



## Appendix 2

### Part 1 - Proposed Local Development Plan - Text

Draft for Board Approval for Consultation

*Please note maps, illustrations and photographs will be included within the published version*



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# Section 1 - INTRODUCTION

## 1.1 What is this Plan and what does it do?

This Plan is all about how development can make the National Park a great place to Live, Invest, Visit and Experience. It is referred to as a 'Proposed' Plan as we are inviting comment before we 'adopt' it. It sets out a Vision – in Section 2 - for how the National Park should change over the next 20 years and the Strategy needed to deliver the physical development. It identifies new opportunities and the development needed to support our communities, visitors and local economy, whilst ensuring the ongoing conservation and enjoyment of the area's outstanding environment. This is Section 3 – The Place. It also sets out the planning policies – in Section 4 - that will be used by us to guide and determine planning applications. The Plan shows development for the next 10 years and an indication of development for the subsequent 10 year period. Based on when we expect to adopt this Plan, it will be the period 2017 until 2027. We will update the Plan regularly (every 5 years) so that it is kept up to date and is responsive to change. It updates, once Adopted, our Local Plan.

The Plan is accompanied by a number of documents:-

### ***Draft Supplementary Guidance and Draft Planning Guidance***

These explain in more detail how the policy requirements of the Plan can be met. Planning Guidance is not as formal as Supplementary Guidance as it does not require sign off from Scottish Government and we can re-issue without consultation.

Draft Supplementary Guidance are available for the following topics:

- Housing
- Design and Place-making
- West Lochlomondside Rural Development Framework
- Buchanan South Rural Development Framework

Draft Planning Guidance documents are available for the following topics:

- Callander South Masterplan Framework
- Listed Buildings and Conservation Areas
- Developer Contributions
- Visitor Experience

## ***Strategic Environmental Assessment, Habitats Regulations Assessment and Equality Impact Assessment***

Like all government bodies, we need to carry out a series of assessments of our Plans. Strategic Environmental Assessment assesses the potential positive and negative environmental impacts of implementing the policies and proposals contained in this Plan. The Habitats Regulations Assessment is a further requirement to ensure that there are no likely significant effects on internationally important sites and species through the Plan's implementation. We also have undertaken an Equality Impact Assessment undertaken to ensure against discrimination to prescribed groups of the contents of the Plan and its implementation. These three assessments are published with this Plan.

### ***Background reports and other information***

In preparing this Plan we have considered a whole range of information, other Plan's and strategies, comments, and different viewpoints. Much of this information has already been published on [www.ourlivepark.com/downloads](http://www.ourlivepark.com/downloads) along with the LIVE Park Main Issues Report last year. We have updated our Population & Housing Background Report – this will be of interest if you would like to find out more on the reasons for approach to housing – our Monitoring Statement (reports on development trends over the last year) and a Summary Report of Consultation. This outlines the main comments received and our response to them and lastly our Draft Action Programme which sets out how the Plan will be delivered.

### **What happens next?**

We want you to tell us what you support and if there is something you think should be changed. Following the six week consultation period, all comments which include an objection or request a change will be processed and reported to a Scottish Government appointed officer – known as a Reporter - to review (hopefully in winter 2015). This officer will hold an 'Examination' – basically a formal independent review - into these issues and make legally binding recommendations. You can find out further information in our Development Plan Scheme, published on our website, which we update every year.

## 1.2 How can I comment on this Plan?

This Plan, the Strategic Environmental Assessment and associated Draft Guidance will be consulted upon for a six week period 18 May-29 June 2015. You can access more information on the consultation by:

- Going online at [ourlivepark.com](http://ourlivepark.com)
- Visiting your local library – where you can view the main documents
- On twitter and facebook – [ourlivepark](https://www.facebook.com/ourlivepark) – you can see up to date information on what people are saying
- Visit us in person at National Park HQ or at a community meeting/workshop (you can view a list of these on the [ourlivepark.com](http://ourlivepark.com))
- Calling 01389 72260 and ask for Hugh, Kirsty, Susan or Thom in the Forward Planning Team
- Send us an email – [hello@ourlivepark.com](mailto:hello@ourlivepark.com)
- See the posters in local shops, schools and community newspapers
- Look out for updates on your Community Notice Boards for any local event!

This consultation requires very clear and formal comments to be submitted. This is because they will be considered by the Scottish Government appointed 'Reporter' at the Examination. The following is our guide to submitting your comments:

- Comments should be concise and fully explain the issues to be considered at an Examination. The changes to the Plan or Draft Guidance that you are seeking, and why, should be very clear. The Examination will only consider comments on the Plan, we will consider comment on the Guidance and take them into account before Adopting them.
- Comments should be no more than 2000 words and limited supporting documents may be submitted if required.
- You can access our online system at [ourlivepark.com](http://ourlivepark.com) and complete your response. This is the preferred way for you to submit your comments – it saves us time and public money!
- Copies of Response Forms can be provided on request or are available from our offices.
- Don't forget, this is the last opportunity to make your comments. There is no automatic opportunity to expand your comments later in the process, so it is important that you provide your full case and evidence.
- If you have any questions at all please don't hesitate to contact the Forward Planning Team on 01389 72260 and ask for Hugh, Susan, Thom or Kirsty or send us an email - [hello@ourlivepark.com](mailto:hello@ourlivepark.com)

## 1.3 How did we get here?

As mentioned above we have considered a wide range of information in preparing this Plan. We invited people from our communities, businesses, landowners and partner organisations to get involved in a series of events, workshops and two formal consultations to help inform this Plan since 2011. Whether it was at the Main Issues Report phase or Additional Sites consultation phases or earlier on in the

process at one of the community planning and design workshops (or “charrettes”), a broad range of people took the opportunity to help shape this Plan.

The Main Issues Report consultation between April and July 2014 identified 4 main issues that we should be focusing on or expect the most amount of change over the next 20 years;

- Rural Economy,
- Housing,
- Visitor Experience and
- Infrastructure & Services.

We felt that the rest of the topics covered in the existing Local Plan, in the form of strategies and policies, only needed updated rather than changed. Opportunities for new development were also identified in the consultations, with 80 potential development sites suggested and ideas for improvements to our towns and villages proposed. You can read all the feedback we received at public meetings, events, our workshops with Young People and each formal comment on [www.ourlivepark.com](http://www.ourlivepark.com).

### **Planning in the National Park**

Planning in National Parks is different to all other areas of Scotland. The National Parks (Scotland) Act 2000 sets out our responsibilities including statutory planning and access functions. Our four local authorities (which the Park overlaps) provide other key services such as education, roads, housing and parks / open space and we work closely with them. The Act also requires us to produce a Management Plan – our National Park Partnership Plan - to set out how the Park is to be managed with all partner public agencies. This Plan must adhere to the National Park Partnership Plan and contribute to achieving the four aims of National Parks:

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

These aims are to be pursued together. However, if it appears that there is conflict between the first aim, the conservation and enhancement of the natural and cultural heritage, and any of the others, we must give greater weight to the first aim (Section 9(6) of the National Parks (Scotland) Act 2000). This is often referred to as the ‘Sandford Principle.’

## Main Changes

Before you read on, we thought it would be helpful to set out some of the main changes from the current Local Plan:

- Most new development is still directed to our Towns and Villages, but with Callander and the Arrochar/Succoth area being a focus for larger scale housing, tourism and infrastructure improvements.
- Two areas in the Park – West Loch Lomondside and Buchanan South - have been identified as countryside areas requiring greater clarity on what development would be supported or resisted due to their unique development pressures and opportunities. Draft Rural Development Frameworks have been prepared and are being issued with this Plan.
- New sites for development are identified in Arrochar and Succoth, Balmaha, Callander (south of the river with a long term housing site at Balgibbon Drive), Crianlarich, Drymen, Aberfoyle, Gartocharn, Tarbet and Killin. All these sites were consulted on during 2014. The proposed visitor accommodation site proposed at Braeval is not included, however support is included for this type of development in the Aberfoyle area.
- The affordable housing percentage requirement within our Towns and Villages for housing developments for 4 or more homes has been changed – this will be either 50% in the Loch Lomondside Villages including Tarbet, Luss, Gartocharn, Croftamie and Drymen, 33% in the more accessible and pressured Stirling Towns and Villages including Callander, Gartmore and Aberfoyle, and 25% everywhere else.
- The 10 year restriction on the occupancy of new homes in the Loch Lomondside Villages has been removed.
- Housing developments up to 3 homes in Loch Lomondside Villages, Gartmore, Aberfoyle and Callander will require either to be an affordable home or alternatively a financial contribution will be required which in turn will be used to help fund affordable housing provision elsewhere within the local area.
- Policies have been updated or included for the following topics; climate change (reductions in greenhouse gas emissions), requirements for peat removal, flexibility in economic development, woodland removal, the National Walking and Cycling Network, design and placemaking and lastly in respect of development associated with unconventional gas extraction.



# Section 2 – VISION

## 2.1 Vision for the next 20 years

At the outset, it is important to set out what we expect the physical development of the National Park to be and look like, as a broad statement and additionally as a series of illustrations to bring this to life.

[The illustrations will show the three elements of the Proposed Plan's Vision:

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.]

This Vision is the same as the Outcomes identified in our current National Park Partnership Plan and emphasises the close tie between the Proposed Plan and the Partnership Plan.

## 2.2 How do we all deliver this Vision?

Having set out the Vision for the Park over the next 20 years and how all our aspirations could look, the following pages set out our Strategy for how this can be delivered, explaining the approach to the identification of development sites - in the PLACE section - and the POLICIES in the following section which will help shape development.

### What's the Strategy?

#### Towns and Villages

We are directing most new development to our **Towns** – Callander and Balloch - and **Villages**<sup>1</sup>. These are the locations, [maps to be included], that have the greatest range of existing public services, employment, facilities and transport or path networks.

There are two of these locations where we are directing the greatest amount of **new development** over the next 20 years, the Arrochar area (including Succoth) and Callander, and this is where we expect to see the most change over the next 20 years. There is great potential within these areas for new homes, a range of businesses and investment in the supporting services and infrastructure. By focusing on these two locations in particular, we have the greatest potential for a sustainable pattern of development, where people can live, work and find everything they need close by. Visitors can also find a range of accommodation and facilities.

Outside the Arrochar area and Callander, there are other new development opportunities – for example in Aberfoyle and Drymen - although overall they are typically existing sites that have yet to be developed for single rather than mixed uses. This includes Balloch, Blairmore and Tyndrum. Support is also provided for new visitor accommodation in the Aberfoyle area, although a site has not been identified.

#### Small Rural Communities

We also have a number of smaller Villages, with less capacity to grow and we have called them **Small Rural Communities**<sup>2</sup>. They have not been mapped individually although a housing site has been identified in Balmaha as an exception. This site has been identified through collaboration with the community, Forestry Commission and Rural Stirling Housing Association and is a local priority.

#### Countryside

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<sup>1</sup> Aberfoyle, Ardentinny, Arrochar/Succoth, Blairmore, Strone, Kilmun, Carrick Castle, Crianlarich, Gartmore, Killin, Lochearnhead, Lochgoilhead, Strathyre, St Fillans Tyndrum, Croftamie, Drymen, Gartocharn, Luss, Tarbet

<sup>2</sup> Balquhiddy, Brig O' Turk, Milton, Kinlochard, Port of Menteith, Balmaha, Milton of Buchanan

The countryside makes up the greatest area of the Park and we are introducing support for a range of smaller scale developments. The Plan supports the diversification of rural businesses and encourages appropriately scaled housing and visitor experience development. We have also included two new pilot **Rural Development Framework Areas**. They outline a more comprehensive planning approach for these more pressured areas in South Buchanan and Luss and the surrounding area. Draft Supplementary Guidance for these Frameworks outlines the area strategy for new development and provides guidance on:

- How planning policies will be applied, or varied - when it is demonstrated that development will deliver the area strategy.
- The specific types of developments that are needed.

