

SECTION 4

Policies

This section outlines the Plan's policies that will be used by us to guide and determine planning applications.

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The **Overarching Policies** set out the expectations and requirements we have on all new development. They have been included to provide a straightforward way to ensure the key things you need to do to gain planning permission for your development proposal are clear.

We have then set out **Detailed Policies** where you will find all the topic specific requirements to provide greater clarity on what your proposal will need to comply with and also what we will assess proposals against when determining your planning application.

These will also be important if you are submitting comments to us on a planning application that affects you as they set out what new development must comply with. You may still have questions on why we have included specific detail in the policies or how you can meet the policy and this is where you should read the Vision (section 2) and our Supplementary Guidance or Planning Guidance.



Within certain policies we have identified the points which are explained or expanded in our associated guidance documents.



Supplementary Guidance



Planning Guidance

4.1 Overarching Policies

Strategic Principles

OVERARCHING POLICY 1:

All development should contribute to the National Park being:

A successful, sustainable place by:

- Contributing to the collective achievement of the 4 aims of the National Parks (Scotland) Act, and giving greater weight to the first aim of the National Park if it appears to be in conflict with the other National Park aims,
- Contributing to sustainable development,
- Supporting the implementation of the National Park Partnership Plan; it's Outcomes, Policies and Priorities,
- Ensuring areas of open space are of high quality, appropriate to the needs of the local community, integrated to the development and provide links to the wider green network; and,
- Being Distinctive, Safe and Pleasant, Easy to move around, Welcoming, Adaptable, and Resource efficient.

A low carbon place by:

- Reusing brownfield land or vacant property where possible,
- Reducing greenhouse gas emissions through sustainable design; use of energy efficient materials, passive solar design, landscaping and micro renewables, connecting or creating opportunities to a shared heating scheme;
- Supporting the provision of waste reduction and waste hierarchy principles including prevention, reuse (e.g. composting) or recycling; and,
- Connecting well to public transport and safe pedestrian/cycle access where possible.

A natural, resilient place by:

- Minimising adverse impacts on water, air and soil quality,
- Addressing the impacts of climate change,
- Avoiding significant flood risk,
- Relating well to the landscape context and setting, be sympathetic to local built forms and materials including historic street pattern, scale, massing and design,
- Respect the important physical/historical/landscape/cultural features of the site and surrounding area; and,
- Incorporating appropriate soft and hard landscaping, a planting scheme, and measures to protect existing trees and other landscape features.

A more connected place by:

- Increasing and improving connections to nearby places, paths, piers, streets, bus stops, train stations and open space;
- Designing streets to consider place – how it looks and feels - before movement; and,
- Encouraging developers to explore opportunities for the provision of digital infrastructure to new homes and business premises as an integral part of development.



*These reflect the
Scottish Planning Policies
four planning outcomes* ↗

Development Requirements

OVERARCHING POLICY 2:

Development proposals should not conflict with nearby land uses and where relevant, must address the following requirements:

- **Landscape & Visual Amenity:** safeguard visual amenity and important views, protect and/or enhance rich landscape character, and features and areas specifically designated for their landscape values at any level;
- **Amenity and Environmental Effects:** avoid any significant adverse impacts of; flooding, noise/vibration, air emissions/ odour/fumes/dust, light pollution, loss of privacy/sunlight/daylight;
- **Historic Environment:** protect and/or enhance the character, appearance and setting of the historic environment;
- **Natural Environment:** protect and/or enhance the biodiversity, geodiversity, water environment, sites and species designated at any level (international, national or local) including ancient and semi-natural woodland, green infrastructure and habitat networks;
- **Sustainable Travel:** support Active Travel choices where possible (prioritise walking, cycling and public transport use over car use) and transport infrastructure;
- **Safe Access and Parking:** provide safe road access and appropriate parking provision;
- **Visitor and Recreational Experience:** promote understanding and enjoyment (including recreation) of the special qualities of the area by the public including safeguarding access rights;
- **Design & Placemaking:** achieve a high quality design and layout, provide a positive sense of place, and compliment local distinctiveness;
- **Social Wellbeing and Economic Vitality:** adaptable for the changing needs of future users, designing for extreme weather, fulfil disabled requirements, support new businesses, training/jobs for local people and a mix of uses/tenures, and
- **Climate Friendly Design:** demonstrate how proposed buildings will meet a reduction in greenhouse gas emissions through;
 - a) Minimising overall energy requirements through conservation measures, and
 - b) Incorporating on-site low and zero carbon generating technologies to meet 10% of the overall energy requirements of the building rising to 20% by December 2021.



Supplementary Guidance (Design and Placemaking) supports the above policy by providing further details on how best to integrate new development within the National Park landscape. This includes advice on design principles, design process, site analysis, climate change adaption and reducing greenhouse gas emissions.

Development Contributions

OVERARCHING POLICY 3:

Developer contributions may be required for public infrastructure, public services or to address adverse environmental impacts. Where an identified need has been demonstrated development proposals will help contribute towards:

- Affordable housing;
- Education provision;
- Transport infrastructure and services (where appropriate);
- Water and sewage infrastructure (including Sustainable Drainage System);
- Open space (including landscaping and public access);
- Community facilities (including health, leisure, sport and recreation);
- Waste management facilities (including recycling); and
- Natural and historic heritage.

Where planning obligations are used to secure developer contributions, these will be sought in line with the requirements of Circular 3/2012 Planning Obligations and Good Neighbour Agreements'.



Supplementary Guidance (Developer Contributions) supports the above policy and it includes details of the level of contributions to be sought and the methodology used to calculate them.



4.2 Detailed policies

Housing

HOUSING POLICY 1:

Providing a diverse range of housing

A range of house types, sizes and tenures will be provided on all sites to help meet the needs of everyone living and working within the National Park. Proposals should particularly address the needs of smaller sized households, older people and families. New housing should preferably be built to 'varying needs' or 'lifetime homes' standards to support independent living, be accessible to as wide a range of people as possible and to allow potential for future adaptation.

Proposals for new sites for gypsies, travellers and travelling showpeople will be supported where a need for a new site is identified within a local authority Housing Need and Demand Assessment or Local Housing Strategy.

HOUSING POLICY 2:

Location and types of new housing required

New housing will be supported in the following locations:

- (a) **Towns and Villages** – on sites identified for housing in this plan and appropriate gap and infill sites within town and village boundaries. Each site shall be developed to a density which is in keeping, or where appropriate a higher density, to its surroundings:-
 - (i) Sites for 4 or more homes shall provide for affordable housing needs in accordance with Affordable Housing Requirements map on page 24.
 - (ii) Within the Accessible Rural Towns and Villages (shown on Affordable Housing Requirements map on page 24) sites of up to 3 homes, including single dwellings, will provide either an affordable home or alternatively make a financial Contribution towards affordable housing provision elsewhere within the local area.
- (b) **Sites adjacent or close to Towns and Villages** – where new housing is sensitive to the scale and character of the host community and where there are no opportunities for housing development or proven difficulties in delivering housing sites within the town or village, as identified in the Action Programme. Development on these sites will provide for 100% affordable housing.
- (c) **Small Rural Communities and Building Groups in the Countryside** – where new housing is sensitive to the scale and character of the host small rural community or where a new house/ new houses will help reinforce the character of an existing building group. Development on these sites should provide for 100% affordable housing.
- (d) **Countryside** – where demonstrated as necessary to support the sustainable management of an established rural business or newly formed croft. Occupancy conditions will be used to ensure that the new home is occupied in perpetuity by a household employed or last employed in an established rural business in the National Park. Affordable housing may be supported in some instances where this forms part of a long term farm or estate-wide business management plan.

On crofting land, single houses will be supported where:

 - (i) The newly formed croft has been registered with the Crofting Commission; or
 - (ii) If the newly formed croft is the result of a croft subdivision, is of a size which could be considered sustainable in terms of Crofting Commission advice.

Affordable Housing will normally be required to be maintained in perpetuity.



