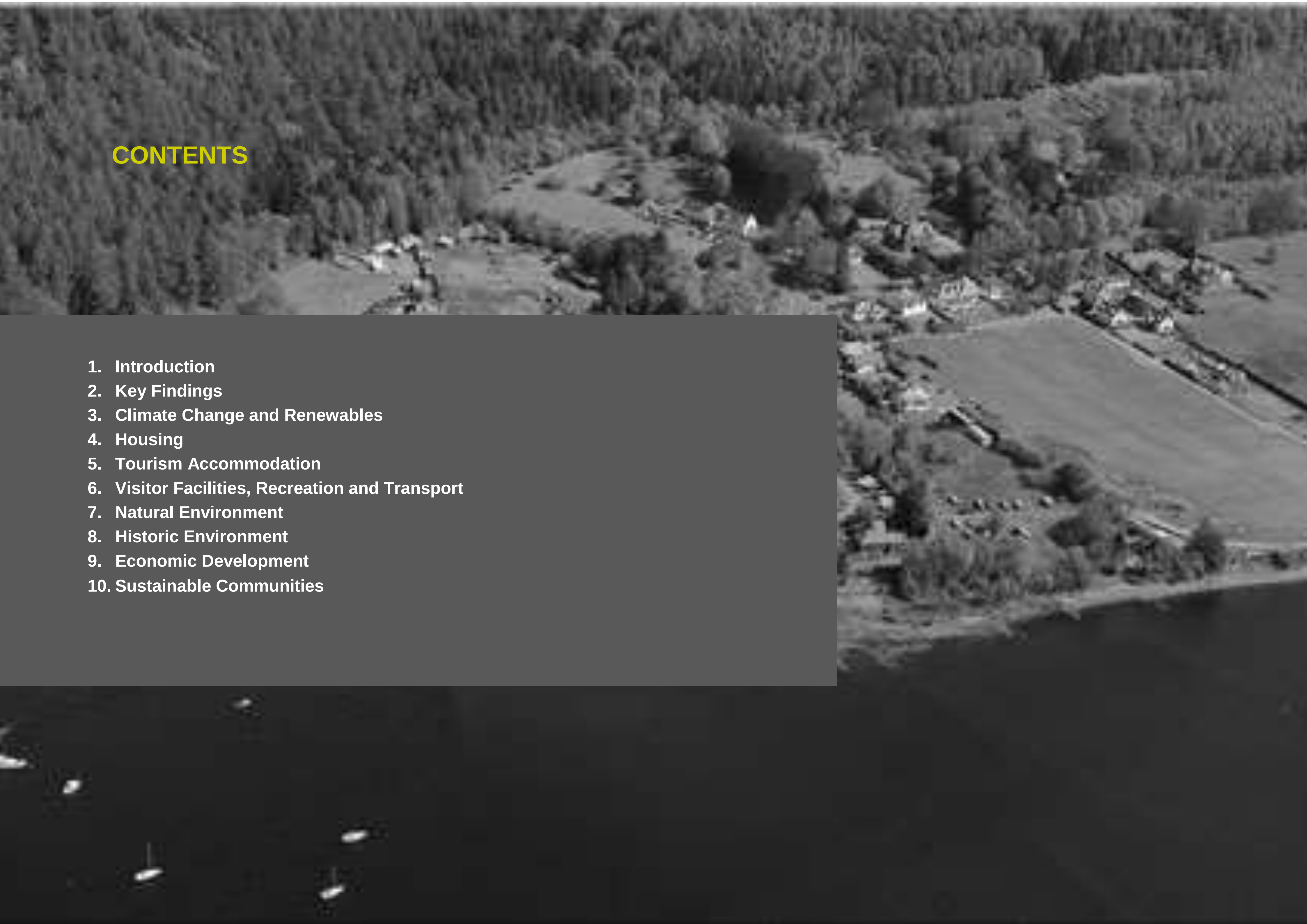
LIVE PARK

PLANNING FOR THE FUTURE OF OUR NATIONAL PARK

LOCH LOMOND & THE TROSSACHS NATIONAL PARK

Loch Lomond & The Trossachs National Park Authority
Local Development Plan 2017-2021

Annual Monitoring Report 2017



CONTENTS

1. INTRODUCTION

Following adoption of the Loch Lomond and The Trossachs National Park Local Development Plan (LDP) in December 2016, a Monitoring Framework was prepared during 2017 and published in March 2018. This identified a series of indicators that will be used to track the extent to which the plan's policies are being achieved.

This report is the first formal Annual Monitoring Report to be published and it covers the first year of Local Development Plan monitoring from January 2017 to December 2017. In some instances we have also reported on 5 or more years to illustrate trends. This is for areas such as housing, renewables, tourism and recreation. Results for 2018 will be collated during January 2019, with the monitoring report being drafted in February ready for publication in March 2019.