The National Park is an area of national significance for its landscapes and built, cultural and natural environment. There are many ways to enjoy the Park: in our Towns and Villages or on and around the many lochs, mountains and hills. Encouraging and supporting recreational and educational opportunities for all is a core part of the Park Authority's work, with this Plan supporting the appropriate physical development to deliver against that aim. This includes supporting improved paths and a broad range of accommodation options for visitors including improving camping provision. The Your Park project has at its heart a desire to encourage everyone to make the most of the outdoors in the National Park, whether they come to camp or simply to visit for the day. Transforming the experience on some of our busiest lochshores is a priority to encourage everyone to make the most of the recreational opportunities the National Park offers. You can find out more about this work at <http://www.thisisyourpark.org.uk/>

The path network includes a number of walking and cycling routes which cross the area – including national long distance routes such as the West Highland Way and the John Muir Way.

The Scottish Government has designated the National Walking and Cycling Network as a national development in the latest National Planning Framework. The development of a strategic network of well-maintained long-distance paths and trails through Scotland will enhance visitor and recreation experiences for all users, as well as supporting active travel and improving health and well-being. Scottish Natural Heritage, along with Sustrans and Scottish Canals, are leading this project.

## **Policy Approach**

Having set out overall what development needs to take place and where, the rest of this section briefly explains the policy context including those at national, regional level and local level which helped shape the policies of this Plan. It also sets out how above Strategy will be delivered through our policies and sites identified.

## **National, Regional and Local Plans, Policies and Strategies**

There are a wide range of Government policies and strategies that this Plan seeks to support, deliver or implement. This includes Scottish Planning Policy and the National Planning Framework at a national level and a whole range of regional and local plans, strategies and investment programmes prepared by Local Authorities and Government Agencies, covering transport, economic development, housing, open space, education to name a few. All have been considered in the preparation of this Plan and are reflected where appropriate.

As we are a National Park, this Plan needs to implement our Partnership Plan and also reflect all policies and priorities within it. This includes Visitor Experience, Visitor Management, Conservation and Rural Development and they are reflected in the Vision outlined earlier.

Delivery of this Plan is not something the National Park Authority can achieve alone; our role is to support landowners, communities, businesses, Local Authorities and developers to deliver the development identified.

The key policy areas in the Proposed Plan are outlined below along with background information on our approach.

## **Sustainability, Climate Change, Design and Place-making**

Sustainability, Climate Change, Design and Place-making are now well established Government policy areas. There are specific statutory requirements that this Plan must set out. Across this Plan, these policy areas are central to achieving the Plan Vision.

Planning legislation requires us to work with the objective of contributing to sustainable development. Sustainability is key to our policies to ensure all proposed development achieves the correct balance. Sustainability relates to protecting and enhancing the natural and historic environments, providing local jobs in the right place, increasing sustainable economic growth, supporting opportunities for active travel, directing new development in the correct location, and supporting local services and facilities.

Climate Change is central to our over arching policies. Planning has responsibilities under the Climate Change Act to ensure measures are put in place to address the impacts of climate change including; adaptation, avoiding development in flood risk areas, reducing greenhouse gas emissions, introducing more natural solutions to design and striving to achieve a low carbon place. The Climate Change Act requires the Plan policies to also include installation of low and zero carbon technologies in all new development.

Design and Place-making are integral to our policies. The following six qualities form successful places: distinctive, welcoming, adaptable, resource efficient, safe and pleasant, and easy to move around and beyond. Creating Places and Designing Streets ([Toolbox](#)) are Scottish Government policy statements which provide advice on successful places and improving our relationship with streets where pedestrian and cyclist take priority over vehicle drivers. This Plan's policies and associated Supplementary Guidance on Design and Placemaking follow on from national level guidance and policy. We have also identified six Placemaking Priorities in our

Towns and Villages. This highlights support for improving their central area – pavements, signage, street furniture, car parks, higher quality design and use of materials.

## **Housing**

More homes are needed in the National Park to help retain our population and attract inward migration. We are required by Scottish Planning Policy to be quite clear on our approach and methodology which is set out below and in more detail in our Population & Housing Background Report and in the Housing policies.

The current Local Plan's annual housing target of 75 new homes per year is retained as it is a crucial part of the strategy towards addressing our ageing population and projected long term population decline, highlighted below. This housing supply target is informed by a range of factors, including local housing authorities housing need and demand assessments.

Housing will help more people to stay in the Park and help create more sustainable communities, supported by a good range of services and facilities. New housing will be a mixture of open market and affordable housing and will comprise mostly smaller sized and family sized homes to better meet the needs of people living and working here and provide a range of housing to allow families, young people of working age and elderly people to choose to remain within the National Park. The majority of new homes will be built within Towns and Villages, but the countryside will also support affordable housing too.

### ***How many new homes are needed?***

Land for new housing is identified up to the year 2027 (10 years from the anticipated date of 'adoption' which is 2017 - when the plan has been fully agreed and comes into full force). The total housing land requirement over this term is 900 units. Land with development potential for around 571 homes is identified with a further 360 homes (30 new homes per year) coming from sites that are not presently identified but which may come forward unexpectedly (known as 'windfall' development). Whilst directing the majority of development to sites identified in this plan, windfall development plays a significant role within the National Park (typically single dwellings on gap or infill sites within Towns or Villages) and it is important to acknowledge its contribution. No flexibility allowance has been applied to the housing land supply target on the basis that the target is already considered to be generous and ambitious for the National Park.

The housing land supply to meet this requirement comprises:-

<b>Component of Housing Land Supply</b>	<b>Number of Homes</b>
(a) Identified Housing Sites shown in Appendix 1	444
(b) Land with planning permission and still to be developed	127
(c) Future annual windfall assumption of 30 units (x 12 years)	360
Total housing land supply to 2027 = (a) + (b) + (c)	931

***Where will new homes be built?***

- Mostly within Towns and Villages
- By exception, on sites close to or adjacent to the Towns and Villages,
- Where appropriate, within Small Rural Communities and existing Building Groups in the Countryside
- Very rarely and only where necessary, within the countryside

***What types of new homes will be built?***

The housing need and demand assessments for the National Park show that there are high levels of housing need within the National Park and point to the need to provide more affordable housing, as well as homes for smaller sized households and more modest sized family homes.

All sites of 4 or more homes are required to make a contribution towards affordable housing provision, with the preference being on site provision. In most instances, the level of affordable contribution will be a minimum of 25% of the total number of homes being provided however this is higher within the more accessible rural Loch Lomondside villages including Tarbet, Luss, Gartocharn, Croftamie and Drymen (50% of the total number of homes will be affordable), and more accessible rural Stirling area Towns and Villages of Callander, Aberfoyle and Gartmore (where 33% of the total number of homes provided will be affordable). This reflects and responds to housing needs within these areas and housing market dynamics.

Given that the Loch Lomondside and Stirling area villages experience such strong housing demand from commuting, second and holiday homes and as a result suffers from more extreme affordability pressures, proposals for single homes and developments of up to 3 houses will provide either; an affordable home or alternatively a financial contribution, which in turn will be used to help fund affordable housing provision elsewhere within the local area.

## **Our rural economy**

### ***Overview***

The accessible countryside of the National Park offers great potential for business whether it's the formation of new or growth of existing businesses. We support the creation of local jobs and the increasing move towards a low carbon economy. Sustainable business opportunities are available within various locations throughout our Towns, Villages, Small Rural Communities and the wider countryside. Business proposals should consider proximity to existing services and facilities, proximity to public transport, how to incorporate renewable energy and how best to deliver any necessary infrastructure. Agriculture and forestry remain the backbone of our rural economy although tourism is now well established as part of rural businesses.

Some rural landowners have diversified their business with the introduction of small river hydro schemes which remains an opportunity for others. Two pilot projects at Buchanan South and West Loch Lomondside are supported by Draft Supplementary Guidance in the form of Rural Development Frameworks which help guide future development. These frameworks highlight opportunities where there is capacity for some development in the countryside that will complement the high quality natural environment and ensure businesses are able, with some certainty, to invest across traditional land management practices as well as newer diversifying ventures.

### ***How will the Plan support existing and new businesses?***

The Plan supports business throughout the Park with an emphasis on Town or Village locations where the majority of infrastructure and services are located. However, as a predominately rural area, there is support for business opportunities in the countryside; including the Rural Development Frameworks, five Rural Activity Areas and support for the reuse of traditional buildings located within building groups or the reuse of vacant or derelict land. As a result, the policies are more flexible than before.

### ***What do policies need to cover?***

- Focus development in Towns and Villages
- Safeguard established business and industry land
- Identify land for new or expanded businesses and industries
- Flexibility to support more remote places of work

## **Visitor Experience**

The National Park offers a high quality, authentic experience for visitors, with many opportunities to appreciate and enjoy the natural and cultural heritage, within an internationally renowned landscape. It compares to the best on offer around the world. Visitor experience – tourism - provides the major source of income and employment within the National Park and is vital for our local economy.

### ***How will the Plan support enhancements of our visitors' experience of the Park?***

*By supporting our:*

- Tourism Strategy
- Biodiversity Action Plan
- 'YOUR Park' – protecting our natural environment and providing tourism accommodation
- Core Paths Plan and Outdoor Recreation Plan - access, sport and recreation
- Policies which encourage more sustainable forms of travel e.g. linkages to public transport
- Place making priorities in our town and village centres
- Opportunities which exist for the creation of new tourism services, facilities and accommodation throughout the National Park
- Policies which improve our Scenic Routes with infrastructure improvements to popular viewpoints
- Strategic tourism locations - Aberfoyle, Arrochar, Balloch, Blairmore area, Callander, Drymen, Tarbet and Tyndrum
- Buchanan South and West Loch Lomondside Rural Development Frameworks

Within the countryside, the focus is on improving the visitor experience of the National Park through provision of high quality recreation and access opportunities including a network of paths, visitor facilities and infrastructure. The Plan identifies Aberfoyle, Arrochar, Balloch, Blairmore, Callander, Drymen, Tarbet, and Tyndrum as locations where new strategic tourism development opportunities will be supported. Development in these areas will assist in establishing and reinforcing the character and role of these places as visitor destinations and gateways within the National Park.

### ***What do policies need to cover?***

- Locations for new tourism development – detailed policy with examples in Planning Guidance
- Types of tourism development, and scale – in Planning Guidance
- Management and maintenance of tourism accommodation
- Enhancing and safeguarding existing tourism sites
- Provision of recreation and outdoor sport



## Historic Environment

The Park is proud of its rich and varied historic environment, which contributes to a sense of place and cultural identity. It helps create places where people want to live, work and visit. It also shapes and supports the regeneration of communities and engenders community spirit. The changing needs and activities of people can affect our historic environment. It is important therefore, that the special qualities of the Park's historic environment are safeguarded for future generations to benefit from and enjoy. New development proposals should consider, from the outset of their site appraisals, how to protect and complement this valued resource.

### ***The aims of the policies are to:***

- protect the historic environment and ensure development proposals safeguard its uniqueness;
- promote a wider understanding and awareness of the historic environment, local building traditions and materials; and
- safeguard the distinctive character of local areas and ensure new development reflects historic settlement patterns and contributes to a sense of place

Our listed buildings and Conservation Areas have statutory protection and therefore alterations, and extensions, affecting their character or appearance or demolition works, will require either listed building consent, conservation area consent and /or planning permission. Encouragement will be given to the repair, restoration and re-use of these important assets, while acknowledging that there may be instances where sympathetic, high quality development is appropriate.

Trees and woodland contribute significantly to the setting of historic buildings, Towns and Villages. Some are protected by Tree Preservation Orders requiring consent to carry out tree works while similar tree works within a Conservation Area should be notified to the Park authority

Article 4 Directions apply in certain Conservation Areas requiring planning permission for what is normally considered permitted development. These directions ensure that the character of the Conservation Area is protected.

Scheduled Monuments also have statutory protection and a Scheduled Monument Consent is required where affected by development. Much of the Park's archaeology remains unrecorded so other archaeological resources or sites with unknown archaeological potential that are affected by development will be protected through the planning application process.

Historic Gardens and Designed Landscapes make an important contribution to the landscape character and experience of the National Park and every effort will be made to ensure they are protected, conserved and enhanced.

It is also considered important to safeguard other buildings of architectural or historic merit and sites and features that contribute to the Park's diverse cultural heritage but have no statutory protection.

All of these important assets are to be safeguarded along with their setting. The historic environment policies have been prepared in line with the Scottish Historic Environment Policy.

