



# Proposed Development Plan Scheme

**May 2014**

*LIVE Park is your chance to really understand the future potential of where you live, work, play and invest. It sets out how planning can help improve Loch Lomond & the Trossachs National Park – from housing to jobs, and everything in between, so get involved at [www.ourlivepark.com](http://www.ourlivepark.com)*



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## **1.0 What is a Development Plan Scheme?**

- 1.1 This Development Plan Scheme, is an update of our 2011 published Scheme, has been prepared to provide our communities and partners with information on our progress in updating our Local Plan – the primary basis for showing where new development should and should not take place and determining planning applications.
- 1.2 Whether you are a resident, landowner, developer, community representative, agent or public body your input into the process is vital. Development Plan Scheme aims to provide you with an easy to use guide as to when, where and how you can engage in the plan preparation process.
- 1.3 The Development Plan Scheme includes a timetable of when we intend to reach key stages in the process of preparing our Local Development Plan, which will eventually replace our Local Plan, and also includes a Participation Statement explaining how we will engage with our communities and stakeholders. The Development Plan Scheme outlines:
- Why we are preparing a Local Development Plan
  - What the process involves
  - Who should be involved
  - When we will undertake the stages of preparation

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

## **2.0 Why are we preparing a Local Development Plan?**

- 2.1 The National Park Authority has a statutory duty to prepare plans for guiding land use and development for up to ten and twenty years ahead. It is a requirement that these plans are kept up to date.
- 2.2 The National Park adopted its first statutory plan to guide development in 2011 – the Loch Lomond and The Trossachs Adopted Local Plan 2010-2015 (the Local Plan). Since then, the Local Plan has been the basis for providing advice on planning proposals, for guiding decision making on planning applications and for ensuring that the right development happens in the right places. It is important that the policies within the local plan are the basis of decision making, remain up to date and relevant to face the challenges ahead.
- 2.3 Under new legislation introduced in the Planning etc (Scotland) Act 2006, it is required that we now prepare a Local Development Plan. The Act requires that across Scotland new Local Development Plans should be prepared to replace Local Plans and Structure Plans. The aim is that this new plan should be more concise, focussed on areas of change, involve the community at an early stage and be

updated regularly (approximately every five years). Until the new Local Development Plan is adopted, the Local Plan's statutory status remains.

- 2.4 The process for preparing the Local Development Plan is well underway and has involved a review of where major changes are occurring and what we need to do to keep policies up to date. This Development Plan Scheme sets out how we will proceed through this process with the ultimate aim to develop a strategy and policy framework that can direct and facilitate appropriate development looking ahead to up to twenty years. The aim is to focus on key areas of change taking into account the wider social, economic and environmental challenges. Also, the emerging priorities and aspirations of the communities of the National Park are crucial to producing a robust and fit for purpose Local Development Plan.

### **3.0 What the process of preparing a Local Development Plan involves**

#### **National Park Partnership Plan**

- 3.1 Local Development Plans are influenced by a number of statutory requirements and in particular for the National Park, the National Park Partnership Plan 2012 – 2017. Approved by Scottish Ministers in June 2012 this establishes the Policies and Actions for the management of the National Park by the National Park Authority and our Partners. It also ensures that the four statutory aims of National Park, as set out in National Parks (Scotland) Act 2000, are being achieved through new development.<sup>1</sup>
- 3.2 It is important that the policies and actions with development and land use implications of the National Park Partnership Plan are reflected in the Local Development Plan. These documents together are the drivers for change and action in the National Park and by keeping the documents updated they are able to respond to changing circumstances within the National Park and its communities. While the Local Development Plan period is 2016-2021, the process to keep the Plan up to date is continual and the next Partnership Plan for 2017-2022 will inform the review of the Local Development Plan and preparation of the next one.

#### **National Planning context**

- 3.3 In the national planning context, the Scottish Government has prepared a National Planning Framework and Scottish Planning Policy (SPP) which provides the national policies and priorities for major new development. (Diagram 1 - National Park in Context – to be added) A new National Planning Policy Framework 3 and a new SPP are to be published in June 2014 and will influence the preparation of the proposed Local Development Plan as the revised policies and national developments emerge.