The report is set out in Development Themes in the same structure as the Monitoring Framework. Specific cases are mentioned to provide examples of how policies have been taken into consideration in determining planning applications.

As a visual aid in monitoring the effectiveness of policies the following traffic light system is used:

- (Green) Targets/objectives are being achieved.
- (Amber) Targets not being achieved, but no immediate concerns over implementation of policy / objectives over the duration of Plan period.
- (Red) Monitoring indicates area of concern over implementation of policy/objectives over the Plan period.
- (Empty circle) No conclusion can be drawn due to limited amount of data or monitoring system not set up for this topic.

Re-opening of the bar/restaurant in Ardentinny

Carrick Estate, Carrick Castle

Estate Offices, Educational and Residential Facilities

2. KEY FINDINGS

These key findings are based on the first year of monitoring (2017) and will be analysed with future monitoring data from year's two to five of the Local Development Plan to provide a more robust indication of the impact that the Plan's policies are having. The key findings for 2017 indicate that:

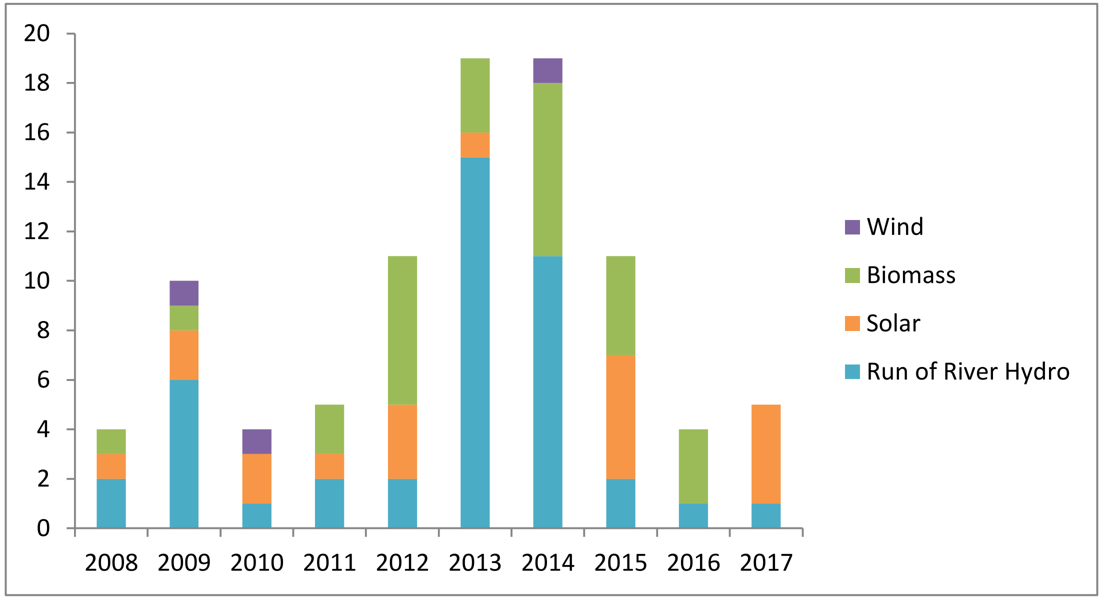
- There have been no significant developments that have been approved that undermine the strategic policies of the Plan.
- The **majority of new tourism and housing accommodation approved is within towns and villages**. This meets the Plan's strategic vision of directing development to sustainable locations that have the greatest range of existing facilities, public services and transport or path networks.
- The **natural and cultural heritage is being protected** using the Plan's policies. The results from this area of work are still in progress and more detailed results will be available next year.
- The number of housing approvals has remained consistent with previous years with **82 housing units approved** contributing to the vision of delivering 75 homes a year.
- Small-scale tourism is being supported in identified countryside areas[1] outside towns and villages and 10 self-catering units and 41 tent, motorhome/touring pitches and camping pods have been approved in this area.
- **41 pitches approved** and 26 tent pitches have been completed of which delivering our vision to provide more places to camp and experience the outdoors.
- **72 self-catering units and 78 bed-spaces** have been **approved** contributing to the vision of providing a high quality visitor accommodation.
- There have been **significant path developments** across the Park, delivered via Mountains and the People project and the efforts to develop the new strategic route across Scotland, known as the Cross Pilgrim Way and also a new path along a section of the Cowal Way.
- Communities are being supported across the Park with **5 applications for projects that are community led or have community benefit** approved in 2018.
- **11 new telecommunications masts approved**. This is a significant increase in the number of masts previously approved per year (only 1 application the previous year). This was a national infrastructure roll out for the Police, First and Ambulance Service and also improves mobile phone infrastructure for the general public.
- The number of **renewable energy applications has been falling**, however this year one hydro scheme and four solar panel proposals were approved (81 panels). 5 new buildings have been approved with low and zero carbon technology.

