a large number of policies relating to nature conservation, flooding, water environment, biodiversity, trees and landscape within the Plan.

Outcome of Policies	Indicator	Analysis
<p>Protect special landscape qualities and minimise visual impact, including areas of wild land</p> <p>Safeguarding and enhancing biodiversity and geodiversity</p>	<p><b>Use of the safeguarding natural environment policies</b> and whether applications are being submitted that comply with policies or require amendments or are refused or withdrawn following non-compliance.</p> <p><i>Note: this indicator has been amended since 2017 report.</i></p>	<p>Natural Environment is currently covered by policies Natural Environment Policies 1-16 covering a wide range of issues. In the last report we noted that we were setting up a new monitoring system to record this. We have collated data on 2018.</p> <p><b>4 Refusals using Natural Environment Policies in 2018</b></p> <p>Of the 4 refusals in 2018 and 59 applications referred to Natural Environment policies:</p> <ul style="list-style-type: none"> <li>• 2 applications refused on the basis of Policy NE13 flooding and one of the cases also mentioned NE11 in relation to culverting of water courses.</li> <li>• 1 application was a householder case and was refused because of potential impact on bats so was found to be contrary to Policy NE4.</li> <li>• 1 application was refused for a reason of principle but landscape impact was also mentioned.</li> </ul> <p><b>59 Approvals using Natural Environment Policies</b></p> <ul style="list-style-type: none"> <li>• <u>Protected Species</u> - In 2018, 22 cases referred to Policy NE4 in relation to protected species. Of these 22 cases there were about half the cases (10 cases) that had protected species surveys (or in some cases bat surveys only) submitted with the application. In the other cases we had to request further information. As noted above, in one case a protected species survey was not submitted and the application was refused.</li> <li>• <u>Protected Sites</u> - In 2018, 9 cases referred to Policies NE2 and NE3 in relation to protected sites. Of these 9 cases around half were in relation to SSSI sites where there were no adverse impacts identified and there were 5 cases that required a Habitat Regulations Appraisal. In one case SNH objected until further information was submitted to assess the impacts on the qualifying interests of Loch Lomond Woods Special Area of Conservation (SAC), Loch Lomond Special Protection Area (SPA) and Inchtavannach &amp; Inchconnachan Site of Special Scientific Interest (SSSI). (Renewal for a replacement lodge and pontoon on Inchconnachan, Loch Lomond).</li> <li>• <u>Landscape</u> - In 2018, 67 cases referred to Policy NE1 in relation to landscapes and visual impact of which 2 were refused and 4 were withdrawn (not all for landscape reasons). Of these 67 cases - 14 cases were telecoms masts of which 2 were withdrawn because of comments from the National Park's Landscape Advisors, 14 cases were tracks or paths, and 11 cases were dwellings, 3 hydro cases, 14 tourism</li> </ul>



Outcome of Policies	Indicator	Analysis
		<p>proposals and the rest a variety of types – open space, biomass, café, shed, snack van, gold mine. Notably, one case for a house was refused with one of the main reasons being adverse landscape impact. The majority of cases had conditions on Construction Method Statement or Environmental Management Plans or Landscaping Plans to mitigate the landscape impacts. Other included conditions regarding colour and materials in order to reduce landscape and visual impact.</p> <ul style="list-style-type: none"> <li>• <u>Woodland</u> - In 2018, 21 cases referred to either Policy NE8 or NE9 in relation to trees and woodland. Of these cases the following mitigation was secured: <ul style="list-style-type: none"> <li>○ 12 required conditions to protect existing trees.</li> <li>○ 8 required conditions for new tree planting on site.</li> <li>○ 3 required a woodland management plan; and</li> <li>○ 1 required compensatory planting.</li> </ul> </li> </ul> <p><b>Trends</b></p> <p>The graph below represents the use of the natural heritage policies in both 2017 and 2018. There are some policies that have not been used such as contaminated land or peatlands but these remain important policies to address these issues if they arise.</p>  <p><i>Graph 14 – Use of the Natural Environment Policies in 2017 and 2018</i></p>