Supplementary Guidance (Housing) provides further information on:

- Maintaining housing as affordable in perpetuity
- Different types of affordable housing
- Onsite and offsite affordable housing provision
- Financial contributions towards affordable housing
- Where flexibility may be applied to the affordable housing percentage requirements
- Replacement dwellings and conversions, and
- Farm/estate wide business management plans

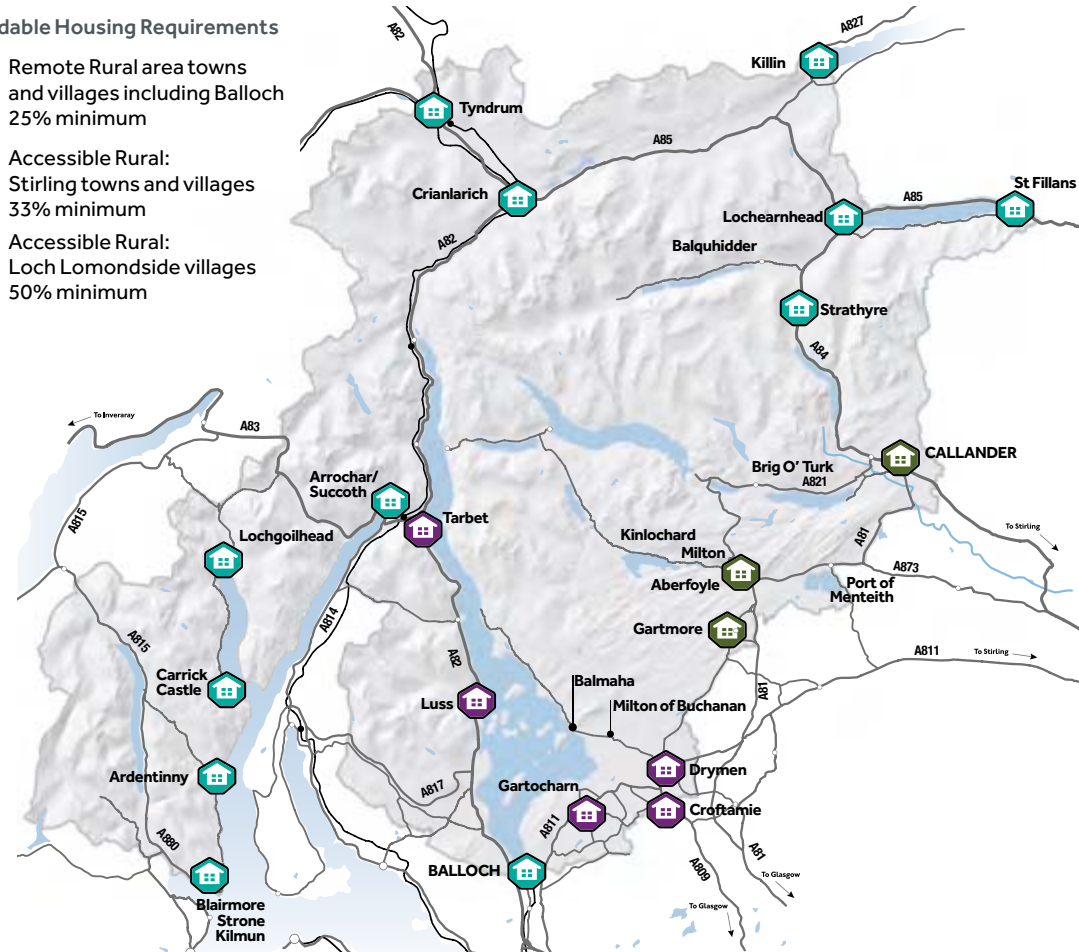


Supplementary Guidance (Design and Placemaking) provides further information on:

- Alterations and extensions to dwellings
- Sub division of gardens
- Siting in Building Groups
- Conversions of traditional buildings

Affordable Housing Requirements

- Remote Rural area towns and villages including Balloch 25% minimum
- Accessible Rural: Stirling towns and villages 33% minimum
- Accessible Rural: Loch Lomondside villages 50% minimum



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Where will new homes be built?

- Mostly within Towns and Villages
- By exception, on sites close to or adjacent to the Towns and Villages,
- Where appropriate, within Small Rural Communities and existing Building Groups in the Countryside
- Very rarely, within the countryside

Visitor Experience

VISITOR EXPERIENCE POLICY 1:

Location and Scale of new development

New or improved/expanded/alterd visitor facilities, accommodation and visitor infrastructure (including recreation and access proposals) will be supported where the proposal:-

- (a) Forms an identified strategic tourism opportunity in Callander, Balloch, Tyndrum, Drymen, Arrochar and Tarbet, as shown in the Development Strategy Map (page 17), or forms new strategic tourism opportunity in the Aberfoyle or Blairmore/Strone/Kilmun areas; or is located in, or within a safe walking distance from a town or village; or
- (b) Comprises small scale development within areas of countryside with access to the existing recreational network of paths, infrastructure or visitor facilities, as shown within the areas shaded green on the Development Strategy Map; (page 17) or
- (c) Is identified as part of National Planning Framework 3: National Development 8 – National Long Distance Cycling and Walking Network, or addresses the gaps or improvements required in the core paths network, local path networks and outdoor recreation provision in the National Park and ensures links with adjoining authorities' networks.

Where a proposal does not accord with the above principles support will be given for small scale development where it involves:

- (d) Improvement or expansion of an existing tourism business, visitor infrastructure or facility; or
- (e) Reuse, restoration, conversion of an existing building; or
- (f) Diversification of an existing rural business; or
- (g) Development which will help deliver a Visitor Management strategy or action identified in the National Park Partnership Plan.

Proposals for medium to larger scale tourism development within the countryside will generally be resisted unless there is demonstrable evidence of:

- (h) Strong market demand for the development that is currently not being met, and
- (i) The benefits that development would bring to the local economy and/or the local community.



Supplementary Guidance on the West Loch Lomondside and Buchanan South Rural Development frameworks set out how parts (d) to (g) will be applied within each respective area.

VISITOR EXPERIENCE POLICY 2:

Delivering a World Class Visitor Experience

New tourism development will enhance the visitor experience of the National Park and offer a bespoke and high quality product. Some proposals may require to be accompanied by a business statement to demonstrate that the business is viable and there is market demand.

The occupancy of new holiday letting developments will be controlled by conditions that limit the length of residency.

Arrangements for the long term management and maintenance of communal areas within new holiday accommodation developments will be required, by means of a legal agreement if necessary.



Planning Guidance (Visitor Experience) provides further detailed information on the types of development needed to improve the visitor experience, defines safe walking distances and small-scale development as well as matters to be addressed in business statements or management plans.

VISITOR EXPERIENCE POLICY 3:**Safeguarding existing Tourism Sites**

Proposals for the change of use from tourism to non-tourism uses will not be supported unless demonstrated that it is not possible to continue with the existing tourism use due to lack of demand and lack of an open market buyer for the business or that there is adequate alternative provision within the area.



Supplementary Guidance on Design and Placemaking provides further detail and information on :

- Holiday Developments, including all forms of visitor accommodation, and,
- Development within Garden Grounds

Economic Development

ECONOMIC DEVELOPMENT POLICY 1:**Economic Development in Towns and Villages**

Development proposals for new or expanded businesses, general industry, storage or distribution (Use Classes 4, 5 and 6) or waste management facilities will be supported where they are located in identified Sites or appropriate gap sites within Town or Village maps.

ECONOMIC DEVELOPMENT POLICY 2:**Economic Development in the Countryside and Small Rural Communities**

Development proposals in the countryside for new or expanded businesses uses which support economic activity shall be supported, provided proposals can demonstrate that there is reasonable justification why they cannot be located within Economic Development Sites as shown within town and village maps; and where the proposal;

- Involves home-working or live-work units from an existing residential property, or
- Is located within an identified Rural Activity Area or supports priorities identified within the Buchanan South or West Loch Lomondside Rural Development Frameworks, or

- Utilises redundant structurally sound traditional buildings, or
- Forms part of a building group where it can be demonstrated that there is a justification for the business to be located in a countryside location and there are no available sites within towns and villages, or
- Redevelops land which has been identified as vacant or derelict within the associated land audit.

Economic Development may be supported in some instances where this forms part of a long term farm or estate-wide business management plan. This policy is supported by Design and Placemaking Supplementary Guidance which provides further information on siting in Building Groups.

ECONOMIC DEVELOPMENT POLICY 3:**Safeguarding Economic Development Sites**

Development proposals for alternative uses within existing Economic Development sites will only be supported if it is demonstrated that despite marketing of the site for at least twelve months for business and industry uses there has been no viable interest for other business and industry uses.

Transport

TRANSPORT POLICY 1:

Safeguarding Sites to Improve the Transport Network

Land will be safeguarded for, and support will be given to, the transport infrastructure proposals identified within Town or Village proposals maps.

TRANSPORT POLICY 2:

Promoting Sustainable Travel and Improved Active Travel Options

All development proposals will make a positive contribution towards encouraging safe, sustainable travel and improving active travel options throughout the Park by enabling opportunities for:

- (a) Sustainable transport modes, based on a hierarchy of walking, cycling, public transport and motorised transport; for freight, a shift from road to rail and water-based transport where possible,
- (b) Access and opportunities for water transport on the sea lochs and on some inland lochs,
- (c) Modal change from private car to more sustainable transport modes within settlements including the provision of integrated new or improved transport infrastructure,
- (d) New and improved links to existing and proposed walking and cycling routes, as described in the Core Path Plan and included in the National Walking and Cycling Network (NWCN). Former railway lines should be safeguarded to provide walking, cycling and bridleway opportunities.