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<sup>1</sup> These are:

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

### **Local Authority Partners**

- 3.4 The National Park Authority has the statutory responsibility for Planning in the National Park however the local authorities of Argyll and Bute, Stirling, West Dunbartonshire, and Perth and Kinross have responsibility for discharging all other local government functions (for example Roads and Transportation, Housing Investment and Policy, Education provision and Environmental Services). The National Park Authority works closely with the local authorities and stakeholders in the planning process. Their input on policy development and coordination with their service delivery priorities are integral to delivering the strategy and aims of our local plan and the Local Development Plan. As well as our local authority planning partners our plans and policies will be influenced by stakeholders' and community priorities as set out in their respective strategies and programmes, (**Diagram 2** - National Park Local Development Plan and Partner Strategies – to be added).

### **Our Communities**

- 3.5 The input of local communities is particularly significant. The aspirations of local communities are being articulated through formal documents such as the Community Action Plans prepared by communities. The priorities for communities will strongly influence the outcomes of the planning process. It is also important that individuals get involved in shaping the future of the National Park. We are now at a critical stage for the involvement of the wider community.

### **Development Sector**

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

## **4.0 Where we are now?**

### **Adopted Local Plan**

- 4.1 The adopted Local Plan is focussed on driving delivery of its proposals and policies. In particular, the enabling and management policies aim to support development that does not harm but enhances the special qualities of the National Park. The vision of the Local Plan remains relevant in that it provides:

*'A robust development and land use planning framework to 2015 that will deliver high quality sustainable development in an area of outstanding landscape and environmental quality. New development will contribute to the Park's special qualities, directly supporting the social and economic development of the Park's communities and a growing rural economy, contributing to Scotland's prosperity, improving the range and quality of opportunities to experience the National Park, and enhancing its standing as an international visitor destination.'*

- 4.2 The vision of the Local Plan will be the basis for taking forward the preparation of the Local Development Plan whilst questioning if the aims, aspiration and vision for the local plan remain relevant and if the policies in the local plan are working to deliver.

Currently (May 2014), the Local Plan is operational and is supported by a number of adopted Supplementary Planning Guidance documents covering:-

- Sustainable Design
- Callander Flood Risk
- Callander Design and Public Realm Guide
- Housing Development
- Killin, Callander and St Fillans Conservation Area Appraisals
- Renewable Energy

4.4 Continuous monitoring of the effectiveness and delivery of policies is important and in April 2013 we have published a Monitoring Statement (available on our website).

## 5.0 Local Development Plan preparation

5.1 There are a number of important stages in preparing a Local Development Plan as illustrated in Table 1 below.

5.2 **‘Your Park Your Plan’ Engagement (complete)** – Following from the issue of the initial Development Plan Scheme (December 2012), the first stage in the process was the submission of potential sites by landowners and issues from communities, individuals, organisations and agencies. This fed into the production of the Main Issues Report.

5.3 **Evidence Base Preparation (complete)** – We reviewed the current adopted Local Plan and assessed how effective the policies were in achieving the aims, vision and strategy of the Local Plan. The Main Issues Report and background papers identify the main drivers for change that are influencing policy and the social economic and environmental changes that we need to address.

### The Next Steps

5.4 Our new Local Development Plan will be called LIVE Park, with this also being the name of the campaign to prepare the Plan. **Main Issues Report** is a discussion based document that outlines where we consider the existing Local Plan may need changed, focusing on key topics or locations. The Main Issues Report was published for a 10 week consultation on 28<sup>th</sup> April until 5pm on 7<sup>th</sup> July 2014 and sets out options for the spatial strategy and the main planning issues affecting the National Park. A range of options have been included for proposed policy directions including affordable housing and commuted sums, and site specific developments throughout the Park. Alongside the Main Issues Report a draft Environmental Report has been published which forms part of the Strategic Environmental Assessment and ensures that environmental implications of the Local Development Plan are given appropriate consideration. Supporting the Main Issues Report are accompanying documents which include a Monitoring Statement with the findings of the review of current Local Plan policies and information from the evidence base preparation.