Outcome of Policies	Indicator	Analysis
	<p>No of applications that <b>deliver enhancements to the natural environment</b> for example via habitat creation such as new woodland planting or measures that will enhance habitats for protected species or enhance the landscape character.</p> <p><i>Note: this indicator has been amended since 2017 report.</i></p>	<p>In 2018, policy NE6 in relation to enhancement of biodiversity was used for 22 applications. Of these 22 applications the key enhancements included:</p> <ul style="list-style-type: none"> <li>• 7 applications included conditions regarding removal of non-native species.</li> <li>• 4 applications required the inclusion of native tree planting.</li> <li>• 2 applications required the inclusion of bird and or bat boxes.</li> </ul> <p>The other applications that used policy NE6 were the planning consent containing a condition to ensure the identified protected species mitigation plans were implemented and also that submitted landscape management plans were implemented and managed.</p>
<p>New development does not exacerbate existing environmental constraints such as flooding.</p>	<p>Number of <b>flood risk assessments</b> submitted and outcomes from development proposals.</p>	<p>Policy Natural Environment 13 covers flood risk and sets out criteria to ensure development will not be supported that have been identified as being at medium to high risk of flooding.</p> <p>In 2018 <b>27 applications were handled that dealt with flood risk issues</b>. Of these 27 applications, 2 were withdrawn, 2 were refused and 23 were approved.</p> <ul style="list-style-type: none"> <li>• Of the 23 that were approved: <ul style="list-style-type: none"> <li>○ 9 required flood risk assessment (but 4 renewal cases were able to use a previous Flood Risk Assessment)</li> <li>○ 4 were required to submit information relating to flooding i.e. photos, topography.</li> <li>○ 9 cases which were in the flood zone did not raise flooding concerns; and</li> <li>○ 5 cases that did not require a full Flood Risk Assessment but did include flood mitigation conditions such as a specified finished floor level, flood resilient materials.</li> </ul> </li> <li>• There were two cases that were withdrawn in 2018 due to flooding issues that could not be resolved and flood risk assessments or flooding information had not been provided.</li> <li>• Of the 2 cases that were refused they included: <ul style="list-style-type: none"> <li>○ A boat house with living accommodation on the edge of Loch Eck. The decision to refuse was upheld at by the Local Review Body as they accepted SEPA's advice about the need for a flood risk assessment.</li> <li>○ Two houses on an infill site in Crainlarich, which had twice previously been refused on flood risk grounds, was refused again as the issues remained even though SEPA were re-consulted 5 times. The case was not appealed.</li> </ul> </li> </ul>

Outcome of Policies	Indicator	Analysis																		
		 <table border="1"> <caption>Data for Graph 15 – Cases with Flood Issues – Information Requirements</caption> <thead> <tr> <th>Information Requirement</th> <th>2017 (Orange)</th> <th>2018 (Blue)</th> </tr> </thead> <tbody> <tr> <td>FRA required/submitted</td> <td>6</td> <td>5</td> </tr> <tr> <td>No FRA required</td> <td>14</td> <td>14</td> </tr> <tr> <td>FRA required but not...</td> <td>3</td> <td>1</td> </tr> <tr> <td>Flooding Information...</td> <td>3</td> <td>5</td> </tr> <tr> <td>Previous FRA (i.e....)</td> <td>4</td> <td>2</td> </tr> </tbody> </table> <p><i>Graph 15 – Cases with Flood Issues – Information Requirements</i></p>	Information Requirement	2017 (Orange)	2018 (Blue)	FRA required/submitted	6	5	No FRA required	14	14	FRA required but not...	3	1	Flooding Information...	3	5	Previous FRA (i.e....)	4	2
Information Requirement	2017 (Orange)	2018 (Blue)																		
FRA required/submitted	6	5																		
No FRA required	14	14																		
FRA required but not...	3	1																		
Flooding Information...	3	5																		
Previous FRA (i.e....)	4	2																		
Safeguarding the water environment including the coastal marine area.	Number of developments approved that connect to <b>public foul drainage</b> and number of <b>private waste treatment works</b> approved, to monitor capacity issues and ensure the water environment is protected.	This policy is used frequently for all new housing, tourism and economic development proposals that require connection to foul drainage network. The majority of cases connect to the existing public network (approx. 39 applications) and there were 10 applications in rural locations that required private waste treatment works.																		

## 8. HISTORIC ENVIRONMENT

Development Theme 6 is Historic Environment and this is an important theme with a number of policies relating to listed buildings, conservation areas, historic and designed landscape, redundant buildings of vernacular quality and archaeology.