TRANSPORT POLICY 3:

Impact Assessment and Design Standards of New Development

1) Assessment of Impact

To minimise any adverse impact on traffic flows on the local and strategic road network, development proposals (except for minor and small scale householder developments) will require to be accompanied by:

- (a) A transport statement; or
- (b) In the case of larger-scale developments, a full transport assessment to assess the implications of development (including cumulative impact with other development proposals) and a travel plan indicating measures to reduce the impact of travel; and
- (c) Developers will be required to implement any measures identified in, or arising from, a transport statement or assessment that the National Park Authority, in consultation with the Roads Authority and/or Transport Scotland have determined as appropriate.

2) Design Specification and Standards

All development proposals (including minor and small scale householder developments and developments requiring access off private roads) will require to:

- (a) Follow placemaking principles, and
- (b) Be of a design and specification that are sensitive to the special qualities of the Park and to be in conformity with the design standards required by the Roads Authority and/or Transport Scotland, and
- (c) Be serviced by roads infrastructure to the specification of and in consultation with the Roads and Transportation Authority and with Transport Scotland as appropriate, and
- (d) Ensure all temporary haul/ construction roads approved as part of any development should be removed and the landscape reinstated in accordance with agreed timescales and to the satisfaction of the NPA.

Natural Environment

NATURAL ENVIRONMENT POLICY 1:

National Park Landscapes, Seascape and Visual Impact

Development will protect the special landscape qualities of the National Park in accordance with The Special Landscape Qualities of Loch Lomond & The Trossachs National Park (SNH 2010). Development proposals will be required to be sympathetic to their setting and minimise visual impact, including areas of wild land character⁽¹⁾ and wild land areas.

Note: The special landscapes of the National Park include a range of character types and are covered by various designations.



Supplementary Guidance on Design and Placemaking provides information on how your proposal can meet this policy.

(1) 'Wild land character' is defined within the National Park Partnership Plan and 'wild land areas' are defined in the Scottish Natural Heritage 2014 wild land areas map.

NATURAL ENVIRONMENT POLICY 2:

European sites - Special Areas of Conservation and Special Protection Areas

Development that is likely to have a significant effect on a European Site, which is not directly connected with or necessary to their conservation management, will be subject to an assessment (known as an Appropriate Assessment) of the implications for the site's conservation objectives. Where the assessment concludes that proposed development will affect the integrity of the site, either individually or in combination with other development, the proposal will only be permitted where:

- (a) There are no alternative solutions; and
- (b) There are imperative reasons of overriding public interest, including those of a social or economic nature. Where the site concerned hosts a priority natural habitat type these reasons must relate to human health or public safety, beneficial consequences of primary importance for the environment, or further to an opinion from the European Commission (through Scottish Ministers) or other imperative reasons of overriding public interest.

The European site may be designated or proposed, and the significant effect can be either alone or in combination with other plans or projects. In exceptional circumstances and where the above points have been fully investigated; the proposal will only be permitted where compensatory measures are provided to ensure that the overall coherence of the network of European Sites is protected, with prior consultation with the European Commission via Scottish Ministers.

NATURAL ENVIRONMENT POLICY 3:

Sites of Special Scientific Interest, National Nature Reserves and RAMSAR Sites

Development that affects a Site of Special Scientific Interest, National Nature Reserve or RAMSAR site will only be permitted where it is demonstrated that:

- (a) There is an overall enhancement of the site for the reasons it was designated, or
- (b) There is no adverse effect on the site that would compromise the objectives and overall integrity of the designated area; or
- (c) Any adverse effects on the qualities for which the area has been designated are clearly outweighed by social or economic benefits of national importance.

NATURAL ENVIRONMENT POLICY 4:

Legally Protected Species

Development will not be permitted where it would have an adverse impact on any protected species under schedules 2, 3 and 4 of the Conservation (Natural Habitats &c.) Regulations 1994, wherever they occur unless it is demonstrated that:

- (a) It would not be detrimental to the maintenance of the United Kingdom population or conservation status of the species concerned; and
- (b) There is no alternative; and
- (c) The applicant can demonstrate public health, public safety or other imperative reasons of overriding public interest, including those of a social or economic nature, and that there are beneficial consequences of primary importance for the environment.

In addition full consideration will be given to the protection of species protected under schedules 1, 5 and 8 of the Wildlife and Countryside Act 1981 (as amended), species listed in Annex 1 of the Birds Directive and badgers under the Protection of Badgers Act 1992 (as amended).

Where there is good reason to believe that a protected species may be present on a proposed development site, an ecological survey will be required to determine whether the species is present, the likely impacts on the species or habitat, and any mitigation and compensation measures that will be undertaken.

NATURAL ENVIRONMENT POLICY 5:

Species and Habitats

Development that would have an adverse impact (including cumulative impact) on habitats or species identified in the National Park Biodiversity Action Plan which occur in the National Park will only be permitted where:

- (a) It is demonstrated that the need and justification for the development outweighs the local, national or international contribution of the area of habitat or populations of species; and
- (b) Significant harm or disturbance to the ecological functions, continuity and integrity of the habitats or species populations is avoided, or minimised where harm is unavoidable, and appropriate compensatory or management measures are included either within or outside of the site; and
- (c) The extent and functions (for carbon sequestration and/or Ground Water Dependant Terrestrial Ecosystems) of woodlands, peat and bog lands will not be impaired in the medium to long-term.

NATURAL ENVIRONMENT POLICY 6:

Enhancing Biodiversity

Developments will be required to enhance biodiversity by:

- (a) Securing the protection, management and enhancement of natural landscape, wildlife, wildlife habitat, habitat networks and green corridors, and where possible the creation of new wildlife habitats; and
- (b) Aiming to have native species planted and preventing the planting or spread of invasive non-native species including those listed in Schedule 9 of The Wildlife and Countryside Act 1981.

NATURAL ENVIRONMENT POLICY 7:

Protecting Geological Conservation Review Sites

Development that affects a Geological Conservation Review Site will only be permitted where it is demonstrated that:

- (a) There is an overall enhancement of the site for the reasons it was identified, or
- (b) There is no adverse effect on the site that would compromise the objectives and overall integrity of the identified area; or
- (c) Any adverse effects on the qualities for which the area has been identified are clearly outweighed by social or economic benefits of national importance.

Sites of geological importance in the National Park identified through future research and audit will be recognised and appropriately protected from any significant adverse effects.

NATURAL ENVIRONMENT POLICY 8:

Development Impacts on Trees and Woodlands

Development proposals will not be supported when it would result in the loss or deterioration of an ancient or long-established plantation or semi-natural woodland unless there are overriding public benefits from the development that outweigh the loss of the woodland habitat.

Development proposals will not be supported where it is likely to lead to the loss of, or damage to, important individual trees, hedgerows or groups of trees or woodlands that contribute to local amenity, the character of the area and/or are of nature conservation value or historic significance. Where development is accommodated, compensatory planting is to be undertaken to contribute to the National Park's Biodiversity Action Plan.

Where trees, hedgerows or woodlands may be potentially affected by development or land-use change, the following measures may be required on a case by case basis:

- (a) Provision for the protection, management and planting of new trees, hedgerows and woodlands in keeping with distinctive landscape character of the area and where possible enhancing existing or creating new wildlife habitat;

- (b) Tree Preservation Orders to protect important trees or groups of trees or woodlands perceived to be under threat of damage or removal if it appears expedient in the interests of amenity, and/or the trees and woodlands are of cultural or historical significance;
- (c) Control of Woodland Removal Policy (Scottish Government) to assess acceptability of woodland removal and need for associated compensatory planting
- (d) Management agreements and/or legal agreements to encourage positive management of trees, hedgerows and woodlands on or adjacent to development sites.

NATURAL ENVIRONMENT POLICY 9:

Woodlands on or adjacent to development sites

Where development is proposed that may affect trees or woodland on or adjacent to the site, measures following the recommendations and guidance in British Standard 5837:2012 'Trees in relation to design, demolition and construction', shall be followed to identify trees to be retained and adequately protected.

This policy will be supported by a Woodland Strategy Planning Guidance which will provide guidance on the most appropriate species and locations for establishment of woodlands, hedgerows and trees.