- 5.5 **Proposed Local Development Plan, Draft Environmental Report, Habitat Regulations Appraisal Record and Proposed Action Programme** will be prepared when all the responses to the Main Issues Report have been considered. The Proposed Local Development Plan will set out the spatial strategy to guide future development, show which land will be allocated to meet future development needs and provide planning policies of which planning applications would be assessed against. Following publication of the Proposed Local Development Plan and Action Programme, people will have the right to make representations on them. If significant modifications to the Proposed Plan are required, further consultation may be undertaken.
- 5.6 **Submit Proposed Plan to the Scottish Ministers.** Following submission of the Proposed Local Development Plan to the Scottish Ministers an **Examination of the Proposed Plan** will be undertaken into any unresolved representations (where the Authority and responders do not agree). **A Scottish Government Reporter** will be appointed to consider these either through Hearings or through written representations. The Reporter's findings are largely binding and will be published in a Report which is then submitted to the National Park Authority. The Planning authority with few exceptions' will modify the Proposed Local Development Plan taking into account the Reporter's recommendations.
- 5.7 **Adoption.** Having modified the Proposed Local Development Plan and submitted it to the Scottish Ministers the National Park Authority can then announce its intention to adopt the Proposed Plan as The Local Development Plan.
- 5.8 **Action Programme** will be published post Local Development Plan adoption and will set out how we propose to implement the Local Development Plan in terms of actions, person/organisation responsible for carrying out each action, and timescales for carrying them out.

**Table 1: Summary of Key Stages in Plan Preparation**

Stage	Development Plan Preparation	Indicative Timescales for completion	Status
1	Pre Main Issues Report Engagement	February-April 2014	Complete
2	Launch LIVE Park. Publish Main Issues Report –Park (Preferred/ Alternative/ Not Preferred Sites / Issues / Evidence Base), draft Environmental Report, Main Issues Report background papers	April 2014	Complete
3	Consult on Main Issues Report (10 week period)	28 <sup>th</sup> April - 5pm on 7 <sup>th</sup> July 2014	<b>Ongoing</b>
4	Publish Development Plan Scheme	May 2014	<b>Current</b>
5	Publish Proposed Local Development Plan	April 2015	
6	Consult on Proposed Local Development Plan *	April-July 2015	
7	Examination of Proposed Local Development Plan and Issue of Reporters Report	June-November 2016	

<b>8</b>	Consider Reporters Recommendations and Prepare Modifications (if required) and Publish Local Development Plan	November - February 2017	
<b>9</b>	Adopt Local Development Plan	March 2017	
<b>10</b>	Publish Action Programme	May 2017	

\*Six Weeks Minimum

## 6.0 Participation Statement: how you can get involved?

### Community Engagement - An important part of the process

6.1 You can become engaged in the planning process and we have a wide variety of methods by which you can get involved. Community engagement is important in the Planning process and must be meaningful and proportionate and be at an early stage to influence the shape of plans and proposals. *'Engagement gives people a genuine opportunity to have their say on the development plan which affects them; listening to what they say and reaching a decision in an open and transparent way taking into account all views expressed.'* (Planning Advice Note 3/2010 Community Engagement).

6.2 It is important that the public is involved in the preparation of the new Local Development Plan as the documents prepared affect everyone with an interest in the National Park including residents, visitors, businesses, employees, land owners, developers and public sector agencies. However, we have a limit of resources and must be proportionate to where the greatest change is likely. We will continue to ensure that we provide a wide range of opportunities to encourage people to participate in each stage of the process. This will include early engagement and consultation at key stages of plan preparation, involving:-

- stakeholders/key agencies in the **public sector** (such as key government agencies, the four local authorities, statutory bodies, and non-governmental organisations);
- the **private sector** (such as business interests, landowners and developers);
- the **local community** including residents, Community Councils, community representatives, community organisations and other interested bodies.

6.3 We will use a variety of engagement techniques which will be dependent on the audience involved. We want to continue a dialogue between all sectors of the community across the National Park but we are particularly keen to secure the views and opinions of young people and families with children and people in full time employment. Research has shown that these groups are less likely than other groups to engage in planning. The traditional forms of engagement will be continued as well.

