



LIVE PARK

PLANNING FOR THE FUTURE OF OUR NATIONAL PARK

**LOCH
LOMOND
& THE TROSSACHS
NATIONAL PARK**



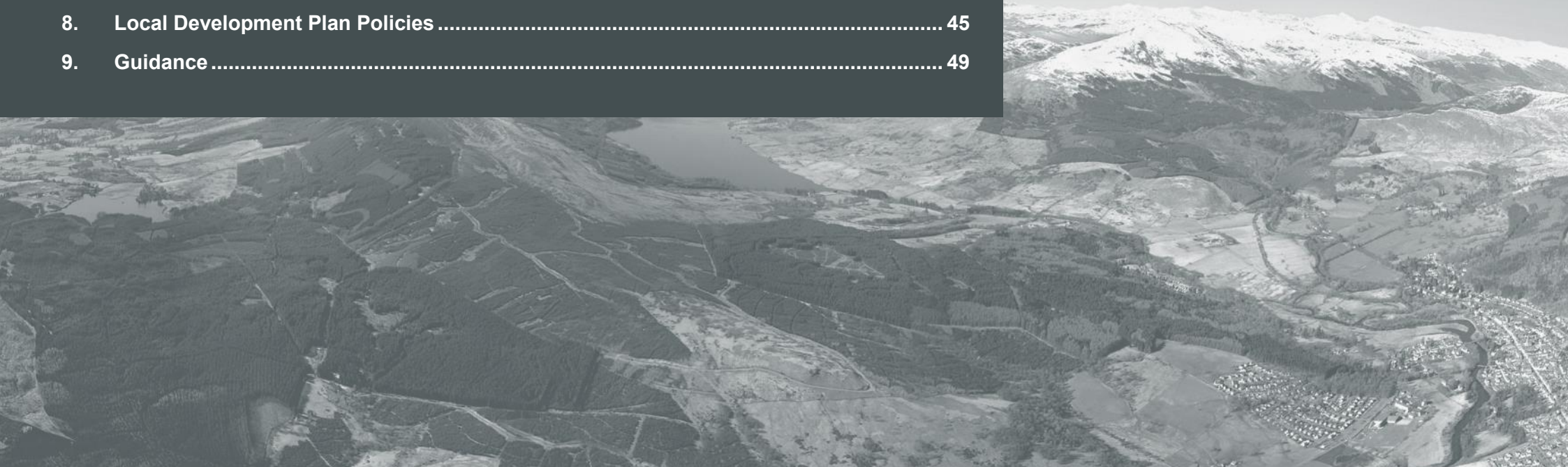
**Loch Lomond & The Trossachs National Park
Local Development Plan**

Action Programme

March 2017

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1. INTRODUCTION

This Action Programme accompanies the Local Development Plan (the Plan) and identifies the actions needed to implement and deliver the development proposals and policies contained within the Plan.

These actions involve a range of stakeholders and focus on delivering the Plan's:

Section 2	Vision
Section 3	Placemaking priorities identified in the main growth areas including Callander, Balloch and Arrochar
Section 4	Placemaking Priorities identified in towns and villages
Section 5	Strategic transport projects
Section 6	Allocated sites in the Strategic Growth Areas
Section 7	Allocated sites in towns and villages
Section 8	Local development plan policies
Section 9	Supplementary and Planning Guidance

Timescales for carrying out each of the actions, the lead body/organisation responsible, infrastructure needs and other stakeholders involved are included, along with an update on progress made in delivering the action required to date. Some actions are already progressing well, whilst others require to be instigated during the Plan period (2017-2026).

This Action Programme will be used to monitor progress and as a project management tool to show where more focussed effort/action is required to facilitate site delivery and, where necessary highlight slippage in programmed activity. Allocated sites and policies are included with the timescales for the delivery of housing sites being linked to the Housing Land Audit. Actions will be reviewed bi-annually in collaboration with the wide range of delivery partners involved and the Action Programme itself will be re-published every two years.

The following pages chart the progress and status of all actions. Where possible infrastructure needs and associated development costs have been added. The level of detail on infrastructure and costs will expand as the delivery process evolves.

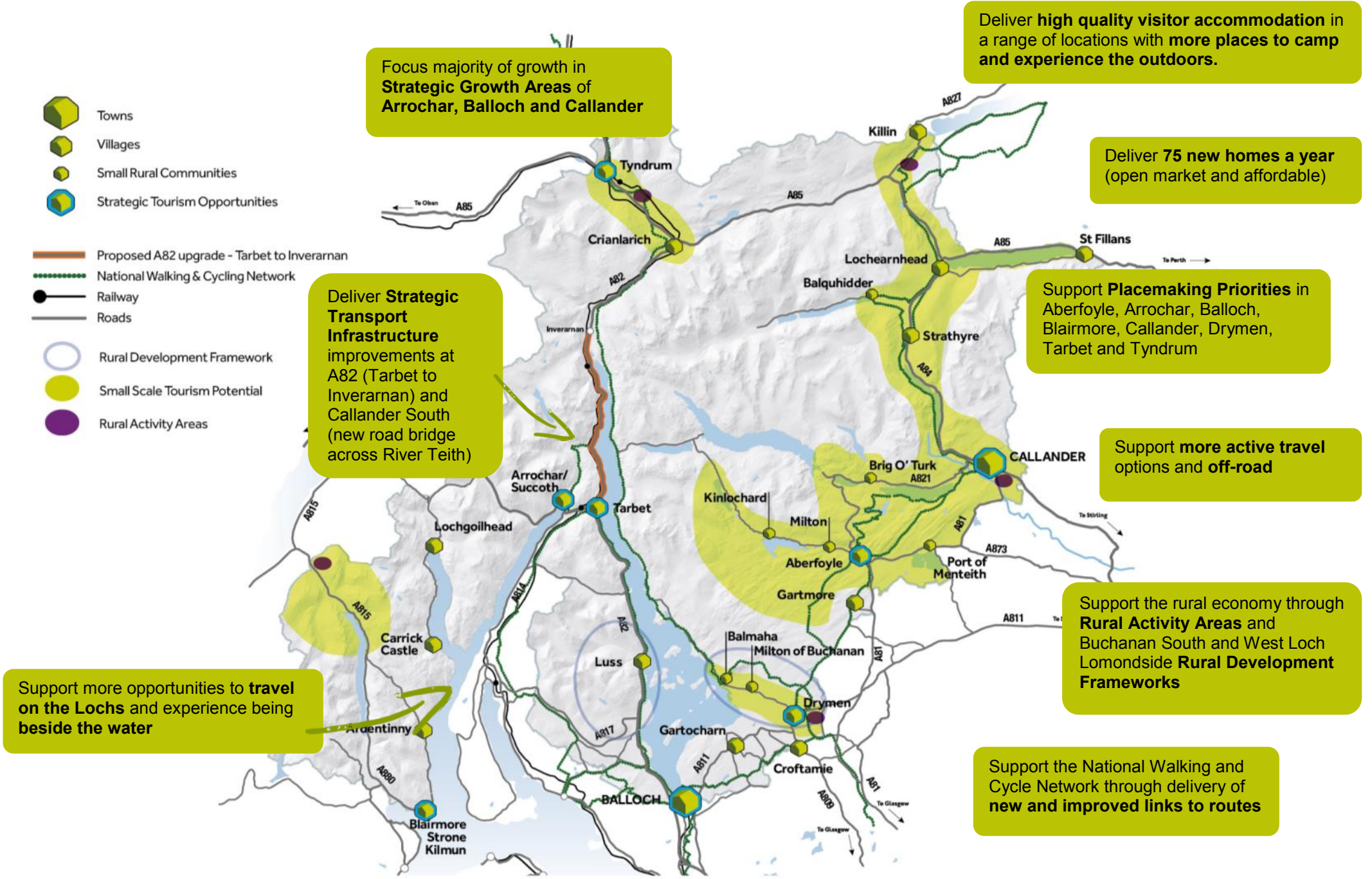


Completed Housing at Kilmun (H1)



New Filling Station at Luss (MU1)

2. VISION AND DEVELOPMENT STRATEGY



Main themes to deliver the Vision and Development Strategy

Three Strategic Growth Areas

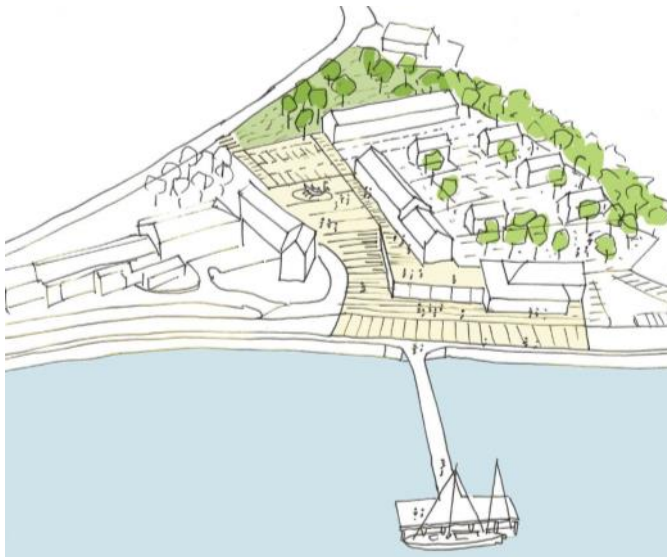
Arrochar, Balloch and Callander offer the greatest potential for sustainable development growth based on economies of scale for services and facilities, ability of surrounding environment to accommodate development and access to sustainable transport. Each of these areas has a good mix of land use allocated.

Eight Placemaking Priorities

The Plan identifies eight Placemaking Priorities of Aberfoyle, Arrochar, Balloch, Blairmore, Callander, Drymen, Tarbet and Tyndrum. Placemaking Priorities are central areas with good potential for public realm improvements and/or new development opportunities. Some of these have grown from local community thoughts and ideas driven by former charrettes. The key focus for these areas is to create a more welcoming and friendly environment for people to walk, cycle, visit, shop and work in. The works could include improvements to open/green space, easier path networks to walk/cycle, de-cluttered street furniture, buildings for community uses and soft landscaping measures.




















Two Rural Development Frameworks

Rural Development Frameworks are identified at West Loch Lomondside (between Inverbeg and Balloch including Luss) and Buchanan South (between Drymen and Balmaha including Buchanan). These identify where there is opportunity for some development within the countryside, linked to ongoing land management and diversification and supporting rural communities and the rural economy.



Delivery partners

Action by a wide range of partners is required to deliver the vision and development strategy set out in the Plan. This includes landowners, agents, developers, as well as the local authorities, agencies and public sector organisations identified below. The icons below will be used to show the relevant partner needed to support each action. Partnership working between private and public sector is needed to deliver key infrastructure and services for development growth many towns and villages. In some instances developer contributions will be sought and this is identified as far as practicably possible in this document however advice should always be sought early from the National Park Authority as circumstances can/may change.