NATURAL ENVIRONMENT POLICY 10:

Protecting Peatlands

Development should avoid the unnecessary disturbance of peat and carbon-rich soils. Best practice must be adopted in the movement, storage, management and reinstatement of peat and carbon-rich soils. Development on undisturbed areas of peat or carbon-rich soils will not normally be permitted, unless;

- (a) The economic and social benefits of the development clearly outweigh any potential detrimental effect on the environment; and
- (b) It has been clearly demonstrated that there is no viable alternative.

Where development is permitted, a depth survey must be undertaken which demonstrates that the areas of deepest peat have been avoided.

Where required, a peat management plan and where appropriate mitigation measures must also be submitted which demonstrates that the unnecessary disturbance, degradation or erosion of peat is avoided.

NATURAL ENVIRONMENT POLICY 11:

Protecting the Water Environment

Development will be required to ensure no significant adverse impact on the water environment by:

- (a) Protecting and enhancing the ecological status and riparian habitat, natural heritage, landscape values and physical characteristics of water bodies (including biodiversity and geodiversity);
- (b) Demonstrating that there would be no significant adverse impact on protected species or their habitats in the water body or its catchment area.
- (c) Ensuring that development has no adverse impact on the quantity of water available for drinking water and other uses;
- (d) Protecting and enhancing existing flood plains; protecting opportunities for public access to and recreation and enjoyment on and around lochs, rivers, burns, wetlands and the coastal marine area; and
- (e) Having regard to any designated Bathing Waters in the Park.

Where engineering works are required in or near water bodies, that may have a significant adverse effect on points (a) to (e), either up or downstream from the works, they will not be supported.

There will be a presumption in favour of soft engineering techniques and against the culverting of watercourses, unless there is no suitable alternative. Proposals for culverting of watercourses for land gain may only be justified if the applicant can demonstrate that:

- (f) No other practical option exists that would allow the watercourse to remain open; and
- (g) The proposed development is of over-riding public interest.

NATURAL ENVIRONMENT POLICY 12:

Surface Water and Waste Water Management

Development within or adjacent to publicly sewered areas must connect to the public network unless:

- (a) The public sewerage system cannot be developed due to technical constraints or the connection is unacceptable to Scottish Water. A private system may be permitted subject to the system not creating or exacerbating an environmental risk, including cumulative impacts with other developments. Any private wastewater treatment system must be designed to meet Scottish Environment Protection Agency's requirements for authorisation and receiving water quality. The developer will be required to fund Scottish Water's completion of the connection following upgrading of the sewerage system and a planning condition will be attached requiring the development to connect to the public sewerage system when available; or
- (b) The development is in an area where connection to the public sewer is not possible due to lack of capacity, but where Scottish Water has confirmed that investment has been allocated within its investment programme to address this constraint. In such cases a private wastewater system must be designed and built to a standard to; allow adoption by Scottish Water (drainage will require to be provided to a likely connection point) and to meet Scottish Environment Protection Agency's requirements.

The developer will be required to fund Scottish Water's completion of the connection following upgrading of the sewerage system and a planning condition will be attached requiring the development to connect when available. In some areas, such as Strone, Kilmun and Blairmore, in order to satisfy this policy, effluent may require to be treated prior to connection to the public sewer.

Private Water supplies will only be supported where a public water supply system and/or capacity are unavailable and where there is no adverse effect on the water environment or the lawful interests of other land and water users in line with Scottish Environment Protection Agency requirements.

Development should minimise the areas of impermeable surface and consider the impact of managing additional surface water arising from developments, including during the site preparation construction phase. Sustainable Drainage Systems (SuDs) will be required for all developments, except single dwellings, where the surface water discharge is made directly to coastal waters and will be incorporated into the overall design of the development.

A Drainage Impact Assessment (DIA) should be submitted with proposals, identifying the surface and waste water issues associated with the site and demonstrating how these will be managed and mitigated through suitable design and how this will protect the development from surface water flooding. It is acceptable if the DIA forms part of the Flood Risk Assessment (FRA) for the site.

NATURAL ENVIRONMENT POLICY 13:

Flood Risk

Development will not be supported, unless it is demonstrated that the proposed development complies with the Flood Risk Framework as defined in Scottish Planning Policy or subsequent national planning guidance, relevant flood risk management strategies and local flood risk management plans. Development will not normally be permitted in areas that are:

- (a) Within existing settlements that have been identified as being at medium to high risk of flooding or are in areas otherwise known to flood frequently, unless a flood risk assessment has been undertaken and is approved by the relevant Responsible Authorities and can demonstrate that:
 - (i) The site is protected to the appropriate standard by existing flood protection measures that are maintained, under construction or are a planned measure in a current flood risk management plan; and
 - (ii) The site will not be at risk of flooding from any source; and
 - (iii) The development will not increase the risk of flooding either within the final developed site or outwith the site; and
- (b) Outwith existing settlements and that have been identified as being at medium to high flood risk from any source or in areas known to flood frequently unless:
 - (i) The location is essential for operational purposes (such as navigation and water-based recreation uses, agriculture);
 - (ii) An alternative lower risk location is not physically available; and
 - (iii) A flood risk assessment in compliance with (b) i, ii, iii, is approved by the relevant Responsible Authorities, and can demonstrate that the risk can be managed and/or mitigated to achieve a neutral or better outcome.

When assessing suitable management and mitigation of the impacts of flooding (including those arising from surface waters), a natural flood management approach should be taken. Traditional hard engineering approaches will only be supported alongside natural measures where it can be demonstrated that a natural approach cannot solely mitigate flood risk and where there will be minimal adverse effects on the natural, cultural and historic environment.

NATURAL ENVIRONMENT POLICY 14:

Marine and Inland Aquaculture

Shellfish and finfish aquaculture proposals will be supported where there is no significant adverse effect directly, indirectly or cumulatively on:

- (a) Any area controlled by the Ministry of Defence that is used by the United Kingdom, NATO and allied nations for training purposes;
- (b) Navigational and fishing interests; and
- (c) Existing aquaculture sites.

NATURAL ENVIRONMENT POLICY 15:

Coastal Marine Area

Development along the coastline will be supported where it:

- (a) Is in alignment with the National and Regional Marine Plan policies and objectives; and
- (b) Is sensitive to any cumulative impacts from existing development in the area; and
- (c) Is outside the natural foreshore unless the development is considered essential for public utility services, water-based leisure or recreational uses in accordance with other local plan policies; and
- (d) Is able to protect public access to and along the coast.

NATURAL ENVIRONMENT POLICY 16:

Land Contamination

Where development is proposed on or close to known or suspected land contamination, applicants will be required to provide a risk assessment which demonstrates that:

- (a) Potential impacts on human health and the wider environment, including all aspects of the water environment, arising from land contamination have been investigated and addressed. Where appropriate, consideration should be given to both radioactive and non-radioactive sources of contamination; and
- (b) The site has been remediated or the development proposal provides for remediation of the site in a manner consistent with the requirements of PAN 33 to ensure that the site is made suitable for use and is not causing unacceptable risk.

Historic Environment

HISTORIC ENVIRONMENT POLICY 1:

Listed Buildings

(a) Alterations and Extensions

Development which alters or extends a listed building will only be supported where it can be demonstrated that:

- (i) Proposals will protect, conserve and/or enhance the character, integrity and setting of listed buildings, and
- (ii) The layout, design, materials, scale, siting and use shall be appropriate to the character and appearance of the listed building and its setting whilst not inhibiting high quality contemporary and/or innovative design.

(b) Demolition

Proposals for the total or substantial demolition of a listed building will only be supported where it has been demonstrated that:

- (i) The building is not of special interest; or
- (ii) The building is incapable of repair; and reuse through the submission and verification of a thorough structural condition report produced by a qualified structural engineer; or
- (iii) The demolition of the building is essential to delivering significant benefits to economic growth or the wider community; or
- (iv) The repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period.

(c) Enabling Development

Where a listed building is seriously at risk from neglect or from an inability to secure an appropriate new use, enabling development may be supported. In considering such development it must be demonstrated that:

- (i) Financial assistance is not available from any other source; and
- (ii) Development will be restricted to the minimum required to secure the long-term future of the listed building; and
- (iii) Development conserves and/or enhances the special interest, character and setting of the listed building through appropriate layout, scale, massing, design, and use of materials.



Planning Guidance (Listed Buildings and Conservation areas) supports the above policies by providing guidance on the protection of listed buildings and conservation areas. This includes advice on repair, alterations and new development in the grounds of listed buildings.

