



**Agenda Item (6) - NPA/02/2014/02
Appendix 1**

Main Issues Report (text only) – For Approval

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1. Introduction

This report is all about the **big ideas** for future development in the National Park over the next 20 years. Where new homes should go, where new and existing businesses will be supported and where the environment should be protected. It shows the development that we think is needed in order to support our communities, visitors and local economy whilst ensuring the ongoing conservation and enjoyment of the areas outstanding environment.

To help establish this we have listened to many people in the National Park. We have spent time talking and listening to our communities, we have met with key government agencies, partner organisations, businesses and landowners throughout 2013. Research has also been undertaken into key development issues such as housing, economic development and tourism.

This is drawn together in this **Main Issues Report** to outline what we think are the likely main changes required from the Local Plan, the potential solutions and the options for new development.

Our **Local Plan**, which has been in place since December 2011 is the basis for deciding where new homes, businesses, visitor accommodation etc should go in the National Park. It is a key document in attracting the right new development in the right place. We must ensure it is up to date.

This is your opportunity to **tell us what you think** before we prepare the new Plan.

1.1 Overview

What are the issues that might affect me, my family or my community?

The amount of new homes and businesses being built has been very low in recent years overall, and this is a trend throughout Scotland. It is important to consider where our current approach to supporting new development could be amended to help the National Park's communities and businesses. We focus on the **Rural Economy, Housing and Visitor Experience** to explore what new options may be available. **(Section 4.3)**

The natural, built and cultural environment including the Park's landscape is the very reason that the National Park was designated. **We feel the policies in our Local Plan that guide new development in relation to these topics do not need changed. (Section 3)**

Infrastructure and Services are key for our communities and visitors. These affect how we move about on the roads, paths and public transport, where our children can go to school, and where our visitors go. Feedback from communities and businesses confirms the importance of these points. **(Section 4)**

Turning to the **Park's Towns and Villages**, the main areas where additional land is identified are Callander and to a lesser extent in the Arrochar, Tarbet and Succoth area. New land is proposed for housing and existing or additional land is shown for tourism or economic development. Significant existing land for both tourism and housing in Balloch remains and is proposed to be continued. **(Sections 5 and 6)**

Development in the locations highlighted above, we feel, over the longer term will provide sustainable growth – an increase in employment opportunities with new homes that can facilitate improvements in services and infrastructure as development is implemented.

The same principles have been applied when reviewing sites in other towns and villages, with the purpose to ensure there is enough land for housing between 2016 and 2026 but also to provide a range of options for both housing, economic development and tourism development. Additional new smaller sites are also identified in:

- Aberfoyle
- Crianlarich
- Drymen
- Gartocharn
- Luss
- Balmaha

How can I share what I think?

[To be added: Consultation and engagement programme – summary, including dates – how, what, where and when]

1.2 Why plan?

Planning is all about guiding new development in the Park whilst safeguarding, and enhancing, the environment. We prepare a development plan to show where, and what type of future development will be supported. This is used as the basis for deciding planning applications for development and use of land. We have a statutory duty to prepare a development plan and the strategy and policies contained within this are key to securing delivery of the National Park's four statutory aims¹.

We must update our development plan regularly (every 5 years) so that it is kept up to date and is responsive to change.

The current **Local Plan** covers the period from 2010 to 2015.

The new **Local Development Plan (LDP)** will replace the Local Plan and will cover the period from 2016 to 2021. It will have a different format from the current Local Plan (due to changes in legislation) however the purpose and use of the LDP remains the same. Whilst it has a lifespan of 5 years it will focus on the main development proposals for the next 10 years and also give an indication of where we think future development, and the likely scale of this, should be located as far as 20 years ahead.

[Insert map of the park]

[Provide Summary of Main Issues in word wall diagram]

¹ Scotland's National Parks share four aims set out by Parliament:

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

2. National Park Partnership Plan

The National Park Partnership Plan sets out the priorities and key outcomes for the Park for all partners to 2017. A key difference for planning within a National Park is that we must ensure that the Park's **four statutory aims** are achieved collectively and in doing so work with all public bodies to ensure their activities deliver these priorities.

2.1 Vision for the Park

In addition to being the basis for guiding new development, the Local Development Plan is the key development enabling tool that the Park Authority has. It can influence investment in infrastructure and services. The Outcomes identified in the National Park Partnership Plan are:

Conservation: An internationally-renowned landscape where the natural beauty, ecology and the cultural heritage are positively managed and enhanced for future generations.

Visitor Experience: A high quality, authentic experience for visitors, with many opportunities to appreciate and enjoy the natural and cultural heritage, within an internationally renowned landscape that compares to the best on offer around the world.

Rural Development: In the National Park businesses and communities thrive and people live and work sustainably in a high quality environment.

It is proposed that these form the Vision for the Local Development Plan.

Vision Question 1:

Do you agree with the Vision?

2.2 Delivering the National Park Partnership Plan

The Partnership Plan outlines key challenges for each Outcome, identified above, along with policies and delivery priorities. The policies are particularly important in preparing the Local Development Plan and set the strategic framework to shape any revisions or updates to strategy and policy.

The key policy provision is the Spatial Development Strategy which the Local Development Plan should be consistent with. The approach in the Local Plan is consistent with this Strategy and it is not proposed to significantly amend. Where possible changes identified, these are outlined in the Rural Economy, Housing and Visitor Experience sections.

[Map 6 to be inserted from NPPP]

3. Current Planning Policy - The Local Plan

3.1 Strategy summary

The current Local Plan provided the first single planning strategy and framework of policies for the National Park. It's overall vision was to provide:

'A robust development and land-use planning framework to 2015 that will deliver high quality, sustainable development in an area of outstanding landscape and environmental quality.

New development will contribute to the Park's special qualities, directly supporting the social and economic development of the Park's communities and a growing rural economy, contributing to Scotland's prosperity, improving the range and quality of opportunities to experience the National Park, and enhancing its standing as an international visitor destination.'

3.2 Progress in delivering the strategy – key trends

Monitoring of the Local Plan has been carried out by reviewing how we have used the policies in making decisions on new development since December 2011. This is critical to understand progress in achieving the aims and vision. It also helps consider what our main issues might be as it can highlight which sections of the Plan needs to be updated to respond to changes in external influences.

The National Park Authority's 2013 Monitoring Report, published separately, is a comprehensive record on how the Development Plan has performed in achieving the vision above. We have summarised the content of that report here. Later in this document we will explore the trends behind this information.

The National Park Authority determined 611 planning applications between 13 December, 2011 and 31st December 2013. 11 applications have been refused and 46 have been withdrawn. The applications can be split into the categories associated with the Local Plan strategies: (Please note that applications can fall into more than one category, for example a housing application can have environmental aspects to be considered):

- i. Environment – 436 applications
- ii. Housing - 316 applications
- iii. Economic Development – 74 applications
- iv. Sustainable Tourism and Recreation – 139 applications
- v. Transport infrastructure – 91 applications
- vi. Sustainable Communities – 76 applications

The key points from the above monitoring include:

- In the Local Plan, we allocated suitable sites for development. The majority of these sites remain undeveloped.

- In terms of housing, 25 of the 29 allocated sites have yet to be developed as building rates have declined since the Local Plan process began in 2009. Economic and Sustainable Tourism sites show a similar picture with some notable exceptions however. Windfall sites are providing the large share of development activity in the Park.
- Some key sites in the Park have seen encouraging progress however, the largest housing site in the Park Tannochbrae, Callander being complete and the approval of the 130 bed hotel and associated development at the former torpedo range near Arrochar gaining planning permission in 2013.
- The environmental policies in the Local Plan are working well, ensuring that development being approved and built is safeguarding and enhancing the environment.
- Renewable Energy and other sustainable community related development has been more positive with a number of schemes going ahead which has been a boost to many areas of the Park.
- Key transport projects in the Park are planned on the A82 at Tarbet to Arduli and in Crianlarich which will increase connectivity and improve journey times.
- While there has been an increase in vacant retail and commercial properties in our town and village centres, these have been the in the minority.

For full details please refer to the Monitoring Report. From this, it is considered that the following are the key policy and strategy areas that need reviewed:

- Housing and affordable housing policies/requirements
- Economic development policies and land
- Tourism development strategy and policies

Having considered the elements that need reviewed the next sections turn to identify the issues and places capable of being the focus in this Main Issues Report. These are outlined below with discussion on each, including additional items.

4. Identifying the Main Issues – what needs major change and what are the options?

4.1 Drivers for change

Previous sections explain the context within which the planning system operates in the National Park and show recent development trends. These provide evidence on the performance of the Local Plan, however, only measure the actual development taking place and not the underlying reasons or issues. They also don't tell us the potential future issues that we may need to consider. To build up a full current picture, we have:-

- Invited the submission of comments, issues and land suitable for development
- Listened to the views of the Park's communities, businesses, landowners, Councils and partner organisations through meetings, Charrettes, workshops and household/business questionnaires.
- Undertaken research into housing, retailing and economic development and 2011 Census, and,
- Reviewed new legislation, emerging policies or strategies from local and national Government

The following section provides a short summary of the headlines identified from this review.

Community and partner engagement

In terms of community engagement, the following is a summary of key points we heard during our programme during 2013:

- Callander's aspiration to be an outdoor capital of the National Park, with a long term growth favoured to the south to accommodate development to support new investment in facilities, services and accommodation.
- The significant potential economic benefits and opportunities from the Ben Arthur Resort Development in the Arrochar area.
- Tourism or visitor development should not be to the detriment of the character of towns and villages, but new development is needed in Aberfoyle, Tyndrum, Blairmore, Arrochar, and Succoth. Where this can compliment social enterprise aspirations of these communities this was particularly supported.
- Basic infrastructure, such as roads, car parks, sport/leisure facilities, primary schools, health care, community halls and broadband are essential to community life and supporting the visitor economy.
- New housing is needed to ensure that young people and working families can stay and perhaps more pressing is that they can afford to move to the National Park. The amount of housing should relate to the need and employment opportunities. There is more pressure/demand on the south and Callander given the accessibility to central belt and its wider employment opportunities.
- Some evidence of some business activity struggling – increase in vacant commercial, particularly retail, premises.

The following three topics are proposed to be overarching themes in the Local Development Plan. While they have implications for the National Park or relate to an outcome we would like to achieve, they require a broad range of action that relates to a number of areas of development.

Placemaking

Achieving good design is now central to planning which is about creating successful places. This should be a collaborative process with a focus on the following six qualities for places to be:

- Distinctive
- Welcoming
- Adaptable
- Resource Efficient
- Safe and Pleasant
- Easy to Move Around and Beyond

These should be reflected in planning strategies, policies and decisions and be promoted through a variety of tools such as, Design Guides, Masterplans and Development Briefs. It is proposed that this is an overarching theme throughout the next Local Development Plan which all policies and proposals contribute to.

Population Change

Ageing population is an established national issue, however long term projections anticipate that this will be particularly acute in the National Park, combined with an 11% reduction in population. When the current local plan was drafted the population was predicted to decline by between 5 and 10% (2006 and 2008 based population projections by National Records of Scotland). However, as the table below highlights, more recent projections show a worsening situation.

Area	Percentage change (2010 – 2035)
LLTNP	-11%
Scotland	+10%
Stirling	+16.1%
Argyll & Bute	-7.2%
West Dunbartonshire	-6.8%
Perth & Kinross	+32.1%

Table 1: GRO Midyear estimates

The key points over the projection period are:-

- The population of the National Park is projected to fall from 14,480 to 12,820 (a decrease of 11%).

- The number of children aged under 16 is projected to decrease by 29% from 2,130 in 2010 to 1,520 in 2035.
- The number of people of working age is projected to decrease by 23% from 8,590 in 2010 to 6,630 in 2035.
- The population of pensionable age is expected to increase by 24% from 3,760 in 2010 to 4,670 in 2035.

Analysis of the 2011 Census provides the following update:

The population of the Park has declined slightly since 2001, whilst Scotland as a whole has increased slightly; both these trends are projected to continue. As the table below highlights, there is a wide variation in the local authority areas that include the Park's area.

Usual resident population	2001	2011	% Population change (2001 to 2011)
LLTNPA	15,600	15168	-2.85
Scotland	5,062,011	5295403	+4.41
Stirling	86,212	90247	+4.47
Argyll & Bute	91,306	88166	-3.56
West Dunbartonshire	93,378	90720	-2.93
Perth & Kinross	134,949	146652	+7.98

Table 2: 2011 Census Summary

The trends show that over the last 30 years younger age groups (0–19) have been declining and older age groups (45+) have been increasing, particularly the age group 65+. The percentage of resident population within the core 20-29 and 30-44 age groups has decreased by 8.1% over the last 20 years (1991 to 2011). This is illustrated in the two charts below which provide comparisons with other areas and over the last four census returns.