***What do policies need to safeguard, protect and enhance?***

- Listed buildings,
- Conservation Areas,
- Historic gardens and designed landscapes,
- Schedule ancient monuments,
- Local archaeology,
- Trees and woodland,
- Traditional buildings, and,
- Wider built environment and cultural heritage

**Natural Environment**

By its very nature, the National Park is an extraordinary and diverse environment with its spectacular landscapes including; lochs and coastline, impressive woodlands, rich heritage of plants and animals, dramatic mountains and rolling hills contrasting with the pastured setting of the farmland and designed landscapes of the low ground and straths. We work with landowners and developers to deliver improvements to safeguard and enhance our natural environment. Proposals will be supported where they demonstrate development will complement and work with our natural environment; design solutions which have multiple add on benefits for ecosystems such as; measures which enhance biodiversity; integrate with the landscape special qualities, minimise hard engineering; manage flood risk and future proofed to reduce long term maintenance.

***How will policies safeguard, protect and enhance our Natural Environment?***

Environmental considerations should be integrated into the design of development at an early stage. EU Directives, national legislation and Scottish Planning Policy establish the statutory environmental framework for development proposals. Plan policies are designed to guard our natural environment against adverse impacts from proposed developments throughout the Park and to enhance it where possible. The plan policies cover various levels; national, regional and local. The policies clarify what criteria are required to be met in order to protect our natural environment and to gain planning permission. As well as planning permission, licenses or authorisations may also be required from the Scottish Environment Protection Agency for activities that affect air, water and waste.

***What do policies need to safeguard, protect and enhance?***

- Special areas of conservation and special protection areas
- Sites of special scientific interest,
- National nature reserves
- Ramsar sites

- Biodiversity,
- Habitats and species,
- Water environment
- Geological sites
- Trees and woodlands
- Historic gardens and designed landscapes
- Landscape special qualities

## **Infrastructure & Services**

All development requires infrastructure and service provision at different levels. New development should consider materials which reduce long term maintenance and not exacerbate existing environmental constraints such as flooding. We recommend early discussions to consider what infrastructure and services may be required for proposed developments, especially as we may need to consult local authorities or key agencies.

### ***How will policies ensure Infrastructure and Services are provided?***

The policies set out the various factors which may require physical or financial contributions to ensure existing community infrastructure and services can cope with new development proposals. The associated Draft Guidance on Developer Contributions and Housing provide further advice on the sums developers can expect to be asked for during the planning application stage. Conditions would be attached to planning permissions to ensure suitable provision where needed.

### ***What types of developments are likely to require contributions to support infrastructure needs?***

Considering the typical scale of development in the National Park, and that the majority of development is directed towards areas that have the infrastructure or services in place, there are a limited number of developments which are likely to be required to make contributions outwith affordable housing requirements. Typically this will be at our bigger development sites and in Callander in particular.

Over the short term Callander nursery and primary schools have limited capacity and the pedestrian bridge has a limited life span. Over the long term, there is limited capacity of the A81/A84 junction with a road bridge being required beyond development of approximately 120 homes and a 60-bed hotel. Waste water treatment works are likely to require to be extended in due course to meet development needs medium to long term.

### ***What do policies need to cover?***

- Affordable housing,
- education provision,
- transport infrastructure,

- open space, parks, public access and playing fields,
- water and sewage infrastructure (including surface water drainage),
- flood prevention in key areas,
- community facilities and
- waste management facilities including recycling.

## Section 3 - PLACE

This section provides a snapshot of the National Park – physical, social, environmental and economic headlines - before mapping out development sites across our Towns and Villages.

### 3.1 The Park

Loch Lomond and The Trossachs has long been recognised as a special place. Since the times of Wordsworth and Scott its scenic qualities have been celebrated. It is these qualities which have made the area such a popular place to visit and which contributed to its designation as a National Park in 2002. The Park also is noted for its natural and cultural heritage value, having a diverse range of habitats and species, and a distinctive cultural identity. And it is this cultural identity, carved by its people, has made Park's Towns and Villages into what they are today; but of course its special environment has played the role of both provider and inspirer in their development.

The National Park covers 1,865 square kilometres (720 square miles), extending from Holy Loch on the Cowal peninsula to St Fillans at the eastern end of Loch Earn, and from Balloch to Tyndrum. It is an area of contrasts from rolling lowland landscapes in the south, to high mountains in the north, and has many lochs and rivers, forests and woodlands. The Highland Boundary Fault, a defining feature in the geology of Scotland, crosses the south east corner of the National Park, and marks the dramatic transition from the gentle lowlands to the dramatic uplands.

#### People

The Park is host to people who live here, visit the Park, invest in local businesses, and experience the spectacular landscapes. The 2011 Census reported that the National Park has a population of 15,168. This is a reduction from the 2001 Census which was 15,600 and there is expected to be an 11% reduction over the long term. Like Scotland as a whole, the percentage of people of a pensionable age in the National Park is set to increase over the next 20 years. It is predicted to increase by 24% from 2010 to 2035 with a reduction in our young people.

#### Towns and Villages

The towns and villages are central to the Plan's development strategy as this is where the majority of development is directed. This is appropriate as it where the majority of services are located such as Shops, Schools, and Health Centres. As well as having these services the Towns and Villages can attract investment to improve connections to the rest of the Park and beyond through the road, rail and path network. Some key facts include:

- 20 Towns and Villages exist within the Park.

- 15 primary schools.
- 1 secondary school (McLaren High), although the area is served by 4 outwith the Park's boundary.

## **Environment**

Land cover in the Park broadly comprises a mixture of upland and moorland vegetation (around 50%), woodlands and forestry (around 26%), enclosed agricultural land (around 15%) and water (around 7%).

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. The Park has internationally important lochs and water catchments many of which are used for water extraction and hydro power generation.

The geodiversity of the Park has led to a significant heritage of quarrying for building materials which has contributed to the distinct character of the area's built heritage. Mineral resources, including gold, also exist near Tyndrum.

Growing demands for tourism and recreation are leading to changes in patterns of land use particularly around the south of Loch Lomond where many estates and their policies have been converted to golf courses and holiday accommodation. Such change can, if appropriately handled, present opportunities to better manage and enhance important landscape features and habitats as well as provide wider recreation opportunities. Some key facts relating to the environment include:

- 8 Special Areas of Conservation.
- 2 Special Protection Areas.
- 57 Sites of Special Scientific Interest (38 completely in Park).
- 2 National Nature Reserves.
- 1.5% of Park forms Geological Conservation Review Sites.
- 2 Ramsar Sites.
- 2 National Scenic Areas.
- 2 Forest Parks.
- Numerous Non-inventory designed landscapes.
- 22 Lochs.
- 39 miles of coastline around 3 sea lochs.
- 21 Munros and 19 Corbetts.
- Loch Lomond is the largest freshwater loch in Scotland.
- 728 Listed buildings.

- 8 Conservation Areas.
- 62 Scheduled Ancient Monuments.
- Widespread local archaeology.
- 8 Gardens and Designed Landscapes Inventory.

## **Transport**

There are the following strengths to transport in the National Park:

- It is within an hour's travel of over two million people it is within an hour's travel of two of Scotland's largest airports.
- The main tourist route to the North West Highlands runs through it – the A82.
- Numerous piers and slipways provide access to our Lochs.
- 6 railway stations (Ardlui, Arrochar, Balloch, Crianlarich, Tyndrum Upper and Lower).
- 4 trunk roads (A82, A83, A84 & A85).
- Major upgrades are underway or recently complete on the A82 at Pulpit rock and Crainlarich By-pass.

## **Economy**

The Park's economy is dominated by tourism, land-based businesses and the service sector. The Value of the Park study commissioned in 2011 study suggests that the value of visitor services of the park is £205.9 million per annum.

Other aspects of the National Park's economy reflect 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.

## 3.2 Our Towns and Villages

In this section you will see maps which illustrate the Plan's policies and proposals spatially. A map of each Town and Village in the Park has been produced, along with site maps which we have allocated for specific development uses such as housing, economic development and visitor experience. These are provided separately.

[The following text will be placed with the relevant map along with illustrations or photos and provide a short overview of the Town or Village.]

### **Aberfoyle**

Aberfoyle is the main village in the Trossachs, and serves the wider Strathard area, with a mix of traditional and modern buildings in a stunning woodland setting on the banks of the River Forth. Future development offers support to town centre improvement and potential business start ups to the east.

### **Ardentinny**

Ardentinny is a small coastal village with a distinctive core of short rows of traditional stone cottages, forestry timber houses, and what was the village pub. There is also an outdoor centre and a 20th century housing development on the outskirts. There are no identified sites for development but small-scale infill housing, recreation and visitor experience development is encouraged to support and sustain the community.

### **Arrochar and Succoth**

Arrochar is in a stunning setting at the top of Loch Long and surrounded by hills and mountains. The Villages have grown along the Loch shore, so that you tend to drive along, rather than through. The area has fantastic opportunities to develop more as a marine gateway with the redevelopment of the former Torpedo site. Additionally, there is new housing being built in Succoth and a proposal to create a new 'centre' for the community of Arrochar and Succoth beside the Three Villages Hall. This area offers great opportunities for a range of new homes, employment, community and visitor infrastructure.

### **Balloch**

Balloch at the southern end of Loch Lomond forms the southern gateway to the National Park. Balloch attracts a high number of tourists with easy access from Glasgow. Balloch is notable for being the main access to Loch Lomond, the Country Park, Lomond Shores and numerous historic buildings. Future development includes housing, visitor experience, leisure and mixed use. Several development opportunities support the aim of bringing back into use great listed buildings including Balloch Castle and Woodbank House. Lomond Shores is an exceptional retail and visitor attraction within the Park.



## **Callander**

Callander is the largest town in the National Park offering a gateway in the east. It has a distinct character dictated by its unique position where the lowlands meet highlands and alongside the River Teith. The spectacular backdrop of Ben Ledi and Callander Craggs adds to its appeal as a tourism destination. Callander is an 18<sup>th</sup> century planned town with broad linear main street offering a wide range of services and facilities, punctuated by Ancaster Square and St Kessogs. Its character is derived from its many slate and stone built buildings - many constructed in the distinctive local puddingstone.

The main focus for future development is to; support the town centre, modernise Station Road car park; opportunities for a new supermarket and visitor accommodation, and a large mixed use development to the south with new homes, land for businesses, a riverside park and a new hotel (further Planning Guidance is included within the Callander South Masterplan Framework). The community holds aspirations to really improve the facilities for visitors with ongoing improvements to the Town centre and an integrated network of pedestrian and cycle paths throughout the area.

Callander has a well developed walking and cycling network. Roadside footways and off road paths link to provide a path network which is extensive, generally multi-modal and offers a variety of utility journeys and recreational experiences to both residents and visitors. The community and stakeholders are working to improve the network by upgrading some key links to “Cycle by Design” standards and installing new links which create functional journeys. National Cycle Network (NCN) 76 provides a key active travel artery through the length of the town and National Planning Framework 3 highlights an aspiration that this will eventually link through to Doune and onto Stirling and the strategic path network beyond. The town is already well served by strategically significant routes NCN7 and “Rob Roy Way”. As the Town potentially develops to the south of the Teith there are further opportunities to link the existing active travel network into the new developments and into Maclaren High School.

## **Carrick Castle**

Carrick Castle is a small village along a stretch of Loch Goil centred around the dramatic 15<sup>th</sup> century Carrick Castle. Besides the castle, there are a few Victorian villas and a large tenement building at the centre that provide sense of place. Future development is focused on the new housing at the former hotel site and small-scale infill and tourism development.

## **Crianlarich**

Crianlarich lies to the east of the A82 and adjacent to the West Highland rail line. The high level railway bridge is a defining feature within the village which has a highland character, framed by the surrounding rugged high mountains and forests. The village has a strong sense of place as a result of the constant backdrop provided by the mountain peaks of Ben More and Stob Bhinein in combination with its forested and wide farmed open valley setting. Development is typically low density with several larger buildings such as the hotel at the old junction of the A82 and A85. Future development includes small scale housing and economic development, supported by improved opportunities to experience the village such as enhancing the riverside area and footpath improvements.

### **Croftamie**

Croftamie is set in an elevated position at the south eastern gateway to the Park and overlooks the wider Park setting on the distinct moorland ridges that bound the eastern edge of the Park. Croftamie is a small village with the main street through the village comprising a single story farmhouse in the centre with red sandstone terraced flats opposite and surrounding villas and several traditional cottages and houses. A small site is identified for housing at Buchanan Crescent and tourism/housing is supported for Pirniehall in order to secure the retention of this historic building.