Agent	Ag	Scottish Environment Protection Agency	SEPA
Argyll & Bute Council		Scottish Futures Trust	SFT
Community Council	CC	Scottish Government	
Development Trust	DD	Scottish Natural Heritage	
Forest Enterprise Scotland		Scottish Water	
Highlands and Islands Transport Partnership		sportscotland	sport
Historic Environment Scotland		Stirling Council	
Land Owner	LO	Strathclyde Partnership for Transport	
Loch Lomond National Park		Sustrans	
National Health Service Scotland		Tactran	
Perth & Kinross Council		Transport Scotland	
Police Scotland		Visit Scotland	
Registered Social Landlord	RSL	West Dunbartonshire Council	
Scottish Enterprise			

3. STRATEGIC GROWTH AREAS

There are three strategic growth areas each with their own placemaking priorities. These include Callander, Arrochar, Balloch.



Arrochar & Succoth

Arrochar & Succoth at the north of Loch Long offer great potential as a **marine gateway** in a stunning landscape. The Ben Arthur Resort is a key tourism opportunity whilst other sites offer growth in terms of Placemaking Priority for a new village centre next to Three Villages Hall, improved water access, economic development and housing.

Ben Arthur Resort

This site is a priority and the key action is to work with the owner and key partners to ensure delivery.

Work with owner to improve appearance of site as immediate action.

Encourage renewal of planning permission.

Housing Opportunity

Work with Dunbritton Housing Association and partners including Transport Scotland to ensure delivery of Succoth Housing (H2).

Village Centre Placemaking Priority

Planning application for phased delivery required prior to planning permission in principle expiry.

Work with the Arrochar & Tarbet Forum on Village improvements.

Community heritage/café – Support the community development trust to deliver this project.

Housing Opportunity

Encourage submission of planning application for Cobber's Rest (H1) and enhance site.

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Arrochar & Succoth

Good progress is being made in delivering the strategic vision for Arrochar & Succoth. Following on from the charrette in 2014, there has been continued work with owners of the sites and partners. In July 2016 planning permission in principle was approved for the Arrochar Village Centre site.



Succoth housing—artist's impression

Planning permission in Principle—Zoning

The housing site at Succoth (H1) is delivering affordable housing funded by Argyll and Bute's Strategic Housing Investment fund, planning permission expires in July 2017. Ongoing action involves joint working between Dunbritton Housing Association and Trunk Roads Authority to progress the required road access upgrade.



Charrette Town Centre Image



Ben Arthur—Torpedo Site

Planning permission for the Ben Arthur Project has now lapsed however it is intended that the blighted site will be tidied up this year and a new submission made for the renewal of the detailed planning permission for 130-bed hotel, holiday apartments and housing.

Balloch

Balloch on the shores of Loch Lomond offers great opportunities for growth especially for Visitor Experience with sites at West Riverside, Balloch Castle and Country Park, Placemaking Priority, Woodbank House and Transport / Pier End. Other sites for housing are also available.



West Riverside and Woodbank House

Work alongside the new owner and encourage submission of planning application in Spring / Summer 2017.

Balloch Pier and Maid

Work alongside Loch Lomond Steamship Company to introduce temporary visitor/passenger facilities for Maid of Loch project.

Village Centre Placemaking Priority

Work with Sustrans and West Dunbartonshire Council on the design of the Station Square and Village Square to improve arrival point in Balloch and connection from the train station.

Support co-ordination of new development activity with actions from the 2016 Charrette.

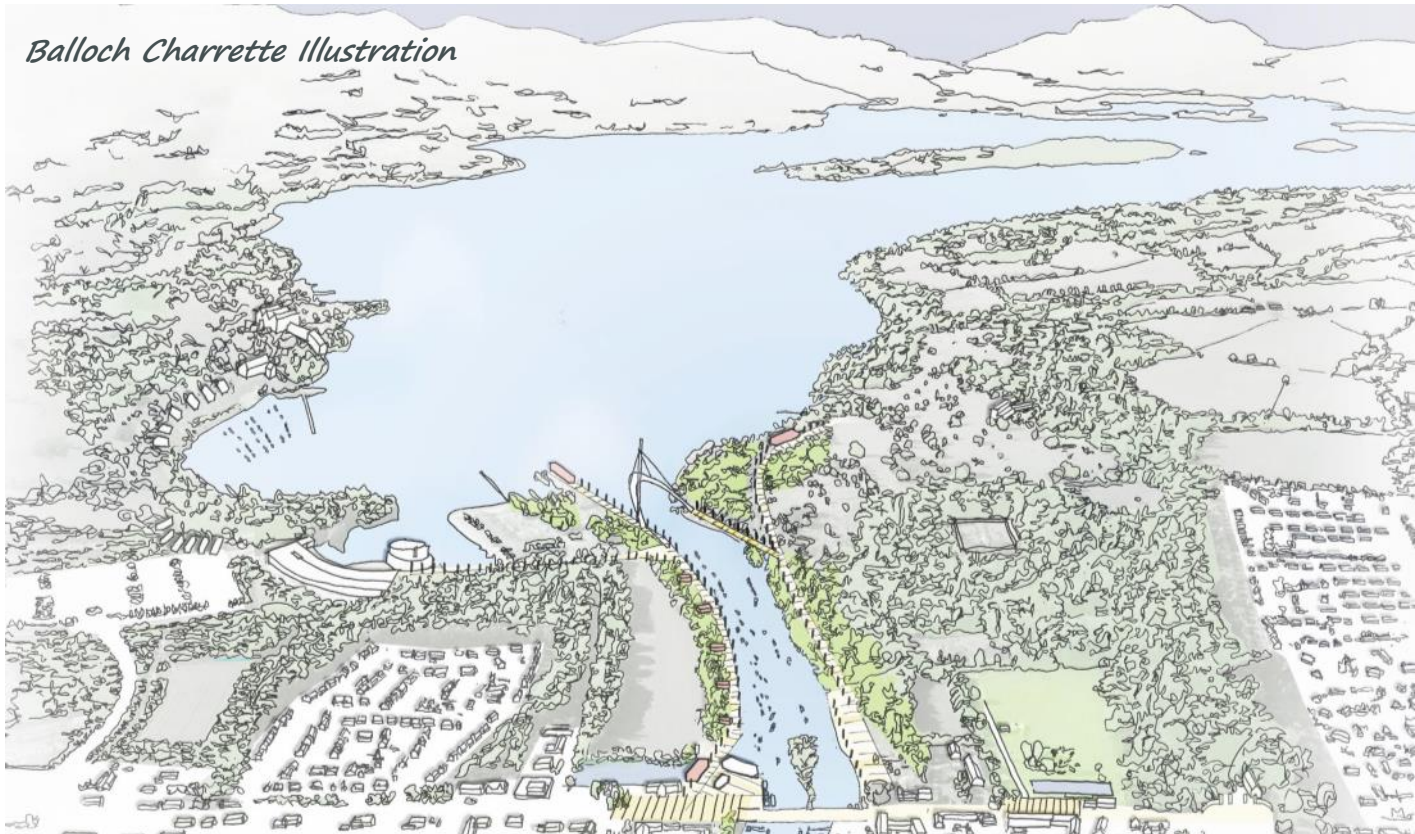
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Balloch

Following the 2016 Balloch Charrette there has been a strong drive from partners and the local community to rejuvenate the centre of Balloch and develop West Riverside. A planning application for West Riverside and Woodbank House is anticipated to be submitted in 2017 and a pre-application consultation will precede the submission to ensure the public and stakeholders can input into the proposals.

The new pontoon recently constructed at Loch Lomond Shores offers an enhanced visitor experience and Balloch Castle has received recent repairs undertaken by West Dunbartonshire Council. New signage has been erected and a new play park has been built at Moss of Balloch.

Planning permission has lapsed for improvements to the Sweeney boatyard and a renewal of this application will be encouraged. The idea of an iconic bridge connecting West Riverside with Balloch Country Park is an idea generated through the charrette process and remains a long term ambition.



Callander

Callander is the largest town in the Park and forms its eastern gateway. The town is set within a special landscape including River Teith, Callander Crags and Ben Ledi. The majority of growth opportunity is to the south at Clais Farm which is allocated for a mix of uses including visitor experience and housing.

Callander has the opportunity to:

- a) design and create friendly environments for pedestrians and cyclists with support from Sustrans, and
- b) develop a long term road bridge through City Deal and developer

Callander South

Preliminary design options to be created by land owner and agents.

Identify and address infrastructure for site – roads including bridge, water, drainage - Stirling Council

Produce developer contribution figures to new road bridge.

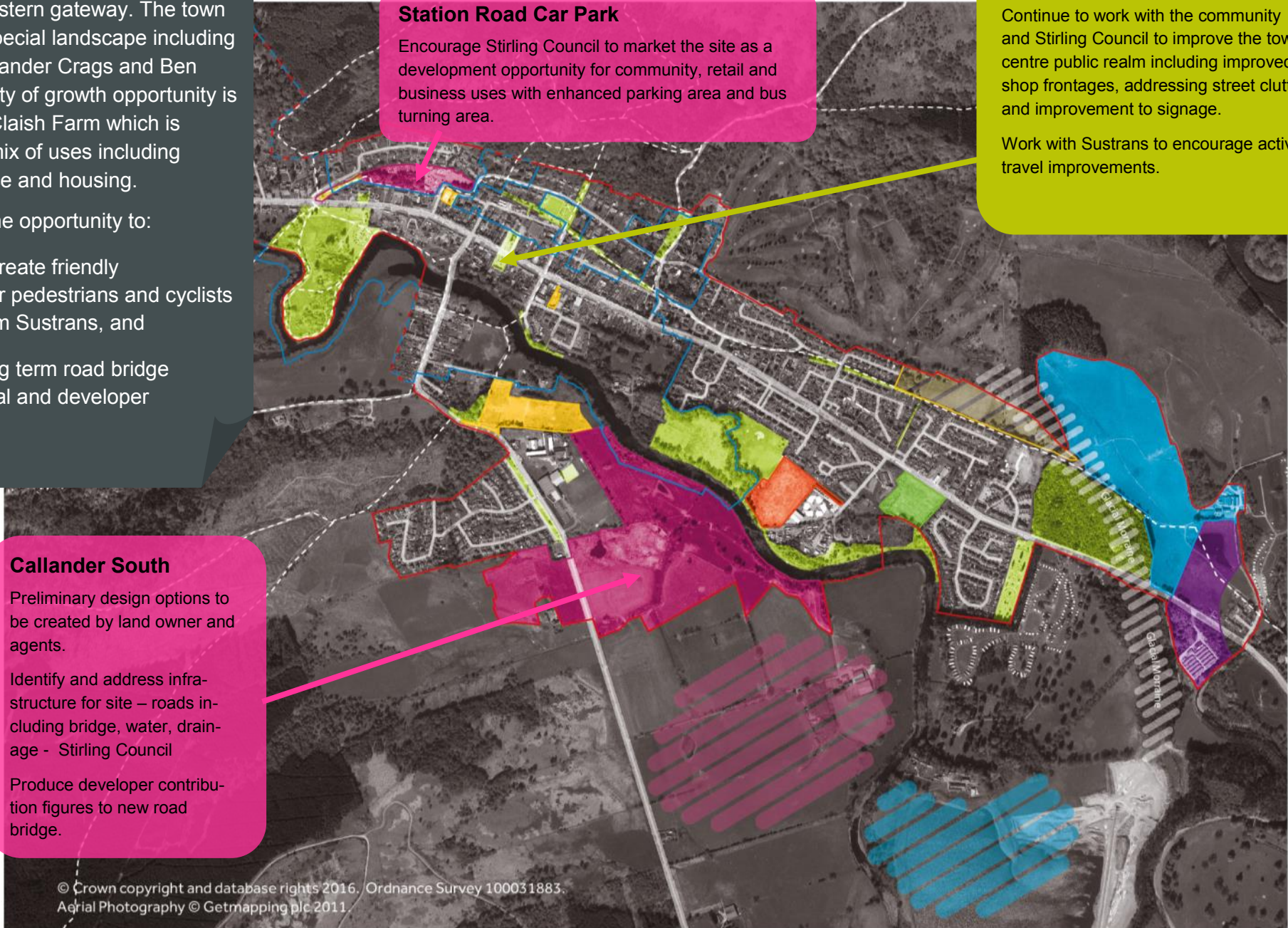
Station Road Car Park

Encourage Stirling Council to market the site as a development opportunity for community, retail and business uses with enhanced parking area and bus turning area.