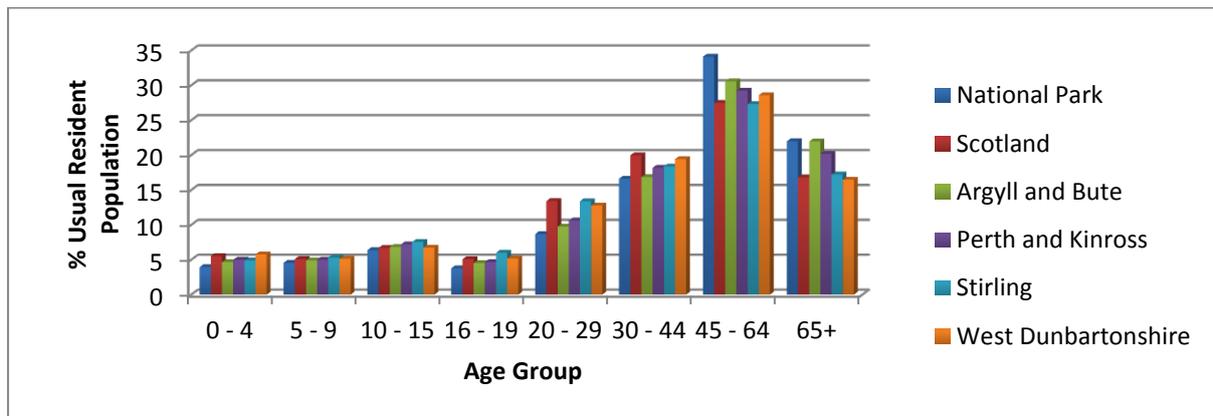


Figure 1: Age Structure - LLTNPA, Scotland and surrounding areas 2011

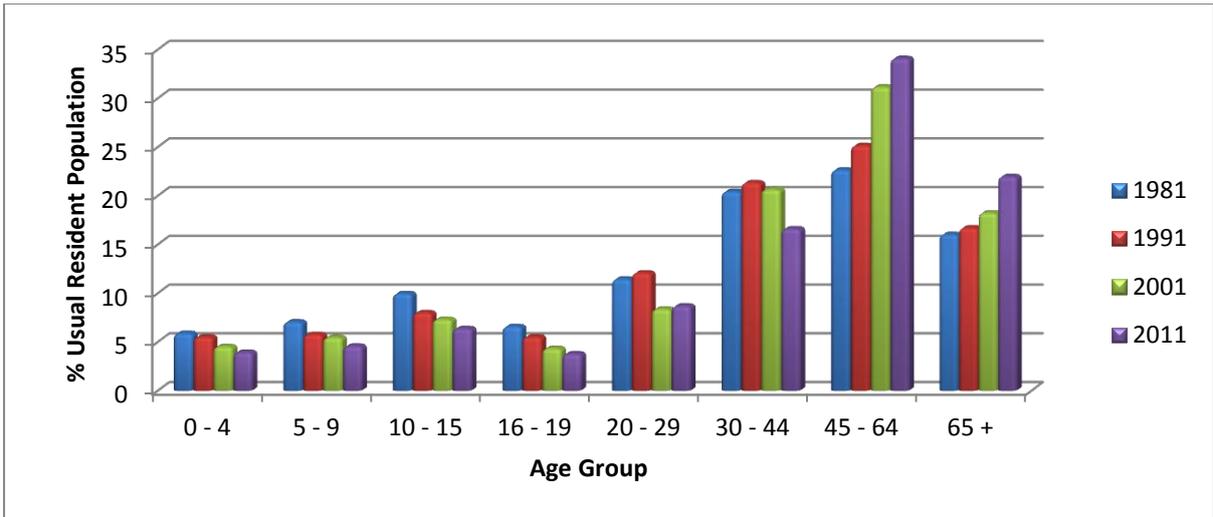


Figure 2: Trends in the LLTNPA Age Structure

The requirement to address population change is an overarching issue considered throughout this whole report.

Sustainability

Sustainability and climate change remains central to public policy and should be a key theme in new planning strategies. The Climate Change (Scotland) Act sets a target of reducing greenhouse gas emissions by at least 80% by 2050, with an interim target of reducing emissions by at least 42% by 2020. It is expected that planning will support these targets in various ways – through good, low energy design, efficient use of land, buildings and infrastructure, to protecting and enhancing the natural and cultural heritage. It is proposed that this is an overarching theme throughout the new Local Development Plan which all policies and proposals contribute to.

It is recognised that Section 72 of the Climate Change (Scotland) Act 2009 requires: ‘A planning authority, in any local development plan prepared by them, must include policies requiring all developments in the local development plan area to be designed so as to ensure that all new buildings avoid a specified and rising proportion of the projected greenhouse gas emissions from their use, calculated on the basis of the approved design and plans for the specific development, through the installation and operation of low and zero-carbon generating technologies.’ It is proposed to amend the Local Plan’s policies to ensure this is met.

The following section provides a summary of the main trends for our proposed issues for discussion.

The Economy

Since 2008 there have been significant changes in the economy that have affected the National Park area, like all parts of the country with dramatic changes in terms of levels of investment and public and private finance. The effects have included a general rise in unemployment, fewer property’s being bought and sold, dramatic reduction in rates of new

development, increase in vacant commercial properties, reduction in some public services/ facilities and affordable housing subsidies.

Tourism and Visitor Experience

Despite the economic downturn nationally, more people are holidaying at home and visitor pressure on the National Park as a popular visitor destination has continued with indications of an increase in expenditure. Key indicators include:

- Over 1 million trips were made by UK residents to Scotland's two National Parks, accounting for 8% of total overnight tourism trips in Scotland and 7% of total visitor expenditure.
- Loch Lomond Shores is the second most popular free attraction in Scotland with 1,125,496 visitors in 2012.

Investments as below help create confidence for the private sector to invest:

- Significant investment in visitor accommodation and facilities, for example;
 - Strong investment on Loch Lomondside and Loch Long - The Carrick Golf Resort and Spa, Ardgartan Hotel & Forest Holidays Lodges. Planning permission for the Ben Arthur Resort, close to Arrochar. This is a 5 Star resort that will also include a marina.
 - Regenerated or refurbished hotels in Luss, Crianlarich and Balquhidder.
- Infrastructure and Visitor Management improvements –
 - Established water based public transport on Loch Lomond,
 - East Loch Lomondside: seasonal camping byelaw, informal camping facilities, traffic management, improved signage, ranger/ police patrols and alcohol byelaw.
 - 5 Lochs Management Plan – first phase of facilities in place in two locations on Loch Lubnaig.
- Scenic routes – As part of a Scottish Government initiative, the first pilot schemes are due for completion between April and June 2014.

Housing

There continues to be high levels of need for affordable housing within the National Park. This is particularly the case within the Stirling Council area and parts of Argyll and Bute Council area around Loch Lomondside.

It remains one of the most expensive areas in which to buy a house in Scotland and external buyers continue to be a substantial presence on the housing market.

There have been very low rates of housing development over the last few years as highlighted earlier with little affordable housing being delivered.

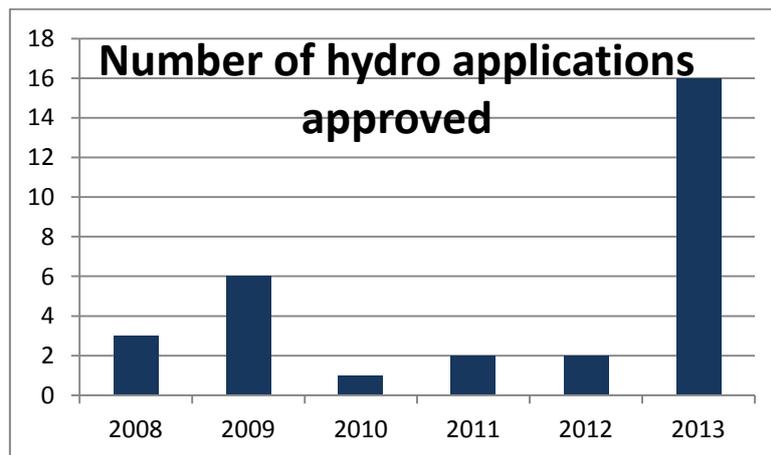
Infrastructure and Services

The importance of the provision, and safeguarding, of infrastructure and services has been highlighted repeatedly by communities and businesses. This includes basic community facilities such as schools, car parks, public toilets and roads. Broadband is a key issue in many communities.

The following topics reflect other important issues or activity in the National Park.

Renewable Energy

The Park's water resources have long been utilised for both drinking water and energy generation. Over the last 10 years there has been a significant increase in small run of river hydro schemes which demonstrate how sustainable development can be successfully delivered within a sensitive ecological environment and landscape. The schemes are being progressed by landowners, communities and businesses, to reduce their energy costs and supplement their income. Supplementary planning guidance has been produced to help facilitate this development. The chart below illustrates the level of interest:



Whilst there has been little interest in wind turbine proposals within the Park, there has been an increasing number of commercial wind farm proposals close to the Park's boundary. Some of these have been in locations where their visibility from the Park and on its setting has been of concern.

Flood Risk Management

The National Park was designated a Responsible Authority under the Flood Risk Management (Scotland) Act 2009 in December 2013 on account of our planning function (the current Local Plan requires new proposals that may be at risk of flooding to be the subject of a Flood Risk Assessment). Primarily this requires us, in exercising our functions, to 'act with a view to achieving the objectives set out in the flood risk management plan' for the national and relevant flood risk management plans. The focus within this new regime is that sustainable flood risk management is central to policy and decision making.

Wild Land

Areas of wild land have now been mapped, which was not available when preparing the Local Plan and is included in the National Park Partnership Plan. Scottish Natural Heritage have prepared a national map. Together, these maps provide a clearer basis for managing appropriate development and activity in these areas.

4.2 Summary of the main issues

From previous sections it is clear that there are some new and continuing issues that we need to explore. In identifying these we need to focus on what the LDP can have greatest influence over and where there is a need to change the current Local Plan's approach. It needs to ideally be a relatively short list, to enable a focused approach that can be monitored and is realistic to deliver or improve.

Where no change is thought likely, or is proposed, then the current policies in the Local Plan will be continued into the Proposed Plan (which is consulted upon after the MIR and includes the draft policies). Issues not outlined, particularly those relating to landscape, natural and built environment are considered to continue to be significant considerations, but that the current framework of policies in the Local Plan remain robust and effective, with only minor updates required.

Section 8 outlines a summary of our review of current policies, highlighting those that are proposed to amend or keep the same. Some of the content will be moved into new statutory Supplementary Planning Guidance which will accompany the Local Development Plan.

The table below is a summary of the Main Issues we consider as key for the physical development of the National Park over the next 10 years and which should be the focus in preparing the LDP. These are explored in more detail in subsequent sections.

<u>Issue</u>	<u>Considerations – tell us your views</u>
Rural Economy	Rural Economy Question 1: Should we provide greater support for a broadening of economic activity by providing greater flexibility for new business development in the countryside? Rural Economy Question 2: Do you agree that a pilot approach should focus on two key areas in the Park? Rural Economy Question 3: Do you agree that closer links with Land and Visitor Management would be beneficial?

<p>Visitor Experience</p>	<p>Visitor Experience Question 1: Callander, Balloch, Tyndrum, Drymen, Arrochar and Tarbet are identified in the National Park Partnership Plan as the key locations where strategic tourism development will be supported within the National Park. We also think that the Aberfoyle area offers potential for some further tourism development and that Blairmore, Strone and Kilmun could better utilise their natural and built heritage and sea access for tourism and community purposes.</p> <p>Do you agree? Are there any other settlements where we should support tourism investment and development?</p> <p>Visitor Experience Question 2: We think that small scale development should be supported in appropriate countryside areas but that we need to better define where these areas are in order to provide certainty and guidance for investors, developers and local communities. Do you agree?</p>
<p>Infrastructure and Services</p>	<p>Infrastructure & Services Question 1: Do you agree with the opportunities listed above? Are there others?</p> <p>Infrastructure & Services Question 2: How is best to deliver improvements to infrastructure that benefits communities and visitors through new development?</p> <p>Infrastructure & Services Question 3: How can the retention and improvement of key community services such as schools, healthcare, road and broadband be supported?</p>
<p>Housing</p>	<p>Housing Question 1: How much new housing is required?</p> <p>Housing Question 2: How can we better deliver housing in the National Park?</p>

4.3 Main issues, potential options and solutions

Rural Economy

Profile

The economy of the National Park reflects its location as an area of accessible countryside within the hinterland of the cities and towns of central Scotland. This close proximity to large urban areas and its high quality natural environment means that tourism dominates. It also means that the larger towns and cities close to the Park are typically more attractive locations for businesses and commercial premises as they are closer to their customers or demand for their services. However, the Park is an attractive area for people who work in these businesses to live and commute from, and also for small or sole practice professional consultancies.

Rural landownership is dominated by privately managed farms and a number of large private estates along with public and third-sector land, particularly the Forestry Commission which includes large parts of the Queen Elizabeth and Argyll Forest Parks. Decisions made by land managers are key to ensuring a healthy rural economy.

