

# National Park Authority Planning & Access Committee



Agenda Item 5

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## *Paper for approval*

### *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 Report for 2017</b>
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## 1. Introduction

- 1.1. This paper provides Members with an updated version of the Local Development Plan Action Programme (last updated March 2018) which is included as Appendix One to this report and also the first Local Development Plan Monitoring Report with results for 2017 in Appendix Two of this report.

## 2. Recommendation

- 2.1 Members are to:
- Note** the publication of the 3<sup>rd</sup> review of the Local Development Plan Action Programme (Appendix One).
  - Approve** the publication of the Local Development Plan Monitoring Report 2017 (Appendix Two).

## 3. Background

- 3.1 Members may recall that an updated Action Programme is presented to the Planning and Access Committee every six months. The first version was adopted and published on the 22<sup>nd</sup> March 2017 to accompany the Local Development Plan (the Plan). It is a requirement to keep the Action Programme under review and update and re-publish whenever required by Scottish Ministers, whenever it is appropriate to do so or as a minimum every two years. In order to better track progress and help facilitate development delivery within the National Park, we update our Action Programme more regularly - every six months.
- 3.2 Alongside this Committee Paper is also our first Local Development Plan Monitoring Report. Members may recall the Monitoring Framework which was presented to Committee in April this year with a set of proposed monitoring indicators. It is a statutory requirement to publish a Monitoring

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Statement/Report as part of the evidence at the Main Issues Report stage of plan preparation (which would be later next year); however we have made the decision to publish a monitoring report on a yearly basis. This will provide a more robust method of reporting and is in line with government's proposals to develop better processes to monitor the outcomes of planning.

#### 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 a statutory requirement to prepare an Action Programme (as per Section 21 of the Planning etc. (Scotland) Act 2006) and 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 last reviews, 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. In the last review we refined and improved the presentation and also introduced an [interactive map](#) which has had 865 views.
- 4.4 As with the last two reviews, no formal consultation has taken place, it has been updated using information from planning records and information from ongoing stakeholder engagement. However, we intend to formally consult and contact all the landowners in January 2019 to form part of the next review for April 2019 which will be close to the mid-term of the Plan period (2017-2021).
- 4.5 As before, a list progress and achievements is provided for Members to provide an overview of development activity across Local Development Plan sites, strategic placemaking priorities and transport routes. This includes:
- **Strategic transport routes** – Progress has been made on the A82. Transport Scotland has been finalising the route and started work on the Environmental Impact Assessment. Progress has also been made on the

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Cross Pilgrim Way with planning permission granted for another section along the north side of Loch Earn and engagement with the community of Lochearnhead regarding the connection into the village.

- **Arrochar and Succoth** – The 26 affordable homes at Succoth are now complete and the first eight tenants took up occupancy on the 8<sup>th</sup> October 2018. Dumbritton Housing Association has confirmed that all houses are occupied and our Development Management team will continue to monitor the final construction stages and ensure all landscaping and other conditions are met.
- **Balloch**
  - The West Riverside application was submitted in May 2018. The application is for planning permission in principle and therefore not detailed development proposals at this stage. The application includes three allocated sites in the Plan: West Riverside (Balloch VE1), Woodbank House (Balloch VE2) and Old Station (Balloch MU1). An Environmental Impact Assessment has been undertaken. We have received a large number of representations and these are being processed and reviewed by the Development Management team. A dedicated website page has been created to keep the public informed of progress. Additional information has been requested from the applicant.
  - In terms of other Balloch Charrette priorities, the Station Square works that are being progressed by West Dunbartonshire Council remain on hold awaiting the outcome of the West Riverside application. Improvements to the Village Square are finalised and are due to be implemented early in 2019, with 31 new car parking spaces at Moss O’Balloch (Balloch VE2) due to be completed during November 2018.
  - The (renewal) application for the upgrade to land belonging to Sweeney Cruises has now been approved and includes an office building, slipway, enclosure/workshop building and boathouse. This site is part of Old Station (Balloch MU1)
- **Callander**
  - The application for 50 affordable homes part of Claish Farm (MU1) Callander South growth area has been delayed but it is expected to be submitted during November 2018.
  - Stirling Council started construction in January 2018 on the small infill housing site on Pearl Street (Callander H1). Development is on track for completion before the end of the year.
  - The 23 social rented flats at the Old Telephone Exchange (Callander H2) are nearing completion and it is expected that they will be ready for occupation soon.
  - The planning application for a supermarket on the allocated retail site adjacent to the medical centre (Callander RET1) has not yet been determined and the applicant has agreed to the determination of this application to be put on hold until technical feasibility work for a new road/pedestrian crossing (bridge across

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the River Teith) has been progressed. This is part of the Stirling & Clackmannan City Deal package of projects.