Outcome of Policies	Indicator	Analysis
Safeguarding our historic buildings and environment to retain a strong sense of place and enhancing our built environment.	Number of applications for <b>conversion and reuse of redundant buildings</b> of vernacular quality and local historic/architectural interest.	<p>In 2018, we had 4 applications for conversion and reuse of redundant buildings. Of 4 applications 2 were for listed buildings. An outbuilding at Drummond Hotel, St Fillans and a farm building at Achray Farm, both secondary buildings to the main listings.</p> <p>The remaining 2 were in relation to re-use and conversion of buildings of vernacular quality in the garden of a cottage at Cobleland, Gartmore and an Old Victorian Hotel – Pier Hotel, Kilmun.</p> <p>This creation of additional residential and holiday accommodation units, a physio clinic and a brewery has involved the sustainable reuse of the National Park's built heritage whilst managing changes to ensure the proposals were sensitive to the buildings' original character and appearance.</p>
	Number of applications where the <b>views/setting of Listed Buildings</b> are protected/ enhanced.	<p>In 2018 there were 12 applications that were considered in relation to the impact on the setting of the listed building.</p> <p>For all the applications it was assessed that there was no adverse impact on any Listed Buildings. In all cases the listed building setting influenced the outcome of the decision. For example at the Pier Hotel in Kilmun the material palette is to respect the surrounding listed building which the building is associated with. Another case involved works near a sundial and a condition was used to ensure the sundial was protected.</p>
	Number of conservation area consents and listed building consents for <b>demolition avoided</b> and number of notifications for demolition of non-listed buildings outwith conservation areas avoided.	<p><b>Listed buildings and conservation areas</b> - There no consents withdrawn or refused for demolition in conservation areas or relating to listed buildings. So no demolition was avoided. We did however approve the demolition of the central tower at Cameron House, a listed building, due to the fire damage.</p> <p><b>Outwith conservation areas and non-listed buildings<sup>2</sup></b> - We handled a prior notification case for the demolition of a house at Lochearnhead. Unfortunately as the house was not listed or in a conservation area we could not prevent its demolition.</p>

<sup>2</sup> It should be noted that demolition outwith conservation areas and for non-listed buildings is permitted development. For houses, 28 days' notice must be given to the planning authority before demolition takes place (known as Prior Notification).

Outcome of Policies	Indicator	Analysis
	<p><b>Use of listed building and conservation area policy</b> and whether applications are being submitted that comply with policies or require amendments, through consultation requests.</p>	<p>In 2018 there were 23 applications relating to listed buildings (similar to the average of 24 cases) and 20 applications relating to conservation areas.</p> <p>Of the above 23 listed building applications, the built heritage officer commented on 9 cases and subsequently 2 cases were withdrawn (see further information below under the first bullet), the 21 remaining were approved.</p> <p>Of the 20 applications in conservation areas, the built heritage officer commented on 10 cases.</p> <p>Of the cases that the Built Heritage Advisor was consulted on:</p> <ul style="list-style-type: none"> <li>• 4 cases were considered by the Built Heritage Advisor not to comply with Historic Environment policies and subsequently of those 5 cases - 2 were withdrawn and 2 cases were amended in order to comply.</li> <li>• 11 cases complied with policy and were subject to Historic Environment conditions in terms of materials, detailing etc. Of these 11 cases, two cases required further information to be submitted before a decision was made.</li> <li>• 2 cases complied with policies and did not require Historic Environment conditions.</li> </ul> <p>This demonstrates that the policies are working effectively either because proposals submitted comply with policy on submission or those that do not, and then are withdrawn, amended or approved with detailed historic environment conditions.</p>
Safeguarding our historic buildings and environment to retain a strong sense of place and enhancing our built environment.	Number of applications adversely affecting <b>Historic Gardens &amp; Designed Landscapes</b> and where the views/setting were protected.	In 2018 there was one application affecting Historic Gardens & Designed Landscapes which was for a glasshouse at Benmore Botanic Gardens. It was determined that the proposal would enhance the designed landscape. There were 2 proposals within the surrounding area of Benmore Garden for an agricultural shed and telecoms mast. It was determined that the designed landscape setting would not be detrimentally impacted upon.
Record archaeological resources or sites that are affected by development.	Number of <b>archaeological watching briefs</b> secured and implemented and any resulting archaeological finds.	<p>In 2018, there were 64 new planning applications identified as raising potential archaeological issues<sup>a</sup> and further work on 18 planning application which were submitted in previous years but decided in 2018.</p> <p>Of the 64 new applications in 2018, 26 (40.6%) required, as part of the planning process, a level of detailed archaeological assessment either prior to determination (5 Cases), prior to development through archaeological excavation (8 Cases), watching brief (8 Cases), standing building survey (3 Cases) or avoidance protection zones imposed (2 Cases). The remaining cases (38) raised no archaeological issues or no action was necessary.</p> <p>In 2018, 11 archaeological fieldwork events were initiated, where the archaeological service were informed and monitored these on behalf of the National Park. These include an</p>



