

LIVE PARK

PLANNING FOR THE FUTURE OF OUR NATIONAL PARK

Environmental Report Local Development Plan

(At post examination modifications stage, in the form proposed for adoption)

November 2016

Local Development Plan

STRATEGIC ENVIRONMENTAL ASSESSMENT

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1.0 Non-Technical Summary

1.1 Introduction

This report summarises the Strategic Environment Assessment (SEA) on the Local Development Plan (the Plan) published by Loch Lomond and The Trossachs National Park Authority in the form intended for adoption in November 2016. SEA is required under the Environmental Assessment (Scotland) Act 2005 to determine the environmental impacts of implementing the guidance.

A Proposed Local Development Plan was published for consultation in 2015 and a draft Environmental Report was also published for consultation at this time. This Report updates the draft Environmental Report to reflect the post examination modifications that have been made to the Plan and to ensure that any potential environmental effects of the changes made to its proposals and policies are identified.

The main changes to the Strategic Environmental Assessment arising from this include:-

- the addition of a new site for Housing at Gartmore H1: Park Avenue (6 homes);
- a reduction in the size of site Tarbet H1: Land South of the A83 (10 homes) to exclude 0.8 hectares of ancient woodland;
- clarification of the types of uses to be accommodated at Arrochar MU2: Succoth to Mixed Use – Community and Visitor Experience and Open Space;
- a reduction in the size of a site Balloch VE2: East Riverside (Visitor Experience), and
- the reassessment of some strategy and policy changes, including the Development Strategy (the inclusion of the planned upgrade to the A82 between Tarbet and Inverarnan), amendments to Overarching Policy 1 ‘Strategic Principles’ in relation to waste hierarchy, climate friendly design and heat recovery.

These changes to the assessment are shown in italics in Appendix E: SEA Assessment Matrix of Policies and Appendix F: SEA Assessment Matrix of Proposed Sites.

1.2 Consultation Process

This Environmental Report accompanies the Plan which is a document the guides and informs decisions about planning and development within the National Park - it outlines how development can make the National Park a great place to Live, Invest, Visit and Experience. The National Park Authority has a statutory duty to produce a Local Development Plan under the Planning etc. (Scotland) Act 2006.

Copies of the Plan and Environmental Report are available from the National Park Authority's website at www.lochlomond-trossachs.org/livepark or the National Park offices at:

National Park Headquarters
20 Carrochan Road
Balloch
G83 8EG
Telephone: 01389722600

or

National Park Callander Office
52-54 Main Street
Callander
FK17 8BD
Telephone: 01389722126

1.3 Purpose of Environmental Report

The purpose of this report is to identify any potential significant positive and negative environmental impacts of each of the proposals and policies identified in the Local Development Plan.

1.4 Contents of the Local Development Plan

The Plan covers the full geographic area of the National Park. The National Park Authority has a statutory duty to have an up to date development plan. The Plan contains:

- 1 Introduction
- 2 Vision & Strategy
- 3 Place
- 4 Policies
- 5. Appendices
- Glossary

1.5 Current State of the National Park Environment

A summary of the current environmental baseline data for the Park is included in this report. Future monitoring of the environmental impacts of the planning policies and strategies will be based on this data.

1.6 Likely Significant Environmental Impacts of the Local Development Plan

The assessment has shown that there will be a mix of positive and negative environmental effects associated with the implementation of the Plan. Policies relating to protecting and enhancing the Park's landscape, natural and built environment have the potential to deliver significant positive environmental benefits for the Park. This is particularly the case where developer contributions could be used as a mechanism for delivering positive benefits linked to new development. The overarching policies and supplementary guidance on design and placemaking will also work to achieve sustainable development within the Park. Given that the policy options have been developed in response to the strategic framework set out in the National Park Partnership Plan (the overarching management plan for the Park), and that the aim of the National Park is to achieve sustainable development while conserving the natural environment of the Park, this is appropriate. Policies relating to development in the countryside, visitor experience (tourism), renewable energy and the extraction of minerals have also been identified as potentially having significant negative environmental effects.

This assessment also analyses the potential impacts of accompanying statutory Supplementary Guidance documents and non-statutory Planning Guidance. As no departures from policies exist in these documents, no overall significant impacts are foreseen. The policies in these documents are intended to provide extra information on how the policies in the Plan are implemented. The analysis for these can be found in the appendices.

The Plan aims to minimise the negative environmental impacts associated with development as far as possible by directing future development to existing Towns and Villages where there is existing infrastructure, and has less impact on biodiversity and natural landscapes. Sites identified for future housing, tourism and economic development are either within or close to existing Towns and Villages or within areas highlighted within the two Rural Development Frameworks. Additionally, in most cases these sites are located away from

statutory and non-statutory nature conservation designations. Potential negative impacts relate to degradation of the water environment, with some sites located close to lochs and rivers. Site boundaries have been altered, or requirements for open space along the boundaries of waterways have been identified to minimise impacts on water bodies. Future mitigation of impacts may be required for specific sites where there are inadequate wastewater services available.

1.7 Alternative Approaches

As part of the Main Issues Report consultation process (2014) the National Park Authority assessed reasonable alternative approaches which could be included in the Plan. The Plan contains within it the preferred approaches as a result of planning/environmental assessments and stakeholder engagement. Additionally, the Plan contains within it the recommendations following the examination of unresolved representations from the Directorate of Planning and Environmental Appeals, these changes have been assessed in this Environmental Report.

1.8 Mitigation

Mitigation measures were identified for each policy option and development proposal consulted on. Where possible, mitigation has been incorporated into the policies developed for the Plan, by both including specific environmental considerations in each policy and by developing robust overarching environmental policies which apply to all development proposals. The environmental policies cover biodiversity, geodiversity, woodlands and trees, protecting and enhancing the water environment, sustainable flood management, air quality, contaminated land, historic and built environment. Specific site requirements have also been identified where there may be a negative environmental impact, such as maintaining open space along water bodies. This has been illustrated within the Plan with the use of site map icons. This has simplified the content of the Plan and made it clear which considerations should be taken into account such as flooding.

1.9 Monitoring

A monitoring framework is currently in place for the Partnership Plan, Local Development Plan and SEA documents. The framework involves identifying the policy outcomes and aligning baseline data to determine the effectiveness of the policies and objectives of both plans. Monitoring environmental outcomes of both plans is a core part of the monitoring strategy and incorporates the requirements for SEA monitoring.

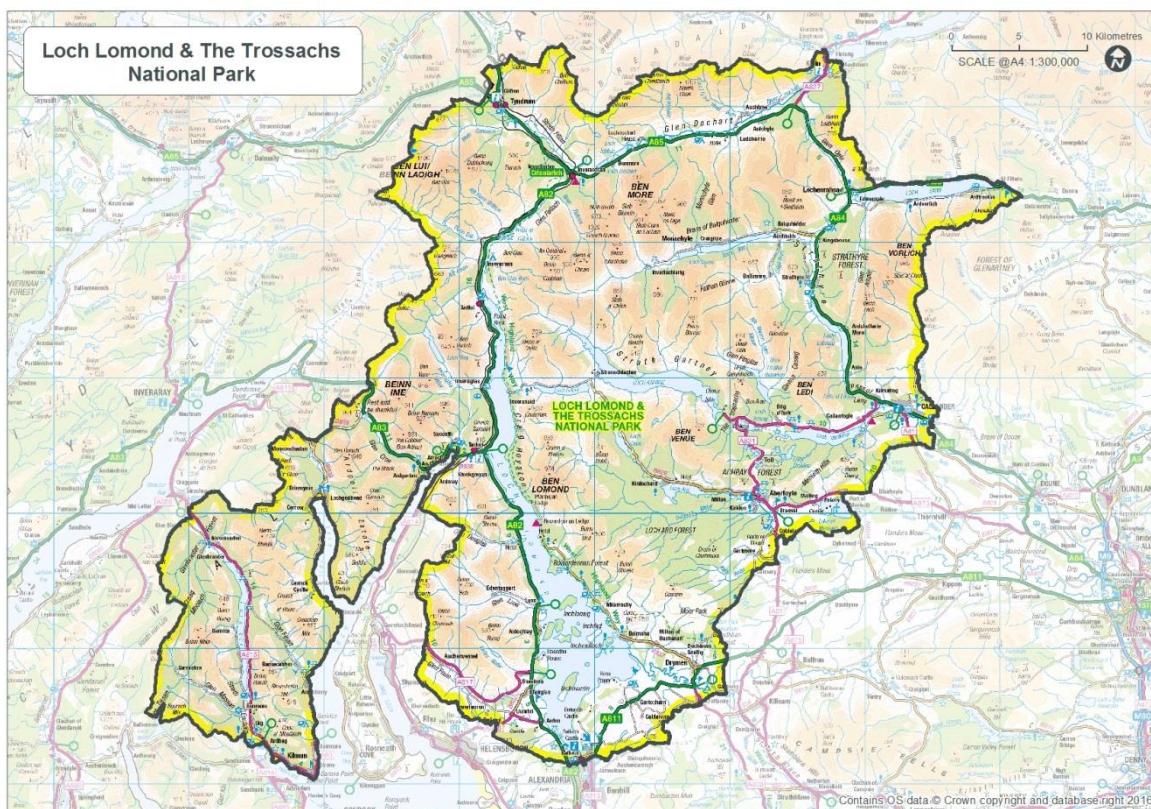
1.10 Next Steps

The Plan is intended to be adopted in December 2017, following its publication in the form intended for adoption and the post examination modifications to it, alongside submission of these and this revised Environmental Report to the Scottish Ministers. Following adoption the National Park Authority is then required to prepare and publish a post-adoption SEA Statement and submit this to the Scottish Government.

2.0 Introduction

- 2.1 The Strategic Environmental Assessment of the Plan has been undertaken to comply with the requirements of the Environmental Assessment Scotland Act 2005. The area covered by the Plan is shown in Figure 1. As the Plan may have significant Environmental effects if implemented and as it is a qualifying plan in terms of the above Act, a Scoping Report was undertaken in October 2013 and submitted to the consultation authorities:- Scottish Environment Protection Agency, Scottish Natural Heritage and Historic Environment Scotland through the Scottish Government's Strategic Environmental Assessment Gateway. The consultation authorities responded in November 2013 and confirmed the approach and methodology to be applied in preparing the Environmental Report. Comments from the consultation authorities received via the Gateway were incorporated into the final assessment methodology and are summarised in Appendix A below.

Figure 1: Loch Lomond and The Trossachs National Park



3.0 Purpose of the Strategic Environmental Assessment Environmental Report

- 3.1 The Strategic Environmental Assessment, as stated in the Scottish Government's Guidance (dated August 2013) is the means to judge the likely impact of a public plan on the environment and to seek ways to minimise any predicted effect if it is likely to be significant. By undertaking the Strategic Environmental Assessment in parallel with the preparation of the Plan potentially significant effects can be identified early on and either mitigated, policies and proposals modified and on occasion, policy reconsidered and where required, replaced or removed. The Strategic Environmental Assessment allows consideration of cumulative effects and synergistic impacts which occur in combination with either positive or negative impacts.
- 3.2 The aim is to demonstrate where environmental effects are likely to occur, to clearly and succinctly explain their severity and implications and to provide mitigation solutions to ensure adverse effects can be avoided or reduced as far as possible.
- 3.3 This Environmental Report outlines the findings from the environmental assessment of the Plan's environmental assessment and establishes any likely significant effects (positive and negative) of implementing the plan. The Main Issues Report considered potential reasonable alternatives and any viable mitigation to measures to avoid, reduce or offset adverse environmental effects and the Plan contains the preferred options after careful considerations made.

4.0 Key Facts about the Local Development Plan

Name of Responsible Authority:	Loch Lomond and The Trossachs National Park Authority
Title of Plan, Programme or Strategy:	Loch Lomond and The Trossachs National Park Local Development Plan
Requirement for the Draft Plan, Programme or Strategy:	Legislative requirement of the Planning etc (Scotland) Act 2006
Subject of the Plan, Programme or Strategy:	Land use planning
Period covered by the Plan, Programme or Strategy:	2017 – 2022
Frequency of Updates:	Every five years
Geographic Area covered by the Plan, Programme or Strategy:	Area designated as The Loch Lomond and The Trossachs National Park (Figure 1).
Purpose and/or objectives of the Plan, Programme or Strategy:	To guide the future use of land and appearance of Loch Lomond and The Trossachs National Park; indicate where development should and should not take place; and contribute to sustainable development and tackling climate change. Helping the National Park realise its four statutory aims.
Contact:	Development Planning & Communities Team, Loch Lomond and The Trossachs National Park Authority, National Park Headquarters, Carrochan Road, Baloch, Alexandria G83 8EG Tel : 01389 722600 Email: hello@ourlivepark.org

4.1 The Plan was prepared in accordance with the Planning etc. (Scotland) Act 2006, Town and Country Planning (Scotland) Act 1997 and Development Planning Circular 6/2013 Development Planning. Planning authorities are required to prepare Local Development Plans for their areas. The first stage in the preparation of the Plan was the identification of the main issues affecting the area and subsequently to set out the policy direction of the Proposed Plan. The Plan has been prepared following:

- extensive community engagement through Main Issues Report
- the assessment of the evidence base to establish key trends and issues
- joint working with key planning partners, businesses and landowners
- Submission of proposals from interested parties on new development opportunities in the 'Call for Sites' and through the Main Issues Report.
- Consultation on Additional Sites at post Main Issues Report Stage
- Consultation on the Proposed Local Development Plan
- Examination of unresolved representations from the Directorate of Planning and Environmental Appeals, and implementation of subsequent modifications.

Table 1: LDP and SEA Preparation Timetable (Indicative)

	LDP / SEA Stage	Timescales	Status
1	<i>Publish Development Plan Scheme</i>	<i>December 2012</i>	<i>Complete</i>
2	<i>Pre Main Issues Report (MIR) Engagement</i>	<i>December 2012 – April 2014</i>	<i>Complete</i>
3	<i>Preparation of MIR</i>	<i>June 2013 – April 2014</i>	<i>Complete</i>
	<i>Submit Strategic Environmental Assessment (SEA) Scoping Report to SEA Gateway; SEA Gateway Consultation Response</i>	<i>October 2013 – December 2013</i>	<i>Complete</i>
	<i>SEA Draft Environmental Report Preparation</i>	<i>January 2014 – April 2014</i>	<i>Complete</i>
	<i>Consult on MIR/ SEA and Consider Representations</i>	<i>April 2014 – July 2014</i>	<i>Complete</i>
4	<i>Prepare the Proposed Plan and Action Programme</i>	<i>July 2014 – April 2015</i>	<i>Complete</i>
	<i>Update the Environmental Report</i>	<i>July 2014 – April 2015</i>	<i>Complete</i>
	<i>Prepare Habitats Regulations Assessment (HRA)</i>	<i>July 2014 – April 2015</i>	<i>Complete</i>
	<i>Publish and Consult on the Proposed Plan, the Environmental Report and HRA and submit the Environmental Report to the SEA Gateway.</i>	<i>May 2015 – July 2015</i>	<i>Complete</i>
	<i>Prepare Response and Report of Conformity with Participation Statement and further Modifications if required.</i>	<i>July 2015 – November 2015</i>	<i>Complete</i>
	<i>Submit HRA record to the Scottish Ministers</i>	<i>November 2015</i>	<i>Complete</i>
	<i>Submit the Proposed Plan to the Scottish Ministers</i>	<i>December 2015</i>	<i>Complete</i>

5	<i>Examination of the Proposed Plan and Reporter's Report Issued</i>	<i>December 2015 – October 2016</i>	<i>Complete</i>
6	<i>Consider the Reporter's Recommendations; prepare Modifications to the Proposed Plan and Statement of Explanation if required</i>	<i>October 2016</i>	<i>Complete</i>
	<i>Revise the Environmental Report and HRA in accordance with the modifications to the Proposed Plan and send to the Scottish Ministers</i>	<i>October/November 2016</i>	<i>Complete</i>
	<i>Advertise Intention to adopt the Local Development Plan</i>	<i>November 2016</i>	<i>Complete</i>
7	<i>Publish Post Adoption SEA Statement and submit to the SEA Gateway</i>	<i>December 2016</i>	<i>Complete</i>
8	<i>Adopt Local Development Plan</i>	<i>December 2016</i>	
9	<i>Publish LDP Action Programme</i>	<i>March 2017</i>	

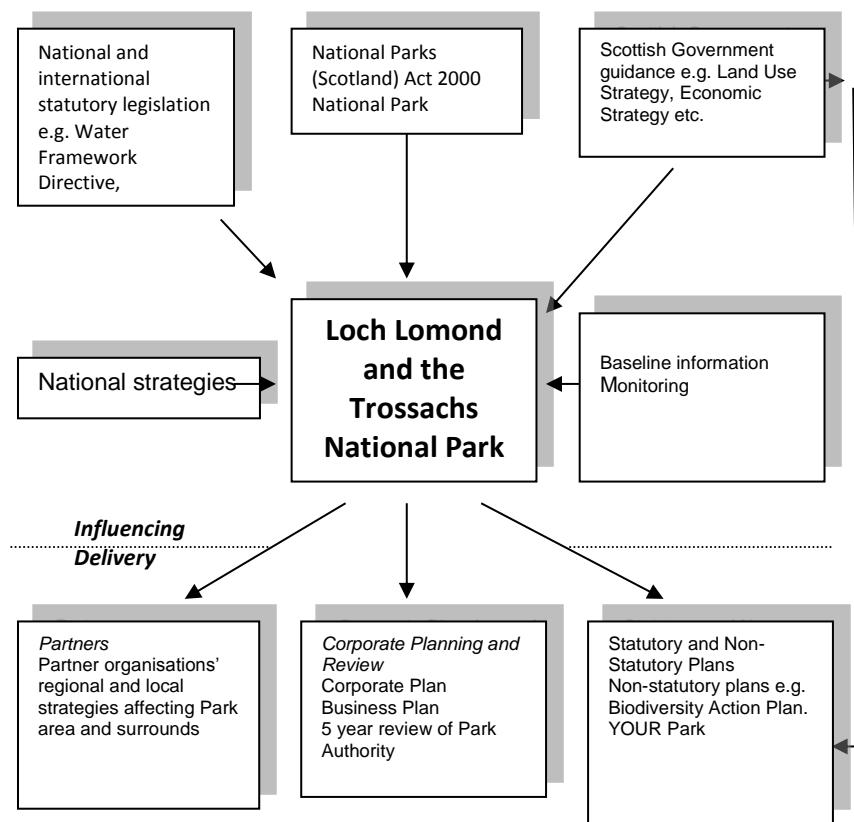
4.4 The Plan:

- Sets out the vision for the National Park aligned with the aims and objectives of the overarching policies and outcomes of National Park Partnership Plan
- Conveys a sense of place and how development can help both safeguard and enhance this
- Delivers detailed policy on which type of development should happen and where
- Shows the environmental considerations which should be taken into account before development should take place

4.5 Relationship with other Plans, Policies, Programmes and Objectives

The Plan was influenced by a number of plans and policies at both the national, strategic and local level. **Figure 2** below summarises the plans and policies which influenced the Plan. **Appendix B** sets out the relevant legislation, plans policies and programmes and their related environmental objectives. The Scottish Government's National Planning Framework 3 and Scottish Planning Policy (2014) are particularly relevant.

