



PLANNING AND ACCESS COMMITTEE

MEETING: Monday 30th October 2017

SUBMITTED BY:	Director of Rural Development & Planning
SUBJECT:	Local Development Plan Action Programme – 6 month review and guidance

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1 SUMMARY AND REASON FOR PRESENTATION

- 1.1 This paper provides Members with an updated version of the Local Development Plan Action Programme (first adopted March 2017) which is included as Appendix One to this report.

2 RECOMMENDATION

That Members:

- (a) Approve the updated Local Development Plan Action Programme (Appendix One).**

3 BACKGROUND

(a) Local Development Plan Action Programme

- 3.1 Members may remember that the Action Programme was presented to the Planning and Access Committee in February this year. It was then adopted and published on the 22nd March 2017 to accompany the Local Development Plan (the Plan). This is a statutory requirement as per Section 21 of the Planning etc. (Scotland) Act 2006. There is also a requirement to keep the action programme under review and update and re-publish whenever required by Scottish Minister and whenever it is appropriate to do so or as a minimum every two years. The requirement remains to publish the action programme electronically, place in local libraries and send to Scottish Ministers.

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- 3.2 It was decided that a six monthly review would be appropriate in this instance given the level and amount of change and activity on our sites allocated within the Local Development Plan. We are also following the Scottish Government's best practice guidance that recognises the action programme as an important project management tool to be used as an effective way of tracking progress and facilitating development delivery.

Purpose of Action Programme

- 3.3 The purpose of the Action Programme is to set out how the National Park Authority proposes to progress implementation of the Plan. It is required to set out:

- A list of actions required to deliver each of the plan's policies and proposals;
- The name of the person who is carrying out the action; and
- The timescale for carrying out each action.

- 3.4 Essentially the Action Programme sets out the pathway to delivery of development for all involved in this process. It is area specific and identify the actions to deliver development, however in order to be proportionate, it focuses on key development areas and major developments. It reflects the role of different parties in delivery – landowners, local authorities, communities and the National Park Authority – this is not solely a role for the Authority.

Six month review process to prepare the Action Programme

- 3.5 The action programme has been used as a project management tool to track how sites and placemaking priorities are progressing, i.e. granted planning permission or given funding in the Strategic Housing Investment Fund. The first version of the action programme underwent extensive consultation with stakeholders including partner agencies, landowners, developers and community organisations. This version has been regularly updated using information from planning records and information from ongoing stakeholder engagement. This six monthly review helps stakeholders to track and monitor progress.

Development Progress and updates to the Action Programme

- 3.7 The introduction section, which provides an overview of the strategic areas of growth, Callander, Arrochar & Balloch, has been updated to reflect progress with two streetscape projects in Callander and Balloch and also the housing development for 26 homes at Succoth, Arrochar.
- 3.8 The table within the Action Programme (pg20) has been also updated to reflect the following progress and achievements:

- **Strategic transport routes** – A new section of the multi-use path was opened between Tyndrum and Dalrigh car park which is part of the cross-pilgrim way.
- **Arrochar and Succoth** – Work commenced on site in July 2017 to build 26 new affordable homes at Succoth which is due to complete September 2017.
- **Balloch**
 - The site for housing, adjacent to the National Park Headquarters, has been marketed and sold to a developer.
 - The small site for housing at Craiglomond Gardens, Balloch H1, has gained planning permission for 8 two-bed cottage flats. This will be general needs housing given 26 affordable housing units are being delivered at windfall site at Dunbain Road, Balloch.

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- The West Riverside application is due to be submitted early 2018 and pre-application consultation is due to start this autumn.
- **Callander**
 - The small infill housing site on Pearl Street, Callander H1, has gained planning permission for 4 two-bed flats. The housing will be delivered by Stirling Council as social rented affordable units and work is due to start soon.
 - The large infill housing site near the Dreadnought Hotel and across from the main car park which had permission for 23 social rented flats is under construction and due to complete summer 2018.
 - Negotiations have been taking place with partners and the landowner at Claish Farm. Progress has been made with Stirling Council and Rural Stirling Housing Association who are proposing to invest and deliver 50 affordable homes.
 - A planning application has been submitted for a supermarket on the allocated retail site adjacent to the medical centre (Callander RET1). This is for planning permission in principle and negotiations are underway in relation to developer contributions.
- **Balmaha** – Determination of the planning application for 20 new social rented homes and 2 self-build plots has been delayed due to the outstanding SEPA objection regarding foul drainage arrangements at the site. The application is expected to be determined this winter.
- **Drymen**
 - The housing site at Stirling Road (Drymen H1), has now gained a renewed planning permission for 36 homes, the landowner, MacTaggart and Mickel has underwent a formal pre-application consultation exercise and intend to submit an application for approximately 75 new homes over this site and the adjacent long term site (Drymen LT1) in autumn this year.
 - The housing site at Laurelfields (Drymen H2) has gained planning permission for 10 new social rented homes and this is being delivered by Stirling Council. It is hoped that construction will start soon given Stirling Council have programmed works to start next year.
- **Gartocharn** – There has been liaison with agent and West Dunbartonshire Council regarding the housing site for 10 homes, with the aim of gaining affordable housing funding and bringing this project forward.
- **Killin** – The biomass plant at Acharn Rural Activity Area is near completion and it is expected it will be operational this autumn. The biomass plant is hoped to stimulate opportunities for ancillary economic uses around the site.
- **Luss** – The filling station is now open on north of the primary school (Luss MU1) and it is hoped that work will commence soon on the 6 retail/light industrial units that have approval. Also, the housing site, north of the hotel, (Luss H2), was completed in June 2017 providing 5 social rent homes.
- **St Fillans** – A single house is under construction on the housing site for 16 homes. This was part of a planning permission for 4 units.

4 CONCLUSION

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The Local Development Plan Action Programme is being used as an effective project management tool to track and help implement delivery of development across the National Park and to support and strengthen partnership working. Members are asked to approve the revised Action Programme for publication.

List of Appendices: Appendix One: Local Development Plan Action Programme – October 2017