[1] These areas are shown as 'green shaded area' on a map in Local Development Plan on Page 17.

3. CLIMATE CHANGE AND RENEWABLES

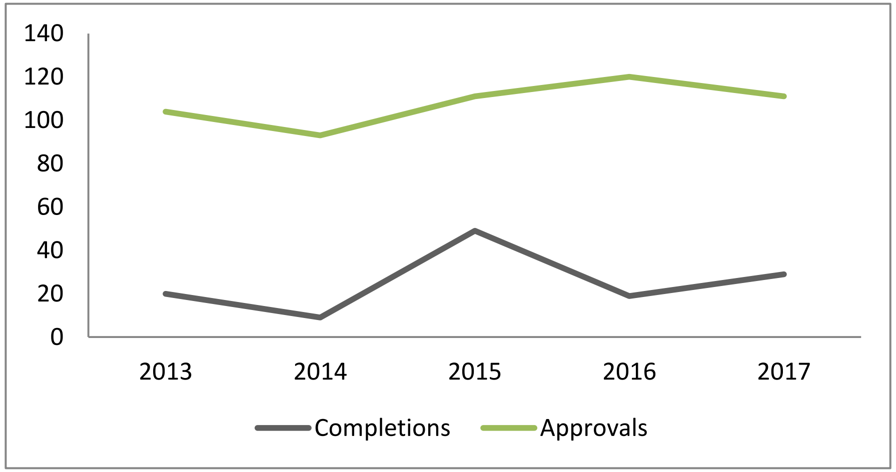
Development Theme 1 of the Monitoring Framework focuses on the Local Development Plan priority to realise opportunities for low and energy carbon generation.

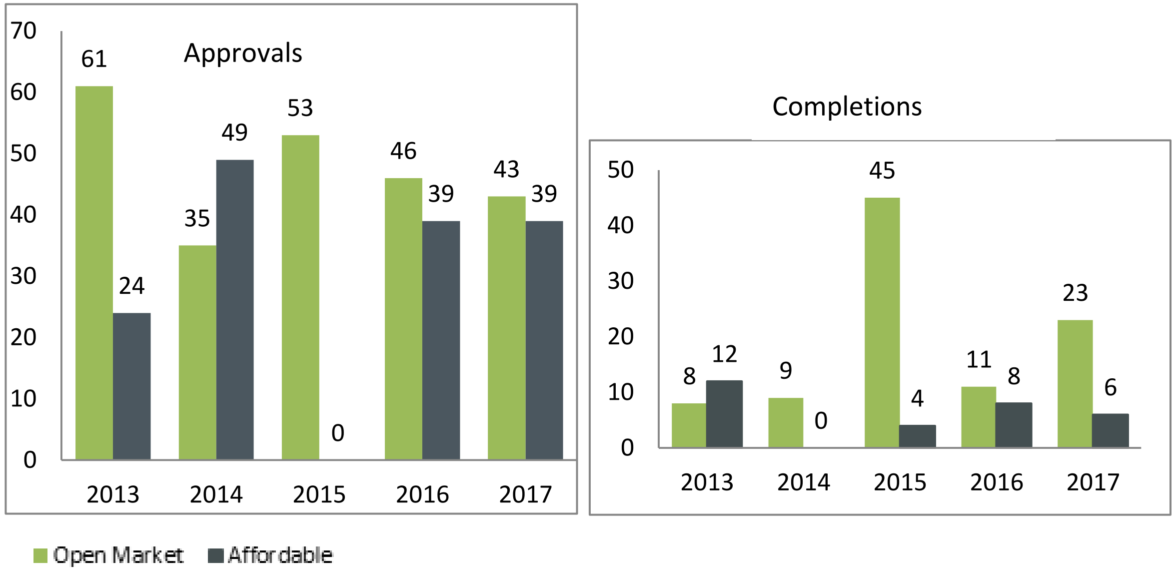
Outcome of Policies	Indicator	Analysis
Climate friendly and sustainable design that reduces greenhouse gases through, passive solar design, landscaping, micro renewables and shared heating schemes.	**Number and type of zero and low carbon technology** secured via planning permission for all new buildings.	In 2017 there were 27 applications for new buildings (tourism or residential) and 5 of these applications included zero and low carbon technology: • 5 buildings with solar panels • 2 building with biomass • 1 with a groundwater heat pump A more consistent approach when processing applications is currently being developed in order to achieve higher levels of low and zero carbon technology in new developments.
	Planning applications where energy conservation measures have been considered and incorporated into final design (i.e. measures such as passive solar gain, wind shelter, topography was optimised to conserve energy).	Analyse of this information is ongoing and a robust monitoring report mechanism is being developed. A spot analysis of planning applications for 2017 revealed inconsistencies in referring and analysing orientation and glazing to capture solar gain, and landscaping and topography in relation to wind shelter.