Figure 2: Relationship of the Main Issues Report with other relevant PPS



5.0 Methodology for the Strategic Environmental Assessment

The Strategic Environmental Assessment (SEA) involved completing the following stages:

Establish the environmental baseline

- 5.1 A fundamental aspect of the SEA was to establish the environmental baseline from which the Plan's future implementation is being assessed. The baseline is determined according to the scope of the assessment and the Plan. The purpose of the SEA is to determine how the environmental baseline will be altered as a result of the Plans implementation.
- 5.2 In order to assess the potential for any environmental impacts, it is necessary to understand the current state of the environment within the National Park (the environmental baseline). As designated a National Park, the area is described by the International Union for Conservation of Nature as an: '*area of land with coast and sea as appropriate, where the interaction of people and nature over time has produced an area of distinctive character with significant aesthetic ecological and cultural value and often with high biological diversity. Safeguarding the integrity of this traditional interaction is vital to the protection maintenance and evolution of such an area*'.
- 5.3 The challenge for the National Park Authority in looking after the National Park is to fulfill the requirements of the National Parks (Scotland) Act 2000, to promote

sustainable use of natural resources and the sustainable economic and social development of local communities.

- 5.4 The environmental baseline was originally established in the ‘State of the Park’ Report issued in 2005. Subsequently, the National Park Partnership Plan 2012 to 2017 (the Partnership Plan) was subject to an SEA as was the adopted Loch Lomond and The Trossachs National Park Local Plan (the Local Plan). The SEA of both these policy documents remains relevant and the SEA for the Proposed Plan addresses relevant matters where a change or update to policy is required. The SEA for the local plan, following its adoption was concluded in the post adoption statement which confirmed that the Local Plan development strategy of directing new development to existing Towns and Villages will result in less impact on the natural environment.
- 5.5 The Plan does not significantly change on a number of policy areas from the previous Local Plan. There is however a different style and tone to the document in keeping with the direction of the Scottish Government. Table 2 below sets out the environmental baseline, key trends and information sources to be applied in the SEA.
- 5.6 The main environmental issues relate to:
 - Balancing the social and economic development of the Park’s communities with the Parks special environmental qualities
 - Supporting biodiversity
 - Addressing climate change, i.e. dealing with increased incidence of flood risk and excess surface water runoff and encouraging sustainable and integrated flood and land management
 - Working towards a reduction in greenhouse gas emissions in accordance with the Climate Change Scotland Act 2006.

Table 2: The Environmental Baseline

Resource/topic	Current state of the Environment	Key trends	Local Development Plan implications	Information sources
Biodiversity	<ul style="list-style-type: none"> • Eight Special Areas of Conservation • Two Special Protection Areas • Three National Nature Reserves • Sixty Sites of Special Scientific Interest with 139 notified features • One RAMSAR site • Large areas managed for conservation e.g. areas owned or managed by Royal Society for the Protection of Birds (RSPB) Scotland, National Trust Scotland (NTS) and the Woodland Trust and parts of the Argyll and Queen Elizabeth National Forest Parks • Invasive Non Native 	<ul style="list-style-type: none"> • Increase in invasive non-native species • Decline in some species such as the Powan population increases in some species such as the pine martin. • Reduction in livestock grazing pressure in upper areas • Increase in spate events and flooding • Landscape scale ecosystem approach to conservation and restoration. Increase in renewable energy development projects such as run of river hydropower schemes in the uplands • Increase in plant health issues (in 	<ul style="list-style-type: none"> • Ensuring the protection of biodiversity within designated sites • Enhancing biodiversity outside of designated sites and improving functional connectivity • Providing for the expansion of native woodlands and expansion of biodiversity quality of existing native woodlands • Managing non-native invasive species • Developing an ecosystem services approach to large scale developments • Large scale restructuring of forest areas due to decline of ashwoods and Japanese larch areas and planned approach to tracks. • The implantation of YOUR Park policies has the potential for some development (mainly camping infrastructure) to take place in the rural area- 	<ul style="list-style-type: none"> • National Park Biodiversity Audit, 2010, Loch Lomond + the Trossachs National Park Authority (LLTNPA) • National Biodiversity Network • SNH – information on SSSI site condition and qualifying interests and features and Natura sites • Wild Park 2020 National Park Biodiversity Action Plan • Scottish Biodiversity Strategy (Scotland's Biodiversity - It's In Your Hands; 2020 Challenge for Scotland's Biodiversity) • Study of the recreation impacts on Loch Lomond Islands, Walking the Talk, Macaulay Scientific Consulting Ltd and Paul Johnson, July 2010 • Fishery Management

	<p>Species (INNS) include Rhododendron ponticum, Japanese knotweed, giant hogweed, Himalayan balsam, North American skunk cabbage, North American mink, Canada goose, grey squirrel and ruffe.</p> <ul style="list-style-type: none"> • Plant health issues, such as tree diseases affecting ash trees and Japanese larch. • High profile native species include golden eagle, pine marten, salmon, powan, Scots pine, red squirrel, black grouse, water vole, bryophytes, arctic-alpine plants • Approximately 184 UK Biodiversity Action Plan Species of Conservation Concern, including 	<p>particular tree diseases)</p>	<p>Overarching Policies aim to ensure that this results in an overall positive impact on the environment</p>	<p>Plans for Loch Lomond, Tay, Forth and Argyll catchments</p> <ul style="list-style-type: none"> • Strategic Deer Management in the LLTNP Issues Report 2002 - LLTNPA Deer Management Forum • Conservation Sites of Arctic Charr, Loch Lomond Fish and Fisheries Trust, 2011 • Audit and management recommendations for invasive plants in the Loch Lomond and the Trossachs National Park, Final Report 2007 • YOUR Park consultation 2015
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	<p>37 Priority Species</p> <ul style="list-style-type: none"> Upper Fyne and Loch Goil Marine Protection Area. 			
Population and Human Health	<ul style="list-style-type: none"> 15,600 resident population in 2001, 15,168 in 2011 Population density of 0.08 people per hectare, with highest concentrations in Balloch and Callander Ageing population Predicted decline in population of 11% between 2010 and 2035 	<ul style="list-style-type: none"> Ageing population Trend of younger population moving away from Park Predicted population decline of 5% by 2031 	<ul style="list-style-type: none"> Promoting a development strategy which encourages economic growth and promotes the long term sustainability of rural communities Encouraging investment in infrastructure 	<ul style="list-style-type: none"> 2011 Census - General Register Office for Scotland and the National Archives for Scotland www.scotlandspeople.gov.uk Local Plan background report: population and housing, November 2010, LLTNPA
	<ul style="list-style-type: none"> 70.96% of Park's population describe their general health as good 	<ul style="list-style-type: none"> Larger percentage of the Park population enjoys a higher standard of general health compared to the national average 	<ul style="list-style-type: none"> Managing the impact of an ageing population on the type of housing, community facilities, disabled access, open space, walking and cycle networks required Promoting the National Park as a resource with physical and mental health benefits for Scotland's population 	<ul style="list-style-type: none"> 2001 Census and 2011 Census - General Register Office for Scotland and the National Archives for Scotland www.scotlandspeople.gov.uk

	<ul style="list-style-type: none"> • Households - 6,515 households in 2001 and 6594 in 2011 • Transport – the car is the dominant mode of private transport within the park with 1.42 cars per household in 2001 and 1.46 cars per household in 2011 • Tourism accommodation – 19,000 beds available in 2013 • Visitor Services produced £205m in value(2011) • 85% of visitors to the Park travel by car 	<ul style="list-style-type: none"> • High levels of need for affordable housing • Strong external demand for second, retirement and commuter homes • Trend of out commuting to higher paid jobs and in commuting to lower paid jobs • Limited public transport options within and outwith the Park • Continued reliance on private car • Change from traditional agricultural activities to more diverse activities including tourism, recreation and renewable • Demand for tourism accommodation and facilities • Increase in number of tourists with 85% travelling to the Park by car 	<ul style="list-style-type: none"> • Promote a development and settlement strategy which: • Provide strategic guidance on whether there should be community growth and where and what this should be • Promote continuation of traditional farming practices through diversification resulting in preservation of the historic landscape • Consider implications of land use change within the Park • Provide a framework for supporting land managers to plan for the future and maximise gain from funding sources such as SRDP • Provide guidance on the scale, type and locations of future visitor accommodation, facilities and infrastructure to address demands • Promote more sustainable forms of transport and coordination of transport 	<ul style="list-style-type: none"> • Local Authority Housing Need and Demand Assessments • Stirling Business Space Study • National Park background work to inform National Park Local Plan • National Park Economic Valuation Study • Planning application data July 2002 – December 2014 LLTNPA • Scottish Executive Environment + Rural Affairs Department Agricultural Census 2012– Scottish Government • LLTNPA Agricultural Forum 2003 • Community Futures Action Plans, LLTNPA • LLTNPA Camping Survey, 2006 • Tourism accommodation and tourism numbers audit 2003 – Scarborough Tourism Economic Activity
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		<ul style="list-style-type: none"> Trend for upland hill farms to cease or reduce hill sheep farming and replace with deer, woodland or other management objectives 	services	<p>Monitor</p> <ul style="list-style-type: none"> Visitor survey and Community Transport Feasibility Study 2004 - LLTNPA
Geology, Minerals and Soils	<ul style="list-style-type: none"> Highland Boundary Fault Glaciation has had a significant effect in shaping the landform of the area History of slate, limestone and sandstone quarrying; and lead, zinc and gold mine exploration Range of fertile and poor soil types for agriculture and forestry 10 Sites of Special Scientific Interest have notified earth science features 	<ul style="list-style-type: none"> Change from agricultural production in some areas to rural diversification Identification of increased number of regionally important geological sites through geodiversity audit and development applications Decreasing land stability in some areas 	<ul style="list-style-type: none"> Protecting key geodiversity sites including earth science Sites of Scientific Interest and Regionally Important Geological Sites Allowing geomorphological processes to continue Protecting soils (deep peat) as carbon sinks Direct new development primarily to existing Towns and Villages 	<ul style="list-style-type: none"> Geodiversity audit, 2007, LLTNPA National Soil Inventory of Scotland – Macaulay Institute Report on the current state and threats to Scotland's soil resource 2006 – Commissioned by Scottish Government, W. Towers, I.C. Grieve, G. Hudson, C.D. Campbell, A. Lilly, D.A. Davidson, J.R. Bacon, S.J. Langan and D.W. Hopkins Environmental Research Report 2006/01

	<ul style="list-style-type: none"> • Other significant earth science sites 			
Water Environment	<ul style="list-style-type: none"> • 22 large lochs and numerous small lochs (Loch Lomond is the largest area of freshwater in Britain) • Approximately 50 rivers and large burns and many small burns • Connection of waterways to three main river systems – Tay, Clyde and Forth • The main pressures on water quality in the park are from abstraction, along with morphological pressures and diffuse pollution • Five 'Potentially Vulnerable Areas' are partly or wholly located within the park, which identify the areas at the greatest risk to the cumulative effects of flooding, both now and in the future 	<ul style="list-style-type: none"> • Good water quality in most water bodies, there are water bodies are still falling short of the Water Framework Directive target status of 'Good', including Loch Lomond. • Increase in development and Towns and Villages correlates with increased demand for drinking water, increased pressure on water quality and increased pressure on drainage systems and flooding • Growing demand for hydro electricity generation • Continued use of water bodies for recreation and tourism 	<ul style="list-style-type: none"> • Maintaining good water quality and working with key partners to help meet the Water Framework Directive goals for achieving good ecological status for all water bodies by 2027 • Reducing and avoiding abstraction pressures, morphological pressures, diffuse pollution from urban and rural sources • Ensuring enough freshwater is available to meet future demands for drinking water and hydro electricity generation while still supporting the environmental needs of each water body • Working with our partners to develop Regional Flood Management Plans • Avoiding increases in flood risk (e.g. number of properties at risk) and working with our partners to ensure that wherever possible, flood risk within the park is reduced • Requiring new developments to integrate the water 	<ul style="list-style-type: none"> • Current Condition and Challenges for the Future report, Scottish Environment Protection Agency (SEPA) 2013 • SEPA interactive water body map, www.gis.sepa.org.uk/rbmap/ • SEPA Flood Risk Management Act 2009 information, www.sepa.org.uk/flooding/ • Planning Scotland's Seas: 2013 - Possible Nature Conservation Marine Protected Areas Consultation, Marine Scotland • Valuing the National Park, LLTNPA 2011 • Limits of Acceptable Change for Loch Lomond, LLTNPA, 2011 • River Basin Management Plan for Scotland, 2009 • Clyde, Tay, Forth, Argyll and Lochaber Area Management Plans, 2010

			<p>environment (including suds) into their design in a way that manages any risks and enhances the overall design</p> <ul style="list-style-type: none"> • Raising awareness of the intrinsic value of the water environment within the park and how it, along with other park assets, through adoption and application of an Ecosystem Service Approach. • Managing recreation on and around water bodies to alleviate ecological and social pressures, by assessing limits of acceptable change for key water bodies • Facilitating wastewater infrastructure upgrades around water bodies to improve visitor experience, and encouraging discharge to land where possible for private treatment systems • Working with partners, in due course, to develop and implement the new Regional Marine Plans 	<ul style="list-style-type: none"> • A Preliminary Study into the Noise Aspects of Loch Lomond (2005) • Review of Ecological impacts of Boating and Associated Activities on Loch Lomond and its shores. Final Report 2005 • Glasgow University Boat Numbers Survey (SCENE, Collin Adams and Jennifer Dodd) 2010
Air	<ul style="list-style-type: none"> • Good air quality – NO₂ and SO₂ levels monitored by local authorities found to 	<ul style="list-style-type: none"> • Stable air quality 	<ul style="list-style-type: none"> • Maintaining good air quality by encouraging clean home heating, reducing energy consumption, and encouraging 	<ul style="list-style-type: none"> • Scottish Air Quality Database, www.scottishairquality.co.uk

	be well below risk levels of national standards		sustainable development • Reducing transport emissions	• Air Quality Report for Scotland 2000 - SEPA
Climate	<ul style="list-style-type: none"> Varying average rainfall from North to South, particularly during winter – between 180mm and 377mm Average temperatures broadly consistent between North and South but vary significantly with altitude Prevailing wind is South-Westerly 	<ul style="list-style-type: none"> Predicted changes in temperature, precipitation and storm occurrence Predicted sea level rise of 25cm by 2050 Increased winter rainfall Increase in winter river flows in River Teith 	<ul style="list-style-type: none"> Requiring sustainable and integrated flood and land management Encouraging carbon sequestration via planting of woodlands and management of uplands Promoting retention of soils and increasing permeability of soils by planting/management of hedgerows and shelterbelts Encouraging sustainable transport to mitigate effects on climate change Encouraging renewable energy opportunities across the Park Promoting low carbon development Require reduced carbon emissions from new development 	<ul style="list-style-type: none"> Patterns of Climate Change Across Scotland Handbook 2006 – Scotland and Northern Ireland Forum for Environmental Research State of the Environment Report for Scotland 2006 – SEPA UK Met Office SEPA Gauging data
Forests and Woodlands	<ul style="list-style-type: none"> 49,515 hectares of Park area is forests and woodlands (28% of the Park area) Designated woodlands include the SAC Western 	<ul style="list-style-type: none"> Restructuring of coniferous plantations resulting in an increase in biodiversity, recreation and landscape value 	<ul style="list-style-type: none"> Protection of forestry and woodlands for natural habitat, recreation and tourism opportunities Conserving and managing internationally and nationally important woodland sites 	<ul style="list-style-type: none"> National Inventory of Woodlands and Trees 2003 – Scottish Forestry Commission Integrated habitat network modelling for LLTNPA, Forest