### **Drymen**

Drymen is an attractive, historic village close to the eastern shore of Loch Lomond, and contains some of Scotland's most beautiful and varied landscapes. Roads from all directions meet around the square, originally the focus of 18<sup>th</sup> - 20th century cattle markets and now an important space at the heart of the village. This distinctive planned layout, visible in the wider landscape from the eastern edge of the Park, as well as its relationship with the designed landscape of Buchanan Castle Estate and village viewpoint, has resulted in its unique sense of place. Future development include housing in three sites (one is a long term site), business site to the south and a visitor experience opportunity site to the southeast.

### **Gartmore**

Gartmore is a picturesque estate village located on an elevated position within the landscape. Its steeply sloping Main Street is characterised by a tightly packed mix of traditional buildings, slate roofed with many painted white with black detail. The historic street pattern has meant that recent developments have been restricted to sites at either end of Main Street and to the east. The new village hall sits on the Square which opens out at the top of the hill with the street continuing northward towards the Gartmore House gates.

No development sites are identified. There may be opportunities for small infill development or for development directly adjacent to the settlement boundary which respects and enhances the village's landscape setting and conservation area.

### **Gartocharn**

Gartocharn is a small linear village which stretches along the A811. It has a traditional village character and is set within a sensitive landscape setting. Single storey cottages dominate the main street with some later 19<sup>th</sup> century villas with front gables and eaves dormers. The local red sandstone used in many of the buildings adds to the village's character. New housing will be supported on small sites within the Village and sites are identified for housing at Burnbrae Farm and France Farm.

### **Killin**

Killin is a highland village located within a magnificent natural setting created by The Falls of Dochart and the Ben Lawers and the Tarmachan mountains. Its character is derived from a mixture of 18<sup>th</sup> century cottages and Victorian villas, interspersed with unique churches, exceptional engineering structures and fine examples of corrugated iron buildings all centred on the sinuous main street which follows the line of the River Dochart. Land for economic development and community uses is safeguarded around the Station road depot

area as well as additional land for economic development at the proposed Acharn Biomass Plant site located between the village and Lix Toll. This is an opportunity to utilise any surplus heat from the Plant.

### **Kilmun, Strone and Blairmore**

Kilmun, Strone and Blairmore combine to form an extensive linear stretch of houses from the Holy Loch around to Loch Long. The villages were developed as Victorian seaside resorts due to the spectacular views and the character is typically attractive gable fronted Victorian villas with gothic detail and piers and ferry houses facing on to the water. There are two identified housing sites at Finnartmore, Kilmun and the High Road, Strone. Future visitor experience and recreation development is concentrated at Strone Pier, Blairmore Green and Kilmun Mausoleum.

### **Lochearnhead**

Lochearnhead is located at the head of Loch Earn in a loosely defined L-shape. It comprises a wide variety of building styles including some traditional cottages with thatched or corrugated iron roofing. Future development includes housing on west side of A84 south of Kendrum Road and a mixed use site at the former garage to support housing and new businesses.

### **Lochgoilhead**

This coastal town is located on the head of Loch Goil enclosed by steep mountains and forest which create a remote and almost isolated character. An established holiday park dominates the west side of the town. Future developments focus on the enhancement of the existing visitor experience offering, and encouraging community projects including the hydro scheme (which has planning permission), community shop, village improvements and a new jetty. There is also permission given to 6 houses at Donich Park.

### **Luss**

The attractive planned estate village of Luss is located on the banks of Loch Lomond. Its narrow streets, distinctive architecture comprising rows of neat, single storey cottages, local building materials, give it a unique character. Development opportunities include small scale housing and commercial development that enhances the visitor experience of the village, supported by improvements to visitor infrastructure and facilities.

### **St Fillans**

This picturesque, planned estate, loch side village enjoys a spectacular landscape setting, and responds to the topography of its site in a sensitive and charming manner. Its single sided main street is lined with a mixture of small cottages and later Victorian villas displaying traditional Perthshire details including tree trunk supported porches, overhanging timber eaves and decorative bargeboards. Future development is focussed on additional housing development and realising opportunities for the local community and businesses from path improvements.

### **Strathyre**

Strathyre is linear in form, with a strong streetscape with village square reinforced along the eastern side of the A84 by a more or less continuous wall of gable to gable housing, generally low in scale and repeatedly gabled along the eaves. The setting is wooded and the village is enclosed by steep glen sides. The village shares a range of community facilities and service with neighbouring villages. Some small infill developments have taken place in recent years; however there is significant risk of flooding from the River Balvaig.

### **Tarbet**

Tarbet is a small village centred around the junction of the A82 and A83 roads with stunning views of Loch Lomond. The Victorian Tarbet Hotel provides a focal point to the village surrounded by houses, some short rows of cottages, and along the A83 an enclave of stone built houses which contribute towards its rural character. Future development includes some new housing opposite Ballyhennan Crescent to enhance this area of the village and visitor experience development opportunities around the loch side.

### **Tyndrum**

Tyndrum has the character of a highland village framed and enclosed by the dramatic landscape of rugged hills and mountains. It is a scattering of buildings with services for the Trunk Road users with an attractive short row of lead mine workers cottages. The key future development area is within the central undeveloped area across from the Green Welly Shop which is an opportunity to improve the offer for visitors and the community.

[Strachur and Strathfillan Rural Activity Areas maps to be inserted]

## Section 4 - POLICIES

This section outlines the Plan's policies.

The **Overarching Policies** set out the expectations and requirements we have on all new development. They have been included to provide a straightforward way to ensure the key things you need to do to gain planning permission for your development proposal are clear.

We have then set out **Detailed Policies** where you will find all the topic specific requirements to provide greater clarity on what your proposal will need to comply with and also what we will assess proposals against when determining your planning application. These will also be important if you are submitting comments to us on a planning application that affects you as they set out what new development must comply with. You may still have questions on why we have included specific detail in the policies or how you can meet the policy and this is where you should read our Draft **Supplementary Guidance or Planning Guidance**.

Within certain policies we have identified the points which are explained or expanded in our associated **Supplementary Guidance**.

## 4.1 Overarching Policies

### Strategic Principles

All development should contribute to the National Park being:

A successful, sustainable place by:

- Contributing to the achievement of the 4 aims of the National Parks (Scotland) Act <sup>3</sup>
- Contributing to sustainable development,
- Supporting the implementation of the National Park Partnership Plan; its Outcomes, Policies and Priorities
- Ensuring areas of open space are of high quality, appropriate to the needs of the local community, integrated to the development and provide links to the wider green network; and
- Being Distinctive, Safe and Pleasant, Easy to move around, Welcoming, Adaptable, and Resource efficient.

A low carbon place by:

- Reusing brownfield land or vacant property where possible,
- Reducing greenhouse gas emissions through sustainable design; use of energy efficient materials, passive solar design, landscaping and micro renewables;
- Supporting the provision of waste reduction, reuse (e.g. composting) or recycling; and
- Connecting well to public transport and safe pedestrian/cycle access where possible.

A natural, resilient place by:

- Minimising adverse impacts on water, air and soil quality
- Addressing the impacts of climate change,
- Avoiding significant flood risk,
- Relating well to the landscape context and setting, be sympathetic to local built forms and materials including historic street pattern, scale, massing and design,

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<sup>3 3</sup> Scotland's National Parks share four aims:

- 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.

- Respect the important physical/historical/landscape/cultural features of the site and surrounding area; and
- Incorporating appropriate soft and hard landscaping, a planting scheme, and measures to protect existing trees and other landscape features.

A more connected place by:

- Increasing and improving connections to nearby places, paths, piers, streets, bus stops, train stations and open space;
- Designing streets to consider place – how it looks and feels - before movement; and
- Helping to deliver digital connectivity

### **Development Requirements**

Development proposals should not conflict with nearby land uses and where relevant, must address the following requirements:

- **Landscape & Visual Amenity:** safeguard visual amenity and important views, protect and/or enhance rich landscape character, and features and areas specifically designated for their landscape values at any level;
- **Amenity and Environmental Effects:** avoid any significant adverse impacts of; flooding, noise/vibration, air emissions/odour/fumes/dust, light pollution, loss of privacy/sunlight/daylight;
- **Historic Environment:** protect and/or enhance the character, appearance and setting of the historic environment;
- **Natural Environment:** protect and/or enhance the biodiversity, geodiversity, water environment, sites and species designated at any level (international, national or local) including ancient and semi-natural woodland, green infrastructure and habitat networks;
- **Sustainable Travel:** support Active Travel choices where possible (prioritise walking, cycling and public transport use over car use) and transport infrastructure;
- **Safe Access and Parking:** provide safe road access and appropriate parking provision;
- **Visitor and Recreational experience:** promote understanding and enjoyment (including recreation) of the special qualities of the area by the public including safeguarding access rights; and
- **Placemaking and design:** achieve a high quality design and layout, provide a positive sense of place, and compliment local distinctiveness.
- **Social Wellbeing and Economic Vitality:** adaptable for the change needs of future users, designing for extreme weather, fulfil disabled requirements, support new businesses, training/jobs for local people and a mix of uses/tenures.
- **Climate friendly design:** demonstrate how proposed buildings will meet a reduction in greenhouse gas emissions on that required by the 2010 Scottish Building Standards and rising to a 30% reduction by 2020. In addition, proposed buildings will be required to incorporate on-site low and zero carbon generating technologies

Supplementary Guidance Design and Placemaking supports the above policy by providing further details on how best to integrate new development within the National Park landscape. This includes advice on design principles, design process, site analysis, climate change adaption and low carbon design documents.

### **Development Contributions**

Developer contributions may be required for public infrastructure, public services or to address adverse environmental impacts. Where an identified need has been demonstrated development proposals will help contribute towards:

- Affordable housing;
- Education provision;
- Transport infrastructure;
- Water and sewage infrastructure (including Sustainable Drainage System);
- Open space (incl. landscaping and public access);
- Community facilities (incl. health, leisure, sport and recreation);
- Waste management facilities (including recycling); and
- Natural and historic heritage.

Planning Guidance on Developer Contributions supports the above policy by setting out the basis for setting the funding requirements for different types of development and the circumstances where they will be applied.



## 4.2 Detailed policies

### HOUSING POLICIES

#### Providing a diverse range of housing

A range of house types, sizes and tenures will be provided on all sites to help meet the needs of everyone living and working within the National Park. Proposals should particularly address the needs of smaller sized households, older people and family homes. New housing should preferably be built to 'varying needs' or 'lifetime homes' standards to support independent living, be accessible to as wide a range of people as possible and to allow potential for future adaptation.

Proposals for new sites for gypsies, travellers and travelling showpeople will be supported where a need for a new site is identified within a local authority Housing Need and Demand Assessment or Local Housing Strategy.

#### Location and types of new housing required

New housing will be supported in the following locations:-

- (a) Towns and Villages – on sites identified for housing in this plan and appropriate gap and infill sites within town and village boundaries. Each site shall be developed to a density which is in keeping, or where appropriate a higher density, to its surroundings:-
  - (i) Sites for four or more homes shall provide for affordable housing needs in accordance with Figure 1.
  - (ii) Within the Accessible Rural Towns and Villages [map to be included], sites of up to three homes, including single dwellings, will provide either an affordable home or alternatively make a financial contribution towards affordable housing provision elsewhere within the same Housing Market Area within the National Park.
- (b) Sites adjacent or close to Towns and Villages –where new housing is sensitive to the scale and character of the host community and where there are no opportunities for housing development or proven difficulties in delivering housing sites within the settlement, as identified in the Action Programme. Development on these sites will provide for 100% affordable housing.
- (c) Small Rural Communities and Building Groups in the Countryside – where new housing is sensitive to the scale and character of the host small rural community or where a new house/new houses will help reinforce the character of an existing building group. Development on these sites should provide for 100% affordable housing.

(d) Countryside -

where demonstrated as necessary to support the sustainable management of an established rural business or newly formed croft. Occupancy conditions will be used to ensure that the new home is occupied in perpetuity by a household employed or last employed in an established rural business in the National Park. Affordable housing may be supported in some instances where this forms part of a long term farm or estate-wide business management plan.