Agriculture, particularly sheep production and forestry, remain the backbone of the rural economy, with the support from Government subsidies being critical. The entire Park area is currently covered by the Less Favoured Area Support Scheme which reflects the challenges to farming across the area, although this is currently being reviewed. While not the largest employer, the importance of their role in land management and maintaining the traditional character of the Park is significant.

Small scale run of the river hydro schemes are now established as being an important income for rural landowners, with a significant rise in both proposals and schemes operating. There has been a low level of diversification to generate income from tourism and leisure interests.

Issues and Opportunities

The Adopted Local Plan identified a range of sites and also a supportive policy for diversifying rural businesses. Despite this, there has been a low uptake on the development of the sites allocated for Economic Development and no uptake on the Rural Activity Area sites which provide opportunities for a variety of business/industry uses in rural locations. The numbers of planning applications for economic development uses or development has also been low over the last two years (excluding tourism).

Despite this, the 2013 National Park Business Space survey highlights that there is demand for more land and new premises for business. The key points the survey highlighted were:

- 37% of business owners who responded feel that they need to relocate their business in order to accommodate their business needs, 56 % of those require space for an office and/or other professional service.
- Callander and surrounding area was highlighted as the place with the highest demand for business space.
- Nearly 60% of businesses require rural land/countryside in order to expand their business.
- The majority of business owners require in-between 50 - 250 sq m (538 - 2691 sq ft) of new land in order to meet their aspirations.

Some of the other barriers to growth raised by responders include high rents, limit of choice of land, planning & SEPA restrictions, poor roads, sewage, broadband and a limit of serviced units available.

These issues are not uncommon within rural Scotland. However it is perhaps not always clear, or understood, how planning policies are already supportive of diversification from traditional rural activities to leisure, recreation or tourism development. While there is no evidence to suggest the current Economic Development policies require significant change, there is a need to prompt a discussion to increase activity.

The National Park provides a unique opportunity to work towards solutions with partner organisations. It is one of the few areas in Scotland where landowners can benefit from the special landscapes and environment and the business opportunities that this brings to the Park for services and accommodation.

An example of this type of approach is our existing modest programme of providing assistance to landowners to help realise the economic and environmental benefits through whole farm and estate management plans. Separate to this, landowners are also increasingly looking to this more holistic approach to realise the value of their land and assets. It is clear there is a common ground between the aims of landowners (to ensure they have a viable business, which in turn supports employment, housing and generates expenditure) and the Vision outlined earlier. Examples of our current work with landowners include with Glen Falloch and Luss Estates, Portnellan and Inverlochlarig Farms.

Rural Economy Question 1:

Should we provide greater support a broadening of economic activity by providing greater flexibility for new business development in the countryside?

Rural Economy Question 2:

Do you agree that a pilot approach should focus on two key areas in the Park?

Rural Economy Question 3:

Do you agree that closer links with Land and Visitor Management would be beneficial?

Options and Solutions

Preferred Option – Provide greater flexibility

1. It is suggested that, as a pilot, two areas of the Park are identified – Luss and its wider area and the area between Balmaha and Drymen – where **Rural Development Framework Areas** are proposed to support bespoke strategies for development in these areas.

The Frameworks, as part of the Local Development Plan and supported in Supplementary Planning Guidance, would set out:

- development opportunities and constraints,
 - it would be location based, but not necessarily site specific
- where a specific policy response is required
 - for example, where it might be appropriate to vary from Park wide policies on housing, tourism or economic development in the countryside – either to be more restrictive or more flexible
- key initiatives that require co-ordination, in the short, medium and long term
 - proposals for partnership working between landowners, the National Park, communities, local authorities and other partners. These may not be new and would reflect existing projects with a development implication. For example agreeing the delivery priorities for Luss Estate’s Strategic Development Framework.
- priorities for infrastructure improvements
 - identify current deficiencies in car parking, water access or other visitor management and community issues that may have a development implication.
- detail who the lead organisation or landowner is and those that need to contribute.

The purpose would be to seek to better co-ordinate development, provide more clarity for the landowners and communities on what in planning terms is acceptable and also needed. Recognising that for investment in roads, car parks, paths and affordable housing to happen there is also the need for landowners to create value in their land to help fund such development and ensure sustainability. For example, a landowner may need to build open market housing in order to generate funding for affordable housing as well as to invest in existing and/or new enterprises, such as sporting and tourism.

Working with partner organisations, such as local authorities, Scottish Enterprise, Business Gateways in addition to landowners and developer interests will also be critical.

The identification of these areas reflects feedback at the 2013 Charrette events for the Drymen and Buchanan area and also the Luss Estate Framework, published by Luss Estates in October 2013. There may be other areas that this approach could be applied to if successful.

2. Policy ED3 would be amended to –

- a. The current policy (ED3) requires new economic development to relate to the retention of an existing rural based economic activity. This would be amended to remove this key relationship which would allow any economic activity or use provided criteria 'b' in the policy is met (safeguard visual, environmental impacts etc).
- b. ED3 would also be amended to include support for new development in accordance with an agreed Estate Management Plan that the National Park Authority has been a partner in preparing which provides an overview of how development fits with land management and investment.

Our aim is to keep land in active management and by supporting rural diversification ensure that farming and forestry which has developed the parks iconic landscape is maintained.

Other Economic Development Policies would remain largely the same.

Alternative Options

Alternative 1 – Support more development in building groups.

This would modify 2.a to introduce the change to ED3 only within existing building groups which would be defined.

Initial research which reviewed building groups in the National Park highlighted that there were approximately 485 groups (3 buildings or more that are within 100 metres of each other) with the potential of up to 122 of these having development potential for housing, tourism or economic development. While this research is not complete, it indicates the potential development potential of building groups in the countryside to support rural businesses.

This approach would require new guidance to outline the design, siting and access standards/requirements

Alternative 2 - Retain current Local Plan approach

Options & Solutions for Rural Economy:

What Option do you prefer? Why?

Visitor Experience

Profile

National Parks are globally recognised tourism assets and National Park status has given Loch Lomond & The Trossachs the opportunity to add to Scotland's tourism offer. Tourism provides the major source of income and employment within the National Park and is vital for the local economy, as well as making a significant contributing to the Scottish economy as a whole.

The National Park attracts around 4 million visitors and almost 7 million visitor days a year, providing employment for 2,400 people in tourism and recreational activities, accounting for a third of all jobs in the area and supporting around 400 accommodation providers.

It is primarily a leisure destination although there is a significant business tourism market with weddings being a major component. 60% of the leisure market are day visitors, mainly from central Scotland, and 40% are overnight visitors, staying on average 4.4 nights in the Park.

In recent years there has been significant investment in some areas of the Park, particularly Loch Lomondside and Loch Long. There has also been continued interest for small scale accommodation development, a significant proportion of this is for holiday accommodation in the countryside or on gap sites within villages and towns.

Infrastructure including roads, local and long distance paths, piers/pontoons, visitor information (including signage), public toilets and car parks have benefited from some improvements led by the National Park Authority and our partners but largely remain in poor condition or there is limited provision in many areas. Improved water transport on Loch Lomond has successfully offered alternative means of travel to the private car for people to explore the Park. Whilst this is a positive start, there is still much more to be done to increase opportunities for people to travel to, and around the Park via boat, bike or boots.

Whilst the local plan is generally considered to be providing a positive framework for guiding tourism development, there are several sites identified for tourism or recreational uses that have seen little activity or developer interest. While this is most likely as a result of current economic circumstances, it may also be due to an increasingly competitive sector. It is timely to review these sites and ascertain whether they still represent good tourism opportunities or alternatively if they can then be considered for alternative uses.

Issues and Opportunities

The **National Park Tourism Strategy** and the **National Park Partnership Plan** identify the following issues and opportunities:-

Issues

- Lack of and poor quality visitor infrastructure

- Limited range of and lack of high quality visitor facilities, particularly accommodation across all market sectors
- Lack of public transport around the Park
- Visitor management issues due to visitor pressure resulting in overcrowding in specific locations at peak times.

Opportunities

- Additional facilities and improved infrastructure, scenic routes, viewpoints and paths which will incentivise private sector investment and provide supporting services.
- Additional accommodation development
- Increased activities for visitors
- Event development
- Grow the food and drink offer, water transport and better linked walking and cycling routes (to enable more opportunities for short breaks walking or cycling between different locations in the Park)

This should be set against the context of the National Park's Tourism Strategy which states that 'with 7 million day visits annually in the National Park it is not necessarily about attracting greater numbers but about providing experiences with a range of offers that appeal to target market segments and encourage greater spend and more overnight stays.'

To achieve this, the key policy change proposed is that the National Park is now viewed as a whole in terms of tourism strategy, rather than a series of sub- destinations. It is one destination but has different markets, each looking for different things. We must continue to cater for existing markets but also consider additional facilities and experiences that will meet the needs of other markets. The challenge is to do this whilst ensuring that the environment and landscape, the very things that underpin the visitor experience and why people visit the area, are conserved and enhanced.

Where should new development be supported to take advantage of these opportunities?
[Note – this will be shown on an annotated map]

- Callander – A hub for family outdoor adventure and adventure capital of the National Park.
- Balloch – busiest gateway into the National Park, water access, Lomond Shores & Balloch Country Park.
- Arrochar and Tarbet – Marine gateway to the National Park, improve sense of arrival at Tarbet & Arrochar, with a focus on Arrochar 3 Villages Hall site (heritage centre, new village square) and Tarbet for improved facilities and access to Loch Lomond, better path/safe route between Arrochar & Tarbet
- Tyndrum – promote heritage, improve public realm, creation of central hub
- Drymen – eastern gateway to Loch Lomond. Traffic and parking pressures, develop better linkages with Balmaha, alternative means of travel between the two. Management of visitor pressure at Balmaha,
- Aberfoyle - although not mentioned in the NPPP as a location for strategic tourism development opportunities. Public realm – Riverside and Main Street. Untapped potential for forest lodge style self catering for families and groups. Short break destination for those who love the outdoors. Flooding is a key issue.
- Kilmun, Strone and Blairmore – natural and built heritage based tourism with promotion of water access.

- Luss – enhance the visitor experience and address visitor management issues.

It is proposed that the majority of new development should continue to be directed to the settlements. However there is continued interest for tourism development in the countryside, particularly holiday accommodation, and we need to find the right balance for supporting small scale tourism development as a way of sustaining the rural economy and existing businesses, whilst ensuring that the landscape and environment are safeguarded from an unplanned and uncoordinated increase in development.

Whilst the LDP needs to provide clear spatial direction for this, there is also a desire for it to provide flexibility to allow currently unplanned and unforeseen developments to take place. This relates especially to visitor management where the NPA might seek to trial new approaches or put in additional infrastructure to tackling visitor pressures and anti-social behaviour.

Visitor Experience Question 1:

Callander, Balloch, Tyndrum, Drymen, Arrochar and Tarbet are identified in the National Park Partnership Plan as the key locations where strategic tourism development will be supported within the National Park. We think that the Aberfoyle, area also offers potential for some further tourism development and also that Blairmore, Strone and Kilmun could better utilise their natural and built heritage and sea access for tourism and community purposes.

Do you agree? Are there any other settlements where we should support tourism investment and development?

Visitor Experience Question 2:

We think that small scale development should be supported in appropriate countryside areas but that we need to better define where these areas are in order to provide certainty and guidance for investors, developers and local communities.

Do you agree?

Options and Solutions

Preferred Option

The approved National Park Partnership Plan provides spatial guidance for directing new tourism development and the preferred approach accords with this.

- (a) Continue to direct larger scale tourism development to within or adjacent settlements, the sites identified above and in the settlement maps, in addition identify opportunities in Aberfoyle and Blairmore, and

- (b) Support small scale development within the areas shown on map (pink zones in NPP). These are areas with access to a good range of visitor infrastructure and facilities, including cycling and walking routes and/or links with settlements providing services and transport.

Outwith these areas development will generally only be supported where:-

- part of, or will contribute to, a visitor management plan for a specific area,
- they improve or extend existing facilities
- they are part of a sustainable local transport solution or
- they are part of a farm diversification/wider land management plan that will help deliver wider land management benefits. This will be linked to the approach for Land & Rural Economy.

This would be accompanied by more detailed Supplementary Planning Guidance which would provide more detailed spatial planning guidance and guidance for different development types, for example visitor accommodation, visitor facilities & infrastructure and recreation.

Alternative Option

An alternative approach would be as per part (a) in the above Preferred Option but to consider additional areas (to Part (b)) within which small scale development could be accommodated. This would require a clear case to be made that demonstrates the merits of a particular area of the Park for accommodating small scale tourism development in terms of available infrastructure, facilities, services and transport options.

Options & Solutions for Visitor Experience:

What Option do you prefer? Why?