Town Centre Placemaking Priority

Continue to work with the community and Stirling Council to improve the town centre public realm including improved shop frontages, addressing street clutter, and improvement to signage.

Work with Sustrans to encourage active travel improvements.



Callander

The main focus for Callander is to deliver the outcomes identified in the Charrette, Community Action Plan and Callander Landscape Partnership including regeneration and support to the town centre (modernisation of Station Road Car Park including new supermarket), a replacement pedestrian bridge, long term road bridge and associated road improvements, and visitor accommodation and large scale land release to the south of the River Teith, known as Claish Farm, to accommodate housing, tourism, economic development and Riverside Park. A masterplan framework for Callander South has been approved as Planning Guidance. Developer contributions will be required towards education and the new road bridge.

Since the Callander Charrette in 2011 significant improvements have been made to Ancaster Square public realm including installation of quality materials, new benches and prioritised bus stop. More recently, initial design proposals have been generated for improved routes for pedestrians and cyclists in consultation with Stirling Council and Sustrans. These routes will better connect the services and facilities throughout Callander with local residents. People will have the opportunity to offer ideas on the design proposals during a public consultation in 2017.



*Illustration of road bridge
(Geddes Consulting)*

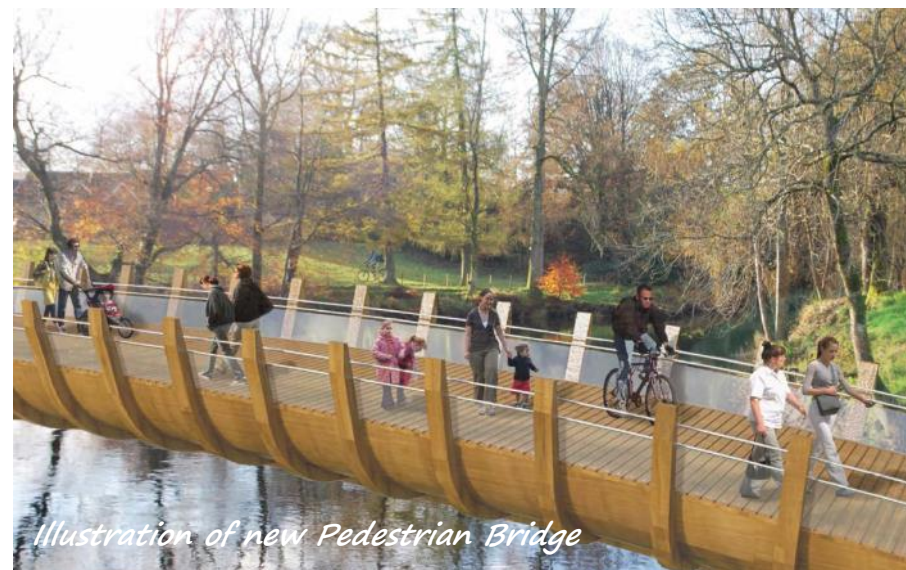


Illustration of new Pedestrian Bridge



Callander Town Centre

4. PLACEMAKING PRIORITIES (PP) – ALL OTHER VILLAGES

There are five other placemaking priorities in addition to the strategic growth areas of Callander, Balloch and Arrochar. These include Aberfoyle, Blairmore, Drymen, Tarbet and Tyndrum.

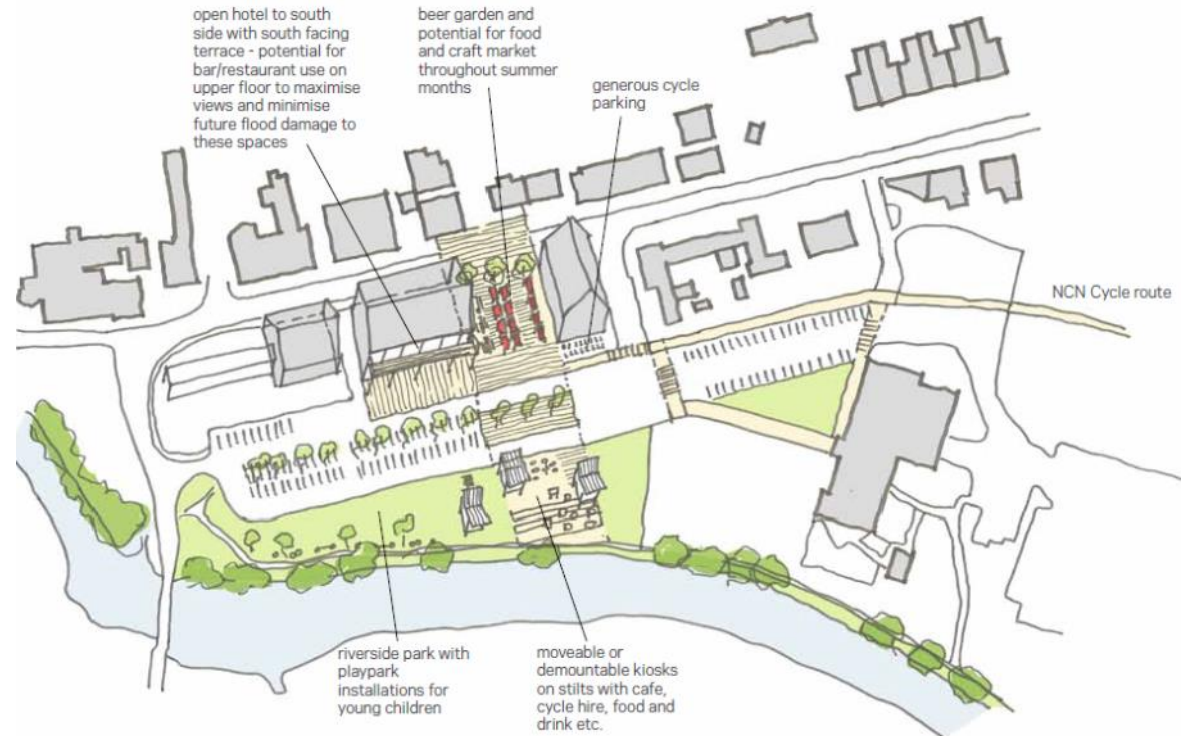


Aberfoyle Place-making Priority

Support improvements to main street and riverside car park

The 2013 charrette and other community engagement identified the opportunity to enhance and improve two key areas within the village centre- the main street and the Riverside area. Both are busy visitor areas and offer scope for improved public space and realm, and opportunity to better utilise the Riverside setting with more activities and enterprises aimed at outdoor recreation, food and drink and craft market activity.

Flooding is a key issue within Aberfoyle. Stirling Council is the lead agency working with the community to identify and implement flood prevention measures.



Charrette sketches of potential town centre and riverside



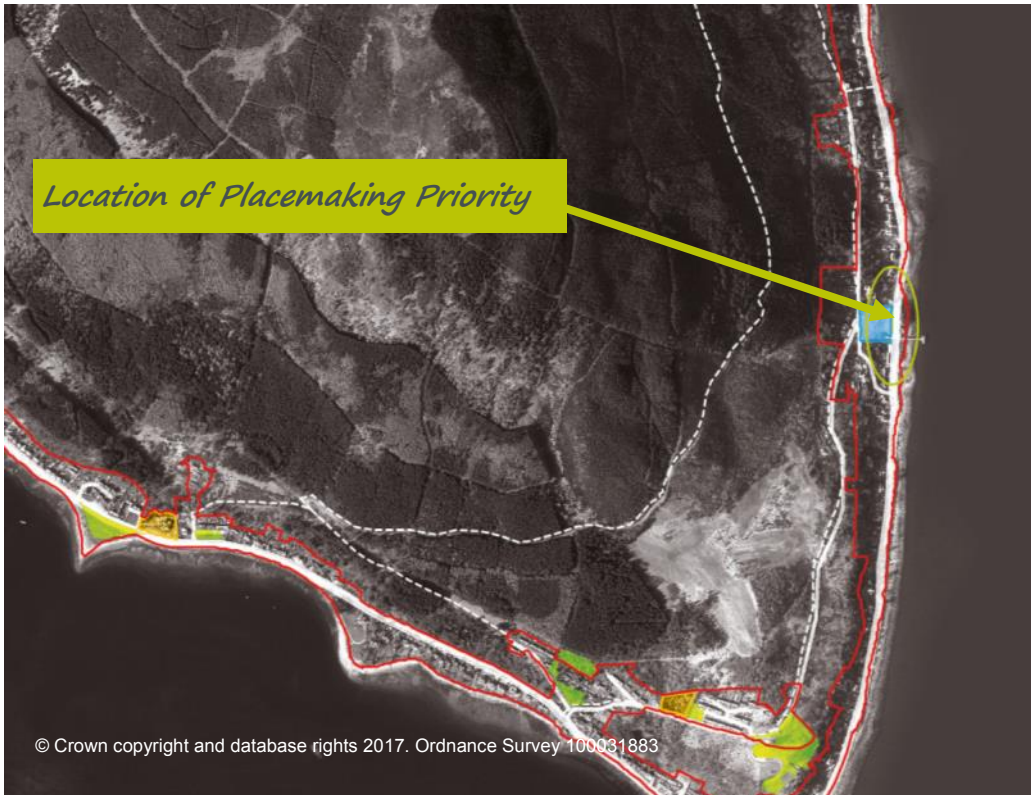
Blairmore Placemaking Priority

Safeguard retail frontage and enhance Blairmore Pier—a key asset for water access

The local community have helped shape ideas to transform the Village Green into a more useable space for the benefit of both locals and visitors through the Charrette in 2013/2014.

The vision for the Village Green is to create recreational open space, tourism accommodation, café/shop, parking and bus stop, use of renewables, and bike and boat hire.

The Blairmore Village Trust (an independent Community Interest Company) purchased the site in 2014 and started developing plans for the open space. It is hoped that a planning application will be submitted in 2017 and funding will be raised to implement this initial part of the phased development of the site. The site is allocated in the Local Development Plan (Blairmore VE1) and it guides future



Drymen Placemaking Priority

Support improvements to the village square

The Square is the central point of the village and a priority for action identified through the 2013 Charrette and in the Local Community Action Plan. Action is needed to make it a more attractive, safe and functional place for people to congregate and gather, including a review of car parking, pedestrian safety and landscaping.