HISTORIC ENVIRONMENT POLICY 2:

Conservation Areas

Development within or adjacent to a conservation area, that preserves or enhances its character and appearance, and is consistent with any relevant conservation area appraisal or management plan, will be supported providing it can be demonstrated that:-

(a) New Development or Alterations

- (i) New development, as well as alterations, other redevelopment of buildings or energy efficiency measures, preserves or enhances the character and appearance or setting of the conservation area through the appropriate scale, proportion, siting, massing, design, and use of materials whilst not inhibiting high quality contemporary and/or innovative design; and
- (ii) Important views within, from and into the conservation area will be maintained and enhanced.

(b) Demolition

- (i) The four key tests referred to in Listed Buildings (b) will apply where total or substantial demolition of an unlisted building which contributes positively to the character or appearance of the conservation area, is proposed, and
- (ii) Proposals for demolition will not be considered in the absence of a detailed planning application for a replacement building that enhances or preserves the character of the conservation area, and
- (iii) Demolition must not commence until it has been demonstrated that contracts have been let for the approved new development.

(c) Trees

Trees which are considered by the planning authority to have amenity value and contribute positively to the character of the conservation area shall be retained.

Applications for planning permission in principle in conservation areas will not normally be considered acceptable without detailed plans, including elevations which show the development in its setting.

HISTORIC ENVIRONMENT POLICY 3:

Wider Built Environment and Cultural Heritage

Development proposals will be expected to protect, conserve and/or enhance a building or feature of architectural and/or historical merit or of cultural significance. Buildings or features of merit which are important to the cultural heritage of the National Park should be retained and incorporated in new developments where possible and any adverse impacts of the development should be avoided or mitigated.

HISTORIC ENVIRONMENT POLICY 4:

Gardens and Designed Landscapes

Development affecting Gardens and Designed Landscapes shall protect and/or enhance such places and shall not impact adversely on their character, important views to, from or within them or their wider landscape setting. Significant development proposals in gardens and designed landscapes will require management plans as a condition of any planning permission.



Planning Guidance (Listed Buildings and Conservation areas) supports the above policies by providing guidance on the protection of listed buildings and conservation areas. This includes advice on repair, alterations and new development in the grounds of listed buildings.

HISTORIC ENVIRONMENT POLICY 5:**Conversion and Re-use of Redundant Buildings**

Proposals for sympathetic conversion and re-use of buildings of vernacular quality and local historic and/or architectural interest will be supported where:

- (a) The building is structurally sound and
- (b) Capable of conversion without significant rebuilding or new building elements.

HISTORIC ENVIRONMENT POLICY 6:**Scheduled Monuments and other Nationally Important Archaeological Sites**

Scheduled monuments and other identified historic environment assets which satisfy the criteria for national importance set out by Scottish Ministers shall be preserved in-situ within an appropriate setting. Development shall not be permitted which adversely affects scheduled monuments and their setting.

HISTORIC ENVIRONMENT POLICY 7:**Other Archaeological Resources**

Other archaeological resources will be expected to be retained, protected and preserved in-situ and in an appropriate setting wherever feasible. Where it can be demonstrated that preservation in-situ is not feasible, planning approval will be conditional upon the developer making appropriate provision for the archaeological excavation, recording, and analysis of the resources, and for publication of the results where appropriate, all to the satisfaction of the National Park Authority.

HISTORIC ENVIRONMENT POLICY 8:**Sites with Unknown Archaeological Potential**

Where sites are considered to have significant archaeological potential the developer will be required to submit details of the results of an archaeological evaluation of the site with the application, or before its determination. Where significant archaeological remains are found during evaluation, and where they cannot be preserved in-situ, planning permission may be refused or made conditional on compliance with an agreed programme of archaeological mitigation as required by the National Park Authority.

Open Spaces

OPEN SPACE POLICY 1:**Protecting Outdoor Sports Facilities**

Development proposals on outdoor sports facilities will not be supported unless it is demonstrated that:

- (a) The proposed development is ancillary to the principal use of the site as an outdoor sports facility; or
- (b) The proposed development involves only a minor part of the outdoor sports facility and would not affect its use and potential for sport and training; or
- (c) The outdoor sports facility which would be lost would be replaced either by a new facility of comparable or greater benefit for sport in a location that is convenient for users, or by the upgrading of an existing outdoor sports facility to provide a facility of better quality on the same site or at another location that is convenient for users and maintains or improves the overall playing capacity in the area; or
- (d) A playing field strategy prepared by the responsible local authority and agreed by Sportscotland has demonstrated that there is a clear excess of sports pitches to meet current and anticipated future demand in the area and that the site could be developed without detriment to the overall quality of provision.

OPEN SPACE POLICY 2:

Protecting Other Important Open Space

Development on formal and informal open space (both inside and outside of towns and villages) in public or private ownership will generally not be supported unless it can be demonstrated that:

- (a) The open space is not of community value and has no other multifunctional purposes such as cultural, historical, biodiversity or local amenity value; and
- (b) An alternative high quality formal open space provision within a convenient distance and accessible location is provided; and
- (c) The proposal complements the principal use of the site and will result in improved maintenance or enhancement of open space; and
- (d) The proposal complements the nature conservation management of the site.

Any development proposals on open space which appears outside the settlements and is not mapped will be analysed on a case by case basis using the criteria above.

OPEN SPACE POLICY 3:

New Open Space Opportunities

Where appropriate, development proposals will:

- (a) Incorporate accessible multifunctional open space of the appropriate quantity and quality to meet the needs arising from the nature of the development itself; and
- (b) Retain and maintain for the long term such open space.

In some instances it may be more appropriate to remedy local deficiencies (both in terms of quality and quantity) that have been identified in a Local Authority Open Space Strategy, and which would be worsened by additional development.

Community Facilities

COMMUNITY FACILITIES POLICY 1:

Supporting New and Existing Community Facilities

New community facilities which contribute to the qualities of a successful place will be supported where they are located within Towns, Villages or within Small Rural Communities.

The change of use of a community facility to other uses will generally not be supported unless it can be demonstrated beyond reasonable doubt that it is not viable to continue operating as a community facility by:

- (a) Remaining vacant for a minimum of 12 months; or
- (b) Demonstrating in a marketing plan that the existing use has been effectively marketed for 12 months for community facilities.

Retail

RETAIL POLICY 1:

Development in Towns and Villages

New retail development opportunities within towns or villages will be supported where they:

- (a) Demonstrate a sequential test has been applied to the choice of location; favouring town and village central areas, and
- (b) Create no significant adverse impact on vitality and viability of the overall centre, and
- (c) The development supports sustainable transport – access by a range of transport modes.

There will be a general presumption against the change of use of existing retail units and their redevelopment will only be accommodated where this would promote the efficient and sustainable use of land in accordance with other policies and:

- (d) It can be demonstrated that it is not possible to continue with the existing use (including marketed for at least 12 months with no reasonable bids offered); or
- (e) The existing retail use is unsuitably located and adversely impacts on the built or natural heritage, local character or neighbouring properties; or
- (f) The existing retail use can be appropriately re-located to another suitable site.

RETAIL POLICY 2:

Development outside Towns or Villages

Retail development outside towns and villages will be supported where they:

- (a) Demonstrate justification as to why unable to locate within town or village nearby; or
- (b) Is linked to supporting destination tourism; and
- (c) Are proportionate in scale to the area in which it is set; and
- (d) Do not adversely impact the vitality and viability of any nearby town or village centre.

The general presumption against loss of retail (as set out in Development in Towns and Villages policy above) also applies to proposed retail outside of centre locations.

RETAIL POLICY 3:

Display of Advertisements

Applications for the display of advertisements will be assessed on the basis of their potential impacts on amenity and road safety. All applications should be prepared in accordance with the design and siting principles and advice set out in the future National Park Authority's Planning Guidance Advertisement Control.

Telecommunication

TELECOMMUNICATION POLICY 1:

Where there is an established need for the enhancement of the National Park's digital infrastructure, telecommunications development proposals will be supported where:

- (a) All technically suitable alternative site locations and design solutions have been investigated, including the sharing of existing telecommunications apparatus support structures, or in the case of radio masts, siting antennas sensitively on existing buildings or other structures (proposals on hilltop locations or those which are prominent from skyline and visible from principal public locations will be resisted); and
- (b) Where new free-standing support structures, proposals should take advantage of topography and vegetation; include enclosures for plant equipment that are suitable in design, scale and finish to the area; have adequate landscaping and boundary treatment; should underground equipment where possible; have environmentally sensitive construction of access tracks and should paint support structures in non-reflective recessive colours; and should propose management agreements for the long-term maintenance of sites.

Renewable Energy

RENEWABLE ENERGY POLICY 1:

Renewable Energy within the National Park

Proposals for Renewable Energy Developments within the National Park will be supported where the siting, design, access and scale of the proposal will not have a significant adverse impact either individually or cumulatively on: landscape or visual amenity, woodlands/ forestry, biodiversity, the water environment, cultural heritage, air quality, traffic and transport, recreation and access and residential amenity.

