



LIVE PARK

PLANNING FOR THE FUTURE OF OUR NATIONAL PARK

LOCH
LOMOND
& THE TROSSACHS
NATIONAL PARK



Taking forward the Local Development Plan

Development Plan Scheme 2017/18

May 2017

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What is a Local Development Plan?

The Local Development Plan (the Plan) provides the statutory basis for guiding development in the National Park and acts as the basis for determining planning applications.

The Plan sets out the vision for development over the next 20 years and a clear spatial strategy to guide future land use and development over the next 10 years, as well as detailed policies and proposals to make sure the right development happens in the right place.

To ensure the Plan remains relevant and responsive to change it will be updated at least every 5 years.

This provides certainty to all stakeholders that decisions can be made with confidence.

The current Local Development Plan for the National Park was adopted in December 2016 and covers the period from 2017-2022.

The focus for the coming years is on implementing the Plan, as well as monitoring and reviewing it.

What is a Development Plan Scheme?

This Development Plan Scheme sets out the programme for preparing and reviewing our Local Development Plan, and explains what is likely to be involved at each stage.

- 📍 Update on the focus of our work on implementing and monitoring the Plan over the coming year
- 📍 Indication of timescales for preparing a new Local Development Plan
- 📍 Participation statement outlining how and when we will engage with our communities and stakeholders.



Newsfeed

LIVE Park now:



Since the Plan was adopted in December 2016 we have been working to finalise several pieces of **Supplementary Guidance**. These sit alongside the Plan and provide additional detailed guidance on policies and their delivery.

Currently our focus is on implementing the Plan and help delivering the vision. To achieve this vision the Plan identifies **three Strategic Growth Areas**, **eight Placemaking Priorities** and **the two Rural Development Framework Areas**.

A key tool to help and co-ordinate the delivery is our **Action Programme**. The Action programme identifies what is to be done, who is responsible and when it will be achieved. This is a live document that will be updated bi-annually to reflect the changes on the ground.

Some actions are already progressing well with a number of key development sites coming forward with planning applications.

We will monitor progress on these actions. The monitoring data will contribute to our evidence base for the future review of the Plan.

lochlomond-trossachs.org/planning



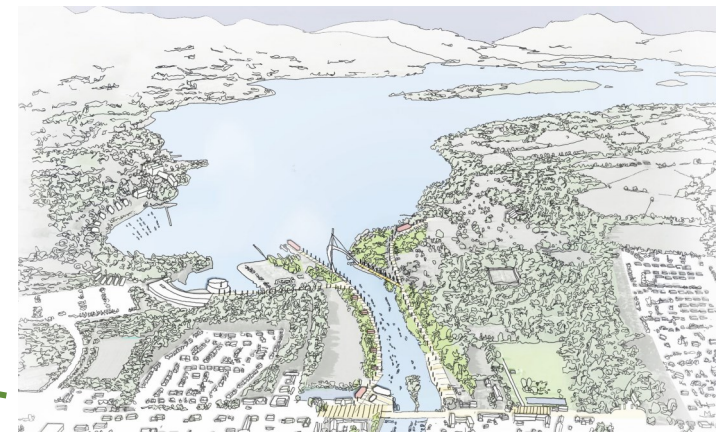
Scottish Planning Reform

The Scottish Government is currently considering responses to their consultation paper on the future of the Scottish Planning System: "Places, People and Planning"

The Government's aim is to strengthen and improve the planning system in the hope of delivering better development outcomes for Scotland and the outcome of the consultation will inform the review of the Scottish planning system.

Any legislative and policy changes as a result of this review could have implications for the preparation of future Local Development Plans in the National Park. For example, the requirement to prepare a Local Development Plan every five years might change to ten years.

The annual updates provided by our Development Plan Scheme will reflect these changes accordingly.



What's happening now and looking ahead

The main focus of our work at the moment is on delivering the recently adopted Local Development Plan and using the action programme as a tool to help achieve this.



Other Plans and Strategies

Various other plans and strategies are currently being developed and these will help inform a future review of The Plan.

Supplementary & Planning Guidance

The LDP is supported by a number of Supplementary and Planning Guidance documents. Drafts of these were consulted on when the Plan was prepared and these are currently being finalised and adopted. These contain detailed policies and guidance to help implement core policies in the Local Development Plan. There has also been two Rural Development Frameworks produced covering specific geographic areas. These provide more detailed guidance on the types of new development that may be supported and the general locations that are likely to be considered appropriate

Draft National Park Partnership Plan

A new National Park partnership Plan is being prepared during 2017. This plan sets out how the National Park Authority and a wide range of other organisations and interests, can work together over the next five years to look after, enhance and make the most of the special landscape of Loch Lomond & The Trossachs National Park.