Infrastructure and Services

Profile

Within the National Park, like much of rural Scotland, basic infrastructure and services are much more important than more urban areas as there are fewer alternatives or choices. For example, a community may only be served by one road, whereas an urban community may have several access roads. If that one road is closed, flooded or in poor condition it has a significant impact on the community. Similarly, there is likely to be more than one shop or school within a bigger Town or City, although only one in a small rural community.

When talking Infrastructure and Services, this is meaning:

- roads
- sewers/wastewater treatment
- drinking water
- electricity
- mobile 'phone reception and
- broadband

As indicated above, the quality and capacity can have a significant impact on quality of life and the economy. The condition of some of the roads, lack of public sewers and poor broadband were issues raised throughout the last year in our discussions with communities. While not solely issues that the planning system can solve, it is important to ensure new development does not make the situation worse and can certainly help bring improvements through new development or formally highlighting priorities for local, central government and landowner investment programmes.

Visitor surveys highlight the importance of good quality facilities/services, such as toilets, car parks, information, broadband and signage along with accessible, well located car parks and accommodation. Tourism businesses rely on well maintained pavements, paths, roads and piers so that visitors can visit the area year round and easily move around. The balance of tourism development in towns and villages is a concern in some communities.

With changes in health care provision, care and access to care has now changed meaning that the elderly can receive more care at home while greater centralised specialist provision and day surgery highlights the need for good public transport. There is now less need for elderly care homes, but a greater need for more small homes. This is something the LDP can directly support.

There is one secondary school within the National Park, McLaren High in Callander, with the area serviced by 5 others in larger towns close to the Park (Helensburgh, Vale of Leven, Dumbarton, Dunoon and Balfron). There are many more primary schools, which are central to their communities, with one having closed in recent years, a small number seeing a reduction in roll and others having little additional capacity. The number and location of new homes, as well as where new businesses locate can directly influence the demand for schools.

Issues and Opportunities

The following provides a summary.

Issues

- Changing needs and demands for public services – for example, elderly care at home and health care,
- Limitations in infrastructure such as poor roads (local and trunk roads), pavements, civic or community space, car parks and information in some locations. Typically, despite the high quality of the natural environment, the quality of these types of infrastructure is poor.
- Many of the central areas of the towns or villages could be improved in terms the location of visitor information, car parks, community space and traffic management.
- Some schools have restricted capacity – Callander and Drymen primary for example. In other locations, school rolls are low raising concerns within communities of the risk of future closure.
- Poor broadband provision, across the area
- Flood prevention/protection needed in key locations
- Disposal of local authority buildings and land
- Limited public sewer provision in places – Kilmun, Strone and Blairmore

Opportunities

- Increasing interest, and government support for community ownership, maintenance or operation of a range of public services,
- Increased support for community land or building ownership
- Growth in small scale hydro
- Increase in water based transport on Loch Lomond, with further opportunities in the sea Lochs and Loch Katrine.
- Commercial development, contributing to improved infrastructure, can unlock investment
- New housing development can increase the demand and viability of services and infrastructure
- East Loch Lomond and 5 Lochs Visitor Management Improvements
- The programme of regional and local paths being improved.

Infrastructure & Services Question 1:

Do you agree with the opportunities listed above? Are there others?

Infrastructure & Services Question 2:

How best to deliver improvements to infrastructure that benefits communities and visitors through new development?

Infrastructure & Services Question 3:

How can the retention and improvement of key community services such as schools, healthcare, road and broadband be supported?

Options and Solutions

Preferred Options

1. Continue to focus new development in or adjacent to existing settlements – that will help secure existing public services.
2. Prepare area wide policy guidance to secure a better balance of tourism development in particularly pressured locations – as outlined in the preferred Rural Economy option.
3. Identify priorities for infrastructure or service improvements that new development may be required to contribute to for each settlement in the LDP.
4. Secure greater S75 contributions for infrastructure provision, maintenance or improvements
5. Support greater focus on improving village and town centres – pavements, signage, street furniture, car parks, higher quality design and use of materials. Where this is particularly needed, will be highlighted in 'Placemaking Priorities'.

Options & Solutions for Infrastructure and Services:

Do you agree with the options listed above?

Housing

Profile

Housing remains a key issue for the National Park. The quality of the environment combined with ease of access in the south and east to central Scotland makes it a popular commuter area for people on good income levels. It is also popular for people retiring or seeking a lifestyle change and consequently is one of the most expensive areas to buy a house in Scotland. Analysis of house sales over the recent ten year period reveals that 7 out of 10 house buyers came from outside the National Park.

There continues to be high levels of housing need² – from many people living and working in the Park who experience difficulty addressing their housing needs on the open housing market – and delivery of affordable housing (either for rent or low cost housing for sale) within the rural area is proving to be challenging, particularly over recent years where there has been lower levels of public subsidy available. Like many rural areas, it is common place for young people to move away to gain further education or work experience, with some later wishing to return to raise their family.

In terms of the types of housing, while there are plenty of larger homes that are owner occupied, there are far less cheaper (relative to income levels) and smaller sized homes to buy or rent.

Very little new housing has been built within the National Park over recent years. Whilst there remains strong aspirational demand for housing, the impact of the economic recession has affected the ability of people to secure finance which appears to have reduced demand. Not that many of the housing sites (which require a proportion of affordable housing) have been built and most of the housing applications approved (around 80%) have been individual open market houses.

Issues and Opportunities

New housing can help attract and retain population, and assist in counteracting projected long term population decline. With an ageing population projected for Scotland as a whole, but more acutely for the National Park, housing provision across all tenure types is also critical in helping achieve a more balanced age profile.

The housing market within the Park satisfies mostly external demand. Whilst in migration is necessary and should continue to be encouraged, the housing market at present is not adequately meeting the needs of people living and working in the area. It is therefore important that new housing should help to better address the needs of everyone in our communities, including families, young people starting out on the property ladder and older people wishing to downsize. We think that there needs to be greater diversity in the size and

² The Population and Housing background report provides information on housing need and demand across the National Park. This will be published alongside the Main Issues Report as a background paper.

types of new housing built, including an increase in affordable housing options, and that new housing developments should be provide more smaller sized homes in comparison to larger ones.

We must also ensure that our housing supply meets the needs of increasing numbers of smaller and/or older households in order to help ‘shift the balance of care’ – the Scottish Government’s national policy of supporting people to remain living at home for as long as possible. The provision of attractive homes for older people has wider benefits because it could in turn help to free up much needed under occupied housing for families.

The main issues for consideration are the amount of new homes required up to 2026 and if the housing policies are helping to deliver the right homes to meet the needs of the Parks communities and support the local economy.

Housing Question 1:
How much new housing is required?

The current local plan sets a target of 75 new homes a year. Over the last 6 years (2008-2013) an average of 48 houses have received planning permission and 23 houses have been built each year.

Given this, is the current target of 75 new houses per year still appropriate? The issues that need to be addressed would suggest yes, as considered earlier in terms of need, demand and population change.

Continuing this target is clearly ambitious; however past trends reflect development during a period of market depression. This has been a period where house building rates have been at there lowest for a generation.

The new local development plan requires planning for the longer term and creating a positive planning framework to facilitate and enable new development to come forward in the future. Identifying a generous supply of land creates a range of opportunities and ensures that housing market recovery is not held back by a lack of land. Perhaps most importantly, when considering the target number, it should be related to where and how much development this would mean in our communities. Each town or village should have identified land to grow – for both employment generating development and new homes for the young to the old. This helps create better places and therefore there should not be a sole focus on the target number.

Preferred Option – Continue planning for 75 new houses a year

Whilst recent development trends have been lower than targeted, we still consider that the Local Development Plan should continue to plan for growth in the region of 75 new dwellings per annum giving an overall housing target of 750 housing units. This will ensure a generous supply of land (as required by Scottish Government) and will provide a range of housing

opportunities and flexibility for delivery of these. There is presently enough land identified for around 380 houses within allocated housing sites within the current Local Plan, so this will require the Local Development Plan to identify additional allocated land for 160 dwellings up to 2026, with the remainder being addressed through windfall sites (**28% of overall target**). This additional land can be identified, with a focus on the Arrochar and Callander areas where there are also proposals for employment land. New housing can be delivered on identified sites and also on small gap sites or on land that is currently used for another purpose).

Alternative Option 1 – Modest reduction in housing supply targets

An alternative option, would be to lower the lower the new housing supply target to around 50-60 dwellings per annum. This takes cognisance of, but is still in excess of, recent development trends and would still allow for growth. This will not require the local development plan to identify land for additional dwellings up to 2026 as this can be met through current land allocations and windfall development.

Alternative Option 2 – Significant reduction in housing supply targets

An alternative option would be to consider a lower target that reflects recent development trends. This option is not favoured given the key role that new housing supply has in helping to address predicted population change and decline and the requirement to address housing needs arising within the National Park.

**Options and Solutions for Housing Question 1: How much housing is required?
What Option do you support? Why?**

Housing Question 2:
How can we best deliver housing in the National Park?

Due to the challenges of delivering housing within the National Park, we think that more flexibility needs to be introduced to the housing policies to ensure that private sector investment is better utilised to help cross subsidise affordable housing provision.

Affordable housing targets³ are not being achieved (for a range of reasons but primarily due to high development costs and lower funding availability) and we think that a review is needed to help bring forward development. This would also be in line with recent Scottish Government guidance contained within the draft SPP (Scottish Planning Policy) which states that affordable housing requirements should generally be no more than 25%.

³ Currently the proportion of all housing required to be affordable on sites of four or more units varies from 25% to 50% in most settlements and increases to up to 100% for the Loch Lomondside communities of Tarbet, Luss, Gartocharn, Drymen and Croftamie

There is presently no planning policy guidance or control over small sites of up to three units, except for the Loch Lomondside communities. The local development plan could include guidance for all small sites as they contribute significantly to the housing land supply – the majority of new homes built in recent years - and could be better utilised to help address communities housing needs.

We know that the Loch Lomondside area continues to experience strong housing demand and consider that housing policy still needs to differentiate between this and other areas of the Park.

The main policy issues that require consideration are:-

- Whether the affordable housing requirements should be reduced on housing sites of 4 or more units?
- Whether planning policy should be introduced for sites of up to 3 units, and if so what this guidance should require. For example, should small sites help provide more affordable or smaller sized houses? If not, should we require that a financial contribution is given instead to help fund affordable housing elsewhere? This would provide funding to contribute to the delivery of affordable housing, by existing registered social landlords in the National Park. What is the future role of the Loch Lomondside Local Needs Housing Policy which current applies to small sites in the Loch Lomond settlements?
- How can appropriate new housing in the countryside be supported?

More detailed background information is outlined in the accompanying Population and Housing Background paper.

We have set out how these policy issues could be addressed in the different options below.

In the Settlements:

Preferred Option – Lower Affordable Housing Requirement AND retain current policy approach

- a) **On housing sites of 4 or more units**, reduce the affordable housing requirement to a minimum of 25% for all settlements except for Loch Lomondside (Tarbet, Luss, Gartocharn, Drymen and Croftamie) where a 50% requirement would apply (with flexibility to amend this where abnormal development costs are demonstrated), and
- b) **On housing sites of up to 3 units**, retain the current approach of allowing open market housing on sites of up to 3 units in all settlements except for the Loch Lomondside settlements where such sites would be reserved for either affordable or local needs only.

Alternative Option 1 - Lower Affordable Housing Requirement AND amend current policy approach to require financial contribution on sites up to 3 units outwith Loch Lomondside, retaining current Local Housing Needs Policy for Loch Lomondside

- a. **On housing sites of 4 or more units**, reduce the affordable housing requirement to a minimum of 25% for all settlements except for Loch Lomondside (Tarbet, Luss, Gartocharn, Drymen and Croftamie) where a 50% requirement would apply (with flexibility to amend this where abnormal development costs are demonstrated), and
- b. **On housing sites of up to 3 units**, require either an affordable or smaller sized house is built, or that a financial contribution is made to help fund affordable housing provision elsewhere within the local area. This new approach would apply to all communities within the National Park except the Loch Lomondside communities where such sites would be reserved for either affordable or local needs only.

Alternative Option 2 - Lower Affordable Housing Requirement AND amend current policy approach to require financial contribution on sites up to 3 units in ALL AREAS, removing current Local Housing Needs Policy for Loch Lomondside

- a. **On housing sites of 4 or more units**, reduce the affordable housing requirement to a minimum of 25% for all settlements except for Loch Lomondside (Tarbet, Luss, Gartocharn, Drymen and Croftamie) where a 50% requirement would apply (with flexibility to amend this where abnormal development costs are demonstrated), and
- b. **On housing sites of up to 3 units**, require either an affordable or smaller sized house is built, or that a financial contribution is made to help fund affordable housing provision elsewhere within the local area. This new approach would apply to all communities within the National Park including Loch Lomondside communities and would replace the current Local Housing Needs policy for the Loch Lomondside area. There would be a variance in the level of financial contribution required between the Loch Lomondside area and all other communities within the Park, a higher contribution would be required in the Loch Lomondside area to reflect the more pressured demand on this area.