Large-scale commercial wind turbines are incompatible with the special qualities of the National Park and are not considered to be appropriate within the National Park or where outside the National Park they affect its landscape setting.

All renewable energy developments must also be assessed in regard to:

- (i) The Overarching Policies and related Local Development Plan Policies
- (ii) The Renewable Energy Planning Guidance

In particular, the renewable energy technologies listed below, should in addition, comply with the following criteria listed here.

Wind Energy

(defined as proposals consisting of no more than one turbine with a height to blade tip of less than 30 metres)

- (a) That there are no significant adverse impacts on residential amenity or disruption to the tranquil enjoyment of parts of the Park by virtue of proximity, noise generation, shadow flicker, lighting or visual impact, and
- (b) All power line connections are placed underground or do not appear prominent in the landscape, and
- (c) There is provision for the site to be restored once the development is no longer operational, by planning condition and/or obligations, and
- (d) The function of peat and boglands for carbon sequestration will not be impaired in the medium to long term.

Wind Farms (defined as more than one turbine and more than 30 metres in height to blade tip) will not be supported.

Hydro Energy

- (a) Engineering works, the siting, design or scale of the powerhouse, headponds, weirs, penstocks and tailraces other ancillary buildings or works, access requirements and other support infrastructure do not generate significant adverse impact, and
- (b) Does not alter the river profile and the water supply to the powerhouse would not result in an inadequate flow of water in any stream which would reduce its ecological value or visual attractiveness as a natural feature, and
- (c) Pipes to, and power lines from, the powerhouse are placed underground, and
- (d) Sufficient landscape measures are included to integrate the proposal into the landscape setting and reinstatement measures are taken to restore the physical conditions of the site when construction is complete.

Biomass and Biogas Energy (Heat and Power)

Proposals will be supported where they:

- (a) are located in close proximity to the source of demand for the generated heat and power, and
- (b) use a sustainable source of fuel.

Minerals

RENEWABLE ENERGY POLICY 2:

Renewable Energy Developments Adjacent to the National Park

The National Park Authority, as a statutory consultee, will support renewable energy developments adjacent to the Park where:

- (a) They will not individually, or cumulatively with other developments or proposals, have a significant adverse visual impact on the landscape setting of the National Park and its principal gateways, and
- b) They do not result in significant adverse impacts on protected sites, species or biodiversity interests within the National Park as a result of cross boundary effects, and
- c) They do not result in significant adverse impacts by virtue of proximity, noise generation, shadow flicker, lighting or visual impact.

The National Park Authority will object to renewable energy developments outwith the Park where these criteria have not been met.

MINERAL EXTRACTION POLICY 1:

Support will be given to proposals provided that:

- (a) There will be no adverse effect on the National Park's special qualities, communities, traffic generation or flooding by virtue of the quarry or support infrastructure; and
- (b) The site will be subsequently restored and enhanced to provide benefits for the local community, biodiversity and the landscape; and
- (c) There is provision to facilitate the recycling and re-use of waste resulting from mineral extraction and processing.

More flexibility will exist and be given in the case of a proposed extension to existing facilities if there are significant economic development benefits providing the proposals meet the criteria (a), (b) and (c) above.

New mineral extraction sites shall only be supported where the material to be extracted is required to facilitate the enhancement and maintenance of the National Park's built environment or, where it can be demonstrated that there is an overriding national interest and there is no reasonable alternative source outwith the National Park. An Environmental Impact Assessment will normally be required for all new workings, to consider, amongst other things, the impact on the water environment.

Development proposals for the exploration or the development of wellhead and transmission infrastructure for unconventional gas extraction (coal bed methane, shale gas and other forms of onshore oil and gas) are generally not supported. Planning proposals of this nature shall be assessed with particular focus on criteria (a) above and the overarching policies

A bond will be required in most instances for restoration, enhancement and aftercare of ground conditions.



Planning Guidance (Renewable Energy) supports the above policies by providing detailed locational guidance, planning considerations in particular natural heritage and landscape. It also includes best practice and mitigation measures.

Sustainable Waste Management

WASTE MANAGEMENT POLICY 1:

Waste Management Requirement for New Developments

Development proposals will be required to include suitable commensurate on-site provision for waste management for the collection and storage of recyclable materials and/or composting facilities.

WASTE MANAGEMENT POLICY 2:

Waste Management Facilities

Waste management facilities have the potential to utilise waste as a resource and contribute to a more resource efficient and circular economy. New proposals for waste management facilities that support the reduction in waste generated in, and the transportation of waste from, the National Park will be supported where it can be demonstrated that:

- (a) They help implement sustainable waste management objectives of the Zero Waste Plan or
- (b) The proposed provision of waste management facilities is required to meet shortfalls in waste capacity; and
- (c) They do not raise adverse implications for the neighbouring areas in terms of traffic generation, smell or noise generation.

Existing and new waste management facilities for the treatment and disposal of municipal, commercial and industrial waste, including waste transfer stations and household waste recycling centres, will be safeguarded for waste management use. Any development on or adjacent to these sites that would adversely affect the operation of the facility will, in general, not be considered favourably. Existing waste management facilities are shown in the Towns & Villages Maps in Killin and Callander. Waste management facilities would be supported on land allocated for employment, industrial, or storage and distribution uses.

SECTION 5

Appendices

Appendix 1

Schedule of Development Sites

Location	Area (Ha)	Title	Use
Aberfoyle	1.24	Aberfoyle ED1 Forestry Commission Service Yard - Economic Development	ED
Aberfoyle	n/a	Aberfoyle PP Village Centre - Placemaking Priority	PP
Arrochar and Succoth	0.95	Arrochar ED1 Church Road - Economic Development	ED
Arrochar and Succoth	0.43	Arrochar H1 Cobblers Rest - Housing (12 homes)	H
Arrochar and Succoth	2.11	Arrochar H2 Succoth - Housing (26 homes)	H
Arrochar and Succoth	0.42	Arrochar H3 Church Road - Housing (6 homes)	H
Arrochar and Succoth	1.20	Arrochar MU1 Land Adjacent to Three Villages Hall - Mixed Use of Visitor Experience and Community Use	MU
Arrochar and Succoth	8.38	Arrochar MU2 Succoth - Mixed Use of Visitor Experience and Community Use and Open Space	MU
Arrochar and Succoth	8.30	Arrochar VE1 Ben Arthur – Visitor Experience	VE
Arrochar and Succoth	n/a	Arrochar TR1 Arrochar Pier - Transport	T
Arrochar and Succoth	n/a	Arrochar PP New Village Centre - Placemaking Priority	PP
Balloch	0.07	Balloch H1 North of Craiglomond Gardens - Housing (8 homes)	H
Balloch	0.80	Balloch MU1 The Old Station - Mixed Use of Visitor Experience and Transport	MU
Balloch	0.77	Balloch MU2 Carrochan Road - Mixed Use of Housing (23 homes) and Car Parking	MU
Balloch	11.61	Balloch VE1 West Riverside - Visitor Experience	VE
Balloch	2.36	Balloch VE2 East Riverside - Visitor Experience	VE
Balloch	0.88	Balloch VE3 Balloch Castle - Visitor Experience	VE
Balloch	9.51	Balloch VE4 Woodbank House - Visitor Experience	VE
Balloch	n/a	Balloch PP The Old Station - Placemaking Priority	PP
Balmaha	3.41	Balmaha H1 Forestry Commission Site - Housing (15 homes)	H
Balmaha	n/a	Balmaha TR1 Balmaha Bay - Transport	T
Callander	2.08	Callander ED1 Lagrannoch Industrial Estate - Economic Development	ED
Callander	0.09	Callander H1 Pearl Street - Housing (5 homes)	H