New consistent paving surface to integrate the Square and reduce the dominance of the road

Encourage development of former garage building as a centre for start up for craft based businesses

New surface acts as a differentiation between the existing road surface and reclaims the square as a pedestrian space with limited, managed, parking



Charrette illustration of the village square

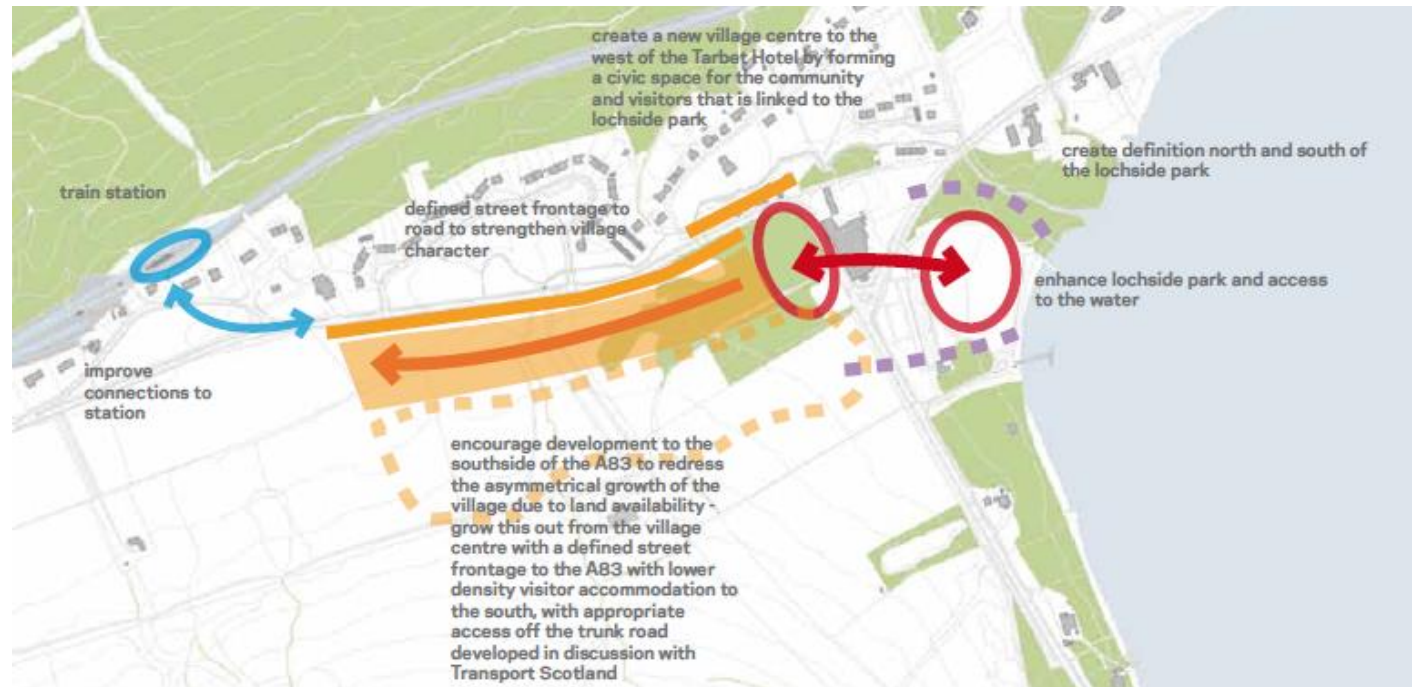
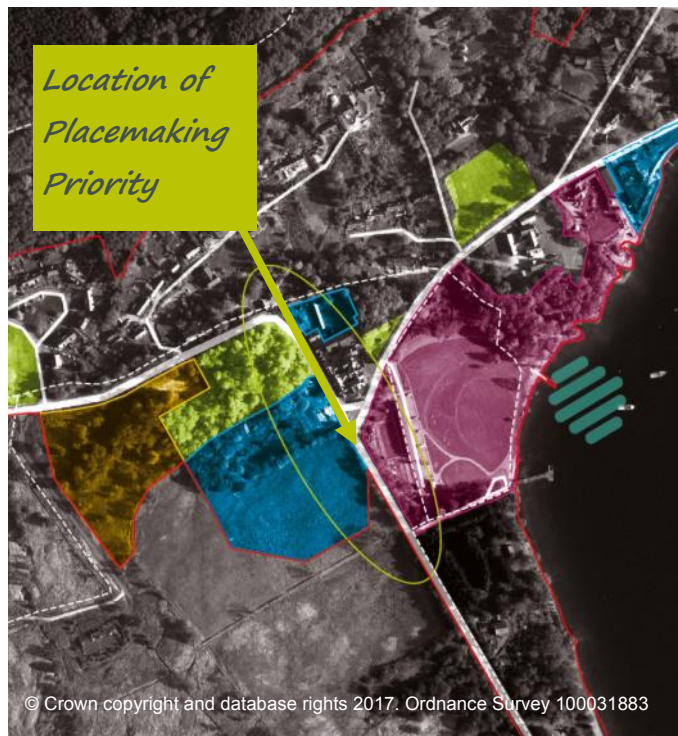
Tarbet Placemaking Priority

Support preparation of a master plan for central Tarbet to co-ordinate linkages between development opportunities including safe crossing/access to the A82/A83

The main focus of this placemaking priority is to ensure the new development sites (VE1, MU2) are developed within a masterplan framework with the primary focus to address the junction of the A82/A83 and create a new core for Tarbet.

The Tourist Information Centre has closed and the old filling station site is blighting the arrival into Tarbet from the south and from the north the old garage site is also in need of being regenerated to create a sense of arrival.

The National Park Authority owns the open recreational space with associated loch frontage, including the car park, kiosk and public toilets. There is an opportunity to stimulate development of the other sites through improvements to this site by enhancing visitor car parking and facilities – this is under consideration. A planning application will be encouraged with community engagement expected to inform detailed ideas for the site.



Charrette sketch

Tyndrum Placemaking Priority

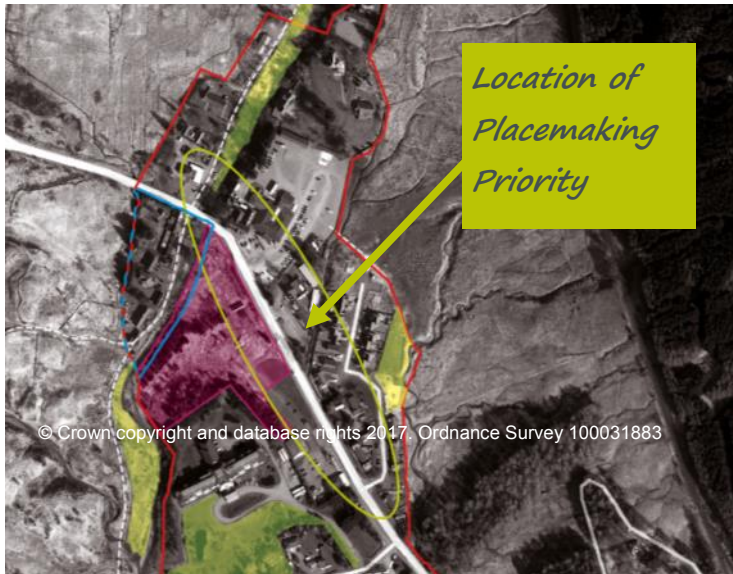
Support public realm improvement

A charrette took place in 2013 highlighting that Tyndrum had a lack of focus and is more a stopping over point and there are limited opportunities to stop and linger and enjoy what Tyndrum has to offer. A small scale trial has been underway producing gold from the stockpiled ore from exploratory works in the nearby Cononish Glen.

It is hoped that the **gold mine** is opened before the planning permission expires (Jan 2018) or a renewal or revised application is submitted in order to stimulate development of Tyndrum and possibly realise the community's aspiration of a visitor centre with a gold/geology theme.

In the interim, there are **opportunities to improve the public realm** – a new covered walkway - between the Real Food Café and the Green Welly that are both popular stopping points.

The key partners in the project are the community, Transport Scotland and the local businesses. The Real Food Café have recently undertaken works to improve their own public image – signage, new extension which is contributing positively to the place. The new cycle/foot path between Crainlarich and Tyndrum started to be constructed early 2017 and this will create a **new circular walking route** from Tyndrum through the community woodland. This may encourage visitors to stop and stay as it will create day visit opportunities.


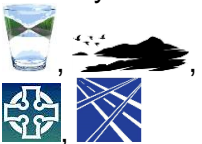





Charrette sketches




4. Strategic Transport Infrastructure




A82 Trunk Road Upgrade between Tarbet and Inverarnan	Callander to Doune Route765 (pedestrian & cycle path)	Killin to Tyndrum route (pedestrian & cycle path)	Callander Bridges
<p>This is the major upgrade of a National Trunk Road along the site of Loch Lomond. It is identified as a strategic priority nationally to strengthen strategic road connections that serve the north and west coast directly and also the ports that connect to the islands. The project is identified on the Development Strategy Map (pg17) of the Local Development Plan and identified within NPF3.</p>	<p>Route 765 of the National Cycle Network currently connects Doune with Stirling. The project involves extending the route from Doune to Callander with 5km of new traffic free route. The majority of this route is outwith the National Park, however, it is a priority for Callander as identified in the Local Development Plan (p42) and a national priority under NPF3 (no.8)</p>	<p>This path will contribute to the delivery of the 'Cross-Scotland Pilgrims Way' long distance cycle route, a national priority under NPF 3 (no. 8). It will connect with NCN number 7 in Killin and connect westwards to Oban. It includes 40km of path creation from Tyndrum to Crieff through Glen Ogle.</p>	<p>A priority for Callander within the Local Development Plan (p42) is to accommodate a replacement pedestrian bridge, a long term road bridge and associated road improvements.</p>
<p>Timescale: 2017-2021</p>	<p>Timescale: 2017-2021</p>	<p>Timescale: 2017-2021</p>	<p>Timescale: 2017-2021</p>
<p>Status: Transport Scotland has selected a preferred upgrade option utilising the existing A82 corridor. It is currently in the design development stage, identifying land and preparing Draft Orders which will define the line of the route. It is also undertaking an Environmental Impact Assessment. The assessment that will form part of the Environmental Statement are being undertaken. No planning permission required as covered by Roads legislation subject to Roads Orders signed by Scottish Minister.</p>	<p>Status: Planning permission yet to be secured – Stirling Council will handle the planning application. Stirling Council and Sustrans are negotiating with the landowner and finding is anticipated 2017-18 which is included with the Stirling City Deal. A planning application is anticipated 2017.</p>	<p>Status: The section between St Fillans and Tynreoch was constructed in 2016 planning permission (Reference: 2015/0302/DET). There is a pending application for a further section within St Fillans (reference 2016/0357/DET). The section between Crianlarich to Tyndrum has planning permission (2016/0057/DET) and work commenced at Tyndrum early 2017. Other sections Crianlarich to Tyndrum and Lochearnhead to St Fillans – feasibility study and community/landowner consultation underway.</p>	<p>Status: Planning permission yet to be secured.</p>
<p>Who: Landowners: Various Project Lead: Transport Scotland and Operating Company: BEAR Scotland Delivery Partners: Argyll and Bute Council, SEPA, SNH, NPA, Network rail, Community Councils.</p>	<p>Who: Stirling Council, Sustrans</p>	<p>Who: St Fillans Community Trust, Strathfillan Community Development Trust, Killin Community Council. Loch Lomond & Trossachs Countryside Trust is delivering the project between Tyndrum and Crianlarich.</p>	<p>Who: Stirling Council, NPA</p>
<p>More information can be found on Transport Scotland website - http://www.transport.gov.scot/project/a82-tarbet-inverarnan</p>			