As a strategic plan it focusses on the bigger priorities for action that will make a positive difference to the area, its communities, the people who visit it and to the Scottish economy. It also guides other documents such as the Local Development Plan.

Community Action Plans

Community Action Plans are prepared by communities to help identify the goals, aspirations and priorities for action. These are used by communities to help support grant funding applications and by our planning team to help inform the Local Development Plan.

There are several Community Action Plans being updated this year. Various community engagement techniques are being used, including the Place Standard tool, in the development of these. This will help inform the review of the Plan and we hope that they will help communities to become more involved in planning and development.

Local Outcome Improvement Plans

There are four Community Planning Partnerships that cover the National Park and each is required to prepare a Local Outcomes Improvement Plan during 2017 by the Community Empowerment Act (Scotland) 2015. These plans set priorities for improvement locally, as well as 'locality plans' for areas experiencing particular disadvantage. Active community participation is a core element of the locality planning process. We are represented on each Community Planning Partnership to ensure alignment of community planning priorities with the National Park Partnership plan and the next Local Development Plan.

What's happening now and looking ahead

Development on the ground

Recent years have seen a significant increase in planning applications and development activity on the ground. This includes:

Run of River Hydro Schemes

Eight of the 13 schemes under construction in 2015-16 have been completed. Once these are all complete the total hydro electricity generation in the Park will power the equivalent of 25,000 homes—approximately four times the number of homes within the National Park.

Acharn Forest combined heat and power plant

The construction of this wood fired combined heat and power (CHP) started in summer 2016. The operation will generate electricity for the equivalent of 10,000 homes and create 10 employment opportunities.

Cononish Goldmine

Activity at the Cononish Goldmine started in 2016 with temporary planning permission being granted for a 'Bulk Processing Trial' to allow a processing trial of portion of ore created as a by-product of exploratory work undertaken in the 1980's to produce small quantities of gold and silver.

Affordable housing

Work began on new homes in Luss by LINK Housing Association, along with initial works in Succoth by Dunbritton Housing Association, and planning permission has been granted for 26 affordable houses on the edge of Balloch.

Monitoring and evidence gathering

We are currently at the start of the process of reviewing the Local Development Plan. The first step is to monitor how the existing plan is working. This year we will prepare a new Monitoring Report to accompany the Plan and will use information such as our Action Programme to measure the progress on how well the objectives of the existing Plan are being realised.

We will also monitor changes in the social, economic and environmental characteristics of the National Park, which will allow us to evaluate the impact of the current plan policies and proposals.

Below are some examples of the type of development activities that will be recorded through our monitoring programme:

- 📊 **Number of planning approvals for different types of development**
- 📊 **Housing land audit to monitor our housing land supply**
- 📊 **Vacant and Derelict land audit**
- 📊 **Retail audits to monitor change in retail provision**

Monitoring is a continuous process and we will review information on a regular basis. This information provides us with a picture of overall development trends and how well we are performing with respect to our aims, for example whether we are meeting our housing target of 75 homes per year.

Preparing a new Development Plan

What does this process involve?

Whilst the current Plan is relatively new, we are starting to think about the next Plan that will replace this for the period 2022-2027. Preparing a Local Development Plan involves several different stages so lead in time needs to be identified to progress these. Lots of factors feed into plan preparation, including Scottish Government plans and strategies, the National Park Partnership Plan and policies and views from different stakeholders. This section explains what these are.

National Planning Context

National Planning Framework (NPF3)– 2014

This sets the context for development planning in Scotland at national level and provides a framework for Scotland's long-term spatial development as a whole. Planning authorities are required to take the NPF3 into account in development plans and development management decisions

Scottish Planning Policy (SPP) - 2014

This sets out national planning policies which reflect Scottish Ministers' priorities for operation of the planning system and for the development and use of land. We also need to ensure that our Local Development Plan accords with SPP.



Local context

The National Park Partnership Plan

This establishes the Policies and Actions for the management of the National Park by the National Park Authority and our Partners. It also ensures that the four statutory aims of National Park, as set out in National Parks (Scotland) Act 2000, are being achieved through new development. The policies and actions with development and land use implications of the National Park Partnership Plan are reflected in the Local Development Plan. These documents together are the drivers for change and action in the National Park. The National Park Partnership Plan can be found here:

National Parks (Scotland) Act 2000: Four aims

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

Key stakeholders engaged in the Local Development Plan process

Local Authority Partners

The National Park Authority has the statutory responsibility for Planning in the National Park however the local authorities of Argyll and Bute, Stirling, West Dunbartonshire, and Perth and Kinross have responsibility for discharging all other local government functions (for example Roads and Transportation, Housing Investment and Policy, Education and Environmental Services).