	<p>Acidic Oakwoods</p> <ul style="list-style-type: none"> • Two thirds of the tree cover in the Park area is coniferous • Less than 2.5% of Park area is ancient woodlands • Approximately 15% of woodland area is broadleaved (birch and oak are the most common species) • 67 hectares of ancient Caledonian pine woods • Wood pasture is a valuable UK Biodiversity Action Plan habitat in the National park (e.g. Glen Finglas) • Tree health issues including diseases affecting ashwoods and Japanese larch. 	<ul style="list-style-type: none"> • Felling of commercial forests is expected to increase over the next 20 years, accompanied by an increase in conversion to native woodlands • Natural regeneration occurring in some areas due to decline in grazing pressures • Growing recognition of veteran, heritage and landmark trees and their contribution to the biodiversity and cultural diversity of the National Park • Growing appreciation of the importance of trees and woodland features in and around new developments and built up areas and the contribution they make to the quality of finished developments • Tree health issues 	<ul style="list-style-type: none"> • Protecting and enhancing functional connectivity • Providing a range of formal and informal recreation and visitor facilities • Ensuring appropriate infrastructure to support forestry • Considering the potential to develop rarer woodland types to ensure that all woodland types which would naturally occur within the National Park are present and well represented • Increasing the amount of woodland under continuous cover management systems • Reduce the amount of clear fell and associated problems of soil erosion, landscape impacts 	Research
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		affecting ashwoods and Japanese larch areas will impact on the landscape		
Historic Built Environment	<ul style="list-style-type: none"> • 732 listed buildings in the National Park in 2004 • 62 Scheduled Ancient Monuments • 8 Conservation Areas • Inventory of Historic Gardens and Designed Landscapes • undesignated unknown heritage assets such as archaeology, non designated gardens and designed landscapes, locally important non designated historic buildings / structures and non-designated battlefields 	<ul style="list-style-type: none"> • Growing trend for conversion and reuse of historic buildings in Towns and Villages • More identification of at risk buildings • Survey of rural derelict/vacant buildings is required • More archaeological surveying is now required with development proposals resulting in more sites being identified • Growing appreciation of the cultural heritage of the National Park 	<ul style="list-style-type: none"> • Ensuring high quality restoration and conversion of historic buildings • Managing increased tourism pressure in areas promoted for their cultural history 	<ul style="list-style-type: none"> • Listed historic buildings database – Historic Environment Scotland • Scheduled Ancient Monument Data – Historic Environment Scotland • www.historic-scotland.gov.uk
Landscape	<ul style="list-style-type: none"> • Three National Scenic Areas including Loch Lomond, The 	<ul style="list-style-type: none"> • Increased cumulative landscape impacts from development 	<ul style="list-style-type: none"> • Providing strategic guidance for protecting and enhancing landscape special qualities and wild land, from impacts from 	<ul style="list-style-type: none"> • Scottish Natural Heritage – www.snh.gov.uk • Report No. 376: The

	<p>Trossachs and the River Earn (Comrie to St Fillans only)</p> <ul style="list-style-type: none"> • Historic Gardens and Designed Landscapes (National Inventory) • Agriculture is the largest land-use in the Park • Registered agricultural land accounts for approximately 55% of the Park area 	<p>(housing, tourism, renewable energy, minerals, infrastructure) both within and outwith the Park</p> <ul style="list-style-type: none"> • Growing pressure for infrastructure upgrade with increased tourism and visitor numbers • Increased value of wild land as part of National Park's special qualities • Increased value of dark skies as part of Park's special qualities • Decline in traditional land management resulting in effects on landscape character and traditional rural features 	<p>developments within and outwith the Park</p> <ul style="list-style-type: none"> • Providing strategic guidance on managing the impacts of road development and improvements • Providing information on delivering an ecosystems approach which includes landscape and siting considerations. 	<p>special landscape qualities of the LLTNPA, 2010, Scottish Natural Heritage</p> <ul style="list-style-type: none"> • Wild Land Report – wild land institute 2011 • Dark skies survey data 2010/11
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Develop the Strategic Environmental Assessment objectives

- 5.7 Strategic Environmental Assessment (SEA) objectives have been derived from the National Park Partnership Plan are based on the topics identified in Schedule 3(6) of the Environmental Assessment (Scotland) Act 2005 (refer to **Appendix C** for SEA objectives). Each policy and proposal has been assessed against these objectives to determine significant positive and negative environmental impacts. The outline matrix below in **Table 3** illustrates the SEA objectives considered. The guide to the scoring guide to be applied is set out below in **Table 4**.

Table 3: SEA Assessment Matrix

		SEA Objective																
Policy Subject		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Policy 1:																		
Policy 2:																		
Policy 3:																		
Summary of policy / Issue effects / anticipated environmental effects (including secondary, cumulative and synergistic effects)																		
Options for mitigation (avoid, reduce remedy or compensate) or modification of policy																		

Table 4: Scoring Guide

Significant Positive impact	Minimal Positive impact	Neutral Impact	No or Minimal Negative Impact	Significant Negative Impact	Positive and Negative impacts	Scoped out of Assessment (non-significant or with consent)	Unknown Environmental Impact	Long /Medium / Short Term Effect	Temporary or Permanent Effect
++	+	=	-	--	+/-	X	?	L / M / S	T / P

Assessing the Options and Alternatives

- 5.8 The initial scoping of the vision and objectives for the Plan has been completed by holding a series of workshops with National Park Board Members and partner organisations across each of Conservation, Visitor Experience, and Rural Development responsibilities. The outputs of the workshops informed the development of options and alternatives presented in the Main Issues Report for consultation which has progressed through into the Proposed Plan and subsequently into the Plan.
- 5.9 As part of the Main Issues Report and Additional Sites Report Consultations, each alternative was assessed and consulted upon. The settled view on policies and proposals represents the output of the engagements with stakeholders both internally and externally. The policies and proposals listed in the PLAN are a result of these consultations and assessment.

The Assessment of Policies and Proposals

- 5.10 The assessment, highlighting the environmental effects and their significance has been based on a consideration of how updated policies are likely to affect the environmental baseline and whether any anticipated changes to the environmental baseline will help or hinder the SEA objectives being achieved. The SEA assessment will provide the opportunity to consider how each issue can be refined to help deliver environmental benefits for the National Park.
- 5.11 The SEA process also has involved identifying the secondary, cumulative and synergistic environmental effects of the policies. Secondary effects occur after the initial effect of the development. Cumulative effects arise where several developments individually have insignificant effects but together have a significant effect. Synergistic effects interact to produce a total effect greater than the sum of the individual effects so that the nature of the final impact is different to the nature of the individual impacts. These effects will be identified and recorded on the assessment sheet under anticipated environmental effects (refer to **Appendix E**).

The significance of an environmental effect is critical to the SEA and the criteria as set out in **Appendix C** considered:

- The probability of effects,
- The frequency duration and reversibility of effects,
- The magnitude and spatial extent,
- And the sensitivity of the environment.

Identify and incorporating mitigation

- 5.12 Mitigation has been identified only for proposals and policies which have the potential for significant negative environmental effects. The assessment of potential development sites has resulted in some sites and policies being excluded due to the potential significant impact foreseen. In some cases, negative effects may be mitigated through another policy, or through Supplementary/Planning Guidance. Commencing the SEA process alongside the initial development and consultation of the Main Issues Report helped ensure that the preparation of the Proposed Plan addressed environmental issues. This Environmental Report also builds on the SEA of the current Local Plan.

6.0 Summary of the Results of the Assessment of the Local Development Plan

- 6.1 The detailed scoring assessment has been set out in:
- Appendix E - the assessment of Policies and Vision
 - Appendix F - the assessment of Sites included in the Plan
- 6.2 The assessment of the environmental effects of the Plan has been undertaken and options for mitigation to avoid, reduce, remedy or compensate for the environmental effects have been considered. Modification of policies/sites has also been included where appropriate. For clarification, sites with a valid Planning Permission which is valid in perpetuity or valid until the anticipated year of adoption (2016) have not been assessed. These sites have been assessed through the Planning Application Process already and it is unnecessary to assess them again.
- 6.3 The preferred strategy of sustaining existing communities by directing the majority of development to locations in or adjoining existing Towns and Villages has resulted in strategic environmental effects being minimised. Since the adoption of the Local

Plan, development proposals have been implemented in accordance with national and local planning policy frameworks. These developments contribute to the environmental baseline considered in this SEA.

- 6.4 In the main, the majority of development implemented in the National Park relates to small scale proposals such as householder development, tourism (visitor experience) related development and single dwellings. The Plan does not propose to change the current Development Strategy, but seeks to introduce some flexibility and new approaches to secure its delivery. The more significant development proposals relate to
- Renewable energy proposals (38 hydro schemes in run of river locations and one biomass plant proposal)
 - Roads infrastructure improvements (A82 - Pulpit Rock and Crianlarich By Pass A82 (complete), Tarbet to Inverarnan improvements)
 - Sustainable tourism related development (The Ben Arthur Resort site in Arrochar)
 - Additional development land for a range of uses in Callander
 - Development of a gold mine in Cononish Glen near Tyndrum.
 - Scenic Routes Infrastructure
 - Balloch Riverside (tourism and leisure related development) and
 - Small scale housing development

Key Findings

- 6.5 The key finding of the SEA process is that Special Qualities of both the National Park's built and the natural environment are recognised. The number and range of international, national and local designations has meant that the new development plan policies and proposals have to be carefully considered. This is highlighted in the assessment matrix.

Biodiversity Flora and Fauna (Objectives 1, 2 and 3)

- 6.6 The key themes emerging from the Plan relate to encouraging investment in the rural and tourist economy, new housing development, sustaining communities and supporting investment in infrastructure.

The policy direction for Rural Economy, Visitor Experience, Infrastructure and Services and Housing, relate to encouraging growth within the National Park, to support the local economy, enhance the quality of the visitor experience and to sustain local communities. The strategy is to direct the majority of development to existing Towns and Villages at the same time seeking opportunities for sustainable economic development expansion in locations in the wider countryside such as building groups. Given the general nature of the policies and proposals within the Plan there is no significant adverse impact identified on biodiversity, flora or fauna, particularly on designated sites. The environmental policies of the Local Plan are carried forward into the Local Development Plan and will ensure that any potential impacts are satisfactorily mitigated.

For the Natura Sites a Habitats Regulations Appraisal has been undertaken to further address potential impacts and mitigation on protected sites and species. As part of the Proposed Plan's examination one of modifications made has been to distinguish between Natura sites and those sites where there is a natural environment designation. This allows a clear distinction between Natura sites and non-natura sites and icons have been added to site maps where a development proposal could have a potential impact on the qualifying interests of an adjacent or nearby European protected site.

Site Assessments: The sites submitted for the Main Issues Report and the subsequent Additional Sites Report have been assessed and consulted upon. As part of the assessment there are no significant adverse impacts on biodiversity identified. For some proposals particularly on larger greenfield sites there is potential for minor impacts on habitats. Sites such as Claish Farm in Callander, Acharn in Killin and both Succoth sites will require mitigation. Environmental Policies in the Plan ensure that biodiversity, flora and fauna will be protected. The policy framework will encourage the creation of new habitats and connectivity for species resulting in a positive environmental outcome.

Forests and Woodlands

- 6.7 The Environmental Overarching Policies will not have an adverse impact on the important ancient trees and woodland within the National Park. The woodland coverage of the National Park is an important landscape feature occupying approximately a quarter of the land area. Also they perform an important function in regard to recreation, biodiversity, wild land, timber production, mitigating climate change and the production of biomass materials.

Site Assessment: One site has been assessed which will have a potential negative impact upon forests and woodlands. A potential Rural Activity Area near Killin is located within plantation forestry. As the site is within plantation woodland the loss of trees to accommodate development can be managed and where required replacement planting undertaken. For development on this site, environmental impacts will be fully addressed through the planning application process.

Population and Human Health (Objective 16)

- 6.8 Sustaining the growth and wellbeing of communities is a key aim of the PLAN. With an ageing population across the Park, the strategy is to sustain a more balanced population and to encourage more families and children to live in the Park to help regenerate communities. In order to facilitate this there is a need to provide a wider range and type of housing particularly affordable housing and to direct new housing and economic development to Towns and Villages. In this respect the preferred options for the Rural Economy, Visitor Experience and Housing policies will have positive environmental impacts by providing employment, business and tourism opportunities in or near Towns and Villages and in accessible locations with the benefit of minimising journeys to work.

Also included are Placemaking Priorities in Aberfoyle, Arrochar, Balloch, Balmaha, Callander, Drymen, Blairmore, Tarbet and Tyndrum. All have significant positive impacts on human health. The aim is to improve the attractiveness of Towns and Villages to provide a focus for community activity and services. In many cases the place making priorities will encourage more connectivity with the surrounding countryside. By the provision of connections to local footpath and cycle networks from Towns and Villages, wider national paths and cycle paths can be enjoyed by local residents and visitors. In this way there will be a positive impact on human health.

Site Assessment: The majority of sites proposed promote housing development with a small number of sites promoting business / commercial development. Housing proposals in conformity with the strategy will generally have a positive impact on human health by providing a greater supply range and type of housing in close proximity to services and community facilities. For proposals outwith Towns and Villages and in remote locations, households will be required to travel further to

access services, community facilities and social activities and are therefore less beneficial for human health.

Material Assets – Geology, Minerals and Soils (Objective 4)

- 6.9 Options: As with the assessment of the impacts on Biodiversity, Flora and Fauna designated sites are protected and no significant adverse impacts are likely given the generality of the policies.

Site Assessment: A number of sites have been identified as having a negative impact on landform or soils. The larger greenfield sites at Claish Farm, Land to the West of Main Street, and the economic development site at Acharn are predicted to have a negative impact on landform. For some sites, in combination with the wider environmental policies there is the potential for a net positive impact with the related mitigation required. In the wider context and taking into account the consented gold mine development at Cononish there is the need to consider if there will be any cumulative or synergistic impacts on land form with the allocated sites. The Cononish development was fully assessed under the Environmental Impact Regulations and mitigation and restoration required under the terms of the planning permission. For the SEA, there are no sites around Tyndrum which should be considered in combination with the Cononish proposal. Any relevant proposals coming forward for planning permission will require full assessment under the Plans policies.

Water Environment (Objective 5)

- 6.10 The water environment is particularly important in the National Park. The sea lochs, inland lochs, rivers and smaller watercourses, support a diverse range of species and habitats all within the context of dramatic and unspoilt landscapes. At the same time, the water environment serves an important function through the provision of hydro electricity from large scale facilities at Loch Sloy for example, to small scale run -of - river hydro schemes. The water environment also allows access to communities by water based transport and supports a wide range of water based leisure activities including sailing, swimming and fishing. Water in the National Park is also utilised as drinking water for much of the West of Scotland. The risk of flooding is present in a number of locations.

The policies in the Plan aim to capitalise on this valued resource as an energy source for supporting businesses and infrastructure, and as a potential to expand transport links for communities and tourists. The policies and proposals are not anticipated to have a negative environmental impact with areas of sensitivity either avoided or capable of being mitigated. The policy changes do not represent a departure from the established policy framework of the National Park Partnership Plan and the previous Local Plan. Environmental impact is considered to be positive when the mitigation measures required are implemented. The policy particularly relevant is Overarching Policy 1 (OP1), Development Requirements.

Site Assessment: For the water environment and any potential cumulative and synergistic impacts need particular attention in relation to flood risk. Impacts on the two SACs at the River Teith and the River Tay (the River Dochart part is within the National Park) have been considered in relation to urban expansion in Callander and small scale proposals at Killin respectively. Similarly the River Forth at Aberfoyle is sensitive to flood risk and any proposals for the village centre will require a flood risk assessment.