5. Allocated sites in Strategic Growth Areas




Town/Village, site reference and name, land use	Partners and Landowner	Timescale	Planning Status & Contributions required	Actions required	Progress
Arrochar					
Arrochar H1 Cobblers Rest Housing 12 Homes	Landowner: Mr. William Burton Agent: Clark Design Architecture Delivery Partners: 	2018-2020	Planning permission for 12 homes lapsed in 2006 (2006/0409/DET). Affordable housing requirement of 25%.	Encourage submission of new planning application.	The site has been marketed as single plots.
				Work with the Argyll and Bute Council to ensure site is identified in Strategic Housing Investment Programme (SHIP).	The site is not identified in the Argyll and Bute Council SHIP.
				Work with RSL and developer to agree affordable housing delivery.	
				Land needs serviced. Scottish Water confirms sufficient capacity at the Water and Waste Water Treatment works. Early engagement with Scottish Water is recommended.	
Arrochar H2 Succoth Housing 26 Homes	Landowner: Dunbritton Housing Association, Agent: CP Architects Delivery Partners: 	2017-2018	Planning Permission in place for 26 units (reference: 2014/0027/DET)	Work with partners to ensure site is delivered including Trunk road connection needs agreement between Transport Scotland and Dunbritton Housing Association.	Dunbritton Housing Association currently in discussion with Trunk Roads Authority. The pre-start conditions have been partially discharged. Work has not commenced on site.
				Scottish Water advises that a flow and pressure test may be required to assess the local network in terms of water supply	
				Once completed Argyll and Bute Council Housing department may undertake a further needs analysis.	The site is identified in the Argyll and Bute Council SHIP. The 26 units are being delivered as social rented affordable.



Town/Village, site reference and name, land use	Partners and Landowner	Timescale	Planning Status & Contributions required	Actions required	Progress
Arrochar ED1 Arrochar Economic Development	Landowner: Luss Estates Agent: Delivery Partners: 	2017-2021		Discuss options with landowner. Encourage planning application to be submitted. There is currently sufficient capacity at the Waste Water Treatment Works however engagement with Scottish Water is recommended once final flows are known.	
Arrochar MU1 Land next to 3 Villages Hall Mixed Uses of Visitor Experience and Community Use	Landowner: Arrochar Hotel Group and Community Development Trust Agent: Opfer Logan Architects and FPS Planning Delivery Partners: 	2017-2021	Planning Permission in Principle approved (Reference: 2015/0447/PPP) for mixed use development of land for tourism, housing, retail, community/heritage and civic space in July 2016.	Encourage detailed planning applications (matters specified in conditions) are submitted for each phase of the proposal.	
				Work with community to help develop their plans for the community/heritage element.	
				Scottish Water recommended early engagement to discuss service connections.	
Arrochar MU2 Succoth Mixed Use of Visitor Experience & Community Use	Landowner: Ben Arthur Co. Agent: Delivery Partners: 	2017-2021		Footpath upgrade including new bridge.	
				Removal of invasive species.	
				Feasibility studies and flood risk assessment to be undertaken.	Amenity notice was issued to tidy up the site.
				Scottish Water advises a Flow And Pressure Test and Drainage Impact Assessment may be required to assess the local network. Early engagement with Scottish Water is recommended.	




Town/Village, site reference and name, land use	Partners and Landowner	Timescale	Planning Status & Contributions required	Actions required	Progress
Arrochar VE1 Ben Arthur Mixed Use of Housing (16 Homes) and Visitor Experience	Landowner: Ben Arthur Ltd. Agent: Delivery Partners: 	2020-2022	Permission lapsed June 2016 (reference 2012/0163/DET) for 130 bed hotel, 36 holiday accommodation units, 16 dwelling houses, chandlery/cafe bar building and pedestrian walkway.	Encourage owners to submit a planning application for renewal of 2012 permission.	NPA in discussions with owner regarding renewal of the planning permission.
				Work with owners and partners to improve the appearance of the site and prevent fly tipping.	Amenity Notice served in July 2016 to clear up site and close road.
				Scottish Water advises a Flow And Pressure Test and Drainage Impact Assessment may be required to assess the local network. Early engagement with Scottish Water is recommended.	
Arrochar TR1 Arrochar Pier Transport	Landowner: Crown land Agent: Community Development Trust Delivery Partners: 	2017-2021	Permission lapsed in 2012 for pontoon (reference 2009/0264/DET) The Community are pursuing a new pontoon at an alternative site.	Ongoing liaison with the community, Argyll and Bute Council and Luss Estates through the Arrochar Forum.	
Arrochar H3 Church Road Housing 6 Homes	Landowner: Luss Estates Agent: Delivery Partners: 	2022-2024	25% affordable housing requirement.	No immediate action. Long term housing site.	



Town/Village, site reference and name, land use	Partners and Landowner	Timescale	Planning Status & Contributions required	Actions required	Progress
Balloch					
Balloch VE1 West Riverside Visitor Experience	Landowner: Scottish Enterprise, NPA, West Dunbartonshire Council, Pier & Engine House leased to Loch Lomond Steamship Company (LLSC) Agent: Flamingo Land Agent - Peter Brett Associates (PBA) LLSC Agent – studioKAP Architects Delivery Partners:  Community, LL Water Sports Association, LLSC	2017-2021	No planning permission for main site. No planning permission required for works on 'Maid' or repairs to Balloch Pier. Planning permission required for new passenger/visitor facility on pier.	Encourage submission of a planning application for main site and associated masterplan and co-ordination between different interests.	Developer 'Flamingo Land Ltd' was named as the preferred developer in 2016 by Scottish Enterprise. Public consultation due 2017 followed by Planning application.
				Encourage LLSC to submit planning application for temporary passenger/visitor facility summer 2017.	Refurbishment works on maid and repairs to pier planned from summer 2017-2018.
				Scottish Water recommends early engagement to discuss service connections.	
				Work with partners to encourage feasibility study for River Leven bridge connection between West Riverside and Balloch Country Park.	Identified within Balloch Charrette.
Balloch VE2 East Riverside Visitor Experience	Landowner: West Dunbartonshire Council Agent: Delivery Partners:  	2017-2021	No planning permission.	Improve facilities for events such as drainage and parking.	New play park has been constructed.
				Enhance connection to riverside.	
				Scottish Water recommends early engagement to discuss service connections.	




Town/Village, site reference and name, land use	Partners and Landowner	Timescale	Planning Status & Contributions required	Actions required	Progress
Balloch VE3 Balloch Castle Visitor Experience	Landowner: Glasgow City Council Agent: ZM Architecture (Feasibility) Delivery Partners: 	2017-2021	No planning permission.	Glasgow City Council, WDC and NPA to progress redevelopment of Castle for reuse.	Significant restoration works. Toilets re-developed and to reopen.
				Feasibility study being led on by WDC to investigate future uses of Castle.	Report to be completed March 2017.
				Scottish Water recommends early engagement to discuss service connections.	
Balloch VE4 Woodbank House Visitor Experience	Landowner: Flamingo Land Agent: Peter Brett Associates (PBA) Delivery Partners: 	2017-2021	No planning permission.	Encourage planning application and associated masterplan.	Vegetation cleared from site. Developer 'Flamingo Land Ltd' was named as the preferred developer in 2016 by Scottish Enterprise. Public consultation due followed by planning application in 2017.
				Scottish Water recommends early engagement to discuss service connections.	
Balloch MU1 The Old Station Mixed Use of Visitor Experience & Transport	Landowner: Scottish Enterprise and Sweeney's Cruises Agent: Peter Brett Associates (PBA) Delivery	2017-2021	No planning permission. Planning permission lapsed for upgrade to Sweeney's cruises yard.	Encourage submission of a planning application and masterplan to include Sweeney's cruises land.	Developer 'Flamingo Land Ltd' was named as the preferred developer in 2016 by Scottish Enterprise for part of the site.
				Work with partners to ensure road upgrades and public realm is improved between Train Station and Visit Scotland Centre at Old Station	Part of Sustrans/ West Dunbartonshire Council Design improvements post Charrette. Outline Design by Sustrans 2017. West Dunbartonshire Council to



Town/Village, site reference and name, land use	Partners and Landowner	Timescale	Planning Status & Contributions required	Actions required	Progress
	Partners:-  , Community			Scottish Water recommends early engagement to discuss service connections.	produce detailed design 2018. Road improvements 2018-2019
Balloch MU2 Carrochan Road Mixed Use	Landowner: West Dunbartonshire council. Delivery Partners:  , Community	2018-2022	Planning permission in principle approved January 2016 (reference 2015/0075/PPP)	Encourage detailed planning application submitted.	Planning permission in principle granted.
				Scottish Water recommends early engagement to discuss service connections.	
Balloch H1 North of Craiglomond Gardens Housing 8 Homes	Landowner: Robert Dawson Esq Agent: Jim Lough Delivery Partners:  , Community	2023-2025	Planning permission lapsed in 2012 (reference 2007/0214/DET)	Planning application to be determined.	Current planning application 2016/0200/DET for the erection of 8 two-bed cottage flats.
				Scottish Water recommends early engagement to discuss service connections.	
Balloch TR1 Loch Lomond Shores Transport	Landowners: Loch Lomond Shores for Drumkinnon Bay,	2017-2021	Planning permission approved 2012/0104/DET	Refurbishment of main Balloch pier for Maid of Loch.	Refurbishment works planned from summer 2017 to summer 2018.