Outcome of Policies	Indicator	Analysis
		archaeological walk-over survey as part of the preparatory work for the slope stabilisation works for the east side of Glen Croe on approach to the Rest and be Thankful. This survey confirmed three existing sites comprising of multiple shielings and a further nine sites, made up of multiple individual structures. In addition, following the devastating fire at Cameron House, historic building recording surveys, agreed as part of the planning process, discovered evidence of a previously unconfirmed earlier house built into the extant structure suggesting a dating from between the end of the 17 <sup>th</sup> century and mid-18 <sup>th</sup> century.
	Number of applications adversely affecting <b>scheduled monuments</b> and other <b>nationally important archaeological sites</b> and where their setting was protected	In 2018, there were 0 proposals that were in proximity/within sightline of a Scheduled Monument.

## 9. ECONOMIC DEVELOPMENT

Development Theme 7 is about economic development but this is excluding the tourism accommodation, tourism facilities and retail which contribute to the economy. This theme concentrates on other businesses and rural employment including mining and quarrying.

Outcome of Policies	Indicator	Analysis
Thriving economically active rural economy through delivery of economic development on identified sites within and adjacent to towns and villages, in the countryside at identified rural activity areas and through diversification of traditional land-based industries.	<b>Economic Development Approvals</b> shown on map to illustrate location and list of types.	<p>This includes Class 2/3/4/5/6 economic development applications, so includes offices and professional services as well as light industrial and general industrial uses.</p> <p>In 2018 we approved 6 applications (last year in 2017 there were 7 applications) of which half were in the towns and villages and half were in the countryside (a map is not available at present) and these applications include:</p> <ul style="list-style-type: none"> <li>• a new office &amp; reception at Leny House, Callander for the holiday letting business,</li> <li>• a micro brewery and visitor centre with shop at St Fillans (renewal, originally approved 2014),</li> <li>• retrospective permission for an office in Croftamie that had been in use for 7 years,</li> <li>• extension to a car showroom at Balmaha, and</li> <li>• small scale home-working proposals - physio clinic at Gartmore, motorbike showroom/workshop at Lochgoilhead.</li> </ul>
	Amount of <b>vacant and derelict land</b> .	<p>At 2018 we had 10 sites on our vacant and derelict land register. We undertook a review of Vacant and Derelict Land audit which resulted in the amendment of the boundaries of existing sites as well as removal of 5 sites from the register, Therefore the total area of V&amp;D land has reduced as well as the total number of sites.</p> <p>Of the sites that have been removed they include:</p> <ul style="list-style-type: none"> <li>• 2 were built out (Telephone Exchange and Pearl St (Old Fire Station) in Callander)</li> <li>• One site upon re-measuring was found to be smaller than 0.1ha so does not meet the required size criteria.</li> <li>• One site did not meet the criteria of <i>"It must have previously been developed or, if future development is proposed for previously undeveloped open space, the site should have been prepared in anticipation of this future development"</i> and was found to actually be open space which is currently used by the community as a temporary community garden; and</li> <li>• Finally, one site was found to be in use as a car parking and bus turning point.</li> </ul>

Outcome of Policies	Indicator	Analysis
		For some of the other sites the boundaries were re-drawn to exclude elements of the site that did not meet the vacant or derelict characteristic i.e. open space or naturalised.
	Amount of <b>marketable employment land</b> (this is the amount of land that has planning permission for economic uses and allocated LDP sites).	<p>This figure is 14.95 hectares. This has not changed from last year as there were no changes to our allocated economic development sites.</p> <p>This figure includes all the economic development sites and mixed use sites that are for industrial/storage use (falling in Class 4/5/6). It includes two mixed use sites where the exact area of economic development land cannot be calculated at this point as there are no live permissions. Therefore the figure in reality is slightly less.</p> <p>It excludes the sites that have been developed or have permission for Class1/2 uses – Luss MU1 for instance has been excluded as permission given for Class 1/2 and Killin RA1 at Acharn excluded as electricity and heat generation not considered Class 4/5/6. Strathfillan RA1 is also excluded as this is designated to allow opportunities for expansion of research operation by Scottish Agricultural College.</p>
	No of expansion of existing or new <b>mines or quarries</b> within the Park.	In 2018 we approved a revised proposal for the Cononish Gold Mine (app 2017/0254/MIN) determined in October 2018. This major development is for an underground mine to extract gold and silver. It was a revision from a previous permission in 2014 (2014/0285/DET).