Air Quality (Objective 6)

- 6.11 In supporting the growth of communities, business and tourist development, there is likely to be an associated increase in transportation related carbon emissions. Public transport opportunities are supported and where possible for the forestry industry, timber transportation is being encouraged by water and rail. The preferred options in each case has been to focus development in Towns and Villages and there should be an overall positive impact in terms of air quality. Housing policy supports a more flexible approach to housing and there could be potential for negative impact on air quality as more sporadic development would result in an increased number and length of journeys by road.

Site Assessment: Having considered development proposals in the context of the strategy and natural environment policies, the scale and type of development proposed would not when mitigated, have a significant adverse impact on air quality.

Climatic Factors, Waste and Sustainable use of Natural Resources (Objectives 8, 9 and 10)

- 6.12 The Strategy of the Plan aims to address **climate change** (Objective 10) in regard to:
- the location of new development within Towns and Villages,
 - to direct new development away from high / medium flood risk
 - reducing carbon emissions by the use of sustainable building technologies and requiring all planning applications are assessed against Overarching Policies
 - Encouraging more small scale renewable energy projects such as run-of-river hydro schemes and biomass power generation

In regard to **Waste** (Objective 9), the principles of reducing, reusing, recycling are encouraged in the Sustainable Waste Policy which also aim to deliver the national Zero Waste Plan.

In regard to promoting the **Sustainable Use of Natural Resources** (Objective 8) the Preferred Options support the strategy with the environmental policies providing a framework for minimising the use of fossil fuels, encouraging the reuse of land and buildings and minimising the loss of agricultural land.

Site Assessment: In regard to climate change, SEPA's response on potential flood risk has been particularly significant. For a number of assessed sites SEPA has stressed the need for a Flood Risk Assessment and in some circumstances the developable site area would be constrained to take account of potential flood risk. Such sites would have a negative environmental impact. In some circumstances the sites allocated represents a key opportunity to support the strategy but flood risk is considered material to whether the site is included or not. Mitigation measures may be required and sites such as the Forestry Commission Yard Site in Aberfoyle will require appropriate mitigation.

Historic Built Environment and Cultural Heritage (Objectives 12, 13 and 14)

- 6.13 **Options:** The policy framework of the LDP and the National Park Partnership Plan places a strong emphasis on maintaining the high quality of the built and cultural heritage environment. The historic environment and cultural heritage policies of the Plan will have an overall positive impact. Specifically, the historic environment policies highlight the need to protect and enhance the character of the historic and cultural environment.

Site Assessment: No significant adverse environmental effects upon the historic environment are identified by the assessment with the exception of Claish Farm in Callander where there is the potential for adverse impact on Scheduled Monuments and at Laurelfields, Drymen where development is predicted to have a significant adverse impact on the setting of the village and Conservation Area. Both sites maps have site icons to ensure suitable mitigation is provided.

Landscape (Objectives 11)

- 6.14 More flexibility is supported in regard to economic development locations and Rural Development Framework Areas in Buchanan South and West Loch Lomond. There is the potential for impact on the landscape character of the National Park particularly in relation to designated sites including the National Scenic Areas of Loch Lomond, the Trossachs and the River Earn, Historic Gardens and Designed Landscapes and non-designated sites. Areas of core wild land also require protection from adverse impacts of development in order to maintain their character and distinctiveness. With the environmental protection policies any proposals would require to fit into the landscape and where necessary a Landscape Character Assessment would be required. There would be no adverse impact on Landscape as a result of the overarching policy relating to Landscape.

Site Assessment: A number of sites are predicted to have a significant negative environmental impact on landscape. High Road in Strone, Laurelfields, Drymen a number of sites in Gartocharn also are considered to have an impact on local and wider landscape character.

Promote Responsible Access to the Environment and Promote Sustainable Travel Modes. (Objectives 15 and 17)

The promotion of sustainable travel modes and responsible access to the countryside are integral to the strategy. The hierarchy of accessibility as set out in local transport plans is integral to the siting and design of new development. The aim should be to provide a realistic choice of transport options including accessibility on foot, by public transport and by car. The policies support development in accessible locations and will have a positive environmental impact. Travel modes through the Park are heavily reliant on vehicular transport particularly by car. Minimising journeys by car can be achieved by encouraging alternatives such as rail transport. With the West Highland line serving the Park and stations at Balloch, Ardlui, Crianlarich and Tyndrum the visitor experience policy supports a modal shift to encouraging more visitors to travel by rail and access by water.

Site Assessment: Remote areas of the Park are only accessible by car and in general the preferred sites are those located in or adjoining Towns and Villages. These locations and particularly the placemaking priorities will have a significant positive impact on the environment and where possible in Crianlarich and Tyndrum take advantage of their location on the railway to encourage fewer journeys by car and thereby reduce car related carbon emissions.

Conclusions and Potential Effects without the Plan

Following from the assessment process, the policies or proposals in the Plan that will have a significant adverse environmental impact, either alone or cumulatively with other proposals or plans have been amended to reduce their impact. There are no adverse synergistic effects predicted. On balance the net environmental impact on the National Park of the updated policies and allocations will be positive.

Without the emerging policy framework of the Plan the adopted local plan will become out of date and not responsive to current emerging trends and issues. There would be a significant risk that development pressures could result in inappropriate development which may cumulatively lead to adverse environmental impacts and the beneficial and positive environmental consequences of the Plan not being delivered.

7.0 Monitoring Environmental Effects

Monitoring of the Plan will include indicators for measuring each target and outcome. Environmental indicators will also need to be developed to measure environmental outcomes which could be done in conjunction with monitoring the National Park Partnership Plan.

8.0 Consultation process

A *Proposed Local Development Plan* was published for consultation in 2015 and a draft Environmental Report was also published for consultation at this time. This Report updates the draft Environmental Report to reflect the post examination modifications that have been made to the Plan and to ensure that any potential environmental effects of the changes made to its proposals and policies are identified.

The main changes to the Strategic Environmental Assessment arising from this include:-

- the addition of a new site for Housing at Gartmore H1: Park Avenue (6 homes);
- a reduction in the size of site Tarbet H1: Land South of the A83 (10 homes) to exclude 0.8 hectares of ancient woodland;
- clarification of the types of uses to be accommodated at Arrochar MU2: Succoth to Mixed Use – Community and Visitor Experience and Open Space;
- a reduction in the size of a site Balloch VE2: East Riverside (Visitor Experience), and
- the reassessment of some strategy and policy changes, including the Development Strategy (the inclusion of the planned upgrade to the A82 between Tarbet and Inverarnan), amendments to Overarching Policy 1 ‘Strategic Principles’ in relation to waste hierarchy, climate friendly design and heat recovery.

These changes to the assessment are shown in italics in Appendix E: SEA Assessment Matrix of Policies and Appendix F: SEA Assessment Matrix of Proposed Sites.

The Plan has been screened in accordance with the Habitats Regulations Appraisal, Article6 (3) of the EC Habitats Directive.

10.0 Next Steps

The Plan is intended to be adopted in December 2017, following its publication in the form intended for adoption and the post examination modifications to it, alongside submission of these and this revised Environmental Report to the Scottish Ministers. Following adoption the National Park Authority is then required to prepare and publish a post-adoption SEA Statement and submit this to the Scottish Government.

Appendix A: Scoping Report Responses from the Consultee Authorities

A scoping report was prepared by the National Park Authority and was submitted to the Consultation Authorities. The key comments are summarised below:

SEPA: Consultation response noted:

- a) the need to emphasise the Water Environment (Controlled Activities) (Scotland) Regulations 2011.

Response: the legislation is noted in Table A and forms the basis for consideration of potential impacts on the water environment.

- b) include cumulative and synergistic effects in the options assessment matrices

Response: the relevant references have been included in Table 3

- c) include a range of related questions to facilitate the assessment against SEA objectives

Response: Appendix B has been modified to include SEA questions

Historic Scotland: Consultation response noted:

- d) the baseline for the historic environment should include the Inventory of Historic Gardens and Designed Landscapes and undesignated assets

Response: Table 2 – SEA Assessment Matrix has been updated in this respect

- e) the base data for listed buildings should be updated.

Response: Table 2 SEA Assessment Matrix has been updated in this respect

- f) that the scoring for the assessment matrix should avoid duplication or overlaps

Response: Table 4 SEA Scoring Guide has been refined to avoid overlap

SNH: Consultation response noted:

- g) Amend the environmental baseline to reflect the two SPA's Loch Lomond and Glen Etive

Response: Table 2 – SEA Assessment Matrix has been updated in this respect

- h) clarify the fourth sentence in paragraph 3.3 in the Scoping Report

Response: Noted. The text has been amended to read; '*The SEA prepared for the higher level National Park Partnership Plan (2012-1017) has set out overarching assessment framework for the local development plan framework for the local development plan. Only those new policies, proposals and emerging issues will be assessed in the SEA for significant environmental effects*'.

- i) Recommend including '2020 Challenge for Scotland's Biodiversity'

Response: Noted Table 2 has been updated in this respect.

Appendix B: Other Programs Plans and Policies (PPS)

Relevant Legislation Plans Policies and Programmes and Related Environmental Objectives	
Biodiversity Flora and Fauna	Summary of Environmental Objectives
EU Birds Directive & EU Habitats Directive Habitat Regulations	The Habitats Regulations transpose the provisions of the EU Habitats and Birds Directives into Scottish Law and require that local development plans are subject to HRA of their implications for Natura Sites.
Nature Conservation (Scotland) Act 2004	To conserve biodiversity and protect the nation's precious natural heritage. Implementation is linked to the national biodiversity strategy.
Wildlife and Natural Environment (Scotland) Act 2011	The Wildlife And Natural Environment Act includes new legislation in relation to vicarious liability, various wildlife (deer, hares, badgers, etc) Site of Special Scientific Interest sites and Muirburn and public bodies 'biodiversity duty'.
Scottish Biodiversity Strategy (Scotland's Biodiversity – It's In Your Hands and 2020 Challenge for Scotland's Biodiversity); Wild Park 2020 (National Park Biodiversity Action Plan)	Conserve species and habitats throughout the Park that are considered vulnerable or threatened on a local or national basis, and in turn contribute to the conservation of our global biodiversity; promote awareness of local natural resources; promote community engagement in, and ownership of, the practical conservation of natural resources; and promote the sustainable and wise use of resources.
Constructed Tracks in the Scottish Uplands	SNH guidance to people who are creating tracks as part of developments (such as run of river hydro energy developments) or for land management purposes and how to conserve the upland habitats and minimise landscape impacts. Link: http://www.snh.gov.uk/publications-data-and-research/publications/search-the-catalogue/publication-detail/?id=513
Population and Human Health	
Land Reform (Scotland) Act 2003, Loch Lomond and the Trossachs National Park Core Paths Plan (2011) Outdoor Recreation Plan	Establishes the statutory rights of access to land and inland water for outdoor recreation. Prepared under the Act, the Core Paths Plan provides a system of paths which, as a whole, gives the public reasonable access throughout the plan area.
Soil	
Scottish Soil Framework (2009)	To promote the sustainable management and protection of soils consistent with the economic, social and environmental needs of Scotland, achieved through targeted activities including reducing soil erosion and greenhouse gas emissions from soil contamination.

Water Environment	
EU Water Framework Directive; Water Environment and Water Services (Scotland) Act 2003 (WEWS) Act; Scotland River Basin Management Plan (2009). Water Environment Controlled Activities (Scotland) Regulations 2011	To prevent deterioration in the status of the water environment, including rivers, lochs, estuaries, coastal waters and groundwaters and protect, enhance and restore all surface water bodies to 'good' status.
EU Floods Directive; Flood Risk Management (Scotland) Act 2009; Clyde Area Management Plan	To reduce and manage the risks that floods pose to human health, the environment, cultural heritage and economic activity through improved assessment and the sustainable and coordinated management of flood risk. The Act imposes a new duty on local authorities to exercise their flood risk related functions with a view to reducing overall flood risk. It establishes the requirement to prepare plans to manage flood risk which will provide a framework for coordinating actions across catchments to deal with all forms of flooding and its impacts.
EU Marine Strategy Framework Directive (MSFD); Marine (Scotland) Act 2010; Pentland Firth and Orkney Waters Marine Spatial Plan Marine Protected Areas: Loch Goil Potential Marine Protection Area.	Aims to achieve good environmental status of the EU's marine waters by 2020 and to protect the resource base upon which marine-related economic and social activities depend. The Marine (Scotland) Act transposes the Directive into Scots law and makes provision for a new statutory marine planning system to sustainably manage the Marine environment.
Water Environment and Water Services (Scotland) Act 2003	Controls activities related to the water environment
Air Quality	
EU Air Quality Directive; The Air Quality Strategy for England, Scotland, Wales and Northern Ireland (2007)	Air quality targets have been set at the European and UK levels. The Air Quality Strategy for England, Scotland, Wales and Northern Ireland sets objectives for Particulate Matter (PM), oxides of nitrogen (NO_x), sulphur dioxide (SO_2) and ozone (O_3) amongst others.
Climatic Factors	
Climate Change (Scotland) Act 2009 Scottish Land Use Strategy : Getting the best from our land; Local authority climate change strategies.	The Act introduces a new duty on the National Park Authority (and all public bodies) to exercise their functions in a way that is best calculated to contribute towards the greenhouse gas reduction targets of reducing emissions by at least 80 per cent by 2050. A national land-use strategy has been prepared under the Act. This identifies key principles for the sustainable use of land, including: encouraging land uses which deliver multiple benefits; land highly suitable for primary uses should be recognised in

	<p>decision-making; and examining options for restoring derelict or vacant land should be a priority.</p> <p>The National Park Authority's own strategy sets out how it will mitigate against the causes of climate change and adapt to the likely impacts.</p>
Material Assets	
Scottish Forestry Strategy 2006; Loch Lomond and The Trossachs National Park Local Woodland and Forestry Framework	Environmental objectives include reducing the impact of climate change; make access to and enjoyment of woodlands easier for all to improve health; protect the environmental quality of our natural resources; and help to maintain, restore and enhance Scotland's biodiversity.
Zero Waste Plan; Local Authority Area Waste Plans.	To achieve a zero waste Scotland, where we make the most efficient use of resources by minimising Scotland's demand on primary resources, and maximising the reuse, recycling and recovery of resources instead of treating them as waste.
Cultural Heritage	
Scottish Historic Environment Policy (SHEP)	The three key outcomes presented in the Policy are that the historic environment is cared for, protected and enhanced for the benefit of our own and future generations; greater economic benefits from the historic environment; and that the people of Scotland and visitors to our country value, understand and enjoy the historic environment.
Landscape	
European Landscape Convention; Loch Lomond and the Trossachs National Park Special Qualities.	To promote the protection, management and planning of all landscapes
Other Relevant Legislation and Planning Policy Statements	
National Parks (Scotland) Act 2000; Loch Lomond and the Trossachs National Park Partnership Plan 2012 – 2017.	The conservation and enhancement of the environment is central to National Parks achieving their purpose. It underpins delivery of all four aims and is integral to the sustainable development needed to support communities and businesses to protect and enhance these areas for future generations.
Scottish Planning Policy (including Circulars and Planning Advice Notes).	The SPP sets out the Scottish Government's planning policy on nationally important land-use planning matters. This places planning within the wider context of the Scottish Government's overarching aim to increase sustainable economic growth.
Scotland's National Transport Strategy 2006; Local Authority strategic and local transport strategies.	Improve Scotland's natural and built environment and the sustainable use and enjoyment of it.

Appendix C: Strategic Environmental Assessment (SEA) Objectives/Criteria/Questions

	SEA Objective	SEA Criteria	SEA Questions
1	Furthering biodiversity by conserving and enhancing the diversity of species	<ul style="list-style-type: none"> • Prevent loss of priority species • Minimise disturbance to and avoid deterioration in populations of priority species and their habitats • Increase area of habitat managed for priority species • Prevent impacts of non-native and invasive species 	<ul style="list-style-type: none"> • Will the proposal affect a designated (international, national or local) nature conservation site? • Will the proposal effect connectivity of habitats • Are there any geodiversity sites or wider geodiversity interests that could be affected?
2	Further biodiversity by conserving and enhancing the diversity of habitats	<ul style="list-style-type: none"> • Increase creation and management of priority habitats • Prevent loss of priority habitats • Minimise disturbance to and avoid deterioration of priority habitats • Ensure Natura 2000 sites are in favourable condition 	<ul style="list-style-type: none"> • Will the proposal affect a designated (international national or local) nature conservation site? • Will the proposal effect connectivity of habitats • Are there any geodiversity sites or wider geodiversity interests that could be affected?
3	Conserve and enhance the integrity of ecosystems	<ul style="list-style-type: none"> • Prevent fragmentation of habitats • Ensure management and development does not create new barriers to species movement • Promote habitat networks 	<ul style="list-style-type: none"> • Will the proposal ensure that habitat networks are sustained and not fragmented? • Ecological connectivity is improved to allow species to adjust in response to climate change?
4	Conserve and enhance land form, soils, natural processes and systems	<ul style="list-style-type: none"> • Respect landform, geology and geomorphology • Minimise risk of coastal erosion • Avoid interference with natural fluvial processes • Conserve geodiversity 	<ul style="list-style-type: none"> • Are there any contaminated soil issues? • Will the proposal affect prime agricultural soils (rare soils) and carbon rich soils including peat?