On crofting land, single houses will only be supported where:-

- (i) The newly formed croft has been registered with the Crofters Commission; or
- (ii) If the newly formed croft is the result of a croft subdivision, is of a size which could be considered sustainable in terms of Crofters Commission advice.

Affordable Housing will normally be required to be maintained in perpetuity. Supplementary Guidance on Housing provides further information on this, as well as:-

- different types of affordable housing
- onsite and offsite affordable housing provision
- financial contributions towards affordable housing
- where flexibility may be applied to the affordable housing percentage requirements
- Replacement dwellings and conversions, and
- Farm/estate wide business management plans

Supplementary Guidance on Place-making and Design provides further information on:

- Alterations and extensions to dwellings
- Sub division of gardens
- Siting in Building Groups
- Conversions of traditional buildings

Figure 1 – map to follow showing the following zones and affordable housing requirements:-

<i>Zone</i>	
<i>Remote Rural area towns and villages and Balloch</i>	<i>25% minimum</i>
<i>Accessible Rural: Stirling towns and villages</i>	<i>33% minimum</i>
<i>Accessible Rural: Loch Lomondside Villages</i>	<i>50% minimum</i>

## **ECONOMIC DEVELOPMENT POLICIES**

### **Economic Development in Towns and Villages**

Development proposals for new or expanded businesses, general industry, storage or distribution (Use Classes 4, 5 and 6) or waste management facilities will be supported where they are located in identified Sites or appropriate gap sites within Town or Village maps.

### **Economic Development in the Countryside and Small Rural Communities**

Development proposals in the countryside for new or expanded businesses uses which support economic activity shall be supported, provided proposals can demonstrate that there is reasonable justification why they cannot be located within Economic Development Sites as shown within town and village maps; and where the proposal;

- a) Involves home-working or live-work units from an existing residential property, or
- b) support priorities identified within the Buchanan South or West Loch Lomondside Rural Development Frameworks, or
- c) utilises redundant structurally sound traditional buildings, or
- d) forms part of a building group where it can be demonstrated that there is a justification for the business to be located in a countryside location and there are no available sites within towns and villages, or
- e) redevelops land which has been identified as vacant or derelict within the associated land audit.

Economic Development may be supported in some instances where this forms part of a long term farm or estate-wide business management plan. This policy is supported by Place-making and Design Supplementary Guidance which provides further information on siting in Building Groups.

### **Safeguarding Economic Development Sites**

Development proposals for alternative uses within existing Economic Development sites will only be supported if it is demonstrated that despite marketing of the site for at least twelve months for business and industry uses there has been no viable interest for other business and industry uses.

## VISITOR EXPERIENCE POLICIES

Proposals for new or improved/expanded/altered visitor facilities, accommodation and visitor infrastructure (including recreation and access proposals) will be supported where the proposal:-

- a) Forms an identified strategic tourism opportunity in Callander, Balloch, Tyndrum, Drymen, Arrochar and Tarbet, and shown in the Development Strategy Map, or forms new strategic tourism opportunity in the Aberfoyle or Blairmore/Strone/Kilmun areas; or is located in, or within a safe walking distance from a town or village; or
- b) Comprises a small scale development within areas of countryside with access to the existing recreational network of paths, infrastructure or visitor facilities, as shown within the areas shaded red on the Development Strategy Map [Page 49/50 in the National Park Partnership Plan - to be added]; or
- c) Is identified as part of National Planning Framework 3: National Development 8 – National Long Distance Cycling and Walking Network, or addresses the gaps or improvements required in the core paths network, local path networks and outdoor recreation provision in the National Park and ensures links with adjoining authorities' networks.

Where a proposal does not accord with the above principles support will be given for small scale development where it involves:-

- d) Improvement or expansion of an existing tourism business, visitor infrastructure or facility; or
- e) reuse, restoration, conversion of an existing building; or
- f) diversification of an existing rural business; or
- g) development which will help deliver a strategy or action identified in the National Park Partnership Plan.

The West Loch Lomonside and Buchanan South Rural Development Frameworks set out how parts (c) to (g) will be applied within each respective area.

Proposals for medium to larger scale tourism development within the countryside will generally be resisted unless there is demonstrable evidence of:-

- h) Strong market demand for the development that is currently not being met, and
- i) the benefits that development would bring to the local economy.

## **Delivering a World Class Visitor Experience**

New tourism development will enhance the visitor experience of the National Park and offer a bespoke and high quality product. Some proposals may require to be accompanied by a business statement to demonstrate that the business is viable and there is market demand.

The occupancy of new holiday letting developments will be controlled by conditions that limit the length of residency.

Arrangements for the long term management and maintenance of communal areas within new holiday accommodation developments will be required, by means of a legal agreement if necessary.

## **Safeguarding existing Tourism Sites**

Proposals for the change of use from tourism to non-tourism uses will not be supported unless demonstrated that it is not possible to continue with the existing tourism use due to land of demand and lack of an open market buyer for the business or that there is adequate alternative provision within the area.

Planning Guidance Visitor Experience provides further detailed information on the types of development needed to improve the visitor experience, defines safe walking distances and small-scale development as well as matters to be addressed in business statements or management plans.

Supplementary Guidance on Design and Placemaking provides further detail and information on

- Holiday Developments, including all forms of visitor accommodation, and,
- Development within Garden Grounds

## **TRANSPORT POLICIES**

### **Safeguarding Sites to Improve the Transport Network**

Land will be safeguarded for, and support will be given to, the transport infrastructure proposals identified within Town or Village proposals maps.

### **Promoting Sustainable Travel and Improved Active Travel Options**

All development proposals will make a positive contribution towards encouraging safe, sustainable travel and improving active travel options throughout the Park by enabling opportunities for:

- (a) Sustainable transport modes, based on a hierarchy of walking, cycling, public transport and motorised transport; for freight, a shift from road to rail and water-based transport where possible,
- (b) access and opportunities for water transport on the sea lochs and on some inland lochs,
- (c) modal change from private car to more sustainable transport modes within settlements including the provision of integrated new or improved transport infrastructure,
- (d) new and improved links to existing and proposed walking and cycling routes (as described in the Core Path Plan and included in the National Walking and Cycling Network (NCWN)). Former railway lines should be safeguarded to provide walking, cycling and bridleway opportunities.

### **Impact Assessment and Design Standards of New Development**

#### 1) Assessment of Impact

To minimise any adverse impact on traffic flows on the local and strategic road network, development proposals (except for minor and small scale householder developments) will require to be accompanied by:

- (a) A transport statement; or
- (b) in the case of larger-scale developments, a full transport assessment to assess the implications of development (including cumulative impact with other development proposals) and a travel plan indicating measures to reduce the impact of travel; and
- (c) developers will be required to implement any measures identified in, or arising from, a transport statement or assessment that the National Park Authority, in consultation with the Roads Authority and/or Transport Scotland have determined as appropriate.

## 2) Design Specification and Standards

All development proposals (including minor and small scale householder developments and developments requiring access off private roads) will require to:

- (a) Follow placemaking principles.
- (b) Be of a design and specification that are sensitive to the special qualities of the Park and to be in conformity with the design standards required by the Roads Authority and/or Transport Scotland.
- (c) Be serviced by roads infrastructure to the specification of and in consultation with the Roads and Transportation Authority and with Transport Scotland as appropriate.
- (d) Ensure all temporary haul / construction roads approved as part of any development should be removed and the landscape reinstated in accordance with agreed timescales and to the satisfaction of the NPA.

## NATURAL ENVIRONMENT POLICIES

### **National Park Landscapes, seascape and visual impact**

Development will protect the special landscape qualities of the National Park in accordance with The Special Landscape Qualities of the Loch Lomond and The Trossachs National Park (SNH 2010), including areas of wild land character. Development proposals will be required to be sympathetic to their setting and minimise visual impact. Note: The special landscapes of the National Park include a range of character types and are covered by various designations. Design, Place-making and Renewable Energy Guidance provide information on how your proposal can meet this policy.

### **European sites - Special Areas of Conservation and Special Protection Areas**

Development that is likely to have a significant effect on a European Site, which is not directly connected with or necessary to their conservation management, will be subject to an assessment (known as an Appropriate Assessment [add footnote link or hyper link to definition]) of the implications for the site's conservation objectives. Where the assessment concludes that proposed development will affect the integrity of the site, either individually or in combination with other development, the proposal will only be permitted where:

- (a) There are no alternative solutions; and
- (b) there are imperative reasons of overriding public interest, including those of a social or economic nature. Where the site concerned hosts a priority natural habitat type these reasons must relate to human health or public safety, beneficial consequences of primary importance for the environment, or further to an opinion from the European Commission (through Scottish Ministers) or other imperative reasons of overriding public interest.

The European site may be designated or proposed, and the significant effect can be either alone or in combination with other plans or projects. In exceptional circumstances and where the above points have been fully investigated; the proposal will only be permitted

where compensatory measures are provided to ensure that the overall coherence of the network of European Sites is protected, with prior consultation with the European Commission via Scottish Ministers.

### **Sites of Special Scientific Interest, National Nature Reserves and RAMSAR Sites**

Development that affects a Site of Special Scientific Interest, National Nature Reserve or RAMSAR site will only be permitted where it is demonstrated that:

- (a) There is an overall enhancement of the site for the reasons it was designated, or
- (b) there is no adverse effect on the site that would compromise the objectives and overall integrity of the designated area; or
- (c) any adverse effects on the qualities for which the area has been designated are clearly outweighed by social or economic benefits of national importance.

### **Legally Protected Species**

Development will not be permitted where it would have an adverse impact on any protected species under schedules 2, 3 and 4 of the Conservation (Natural Habitats, &.) Regulations 1994, wherever they occur unless it is demonstrated that:

- (a) It would not be detrimental to the maintenance of the United Kingdom population or conservation status of the species concerned;
- (b) there is no alternative; and
- (c) the applicant can demonstrate public health, public safety or other imperative reasons of overriding public interest, including those of a social or economic nature, and that there are beneficial consequences of primary importance for the environment.

In addition full consideration will be given to the protection of species protected under schedules 1, 5 and 8 of the Wildlife and Countryside Act 1981 (as amended), species listed in Annex 1 of the Birds Directive and badgers under the Protection of Badgers Act 1992 (as amended).

Where there is good reason to believe that a protected species may be present on a proposed development site, an ecological survey will be required to determine whether the species is present, the likely impacts on the species or habitat, and any mitigation and compensation measures that will be undertaken.

### **Species and Habitats**

Development that would have an adverse impact (including cumulative impact) on habitats or species identified in National Park Biodiversity Action Plan 'Wild Park' which occur in the National Park will only be permitted where:

- (a) It is demonstrated that the need and justification for the development outweighs the local, national or international contribution of the area of habitat or populations of species; and



- (b) significant harm or disturbance to the ecological functions, continuity and integrity of the habitats or species populations is avoided, or minimised where harm is unavoidable, and appropriate compensatory or management measures are included either within or outside of the site; and
- (c) the extent and functions (for carbon sequestration and/or Ground Water Dependant Terrestrial Ecosystems) of woodlands, peat and bog lands will not be impaired in the medium to long-term.

### **Enhancing Biodiversity**

New developments will be required to enhance biodiversity by:

- (a) Securing the protection, management and enhancement of natural landscape, wildlife, wildlife habitat, habitat networks and green corridors, and where possible the creation of new wildlife habitats; and
- (b) aiming to have native species planted and preventing the planting or spread of invasive non-native species including those listed in Schedule 9 of the Wildlife and Countryside Act 1981.

### **Protecting Geological Conservation Review Sites**

Development that affects a Geological Conservation Review Site will only be permitted where it is demonstrated that:

- (a) There is an overall enhancement of the site for the reasons it was identified, or
- (b) there is no adverse effect on the site that would compromise the objectives and overall integrity of the identified area; or
- (c) any adverse effects on the qualities for which the area has been identified are clearly outweighed by social or economic benefits of national importance.

Sites of geological importance in the National Park identified through future research and audit will be recognised and appropriately protected from any significant adverse effects.

### **Development Impacts on Trees and Woodlands**

Development proposals will not be supported when it would result in the loss or deterioration of an ancient or long-established plantation origin or semi-natural woodland unless there are overriding public benefits from the development that outweigh the loss of the woodland habitat.