Their input into policy development and coordination with their service delivery priorities are integral to delivering the strategy and aims of our Plan. As well as our local authority planning partners our plans and policies will be influenced by stakeholders' and community priorities as set out in their respective strategies and programmes.



Our Communities

Input from local communities is particularly important, especially at the early stages of preparing the Plan. The aspirations of local communities as articulated through their Community Action Plans help show priorities for communities and influence the outcomes of the planning process. It is also important that individuals, including young people, get involved in shaping the future of the National Park.

Development Sector

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

Key Agencies

Key agencies are bodies specified by Scottish Ministers who are required to co-operate with planning authorities at the following stages in the development plan process.

The intention is that, through this full and early engagement, plan-making authorities will have early access to much of the key information they need to produce effective plans. The plans themselves will therefore be realistic and deliverable and tie in with the strategic objectives of other agencies, with these agencies 'buying-in' to the strategy and proposals of plans and assisting in their delivery.

Main stages in preparing a new Local Development Plan

We are here



5 Key Stages

Monitoring and Evidence gathering

This process has just commenced. As part of this process the Plan's policies and proposals will be reviewed and a Monitoring Report will be produced.

Main Issues Report

This is the most significant opportunity for engagement on the key issues to be addressed in the Plan. The Main Issues Report will set out our preferred approach to development and will also include reasonable alternatives to these proposals where relevant.

Proposed Plan

Following consideration of the comments raised through the Main Issues Report consultation, the Proposed Plan will represent the final settled view on what the final content of the plan should be. It will contain a vision and spatial development strategy, supported by policies and proposals shown on maps and diagrams.