Town/Village, site reference and name, land use	Partners and Landowner	Timescale	Planning Status & Contributions required	Actions required	Progress
	<p>West Dunbartonshire Council own Balloch Pier, National Park Authority own slipway and pontoon.</p> <p>Delivery Partners: Loch Lomond Steamship Company, Community</p>		<p>for pontoon at Drumkinnon Bay.</p> <p>No planning permission required for repairs to Balloch Pier.</p>	<p>Improve strong connections to water based transport.</p>	<p>New pontoon in operation within Drumkinnon Bay.</p>
Callander					
<p>Callander H1 Pearl Street Housing 5 Homes</p>	<p>Landowner: Stirling Council Housing Partnership</p> <p>Delivery Partners:</p> 	<p>2018-2019</p>	<p>Developer contributions – 33% affordable housing.</p>	<p>Planning application for 4 two-bed cottage flats 2016/0196/DET to be determined.</p> <p>Scottish Water advise: a) early engagement, b) limited capacity at the WwTW and DIA required, and c) Network investigations may be required to assess the local network.</p>	<p>Planning application submitted.</p>
<p>Callander H2 Old Telephone Exchange Housing 23 Homes</p>	<p>Landowner: Rural Housing Stirling Association (RSHA)</p> <p>Delivery Partners:</p> 	<p>2016-2018</p>	<p>Planning permission for 23no flats (reference 2014/0095/DET) expires July 2019.</p>	<p>Work with developer to ensure site is developed before expiry of the planning permission.</p> <p>Scottish Water advise: a) early engagement, b) limited capacity at the WwtW and DIA required, and c) Network investigations may be required to assess the local network.</p>	<p>Planning permission granted. RSHA expected to be on site Spring 2017.</p>



Town/Village, site reference and name, land use	Partners and Landowner	Timescale	Planning Status & Contributions required	Actions required	Progress
Callander H3 Churchfields Housing 30 Homes	Landowner: Mike Luti Agent: Felsham Planning & Development Delivery Partners: 	2022-2025	Lapsed planning permission in principle expired in 2013 (reference 2008/0376/OUT) 33% affordable housing	Encourage owner to submit planning application with development adopting ecosystems services approach with support from SEPA, SNH and River Forth Fisheries Trust. Scottish Water advise: a) early engagement, b) limited capacity at the WwtW and DIA required, and c) Network investigations may be required to assess the local network.	Active discussions are underway with a number of parties who have expressed an interest.
Callander LT3 Balgibbon Drive Housing	Landowner: Robert Mackellar Agent: Graham+ Sibbald, Glasgow Delivery Partners: 	Long Term	No planning permission	Long term site. Scottish Water advise: a) early engagement, b) limited capacity at the WwtW and DIA required, and c) Network investigations may be required to assess the local network.	
Callander ED1 Lagrannoch Industrial Estate Economic Development	Landowner: Stirling Council Agent: Unknown Delivery partners: 	2017-2021	No planning permission	Work with landowner to safeguard potential route of road bridge subject feasibility study. Encourage planning application to create small to medium enterprises.	



Town/Village, site reference and name, land use	Partners and Landowner	Timescale	Planning Status & Contributions required	Actions required	Progress
				Scottish Water advise: a) early engagement, b) limited capacity at the WwtW and DIA required, and c) Network investigations may be required to assess the local network.	
Callander MU2 Claish Farm Mixed Use of Visitor Experience, Economic Development, Housing (90 Homes) & Playing Field	Landowner: Mr&Mrs Gray Agent: Geddes Consulting - Bob Salters Delivery Partners: 	2018-2024	No planning permission. Developer contributions inc 33% affordable housing, potential education contribution and new bridge contribution.	Encourage planning application and associated masterplan with adopted ecosystems services approach with support from SEPA, SNH and River Forth Fisheries Trust.	Agent on behalf of landowner has carried out assessments in relation to road capacities and continues to market the site.
				Scottish Water advise: a) early engagement, b) limited capacity at the WwtW and DIA required, and c) Network investigations may be required to assess the local network.	
Callander MU1 Station Road Mixed Use of Retail, Business, Car parking and Transport	Landowner: Stirling Council Delivery Partners: 	2017-2021	No planning permission	Encourage planning application to be submitted subject to car parking strategy.	Stirling Council have marketed site.
				Scottish Water advise: a) early engagement, b) limited capacity at the WwtW and DIA required, and c) Network investigations may be required to assess the local network.	
Callander LT2 Claish Farm South Mixed Use	Landowner: Mr & Mrs Gray Agent: Geddes Consulting - Bob Salters	Long Term	No planning permission	Long term site. Future phase subject to masterplan with adopted ecosystems services approach with support from SEPA, SNH	Agent on behalf of landowner has carried out assessments in relation to road capacities and continues to market the site.




Town/Village, site reference and name, land use	Partners and Landowner	Timescale	Planning Status & Contributions required	Actions required	Progress
	Delivery Partners: 			and River Forth Fisheries Trust. Scottish Water advise: a) early engagement, b) limited capacity at the WwtW and DIA required, and c) Network investigations may be required to assess the local network.	
Callander RET1 Stirling Road Retail	Landowner: Drummond Estates Developer: Graham + Sibbald Delivery Partners: 	2017-2021	Planning permission in principle (reference: 2011/0167/PPP) will lapse in Aug 2017.	Encourage site to be developed. Scottish Water advise: a) early engagement, b) limited capacity at the WwtW and DIA required, and c) Network investigations may be required to assess the local network.	
Callander VE1 Auchenlaich Visitor Experience	Landowner: Cambusmore Estates Trust Agent: Montgomery Forgan Associates Delivery Partners: 	2017-2021	No planning permission	Encourage application to be submitted. Scottish Water advise: a) early engagement, b) limited capacity at the WwtW and DIA required, and c) Network investigations may be required to assess the local network. Develop access strategy for the site as adjacent to A84 in consultation with Transport Scotland.	
Callander LT2 Cambusmore Quarry Visitor	Landowner: George	Long Term	No planning	Long term site	



Town/Village, site reference and name, land use	Partners and Landowner	Timescale	Planning Status & Contributions required	Actions required	Progress
Experience	Cruickshank Agent: Houghton Planning Ltd Delivery Partners: 		permission	Scottish Water advise: a) early engagement, b) limited capacity at the waste water treatment works and a Drainage Impact Assessment required, and c) Network investigations may be required to assess the local network.	
Callander RA1 Callander East Rural Activity Area	Landowner: Cambusmore Estates Trust Agent: Montgomery Forgan Associates Delivery Partners: 	2017-2021	No planning permission	Encourage application for small to medium size enterprises. Scottish Water advise: a) early engagement, b) limited capacity at the waste water treatment works and a Drainage Impact Assessment required, and c) Network investigations may be required to assess the local network.	





6. Allocated sites in other Towns and Villages





Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Actions required	Progress
Aberfoyle					
Aberfoyle ED1 Forestry Commission Service Yard Economic Development	Landowner: Forest Enterprise Scotland Agent: Delivery Partners: 	2017-2021	Currently used as offices, storage and service yard. Potentially can accommodate further economic development uses.	Landowner - Forest Enterprise Scotland to finalise access and flood mitigation arrangements. Confirm options implement or market land. Scottish Water recommends early engagement to discuss service connections.	No change.
Balmaha					
Balmaha H1 Forestry Commission site Housing 15 Homes	Landowner: Forest Enterprise Scotland Delivery Partners: 	2017-2018	Planning application pending consideration (2016/0399/DET) 100% affordable housing contribution required.	Determine planning application by early Spring 2017.	Planning Application submitted December 2016.
				Closely work with landowner (FCS), Rural Stirling Housing Association (RSHA) and community to progress the site.	Landowner (FES) working with Rural Stirling Housing Association (RSHA).
				Land needs serviced. Scottish Water advises that there is very limited capacity at Balmaha Waste Water Treatment Works. If Scottish Water's 5 Growth Criteria are met a growth project will be initiated to accommodate future development needs.	Within Stirling Council Strategic Housing Investment Plan Programme (SHIP) for 2016/2017
Balmaha TR1 Balmaha Bay Transport Proposal	Landowner: Private Agent: Delivery Partners:	2017-2021	No proposals	Engage with landowner.	No change.




Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Actions required	Progress
Carrick Castle					
Carrick Castle H1 Carrick Castle - Housing 8 Homes	<p>Landowner: Allan Campbell, Drimsynie Estate</p> <p>Agent: The Hay Partnership</p> <p>Delivery Partners:</p> 	2017-2023	<p>Planning permission live as implemented see Certificate of Lawfulness (reference 2013/0020/LAW and original permission 2007/0009/DET).</p> <p>No developer contributions required as part of 2007 permission.</p>	<p>Monitor progress with owner – Drimsynie Estate.</p> <p>Scottish Water advises:</p> <ul style="list-style-type: none"> a) that there is very limited capacity at Carrick Castle septic tank b) Early engagement with Scottish Water is recommended, and c) Site is some distance to Scottish Water main sewerage infrastructure. <p>A private system is proposed.</p>	Development started in 2015, included initial road layout and pegging out of plots. Phased completion has been indicated. The plots are being marketed by Drimsynie Estate Ltd as serviced plots.
Crainlarich					
Crianlarich H1 Willowbrae Housing (6 Homes)	<p>Landowner: Stirling Council Agent: None</p> <p>Delivery Partners:</p> 	2025-2027	Allocated Site	<p>Land to be marketed and serviced.</p> <p>Develop access strategy for the site as adjacent to A85 in consultation with Transport Scotland.</p>	Not included within SHIP at present
Crianlarich ED1 Railway Station Economic Development (0.89Ha)	<p>Landowner: Private Agent: None</p> <p>Delivery Partners:</p>	2017-2021	Allocated Site	<p>Land to be marketed Discuss with owner/agent Land to be serviced</p>	Need for timber transport transfer has been reviewed and is a potential future strategic opportunity.




Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Actions required	Progress
					
Croftamie					
Croftamie H1 Buchanan Crescent Housing (5 Homes)	Landowner: Private Agent: None Delivery Partners: 	2024-2026	Allocated Site 50% requirement for on-site affordable housing.	Land to be marketed Land to be serviced. Scottish Water advises there is currently limited capacity at Croftamie Waste Water Treatment Works. Early engagement with Scottish Water is recommended.	Site currently being investigation by RSHA for potential to deliver 100% affordable housing.
Croftamie VE1 Pirniehall Visitor Experience Site has listed building that is on building at risk register.	Landowner: Private Agent: Unknown Delivery Partners: 	2017-2021	Allocated Site. Included on Buildings at Risk Register. Element of housing as enabling development supported in principle.	Land to be marketed Land to be serviced. Scottish Water advises there is currently limited capacity at Croftamie Waste Water Treatment Works. Early engagement with Scottish Water is recommended.	No change
Drymen					
Drymen H1 Stirling Road Housing 36 Homes and car park	Landowner: MacTaggart and Mickel Homes Ltd. Agent: Icen Projects Ltd.	2017-2019	Planning Permission renewed in 2014 and expired in 2016. Current planning application to	Land to be marketed Monitor progress on planning application and determine early 2017. Land to be serviced. Scottish Water advises that there is limited	


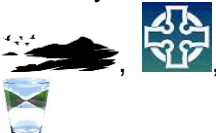

Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Actions required	Progress
	Delivery Partners: 		renew the 2014 permission. Planning Ref. no. 2016/0360/DET for 36 homes with % of affordable homes (10) and local needs homes (14).	capacity at Drymen Waste Water Treatment Works and a Drainage impact assessment may be required.	
Drymen H2 Laurelfields Housing 10 Homes	Landowner: Mr John Ferrier Agent: S3 Building Design Ltd. Delivery Partners: 	2017-2018	Current planning application (reference 2015/0241/DET) for 10 units (4 flats and 6 semi-detached houses) 50% requirement for on-site affordable housing.	Monitor progress of planning application to be determined Spring 2017. Scottish Water advises that; a) There is currently limited capacity at Drymen waste water treatment works and a Drainage Impact Assessment may be required. And b) There is also Scottish Water Sewer Infrastructure running through this site. Early engagement with Scottish Water regarding diverting these mains is recommended.	SHIP funding in place for 2017/2018
Drymen LT1 South Stirling Road Housing 30 Homes	Landowner: MacTaggart and Mickel Homes Ltd. Agent: Icen Projects Ltd. Delivery Partners:	Long Term		Review as part of LDP update. Scottish Water advises that there is limited capacity at Drymen Waste Water Treatment Works and a Drainage impact assessment may be required.	



Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Actions required	Progress
					
Drymen MU1 Former Salmon Leap Mixed Use Economic Development and Housing (4 Homes)	Landowner: Private Agent: MW Consultants Delivery Partners: 	2022-2024	No planning permission. Tree works consent (2015/0235/TRE) given in 2015 to allow survey work for proposed development. Affordable housing requirement 50% on-site.	Discuss with owner/agent Land to be serviced Scottish Water advises that there is limited capacity at Drymen Waste Water Treatment Works and a Drainage impact assessment may be required.	
Drymen RA1 Drymen South Rural Activity Area 0.75 Ha	Landowner: Private Agent: Unknown Delivery Partners: 	2017-2021		Land to be marketed Discuss with owner/agent Land to be serviced Scottish Water advises that there is limited capacity at Drymen Waste Water Treatment Works and a Drainage impact assessment may be required.	
Drymen TR1 Balmaha Road Transport	Landowner: Stirling Council Agent: Unknown. Delivery Partners: 	2017-2021		Discuss with owner.	
Drymen VE1 Drumbeg Visitor Experience	Landowner: Private Agent: Unknown.	2017-2021		The land was marketed in Spring 2016, Discuss with owner/agent Land to be serviced Scottish Water advises that there	




Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Actions required	Progress
	Delivery Partners: 			is limited capacity at Drymen Waste Water Treatment Works and a Drainage impact assessment may be required.	
Gartmore					
Gartmore H1 Park Avenue Housing 6 Homes	Landowner: Private Agent: None Delivery Partners: 	2017-2021	No planning permission.	Land to be marketed. Discuss with owner/agent and encourage submission of a planning application. Owner intends to gain permission in next 3 years. Land to be serviced	
Gartocharn					
Gartocharn H1 Burnbrae Farm Housing 10 Homes	Landowner: Private Agent: Unknown. Delivery Partners: 	2017-2019	No planning permission. 50% affordable housing requirement.	Discuss with owner/agent and encourage submission of a planning application. Land to be serviced Funding required through West Dunbartonshire Strategic Housing Investment Plan	
Gartocharn H2 France Farm Housing 6 Homes	Landowner: Private Agent: Unknown Delivery Partners: 	2024-2026	No planning permission.	No immediate action required.	



Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Actions required	Progress
Killin					
Killin ED1 Roads Depot Economic Development 0.35 Ha	Landowner: Stirling Council Agent: Unknown. Delivery Partners:  Community	2017-2021	No planning permission.	Land to be marketed Discuss with owner/agent Land to be serviced	
Killin RA1 Acharn Rural Activity Area 13.47 Ha	Landowner: Private Agent: Unknown. Delivery Partners:  Community	2017-2021	Planning permission granted for biomass plant and construction underway.	Discuss with owner/agent option for utilising residual heat and opportunities for ancillary uses.	
Kilmun, Strone and Blairmore					
Kilmun, Strone and Blairmore H1 Former Finnartmore Nursing Home Housing 11 Homes	Landowner: Private – Various Agent: Various – lead is McIntosh Homes. Delivery Partners: 	2017	Various permissions for 12 units in total. 8no affordable flats (reference: 2011/0288/DET) 2no detached house (reference: 2012/0386/MSC& 2015/0224/MSC) And 2no. semi- detached (ref:	Monitor progress of remaining two plots.	On site phased completion. The 8no. affordable houses and 1no. private house have been completed by Fyne Homes. There is 1no. private house and 2no semi-detached houses still to be developed.






Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Actions required	Progress
			2016/0254/DET)		
Kilmun, Strone and Blairmore H2 High Road, Strone Housing 10 Homes	Landowner: Private Agent:Unknown. Delivery Partners: 	2019-2022	Requirement for 25% affordable housing on-site.	Continue discussions with owner/agent Land to be serviced	Not currently identified in SHIP.
Kilmun, Strone and Blairmore VE1 Blairmore Green Visitor Experience 0.66Ha	Landowner: Blairmore Village Trust (independent Community Interest Company) Agent: Unknown. Delivery Partners:  Community	2017-2021	No planning permission. Land to be serviced.	Encourage submission of planning application for Phase 1 playpark. Work with Trust to explore options for Phase 2 holiday units.	Charrette held in 2013/2014 which explored options for this site. Blairmore Village Trust bought this site in 2014 and is exploring options to develop. The first option is for a play park and car park. The planning application due in early 2017.
Lochearnhead					
Lochearnhead H1 Former holiday centre Housing 12 Homes	Landowner: Tommy Gilmartin Agent: Unknown Delivery Partners: 	2019-2022	Planning permission live as implemented for 12 homes. (Reference: 2007/0194/DET)	Land to be marketed Discuss with owner/agent Land to be serviced Scottish Water advises that there is currently very limited capacity at Lochearnhead WwTW. There are also network issues in this area and therefore Drainage Impact Assessment may be required. Flow and Pressure Tests may be required for water supply.	Soil remediation complete Site survey to assess levels complete Exploratory work on existing drains and culverts are on going
Lochearnhead MU1 Former garage Mixed Use Visitor	Landowner: Private	2017-2021	Planning permission in principle for	Discuss with owner/agent Scottish Water advises currently	Land being marketed by Graham and Sibbald, old garages cleared

Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Actions required	Progress
Experience and Economic Development 0.9 Ha	Delivery Partners: 		mixed use tourism, retail, commercial and business development expired in 2012 (reference: 2009/0245/PPP) Land to be served	very limited capacity at Lochernhead WwTW. There are also network issues in this area and a Drainage Impact Assessment may be required. Flow and Pressure Tests may be required for water supply. Develop access strategy for the site as adjacent to A85 in consultation with Transport Scotland.	from site end of 2016.
Lochgoilhead					
Lochgoilhead H1 Land near Donich Park Housing 6 Homes	Landowner: Dunbritton Housing Association Agent: CP Architects Delivery Partners: 	2017-2019	Planning permission in principle live as implemented Phase 1 (Reference: 2008/0064/OUT)	Discuss with owner/agent when they are likely to bring site forward. Scottish Water advises there is currently limited capacity at Lochgoilhead Water Treatment Works and early engagement is recommended.	Site owned by Dunbritton Housing Association. Site is serviced. In SHIP but it is under a 5 year review subject to further needs analysis. No SHIP funding currently allocated.
Luss					
Luss H1 Land North of Hawthorn Cottage Housing 10 Homes	Landowner: Luss Estates Agent: Hay Partnership Delivery Partners: 	2017-2019	Pending planning application for 11 detached houses (reference 2016/0391/DET).	Determine current planning application. Continue discussions with owner/agent Land to be serviced. There is no Scottish Water sewer in vicinity. Proposal includes private system.	







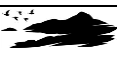

Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Actions required	Progress
Luss H2 Land North of Loch Lomond Arms Housing 4 Homes	Landowner: LINK Housing Association Agent: Anderson Bell + Christie Delivery Partners: 	2017-2018	Planning Application approved for 5 units (reference is 2015/0441/DET).	Monitor progress Scottish Water advises that there is currently insufficient capacity at Luss WwTW. On receipt of Scottish Water's growth criteria being met, Scottish Water will initiate a Growth Project to upgrade the WwTW.	5 affordable homes are currently under construction due to be complete for May 2017. LINK Housing Association delivering 100% affordable units for rent.
Luss MU1 Land North of Primary School and Former Filling Station Mixed Use Visitor Experience and Public Realm	Landowner: Luss Estates Agent: Smith and Brooke Delivery Partners: 	2017-2021	Planning application for 6no. Retail/ light industrial units 2015/0255/DET approved in June 2016. Filling station application approved in Nov 2015 (reference: 2015/0207/DET)	Encourage landowner to implement permission and market units once completed. Land to be serviced, Scottish Water advises that there is currently insufficient capacity at Luss Waste Water Treatment Works. On receipt of Scottish Water's growth criteria being met, Scottish Water will initiate a Growth Project to upgrade the Wwtw. There is currently sufficient capacity at the Water Treatment Works, however, Further Network investigations may be required. Early engagement with Scottish Water is recommended.	Phase 1 filling station complete and open. Phase 2 – 6no. Retail/light industrial units.
St Fillans					
St Fillans H1 Station Road Housing 16 Homes	Landowner: WRFU Ltd and The Drummond Trust Agent: Black & Williams (Black Apple)	2017-2020	Planning permission expired (Ref: 2006/0038/OUT) Detailed application (ref; 2014/0237/DET)	Discuss with Drummond Trust and encourage planning application for part of site with expired permission (14 homes). Scottish Water state there is capacity at Waste Water	Plot 19 sale in process to buy off plan (part of 2014/0237/DET permission).





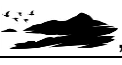














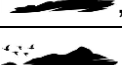





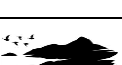

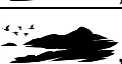









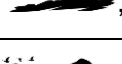

Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Actions required	Progress
	Delivery Partners: 		for 4 dwellings approved. (WRFU) 25% affordable housing requirement. A commuted sum £4,750 for each unit agreed as part of 2014 permission.	Treatment Works but there may be network issues so early engagement with Scottish Water is recommended.	
Tarbet					
Tarbet H1 Land South of A83 Housing 10 Homes	Landowner: Luss Estates Agent: Unknown. Delivery Partners: 	2025-2027	No planning permission. 50% affordable housing requirement. Site is not within the Strategic Housing Investment Programme as currently no housing need in Tarbet.	Land to be marketed and serviced. Discuss with owner/agent and develop masterplan with tourism sites. Develop access strategy for the site as adjacent to A83 in consultation with Transport Scotland.	
Tarbet VE1 Tourism Information Centre Visitor Experience	Landowner: Private. Agent: Private. Delivery Partners: 	2017-2021	No planning permission.	NPA to work with owner to develop masterplan for site alongside Tarbet MU1. Land to be serviced Develop access strategy for the site as adjacent to A83 in consultation with Transport Scotland.	Owner is developing revised plans to offer high end Tourism offer including accommodation, conference and event space, and recreational activity base. .