Alternative options 2 and 3 include the option of providing a financial contribution (otherwise referred to as a commuted sum) in lieu of on-site affordable/or smaller size housing provision. If supported, supplementary planning guidance would require to be developed in partnership with a range of stakeholders to determine the appropriate value of contribution required. At this stage we would propose a sliding scale of values is used depending on house size.

Options and Solutions for new housing in the settlements:

What option do you support? Why?

On sites adjacent to the settlement boundaries:

Preferred Option

Amend the policy (current Policy HOUS3 that requires 100% affordable housing where there are no available site in the settlement) to allow for an element of open market housing as enabling development where it is demonstrated that this is necessary to cross subsidise affordable housing provision. The percentage of open market would be calculated on a case by case basis depending on specific site costs.

Alternative Option 1

Retain Policy HOUS3 as currently worded. It would be hoped that cross-subsidy of public funding from commuted sums could fund this on-site 100% affordable housing.

Alternative Option 2

No longer continue with this policy (current Policy HOUS3) and instead focus on identifying sites within settlements, or via amending settlement boundaries.

**Options and Solutions for new housing on sites adjacent to settlement boundaries:
What option do you support? Why?**

Within the Small Rural Communities ⁴and Building Groups in the Countryside:

Preferred Option

Amend the policy (current policy HOUS4 which supports affordable housing in perpetuity) to require housing that meets affordable housing needs of the first and subsequent occupiers for a time limited period of 10 years.). The houses would be expected to be small to medium sized (approximately 100 square metres) and be used the household's main dwelling.

This is likely to help meet the short term affordable housing need within the Park and be more attractive to some landowners to release land and for some developers and households interested in self-build. It may also be attractive to developers who may wish to build to rent (at an agreed affordable level) for ten years with the option to then sell on the open market at a later date. This might assist some households to meet their housing need via private renting. It would allow open market housing, albeit after 10 years in a countryside location, which is a new approach for the National Park. Monitoring of this approach would need to be undertaken and reviewed.

Alternative Option 1

Retain the policy (current policy HOUS4) as currently worded which requires that affordable housing is provided and that this applies to subsequent purchasers in perpetuity. The houses would be expected to be small to medium sized (approximately 100 square metres) and be occupied as the household's main dwelling.

⁴ Balquhider, Brig O' Turk, Milton, Kinlochard, Port of Menteith, Balmaha and Milton of Buchanan

It is not anticipated that this approach will deliver large volumes of housing but it does provide opportunities for households with genuine affordable housing needs in the rural area. This policy is relatively new and a longer time period might help test it more thoroughly.

Alternative Option 2 – Not Favoured

Allow open market housing in building groups and in dispersed rural communities subject to a financial contribution being made to help fund affordable housing provision elsewhere within the National Park. Whilst this option is most likely to boost development rates, and could help generate funds for affordable housing provision, it is expected that it will cater mostly for external demand for commuting, retirement, 'lifestyle change' and second homes. It is not likely to meet the needs of that many people living and working in the Park and could exacerbate rather than alleviate ageing population. This could also result in significant rise in speculative building which may have localised landscape impacts if not managed carefully (further supplementary planning guidance would be required).

Options and Solutions for new housing within Small Rural communities and Building Groups in the Countryside:

What option do you support? Why?

5. Placemaking - What sites should be considered for development?

This next section outlines our ideas for where new development is needed to realise the proposed Vision. It has been prepared following a review of the current sites for development identified in the Local Plan and following a review of proposed development sites submitted to us as well as those we identified through our own review and those highlighted during discussions with communities. We are required to identify sufficient land for the next 10 years, with an indication of where longer term growth should be directed up to 20 years ahead.

Text is included for each Town or Village that is identified as a settlement in the current Local Plan that provides a general update on new development in sites currently identified. A summary of some of the key planning issues are outlined, along with the development opportunities that we would like your comments on. We indicate what our preferred option is, and where we think there may be alternative sites. Given there are few alternatives, some are an alternative within the context of the development strategy.

Development sites are mapped in Section 6 (provided in a separate document), this includes existing sites that are proposed to continue or change – identified with their Local Plan site reference – along with new sites which have a 'MIR' reference. This is to be clear what is new and what is being proposed to be kept.

There are a number of Towns or Villages centres which are looking tired or could benefit from improvements. This could be new or improved visitor signs, benches, pavement, car parking or traffic management and was raised by many communities through the charrette events. Improving these central areas is important for communities but also the businesses in these areas and visitors to them and have been identified as Placemaking Priorities. These are different from sites as they will need collaboration between public bodies and communities.

An explanation of how we have assessed all sites considered is included separately in our Site Assessment Report. This includes details of sites proposed that were not included.

Placemaking Question 1:

Do you agree with the sites identified for development and the proposed Placemaking Priority sites?

5.1 Town and village development opportunities

The following list of Towns and Villages follows those identified in the Local Plan as Settlements. Balmaha is also included, as there is a specific development proposal identified.

Aberfoyle

Summary of review of existing Development Strategy (Local Plan Page 92)

The only allocated development site remains undeveloped – Housing Site H1 at Old Kirk Loan. There remain some opportunities for small infill development.

Through the 2013 Charrette and ongoing discussion with the Community Council, a further review of opportunities for new development in or close to Aberfoyle has been undertaken. Given feedback that there is a need to better support local businesses, a site at Braeval (MIR4) has been identified for self catering visitor accommodation which could help increase demand for local tourism service businesses (shops, pubs etc). While this site is outwith Aberfoyle, it lies on the edge of the Golf Course, on the Rob Roy Way and provides an opportunity to respond to the family market. The area identified is indicative, with approximately 40-50 units being considered. Existing recreational use and access would need to be safeguarded.

The existing Forestry Commission service yard (MIR3) may also have potential for workshops or business units, if there is not a risk of flooding. This is being assessed and is identified as an alternative site for these reasons.

Considering the steep topography on the North side of Aberfoyle, the flood risk from the Forth and the single narrow bridge to the south (which is a constraint on future development south of the Forth) the sites to the east have been favoured.

Housing Site H1 is identified as an alternative site, as the landowners current intentions are unclear and also with the flood risk issue it may not be prudent to support much more development south of the Forth as highlighted above.

Issues

- Risk of Flooding – 2013 Stirling Council review highlights the extent and the potential options for management
- There are significant constraints on availability of land free from flood risk to the south of Aberfoyle and development to the north is significantly restricted by the topography and forestry plantations.
- There is a need to invest in public realm as the Main Street and main car park area would benefit from some improvement.'

Opportunities

Option 1 - Preferred

Maximise investment in the village of those locations with the least likelihood of flood risk by;

- supporting appropriate 'gap-site' housing development
- encouraging public realm improvements to create a high quality shopping and leisure experience
- identifying Forestry Commission land at Braeval for visitor accommodation

Option 2 – Alternative

In addition to Option 1, identify the Forestry Commission Yard site (MIR3) as a new Rural Activity Area for economic development uses subject to satisfactory Flood Risk Assessment.

Aberfoyle Question 1:

Do you agree with the preferred option?

Aberfoyle Question 2:

Do you have any other alternative Options for the future of Aberfoyle?

Ardentenny

Summary of review of existing Development Strategy (Local Plan Page 94)

There are no sites identified for development in the adopted local plan, however small scale infill development is encouraged to support and sustain the community. Ardentenny is a small village which relies in surrounding areas for services and facilities.

Issues

- Employment opportunities are limited as are other services/facilities which restricts the capacity for anything but small scale new development.
- Improvement to the roads to Ardentinny would help businesses and the community
- Road condition/capacity will likely limit new development space

Opportunities

Preferred Option

- Continue to support appropriate small gap site housing development
- Support improvements to foot paths, street lighting and visitor signage.
- Improve footpath and cycle path connections to the wider Cowal area and Argyll Forest Park

Ardentinny Question 1:

Do you agree with the preferred option?

Ardentinny Question 2:

Do you have any other alternative Options for the future of Ardentinnny?

Arrochar and Succoth

Summary of review of existing Development Strategy (Local Plan Page 96)

There has been no development on the sites identified in the Local Plan to date, however planning permission was issued in late 2012 for the Ben Arthur Resort at the Former Torpedo Range site (ST1).

Following the review of potential additional opportunities through the charrette workshops in spring 2013 and subsequently, additional options are identified for two additional housing sites and a Placemaking Priority on the land adjacent to the Three Villages Hall. The key driver for additional land is the Ben Arthur Resort.

Issues

- There is no clear centre to Arrochar and Succoth. It is seen by some as a passing through place.
- There is limited land available for new development to meet the need for housing and commercial facilities.
- Safe footpath/cycle path network linking with Tarbet*

Opportunities

Option 1 - Preferred

Identify the following additional land to that already identified in the Local Plan:

- Small housing site for 6 homes on Church Road (MIR 7b) to be a potential enabling development to help fund workshops being delivered on site ED1 adjacent
- Land for 26 homes at Succoth (current planning application at the time of writing)
- Placemaking Priority identified on ST2/CU1 considering the work the community has been progressing for a new heritage centre along with their work on proposals with the Arrochar Hotel owner's for associated new public space and car parking. This is in addition to tourism and housing.
- Continue to support the implementation of the tourist development at the Ben Arthur Resort site – a key development opportunity for the National Park.

It is proposed to prepare a Masterplan Framework for Succoth. This would provide greater detail on co-ordinating and phasing future development. Including addressing flooding, landscape and access considerations and would be Supplementary Planning Guidance.

Option 2 - Longer Term

Consider the role that the area North of Succoth could play in providing future land for development, as outlined in the 2013 Charrette report.

Arrochar & Succoth Question 1:

Do you agree with the Vision above?

Arrochar & Succoth Question 2: Do you agree with the above Preferred Option?

Arrochar & Succoth Question 3: Do you think that in the future the land North of Succoth should be reviewed for development potential – when other land identified is developed.

*Refer to the separate section on Tarbet below

Balloch

Summary of review of existing Development Strategy (Local Plan Page 99)

There has been little development overall in Balloch on existing sites. Construction has commenced on the Former Garage site, however, and planning permission has been issued for a hotel on the former site compound (H6).

The boundary of ST6 which included Loch Lomond Shores and West Riverside has been amended to reflect the main area available for development. The Old Station area is identified as a Placemaking Priority.

Issues

- There are a number of opportunities which need to be realised through both public and private investment.
- Key sites remain to be implemented in order to improve the tourism offer at on the waterfront at Loch Lomond and on the River Leven and to develop links with Balloch Castle Country Park.

Opportunities

Preferred Option

- Establish a Placemaking Priority to continue to support improvements to the public realm in Balloch including the environs around the former Railway Station building.
- Strengthen connections to the water front at Loch Lomond Shores to include improved water based transport connections from a new pontoon and improvements to recreational facilities.
- Continue to support new tourist accommodation at West Riverside, with the potential for smaller retail or tourist development close to Loch Lomond Shores. Ensure areas of high amenity woodland are safeguarded.
- Support development at Balloch Castle that safeguards the building and provides a visitor attraction within the Country Park.
- Continue with existing sites for new housing development.

Balloch Question 1:

Do you agree with the preferred option?

Balloch Question 2:

Do you have any other alternative Options for the future of Balloch?

Callander

Summary of review of existing Development Strategy (Local Plan Page 108)

The main development activity in Callander has been on the Tannochbrae housing site, (which is now complete and has delivered 68 new homes) and the consent of a supermarket on site that was identified for housing close to Tannochbrae. Housing sites in Pearl Street and the Old Telephone Exchange remain undeveloped. The Rural Activity Area at Callander East and the Auchenlaich tourism site are both also undeveloped, as is the majority of Lagrannoch Economic Development site.

While there is capacity on some of the undeveloped sites mentioned above, there is need to ensure there is a sufficient future supply of development land. This reflects the aspiration identified by the community at the 2010 Charrette and additional land is considered to be required. The preferred option reflects the outcome of the Charrette and focuses new development to the South, in phases, to ensure that improvements in public services and the road network are progressed in tandem. There is also a need to ensure a focus remains on the regeneration of the town centre.

Issues

- Restricted capacity in the nursery, schools and road network (particularly the A81/A84 junction) beyond current identified level of development in the Local Plan).
- Need for long term investment in schools, roads and paths to support any additional development
- Flood risk from both the small watercourses that drain from the Callander Craggs and the River Teith
- Sensitive landscape, built and natural heritage

Opportunities

- Continued support for the regeneration of the town centre, which it is proposed should be identified as a Placemaking Priority. This would seek to promote community, business and government collaboration to improve signage, pavement, street furniture and Ancaster Square. Finding a successful new use for St. Kessogs is a key priority.
- Options - Short term development strategy (2016-2021)

Option 1 - Preferred

- Consolidate - support development on gap sites (H9, H12, H13) within settlement boundary.
- Focus on Town Centre Regeneration including a change of use for Station Car Park provided there is an agreed revised approach to car parking.
- Identify additional development land at Callander South (MIR 37a) for 60 new homes, accommodation new hotel, economic development and community uses.