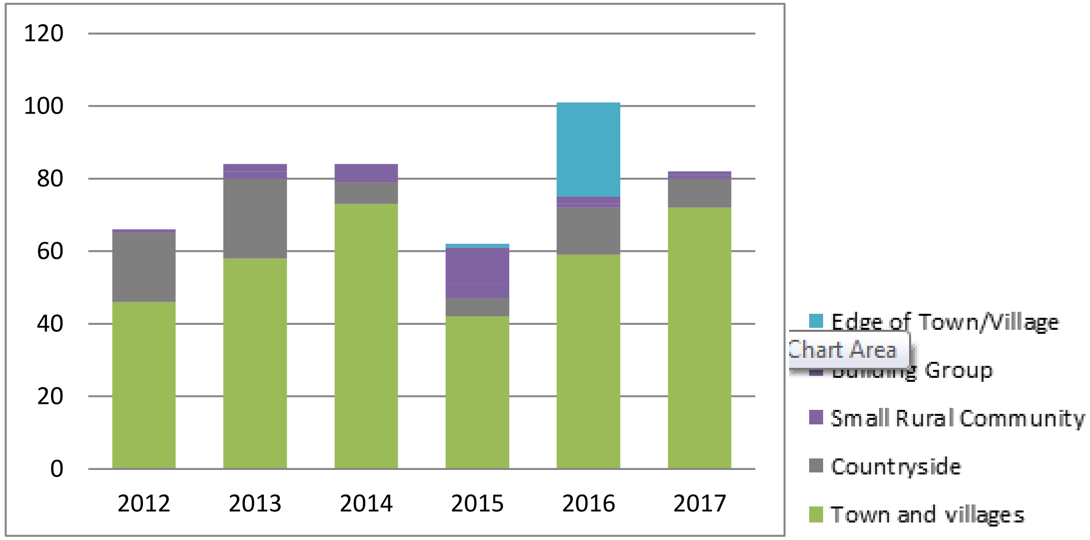
Outcome of Policies	Indicator	Analysis
Achieving a high level of renewable energy making use of the natural resources of the Park without detriment to the landscape	**Number of renewable energy schemes** approved by type (solar, hydro, wind, biomass) shown on graph and total output.	The renewable energy proposals granted in 2017 comprised 1 hydro; 4 solar panel proposals (81 panels in total), 0 wind turbines and 0 biomass. By way of context, over the last 10 years there has been a high level of renewable energy development within the National Park. This has reduced recently due to removal of feed in tariffs making it less attractive economically. Biomass has been attractive to businesses which are off-grid. There are extensive householder permitted development rights that mean many domestic schemes are not recorded. The graph illustrates the trend over the last 10years: 

