

Appendix 4 – Verbatim comments on the West Loch Lomondside Rural Development Framework and Responses

Simon Miller on behalf of Luss Estates Company (113)

Increased economic activity: Growing economic activity is vital to the future sustainability of Luss and the surrounding area. I would add to the areas of opportunity the outlying plots around village, many of which are not owned by Luss Estate. In particular I would add to this section an increase in the provision of camping / caravanning / glamping on West Lochlomond side, plus an increase in the boating and hospitality sectors on the loch front around Luss. In particular the coastline south of Luss up to the intersection of the old and new A82 is a key part of the future of the area.

Response: *No modification proposed. Section 5, Area Strategy, mentions the wider rural area and refers to infrastructure to enhance the visitor experience including investment in camping provision and motorhome/caravan sites being required.*

Scottish Water (145)

Scottish Water would ask for the removal of the word 'constraint' in relation to the Water and sewerage capacity. Scottish Water has a ministerially approved funding mechanism to provide growth at the Water and Waste Water Treatment Works on receipt of our 5 growth criteria. Scottish Water is committed to enabling development within Scotland and will continue to work with Loch Lomond and the Trossachs to highlight where there is available capacity within Scottish Water's network. This allows development to occur in areas where the need to upgrade existing infrastructure is minimal, Therefore reducing developer costs. However, insufficient capacity should not be seen as a barrier to development. Scottish Water is able to provide increased strategic capacity once the developer is able to provide evidence of meeting 5 distinct criteria. These criteria are

1. Confirmation of land ownership
2. Confirmation that the development is supported in the local plan or has full planning permission
3. Confirmation of time remaining on current planning permission.
4. Confirmation that plans are in place and agreed with Scottish Water to mitigate any local network constraints that would arise as a result of the proposed development
5. Notice of the developers reasonable proposals in terms of annual build rate.

On receipt of confirmation of meeting all of these criteria, Scottish Water will progress to the design and delivery of the necessary strategic infrastructure to support new development. Developers should be aware of this rule set and be encouraged to engage with us at their earliest opportunity. It should be noted that where new development necessitates infrastructure developers will be required to fund this. Scottish Water is funded to provide new capacity at our strategic 'part 4' assets (Water and Waste Water Treatment Works) however all other infrastructures are the responsibility of the relevant developer to provide. Developers remain responsible for meeting the costs of all 'local' network infrastructures required to support development. This extends from items such as on site infrastructure through to Water mains, pumping stations and treated Water storage tanks. Scottish Water does however make a contribution toward such costs under the provision of Water and sewerage services (reasonable cost) (Scotland) regulations 2006. We are also committed to reducing such costs by working with developers to identify the most practical and efficient scope and phasing for solutions. This approach will be particularly important in helping enable large strategic developments however are reliant on early and productive dialogue with developers.

Response: *Noted and modification made to the summary of issues in the area under Infrastructure & Flooding.*

Luss and Arden Community Council (695)

We write to you to lend our support to this draft document. As a Community Council, we were fully involved in the consultation leading up to the publishing of the "Luss Strategic Development Framework", and were also very pleased to see that Luss Estate involved all the other main community groups and stakeholders in that consultation. It is important to note that this consultation included our Argyll & Bute Councillors and also a number of their Officers representing both the property and roads departments. Our observation is that all parties bought into the resulting document, and all that it contained. With reference to Improved and New Infrastructure Luss & Arden Community Council has sought to address, and is still addressing, the problem of traffic congestion in the village and has looked at a variety of methods of confining parking to residents and blue badge holders only. It is imperative that a practical solution is implemented as soon as possible since uncontrolled traffic management is a blight on the lives of both residents and visitors : emergency vehicles are often unable to get past abandoned cars, residents unable to gain entry to their property and the elderly and children in particular are put at risk. We hope that the National Park are able to provide their full support to whatever system of parking and traffic management is implemented. We would also understand that this document will lead to a large number of residential, amenity space and commercial planning applications. We fully understand this and support the overall strategic aims of the proposal. We will of course take the opportunity to comment on each planning application as it emerges. We would also note that the increase in family housing is vital to the future sustainability of the community, and would insist that the vast bulk of any housing planning applications be for houses of 3 bedrooms or more. Furthermore we would not want any punitive ratio of affordable housing to open market to halt progress, and would ask that the "flexibility" you make reference to on pages 7 and 9 does ensure that there is a step change in the delivery of new family housing to the area.

Response: *Noted, no modifications proposed.*

SEPA (713)

Flood risk has been identified as an issue for West Loch Lomondside, particularly the area around Luss. We are in agreement with this. We have records of flooding in the area and a review of the SEPA Flood Map indicates flooding issues particularly in the area to the south of Luss. We have made specific flooding comments for the current local plan allocations but any future developments should consider potential flooding issues at the earliest opportunity especially in the southern area of Luss, which may be significant.

Response: *Noted, no modifications proposed.*