1a. Alternative – retain existing Tourism allocation at Auchenlaich (ST9) in addition to the above.

1b. Alternative – include land adjacent to the River Teith (MIR 37b) that is free of flood risk for tourism or housing in addition in addition 1 and 1a.

Option 2 - Alternative

- No additional land identified - support development on gap sites (H9, H12, H13) within settlement boundary.
- Focus on Town Centre Regeneration including a change of use for Station Car Park provided there is an agreed revised approach to car parking.

Option 3 - Longer term development strategy (2021+)

Preferred – Long term growth focused South of the River Teith, including areas South of MIR 37a. This is dependent on the provision of new bridge, without which access from Callander East is key constraint. Potential access routes would need to be safeguarded – potential access through existing site ED3 or further East as shown in the Charrette report.

Other comments

- Re-use of Cambusmore Quarry, once existing quarrying ends (expected to be 2023) may provide an opportunity for a large scale tourism resort. This is currently included in the Local Plan as a potential long term opportunity.
- It would be intended to progress Masterplan Framework documents as Supplementary Guidance for the Station Car Park area, Callander East and South. These would provide greater detail on co-ordinating and phasing future development.
- It is proposed to designate Callander's retailing and servicing central area as a Town Centre.

Callander Question 1:

Do you agree with the preferred options, or would you support the alternative?

Callander Question 2:

Are there other options you think should be supported?

Callander Question 3:

Any additional comments or options?

Crianlarich

Summary of review of existing Development Strategy (Local Plan Page 116)

The main development activity has been the approval and start of the construction of the new by-pass (T5)

The Community's aspirations for the village have been set out in 2011 'Crianlarich into Action' process to establish the communities priorities. Aspirations included:

- Creating housing, leisure and employment opportunities
- to develop Crianlarich as a visitor destination
- to capitalise on the riverside landscape and links to local and long distance footpaths such the West Highland Way.

- options for further development land to be made available resulting from the Crianlarich By Pass.

Issues

- to improve identity for Crianlarich through promoting opportunities to upgrade the public realm including visual clutter, footpath improvements including disabled access to the station and fencing repairs
- to allocate development opportunities for housing
- to support employment generating new development
- potential flood risk.

Opportunities

Option 1 - Preferred

- Support improvements to the public realm in the village.
- Identify a small site at Willowbrae for 6 homes(MIR 62)
- Retain the economic development (ED4) site to the west of the station should it be required for the needs of the local forest industry.

Option 2 - Longer Term

Review the potential for development between the settlement and the Crianlarich By-Pass route.

Crianlarich Question 1:

Do you agree with the preferred option?

Crianlarich Question 2:

Do you have any other alternative Options for the future of Crianlarich?

Croftamie

Summary of review of existing Development Strategy (Local Plan Page 120)

There has been no development on the sites identified in the Local Plan.

Issues

- No mains sewer may constrain additional development
- Flood risk from the Catter Burn

Opportunities

Option 1 - Preferred

- Continue to support the existing housing site H15 at Buchanan Crescent for 5 homes.
- Continue to support development at Pirniehall that secures this redundant building, with enabling housing development along with other uses such as tourism.

Option 2 - Alternative

- In addition or instead of H15, identify the existing Long Term Housing opportunity LH2 on the Main Street

Croftamie Question 1:

Do you agree with the preferred option above?

Croftamie Question 2:

Do you have any alternative options for the future of Croftamie?

Drymen

Summary of review of existing Development Strategy (Local Plan Page 120)

There has been no progress with development on the housing site identified in the current local plan at Gartness Road (Local Plan reference H16 & T7) however planning permission is in place, and has recently been renewed. Some small scale housing has been approved on infill sites on Balmaha Road.

Following a review of potential future housing opportunities through the charrette workshops in spring 2013, it was clear there was a desire to focus new development on remaining gap and infill sites within the village including the Salmon Leap site and the site north of the cemetery. Improvements to the Village Square were also highlighted as being important, again as identified by the community at the charrette and the Community Action Plan.

Issues

- Potential limitations in capacity of primary school due to new housing in the school's wider catchment
- Limited car parking at peak tourist season
- The need for improved traffic/on street car parking management
- Safeguard village character & improve public realm

Opportunities

Option 1 - Preferred

- Support improvements to Village Square – identify as a Placemaking Priority
- Redevelopment of Salmon Leap site (H17 & ED6)
- Continue to identify Drumbeg Quarry, to support its regeneration
- Identify additional housing site on land north of the cemetery for 16 homes (MIR 62)
- Support improving non-vehicle access with Balmaha

Option 2 - Longer Term

Preferred – Once sites identified are complete, it is proposed that the future focus for housing should be at the Eastern approach on the south side of Stirling Road (this would be the same area identified in the Charrette report (site 3 on Page 55 of that report).

Drymen Question 1:

Do you agree with the preferred Options 1 and 2?

Drymen Question 2:

Do you have any other alternative Options for the future of Drymen?

Gartmore

Summary of review of existing Development Strategy (Local Plan Page 124)

No sites were identified with little new development taking place. The community has successfully started a programme of improvement and repairs to the Village Hall, which is due for completion in Spring 2014.

Issues

- Development opportunities remain limited due to the prominent setting within the wider landscape.
- Limited opportunity for gap site development

Opportunities

- No new opportunities have been identified
- Seek opportunities to maintain and enhance the built heritage, recognised through the Conservation Area. The recent National Park Built Heritage Repair Grant Scheme has provided an opportunity for assistance.

- Address locally arising housing needs through appropriate small scale development on land close to the village

Gartmore Question 1:

Do you agree with the above issues and opportunities?

Gartmore Question 2:

Do you have any alternative options for the future of Gartmore?

Gartocharn

Summary of review of existing Development Strategy (Local Plan Page 126)

The development strategy seeks to retain the traditional character of the village and protect its sensitive landscape setting. Development opportunities include small scale development on infill sites within the settlement boundary and an allocated housing site at France Farm. This has an estimated capacity for 6 units and remains undeveloped.

Issues

- It is important to protect the wider agricultural landscape around Gartocharn and to retain the existing village character.
- A Local Housing Survey for Kilmarnock (undertaken in 2011) highlighted that there is a small degree of unmet housing need and demand (around 9 houses required).
- There is general interest for tourism development (mainly self catering accommodation) in the wider countryside area around the village. The approved National Park Partnership Plan steers such development to alternative areas of the National Park (cross reference to map in VE section).

Opportunities

Option 1 - Preferred

- Maintain village character and continue to support infill development on remaining gap sites within the settlement.
- Retain France Farm as an identified housing site considering it is a suitable site
- Identify a new site for housing at Burnbrae Farm for around 10 units to provide greater flexibility and ensure an effective housing land allocation for the village.

Option 2 - Alternative

Remove France Farm as an identified housing site, but retain it within the settlement boundary to allow scope for infill development in line with the development strategy.

Gartocharn Question 1:

Do you agree with the preferred option?

Gartocharn Question 2:

Do you have any additional alternative options for the future of Gartocharn?

Killin

Summary of review of existing Development Strategy (Local Plan Page 128)

One of the two identified small housing sites has been developed (Ballechroisk Terrace). There remains capacity for 4 houses at Lyon Road. There has been no take up of the currently identified (ED6) economic development site and this land is being used for the foreseeable future as a roads depot. 12 flats have been built on the site of the former Cost Cutter shop, providing housing to meet local community needs.

Issues

- The Lyon Road area around the road depot hosts a number of different uses which do not sit well together. The site is both an industrial area and an arrival point for visitors (bus turning circle and footpath access to Loch Tay and the disused railway line).
- There are constraints to land for business, commercial and general industrial development within the village and limited opportunities.
- There is a need to support and encourage tourism investment in the village and to draw visitors into the village from the Falls of Dochart.
- The recent housing development appears to have helped meet housing need and demand for the immediate term however options for future housing land are very constrained due to topography and flooding constraints. No further housing sites have been identified for the next plan period.

Opportunities

Preferred Option

- A key opportunity exists around the Lyon Road depot area, including the land to the south of this. This overall site could accommodate a range of uses and could help address visitors needs via parking, toilets, information and signage.

- The approved biomass plant at Acharn, with an anticipated commissioning date of 2017, offers scope to accommodate other land uses, such as employment, business and industry. There may also be scope for horticultural activities using residual heat from the biomass plant. It is proposed that an area – Site MIR 80 - is identified as a Rural Activity Area.

Killin Question 1:

Do you agree with the preferred option?

Killin Question 2:

Do you have any other alternative options for the future of Killin?

Kilmun, Strone and Blairmore

Summary of review of existing Development Strategy (Local Plan Page 130)

The only development on identified sites has been on the Finnartmore Housing Site (H21).

Issues

- Limited opportunities for new development land
- The condition of High Road is a constraint to further development off the road, particularly at Blairmore. Considerable investment is required to bring High Road up to adoptable standard.
- There is no mains public sewer
- Bringing redundant piers back into use
- Need to consider how best to sustain local services

Opportunities

Option 1 - Preferred

- continue to support development within the settlement in existing identified sites (H21 and H22) and gap sites.
- identify Blairmore and Kilmun Piers as key asset for water access.
- highlight the informal recreational potential of Kilmun/Blairbeg Hill area.
- seek to safeguard the retail frontage in Blairmore
- promote improvements in the path network, car parking and play park provision.
- focus tourism development around Blairmore Pier/Green (ST13)
- seek opportunities to capitalise on the improvements to the Argyll Mausoleum

Following the recent community initiative by the Blairmore Village Trust to secure ownership of Blairmore Green, with support from the National Park Authority and the Scottish Government, proposals are being development to provide

- Year round visitor accommodation
- Car parking and a bus lay-by adjacent to the village hall

- A wildflower garden
- A community facility related to the village hall

Option 2 - Longer Term

- Review opportunities to make more use of Kilmun Pier
- Seek to improve linkage with Benmore Botanic Gardens
- Review development opportunities to support improvements to the High Road

Kilmun, Strone & Blairmore Question 1:

Do you agree with the preferred option?

Kilmun, Strone & Blairmore Question 2:

Do you have any other alternative Options for the future of Kilmun, Strone and Blairmore?

Lochearnhead

Summary of review of existing Development Strategy (Local Plan Page 136)

There has been no development on identified sites.

Issues

- Flooding issues for low lying locations around the Loch limit the extent of village expansion and infill development.
- Potential for more all year round tourist related development

Opportunities

Preferred Option

- a. Continue support for new housing on the site at Lochearnhead Holiday Centre (H23)
- b. Promote mixed uses – tourism in addition to economic development - on the allocated site ED7

Lochearnhead Question 1:

Do you agree with the preferred option?

Lochearnhead Question 2:

Do you have any other alternative Options for the future of Lochearnhead?

Lochgoilhead

Summary of review of existing Development Strategy (Local Plan Page 125)

18 houses have been constructed and are occupied run by both Dunbritton and Argyll Community Housing Associations (social-rented 100% affordable housing) on housing site H24. There is permission to build a further 6 houses.

Issues

- the single track roads that link Lochgoilhead to the A83/A815 will constrain significant new development in the future, however these roads provide an approach that is part of the character of the area.
- the un-adopted road along east side of the Loch is a constraint to new development in this area

Opportunities

- There is remaining capacity for 6 units on the existing H24 housing site which could be developed to provide further housing to the area. This is considered sufficient for the 2016-2021 period.
- More widely, the Lochgoil Community Action Plan 2012-2017 identified priorities, some of which are directly relevant to planning include a new hydro scheme, community shop, village improvements, and new jetty to accommodate larger boats.
- There has been a small number of planning applications approved for upgrade works to existing hotels or outdoor centres, which highlights the investments by local businesses.

Lochgoilhead Question 1:

Do you agree with the issues and opportunities identified above?

Lochgoilhead Question 2:

Do you have any other alternative options for Lochgoilhead?

Luss

Summary of review of existing Development Strategy (Local Plan Page 140)

Part of the housing site H25 is now a car park following the refurbishment of the Loch Lomond Arms Hotel.

Issues

- Generally, considering that Luss is located between the Loch and A82 there are limited development opportunities in the area.
- There is a risk of flooding from the Loch and the Luss water at the southern end of the settlement.
- There is a need to improve management of visitors, through signage, car parking and public realm.

Opportunities

Preferred Option

- Retain the balance of housing site H25 for 4 homes.
- Identify land north of Hawthorn Cottage (MIR 92) for 10 homes
- Support economic or tourism development on the former Petrol Station and land north of the Primary School (MIR 94).
- Support improvements to car parking, signage and visitor facilities.
- Support additional car parking and a potential new Village Square on the Southern approach

Luss Question 1:

Do you agree with the Vision for Luss?

Luss Question 2:

Do you have any other alternatives options for the future of Luss?

St Fillans

Summary of review of existing Development Strategy (Local Plan Page 148)

Station Road housing site (H26) has been completed which provided 6 homes.