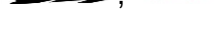









Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Actions required	Progress
Tarbet MU1 Central Green Visitor Experience and Open Space	Landowner: LLTNPA and Private owner Agent: Private Delivery Partners: 	2017-2021	No planning permission except for temporary permission for cruise ticket office and previously change of use permission for kiosk.	National Park Authority Estates Team to develop project to improve main part of site – central open space including car park, kiosk and public toilets. NPA to work with other owner to develop masterplan for this site and connected site Tarbet VE1. Long term solution to be sought for ticket office. Removal of invasive species and enhancement of paths. Develop access strategy for the site as adjacent to A82 and A83 in consultation with Transport Scotland.	
Tarbet VE2 Former Harvey's Garage Visitor Experience	Landowner: Private Agent: Private Delivery Partners: 	2017-2021	Planning permission lapsed in 2015 for a guesthouse and 3 self-catering units (reference: 2012/0217/DET)	Land to be marketed Encourage submission of renewal or revised application. Land to be serviced Develop access strategy for the site as adjacent to A82 in consultation with Transport Scotland.	Owner/agent has been reviewing (late 2016) and considering options.
Tarbet VE3 Land to rear of Tarbet Hotel Visitor Experience	Landowner: Bay Hotels Ltd Agent: Delivery Partners:	2017-2021	No planning permission.	Discuss with owner/agent Develop access strategy for the site as adjacent to A82 and A83	






Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Actions required	Progress
				in consultation with Transport Scotland.	
Tarbet TR1 Water-based infrastructure	Landowner: National Park Authority Agent: Delivery Partners: 	2017-2021	No planning permission.	National Park Authority Estates Team to develop project to improve water access include upkeep of existing pier and supporting access to the water via pontoon, slipway etc.	
Tyndrum					
Tyndrum MU1 Clifton Mixed Use Visitor Experience and Economic Development (1.7Ha)	Landowner: Highland Heritage Hotels Agent: Delivery Partners: 	2017-2021		Land to be marketed Discuss with owner/agent Land to be serviced	
Strathfillan RA1 Rural Activity	Landowner: SAC Agent: Delivery Partners: 	2017-2021		Discuss with owner/agent Land to be serviced	
Strachur RA1 Strachur South Rural Activity	Landowner: Sawmill, Bailliemeanach Agent: Delivery Partners: 	2017-2021		Discuss with owner/agent Land to be serviced	

7. Local Development Plan Policies

















Overarching Policies (OP) Policy reference and title	Stakeholders responsible	Timescale	Actions required	Progress
OP1 Strategic Principles		Ongoing	Monitor	Adopted LDP Policy
OP2 Development Requirements		Ongoing	Monitor	Adopted LDP Policy
OP3 Developer Contributions		Ongoing	Monitor Work with councils to ensure financial contributions are spent within time and within the area for housing and education.	Adopted LDP Policy
Detailed Policies Policy reference and title	Stakeholders responsible	Timescale	Actions required	Progress
H1 Providing a diverse range of housing		Ongoing	Monitor	Adopted LDP Policy
H2 Location and types of new housing required		Ongoing	Monitor Work with councils to ensure delivery of affordable housing and liaise on Strategic Housing Investment Programme.	Adopted LDP Policy
ED1 Economic Development in Towns and Villages		Ongoing	Monitor	Adopted LDP Policy
ED2 Economic Development in the Countryside and Small Rural Communities		Ongoing	Monitor	Adopted LDP Policy
ED3 Safeguarding Economic Development Sites		Ongoing	Monitor	Adopted LDP Policy















VE1 Location for new development to enhance the Visitor Experience	 	Ongoing	Monitor	Adopted LDP Policy
VE2 Recreation and Access	 	Ongoing	Monitor	Adopted LDP Policy
VE3 Delivering a World Class Visitor Experience	 	Ongoing	Monitor	Adopted LDP Policy
VE4 Safeguarding existing Tourism Sites	 	Ongoing	Monitor	Adopted LDP Policy
TP1 Safeguarding Sites to Improve the Transport Network	  	Ongoing	Monitor	Adopted LDP Policy
TP2 Promoting Sustainable Travel and Improved Travel Options	  	Ongoing	Monitor	Adopted LDP Policy
TP3 Impact Assessment and Design Standards of New Development	  	Ongoing	Monitor	Adopted LDP Policy
NE1 National Park Landscapes, seascape and visual impact	 	Ongoing	Monitor	Adopted LDP Policy
NE2 European sites - Special Areas of Conservation and Special Protection Areas	 	Ongoing	Monitor	Adopted LDP Policy
NE3 Sites of Special Scientific Interest, National Nature Reserves and RAMSAR Sites	 	Ongoing	Monitor	Adopted LDP Policy
NE4 Legally Protected Species	 	Ongoing	Monitor	Adopted LDP Policy
NE5 Species and Habitats	 	Ongoing	Monitor	Adopted LDP Policy
NE6 Enhancing Biodiversity	 	Ongoing	Monitor	Adopted LDP Policy
NE7 Protecting Geological Conservation Review Sites	 	Ongoing	Monitor	Adopted LDP Policy
NE8 Development Impacts on Trees and Woodlands	 	Ongoing	Monitor	Adopted LDP Policy
NE9 Protecting peatlands	 	Ongoing	Monitor	Adopted LDP Policy
NE10 Protecting the Water Environment	 SEPA	Ongoing	Monitor	Adopted LDP Policy
NE11 Surface Water and Waste Water Management	 SEPA	Ongoing	Monitor	Adopted LDP Policy
NE12 Marine and Inland	 	Ongoing	Monitor	Adopted LDP Policy







Aquaculture				
NE13 Coastal Marine Area		Ongoing	Monitor	Adopted LDP Policy
NE14 Flood Risk		Ongoing	Monitor	Adopted LDP Policy
NE15 Contaminated Land		Ongoing	Monitor	Adopted LDP Policy
HE1 Listed Buildings		Ongoing	Monitor	Adopted LDP Policy
HE2 Conservation Areas		Ongoing	Monitor	Adopted LDP Policy
HE3 Wider Built Environment and Cultural Heritage		Ongoing	Monitor	Adopted LDP Policy
HE5 Historic Gardens and Designed Landscapes		Ongoing	Monitor	Adopted LDP Policy
HE6 Conversion and Re-use of Redundant Buildings		Ongoing	Monitor	Adopted LDP Policy
HE7 Scheduled Monuments and other Nationally Important Archaeological Sites		Ongoing	Monitor	Adopted LDP Policy
HE8 Other Archaeological Resources		Ongoing	Monitor	Adopted LDP Policy
HE9 Sites with Unknown Archaeological Potential		Ongoing	Monitor	Adopted LDP Policy
OS1 Protecting Outdoor Sports Facilities		Ongoing	Monitor	Adopted LDP Policy
OS2 Protecting Other Important Open Space		Ongoing	Monitor	Adopted LDP Policy
OS3 New Open Space Opportunities		Ongoing	Monitor	Adopted LDP Policy
CF1 Supporting New and Existing Community Facilities		Ongoing	Monitor	Adopted LDP Policy
R1 Development in Towns and Villages		Ongoing	Monitor	Adopted LDP Policy
R2 Development outside Towns or Villages		Ongoing	Monitor	Adopted LDP Policy
R3 Display of Advertisements		Ongoing	Monitor	Adopted LDP Policy
RE1 Renewable Energy within the		Ongoing	Monitor	Adopted LDP Policy

National Park				
RE2 Renewable Energy Developments adjacent to the National Park		Ongoing	Monitor Respond to consultation requests relating to wind energy at edge of National Park.	Adopted LDP Policy
ME1 Mineral Extraction		Ongoing	Monitor	Adopted LDP Policy
TS1 Telecommunications Development		Ongoing	Monitor	Adopted LDP Policy
WM1 Waste Management Requirement for New Developments		Ongoing	Monitor	Adopted LDP Policy
WM2 Waste Management Facilities		Ongoing	Monitor	Adopted LDP Policy

8. Guidance

Supplementary Guidance (SG)	Stakeholders responsible	Timescale	Actions required	Progress
SG1 Design and Placemaking	Applicants / Agents / Developers / House Builders   , Community	Ongoing	<ul style="list-style-type: none"> Review comments from 2015 consultation. Adopt and Publish Guidance 	Consulted May-June 2015 Moving to adopt March 2017
SG2 Housing Development	Applicants / Agents / Developers / House Builders   , Community	Ongoing	<ul style="list-style-type: none"> Review comments from 2015 consultation. Liaise with agents. Adopt and Publish Guidance 	Consulted May-June 2015 Moving to adopt May 2017
SG3 West Loch Lomondside Rural Development Framework	Landowners: Luss Estates    , SEPA ,   , Luss Community Council	Ongoing	<ul style="list-style-type: none"> Adopt and Publish Guidance Monitor progress of planning applications in West LL. 	Consulted May-June 2015 Moving to adopt April 2017 Luss Estates have submitted a series of planning applications to deliver housing, new open space and a car park to deliver the framework.
SG4 Buchanan South Rural Development Framework Areas	Landowners: Buchanan Estate    ,  SEPA ,  , Buchanan Community Council	Ongoing	<ul style="list-style-type: none"> Adopt and Publish Guidance Monitor progress of planning applications in Buchanan South. 	Consulted May-June 2015 Moving to adopt April 2017
SG5 Developer Contributions	Applicants / Agents / Developers / House Builders  	Ongoing	<ul style="list-style-type: none"> Review comments from 2015 consultation. Liaise with Stirling Council re. bridge. Re-consult Make amendments. Adopt and Publish Guidance 	Consulted May-June 2015 Requires changed to Supplementary Guidance and re-consultation and adopted by May 2017 .

Planning Guidance (PG) and title	Stakeholders responsible	Timescale	Actions required	Progress
PG1 Callander South Masterplan Framework	Landowner,  ,  , Community	Ongoing	<ul style="list-style-type: none"> Review comments from 2015 consultation. Liaise with Stirling Council re bridge. Make amendments. Approve and Publish Guidance 	Consulted May-June 2015. Planning and Access Committee to approve and framework to be published April 2017 .
PG3 Listed Buildings and Conservation Areas	 , LO, 	Ongoing	<ul style="list-style-type: none"> Review comments from 2015 consultation. Make amendments. Approve and Publish Guidance 	Consulted May-June 2015. Reviewed and made changes following comments, completed Nov 2016. Planning and Access Committee to approve and published in February 2017 .
PG4 Visitor Experience	 ,  ,  ,  ,  , Community	Ongoing	<ul style="list-style-type: none"> Review comments from 2015 consultation. Make amendments. Approve and Publish Guidance 	Consulted May-June 2015. Planning and Access Committee to approve and framework to be published April 2017 .
PG5 Callander Conservation Area Appraisal	Landowners, Homeowners,  , Community	Adopt with LDP Adoption	<ul style="list-style-type: none"> Monitor 	Complete (2011)
PG6 Killin Conservation Area Appraisal	Landowners, Homeowners,  , Community	Adopt with LDP Adoption	<ul style="list-style-type: none"> Monitor 	Complete (2011)
PG7 St Fillans Conservation Area Appraisal	Landowners, Homeowners,  , Community	Adopt with LDP Adoption	<ul style="list-style-type: none"> Monitor 	Complete (2011)
PG8 Gartmore Conservation Area Appraisal Draft PG	Landowners, Homeowners,  , Community	Adopt with LDP Adoption	<ul style="list-style-type: none"> Finalise draft Board approval Public consultation Monitor 	Draft complete
PG9 Drymen Conservation Area Appraisal Draft PG	Landowners, Homeowners,  , Community	Adopt with LDP Adoption	<ul style="list-style-type: none"> Finalise draft Board approval Public consultation Monitor 	Draft complete
PG10 Luss Conservation Area Appraisal Draft PG	Landowners, Homeowners,	Ongoing	<ul style="list-style-type: none"> Commence draft 	Draft complete

Planning Guidance (PG) and title	Stakeholders responsible	Timescale	Actions required	Progress
	  , Community			
PG12 Milton Conservation Area Appraisal Draft PG	Landowners, Homeowners,   , Community	Ongoing	<ul style="list-style-type: none"> Commence draft 	Started draft
PG11 Tyndrum Conservation Area Appraisal Draft PG	Landowners, Homeowners,   , Community	Ongoing	<ul style="list-style-type: none"> Commence draft 	To be started

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