**Table 2**

• <b>Engagement Techniques</b>
• <b>Distribution of information through our Website, leaflets, and Park Magazine (delivered to every household in the National Park) as possible</b>
• <b>Disseminate information through Community Councils and local libraries</b>
• <b>Events and exhibitions in places where people gather or visit – for example Village Halls, village shows and games etc</b>
• <b>Placing articles in local and community media (newspapers / websites etc)</b>
• <b>Attending Public Meetings and other Community Meetings and Events (Community Council meetings or Community Area Network events)</b>



• <b>Planning Aid training events pre-Main Issues Report and during the Main Issues Report consultation</b>
• <b>Interactive on-line mapping of Main Issues Report</b>
• <b>Publish consultation guidance notes on how to comment on the Main Issues Report</b>
• <b>Hold Main Issues Report workshops and drop-in events</b>
• <b>Telephone 01389 722600 and email <a href="mailto:hello@ourlivepark.com">hello@ourlivepark.com</a> query helpline</b>
• <b>Social media:- Information feeds and sharing feedback through facebook, twitter and instagram (These responses can only be treated as non-attributable)</b> <ul style="list-style-type: none"> <li>○ <b>Providing a range of ways for people to provide feedback and comments - formal response form and also opportunity to make general comments via voicemail, text, email, Twitter and Facebook.</b></li> </ul>
• <b>YouTube summary report videos for Callander and Arrochar + Succoth</b>
• <b>Youth engagement via primary and secondary schools. Targeted youth engagement via Young Placemakers project and Youth Visioning Days with Planning Aid Scotland</b>
• <b>Video clips explaining easily misunderstood planning buzzwords</b>
• <b>Bespoke consultation website</b>

6.4 We maintain a **mailing list** of people who we regularly contact via email/post to update on the Local Plan. If you would like to be added to this please let us know (find out how to contact us on Page 11 below). In addition, our National Park magazine, The Park, is distributed twice a year to every household within the Park and we will include planning updates in future editions of this.

6.5 **Appendix 1** sets out in greater detail the stages we will go through and the estimated timescales for engagement and consultation. It provides a detailed breakdown of the Local Development Plan process, indicative timescales and the opportunity for engagement including statutory periods of consultation.

#### **What we will do in 2014 – LIVE Park**

6.6 Early and effective engagement is an important part of the plan preparation process. Over the next 4 months (Spring/Summer 2014) a significant part of the process will involve community engagement. We will employ a variety of communication techniques in order to afford the opportunity to input into the preparation of the proposed Local Development Plan to as many residents and stakeholders as possible. We're calling the engagement campaign LIVE Park because it focuses on how Planning can help improve the National Park as a place to Live, Invest, Visit and Experience. Consultation will assist us in identifying the development sites and future policies will go into the Proposed Local Development Plan, which we will also welcome representations on. LIVE Park will involve a series of opportunities and a range of ways to get involved and these are set out below.

6.12 Following from the responses to the Main Issues Report consultation we will be preparing a Proposed Local Development Plan. The proposed Local Development Plan is scheduled to be issued for consultation in April 2015.

## **7.0 Impact Assessment of the Local Development Plans**

### **Strategic Environmental Assessment**

- 7.1 The development plan process also requires that a Strategic Environmental Assessment of the Plan is carried out and that the community is consulted.
- 7.2 The Environmental Assessment (Scotland) Act 2005 requires us to carry out a Strategic Environmental Assessment of the Local Development Plan. This is a process for identifying and assessing the environmental effects of proposed strategies, plans and programmes so that these are taken into account before they are approved or adopted. It is a vital tool which places environmental considerations at the heart of decision-making process and ensures that alternatives are fully and transparently regarded before final decisions are taken.
- 7.3 We are required to consult with Scottish Natural Heritage, Historic Scotland and the Scottish Environmental Protection Agency as we undertake our Strategic Environmental Assessment and compile a Draft Environmental Report. The Draft Environmental Report is updated at each stage of the plan preparation process and there are opportunities for consultation on this document as well as the development plan.