Issues

St Fillans is a picturesque lochside village in which a significant portion is designated as a Conservation Area – new development should reflect the character of the built heritage.

Opportunities

- Continue support for the existing housing site H27
- Future benefits for the local community and businesses from the new foot/cycle path between Lochearnhead and Strathfillan

St Fillans Question 1:

Do you agree with the preferred option?

St Fillans Question 2:

Do you have any alternative options for the future of St Fillans?

Strathyre**Summary of review of existing Development Strategy (Local Plan Page 150)**

No sites were identified and there has been no notable new development since 2011. There has been some infill development, in terms of small housing and tourism development.

Issues

There are limited development opportunities in the village due to flooding constraints, and topography.

Opportunities

- No new opportunities are identified. There are some small gap sites within or adjacent to the settlement boundary which may provide development sites.
- Improvements to the foot/cycle path network will improve the existing NC7 route

Strathyre Question 1:

Do you agree with the Issues and Opportunities above?

Strathyre Question 2:

Do you have any alternative options for the future of Strathyre?

Tarbet**Summary of review of existing Development Strategy (Local Plan Page 152)**

There has been no development on identified sites.

Issues

- Tarbet is a busy roadside settlement dominated by heavy traffic on A82/ A83 with growth constrained by Loch Lomond and the topography.
- There is no discernible centre to the village

- The loch side park provides short stay car parking but pedestrian access to the village requires crossing the trunk road. There is a need to improve links between the village and the car park.
- Strengthening the community could be facilitated by the provision of affordable housing.

Opportunities

Preferred Option

- retain the opportunities allocated for tourist development in the local plan (ST14 to ST17).
- allocate a new housing development opportunity on land to the south of the A83

Longer Term

- Explore the management of the A83 through Tarbet and encourage the preparation of a masterplan for the village.
- there is potential to improve links to the train station and encourage more visitors coming to the National Park by public transport.

Tarbet Question 1:

Do you agree with the preferred option?

Tarbet Question 2:

Do you have any other alternative Options for the future of Tarbet?

Tyndrum

Summary of review of existing Development Strategy (Local Plan Page 154)

There has been no development on identified sites.

Issues

- How to make more visitors stop and spend more time and money in the village rather than short stops passing through to other destinations
- The trunk road is inhospitable to pedestrians which discourages people from visiting the village
- The gold mine is expected to bring jobs and visitors and create increased demand for new housing. There is uncertainty when the gold mine development is likely to be implemented

Opportunities

Option 1 - Preferred

Establish a Key Initiative to support improvements to the public realm in Tyndrum including pedestrian /cycle routes improvements including

- the footway the A82 and a safe crossing on the A 82
- general improvements to the townscape and public realm
- footpath connections between the village, the Railway Stations and the West Highland Way
- support commercial / tourist related developments on Site ED8 particularly to provide a range and quality of accommodation to meet the identified tourist markets i.e. from low cost accommodation to quality hotels and self catering facilities.
- realise improvements to the cycle path infrastructure
- support the development of affordable housing for local housing needs

Option 2 - Longer Term

- a) To capitalise on the potential benefits of the gold mine development and to provide appropriate visitor facilities
- b) Identify commercial / tourist related developments particularly to provide a range and quality of accommodation to meet the demand from low cost accommodation to higher quality hotels and self catering facilities.
- c) Review housing development land options at the northern edge of Tyndrum – currently a long term housing site (LH4)

Tyndrum Question 1:

Do you agree with the preferred option?

Tyndrum Question 2:

Do you have any other alternative Options for the future of Tyndrum?

6. Maps of Potential Development Sites

See separate file.

7. List of Consultation Questions

Section	Questions
2. National Park Partnership Plan – Vision for the Park	<p>Vision Question 1: Do you agree with the vision?</p>
4.3 Rural Economy	<p>Rural Economy Question 1: Should we provide greater support a broadening of economic activity by providing greater flexibility for new business development in the countryside?</p> <p>Rural Economy Question 2: Do you agree that a pilot approach should focus on two key areas in the Park should be proposed?</p> <p>Rural Economy Question 3: Do you agree that closer links with Land and Visitor Management would be beneficial?</p>
Visitor Experience	<p>Visitor Experience Question 1: Callander, Balloch, Tyndrum, Drymen, Arrochar and Tarbet are identified in the National Park Partnership Plan as the key locations where strategic tourism development will be supported within the National Park. We think that the Aberfoyle, area also offers potential for some further tourism development and also that Blairmore, Strone and Kilmun could better utilise their natural and built heritage and sea access for tourism and community purposes.</p> <p>Do you agree? Are there any other settlements where we should support tourism investment and development?</p> <p>Visitor Experience Question 2: We think that small scale development should be supported in appropriate countryside areas but that we need to better define where these areas are in order to provide certainty and guidance for investors, developers and local communities. Do you agree?</p>
Infrastructure & Services	<p>Infrastructure & Services Question 1: Do you agree with the opportunities listed above? Are there others?</p> <p>Infrastructure & Services Question 2: How best to deliver improvements to infrastructure that benefits communities and visitors through new development?</p> <p>Infrastructure & Services Question 3: How can the retention and improvement of key community services such as schools, healthcare, road and broadband be supported?</p>

Housing	<p>Housing Question 1: How much new housing is required?</p> <p>Housing Question 2: How can we best deliver housing in the National Park?</p>
Placemaking	<p>Placemaking Question 1: Do you agree with the sites identified for development and the proposed Placemaking Priority Sites?</p>
Ardentinny	<p>Ardentinny Question 1: Do you agree with the preferred option?</p> <p>Ardentinny Question 2: Do you have any other alternative Options for the future of Ardentinnny?</p>
Aberfoyle	<p>Aberfoyle Question 1: Do you agree with the preferred option?</p> <p>Aberfoyle Question 2: Do you have any other alternative Options for the future of Aberfoyle?</p>
Arrochar & Succoth	<p>Arrochar & Succoth Question 1: Do you agree with the Vision above?</p> <p>Arrochar & Succoth Question 2: Do you agree with the above Preferred Option?</p> <p>Arrochar & Succoth Question 3: Do you think that in the future the land North of Succoth should be reviewed for development potential – when other land identified is developed.</p>
Balloch	<p>Balloch Question 1: Do you agree with the preferred option?</p> <p>Balloch Question 2: Do you have any other alternative Options for the future of Balloch?</p>
Crianlarich	<p>Crianlarich Question 1: Do you agree with the preferred option?</p> <p>Crianlarich Question 2: Do you have any other alternative Options for the future of Crianlarich?</p>
Callander	<p>Callander Question 1: Do you agree with the preferred options, or would you support the alternative?</p> <p>Callander Question 2: Are there other options you think should be supported?</p> <p>Callander Question 3: Any additional comments or options?</p>
Drymen	<p>Drymen Question 1: Do you agree with the preferred Options 1 and 2?</p> <p>Drymen Question 2: Do you have any alternative Options for the future of Drymen?</p>

Gartmore	<p>Gartmore Question 1: Do you agree with the above issues and opportunities?</p> <p>Gartmore Question 2: Do you have any alternative options for the future of Gartmore.?</p>
Gartocharn	<p>Gartocharn Question 1: Do you agree with the preferred option?</p> <p>Gartocharn Question 2: Do you have any alternative options for the future of Gartocharn?</p>
Killin	<p>Killin Question 1: Do you agree with the preferred option?</p> <p>Killin Question 2: Do you have any other alternative options for the future of Killin?</p>
Kilmun, Strone & Blairmore	<p>Kilmun, Strone & Blairmore Question 1: Do you agree with the preferred option?</p> <p>Kilmun, Strone & Blairmore Question 2: Do you have any other alternative Options for the future of Kilmun, Strone and Blairmore?</p>
Lochearnhead	<p>Lochearnhead Question 1: Do you agree with the preferred option?</p> <p>Lochearnhead Question 2: Do you have any other alternative Options for the future of Lochearnhead?</p>
Lochgoilhead	<p>Lochgoilhead Question 1: Do you agree with the issues and opportunities identified above?</p> <p>Lochgoilhead Question 2: Do you have any other alternative options for Lochgoilhead?</p>
Luss	<p>Luss Question 1: Do you agree with the Vision for Luss?</p> <p>Luss Question 2: Do you have any other alternatives options for the future of Luss?</p>
Tarbet	<p>Tarbet Question 1: Do you agree with the preferred option?</p> <p>Tarbet Question 2: Do you have any other alternative Options for the future of Tarbet?</p>
Tyndrum	<p>Tyndrum Question 1: Do you agree with the preferred option?</p> <p>Tyndrum Question 2: Do you have any other alternative Options for the future of Tyndrum?</p>
St Fillans	<p>St Fillans Question 1: Do you agree with the preferred option?</p> <p>St Fillans Question 2: Do you have any alternative options for the future of St Fillans?</p>

Strathyre	Strathyre Question 1: Do you agree with the Issues and Opportunities above? Strathyre Question 2: Do you have any alternative options for the future of Strathyre?
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8. Local Plan Policy List and Action Summary

Introduction

The table below lists all the policies in the current Adopted Local Plan 2010 - 2015. Each policy has been reviewed to assess whether still appropriate for the new local development plan and where a change is proposed, the nature of the change is summarised.

Do you agree with the potential changes required to each policy?

For a number of policies there is not much change required, however due to changes in key policy documents such as the update to the National Park Partnership Plan some policy wording may require to be updated slightly. It is also intended to expand the range of Supplementary Planning Guidance (SPG) and some detail may be moved into statutory SPG.

Policy	Retain and review existing policy	Significant update	Remove policy	Possible Supplementary Planning Guidance	Comment/ Potential changes required
Policy NP1: Development in the National Park	✓				This Policy remains key in order to provide an explicit link with the Park's four statutory aims. This policy is overarching and relates to all development in the National Park.
Housing Policies					
Policy HOUS1 New Housing Development in Settlements		✓		✓	This policy is considered to be acting as a constraint to housing development within the Park and is inconsistent with recent guidance contained within the draft Scottish Planning Policy. Potential changes include amendments to allow for more flexibility for housing sites greater than 4 units and to introduce new guidance for single units and small sites of up to 3 units.
Policy HOUS2 Local Housing needs in the Loch Lomondside area		✓		✓	A full review of this policy is required as part of the Main Issues Report consultation. Consideration requires to be given to how this policy helps deliver housing that meets the needs of people living

Policy	Retain and review existing policy	Significant update	Remove policy	Possible Supplementary Planning Guidance	Comment/ Potential changes required
					and working in the Park.
Policy HOUS3 New Housing Development adjacent to Settlements		✓		✓	No housing has been delivered through this policy and a review is required to consider whether to retain in its current form or whether some flexibility should be introduced to assist the delivery of affordable housing.
Policy HOUS4 New Housing in the Small rural communities and Building groups in the countryside		✓		✓	No housing has been delivered through this policy and a review is required to consider whether to retain in its current form or whether some flexibility should be introduced to assist delivery of affordable housing.
Policy HOUS5 Housing in the Countryside	✓				No significant change is foreseen to this policy. However minor changes to wording may be required.
Policy HOUS6 Meeting the Range of Housing Needs	✓			✓	This policy requires to be updated to reflect current Local Housing Strategy guidance. It is recommended that stronger guidance is contained in the LDP on the requirement to meet a range of housing needs through different house types, tenures and sizes.
Policy HOUS7 Alterations and Extensions to Dwellings	✓			✓	It is proposed that this policy is retained as it is performing well and enhances the Park's built environment through well thought out design, siting and use of materials. Consideration will be given to the need for Supplementary Planning Guidance to provide further detail on this.
Policy HOUS8 Replacement Dwellings	✓				It is proposed that little change is required as the policy is considered to be working well and helping deliver a small number of appropriately designed houses.
Economic Development Policies					
Policy ED1 Economic Development Opportunities	✓				It is considered that the policy works well and delivers a balance in delivering economic development in settlements while safeguarding against residential amenity.
Policy ED2 Safeguarding Existing Economic and Employment Sites	✓				It is considered that this policy is crucial in safeguarding existing economic sites from other uses.
Policy ED3 Economic Development in the Countryside		✓			It is proposed that the policy is updated in order to provide greater flexibility. The Main Issues Report will include options such as highlighting framework areas in which bespoke management plans