Development proposals will not be supported where it is likely to lead to the loss of, or damage to, important individual trees, hedgerows or groups of trees or woodlands that contribute to local amenity, the character of the area and/or are of nature conservation value or historic significance. Where development is accommodated, compensatory planting is to be undertaken to contribute to the National Park's Biodiversity Action Plan 'Wild Park 2020'.

Where trees, hedgerows or woodlands may be potentially affected by development or land-use change, the following measures may be required on a case by case basis:

- (a) Provision for the protection, management and planting of new trees, hedgerows and woodlands in keeping with distinctive landscape character of the area and where possible enhancing existing or creating new wildlife habitat;
- (b) Tree Preservation Orders to protect important trees or groups of trees or woodlands perceived to be under threat of damage or removal if it appears expedient in the interests of amenity, and/or the trees and woodlands are of cultural or historical significance;
- (c) Control of Woodland Removal Policy (Scottish Government) to assess acceptability of woodland removal and need for associated compensatory planting
- (d) management agreements and/or legal agreements to encourage positive management of trees, hedgerows and woodlands on or adjacent to development sites.

Where development is proposed that may affect trees or woodland on or adjacent to the site, measures following the recommendations and guidance in British Standard 5837:2012 'Trees in relation to design, demolition and construction', shall be followed to identify trees to be retained and adequately protected.

This policy will be supported by a Woodland Strategy Planning Guidance which will provide guidance on the most appropriate species and locations for establishment of woodlands, hedgerows and trees.

### **Protecting Peatlands**

Development should avoid the unnecessary disturbance of peat and carbon-rich soils. Best practice must be adopted in the movement, storage, management and reinstatement of peat and carbon-rich soils. Development on undisturbed areas of peat or carbon-rich soils will not normally be permitted, unless;

- (a) The economic and social benefits of the development clearly outweigh any potential detrimental effect on the environment; and
- (b) it has been clearly demonstrated that there is no viable alternative.

Where development is permitted, a depth survey must be undertaken which demonstrates that the areas of deepest peat have been avoided.

Where required, a peat management plan and where appropriate mitigation measures must also be submitted which demonstrates that the unnecessary disturbance, degradation or erosion of peat is avoided.

## **Protecting the Water Environment**

New development will be required to ensure no significant adverse impact on the water environment by:

- (a) Protecting and enhancing the ecological status and riparian habitat, natural heritage, landscape values and physical characteristics of water bodies (including biodiversity and geodiversity);
- (b) demonstrating that there would be no significant adverse impact on protected species or their habitats in the water body or its catchment area.
- (c) Ensuring that development has no adverse impact on the quantity of water available for drinking water and other uses;
- (d) protecting and enhancing existing flood plains; protecting opportunities for public access to and recreation and enjoyment on and around lochs, rivers, burns, wetlands and the coastal marine area; and
- (e) having regard to any designated Bathing Waters in the Park.

Where engineering works are required in or near water bodies, that may have a significant adverse effect on points (a) to (g) above, either up or downstream from the works, they will not be supported.

There will be a presumption in favour of soft engineering techniques and against the culverting of watercourses, unless there is no suitable alternative. Proposals for culverting of watercourses for land gain may only be justified if the applicant can demonstrate that:

- (a) No other practical option exists that would allow the watercourse to remain open; and
- (b) the proposed development is of over-riding public interest.

## **Surface Water and Waste Water Management**

All development within or adjacent to publicly sewered areas must connect to the public network unless:

- (a) The development is in a small settlement where no public sewer exists or where the public sewer serves a limited number of dwellings. If the public sewerage system cannot be developed due to technical constraints or the connection is unacceptable to Scottish Water, then a private system may be permitted subject to the system not creating or exacerbating an environmental risk, including cumulative impacts with other development to a suitable capacity to effectively manage peak demand and provide a suitable level of treatment; or
- (b) The development is in an area where connection to the public sewer is not possible due to lack of capacity, but where Scottish Water has confirmed that investment has been allocated within its investment programme to address this constraint. In such cases a private wastewater system must be designed and built to a standard to allow adoption by Scottish Water (drainage will require to be provided to a likely connection point). The developer will be required to fund Scottish Water's completion of the connection following upgrading of the sewerage system and a planning condition will be attached requiring the development to connect when available. In some areas, such as Strone, Kilmun and Blairmore, in order to satisfy Policy NE11, effluent may require to be treated prior to connection to the public sewer.

Private water supplies will only be supported where a public water supply system and/or capacity are unavailable and where there is no adverse effect on the water environment or the lawful interests of other land and water users.

Development should minimise the areas of impermeable surface and consider the impact of managing additional surface water arising from developments. Sustainable Drainage Systems (SuDs) will be required for all new development except single dwellings where the surface water discharge is made directly to coastal waters and will be incorporated into the overall design of the development.

A Drainage Impact Assessment (DIA) should be submitted with proposals, identifying the surface and waste water issues associated with the site and demonstrating how these will be managed and mitigated through suitable design and how this will protect the development from surface water flooding. It is acceptable if the DIA forms part of the Flood Risk Assessment (FRA) for the site.

### **Marine and Inland Aquaculture**

Shellfish and finfish aquaculture proposals will be supported where there is no significant adverse effect directly, indirectly or cumulatively on:

- (a) Any area controlled by the Ministry of Defence that is used by the United Kingdom, NATO and allied nations for training purposes;
- (b) navigational and fishing interests; and
- (c) existing aquaculture sites.

### **Coastal Marine Area**

Development along the coastline will be supported where it:

- (a) Is in alignment with the National and Regional Marine Plans policy objectives;
- (b) is sensitive to any cumulative impacts from existing development in the area;
- (c) is outside the natural foreshore unless the development is considered essential for public utility services, water-based leisure or recreational uses in accordance with other local plan policies; and
- (d) is able to protect public access to and along the coast.

### **Flood Risk**

New development will not be supported, unless it is demonstrated that the proposed development complies with the Flood Risk Framework as defined in Scottish Planning Policy or subsequent national planning guidance, relevant flood risk management strategies and local flood risk management plans. Development will not normally be permitted in areas that are:

- (a) Within existing settlements that have been identified as being at medium to high risk of flooding or are in areas otherwise known to flood frequently, unless a flood risk assessment has been undertaken and is approved by the relevant Responsible Authorities and can demonstrate that:
  - i. the site is protected to the appropriate standard by existing flood protection measures that are maintained, under construction or are a planned measure in a current flood risk management plan;
  - ii. the site will not be at risk of flooding from any source, and;

- iii. the development will not increase the risk of flooding either within the final developed site or outwith the site; and
- (b) outwith existing settlements and that have been identified as being at medium to high flood risk from any source or in areas known to flood frequently unless:
- i. the location is essential for operational purposes (such as navigation and water-based recreation uses, agriculture);
  - ii. an alternative lower risk location is not physically available; and
  - iii. a flood risk assessment in compliance with (b) i, ii, iii, is approved by the relevant Responsible Authorities, and can demonstrate that the risk can be managed and/or mitigated.

When assessing suitable management and mitigation of the impacts of flooding (including those arising from surface waters), a natural flood management approach should be taken. Traditional hard engineering approaches will only be supported alongside natural measures where it can be demonstrated that a natural approach cannot solely mitigate flood risk and where there will be minimal adverse effects on the natural, cultural and historic environment.

### **Contaminated Land**

Where development is proposed on or close to known or suspected contaminated land, applicants will be required to provide a risk assessment which demonstrates that:

- (a) Potential impacts on human health and the wider environment, including all aspects of the water environment, arising from land contamination have been investigated and addressed. Where appropriate, consideration should be given to both radioactive and non-radioactive sources of contamination; and
- (b) the site has been remediated or the development proposal provides for remediation of the site in a manner consistent with the requirements of PAN 33 to ensure that the site is made suitable for use and is not causing unacceptable risk.

### **Historic Environment Policies**

#### **Listed Buildings**

- (a) Alterations and extensions to listed buildings will only be supported where it can be demonstrated that:
  - Proposals, will protect, conserve and/or enhance the character, integrity and setting of listed buildings.
  - The layout, design, materials, scale, siting and use shall be appropriate to the character and appearance of the listed building and its setting whilst not inhibiting high quality contemporary and/or innovative design
- (b) Demolition

Proposals for the total or substantial demolition of a listed building will only be supported where it has been demonstrated that:

- i. building is not of special interest; or
- ii. the building is incapable of repair; and reuse through the submission and verification of a thorough structural condition report produced by a qualified structural engineer; or
- iii. the demolition of the building is essential to delivering significant benefits to economic growth or the wider community; or
- iv. the the repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period

(c) Enabling Development

Where a listed building is seriously at risk from neglect or from an inability to secure an appropriate new use, enabling development may be supported. In considering such development it must be demonstrated that:

- Financial assistance is not available from any other source;
- Development will be restricted to the minimum required to secure the long-term future of the listed building; AND
- Development conserves and/or enhances the special interest, character and setting of the listed building through appropriate layout, scale, massing, design, and use of materials

**Conservation Areas**

Development within or adjacent to a conservation area, that preserves or enhances its character and appearance, and is consistent with any relevant conservation area appraisal or management plan, will be supported providing it can be demonstrated that:-

a) New Development or Alterations

- New development, as well as alterations, other redevelopment of buildings or energy efficiency measures, preserves or enhances the character and appearance or setting of the conservation area through the appropriate scale, proportion, siting, massing, design, and use of materials whilst not inhibiting high quality contemporary and/or innovative design
- Important views within, from and into the conservation area will be maintained and enhanced.

b) Demolition

- The four key tests referred to in Policy HE1 (b) will apply where total or substantial demolition of an unlisted building which contributes positively to the character or appearance of the conservation area, is proposed.

- Proposals for demolition will not be considered in the absence of a detailed planning application for a replacement building that enhances or preserves the character of the conservation area.
  - Demolition must not commence until it has been demonstrated that contracts have been let for the approved new development.
- c) Trees  
Trees which are considered by the planning authority to have amenity value and contribute positively to the character of the conservation area shall be retained
- d) Applications for planning permission in principle in conservation areas will not normally be considered acceptable without detailed plans, including elevations which show the development in its setting

### **Wider Built Environment and Cultural Heritage**

Development proposals will be expected to protect, conserve and/or enhance a building or feature of architectural and/or historical merit or of cultural significance. Buildings or features of merit which are important to the cultural heritage of the National Park should be retained and incorporated in new developments where possible and any adverse impacts of the development should be avoided or mitigated.

### **Historic Gardens and Designed Landscapes**

Development affecting historic gardens and designed landscapes shall protect, /or and enhance such places and shall not impact adversely on their character, important views to, from or within them or their wider landscape setting. Significant development proposals in historic gardens and designed landscapes will require management plans as a condition of any planning permission.

### **Conversion and Re-use of Redundant Buildings**

Proposals for sympathetic conversion and re-use of buildings of vernacular quality and local historic and/or architectural interest will be supported where:

- (a) The building is structurally sound and
- (b) capable of conversion without significant rebuilding or new building elements.

### **Scheduled Monuments and other Nationally Important Archaeological Sites**

Scheduled monuments and other identified historic environment assets which satisfy the criteria for national importance set out by Scottish Ministers shall be preserved *in situ* within an appropriate setting. Development shall not be permitted which adversely affects scheduled monuments and their setting.

### **Other Archaeological Resources**

Other archaeological resources will be expected to be retained, protected and preserved in situ and in an appropriate setting wherever feasible. Where it can be demonstrated that preservation in situ is not feasible, planning approval will be conditional upon the developer making appropriate provision for the archaeological excavation, recording, and analysis of the resources, and for publication of the results where appropriate, all to the satisfaction of the Park Authority.

### **Sites with Unknown Archaeological Potential**

Where sites are considered to have significant archaeological potential the developer will be required to submit details of the results of an archaeological evaluation of the site with the application, or before its determination. Where significant archaeological remains are found during evaluation, and where they cannot be preserved *in situ*, planning permission may be refused or made conditional on compliance with an agreed programme of archaeological mitigation as required by the Park Authority.