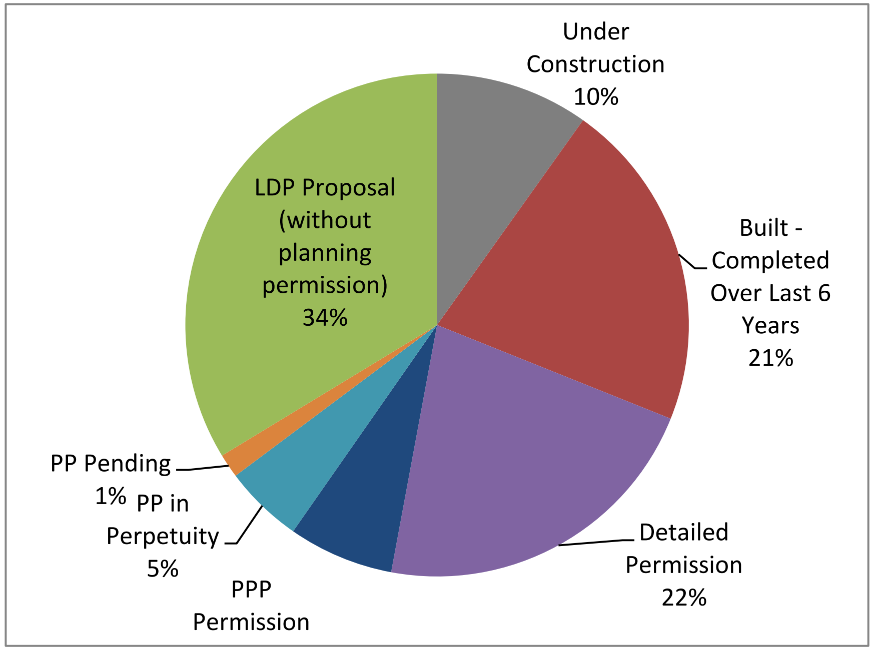
4. HOUSING

Development Theme 2 of the Monitoring Framework is housing. A Housing Land Audit is undertaken annually to ensure there is an effective housing land supply and the Local Development Plan Action Programme tracks progress of the allocated housing sites in detail. It is a priority of the National Park Partnership Plan (Outcome 12: Sustainable Population, Priority 12.2: Affordable Housing) to facilitate and encourage investment in more affordable housing provision, identifying new delivery models for affordable self-build and private rent options.

Outcome of Policies	Indicator	Analysis
More homes to support sustainable rural communities through an annual housing land target of 75 homes a year. Delivery of housing on identified housing sites in the town and villages and small-scale provision in wider rural area. An increase in supply of affordable housing and a mix of different housing types, sizes and tenures.	Number of housing approvals and completions by tenure, type and size (allocated site and windfall)	In 2017 – 82 units were approved and 29 units built. This is amber as completions are low. ***Tenure -*** Of the 82 approved, 43 were open market and 39 were affordable. Of the 29 completed, 6 were affordable. On the next page graphs 2 and 3 illustrate the trends in terms of open market and affordable. ***Type and size –*** Of the 82 approved, 57 were houses and 21 were flats. 39 houses were 2/3 bed, with 4 units being 1 bed. 14 units were 4bed and there were no houses larger than this. The flats were either 1 or 2 bed. ***Trends*** Over the last 5 years approval rates are steady with an **average of 84 units approved a year** however completions **average 29 units a year**. Over the last 5 years approvals have expired and been renewed, meaning many units accounted for are repeated and not being delivered. This is typical across the rest of Scotland where completions figures have been low due to lack of market confidence, profit margins being lower than before the 2009 boom and lack of affordable housing subsidy/funding.  *Graph 1 – Approvals and Completions*

Outcome of Policies	Indicator	Analysis
An increase in supply of affordable housing and a mix of different housing types, sizes and tenures.	..Cont…. Number of housing approvals and completions by tenure, type and size (allocated site and windfall)	Graph 2 and 3 illustrates the level of affordable housing approved and completions compared alongside open market approvals and completions. This is not split between allocated and windfall development.  *Graph 2 – Approvals and Graph 3 - Completions (affordable vs open Market)*
	Number of housing approvals and completions on sites of under 4 units (including no. where financial contribution/ affordable (including tenure) was agreed).	Housing Policy 1(a) allows for infill housing of under 4 units with no affordable housing requirement in the remote rural area and those proposals in Loch Lomondside or Stirling villages to either be affordable or pay a commuted sum. In 2017, the first year of operating the new policy, **9 applications were approved for 13 infill housing units**: • 6 applications for 8 units in remote rural area where no financial contribution/affordable units required. • **3 applications for 5 units** in Loch Lomondside or Stirling villages that were eligible to pay the commuted sum but all were exempted for different reasons i.e. change of use.
An increase in supply of affordable housing and a mix of different housing types, sizes and tenures	Approvals and completions over 4 units % of on-site affordable housing delivered per site compared to Local Development Plan requirement.	The LDP has a percentage requirement to deliver affordable housing on every housing site identified in the Plan and every windfall site over 4 units. This ranges from 25% in the remote areas of the Park to 33% in Callander, Aberfoyle and Gartmore and as high as 50% in the Loch Lomondside villages (excluding Balloch). On windfall sites adjacent to villages, the percentage requirement is 100%.