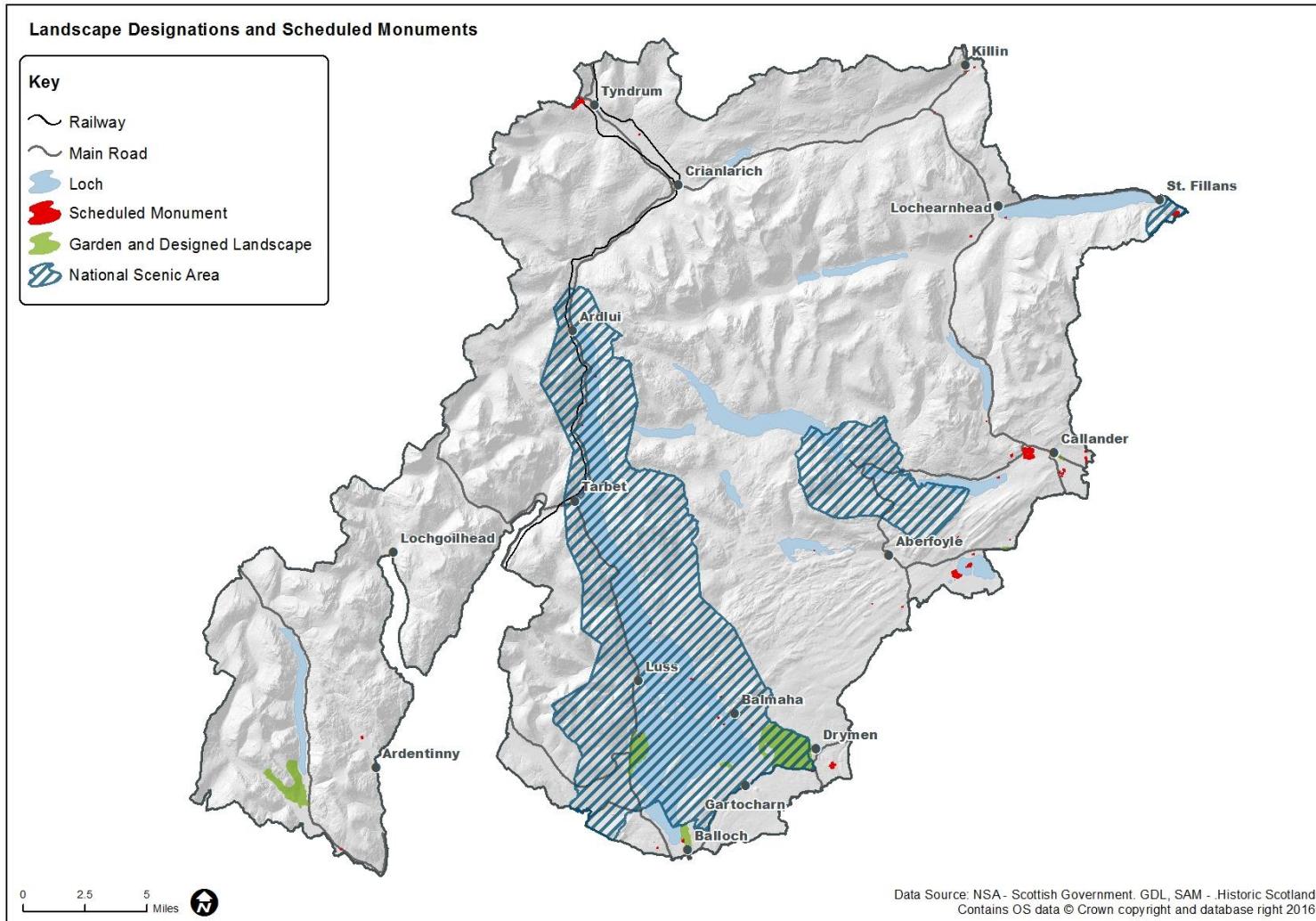
		<ul style="list-style-type: none"> • Conserve soil resources 	
5	Conserve and enhance the water environment including coastal, river and loch systems	<ul style="list-style-type: none"> • Maintain and improve water quality • Reduce risk of water pollution • Manage flood risks • Manage water abstraction • Promote use of Sustainable Urban Drainage Systems • Ensure good ecological status of water bodies 	<ul style="list-style-type: none"> • Does the proposal avoid flood risk and promote sustainable flood risk management? • Will the proposal provide an opportunity to address historic impacts / pressures on the water environment? • Will the proposal affect designated waters such as bathing waters, water protected areas nutrient sensitive areas? • Does the option avoid impact on Groundwater dependent Terrestrial Ecosystems?
6	Maintain and improve air quality	<ul style="list-style-type: none"> • Minimise need for travel by private car • Minimise emissions • Avoid potentially polluting developments 	<ul style="list-style-type: none"> • Will the proposal lead to air quality management thresholds being breached?
7	Reduce noise and light pollution	<ul style="list-style-type: none"> • Minimise noise and light intrusion 	<ul style="list-style-type: none"> • Will the proposal avoid unacceptable light intrusion and support the Dark Skies initiative across the National Park? • Will the proposal minimise noise impact
8	Promote sustainable use of natural resources and material assets	<ul style="list-style-type: none"> • Reduce consumption of fossil fuels • Encourage use of local products • Conserve mineral resources • Conserve soil resources • Minimise loss of productive agricultural land • Optimise recycling and reusing • Promote sustainable use of water • Maximise energy efficiency of new development through sustainable material and construction 	<ul style="list-style-type: none"> • Site aspect – does the site make best use of solar gain and protected from prevailing winds? • Will the proposal affect environmental resources including minerals? • Will the proposal affect the green network?

		<ul style="list-style-type: none"> Promote efficient use of land Reuse buildings 	
9	Minimise waste	<ul style="list-style-type: none"> Increase reuse and recycling of materials Reduce production of waste Adopt sustainable waste management practices 	<ul style="list-style-type: none"> Does the proposal reuse an existing building or structure? Will the proposal help to meet Zero Waste Plan targets?
10	Reduce the cause and effects of climate change	<ul style="list-style-type: none"> Reduce energy consumption Reduce emissions contributing to climate change Encourage more efficient energy use Promote use of renewable energy Maximise energy efficiency of existing infrastructure and new development 	<ul style="list-style-type: none"> Is any part of the site at risk from fluvial, pluvial or coastal flooding as shown on SEPA's flood risk map? What is the overall impact in terms of carbon emissions? Will the proposal minimise that demand on primary resources?`
11	Conserve and enhance the landscape character, local distinctiveness, and scenic value of the Park	<ul style="list-style-type: none"> Maintain and enhance landscapes and special qualities Prevent negative impacts on landscape character Ensure development is sited and designed to contribute positively to landscape character Regenerate degraded developments 	<ul style="list-style-type: none"> Does the proposal affect any designated site National Scenic Area's Regional Scenic Areas, and local landscape designations? Does the proposal that development does not exceed the capacity of the landscape to accommodate development? Will the proposals affect features of landscape interest including the distinctive character of wild land?
12	Conserve and enhance the Park's culture	<ul style="list-style-type: none"> Promote historical and cultural associations between people and places Promote Gaelic and Scots language Preserve traditional skills 	<ul style="list-style-type: none"> Will the proposal enhance or improve access to the historic environment?
13	Protect and (where appropriate) enhance the cultural and historic environment	<ul style="list-style-type: none"> Protect scheduled ancient monuments, historic buildings, historic gardens and designed landscapes, archaeological sites, townscapes, historic landscapes, 	<ul style="list-style-type: none"> Will the proposal effect <ul style="list-style-type: none"> o scheduled ancient monuments or other important archaeological sites or features?

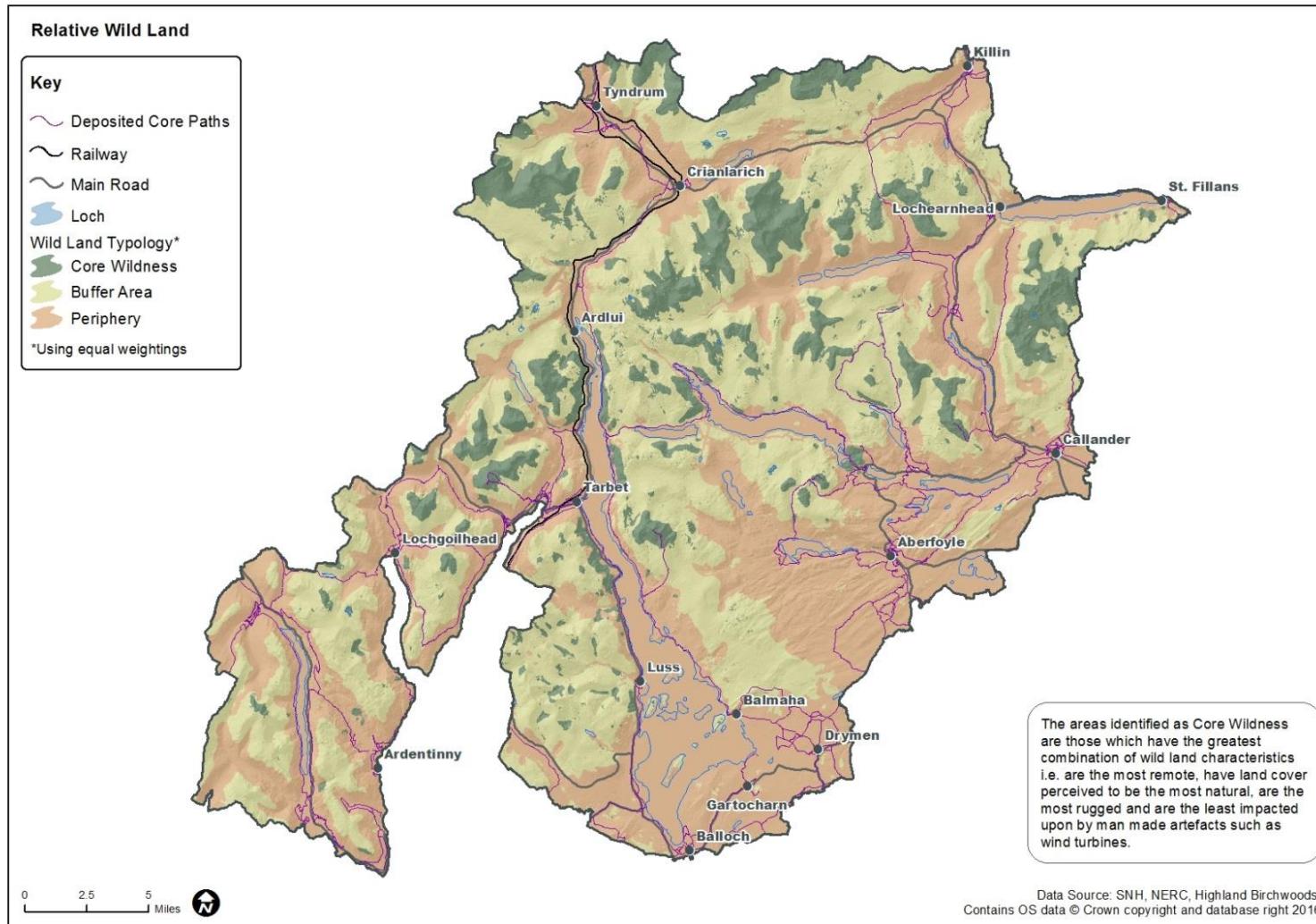
		Conservation Areas and maritime archaeology. The assets themselves should be considered but also the impact on their setting is an important consideration.	<ul style="list-style-type: none"> ○ Listed Buildings or Conservation Areas ○ Or a site included in the Inventory of Historic Gardens and Designed Landscapes?
14	Conserve and enhance the quality of the built environment	<ul style="list-style-type: none"> • Ensure high quality new building design • Maintain the character of Towns and Villages • Prevent loss of locally distinctive architecture 	<ul style="list-style-type: none"> • Will the proposal <ul style="list-style-type: none"> ○ respect the National Park's Special Qualities, its distinctive landscape setting and rich built heritage? ○ reinforce identity and sense of place? ○ be of a high quality?
15	Promote responsible access to the environment	<ul style="list-style-type: none"> • Prevent the loss and fragmentation of access networks and open space • Create new access opportunities • Promote responsible and safe access to the countryside 	<ul style="list-style-type: none"> • Will the proposal support and enhance access to the wider countryside?
16	Conserve and enhance human health, well-being, inclusion, sustainable communities	<ul style="list-style-type: none"> • Provide for local housing needs • Ensure community access to services • Encourage healthy lifestyles • Provide local employment opportunities 	<ul style="list-style-type: none"> • Will the proposal affect the quality of open space and access to open space or a loss of open space? • Will the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?
17	Promote sustainable travel modes	<ul style="list-style-type: none"> • Minimise use of private cars • Reduce journey lengths • Encourage walking, cycling and the use of public transport • Encourage innovative sustainable modes of transport 	<ul style="list-style-type: none"> • Are there opportunities to link into cycle routes and networks? • Is the road network capable of accommodating the traffic generated? • Is the proposal near to a range of facilities that can be accessed by public transport?