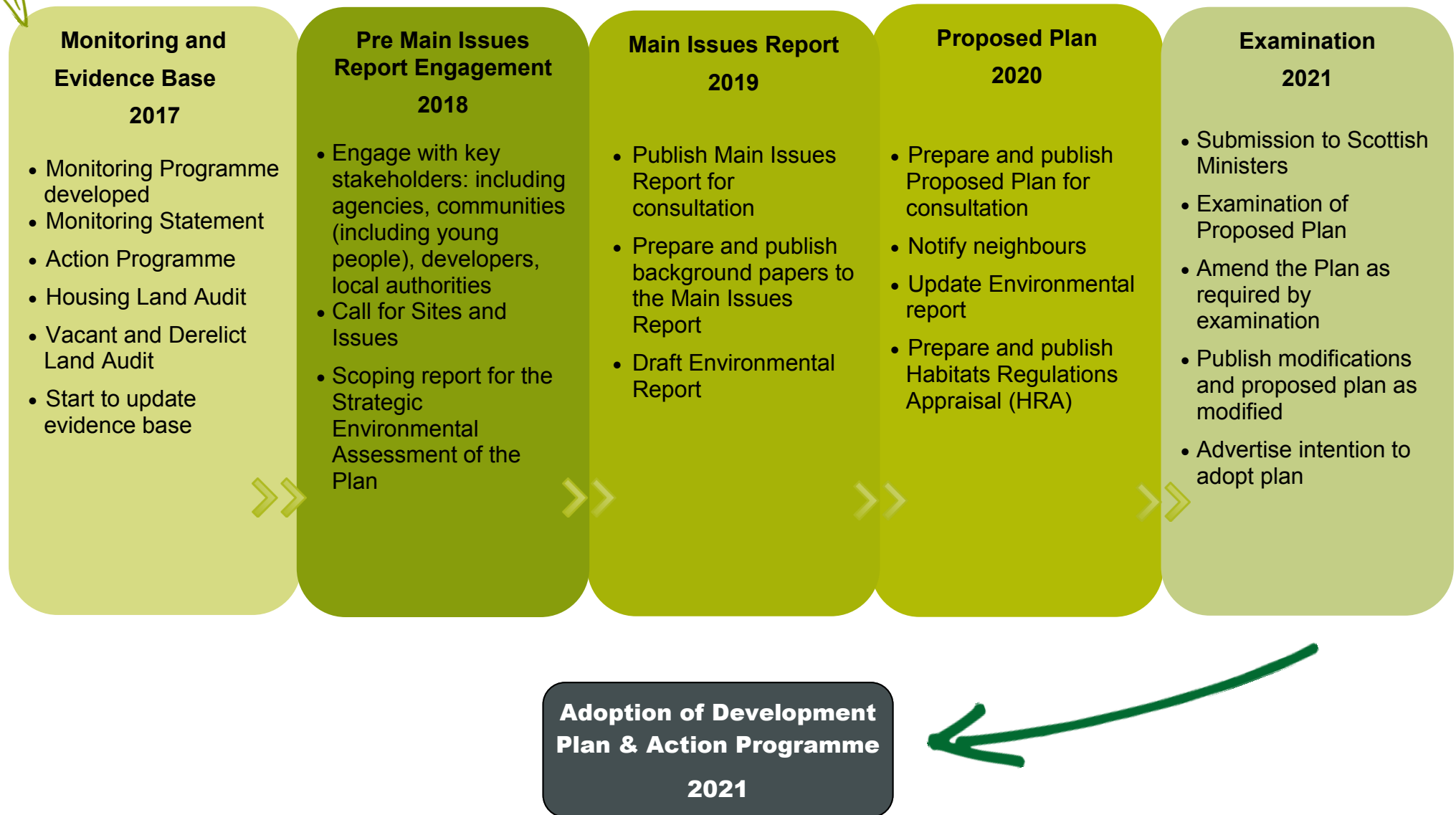
Examination

Examination is an independent process that deals with issues that have arisen through the Proposed Plan stage that remain unresolved. Any outstanding representations will be subject to an examination by Reporter(s) appointed to act on behalf of the Scottish Government. The Reporter(s) will weigh up the issues whilst considering input from a variety of sources before reaching a conclusion and a recommendation.

Adoption of the Plan

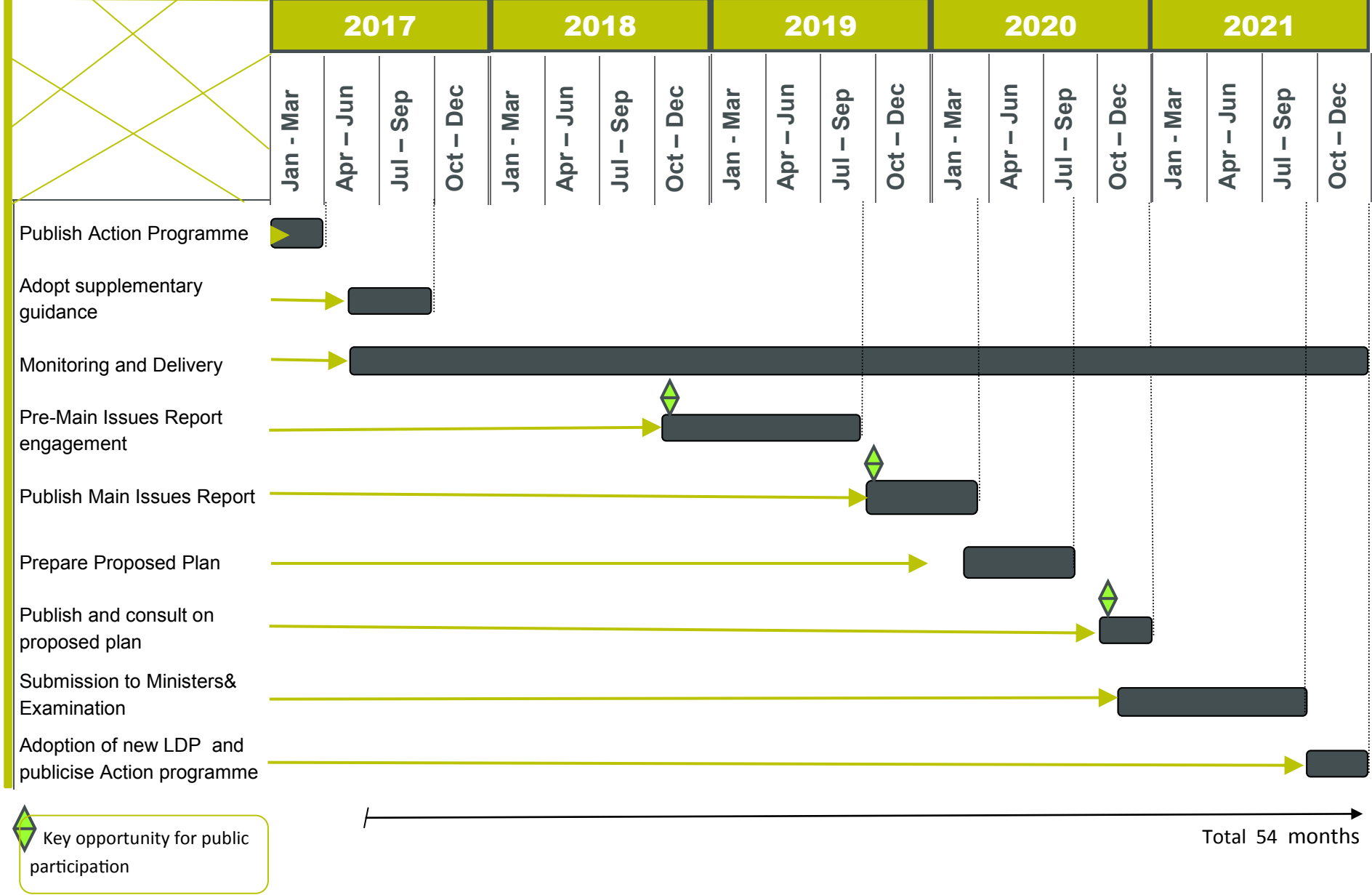
Once through examination and any modifications are made to the Plan, we can then adopt it and it then becomes a legal document used for the assessment of planning proposals.