Location	Area (Ha)	Title	Use
Callander	0.13	Callander H2 Old Telephone Exchange - Housing (23 homes)	H
Callander	2.51	Callander H3 Churchfields - Housing (30 homes)	H
Callander	17.69	Callander LT1 Cambusmore - Long Term Visitor Experience	VE
Callander	25.06	Callander LT2 Claish Farm - Long Term site for Housing (100 homes) and Visitor Experience	MU
Callander	3.50	Callander LT 3 Balgibbon Drive - Long Term site for Housing (22 homes)	H
Callander	2.09	Callander MU1 Station Road - Mixed Use of Retail, Car Parking, Business and Transport	MU
Callander	23.09	Callander MU2 Claish Farm - Housing (90 homes), Visitor Experience, Economic Development and Playing Field	MU
Callander	5.59	Callander RA1 Callander East - Rural Activity Area	RA
Callander	1.44	Callander RET1 Stirling Road - Retail	RT
Callander	14.39	Callander VE1 Auchenlaich - Visitor Experience	VE
Callander	n/a	Callander PP Town Centre - Placemaking Priority	PP
Carrick Castle	0.50	Carrick Castle H1 Former Hotel - Housing (8 homes)	H
Crianlarich	0.89	Crianlarich ED1 Railway Station - Economic Development	ED
Crianlarich	0.26	Crianlarich H1 Willowbrae - Housing (6 homes)	H
Croftamie	0.34	Croftamie H1 Buchanan Crescent - Housing (5 homes)	H
Croftamie	6.51	Croftamie VE1 Pirniehall - Visitor Experience	VE
Drymen	2.86	Drymen H1 Stirling Road - Housing (36 homes) and Car Parking	H
Drymen	0.28	Drymen H2 Laurelfelds - Housing (10 homes)	H
Drymen	3.26	Drymen LT1 South Stirling Road - Long Term Housing (30 homes)	H
Drymen	0.27	Drymen MU1 Former Salmon Leap - Mixed Use of Economic Development and Housing (4 homes)	MU
Drymen	0.74	Drymen RA1 Drymen South - Rural Activity Area	RA
Drymen	0.14	Drymen TR1 Balmaha Road - Transport	T
Drymen	18.89	Drymen VE1 Drumbeg - Visitor Experience	VE
Drymen	n/a	Drymen PP Village Square - Placemaking Priority	PP
Gartmore	0.8	Gartmore H1 Park Avenue - Housing (6 homes)	H
Gartocharn	1.06	Gartocharn H1 Burnbrae Farm - Housing (10 homes)	H

Location	Area (Ha)	Title	Use
Gartocharn	0.92	Gartocharn H2 France Farm - Housing (6 homes)	H
Killin	0.77	Killin ED1 Road Depot - Economic Development	ED
Killin	13.47	Killin RA1 Acharn - Rural Activity Area	RA
Kilmun	0.47	Kilmun H1 Former Nursing Home - Housing (11 homes)	H
Strone	0.34	Strone H2 High Road - Housing (10 homes)	H
Blairmore	0.66	Blairmore VE1 Blairmore Green - Visitor Experience	VE
Blairmore	n/a	Blairmore PP Blairmore Centre - Placemaking Priority	PP
Lochearnhead	0.87	Lochearnhead MU1 Former Garage - Mixed Use of Visitor Experience and Economic Development	MU
Lochearnhead	0.56	Lochearnhead H1 Former Holiday Centre - Housing (12 homes)	H
Lochgailhead	0.49	Lochgailhead H1 Land Near Donich Park - Housing (6 homes)	H
Luss	0.59	Luss H1 Land North of Hawthorn Cottage - Housing (10 homes)	H
Luss	0.28	Luss H2 Land North of Loch Lomond Arms - Housing (4 homes)	H
Luss	0.60	Luss MU1 Land North of Primary School - Mixed Use of Visitor Experience and Public Realm	MU
St Fillans	1.44	St Fillans H1 Station Road - Housing (16 homes)	H
Tarbet	1.73	Tarbet H1 Land South of A83 - Housing (10 homes)	H
Tarbet	n/a	Tarbet TR1 Pier - Water-based infrastructure	T
Tarbet	2.29	Tarbet VE1 Tourist Information Centre - Visitor Experience	VE
Tarbet	0.51	Tarbet VE2 Former Harvey's Garage - Visitor Experience	VE
Tarbet	0.23	Tarbet VE3 Land to rear of Tarbet Hotel - Visitor Experience	VE
Tarbet	4.3	Tarbet MU1 Central Green - Mixed Use of Visitor Experience and Open Space	MU
Tarbet	n/a	Tarbet PP Tarbet Centre - Placemaking Priority	PP
Tyndrum	1.71	Tyndrum MU1 Clifton - Mixed Use of Visitor Experience and Economic Development	MU
Tyndrum	n/a	Tyndrum PP Tyndrum Centre - Placemaking Priority	PP
Strathfillan	n/a	Strathfillan RA1 - Rural Activity Area	RA
Strachur	n/a	Strachur South RA1 Cowal - Rural Activity Area	RA

Appendix 2

Local Authorities and National Park Land Ownership Schedule

Site reference Site address	Authority ownership	Section(s) of Local Development Plan which relates to this development site
Balloch MU2 Carrochan Road, Balloch	West Dunbartonshire Council	<ul style="list-style-type: none"> Allocated housing site Housing Policies
Balloch VE3 Balloch Castle	Glasgow City Council	<ul style="list-style-type: none"> Allocated Visitor Experience site Designed Landscapes policy
Callander MU1 Station Road Car Park, Callander	Stirling Council	<ul style="list-style-type: none"> Allocated mixed use site
Callander H1 Callander	Stirling Council	<ul style="list-style-type: none"> Housing Site Place making Priority
Crianlarich H1 Crianlarich – Willow Brae	Stirling Council	<ul style="list-style-type: none"> Allocated Housing
Drymen TR1 Drymen - Balmaha Road	Stirling Council	<ul style="list-style-type: none"> Allocated transport site
Drymen H2 Stirling / Gartness Road Site, Drymen	Stirling Council (owns the current car park)	<ul style="list-style-type: none"> Part of Allocated housing site
Killin ED1 Road Depot, Killin	Stirling Council	<ul style="list-style-type: none"> Allocated Economic Development Site
Tarbet VE2 Central Green, Tarbet	NPA (partly owned by)	<ul style="list-style-type: none"> Allocated Transport site

Appendix 3

Glossary

Affordable Housing	Housing that is available to people on modest incomes who generally cannot afford to buy or rent accommodation on the open market.
Amenity	A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquility.
Appropriate Assessment	A process to determine whether the plan is likely to significantly affect a Natura (European) protected site.
Biodiversity	Diversity or richness of plant and animal life and their habitats.
Biodiversity Action Plan	Identifies priority species and habitats where action to conserve and enhance is required.
Built Environment	Buildings and structures made by people, as opposed to natural features.
Charrette	A charrette is an interactive design workshop, in which the public, relevant professionals and stakeholders work directly with a specialised design team to generate a specific community masterplan.
Climate Change	Changes to the global climate that evidence suggests is mainly a result of human behaviour.
Community Action Plan	Is a statement of the type of place in which a community aims to be and what needs to be done in order to achieve this.

Commuted Sum	A payment by developers to the National Park Authority, or Local Authority, to provide a service or facility, rather than the developer providing it directly themselves.
Conservation Area	An area of special architectural or historic interest designated by the National Park Authority in consultation with local communities.
Development	The carrying out of building, engineering, mining or other operations in, over, or under land, or the making of a material change in the use of any buildings or other land and operation of a marine fish farm.
Development Brief	A document prepared to show in some detail, how best to develop a site, and can include details of infrastructure, stages of development and design proposals.
Evidence Base	The evidence base is the information we gather in order to have a balanced view on what development should be allowed where. It contains information relating to the Park's demographics and what development has taken place over the last number of years.
Housing Market Areas (HMAs)	Relatively self-contained areas within which most people move house when their needs or circumstances change.
Infill Sites	Sites which are located within a settlement boundary.

Infrastructure	Refers to transport and domestic services, such as water and electricity to support development and allow it to take place.
Less Favoured Area	Areas in which farmers are entitled to financial compensation due to a natural handicap (such as high altitude, difficult climate or poor soil).
Landscape Character Assessment	A method of analysing and describing the landscape.
Listed Building	A building or structure of architectural or historic interest included on the list of buildings compiled by Historic Environment Scotland on behalf of Scottish Ministers.
Local Development Plan (LDP)	The adopted version of the Proposed Plan has become the Local Development Plan and provides the framework against which planning applications are assessed, it will be reviewed every five years to ensure an up to date Plan is in place to guide future development in the area.
Local Needs Housing	Housing that meets the needs of people currently living in the area with a form of housing need and/or households that require to live in the area for employment or social reasons.

Monitoring Report	A document which contains data which forms the evidence base and evaluates the performance of the current Local Plan.
National Park Partnership Plan	The Partnership Plan sets out the policy for the management of the National Park and the co-ordination of activities of public bodies and office-holders so far as affecting the Park.
National Planning Framework (NPF)	Is the Scottish Government's Strategy for Scotland's long term spatial development.
Open Space	Green space consisting of any vegetated land or structure, water or geological features in an urban areas, including trees, woodlands and paths and 'civic space' consisting of squares, market places and other paved or hard landscaped areas with a civic function (Source: SPP11 Physical Activity and Open Space).
Placemaking Priority	An area highlighted where there is a particular focus on improved the overall public space through design.
Renewable Energy	Those sources of energy which are naturally occurring within the environment and which can either be tapped without consuming the resource or where the resource can renew itself on a human timescale. Examples include wind, solar, hydro, wave and tidal.