- **Balmaha and Buchanan South Rural Development Framework**
  - The planning application for 20 new social rented homes and 2 self-build plots in Balmaha was approved in March 2018. Construction was likely to be delayed due to the waste water infrastructure investment required. The applicant is progressing the resolution of this and is hopeful to make a start next year. The funding remains in place from Stirling Council Strategic Housing Investment Fund for 2019/20 and the applicant intends to clear the trees in December this year to undertake ground investigation work.
- **Drymen**
  - An application was submitted for both the housing sites at Stirling Road (Drymen H1 and the adjacent long term site (Drymen LT1) in May 2018 for 101 dwellings. We are awaiting further information from the applicant and the application is likely to be determined early 2019. The applicant is working through issues raised by statutory consultees.
  - Stirling Council had hoped to deliver 10 new social rented homes at the Laurelfields site (Drymen H2) this year following construction and transfer of the site from the applicant/developer. Unfortunately the applicant/developer has not been able to raise finance. The application expires July 2019. We will continue to monitor progress.
- **Gartocharn**
  - Liaison continues with the housing authority, Dunbritton Housing Association and the developer with regard to the delivery of housing at Burnbrae Farm (Gartocharn H1). The developer has submitted an application for 6 housing units on an adjacent site within the village boundary for infill housing (2018/0252/PPP). This is being progressed in the first instance before further work is undertaken on the allocated site.
- **Killin**
  - The biomass plant at Acharn Rural Activity Area is now complete and confirmation of when it will be operational is awaited. The owner has been in discussions with the community council over possibly ancillary economic uses around the site. The development planning team visited the site over the summer and discussed ancillary uses that would use the residual heat and it may be that an agricultural use is explored. It is not economical to use the residual heat for the village of Killin due to distance and also because the plant was designed to generate electricity rather than provide heat.
- **Luss and West Loch Lomond Rural Development Framework**
  - The applications for the housing at various sites across this area remain pending and there are ongoing discussions with Luss Estates to progress them. It is likely to be determined at the end of this year.

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### 5. Monitoring Reporting

- 5.1 In March 2018 we published our Local Development Plan Monitoring Framework which sets out the indicators that will be used as part of the monitoring reporting. During the course of this year we have analysed data for all of 2017 and most of 2018. We are able to share and publish results for 2017 and anticipate being able to report for 2018 in March 2019.
- 5.2 It is a statutory requirement to collect evidence to inform plan-making, justify the plan's content and provide a baseline for later monitoring. The government recently published a research paper "Monitoring the Outcomes of Planning". See Figure 5.2 below that explains the difference between activities, outputs and outcomes. It recognises that measuring the impact of planning is not straightforward. Our annual [Planning Performance Framework](#) (PPF) reports on activities and outputs. The outcomes we are required to report on include housing completions (total for last 5 years) and employment land take-up. We undertake and publish a [Housing Land Audit](#) which has more details on outcomes such as number of housing approvals and is a tool for ensuring we have an effective land supply and are planning ahead for the next 5 years to meet demand. Also through the action programme we closely monitor our allocated sites.

**Figure 5.2 Performance management in planning**  
*Source: Monitoring the Outcomes of Planning*



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- 5.3 The Monitoring Report demonstrates how we are delivering the vision of the Local Development Plan and it answers questions like:

*“Are we on target to deliver 75 homes a year?” “Are we delivering more places to camp?” “Are we safeguarding precious natural and cultural assets?” “Are we providing more high quality visitor accommodation in a range of locations?” “Are we providing opportunities for low carbon energy generation?”*

- 5.4 The monitoring indicators used in the report provide more detailed outcomes of the planning service and also evidence of some direct impacts. Outcomes are whether the development started and was delivered and monitoring if the development outcomes met our Local Development Plan targets. We are still not at the stage where we are able to consistently report on impacts but the measuring of outcomes is a considerable step forward. This should help us be on the front foot if and when the government decide to expand the scope of the Planning Performance Framework (PPF) reporting into a new Performance Management Framework. The results from our monitoring will currently have a role in feeding into our next PPF for 2018/19. The publication of a monitoring report was one of our service improvements goals for this year.
- 5.5 We intend to refine the Monitoring Framework indicators to ensure it is providing robust qualitative information and republish the Framework with amended indicators alongside the 2018 Monitoring Report.
- 5.6 The results of the first year of monitoring demonstrate we are on track for delivering the Local Development Plan vision.

## 6. Conclusion

- 6.1 The Local Development Plan Monitoring Reporting 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 first Monitoring Report results for 2017, the first year of our adopted Local Development Plan.

## 7. List of Appendices

Appendix 1: Local Development Plan Action Programme – October 2018

Appendix 2: Local Development Plan Monitoring Report 2017