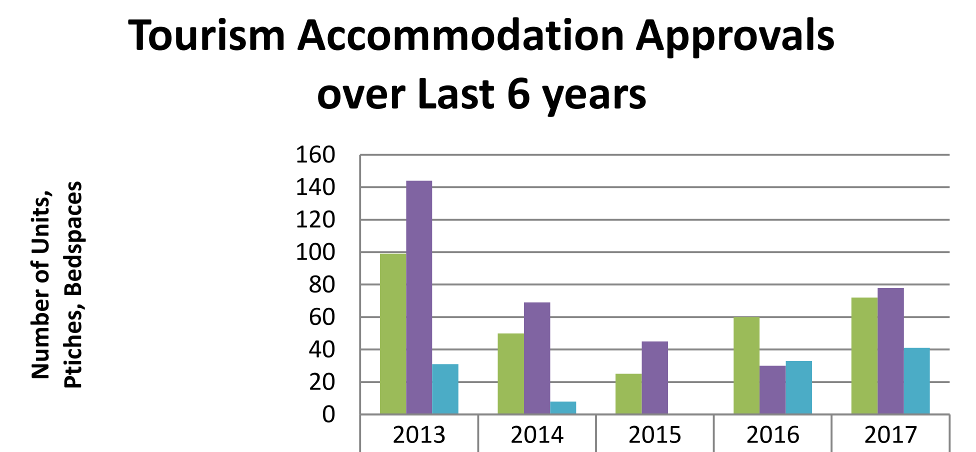
Outcome of Policies	Indicator	Analysis
		In the last 5 years we have approved **11 LDP sites and 8 windfall sites** over 4 units where there was a requirement for affordable. • Of the 11 LDP sites, **8 sites had an increase amount of affordable housing provision** that required. In all cases it was due to a Registered Social Landlord delivering the project as social rent. Of the 3 sites that did not meet the requirements, exemptions were given for various reasons and no on-site affordable housing was achieved. • Of the 8 windfall sites, **only 1 site delivered the required affordable housing**. All others had difficulty in achieving the requirement due to viability either because they were conversion schemes or generally not viable. Commuted sums were achieved on 2 of the schemes as a last resort.
Delivery of housing on identified housing sites in the town and villages and small-scale provision in wider rural area	**Location of Housing and Development Activity** – By location and type per year and over 5 year period - town/village, countryside, edge of town/village or small rural community/building group. By map representing all housing applications over last 5 years by location and type (town, village or countryside) and (development activity – i.e. built, pending planning permission, expired permission, under construction).	In 2017, 72 approvals were in the towns and villages, 8 units in the countryside and 1 unit in a small rural community and 1 in a building group. Of the 8 units in the countryside, 6 units were part of a conversion project at Coldrach Farm, Drymen. In terms of trends, the graph demonstrates from the high level of approvals in towns and villages that our strategic vision, to provide housing in sustainable locations close to facilities which are usually within towns and villages, is being met.  *Graph 4 – Approvals by Location at Dec 2017*
	…cont…**Location of Housing and Development Activity**	Graph 5 illustrates that 10% of the units within the system that are under construction. This is a high percentage (**64 units under construction**) and next year this will translate into

Outcome of Policies	Indicator	Analysis
		completions and should help achieve the target to deliver 75 new homes a year. There are also a high percentage with planning permission (142 units) which are set to deliver further homes over 2019/20. This might suggest an upturn in the market.  *Graph 5 Development Activity across the National Park - LDP and Windfall Sites @ Dec 2017*

5. TOURISM ACCOMMODATION

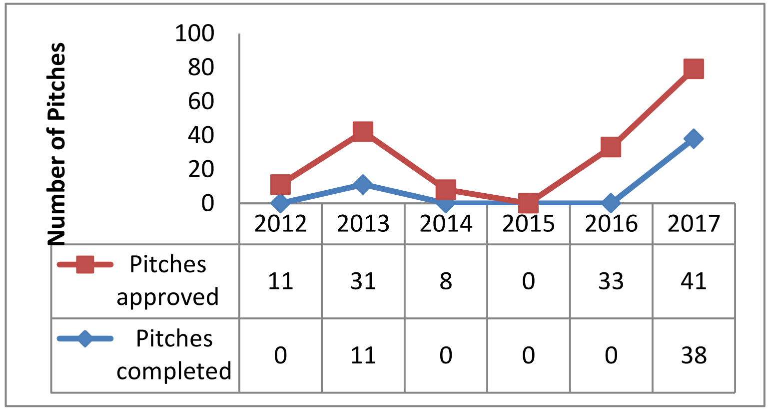
Development Theme 3 is tourism accommodation. This area of work generates a high volume of application.

Outcome of Policies	Indicator	Analysis
Delivery of key strategic visitor experience sites at Callander, Balloch, Arrochar & Tarbet and Drymen.	**Strategic Locations - Allocated tourism sites within the LDP** –planning status across all the LDP sites.	In 2017 of the 10 allocated tourism sites, 1 had planning permission in principle and 1 had detailed permission. No permissions were granted in 2017. The Local Development Plan Action Programme tracks progress of these sites, many of which are being progressed via a range of actions.
Delivery of key strategic visitor experience sites at Callander, Balloch, Arrochar & Tarbet and Drymen. New and improved visitor and recreational facilities and infrastructure that will help deliver the high quality visitor experience. New tourism development that enhances the visitor experience of the National Park and offers a bespoke and high quality product.	**Total number** of tourism accommodation approvals by type (self-catering, hotel, camping)	In 2017, 72 self catering units, 78 bed spaces and 41 camping pitches were approved. ***Trends –*** Graph 6 illustrates tourism approvals. The numbers were particularly high in 2013 due to the approval of a 130 bed hotel on the allocated tourism site at Torpedo Site, Arrochar however have remained consistent since then, averaging around 60 bedspaces a year and 50 self-catering units a year.