Residential Amenity	The benefit enjoyed from physical external space which forms part of the private home.
Rural Business	Business associated with a rural location such as agriculture, forestry or tourism related activities.
Rural Diversification	The establishment of new enterprises in rural locations. This can mean existing businesses entering into new areas of activity or the creation of entirely new enterprises.
Scottish Planning Policy (SPP)	Is the statement of Scottish Government Policy on nationally important land use planning matters.
Section 75 Agreement	Also known as a planning obligation. This is a legal agreement between a developer and a local authority which guarantees that certain works will be carried out, or financial contributions are paid in accordance with a planning permission.
Scottish Environment Protection Agency (SEPA)	Public body with a remit for environmental protection.
Scottish Natural Heritage (SNH)	Its role is to look after the natural heritage, help people to enjoy and value it, and encourage people to use it sustainably.
Strategic Environmental Assessment (SEA)	Involves assessing and taking into account the environmental effects of a plan or programme.

Planning Guidance/ Supplementary Guidance	Supplementary Guidance and Planning Guidance documents explain in more detail how policy requirements can be met in connection with the Local Development Plan. Planning Guidance is not as formal as Supplementary Guidance as it does not require sign off from Scottish Government or a Strategic Environmental Assessment and can be re-issued without consultation. These are still a material consideration in the determination of planning applications.
Sustainability	The capacity to carry out an activity over time. Often used in the context of sustainable development.
Sustainable Development	Development that meets the social, economic and environmental need of the present without compromising the ability of future generations to meet their own needs.
Water Environment	All inland surface water, groundwater and wetlands; as well as coastal waters.
Wild Land	Areas of mountain and moorland and remote coast, which mostly lie beyond contemporary human artefacts such as roads or other development.
Windfall Sites	Development that is granted permission on land or buildings not specifically identified in the Development Plan. Examples could include development on small gap sites within settlements or development on sites currently used for other purposes.

Appendix 4

Site Map Icons Explained






The site maps contain a series of icons which display the considerations which should be taken into account before submitting a development proposal. The icons are intended for developers and agents to consider before commencing on a design brief for proposed site development. Prior to submitting a planning application, we strongly recommend applicants approach us for pre-application discussions.

Every site is different and development factors can change over time whether it's a development that has taken place adjacent or additional information that has come to light, which may have an impact on the overall submission. **Please note that the icons are indicative and are not exhaustive.** For example a site may not show a contaminated land icon, but at the planning application stage a contaminated land assessment may be required because additional information has become available since the Local Development Plan was published.

The table shows what considerations should be taken when an icon appears on a site map.

Icon	Meaning
	The Access icon illustrates that consideration should be given to how users will access the site from any adjoining roads or paths. This includes access by all modes of transport.
	Active Travel Plan icon indicates where a planning application may require an Active Travel Plan to be submitted as part of the application. Development should demonstrate how connections are to be maximised for ease of access to nearby towns/village centre, schools, leisure centre, open space and existing paths.
	Archaeological Assessment icon highlights that archaeology is either on or adjacent to site and that an assessment should be submitted along with the planning application and should include suitable mitigation measures
	Built Environment icon appears when consideration should be taken over the context of the built environment. For example there may be prominent buildings which although are not listed, they have value in the context or their surroundings and this context should be safeguarded and if possible, enhanced.
	Considerations to the nearby Core Path should be made when this icon appears. Proposals on these sites should take into account how the development would link up with these paths and networks.
	Design Document icon highlights where a design brief and access statement or masterplan should be submitted as part of the planning application. Pre-application discussions will clarify which type of document is required.
	Developer Contributions icon illustrates where developments may have to provide financial support for the needs of; education, affordable housing, open space, infrastructure and placemaking priority improvements. This relates to the Development Contributions policy and associated Planning Guidance.
	Drainage Impact Assessment (DIA) icon indicates that one is required for the planning application stage. A DIA quantifies the foul and surface water flows likely to arise from a proposed development. The scope of a DIA will depend on the type of scale of a development, as well as the sensitivity of the local environment. Surface waters should then be managed in accordance with the principles of SuDS, while foul flows should either be discharged to a sewer or to a suitable private treatment system.
	A Flood Risk Assessment should be submitted along with the planning application. Pre-planning discussions will clarify the level of flood assessment required. Some sites may require a basic assessment whereas others may require a more detailed assessment. In some instances the outcome of the basic assessment may require further information to be provided.

Icon	Meaning
	The Geology icon illustrates where potential impacts to a geological feature such as an esker or moraine should be considered either on or close to the site.
	Where the Historic Environment icon appears, it implies that one or more of the following falls within or adjacent to the site; a conservation area, scheduled monument, or listed building. Measures should be submitted to identify how the development proposes to address/mitigate the impact on the historic environment.
	This icon illustrates a Land Contamination Assessment may be required to be submitted as part of the planning application. Pre-application discussions will clarify the level of detail required.
	A Landscape Assessment icon shows that an assessment should be submitted with the planning application. The level of detail will depend on the site circumstances with some sites more sensitive than others. As all sites fall within a National Park a basic landscape assessment should be provided for every site. In some circumstances a full Landscape Impact Assessment may be required. Pre-application discussions will clarify this matter.
	The Landscape context icon illustrates that there is a form of landscape sensitivity which development should respect and enhance.
	Linkages to be provided icon. Every site will have to be accessed by a road which will include paths to support pedestrian and cycle usage. This simple point doesn't require the linkages icon for every site. However, where sites have more than one access the linkages icon will appear. Some sites will have multiple access points; roads, pedestrian and cycle.
	Where the Loch Shore Protection icon appears consideration should be made to any likely impact of proposed development on the Loch Shore and any likely impact on the water body quality.
	The Long Term icon symbolises the indicative area for long term development. These are likely to be developed outwith the local development plan (LDP) period i.e. beyond 10 years after adoption of the LDP.
	A Natura designation icon indicates where proposals have the potential to have an adverse effect on a European protected site's qualifying interests including migrating fish species, geese, otters that support these species. Proposals for development must be accompanied by an expert appraisal to inform a project-level Habitats Regulations Appraisal. Pre-application discussions will clarify the level and detail of appraisal that must be submitted. A range of mitigation measures should be identified where potential impacts arise including a construction method statement or species protection plan.

Icon	Meaning
	Natural environment designation icon indicates where development proposals should assess and compliment through suitable mitigation measures to address proximity to nearby protected areas/habitats including; Sites of Special Scientific Interest and RAMSAR sites.
	Open Space icon will be shown where considerations should be made for proposals to either enhance existing Open Space, through links or by improving its quality or by providing new open space and/or facilities on site.
	The Place-making Priority icon symbolises that public realm improvements are required and should be considered as part of any proposal.
	The Protected Species icon reflects the need for a protected species survey along with any required mitigation to be submitted along with any planning application.
	The Public Parking icon is shown in the rare circumstances where public parking is required on site. This will typically relate to mixed use or visitor experience sites or where public parking will be reduced as part of the proposal, leaving unsatisfied need for parking.
	The Road Safety icon illustrates that consideration should be given to how proposed development will impact the safety of local roads. Road safety is relevant to every site, however this icon is specifically used where road safety concerns are a critical factor to address.
	Sustainable Drainage System (SuDS) icon indicates when SuDS details are required at the planning application stage. SuDS is a natural approach to the management of surface water arising on a site that mimics the natural drainage system and thereby reduces surface water flooding, improves water quality and enhances the biodiversity of a site. Proposed SuDs systems should minimise the use of concrete.
	This icon illustrates that a Transport Assessment is required as part of the planning application. Pre-application discussions will clarify what level of assessment is required; a simple transport statement or a more detailed Traffic Impact Assessment.
	The Waste Capacity icon shows where there may be mains sewer capacity or other related capacity issues which a development proposal should consider.
	Woodland/ Ancient Woodland icon indicates where ancient woodland falls within and/or adjacent to a site. Planning proposals should take consideration of this part of the application and include mitigation to safeguard trees. The icon also shows in some instances woodland which is not classed as ancient but should be considered as part of a proposal.





LIVE PARK

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Loch Lomond & The Trossachs National Park Authority

National Park Headquarters
Carrochan Road
Balloch
G83 8EG



01389 722600



hello@ourlivepark.com



www.ourlivepark.com

PÀIRC NÀISEANTA
LOCH
LAOMAINN
IS NAN TRÒISICHEAN



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