# 10. SUSTAINABLE COMMUNITIES

Development Theme 8 is about sustainable communities which are communities that thrive and people live and work in a high quality environment. A good range of services and facilities is key to creating a thriving community.

Outcome of Policies	Indicator	Analysis
<p>Safeguard community and retail facilities to ensure communities thrive. This could include shops, cafes, bars, post offices, halls, banks, petrol stations, schools, pontoons, gardens etc.</p> <p>Ensure open space and sports facilities are protected and enhanced</p>	<p>Number of cases where <b>retail and community facilities</b> are <b>safeguarded</b> and re-used to create thriving communities and number of facilities lost.</p>	<p><b>Community Facilities</b> - In 2018 the community policy was not used.</p> <p><b>Retail</b> - In 2018 there was 5 applications for advertisements and 3 applications for a change of use of retail to another use. The 3 applications for change of use included:</p> <ul style="list-style-type: none"> <li>An approval was given for a shop in Aberfoyle to change from a shop to a mixed use shop and café. The unit had been vacant for approximately three years. It is a central location in Aberfoyle and the approval will hopefully make the unit viable and add vibrancy to the main street.</li> <li>An approval was given for a shop to a café in Callander. The unit had been vacant for approximately 5 years.</li> <li>Finally, an approval was given retrospectively for a shop to an office in Croftamie where an architectural firm had been using since 2011 and they were seeking to regularise this change of use which was previously a shop with art gallery.</li> </ul>
<p>Supporting community led projects</p> <p>Improving the connectivity of our communities</p>	<p>Number of cases where <b>community facilities</b> have been <b>refurbished, extended and altered</b>.</p>	<p>This is all encompassing and includes shops, cafes, bars, post offices, halls, banks, petrol stations, schools, pontoons, community gardens etc. There have been <b>no approvals</b> for village halls, petrol stations, post offices, banks in 2018.</p>
	<p>Amount of <b>open space (green spaces, green networks) and sports facilities</b> lost, protected from development, created or enhanced.</p> <p><i>Note: this indicator has been amended since 2017 report.</i></p>	<p>In 2018 there were <b>1 approval and 1 refusal</b> in relation to open and green space and no applications in relation to sports facilities.</p> <p>The refusal protected open space as it was for a “change of use of public amenity space to garden ground” in Gartocharn.</p> <p>The approval was the formation of new open space in the form of a community park at Lochgoilhead. This was a community led project creating new paths, a pond, the erection of an outdoor stage, composting toilet, wildlife hide and tool shed.</p> <p>There were no new open space or sports facilities created, built or opened in 2018.</p>

Outcome of Policies	Indicator	Analysis
	Number of applications that are <b>community led</b> or have community benefit including renewable energy schemes.	<p>From the data available, <b>3 applications was approved in 2018 that was community led or had community benefit</b>. These applications have all been referred to elsewhere in this report and include:</p> <p>Community led applications include:</p> <ul style="list-style-type: none"> <li>• New path at Lochgoilhead</li> </ul> <p>Community benefit applications include:</p> <ul style="list-style-type: none"> <li>• Formation of a new community park at Lochgoilhead.</li> <li>• New paths links at the old Lochearn railway</li> </ul>
	Number of new and improved <b>telecommunications</b> masts.	<p>In 2018 we approved 14 telecommunication masts, of which 6 were for Emergency Services Network (ESN) Mast Installations and 2 were withdrawn. These applications form part of an Emergency Services Mobile Communications Programme a Government programme which seeks to replace the existing Airwave blue-light communications system with a 4G platform. This will ensure network coverage for the emergency services operating in the area and support mobile digital connectivity (on one of the major mobile operators) in hard to reach locations.</p> <p>One of the telecommunication mast approved was to allow smart meter connection at Strathyre. The 2 cases that were withdrawn were because the officer advised that the proposal would be contrary to policy due to landscape and visual impacts and no thorough assessment of alternative sites. One of the cases was later approved following re-siting.</p>