Appendix D: Mapped Designations

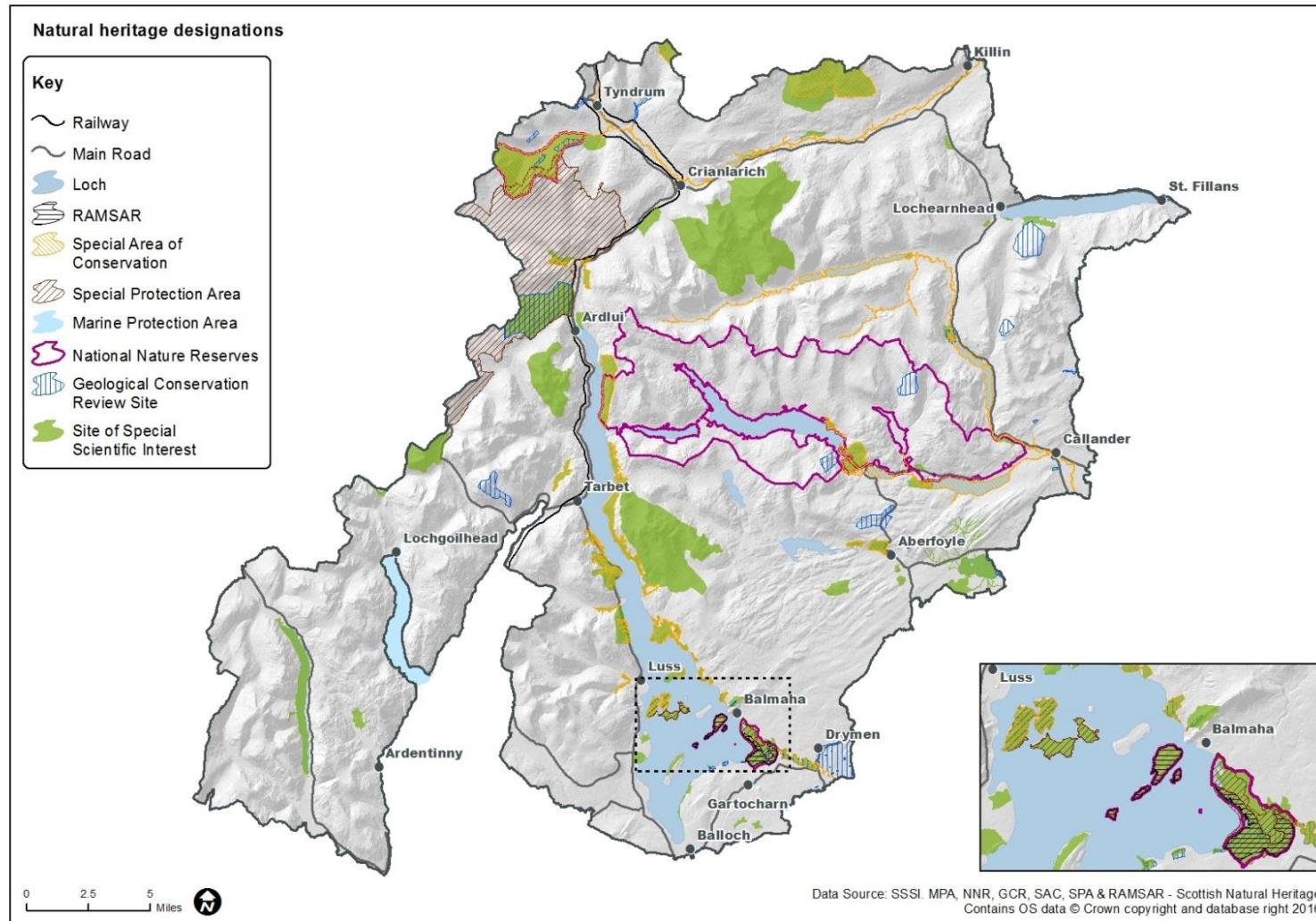
Map 1



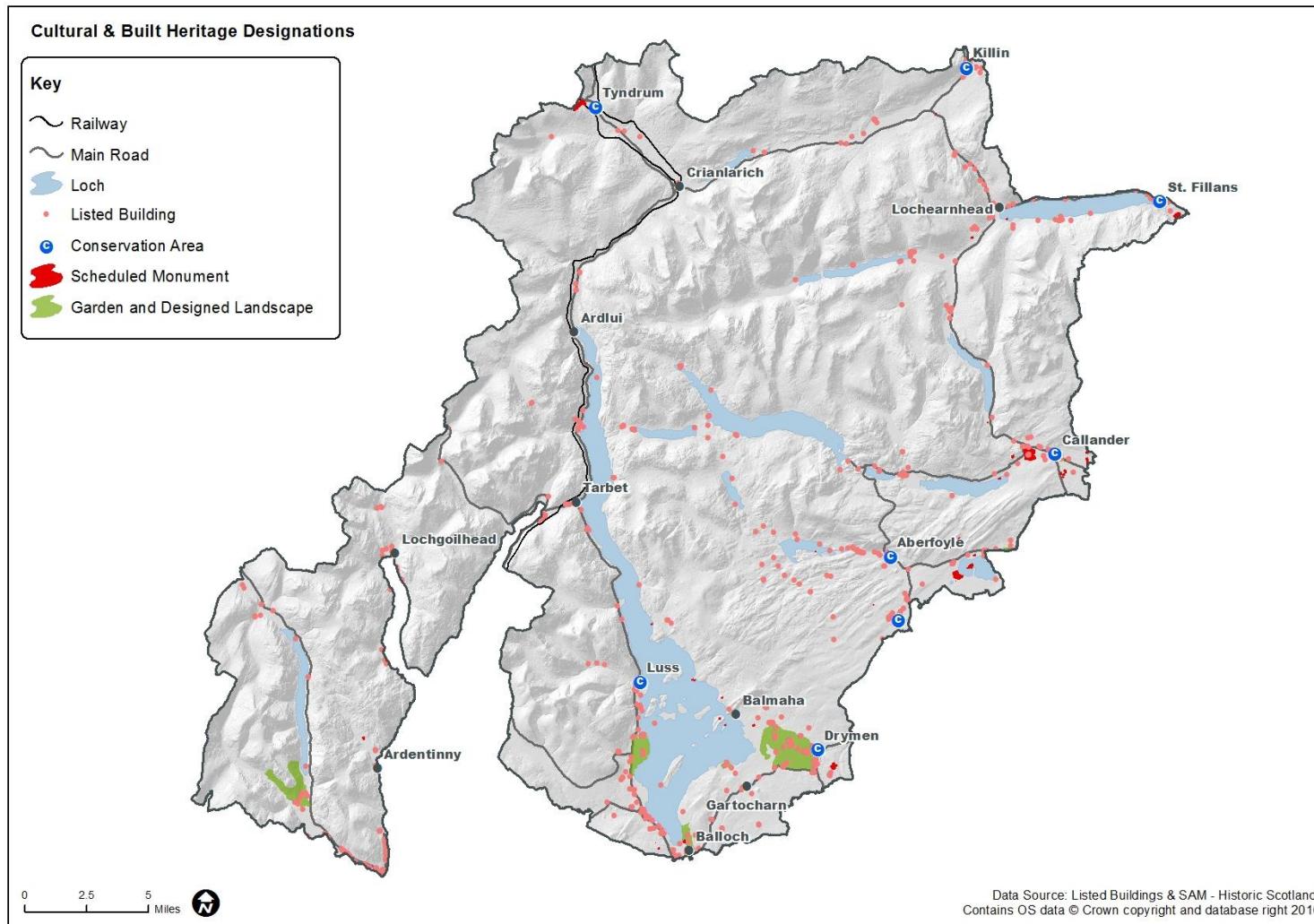
Map 2



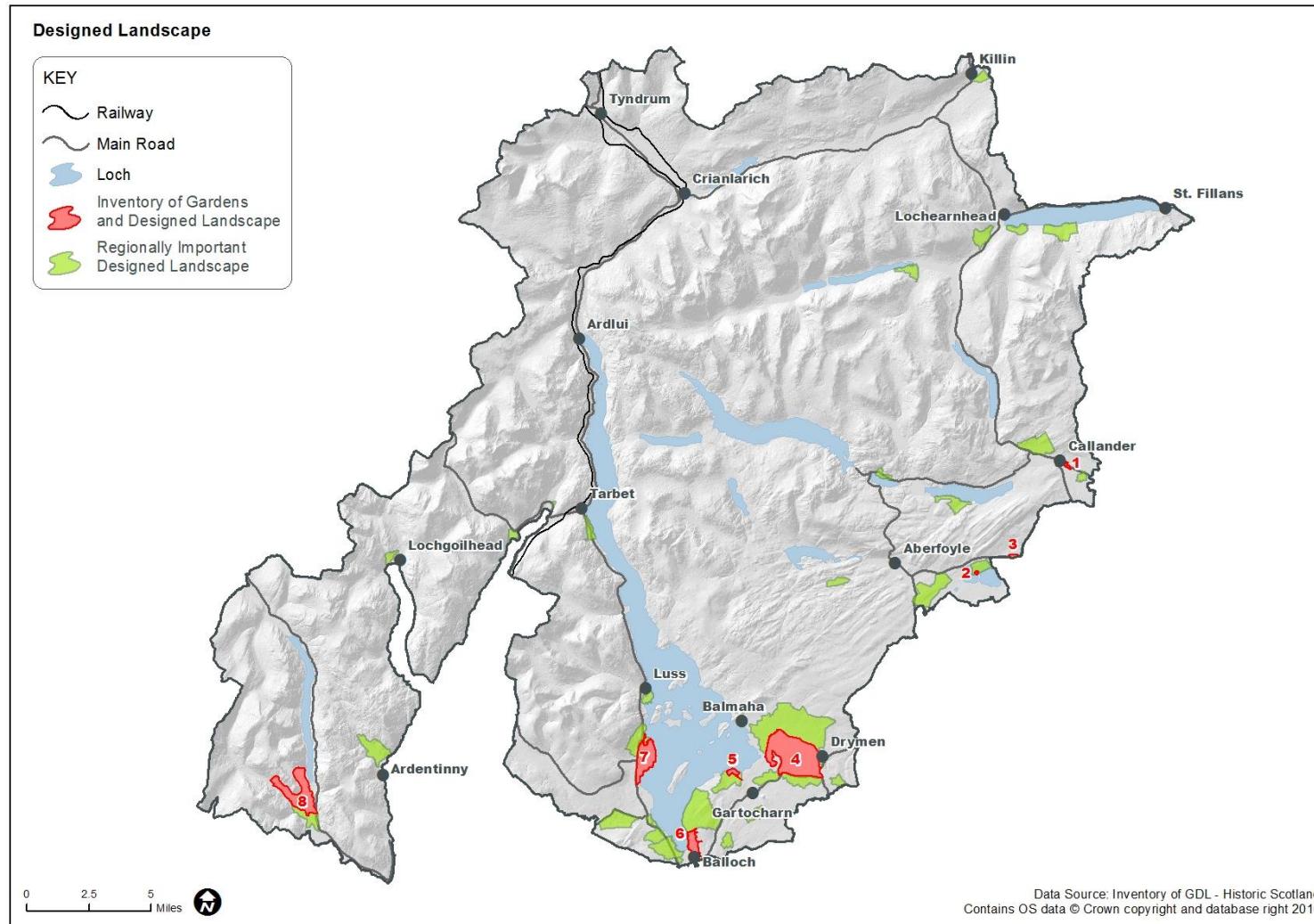
Map 3



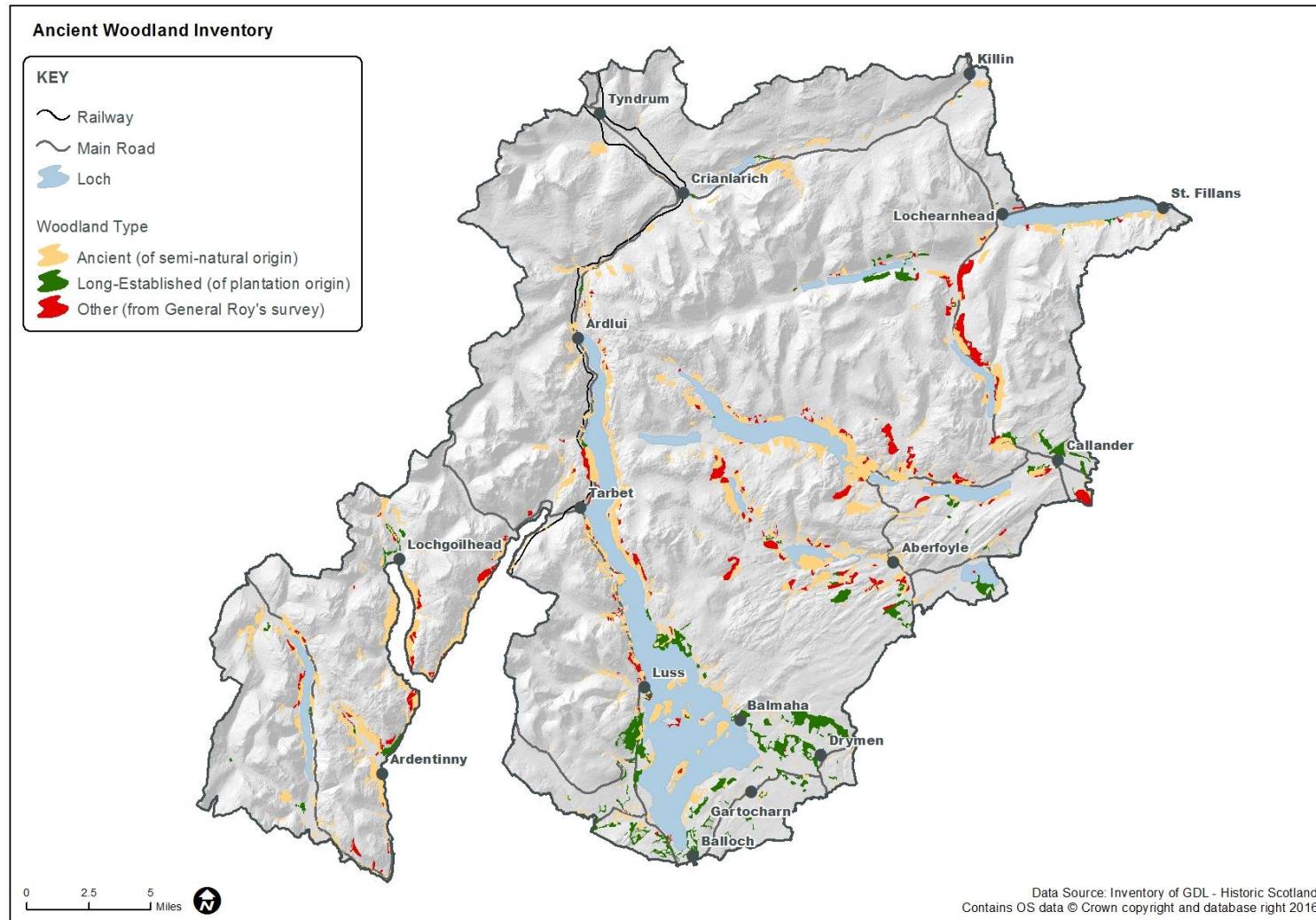
Map 4



Map 5



Map 6



Appendix E – Strategic Environmental Assessment Matrix

Development Strategy to meet Plan's Vision	SEA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
<i>Development Strategy and Map shows where the majority of development is proposed in the Park for the next twenty years.</i>																	
<i>Development Strategy and Map</i>	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
<i>Summary of policy / Issue effects / anticipated environmental effects (including secondary, cumulative and synergistic effects)</i>	<i>Majority of development is proposed within towns and villages throughout the Park which will reduce the need for travel and focus strategic infrastructure and service investment to build on what already exists. The key change as part of the Plan examinations was for the map and text to include the proposed A82 improvements between Tarbet and Inverarnan. These form part of Transport Scotland's projects which are of national importance and supported by the National Planning Framework.</i>																
<i>Options for mitigation (avoid, reduce remedy or compensate) or modification of policy</i>	<i>The National Parks Conservation Team work closely with Transport Scotland on A82 improvements to ensure suitable mitigations are in place to protect the natural environment, especially the adjacent Loch Lomond.</i>																
Policy Subject – Overarching Policies	SEA Objective																
Strategic Principles and Overarching Policies relate to every planning application in any location in the National Park. Strategic principles are interlinked with Scottish Government or National Park policies. The key focus of the policies is to assist in achieving the National Parks 4 statutory aims.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
OP1 Strategic Principles	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
OP2 Development Requirements	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
OP3 Developer Contributions	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++

	<i>SEA Objective</i>																
Policy Subject – Economic Development	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Policy 1: Economic Development in Towns and Villages	=	=	=	=	=	+/-	+/-	+	=	+	=	=	=	+	=	=	+
Policy 2: Economic Development in the Countryside and Small Rural Communities	=	=	=	=	=	=	=	=/-	+	=	=	=	=	=	=	+	+
Policy 3: Safeguarding Economic Development Sites	=	=	=	=	=	=	=	+	=	+	=	=	=	+	=	=	=
Summary of policy / Issue effects / anticipated environmental effects (including secondary, cumulative and synergistic effects)																	
The Economic Development policies aim to direct development within the towns and villages. Extra flexibility is offered however, where suitable locations are found outside of these. This includes the reuse of vacant buildings or where economic development is part of a wider business plan for an area. The reusing of buildings and structures results in positive environmental benefits, and, along with support for home working, would result in less CO2 emissions. It is hoped that more flexibility will lead to economic growth within the Park and help create sustainable communities.																	
Options for mitigation (avoid, reduce remedy or compensate) or modification of policy																	
Mitigation against any significant negative environmental impacts is included in the overarching policies to only allow policies which have addressed concerns relating to the environment.																	

	<i>SEA Objective</i>																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Policy Subject – Visitor Experience																	
Policy 1: Location and Scale of New Development	=	=	=	=	=	=	+	+	=	=	=	+	=	+	+	++	+
Policy 2: Delivering a World Class Visitor Experience	=	=	=	=	=	=	=	=	=	+	=	=	=	=	=	++	+
Policy 3: Safeguarding existing Tourism sites	=	=	=	=	=	=	=	=	=	+	=	=	=	=	=	++	+
Summary of policy / Issue effects / anticipated environmental effects (including secondary, cumulative and synergistic effects)																	
The overall assessment of the Visitor Experience policies concludes that the policies will have little to no environmental impact (mainly due to directing development to already developed sites and/or within settlements. The key impacts foreseen with this policy include benefits to the economy within the Park. The Park relies heavily on Tourism related development and it is hoped that this policy will safeguard existing tourism developments and increase flexibility with regards to tourism related developments. It is also hoped that this policy will help maintain jobs for people who reside within the National Park																	
Options for mitigation (avoid, reduce, remedy or compensate) or modification of policy																	
The policy has been amended to allow greater flexibility with regard to location of new tourism development to include sites which are deemed more accessible (on core paths and safe walking distance to towns and villages for example). Other amendments include greater protection for tourism related development which is at risk from not being economically viable, or susceptible to being converted into residential dwellings.																	