### **Habitats Regulations Assessment**

- 7.4 We are also required to undertake a Habitats Regulations Assessment of the potential impacts of plans on European Sites at the Proposed Local Development Plan stage. There are a number of such designated 'Natura' sites within the National Park and our plans and policies require to be considered with regards to adverse impact on protected sites and species.

### **Equalities Impact Assessment**

- 7.5 Under the Equality Act 2010 (Statutory Duties) (Scotland) Regulations 2011 we must undertake an Equalities Impact Assessment of its proposed policies and practices. An Equalities Impact Assessment will be undertaken as part of the preparation of the LDP.

Information on the Strategic Environmental Assessment, Habitats Regulations Assessment and the Equalities Impact Assessment will be available at the appropriate stages of the Local Development Plan preparation and can be accessed on the National Park Local Development Plan website.

## 8.0 How do I keep up to date and access information on the Local Development Plan?

You can **access information and contact the National Park Offices** by:

Emailing: [hello@ourlivepark.com](mailto:hello@ourlivepark.com)

Telephoning: 01389 722600

Our offices are located in:

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

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

Should you wish to arrange a meeting at either of these offices to discuss the Local Development Plan please contact the Forward Planning team on the above number.

Follow Local Development Plan progress at:-

[www.ourlivepark.com](http://www.ourlivepark.com)

[www.twitter.com/ourLIVEpark](https://www.twitter.com/ourLIVEpark)

[www.facebook.com/ourLIVEpark](https://www.facebook.com/ourLIVEpark)

[www.instagram.com/ourLIVEpark](https://www.instagram.com/ourLIVEpark)



## 9.0 Scottish Government's Planning website also has information on what the priorities are in Development Plans in Scotland:

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

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

## Appendix 1

### Local Development Plan Preparation: Indicative Timescales (May 2014)

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No.	Stage	Indicative Time Scales	Stakeholders	Engagement Techniques	Communication Techniques
1	Publish Development Plan Scheme	December 2012	National Park Authority (NPA)	Information available on the LLTNP web site, press (local and community), social media, help lines, community events	Planning and Access Committee Approval; Available in the National Park offices / web site, press (local and community), social media, direct email/mail shots to community councils, community groups, landowners , developers and stakeholders on contacts database.
2	Pre – Main Issues Report Engagement				
2a	Your Park Your Plan (Potential Development Sites / Issues)	December 2012 – February 2013	NPA / Engagement/ Consultants	Planning and Access Committee; Information available on the LLTNP web site, press (local and community), social media, help lines, community events	Information available in the National Park offices / web site, press (local and community), social media, help lines, direct mail shots to residents, community councils, community groups, landowners , developers and stakeholders on contacts database
2 b	Submitted Sites / Issues Review	December 2012 to June 2013	Key Agencies (SEPA/ SW/ HS/ SNH) / Local Authorities	Meetings with stakeholders, key agencies - assessment of sites / issues – Reports Published	Information available in the National Park offices / web site, press (local and community), social media, help lines, direct mail shots to residents, community councils, community groups, landowners , developers and stakeholders
2 c	Your Park Your Plan Community Events – Design Led Charrette (Phase 1)	March 2013 - April 2013	NPA / Communities/ residents/ businesses/Key Agencies/Local Authorities/ partners	Community Events to prepare draft spatial strategies	Information available on the National Park offices / web site, press (local and community), social media, help lines,