	2013	2014	2015	2016	2017
Self-catering	99	50	25	60	72
Bed-spaces inc hotel or bunkhouse	144	69	45	30	78
Pitches - caravan, camping or motorhome	31	8	0	33	41

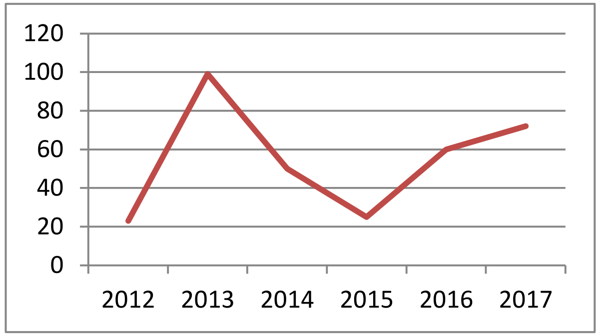
Graph 6 – Approvals of tourism accommodation

Outcome of Policies	Indicator	Analysis
	Campsites, caravan, motorhomes –number and type of pitches approved and number of pitches created shown on a graph per year (i.e. camping, touring/motorhome).	In 2017 of the 41 pitches[2] approved, this includes tent and touring/motorhome pitches: • 25 tent pitches - the National Park campsite at Loch Achray, Three Lochs Way and also at Loch Katrine. • 12 motorhome/touring caravan pitches – all at Loch Katrine. • 4 basic camping pods – at Loch Katrine. ***Trends* -** Applications for new tent or touring campsites include proposals at Glen Ogle (expired – 11 pitches), Loch Lubnaig (Built – 11 pitches), Loch Chon (Built – 26 pitches) and most recently Loch Achray, Three Lochs Way (Under construction – 17 pitches). Also included in the approvals are camping pods near Mhor 84, Balquhidder and at Stoneymollan, Balloch. Note: the graph does not include static caravans at present.  *Graph 7– Number of Pitches Approved and Completed*
	Hotels – Number and type of rooms approved and number of rooms built/available shown on a graph per year.	In 2017 78 new bed-spaces were approved and no new bed-spaces were completed. There have been fluctuating approval rates over the last 6 years with a spike in 2013 (see Graph 6) due to the 130 bedrooms approved at the Ben Arthur Resort, Arrochar (now expired). Also there was a spike in 2014 (69 bed-spaces) and this year with (78 bed-spaces). In 2014 a large extension, now under construction due to complete 2018, was approved at Drimysnie House Hotel which will provide 38 new bed-spaces, also a new bunkhouse with 16 bed-spaces was approved at Balmaha but this is not yet complete. In 2017 two applications were approved for extensions to existing businesses – Woodbank Inn, Balloch and Rowardennan Hotel, Loch Lomond.

[2] This does not include pitches for static caravan (inc those in the style of a camping pod) that can function as an independent unit with toilet/shower facilities. Currently counted under self-catering.

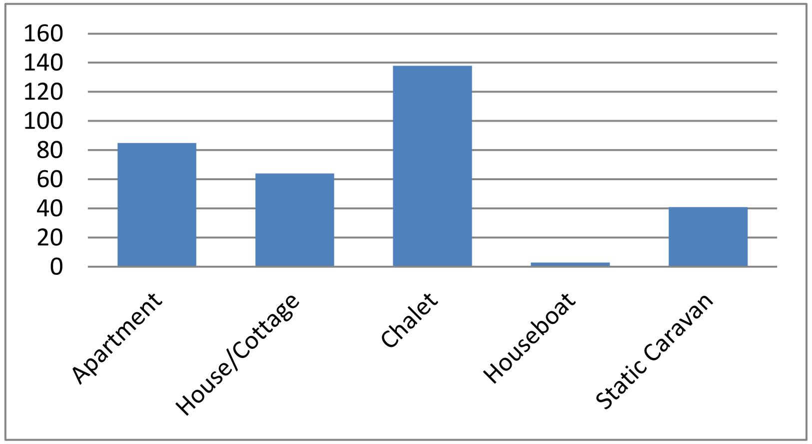
<table>
<tr><th>Outcome of Policies</th><th>Indicator</th><th>Analysis</th></tr>
<tr><td></td><td>Self-catering – Number and type of self-catering approved and built shown on a graph per year.</td><td>
In 2017, 72 self-catering units were approved and 10 units were built. Of the 72 units, 23 units were in relation to one application at the Former West Highland Way Hotel in Balmaha (an amendment to a previous consent). This is now under construction. There were a number of applications for 3 or 4 units that were existing business expansion/diversification at Whistlefield at Loch Eck, Mondhui Farm at Port of Menteith, Tyndrum Lodges and Lochearnhead Hotel.