	<i>SEA Objective</i>																
Policy Subject - Transport	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Policy 1: Safeguarding Sites to Improve the Transport Network	=	=	=	=	=	+	+	+	+	=	=	=	=	+	++	++	++
Policy 2: Promoting Sustainable Travel and Improved Active Travel Options	=	=	=	=	=	+	+	+	+	=	=	=	=	+	++	++	++
Policy 3: Impact Assessment and Design Standards of New Development	=	=	=	+	=	+	+	+	+	=	=	=	+	+	+	+	++
Summary of policy / Issue effects / anticipated environmental effects (including secondary, cumulative and synergistic effects)																	
The overall aim of transport policies is to improve the connectivity of the Park's Towns and Villages without having an adverse impact on the environment. The Policies also support a shift from the use of the private car to multi-modal transport which helps increase health and wellbeing. Transport policies also give guidance on design on how to deliver transport development without significant detrimental impacts to the environment.																	
Options for mitigation (avoid, reduce remedy or compensate) or modification of policy																	

	<i>SEA Objective</i>																
Policy Subject – Natural Environment	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Policy 1: National Park Landscapes, seascapes and visual impact	=	=	=	=	=	=	+	=	=	=	++	=	=	=	+	+	=
Policy 2: European sites – Special Areas of Conservation and Special Protection Areas	+	+	+	+	+	=	=	=	=	=	+	=	=	=	+	+	=
Policy 3: Sites of Special Scientific Interest, National Nature Reserves and RAMSAR Sites	++	++	+	+	+	+	=	+	=	=	+	=	=	=	+	+	=
Policy 4: Legally Protected Species	++	+	+	=	+	+	=	+/-	=	=	+	=	=	=	+	+	=
Policy 5: Species and Habitats	++	+	+	=	+	+	=	+/-	=	=	+	=	=	=	+	+	=
Policy 6: Enhancing Biodiversity	++	++	++	++	++	++	=	=	=	+	++	=	=	=	+	+	=
Policy 7 Protecting Geological Conservation Review Sites	=	=	=	++	=	=	=	+	=	=	=	=	=	=	=	=	=
Policy 8: Development Impacts on Trees and Woodlands	+	+	+	+	=	+	+	=	=	+	=	=	=	=	+	=	=
Policy 9: Woodlands on or adjacent to sites	+	+	+	+	=	+	+	+	=	+	++	=	+	+	+	+	=
Policy 10: Protecting Peatlands	=	=	=	+	=	=	=	+	=	=	=	=	=	=	=	=	=
Policy 11: Protecting the Water Environment	+	=	+	+	++	=	=	+	+	++	=	=	=	=	+	+	=
Policy 12: Surface Water and Waste Water Management	=	=	+	+	++	=	=	+	++	+	=	=	=	=	=	=	=
Policy 13: Flood Risk	=	=	=	=	++	=	=	+	=	+	=	=	=	=	=	=	=
Policy 14: Marine and Inland Aquaculture	++	+	+	+	+	=	=	+	=	=	=	=	=	=	=	=	=
Policy 15: Coastal Marine Area	+	+	+	=	++	=	=	=	=	=	=	=	=	=	++	+	+
Policy 16: Land Contamination	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=

Summary of policy / Issue effects / anticipated environmental effects (including secondary, cumulative and synergistic effects)

The natural environment policies are designed to both safeguard and enhance the Parks Natural Environment. A mainly positive impact is foreseen as a result of delivering these policies. Small slight negative impacts could arise due to the precautionary nature of the policies which can restrict development; however this balance is seen as vital to achieving the Environment Assessments objectives.

Options for mitigation (avoid, reduce remedy or compensate)or modification of policy

Not applicable – No significant change to natural environment policy was proposed as it was considered that the Adopted Local Plan policy was performing well and provides a strong policy basis for protecting the environment.

	SEA Objective																
Policy Subject – Historic Environment	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Policy 1: Listed Buildings	=	=	=	=	=	+	=	+	=	=	++	++	++	++	=	+	=
Policy 2 : Conservation Areas	=	=	=	=	=	+	=	+	=	+/-	++	++	++	++	=	+	=
Policy 3: Wider Built Environment and Cultural Heritage	=	=	=	=	=	+	=	+	=	=	++	++	++	++	=	+	+/-
Policy 4: Gardens and Designed Landscapes	=	=	=	=	=	=	=	=	=	=	++	+	+	+	=	+	=
Policy 5: Conservation and Re-use of Redundant Buildings	=	=	=	=	=	=	=	=	=	=	+	+	+	+	=	+	=
Policy 6: Scheduled Monuments and other Nationally Important Archaeological Sites	=	=	=	=	=	=	=	=	=	=	+	+	+	+	=	=	=
Policy 7: Other Archaeological Resources	=	=	=	=	=	=	=	=	=	=	+	+	+	+	=	=	=
Policy 8: Sites with Unknown Archaeological Potential	=	=	=	=	=	=	=	=	=	=	+	+	+	+	=	=	=
Planning Guidance – Listed Buildings and Conservation Areas	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Summary of policy / Issue effects / anticipated environmental effects (including secondary, cumulative and synergistic effects)																	
The Historic Environment Policies are designed to protect and enhance the National Park's listed buildings, conservation areas, scheduled monuments, Historic Gardens and Designed Landscapes and any other traditional buildings or archaeology. The environmental impact of the policy is mainly regarding the historic environment and as expected, is predominantly a positive impact. A slight negative impact may exist with regard to climate change and some new technologies and building techniques which are not sympathetic to the historic environment, however the policy and Planning Guidance provides a balance to mitigate against this. The Planning Guidance for Listed Buildings has been "screened out" from this assessment as the principle of the policy has been assessed and it is felt that the document will have no additional significant impacts.																	
Options for mitigation (avoid, reduce remedy or compensate) or modification of policy																	
Overall positive impact with no significant negative impacts foreseen.																	

	<i>SEA Objective</i>																
Policy Subject – Open Space	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Policy 1: Protecting Outdoor Sports Facilities	+	+	+	=	+	+	=	+	=	=	=	=	=	=	++	++	+
Policy 2: Protecting Other Important Open Space	+	+	+	+	+	+	=	+	=	=	+	=	=	+	++	++	+
Policy 3: New Open Space Opportunities	+	+	+	+	+	+	+	+	=	+	=	=	=	=	+	+	+
Summary of policy / Issue effects / anticipated environmental effects (including secondary, cumulative and synergistic effects)																	
The open space policy is designed to help both enhance and protect open and greenspace within the Towns and Villages of the Park. Key environmental impacts include increased provision of open space, which leads to various health and economic benefits. A strong open space policy also enhances distinctiveness.																	
Options for mitigation (avoid, reduce remedy or compensate) or modification of policy																	
Overall positive impact with no significant negative impacts foreseen.																	

	<i>SEA Objective</i>																
Policy Subject – Community Facilities	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Policy 1 – Supporting New and Existing Community Facilities	=	=	=	=	=	=	=	+	=	=	+	=	=	+	=	+	+
Summary of policy / Issue effects / anticipated environmental effects (including secondary, cumulative and synergistic effects)																	
Community facilities are seen as vital to achieving sustainable communities. This policy ensures that a community facility is safeguarded, unless it is no longer viable.																	
Options for mitigation (avoid, reduce remedy or compensate) or modification of policy																	
No significant negative impacts foreseen.																	

	<i>SEA Objective</i>																
Policy Subject – Retail	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Policy 1: Development in Towns and Villages	=	=	=	=	=	+	+	+	+	=	=	+	+	=	+	+	+
Policy 2: Development outside Towns or Villages	=	=	=	=	=	=	-	=	=	=	=	=	=	=	+	+	=
Retail Policy 3: Display of Advertisements	=	=	=	=	=	=	=	=	=	=	+	=	=	+	=	+	=
Summary of policy / Issue effects / anticipated environmental effects (including secondary, cumulative and synergistic effects)																	
The retail policies are designed to support retail development within the Park, mainly in the Towns and Villages. The policy also allows development outside Towns and Villages where there is no unacceptable Impacts on existing retail in towns and villages. The key aims of the advertisements policy is to ensure road safety and safeguard the visual appearance of the built environment.																	
Options for mitigation (avoid, reduce remedy or compensate) or modification of policy																	
A slight negative impact remains a possibility with light and noise pollution which will be mitigated against by overarching policies.																	

	<i>SEA Objective</i>																
Policy Subject – Renewable Energy	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Policy 1 – Renewable Energy within the National Park	+	+	+	+	+	+	+	=	=	++	+	=	=	+	+	+	=
Policy 2 – Renewable Energy Developments Adjacent to the National Park	=	=	=	=	=	=	=	=	=	=	++	=	=	=	=	+	=

Summary of policy / Issue effects / anticipated environmental effects (including secondary, cumulative and synergistic effects)

The National Park policies are supportive of Renewable Energy as it removes the reliance on burning fossil fuels for energy. Some initial negative impacts may appear during construction stage but overall impact from suitable development is seen to create an overall positive impact.

Options for mitigation (avoid, reduce remedy or compensate) or modification of policy

The policy and overarching policy contains within it many mitigation methods and Supplementary Guidance will give further detail on how to increase environmental benefits and decrease impacts of the Renewable Energy Development.

	<i>SEA Objective</i>																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Policy Subject – Minerals Policy	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Policy 1 – Mineral Extraction	=	=	=	=	=	=	-	+	=	+/-	+	+	=	++	=	+	=

Summary of policy / Issue effects / anticipated environmental effects (including secondary, cumulative and synergistic effects)

The key aim of the minerals policy is to ensure that sources of traditional materials used in creating the Park's built environment are maintained. This helps keep local jobs and respects the historic environment.

Options for mitigation (avoid, reduce remedy or compensate) or modification of policy

Some negative environmental impacts may occur due to noise and light pollution due to the nature of development. The policy seeks to protect the Parks special qualities which acts as mitigation.

	<i>SEA Objective</i>																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Policy Subject – Telecommunication Policy	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Policy 1: Telecommunications	=	=	=	=	=	=	=	=	=	=	+	=	=	+	=	+	+

Summary of policy / Issue effects / anticipated environmental effects (including secondary, cumulative and synergistic effects)

Telecoms related development in the Park is vital in order to ensure the Park is able to compete in terms of providing businesses, visitors and residents with the services that is expected in modern day life.

Options for mitigation (avoid, reduce remedy or compensate) or modification of policy

Some negative impacts are possible due to the prominence of this type of development which is mitigated through requirements laid out in the policy.

	<i>SEA Objective</i>																
Policy Subject – Sustainable Waste Management	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Policy 1 – Waste Management Requirement for new Developments	=	=	=	=	=	=	=	+	+	+	=	=	=	=	=	=	=
Policy 2 – Waste Management Facilities	=	=	=	=	=	=	=	+	+	+	=	=	=	=	=	=	=

Summary of policy / Issue effects / anticipated environmental effects (including secondary, cumulative and synergistic effects)

The Waste Management Policies are designed to ensure that there are adequate services available for new development and that the targets set by the Zero Waste Plan are being met.

Options for mitigation (avoid, reduce remedy or compensate) or modification of policy

When dealing with waste related development, there is always a concern for the environment. These policies are in place to help minimize any impacts and act as mitigation.

Assessment of other Planning Guidance and Supplementary Guidance Documents not assessed above

Document	Assessment Summary
Design and Placemaking Supplementary Guidance	This Supplementary Guidance has been “screened out” due to the principle being highlighted in the Plan and relevant links being made in the document which has been assessed above.
West Loch Lomondside Rural Development Framework Supplementary Guidance	This Supplementary Guidance has been “screened out” due to the principle being highlighted in the Plan and relevant links being made in the document which has been assessed above.
Buchanan South Rural Development Framework Supplementary Guidance	This Supplementary Guidance has been “screened out” due to the principle being highlighted in the Plan and relevant links being made in the document which has been assessed above. This framework also contains two development proposals which have been assessed in the matrix below.
Callander South Masterplan Framework Planning Guidance	This Planning Guidance has been “screened out” due to the principle being highlighted in the Plan and relevant links being made in the document which has been assessed above. The development site in question has also been assessed for any impacts in the matrix below.

Appendix F: SEA Assessment Matrix of Proposed Sites

Location	Site Code	Site Name / Location	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	ASSESSMENT SUMMARY
Aberfoyle	PP	Village Centre	X	X	X	X	-	X	X	X	X	-	X	++	++	++	+	++	++	The town centre initiative will include improvements to the public realm, new commercial facilities, and rationalising of car parking. Flood risk remains an issue for the town. However the initiative will have net beneficial environmental impacts.
Aberfoyle	ED1	Forestry Commission Service Yard	X	X	X	X	-	X	X	+/-	X	-	X	X	X	X	X	+	X	The Forestry Commission Service Yard presents an opportunity for rural business related development in Aberfoyle. Planning Permission would be subject to a flood risk assessment.
Arrochar and Succoth	H3	Church Road	X	X	X	X	-	X	X	X	+/-	X	-	X	-	X	X	++	+	Site is now within the settlement boundary.
Arrochar and Succoth	H1	Cobblers Rest	=	=	=	=	=	+	?	?	+	?	?	=	-	?	=	++	?	Site may have impact on biodiversity (particularly trees) but application of the natural environment policy would minimise this there is also a flood risk from the burn. The Site would also be required to deliver a number of affordable homes.

Location	Site Code	Site Name / Location	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	ASSESSMENT SUMMARY
Arrochar and Succoth	H2	Succoth	+/-	-	-	-	-	X	+	X	X	-	+/-	+/-	+/-	X	+	++	+/-	Any development on site would require mitigating any potential impact by planting hedgerows to improve habitat connectivity and providing shades to minimize intrusive light from external lighting. There is a potential flood risk from the Loin Water and the Alt Sugach burn. The Plan also requires a flood risk assessment to be undertaken.
Arrochar and Succoth	ED1	Arrochar	X	X	X	X	-	X	X	X	X	-	X	-	+/-	+/-	+	-	-	Topography is an important consideration on this site. The higher part of the site is visually prominent and not suitable for development.
Arrochar and Succoth	MU1	Land adjacent to Three Villages Hall	?	?	?	?	=	+	=	?	+	?	-	?	-	?	-	+	?	A mix of uses considered for this site with a view to overall village experience' or 'reinforcing the village centre'. The Plan also requires a flood risk assessment to be undertaken.
Arrochar and Succoth	MU2	Succoth Community and Visitor Experience	-/+	-/+	?	?	+	+	?	?	+	?	-	?	-	?	-	+	=	At examination the reporter required the Plan to be annotated to reflect that the site is suitable for low intensity development,

Location	Site Code	Site Name / Location	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	ASSESSMENT SUMMARY
		and Open Space																		<i>passive recreation and biodiversity enhancement. Objectives 1,2 and 3 are now assessed as -/+ instead of ?</i>
Arrochar and Succoth	VE1	Ben Arthur Resort	=	=	=	=	-	-	-	?	+	?	=	?	-	?	=	+	-	Ben Arthur Resort bringing major tourism development to the area. Currently has Planning Permission
Arrochar and Succoth	TR1	Arrochar Pier	?	?	?	?	?	?	?	=	-	?	?	?	?	?	?	+	+	Rebuilding of the pier will broaden the transport offer to this side of the Park. Also may create extra jobs through increased visitors using this travel mode.
Arrochar and Succoth	PP	New Village Centre	X	X	X	X	+/-	X	X	X	X	X	+/	++	++	++	+	++	++	New village square which will bring both visitors and residents together, creating a focal point to the village. A mix of uses will help create jobs and provide people with somewhere to live.
Balloch	H1	Land North of Craiglomond Gardens	=	=	=	=	=	+	=	?	+	?	=	=	=	?	=	+	?	Gap site in the settlement will provide housing close to train station and Loch Lomond Shores.
Balloch	VE1	West Riverside	-	-	-	-	-	-	+	?	?	+	?	-	?	-	?	-	?	Sympathetic tourism development will help the vibrancy of Balloch. Flood risk assessment will be required for this site. This site has also been annotated on the site maps

Location	Site Code	Site Name / Location	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	ASSESSMENT SUMMARY
																				section to provide extra information regarding sensitivities.
Balloch	VE2	East Riverside, Moss O'Balloch	-	-	-	-	-	+	-	?	+	-	?	?	?	?	+	?	-	As above, some tourism development will add to sense of place in Balloch. Site has been reduced significantly as part of Plan examinations modifications and flood risk concern removed. Objective 16 has been amended from? to – as population and human health is group most likely to benefit from removal of flood risk concern.
Balloch	VE3	Balloch Castle	?	?	?	?	=	+	=	?	+	=	?	?	?	?	+	?	?	Bringing Balloch Castle back into use will have a positive effect of on the historic environment, the vibrancy of the Country Park and Balloch as a whole.
Balloch	MU1	The Old Station	?	?	?	?	?	?	-	?	?	?	+/ -	+	+	?	?	?	+	Upgrade of the tourism information office and surrounding area will give visitors a sense of arrival in Balloch. The Plan also requires a flood risk assessment to be undertaken.
Balloch	MU2	Carrochan Road	=	=	=	=	=	+	=	?	+	?	=	=	=	?	=	=	?	Housing Site in Balloch settlement boundary which also has a car parking

Location	Site Code	Site Name / Location	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	ASSESSMENT SUMMARY
																			element to it.	
Balloch	VE4	Woodbank House	=	=	=	=	=	=	+	=	?	+	?	-	?	-	?	=	+	The restoration and conversion of Woodbank House into a tourism facility would ensure the long-term future of this important listed building. It may be possible to cross subsidise the development by allowing a small amount of housing. Consideration of the listed building's setting is of the utmost importance. The Plan also requires a flood risk assessment to be undertaken.
Balloch	TR1	Loch Lomond Shores	?	?	?	?	-	?	-	?	?	+	?	+	+	=	+	+	+	The success of Loch Lomond Shores as a commercial centre is important as a key gateway to the National Park. The centre attracts a high number of visitors and provides employment in the area.
Balloch	PP	The Old Station	X	X	X	X	+/-	X	X	X	X	X	+/ -	++	++	++	+	++	++	The site is in the centre of the town and has the potential to improve the attractiveness and function of the town as a tourist

Location	Site Code	Site Name / Location	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	ASSESSMENT SUMMARY
																				destination.
Balmaha	H1	Forestry Commission site	X	X	X	X	+/-	X	X	X	X	+/-	+/-	X	X	+	+/-	+	+	The site is within the Loch Lomond NSA and has some capacity to absorb development in landscape terms. There is potential for localised surface water flooding. The Plan requires a flood risk assessment to be undertaken. Development of the eastern part of the site would have minimal impact on the local environment and help sustain the community.
Balmaha	TR1	Balmaha Bay	X	X	X	X	+/-	X	X	X	X	+/-	+/-	++	++	++	++	+	++	The proposal will considerably improve the local landscape and help meet objectives including sustainable travel modes and improving access to many areas of the Park. The Plan also requires a flood risk assessment to be undertaken.
Callander	H1	Pearl Street	=	=	=	=	=	+	=	?	+	?	=	=	?	?	=	=	+	Gap site within the Settlement Boundary. Key concern is flooding, the Plan also requires a flood risk assessment to be undertaken.