### **Open Space Policies**

#### **Protecting Outdoor Sports Facilities**

Development proposals on outdoor sports facilities will not be supported unless it is demonstrated that:

- (a) The proposed development is ancillary to the principal use of the site as an outdoor sports facility;
- (b) the proposed development involves only a minor part of the outdoor sports facility and would not affect its use and potential for sport and training;
- (c) the outdoor sports facility which would be lost would be replaced either by a new facility of comparable or greater benefit for sport in a location that is convenient for users, or by the upgrading of an existing outdoor sports facility to provide a facility of better quality on the same site or at another location that is convenient for users and maintains or improves the overall playing capacity in the area; or
- (d) a playing field strategy prepared by the responsible local authority and agreed by Sportscotland has demonstrated that there is a clear excess of sports pitches to meet current and anticipated future demand in the area and that the site could be developed without detriment to the overall quality of provision.

#### **Protecting Other Important Open Space**

Development on formal and informal open space (both inside and outside of towns and villages) in public or private ownership will generally not be supported unless it can be demonstrated that:

- (a) The open space is not of community value and has no other multifunctional purposes such as cultural, historical, biodiversity or local amenity value; and
- (b) an alternative high quality formal open space provision within a convenient distance and accessible location is provided; or



- (c) the proposal complements the principal use of the site and will result in improved maintenance or enhancement of open space or
- (d) the proposal complements the nature conservation management of the site.

Any development proposals on open space which appears outside the settlements and is not mapped will be analysed on a case by case basis using the criteria above.

### **New Open Space Opportunities**

Where appropriate, development proposals will:

- (a) Incorporate accessible multifunctional open space of the appropriate quantity and quality to meet the needs arising from the nature of the development itself; and
- (b) retain and maintain for the long term such open space.

In some instances it may be more appropriate to remedy local deficiencies (both in terms of quality and quantity) that have been identified in a Local Authority Open Space Strategy, and which would be worsened by additional development.

### **Community Facilities Policies**

#### **Supporting New and Existing Community Facilities**

New community facilities which contribute to the qualities of a successful place will be supported where they are located within Towns, Villages or within Small Rural Communities.

The change of use of a community facility to other uses will generally not be supported unless it can be demonstrated beyond reasonable doubt that it is not viable to continue operating as a community facility by:

- (a) Remaining vacant for a minimum of 12 months; and
- (b) demonstrating in a marketing plan that the existing use has been effectively marketed for 12 months.

### **Retail Policies**

#### **Development in Towns and Villages**

New retail development opportunities within towns or villages will be supported where they:

- (a) Demonstrate a sequential test has been applied to the choice of location; favouring town and village central areas,
- (b) create no significant adverse impact on vitality and viability of the overall centre,
- (c) the development supports sustainable transport – access by a range of transport modes

There will be a general presumption against the change of use of existing retail units and their redevelopment will only be accommodated where this would promote the efficient and sustainable use of land in accordance with other policies and:

- (a) It can be demonstrated that it is not possible to continue with the existing use (including marketed for at least 12 months with no reasonable bids offered); or
- (b) the existing retail use is unsuitably located and adversely impacts on the built or natural heritage, local character or neighbouring properties; or
- (c) the existing retail use can be appropriately re-located to another suitable site.

### **Development outside Towns or Villages**

Retail development outside towns and villages will be supported where they:

- (a) Demonstrate justification as to why unable to locate within town or village nearby;
- (b) is linked to supporting destination tourism;
- (c) are proportionate in scale to the area in which it is set; and
- (d) do not adversely impact the vitality and viability of any nearby town or village centre.

The general presumption against loss of retail (as set out in Development in Towns and Villages policy above) also applies to proposed retail outside of centre locations.

### **Display of Advertisements**

Applications for the display of advertisements will be assessed on the basis of their potential impacts on amenity and highway safety. All applications should be prepared in accordance with the design and siting principles and advice set out in the future Park Authority's Planning Guidance Advertisement Control.

### **Renewable Energy Policies**

#### **Renewable Energy within the National Park**

Proposals for Renewable Energy Developments within the National Park will be supported where the siting, design, access and scale of the proposal will not have a significant adverse impact either individually or cumulatively on: landscape or visual amenity, woodlands / forestry biodiversity, the water environment, cultural heritage, air quality, traffic and transport, recreation and access and residential amenity.

Larg-scale commercial wind turbines<sup>4</sup> are incompatible with the special qualities of the National Park and are not considered to be appropriate within the National Park or where outside the Park they affect its landscape setting.

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<sup>4</sup> Large scale commercial wind turbines are defined as more than 1 turbine and over 30m in height.

All renewable energy developments must also be assessed in regard to:

- I. The overarching Policies and related LDP Policies
- II. The guidance in the Renewable Energy Planning Guidance

In particular, the renewable energy technologies listed below, should in addition, comply with the following criteria:

- A. Wind Energy (defined as proposals consisting of no more than one turbine with a height to blade tip of less than 30 metres)
- a) That there are no significant adverse impacts on residential amenity or disruption to the tranquil enjoyment of parts of the Park by virtue of proximity, noise generation, shadow flicker, lighting or visual impact,
  - b) all power line connections are placed underground or do not appear prominent in the landscape,
  - c) any access provision does not adversely affect road safety,
  - d) there is provision for the site to be restored once the development is no longer operational, by planning condition and/or obligations,
  - e) The function of peat and boglands for carbon sequestration will not be impaired in the medium to long term.

Wind Farms (defined as more than one turbine and more than 30 metres in height to blade tip) will not be supported.

B. Hydro Energy

- a) Engineering works, the siting, design or scale of the powerhouse, headponds, weirs, penstocks and tailraces other ancillary buildings or works, access requirements and other support infrastructure do not generate significant adverse impact,
- b) does not alter the river profile and the water supply to the powerhouse would not result in an inadequate flow of water in any stream which would reduce its ecological value or visual attractiveness as a natural feature,
- c) pipes to, and power lines from, the powerhouse are placed underground,
- d) sufficient landscape measures are included to integrate the proposal into the landscape setting and reinstatement measures are taken to restore the physical conditions of the site when construction is complete.

C. Biomass and Biogas Energy (Heat and Power)

All proposals must be located in close proximity to:

- a) The source of demand for the generated heat and power,
- b) a sustainable source of fuel.

### **Renewable Energy Developments Adjacent to the National Park**

The National Park Authority, as a statutory consultee, will support renewable energy developments adjacent to the Park where:

- a) They will not individually, or cumulatively with other developments or proposals, have a significant adverse visual impact on the landscape setting of the Park and its principal gateways,
- b) they do not result in significant adverse impacts on protected sites, species or biodiversity interests within the Park as a result of cross boundary effects and
- c) they do not result in significant adverse impacts by virtue of proximity, noise generation, shadow flicker, lighting or visual impact.

The National Park Authority will object to renewable energy developments outwith the Park where these criteria have not been met.

Wind energy developments adjacent to the National Park boundary should also be assessed in regard to the Guidance in the National Park's Renewable Energy Guidance (Appendix 7). It is intended that the existing Supplementary Planning Guidance will be adopted as Planning Guidance, with minor updates.

### **Policy Mineral Extraction**

Support will be given to proposals

- (a) There will be no adverse effect on the Park's special qualities, communities, traffic generation or flooding by virtue of the quarry or support infrastructure;
- (b) the site will be subsequently restored and enhanced to provide benefits for the local community, biodiversity and the landscape; and
- (c) there is provision to facilitate the recycling and re-use of waste resulting from mineral extraction and processing.

More flexibility will exist and be given in the case of a proposed extension to existing facilities if there are significant economic development benefits providing the proposals meet the criteria (a), (b), (c) above.

Support for New mineral extraction sites shall only be supported where the material to be extracted is required to facilitate the enhancement and maintenance of the Park's built environment or, where it can be demonstrated that there is an overriding national interest and there is no reasonable alternative source outwith the Park, or that An Environmental Impact Assessment will normally be required for all new workings, to consider, among other things, the impact on the water environment. A bond will be required in most instances for restoration and enhancement of ground conditions.

Development Proposals for the exploration or the development of wellhead and transmission infrastructure for unconventional gas extraction (coal bed methane, shale gas and other forms of onshore oil and gas) are generally not supported. Planning proposals of this nature shall be assessed against policy MIN1 with particular focus on criteria (a) and the overarching policies for development in the National Park.

A bond will be required in most instances for restoration including aftercare and enhancement of ground conditions

**Policy: Telecommunications Development**

Where there is an established need for the enhancement of the Park’s digital infrastructure, Telecommunications development proposals will be supported where:

- (a) All technically suitable alternative site locations and design solutions have been investigated, including the sharing of existing telecommunications apparatus support structures, or in the case of radio masts, siting antennas sensitively on existing buildings or other structures (proposals on hilltop locations or those which are prominent from skyline and visible from principal public locations will be resisted);
- (b) where new free-standing support structures, proposals should take advantage of topography and vegetation; include enclosures for plant equipment that are suitable in design, scale and finish to the area; have adequate landscaping and boundary treatment; should underground equipment where possible; have environmentally sensitive construction of access tracks and should paint support structures in non-reflective recessive colours; and should propose management agreements for the long-term maintenance of sites.

**Sustainable Waste Management Policies**

**Waste Management Requirement for New Developments**

Development proposals will be required to include suitable commensurate on-site provision for waste management for the collection and storage of recyclable materials and/or composting facilities.

**Waste Management Facilities**

Waste management facilities have the potential to utilise waste as a resource and contribute to a more resource efficient and circular economy. New proposals for waste management facilities that support the reduction in waste generated in, and the transportation of waste from, the Park will be supported where it can be demonstrated that:

- (a) They help implement sustainable waste management objectives of the Zero Waste Plan.
- (b) There is a local operational need (either for an established waste flow in the local area or in connection with an approved development);
- (c) they do not raise adverse implications for the neighbouring areas in terms of traffic generation, smell or noise generation.

Existing and new waste management facilities for the treatment and disposal of municipal, commercial and industrial waste, including waste transfer stations and household waste recycling centres, will be safeguarded for waste management use. Any development on or

adjacent to these sites that would adversely affect the operation of the facility will, in general, not be considered favourably. Existing waste management facilities are shown in the Towns & Villages Maps in Killin and Callander.

# APPENDICES

## 1. Schedule of Development Sites

Location	Settlement code	Area (Ha)	Title
Aberfoyle	ABF.ED1	1.24	Aberfoyle ED1 Forestry Commission Service Yard
Arrochar and Succoth	ARR.ED1	0.95	Arrochar ED1 Economic Development
Arrochar and Succoth	ARR.H1	0.43	Arrochar H1 Cobblers Rest - Housing 12 Homes
Arrochar and Succoth	ARR.H2	2.11	Arrochar H2 Succoth - Housing 26 homes
Arrochar and Succoth	ARR.LT1	0.42	Arrochar LT1 Church Road - Housing 6 homes
Arrochar and Succoth	ARR.MU1	1.20	Arrochar MU1 Land Adjacent to Three Villages Hall - Mixed Use
Arrochar and Succoth	ARR.MU2	8.38	Arrochar MU2 Succoth Mixed Use
Arrochar and Succoth	ARR.VE1	8.30	Arrochar VE1 Ben Arthur – Visitor Experience
Arrochar and Succoth	ARR.TR1	0.53	Arrochar TR1 Arrochar Pier - Transport
Arrochar and Succoth	ARR.PP	n/a	Arrochar Placemaking Priority - New Village Centre
Balloch	BLH.H1	0.07	Balloch H1 North of Craiglomond Gardens - Housing 8 homes
Balloch	BLH.MU1	0.80	Balloch MU1 The Old Station Mixed Use - need area.