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No.	Stage	Indicative Time Scales	Stakeholders	Engagement Techniques	Communication Techniques
			Engagement		direct mail shots to residents, community councils, community groups, landowners , developers and stakeholders
2d	<b>Your Park Your Plan</b> Community / Stakeholder Events – Options (Phase 2)	<b>April 2013 – June 2013</b>	NPA / Engagement	<b>Community Events to prepare draft spatial strategies</b>	Information available on the National Park offices /web site, press (local and community), social media, help lines, direct mail shots to residents, community councils, community groups, landowners , developers and stakeholders.
2e	<b>Evidence Base Preparation</b>	<b>December 2012 – February 2014</b>	NPA, Key Agencies, Local Authorities, Scottish Government	<b>Liaison with Stakeholders / Statutory Bodies. Information Requests</b>	<b>Meetings and Reports</b>
3	<b>Main Issues Report</b>				
3a	<b>Preparation of Main Issues Report</b>  Submit Strategic Environmental Assessment Scoping Report to SEA Gateway  Screen to identify if Appropriate Assessment required	<b>July 2013 – March 2014</b>	NPA	<b>Internal liaison / SEA Gateway / Consultation Authorities</b>	<b>Updates on National Park web site</b>
3b	<b>Launch LIVE Park. Publish Main Issues Report, Monitoring Statement, draft Environmental Report and accompanying documents</b>	<b>April 2014</b>	NPA	<b>Meetings / briefings with stakeholders, key agencies – and the community / SEA Gateway</b>	Information available at the National Park offices / web site, public and mobile libraries, press (local and community), social media, help lines, direct mail to community councils, Planning Aid for Scotland, meetings with community councils and groups, landowners, developers and stakeholders.

## Appendix 1 Local Development Plan Preparation : Indicative Timescales (May 2014)

No.	Stage	Indicative Time Scales	Stakeholders	Engagement Techniques	Communication Techniques
3c	Consult on Main Issues Report , draft Environmental Report, Monitoring Statement and background papers	28 April 2014 – 5pm on 7 <sup>th</sup> July 2014	NPA / LIVE Park Consultation, Key Agencies, Local Authorities, Scottish Government	Meetings / briefings with stakeholders, key agencies – and the community	Information available at the National Park offices and web site, public and mobile libraries, press (local and community), social media, help lines, Planning Aid for Scotland events and Young Placemakers, meetings with community councils, community groups, landowners, developers and stakeholders.
4	Consider Main Issues Report Representations				
4a	Preparation of Proposed Plan, Action Programme	August 2014 – March 2015	NPA / Key Agencies/ Local Authorities	Internal Liaison - Review of: MIR representations / evidence base	Updates on National Park web site
4b	Publish Proposed Plan, Proposed Action Programme, Environmental Report (Updates) and Appropriate Assessment if required	April 2015	NPA	Meetings / briefings with stakeholders, key agencies – and the community / SEA Gateway	Updates available on the National Park offices / web site, public and mobile libraries, press (local and community), social media, help lines, direct mail shots to residents, community councils, community groups, landowners , developers and stakeholders
4c	Consult on the Proposed Plan and Environmental Report (if required) consider responses, Prepare response and Report of Conformity with Participation Statement. Consider further modifications if required	April 2015 – July 2015	NPA / Consultation	Meetings / briefings with stakeholders, key agencies – and the community / SEA Gateway	Updates available on the National Park offices / web site, public and mobile libraries, press (local and community), social media, help lines, direct mail shots to residents, community councils, community groups, landowners , developers and stakeholders
4d	Submit Proposed Plan to the Scottish	April 2016	NPA		Proposed Plan available on the

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No.	Stage	Indicative Time Scales	Stakeholders	Engagement Techniques	Communication Techniques
	Ministers with all supporting documents (as prepared in 4c above) and all outstanding representations				LLTNP offices / web site, libraries and mobile libraries with updates on press (local and community), social media and help lines.
5	Examination of Proposed Plan : Reporter's Report Issued	June – November 2016	Scottish Government Reporter /NPA/ Objectors	Examination in Public / Written Submissions	Updates on National Park web site/ Public Notices
6a	Consider Reporters Recommendations and Prepare Modifications and send to Ministers. Publish and Send to Ministers revised Environmental Report (and Appropriate Assessment if required)	November 2016 - February 2017	NPA		Updates on National Park web site
6b	Publish Modifications and Proposed Plan as Modified	March 2017	NPA		Updates on National Park web site
6c	Advertise Intention to Adopt	November 2016	NPA		Press Notices and National Park web site
7	Adoption  Publish Post Adoption SEA Statement and Submit to SEA Gateway	March 2017	NPA	SEA Gateway	Adopted Local Development Plan available on the National Park offices / web site, libraries and mobile libraries with updates on press (local and community), social media and help lines.
8	Publish Action Programme	May 2017	NPA		National Park offices / web site, libraries and mobile libraries with updates on press (local and community), social media and help lines.