Location	Site Code	Site Name / Location	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	ASSESSMENT SUMMARY
Callander	H2	Old Telephone Exchange	=	=	=	=	=	+	=	?	+	?	=	=	-	?	=	=	+	Gap site within the Settlement Boundary. The Plan also requires a flood risk assessment to be undertaken should the valid planning permission lapse..
Callander	H3	Churchfields	X	X	X	X	X	—	X	X	X	X	X	+/-	X	X	X	X	+	There is some landscape capacity to absorb development. Developable areas have been identified with SEPA. The whole site is not suitable for development so The Plan requires a flood risk assessment to be undertaken.
Callander	LT3	Balgibbon Drive (Long Term)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	+	+/-	The site is located on the edge of Callander with good pedestrian links to the centre. Vehicular access remains an issue for developing the site. The Plan also requires a flood risk assessment to be undertaken.
Callander	ED1	Lagrannoch Industrial Estate	X	X	X	X	X	X	X	X	—	X	+/-	—	X	X	X	X	+/-	The site is operating within business / industry and has the capacity to support storage and distribution. There will be additional vehicular movements and potential adverse impact regarding air quality and carbon emissions. The

Location	Site Code	Site Name / Location	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	ASSESSMENT SUMMARY
																				Plan also requires a flood risk assessment to be undertaken.
Callander	MU1	Station Road	X	X	X	X	X	X	X	++	+	+	+	+	+	+	X	++	++	The site is in the centre of the settlement and within the conservation area. The development of the site would provide the potential for a greater range of facilities to serve the community and visitors and allow rationalising and improvement of car parking provision. There is potential risk of flooding from local small scale water courses. Mitigation of surface water flooding should be considered. This site has also been annotated on the site maps section to provide extra information regarding sensitivities.
Callander	MU2	Claish Farm	X	X	X	-	-	X	X	+/-	X	-	+/	X	--	--	+	+	+	The SSSI Mollands (related to the presence of the Callander Moraine) is located adjacent to the site. Any qualifying interests should remain intact. Direct impacts should be avoided on the scheduled ancient monuments on the site. The setting of the

Location	Site Code	Site Name / Location	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	ASSESSMENT SUMMARY
																				Roman Camp designed landscape should also be considered and mitigated in any development . In landscape terms the site provides a locally important setting to Callander. Claish Farm has medium sensitivity to development and Mollands Forest Wooded Slopes have a medium - high overall sensitivity to development. This site has also been annotated on the site maps section to provide extra information regarding sensitivities. A flood risk assessment will also be required.
Callander	LT2	Claish Farm South (Long Term)	X	X	X	— —	— —	X	X	+/-	X	— —	+/	X	— —	— —	+	+	+	A number of issues have to be addressed before development can proceed with this site including infrastructure, flooding, education, landscape and the impact on the SSSI and SAC.
Callander	PP	Town Centre and Meadows	X	X	X	X	+/-	X	X	X	X	X	+/	++	++	++	+	+	+	The town centre initiative will include improvements to the public realm, new commercial facilities, and rationalising of car parking. Flood risk remains an issue for the town. However the

Location	Site Code	Site Name / Location	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	ASSESSMENT SUMMARY	
																				initiative will have net beneficial environmental impacts.	
Callander	RET1	Stirling Road	-	-	-	-	?	+	=	?	+	?	=	=	=	?	=	=	+	The retail site will create some employment opportunities for Callander as well as widen the retail offering for residents and visitors.	
Callander	VE1	Auchenlaich	+	+	+	+	+	+	?	?	?	+	?	-	?	-	?	-	+	?	The tourism site will offer employment opportunities and broaden the range of accommodation available in Callander in a less sensitive landscape. There is a geological feature which will need to be considered before development can take place.
Callander	LT1	Cambusmore (Long Term)	?	?	?	?	-	?	?	?	+	?	?	?	-	?	=	+	?	Long term site which will not be suitable for development until the quarry site is no longer in use. The Plan also requires a flood risk assessment to be undertaken.	
Callander	RA1	Callander East	+	+/-	+/-	+/-	+/-	?	?	?	-	?	?	?	-	?	-	+	-	Site which is currently in use and safeguarded for rural based business. The Plan also requires a flood risk assessment to be undertaken.	

Location	Site Code	Site Name / Location	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	ASSESSMENT SUMMARY
Carrick Castle	H1	Former Hotel site	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Site with planning permission which has been implemented. Should another planning permission be required, The Plan also requires a flood risk assessment to be undertaken.
Crianlarich	H1	Willowbrae	X	X	X	X	+/-	X	X	X	X	X	X	X	+/-	+	+	+	+	The site is on the edge of the settlement and provides a small scale opportunity to expand the limited housing opportunities in the village.
Crianlarich	ED1	Crianlarich	=	=	=	=	=	?	-	?	+	?	-	?	=	?	=	+	+	Site retained from local development plan to reuse existing footprint for business and industrial use. The Plan also requires a flood risk assessment to be undertaken.
Croftamie	H1	Buchanan Crescent	=	=	=	=	=	+	=	?	+	?	=	=	=	?	=	=	?	Site will need to take into consideration sewage capacity.
Croftamie	VE1	Pirniehall	X	X	X	X	X	X	X	+	X	X	+	+	+	+	+	X	X	The development of the site will provide an opportunity to regenerate a building classed by Historic Scotland as a 'Building at Risk'. The building makes an important contribution to the cultural and historic environment

Location	Site Code	Site Name / Location	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	ASSESSMENT SUMMARY
Drymen	H2	Laurelfields	X	X	X	X	X	X	X	++	X	X	++	+/-	+/-	+/-	X	+	+	This is a key site identified in the Charrette. Due to assessment the indicative capacity of the site has been reduced from 16 units to 10. It is within the settlement boundary and will deliver generally positive environmental impacts. Development should respect the built environment and context of the conservation area. It is accepted that some development has the potential to have an impact on the historic environment. This site has also been annotated on the site maps section to provide extra information regarding sensitivities and mitigation measures.
Drymen	H1	Stirling/Gart ness Road	?	?	?	?	=	=	?	?	+	?	-	=	=	+	?	+	?	Site currently with planning permission which will help deliver some affordable and private housing
Drymen	PP	Village Square	X	X	X	X	+/-	X	X	X	X	X	+/ -	++	++	++	+	++	++	Improvements to the village centre will provide improved amenity to the community and visitors. Scheduled improvements to parking and road safety are predicted to have an overall positive

Location	Site Code	Site Name / Location	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	ASSESSMENT SUMMARY	
																			environmental impact.		
Drymen	RA1	Drymen South	-	-	-	-	-	?	?	?	-	?	-	?	?	?	=	+	-	Brownfield site will need to consider landscape and possible pollution from neighboring uses. Will bring some employment and create links to the village.	
Drymen	VE1	Drumbeg	+	+	+	+	?	-	-	?	-	?	?	?	?	-	?	=	+	-	The allocation for tourism uses will greatly improve the landscape and create links to Drymen along the West Highland Way
Drymen	TR1	Balmaha Road	X	X	X	X	X	X	X	X	X	X	X	X	X	X	+	+		Site was allocated in the local plan for a car park to serve the village. It is an important facility for the village. There is a predicted generally positive impact on the environment.	
Gartmore	H1	Park Avenue	X	X	X	X	X	X	X	X	X	X	X	X	X	+	X	++	X	Site was included by the Reporter during the examination stage. The site was considered and environmentally assessed after additional sites consultation [http://www.ourlivepark.com/download/live-park-additional-sites-report] It could have some localized landscape impacts but	

Location	Site Code	Site Name / Location	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	ASSESSMENT SUMMARY
																				<i>limited impact and access implications will need to be considered at planning application stage.</i>
Gartocharn	H1	Burnbrae Farm	X	X	X	X	X	X	X	X	X	++	X	+	+	X	+	X	The site adjoins the Loch Lomond National Scenic Area adjoining the settlement boundary. The site adjoins the village boundary and will make a positive impact on the cohesion of the village in its built and wider landscape form.	
Gartocharn	H2	France Farm	=	=	=	=	=	+	=	?	+	?	-	=	-	?	-	=	?	The housing site at France Farm has the opportunity to help deliver a mix of housing for a range of needs. Access and landscape are key issues which should be addressed should a planning application be submitted.
Killin	ED1	Road Depot	=	=	=	=	-	?	-	?	+	?	-	?	-	?	=	+	+	The Road Depot provides the opportunity to help establish business units in the village. The Plan also requires a flood risk assessment to be undertaken.
Killin	RA1	Acharn	=	=	=	=	=	=	+	+	+	+	=	=	=	=	=	+	-	The Killin Rural Activity area will use the energy consumed by the Biomass Development to help heat a small rural based

Location	Site Code	Site Name / Location	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	ASSESSMENT SUMMARY
																				business. The impact on woodland will also be a consideration before development takes place on this site. The Plan also requires a flood risk assessment to be undertaken.
Kilmun	H1	Former Finnartmore Nursing Home	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	Scoped out as has valid planning permission. The Plan also requires a flood risk assessment to be undertaken should the site be subject to another planning application.
Strone	H2	High Road	?	?	?	?	=	+	-	?	+	=	?	=	=	+	?	+	?	The housing site in the settlement boundary will provide homes and initially employment during the construction phase. A flood risk assessment would be required on this site.
Blairmore	VE1	Blairmore Green	?	?	?	?	-	+	=	?	?	?	=	=	=	+	?	+	?	The development at Blairmore Green will help create a meeting place for the village and provide some small employment opportunities through tourism related development. The Plan also requires a flood risk assessment to be undertaken.

Location	Site Code	Site Name / Location	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	ASSESSMENT SUMMARY
Lochearnhead	LEH.H1	Holiday Centre	=	=	=	=	?	+	=	?	+	?	?	=	=	?	=	=	+	The holiday centre will provide much needed housing opportunity for the area. Development would also see an old site coming back into use.
Lochearnhead	MU1	Lochearnhead	=	=	=	=	=	?	=	?	+	?	-	?	=	?	=	+	+	Reuse of this site will provide much needed employment opportunities for the village. The Plan also requires a flood risk assessment to be undertaken.
Lochgoilhead	H1	Land North and East of Donich Park	=	=	=	=	-	+	-	?	+	?	-	=	=	?	=	=	+	Capacity left over from recent development brings an opportunity for further affordable housing in the area. The Plan also requires a flood risk assessment to be undertaken.
Luss	H1	Land North of Hawthorn Cottage	X	X	X	X	X	X	X	X	X	X	+/ -	X	+/-	+/-	+/-	++	+/ -	Luss is within the Loch Lomond National Scenic Area. The site is outwith the conservation area but development may affect its setting. The site is in close proximity to the footpath links through the village and to the wider countryside. The Plan also requires a flood risk assessment to be undertaken.

Location	Site Code	Site Name / Location	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	ASSESSMENT SUMMARY
Luss	H2	Land North of Loch Lomond Arms	X	X	X	X	X	X	X	X	X	X	+/-	X	+/-	+/-	+/-	++	++	Housing site will bring some much needed housing to the Luss area close to the village centre. The Plan also requires a flood risk assessment to be undertaken.
Luss	MU1	Land North of Primary School and Former filling station	X	X	X	X	X	X	X	X	X	X	+/-	X	+/-	+/-	+/-	++	++	The site adjoins the conservation area and any development will require complementing the qualities of the built and natural environment. The use would support the community with a mix of retail / commercial uses. Impact on woodland will also need to be considered. The Plan also requires a flood risk assessment to be undertaken.
St Fillans	H1	Station Road	X	X	X	X	X	X	X	X	X	X	X	X	+/-	X	++	++	The site is in the River Earn NSA and is allocated within the adopted local plan. There is no significant effect on biodiversity anticipated. The Plan also requires a flood risk assessment to be undertaken.	
Tarbet	H1	Land South of A83	-	-	-	X	-	X	X	+/-	X	+	+	+	+	+	++	++	<i>The site provides an important setting for the village. Housing development along the A83</i>	

Location	Site Code	Site Name / Location	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	ASSESSMENT SUMMARY	
																				<i>will improve the balance of built form along the road. As part of the Plan examinations, one modification was to exclude 0.8 hectares area of ancient woodland from this site which is an improvement for biodiversity. Objectives 1,2 and 3 have been re-assessed as – instead of X. The site also has the potential at the eastern end to form a centre to the village and a visual and built focal point. The Plan also requires a flood risk assessment to be undertaken.</i>	
Tarbet	VE1	Tourist Information Centre	?	?	?	?	?	?	+	?	?	+	?	?	?	-	?	=	+	?	Updating and development of this central point in Tarbet will enhance the visitor experience and generally have a positive impact. Access and current tree preservations orders are key considerations.
Tarbet	VE2	Central Green	?	?	?	?	?	-	+	?	?	+	?	?	?	-	?	-	+	?	Some small scale development has the opportunity to enhance the visitor offer. Landscape, access and flooding remain concerns which will need to

Location	Site Code	Site Name / Location	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	ASSESSMENT SUMMARY
																				be mitigated against. The Plan also requires a flood risk assessment to be undertaken.
Tarbet	VE3	Former Harvey's Garage site	?	?	?	?	-	+	?	?	+	?	?	?	-	?	=	+	?	Protection of the Loch Shore is a key consideration when developing on this site. Site suitable for tourism uses.
Tarbet	VE4	Lochside frontage	?	?	?	?	-	?	?	?	?	?	?	?	?	?	-	+	?	Site would need to have appropriate access and flood risk investigated as well as protecting the Loch Shore. The Plan also requires a flood risk assessment to be undertaken.
Tarbet	VE5	Land to rear of Tarbet Hotel	=	=	=	=	?	?	?	?	?	?	+	?	+	+	?	+	?	Considerations must be made with regards to the listed building and its setting. A flood risk assessment is required along with a consideration towards delivering appropriate access. The Plan also requires a flood risk assessment to be undertaken.
Tarbet	TR1	Tarbet Pier	?	?	?	?	-	?	-	?	?	+	?	+	+	?	+	+	+	Landscape and visual impact assessment would be required as part of development of the pier which should link to.

Location	Site Code	Site Name / Location	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	ASSESSMENT SUMMARY
Tyndrum	MU1	Tyndrum Clifton	-	-	-	-	-	?	-	?	+	?	-	?	-	?	=	+	+	Mixed use on this site presents an opportunity for employment and to increase the visitor offering the area. Road access and safety issues remain and a flood risk assessment would be required.

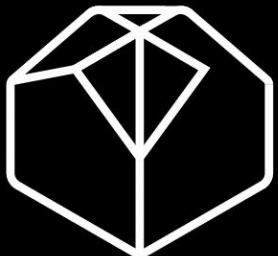
Appendix G: List of Documents

The following documents should also be read in order to gain context that the Development Plan operates in:

- Report of Examination of Proposed Local Development Plan (2016)
- Main Issues Report (2014)
- Main Issues Report Summary of Consultation
- Main Issues and Additional Sites Verbatim Comments Report
- Biodiversity Action Plan
- Outdoor Recreation Plan
- Environmental Report (Strategic Environmental Assessment)
- Habitats Regulations Appraisal
- 2013 Charrette Report
- Summary of Main Issues Report Consultation
- Action Programme
- Development Plan Scheme
- 2011 Census Review
- Housing and Population Background Paper

All of these papers can be found at www.ourlivepark.com

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