

# National Park Authority Planning & Access Committee



Agenda Item 7

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## *Paper for noting*

### *Summary*

<b>Submitted By:</b>	<b>Director of Rural Development &amp; Planning</b>
<b>Subject:</b>	<b>Local Development Plan Action Programme – 6 month review and Monitoring Framework</b>
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## 1. Introduction

- 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 and also provides information on the new Local Development Plan Monitoring Framework (included as Appendix Two).

## 2. Recommendation

- 2.1 Members are to:
- a) **Note** the publication of the 2<sup>nd</sup> review of the Local Development Plan Action Programme (Appendix One).
  - b) **Note** the publication Local Development Plan Monitoring Framework (Appendix Two).

## 3. Background

- 3.1 Members may remember that the Action Programme was presented to the Planning and Access Committee in February and October last year. It was first 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.
- 3.2 In March 2018 we also published our Local Development Plan Monitoring Framework. The framework sets out what will be monitored in order to

provide evidence for our Monitoring Statement to published alongside our next Local Development Plan (see Town and Country Planning (Development Planning) (Scotland) Regulations 2008 and Planning Circular 6/2013). Further background on this is provided in Section 5 of this report.

## 4. Local Development Plan Action Programme

### Purpose of Action Programme

4.1 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.

4.2 Essentially the Action Programme sets out the pathway to delivery of development for all involved in this process. It is area specific and identifies 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

4.3 As with the October review, this six monthly review captures the main changes and activity on all sites allocated within the Local Development Plan, this allows us to use the document to track and better manage our role in influencing delivery. It has also been an opportunity to refine and review the content and improve the presentation of the document.

4.4 An interactive map has been introduced which allows stakeholders to zoom around the National Park and look at the progress of different Local Development Plan sites and visualise the opportunities for development. It is anticipated that this will be of particular interest to people living and working in the National Park who wish to know more/ track progress of development activity in their own community. This will be trialled and feedback will be sought to help refine how information is shared and made accessible for stakeholders and to communities when preparing their own plans and projects.

- 4.5 We also track the progress of the Placemaking Priorities identified in the Local Development Plan and have included a new section that focuses in on tracking the impact of our Rural Development Frameworks for West and East Loch Lomonside in the areas around Luss and Balmaha. This also helps us to monitor and evaluate the effectiveness of these pilot development strategies for the more rural areas of the Park that are located outwith towns and villages.
- 4.6 As with the October review, no formal consultation has taken place, it has been updated using information from planning records and information from ongoing stakeholder engagement.
- 4.7 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.
- 4.8 The tables within the Action Programme have been also updated to reflect the following progress and achievements:
- **Strategic transport routes** – Progress has been made on the Callander bridge proposal with a feasibility study regarding the junction of the A81/A84 being undertaken.
  - **Arrochar and Succoth** – No progress to report – Succoth housing still under construction and progressing well.
  - **Balloch**
    - The West Riverside application is due to be submitted Spring 2018 and pre-application consultation was undertaken in November 2017
      - West Riverside (Balloch VE1) - ideas for this site included monorail, lodges, tree top walkway, adventure rides, a viewing tower, waterpark, apartment hotel, indoor, outdoor and water based visitor attractions.
      - Woodbank House (Balloch VE2) - ideas for this site included low density residential, public parkland area, woodland to be retained.
      - Old Station (Balloch MU1) - ideas for this site where a bunkhouse, craft brewery, outdoor performance area, restaurant and monorail station.
    - The Station Square works that are being progressed by West Dunbartonshire Council have been put on hold awaiting the proposals coming forward for West Riverside and are progressing works at the village square, with 31 new car parking spaces at Moss O'Balloch (Balloch VE2) hoped to be built this year.

- Also we have an application pending for the upgrade to Sweeney Cruises which includes an office building, slipway, enclosure/workshop building and boathouse. This site is part of Old Station (Balloch MU1)
- **Callander**
  - Rural Stirling Housing Association has purchased part of Claish Farm (MU1) Callander South growth area and is proposing to invest and deliver 50 affordable homes. Pre-application consultation was undertaken between 20<sup>th</sup> February and 27<sup>th</sup> March and an application is anticipated in May 2018.
  - Stirling Council started construction in January 2018 on the small infill housing site on Pearl Street (Callander H1).
  - The 23 social rented flats at the Old Telephone Exchange (Callander H2) are progressing well and are still under construction with complete anticipated in October 2018 rather than the summer.
  - The planning application for a supermarket on the allocated retail site adjacent to the medical centre (Callander RET1) is still under consideration and negotiations are progressing in relation to developer contributions. We are awaiting further information on active travel plans from the developer.
- **Balmaha**
  - The planning application for 20 new social rented homes and 2 self-build plots was approved in March 2018. However, as Members will be aware, construction is unlikely to start for 4 years due to the water infrastructure investment required.
  - A new section has been added to the action programme to update on all sites and applications in the Buchanan South Rural Development Framework. This includes updates such as:
    - Landscaping works at the car park completed in 2017.
    - New pontoon being built in 2017 to improve water access.
    - Conic Hill lower path has been upgraded and the upper section has gained planning approval for a new section of path.
    - Discussions continue with the agent regarding Buchanan Castle quarry.
- **Drymen**
  - The owner had intended to submit an application for both the housing site at Stirling Road (Drymen H1) and the adjacent long term site (Drymen LT1) in autumn last year but this has been delayed. An application is now anticipated in May/June 2018.
  - Stirling Council intend to start construction on the housing site at Laurelfields (Drymen H2) for 10 new social rented homes this year.

- **Gartocharn** –The liaison with the housing authority, Dunbritton Housing Association and the developer continues with regard to the delivery of housing at Burnbrae Farm (Gartocharn H1).
- **Killin** –The biomass plant at Acharn Rural Activity Area is now complete and operational. The owner has been in discussions with the community council over possibly ancillary economic uses around the site. The new action for this site is to contact the owners and start discussions about ancillary uses.
- **Luss** – The applications for the housing at Luss remain pending and there are ongoing discussions with Luss Estates to progress them.
- **St Fillans** – A single house is now complete on the housing site for 16 homes. This was part of a planning permission for 4 units.

## 5. Monitoring Framework

- 5.1 In March 2018 we published our Local Development Plan Monitoring Framework. It is a statutory requirement to collect evidence to inform plan-making, justify the plan's content and provide a baseline for later monitoring.
- 5.2 The new monitoring framework has focused on monitoring the delivery of the outcomes identified in the Local Development Plan vision and development strategy and on what information we can readily gather to evidence that we are meeting these. For example, the Local Development Plan's vision is to have more places to camp and experience the outdoors. In order to monitor this we are gathering information on all tourism approvals and completions.
- 5.3 This is the first version of the Monitoring Framework and it will be further refined in order to ensure it is providing robust qualitative information.

## 6. Conclusion

- 6.1 The Local Development Plan Monitoring Framework and Action Programme are effective tools to track and help implement delivery of development across the National Park and to support and strengthen partnership working. Members are asked to note the revised Action Programme and new Monitoring Framework.

## 7. List of Appendices

Appendix 1: Local Development Plan Action Programme – March 2018  
[Appendix 2: Local Development Plan Monitoring Framework – March 2018](#)