Policy	Retain and review existing policy	Significant update	Remove policy	Possible Supplementary Planning Guidance	Comment/ Potential changes required
					will be more flexible towards appropriate development.
Policy ED4 Working from Home	✓				No significant change is foreseen to this policy. However minor changes to wording may take place.
Tourism Policies					
Policy TOUR1 New Tourism Development		✓		✓	This policy requires to be amended to accord with more recent approved guidance in the National Park Partnership Plan (NPP). The key change required is the move away from planning for a series of sub destinations within the Park to a whole destination approach. Adopted Local Plan Schedule 4 requires to be updated and Schedule 5 requires to be replaced with new guidance which accords with NPP Policy VE2: Sustainable Tourism and Policy RD2: Spatial Development Strategy, with associated detailed guidance contained in a SPG.
Policy TOUR2 Supporting and Retaining a Range of Quality Tourism Accommodation	✓			✓	Retain policy but minor review required with consideration to provision of more detailed guidance to be provided through supplementary planning guidance.
Policy TOUR3 Enhancing and Safeguarding Existing Tourism Sites	✓			✓	Retain policy but minor review required with consideration to provision of more detailed guidance to be provided through supplementary planning guidance.
Recreation Policies					
Policy REC1 Recreation Development	✓				It is proposed that the policy is updated slightly to reflect the update in the National Park Partnership Plan (2012-2017)
Policy REC2 Enabling Recreation on Open Water	✓				It is proposed that the policy is updated slightly to reflect the update in the National Park Partnership Plan (2012-2017)
Policy REC3 Outdoor Sport and Recreation Opportunities	✓				It is proposed that the policy is updated slightly to reflect the update in the National Park Partnership Plan (2012-2017)
Transport Policies					
Policy TRAN1 Safeguarding Sites to Improve the Transport	✓				It is proposed that the policy should be updated to take into account works that have been completed since the last Local Plan process but TRAN1 still seen as vital for the National Park Authority to reach

Policy	Retain and review existing policy	Significant update	Remove policy	Possible Supplementary Planning Guidance	Comment/ Potential changes required
Network					the development plans vision.
Policy TRAN2 Promoting Sustainable Travel and Improved Travel Options	✓				No significant change is foreseen to this policy. However minor changes to wording may take place.
Policy TRAN3 Impact of New Development on the Road Network	✓				No significant change is foreseen to this policy. However minor changes to wording may take place.
Policy TRAN4 Provision of New Transport Infrastructure	✓				No significant change is foreseen to this policy. However minor changes to wording may take place.
Policy TRAN5 Development off Substandard Roads	✓				No significant change is foreseen to this policy. However minor changes to wording may take place.
Policy TRAN6 Parking Provision	✓				No significant change is foreseen to this policy. However minor changes to wording may take place.
Policy TRAN7 Encouraging Outdoor Access	✓				No significant change is foreseen to this policy. However minor changes to wording may take place.
Conservation Policies					
Policy L1 Conserving and Enhancing the Diversity and Quality of the Park's Landscapes	✓				This is one of the most used policies in the Local Plan and considered vital for the National Park Authority in achieving the Park aims. Update required, to reflect Conservation Policy 3 in the National Park Partnership Plan with link to Wildness mapping.
Policy D1 Design Quality	✓			✓	Policy D1 Design Quality is also one of the most used policies in the Local Plan and considered essential to ensure that development is of the highest design quality.
Policy SUSDEV1 Sustainable Development		✓			This requires update to reflect the requirements of Section 72 of the Climate Change (Scotland) Act 2009 which requires policy provisions to improve the performance of new development in terms of greenhouse gas emissions. It is intended to expand the coverage of Sustainable Design Guidance on development within the existing gardens or residential

Policy	Retain and review existing policy	Significant update	Remove policy	Possible Supplementary Planning Guidance	Comment/ Potential changes required
					plots.
Policy DCON1 Developer Contributions	✓				It is proposed that DCON1 is reworded slightly to reflect the changes to Scottish Government Circular 3/2012 which requires that economic viability of development is taken into account by Planning Authorities and proportionately applied. This is not considered a significant update meriting a main issue in the Main Issues Report. Consideration will also be given to identify specific infrastructure or public service contributions. This is outlined in the Infrastructure section of the Main Issues Report.
Policy ENV1 European Sites (SACs and SPAs)	✓				Minor revision to wording and terminology may be required.
Policy ENV2 Sites of Special Scientific Interest, National Nature Reserves and RAMSAR Sites	✓				It is proposed that the policy is reworded slightly which would allow more positive management of these sites.
Policy ENV3 Local Nature Conservation Sites	✓			✓	No significant change is foreseen to this policy. However minor changes to wording may take place.
Policy ENV4 Legally Protected Species	✓				Minor change - it is proposed that the policy wording is updated to reference the Wildlife and Natural Environment (Scotland) Act 2011.
Policy ENV5 Species and Habitats Identified in National Action Plans	✓				Minor change - it is proposed that the Policy is updated to reference the updated Local Biodiversity Action Plan for the National Park.
Policy ENV6 Enhancing Biodiversity in New Developments	✓				Minor change - it is proposed that the wording is changed from "buildings" to developments to make sure it is applied to all new developments as the title suggests.
Policy ENV7 Protecting Geological Conservation Review Sites	✓				It is suggested that this policy is retained to help safeguard any future Geological Conservation Review Sites.
Policy ENV8 Ancient, Long-established and Semi-natural Woodlands	✓				It is proposed that this policy should be retained as it is considered important in safeguarding protected woodland.

Policy	Retain and review existing policy	Significant update	Remove policy	Possible Supplementary Planning Guidance	Comment/ Potential changes required
Policy ENV9 Development Impacts on Trees and Woodlands	✓				It is considered that this policy works well and could be used as an example for other policies in the LDP, most notably section (c) which encourages positive management.
Policy ENV10 Protecting the Water Environment	✓				It is proposed that this policy is retained as it helps safeguard the water environment from unsuitable development.
Policy ENV11 Connection to Sewerage and Water Supply	✓				No significant change is foreseen to this policy. However minor changes to wording may take place.
Policy ENV12 Surface Water Drainage	✓				It is considered that ENV12 is a suitable policy and any changes to it will be minor.
Policy ENV13 River Engineering Works and Culverts	✓				This policy may be updated to reference Scottish Environmental Protection Agency's regulations.
Policy ENV14 Marine and Inland Aquaculture	✓				No significant change is foreseen to this policy. However minor changes to wording may take place.
Policy ENV15 Development in the Coastal Marine Area	✓				This policy may be amended to not list other policies to remain consistent with the other policies. Add reference to emerging Coastal Planning regime as appropriate.
Policy ENV16 Development in Medium to High Flood Risk Areas	✓				It is proposed to update the policy to reference the Flood Risk Management (Scotland) Act 2009 and the duties this places on the National Park Authority.
Policy ENV17 Natural Flood Management	✓				It is proposed that only minor wording changes are necessary to update this policy.
Policy ENV18 Protecting Air Quality	✓				No significant change is foreseen to this policy. However minor changes to wording may take place.
Policy ENV19 Historic Land Contamination	✓				It is proposed that the wording of the policy be changed to refer to all contaminated land as opposed to just historic. (This puts the policy in line with the National Park Partnership Plan 2012-2017)
Policy ENV20 Conservation Areas	✓			✓	It is considered that the policy performs well and may only require to minor changes. There may also be small updates to the Conservation Area Appraisals and Conservation Management Plans

Policy	Retain and review existing policy	Significant update	Remove policy	Possible Supplementary Planning Guidance	Comment/ Potential changes required
					as Supplementary Planning Guidance.
Policy ENV21 Listed Buildings	✓				It is proposed to limit the changes to this policy as it is felt that it currently works well to help protect and enhance listed buildings. Any changes made to the policy are likely to be minor.
Policy ENV22 Demolition of Listed Buildings	✓				It proposed that some minor changes should be made to reflect the changes made to the Scottish Historic Environment Policy which was updated after the last Local Plan Process.
Policy ENV23 The Wider Built Environment and Cultural Heritage of the Park	✓			✓	It is considered that this policy works well and due to the importance of the water environment in the National Park, the possibility of compiling Supplementary Planning Guidance to provide further guidance on the topic.
Policy ENV24 Historic Gardens and Designed Landscapes	✓				This policy remains relevant it is proposed that it is retained in the Local Development Plan. Reference will be added to the review of regionally important Designed Landscapes in the National Park which can now be identified.
Policy ENV25 Scheduled Ancient Monuments and Candidate Scheduled Ancient Monuments	✓				No significant change is foreseen to this policy. However minor changes to wording may take place.
Policy ENV26 Other Unscheduled Sites of Archaeological Importance	✓				No significant change is foreseen to this policy. However minor changes to wording may take place.
Policy ENV27 Sites with Unknown Archaeological Potential	✓				No significant change is foreseen to this policy. However minor changes to wording may take place.
Policy ENV28 Conservation and Re-use of Redundant Buildings	✓				No significant change is foreseen to this policy. However minor changes to wording may take place.
Policy ENV29 Protecting Playing Fields and Sports Pitches	✓				No significant change is foreseen to this policy. There may be some scope for an update to take into consideration updated Local Authorities playing fields and sports pitches strategies.
Policy ENV30 Protecting Other Important Open Space	✓			✓	It is proposed to update this policy and the spaces it identifies to focus on settlements. It is also intended to review areas identified as open space in light of updates from audits or strategies prepared by

Policy	Retain and review existing policy	Significant update	Remove policy	Possible Supplementary Planning Guidance	Comment/ Potential changes required
					the local authorities. If resources allow, the preferred approach would be to produce supplementary Planning Guidance which further explores the role of Open Space in the National Park and how to have a holistic strategy. This is to ensure that the quality of data regarding open space is consistent throughout the Park.
Policy ENV31 New Open Space Opportunities	✓			✓	There may be some scope to change some minor aspects to the approach to open space. If resources allow, the preferred approach would be to produce supplementary Planning Guidance which further explores the role of Open Space in the National Park and how to have a holistic strategy.
Policy COM1 New Community Facilities	✓				No significant change is foreseen to this policy. However minor changes to wording may take place.
Policy COM2 Change of Use of Community Facilities	✓				No significant change is foreseen to this policy. However minor changes to wording may take place.
Policy RET1 New Retail Development	✓				Retail development continues to be an important issue for the Park. This policy is considered to be working well and is unlikely to change significantly.
Policy RET2 Safeguarding Existing Retail Units	✓				Safeguarding the retail units is an important part of sustaining vibrant communities.
Policy RET3 Hot Food Shops/Public Houses	✓				No significant change is foreseen to this policy. However minor changes to wording may take place.
Policy RET4 Mobile Snack Bars	✓				No significant change is foreseen to this policy. However minor changes to wording may take place.
Policy RET5 Design of Shop Frontages	✓				No significant change is foreseen to this policy.
Policy RET6 Display of Advertisements	✓			✓	Work is ongoing for advertisements guidance for the National Park which may be adopted as Supplementary Planning Guidance. No significant change to the policy is foreseen however.
Policy REN1 Wind Renewable Energy Projects	✓			✓	It is felt that the policy for wind energy developments performs well. The supplementary planning guidance for renewable energy which was adopted in 2013 will be updated if required for the new Local Development Plan.

Policy	Retain and review existing policy	Significant update	Remove policy	Possible Supplementary Planning Guidance	Comment/ Potential changes required
Policy REN2 Hydro Renewable Energy Projects	✓			✓	Currently there is a lot of demand for hydro energy related development which has tested the policy and it is considered that this performs well. The supplementary planning guidance for renewable energy which was adopted in 2013 may be updated if required for the new Local Development Plan.
Policy REN3 Energy Generation from Biomass and Biogas	✓			✓	It is felt that the policy fits for purpose. The supplementary planning guidance for renewable energy which was adopted in 2013 may be updated if required for the new Local Development Plan.
Policy REN4 Other Renewable Energy Technologies	✓			✓	It is felt that the policy fits for purpose. The supplementary planning guidance for renewable energy which was adopted in 2013 may be updated if required for the new Local Development Plan.
Policy REN5 Renewable Energy Development Adjacent to the National Park Boundary	✓			✓	This policy has been used in a number of consultations for wind farms that are close to the boundary of the National Park. It is considered that the policy performs well, though it may require a minor update to reflect the new Scottish Planning Policy. The supplementary planning guidance for renewable energy which was adopted in 2013 may be updated for the new Local Development Plan.
Policy MIN1 Proposals for Re-opening Old Mineral Sites and New Mineral Extraction	✓				No significant change is foreseen to this policy. However, minor changes to wording may take place.
Policy TEL1 Telecommunications Development	✓				No significant change is foreseen to this policy. However, minor changes to wording may take place.
Policy WAS1 Waste Management Requirement for New Developments	✓				No significant change is foreseen to this policy. However, minor changes to wording may take place.
Policy WAS2 Waste Management Facilities	✓				No significant change is foreseen to this policy. However, minor changes to wording may take place.

9. List of Accompanying Documents

Accompanying documents, to be published with the consultation, which will include:

- Draft Environment Report – Strategic Environmental Assessment
- Monitoring Report – Overview
- Site Assessment - Summary Report
- Equality Impact Assessment – Screening Report
- Report of Pre-Main Issues Report Engagement
- Background/Technical Reports
 - Charrette and Workshop Reports
 - Landscape Capacity Assessment of Callander
 - Report of Housing Market Research
 - Business Survey Report
 - Retail Survey Report
 - Housing Land Audit
 - Employment Land Audit
 - 2014 Population and Housing Background Report
 - Gartocharn and Drymen Landscape Capacity Assessment
 - 2014 Gartocharn Landscape Capacity Assessment update