Balloch	BLH.MU2	0.77	Balloch MU2 Carrochan Road - Mixed Use 23 homes and Car Parking
Balloch	BLH.TR1	0.53	Balloch TR1 Loch Lomond Shores - Transport
Balloch	BLH.VE1	11.61	Balloch VE1 West Riverside - Tourism
Balloch	BLH.VE2 t	4.10	Balloch VE2 East Riverside - Tourism
Balloch	BLH.VE3	0.88	BallochVE3 Balloch Castle - Tourism
Balloch	BLH.VE4	9.51	Balloch VE4 Woodbank House - Tourism
Balloch	BLH.PP	n/a	Balloch PP The Old Station
Balmaha	BLM.H1	3.41	Balmaha H1 Forestry Commission Site - Housing 15 homes
Balmaha	BLM.TR2	0.53	BLMTR1 Balmaha Bay
Callander	CAL.ED1	2.08	Callander ED1 Lagrannoch Industrial Estate - Economic Development
Callander	CAL.H1	0.09	Callander H1 Pearl Street - Housing 5 Homes
Callander	CAL.H2	0.13	Callander H2 Old Telephone Exchange - Housing 23 Homes
Callander	CAL.H3	2.51	Callander H3 Churchfields - Housing 30 Homes
Callander	CAL.LT1	17.69	Callander LT 4 Cambusmore -Long Term Tourism
Callander	CAL.LT2	25.06	Callander Claish Farm Long Term - Housing and Tourism
Callander	CAL.LT3	3.50	Callander LT 3 Balgibbon Drive- Long Term Housing 20 Homes
Callander	CAL.MU1	2.09	Callander MU1 Station Road - Mxed Use Retail, Business and Transport
Callander	CAL.MU2	23.09	Callander MU2 Claish Farm -90 Homes, Tourism, Economic Development and Playing Field



Callander	CAL.RA1	5.59	RA1 Callander East - Rural Activity Area
Callander	CAL.RET	1.44	Callander RET1 Stirling Road - Retail
Callander	CAL.VE1	14.39	Callander VE1 Auchenlaich - Tourism
Callander	CAL.PP	n/a	Callander PP Town Centre - Placemaking Priority
Carrick Castle	CRC.H1	0.50	CRCH1 Carrick Castle - 7 homes
Crianlarich	CRI.ED1	0.89	ED1 Crianlarich Need Area
Crianlarich	CRI.H1	0.26	Crainlarich H1 Willowbrae - Housing 8 homes
Croftamie	CRO.H1	0.34	Croftamie H1 Buchanan Crescent - Housing 5 Homes
Croftamie	CRO.VE1	6.51	Croftamie VE1 – Pirniehall Tourism
Drymen	DMN.H1	2.86	Drymen H1 Stirling Road – Housing and Car Park 36 Homes
Drymen	DMN.H2	0.52	Drymen H3 Laurelfields - Housing 10 Homes
Drymen	DMN.LT1	3.26	Drymen LT1 - Long Term Housing 30 Homes
Drymen	DMN.MU1	0.27	Drymen H1 Former Salmon Leap - Housing 4 Homes
Drymen	DMN.RA1	0.74	Drymen RA1 Drymen South - Rural Activity Area
Drymen	DMN.TR1	0.14	Drymen TR1 Balmaha Road - Transport
Drymen	DMN.VE1	18.89	Drymen VE1 Drumbeg - Tourism
Drymen	DMN.PP	n/a	Drymen PP Village Square - Placemaking Priority
Gartocharn	GTH.H1	1.06	Gartocharn H1 Burnbrae Farm - Housing 10 Homes
Gartocharn	GTH.H2	0.92	Gartocharn H2 France Farm -Housing 6 Homes
Killin	KIL.ED1	0.35	Killin ED1 Road Depot- Economic Development
Killin	KIL.RA1	13.47	Killin RA1 Rural Activity Area
Kilmun	KSB.H1	0.47	Kilmun H1 Former Nursing Home - Housing 13 Homes

Strone	KSB.H2	0.34	Strone H2 High Road - Housing 10 Homes
Blairmore	KSB.VE1	0.66	Blairmore Green VE1 - Tourism
Blairmore	KSB.PP	n/a	Blairmore PP - Placemaking Priority
Lochearnhead	LEH.ED1	0.87	Lochearnhead ED1 - <a href="#">Mixed Use</a>
Lochearnhead	LEH.H1	0.56	Lochearnhead H1 Holiday Centre -Housing 12 Homes
Lochgoilhead	LGH.H1	0.49	Lochgoilhead H1 Land Near Donich Park - Housing 6 Homes
Luss	LUS.H1	0.59	Luss H1 Land North of Hawthorn Cottage - Housing 10 homes
Luss	LUS.H2	0.28	Luss H2 Land North of Colqhoun Arms - Housing 4 Homes
Luss	LUS.MU1	0.60	Luss MU1 Land North of Primary School - Mixed Use Tourism and Public Realm
St Fillans	STF.H1	1.44	St Fillans H1 Station Road - Housing 16 Homes
Tarbet	TAR.H1	2.53	Tarbet H1 Land South of A83 - Housing 10 Homes
Tarbet	TAR.TR1	0.53	Tarbet TRA1 Pier - Transport
Tarbet	TAR.VE1	2.29	Tarbet VE1 - Tourist Information Centre -Tourism
Tarbet	TAR.VE2	2.47	Tarbet VE2 Central Green - Tourism
Tarbet	TAR.VE3	0.51	Tarbet VE3 Former Harvey's Garage - Tourism
Tarbet	TAR.VE4	1.83	Tarbet VE4 Lochside Frontage - Tourism
Tarbet	TAR.VE5	0.23	Tarbet VE5 Land to rear of Tarbet Hotel - Tourism
Tarbet	TAR.PP	n/a	Tarbet PP - Placemaking Priority

Tyndrum	TYN.MU1	1.71	Tyndrum Clifton MU1 - Mixed Use Tourism and Economic Development
Tyndrum	TYN.PP	n/a	Tyndrum PP - Placemaking Priority
Strathfillan	STN.RA1	n/a	Strathfillan RA1 - Rural Activity Area
Strachur	STR.RA1	n/a	Strachur South RA1 – Rural Activity Area

## 2. Schedule of Land in Authority Ownership

Site reference Site address	Authority which owns site	Section(s) of Local Development Plan which relates to this development site
<b>BLH.MU2</b> Carrochan Road, Balloch	West Dunbartonshire Council	<ul style="list-style-type: none"> <li>Allocated housing site</li> <li>Housing Policies</li> </ul>
<b>BLH.VE3</b> Balloch Castle	Glasgow City Council	<ul style="list-style-type: none"> <li>Allocate tourism site</li> <li>Designed Landscapes policy</li> </ul>
<b>CAL.MU1</b> Station Road Car Park, Callander	Stirling Council	<ul style="list-style-type: none"> <li>Allocated mixed use site</li> </ul>
<b>CAL.H1</b> Callander	Stirling Council	<ul style="list-style-type: none"> <li>Housing Site</li> <li>Place making Priority</li> </ul>
<b>DMN.TR1</b> Drymen - Balmaha Road	Stirling Council	<ul style="list-style-type: none"> <li>Allocated transport site</li> </ul>
<b>DMN.H2</b> Stirling / Gartness Road Site, Drymen	Stirling Council (owns the current	<ul style="list-style-type: none"> <li>Part of Allocated housing site</li> </ul>

	car park)	
<b>KIL.ED1</b> Road Depot, Killin	Stirling Council	<ul style="list-style-type: none"> <li>Allocated Economic Development Site</li> </ul>
<b>TAR.VE2</b> Central Green, Tarbet	NPA (partly owned by)	<ul style="list-style-type: none"> <li>Allocated Transport site</li> </ul>
<b>CRI.H1</b> Crainlarich – Willow Brae	Stirling Council	<ul style="list-style-type: none"> <li>Allocated Housing</li> </ul>

### 3. Draft Glossary

#### **Affordable Housing**

Housing that is available to people on modest incomes who generally cannot afford to buy or rent accommodation on the open market.

#### **Amenity**

A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquility.

#### **Biodiversity**

Diversity or richness of plant and animal life and their habitats.

#### **Biodiversity Action Plan**

Identifies priority species and habitats where action to conserve and enhance is required.

#### **Built environment**

Buildings and structures made by people, as opposed to natural features.

**Charrette**

A charrette is an interactive design workshop, in which the public, relevant professionals and stakeholders work directly with a specialised design team to generate a specific community masterplan.

**Climate Change**

Changes to the global climate that evidence suggests is mainly a result of human behavior.

**Community Action Plan**

Is a statement of the type of place in which a community aims to be and what needs to be done in order to achieve this.

**Commuted sum**

A payment by developers to the Park Authority, or Local Authority, to provide a service or facility, rather than the developer providing it directly themselves.

**Conservation Area**

An area of special architectural or historic interest designated by the National Park authority in consultation with local communities.

**Development**

The carrying out of building, engineering, mining or other operations in, over, or under land, or the making of a material change in the use of any buildings or other land and operation of a marine fish farm.

**Development Brief**

A document prepared to show in some detail, how best to develop a site, and can include details of infrastructure, stages of development and design proposals.

**Evidence Base**

The evidence base is the information we gather in order to have a balanced view on what development should be allowed where. It contains information relating to the Park's demographics and what development has taken place over the last number of years

**Housing Market Areas (HMAs)**

Relatively self-contained areas within which most people move house when their needs or circumstances change.

**Infill sites**

Sites which are located within a settlement boundary.

**Infrastructure**

Refers to transport and domestic services, such as water and electricity to support development and allow it to take place.

**Less Favoured Area**

Areas in which farmers are entitled to financial compensation due to a natural handicap (such as high altitude, difficult climate or poor soil).

**Landscape Character Assessment**

A method of analysing and describing the landscape.

**Listed building**

A building or structure of architectural or historic interest included on the list of buildings compiled by Historic Scotland on behalf of Scottish Ministers.

**Local Development Plan (LDP)**

The adopted version of the Proposed Plan will become the Local Development Plan and will provide the framework against which planning applications are assessed, it will be reviewed every five years to ensure an up to date Plan is in place to guide future development in the area.

**Local Needs Housing**

Housing that meets the needs of people currently living in the area with a form of housing need and/or households that require to live in the area for employment or social reasons.

**Monitoring Report**

A document which contains data which forms the evidence base and evaluates the performance of the current Local Plan.

**National Park Partnership Plan**

The Partnership Plan sets out the policy for the management of the National Park and the co-ordination of activities of public bodies and office-holders so far as affecting the Park.

**National Planning Framework (NPF)**

Is the Scottish Government's Strategy for Scotland's long term spatial development.

**Open Space**

Green space consisting of any vegetated land or structure, water or geological features in an urban areas, including trees, woodlands and paths and 'civic space' consisting of squares, market places and other paved or hard landscaped areas with a civic function (Source: SPP11 Physical Activity and Open Space).

**Placemaking Priority**

An area highlighted where there is a particular focus on improved the overall public space through design.

**Renewable Energy**

Those sources of energy which are naturally occurring within the environment and which can either be tapped without consuming the resource , or where the resource can renew itself on a human timescale. Examples include wind, solar, hydro, wave and tidal.

**Residential Amenity**

The benefit enjoyed from physical external space which forms part of the private home.

**Rural Business**

Business associated with a rural location such as agriculture, forestry or tourism related activities.

## **Rural Diversification**

The establishment of new enterprises in rural locations. This can mean existing businesses entering into new areas of activity or the creation of entirely new enterprises.

## **Scottish Planning Policy (SPP)**

Is the statement of Scottish Government Policy on nationally important land use planning matters.

## **Section 75 Agreement**

Also known as a planning obligation more recently. This is a legal agreement between a developer and a local authority which guarantees that certain works will be carried out, or financial contributions are paid in accordance with a planning permission.

## **Scottish Environment Protection Agency (SEPA)**

Public body with a remit for environmental protection.

## **Scottish Natural Heritage (SNH)**

Its role is to look after the natural heritage, help people to enjoy and value it, and encourage people to use it sustainably.

## **Strategic Environmental Assessment (SEA)**

Involves assessing and taking into account the environmental effects of a plan or programme.

## **Planning Guidance/Supplementary Guidance**

Supplementary Guidance and Planning Guidance documents explain in more detail how policy requirements can be met in connection with the Local Development Plan. Planning Guidance is not as formal as Supplementary Guidance as it does not require sign off from Scottish Government or a Strategic Environmental Assessment and can be re-issued without consultation. These are still a material consideration in the determination of planning applications.

## **Sustainability**

The capacity to carry out an activity over time. Often used in the context of sustainable development.



**Sustainable Development**

Development that meets the social, economic and environmental need of the present without compromising the ability of future generations to meet their own needs.

**Water Environment**

All inland surface water, groundwater and wetlands; as well as coastal waters.

**Wild Land**

Areas of mountain and moorland and remote coast, which mostly lie beyond contemporary human artefacts such as roads or other development.

**Windfall sites**

Development that is granted consent on land or buildings not specifically identified in the Development Plan. . Examples could include development on small gap sites within settlements or development on sites currently used for other purposes.