*We are here
in the process*



Further information on the above stages are set out in Planning Circular 6/2013 Development Planning.

Indicative timescales for preparation of the new Plan



Participation Statement

At the key stages highlighted in our indicative timeline we will engage with:

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

Further to this we are looking to support our stakeholders to ensure they have the capacity and the confidence to engage effectively in the planning system.

Four immediate actions identified are:

- 🌐 Training community councils on the planning system to improve conditions for effective engagement
- 🌐 Continue to seek opportunities to engage young people in the planning process as decisions made now will impact on future generations
- 🌐 Linking with Community Planning Partnerships and strengthening the links between spatial and community planning.
- 🌐 Building stronger links between community action plans and the development plan.

Engagement techniques

We want to continue a dialogue between all sectors of the community across the National Park, and will continue to encourage harder to reach groups to get involved, including young people, families with children and people in full time employment. Social media has proved particularly helpful in this regard, alongside the more traditional forms of engagement. Engagement techniques will include:

- Availability of information and consultation documents through our website promoted by social media, email and letter updates
- Social media: Information feeds and sharing feedback through Facebook and twitter
- Provide updates at key stages to those who have requested to receive updates or responded to the development plan consultations
- Interactive online mapping of Proposed Local Development Plan
- Disseminate information through Community Councils, Development Trusts, National Park offices and local libraries
- Placing articles and adverts in local and community media (magazine / newspapers / websites etc.)
- Community drop-in events and/or workshops to be offered in key locations
- Work with schools in the area to engage young people
- Briefing meetings to be arranged for Councils and Government agencies
- Staff available to answer questions or provide information in person at our offices or via telephone, email and social media
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- Regular consultation updates to be provided during the consultation via blogs on our website promoted by social media
- Attend Public Meetings and other Community Meetings and Events (Community Council meetings or Community Area Network events)

Impact Assessments of the Local Development Plan

The public sector has a duty to assess and review the impact of its policies.

This includes compliance with the equality duty and a requirement for all Local Development Plans to undergo environmental assessments.

Strategic Environmental Assessment

The Environmental Assessment (Scotland) Act 2005 requires us to carry out a Strategic Environmental Assessment of the Local Development Plan. This is a process for identifying and assessing the environmental effects of proposed strategies, plans and programmes so that these are taken into account before they are approved or adopted. It is a vital tool which places environmental considerations at the heart of decision-making process and ensures that alternatives are fully and transparently regarded before final decisions are taken.

We will consult with Scottish Natural Heritage, Historic Environment Scotland and the Scottish Environmental Protection Agency in preparing our Strategic Environmental Assessment and compile an Environmental Report. There are opportunities to comment on this document as well as the Plan.



Habitats Regulations Assessment

A Habitats Regulations Assessment of the potential impacts of the Plan on European Sites will be undertaken as part of the Local Development Plan. There are a number of such designated 'Natura' sites within the National Park and our plans and policies will be considered with regards to adverse impact on protected sites and species.

Equalities Impact Assessment

Under the Equality Act 2010 (Statutory Duties) (Scotland) Regulations 2011 we have a duty to undertake an Equalities Impact Assessment of proposed policies and practices. Information on the Strategic Environmental Assessment, Habitats Regulations Assessment and the Equalities Impact Assessment will be available online.



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