Trends



Graph 8 – Approvals of self catering accommodation over last 6 years

Graph 9 illustrates that the majority is chalet style development (detached units). The apartment figure is unusually high due to 36 apartments at Ben Arthur Resort approved in 2013 but not built.



Graph 9 - Type of self-catering approved over last 6 years
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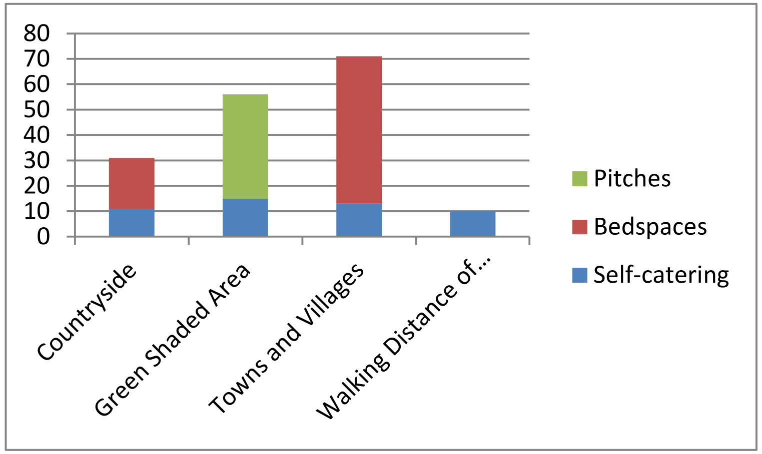
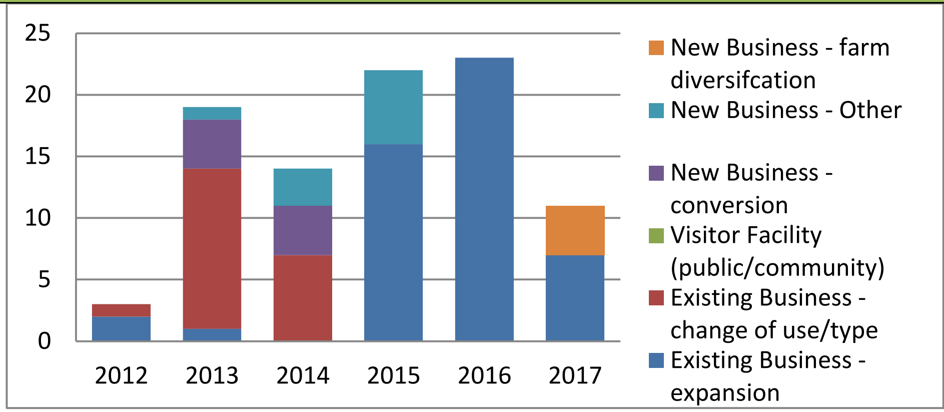
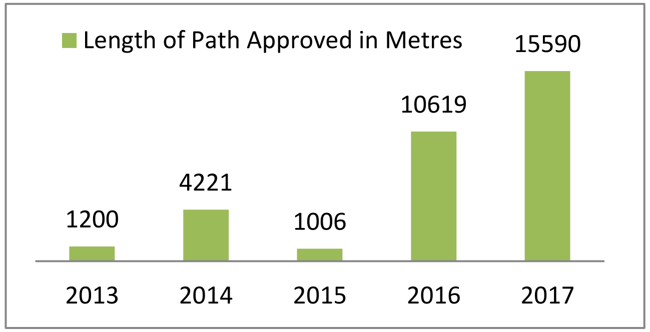
Outcome of Policies	Indicator	Analysis
Delivery of key strategic visitor experience sites at Callander, Balloch, Arrochar & Tarbet and Drymen. New and improved visitor and recreational facilities and infrastructure that will help deliver the high quality visitor experience. New tourism development that enhances the visitor experience of the National Park and offers a bespoke and high quality product.	**Location and type of tourism development -** no. and type approvals per area (village/town, walking distance, green shaded area and countryside) and no. of approvals by type and location – conversions, existing businesses expansion, diversification, NPPP visitor management.	The focus of the policy is to ensure tourism development, particularly larger scale, is within towns or villages or walking distance of a town or village near to services. However, unlike housing, small-scale tourism is supported in areas identified on pg17 of our Local Development Plan near to recreational networks (green shaded areas). Graph 9 illustrates an increase camping pitches in the area identified in the plan as 'green shaded areas'.  *Graph 10 -2017 Tourism Accommodation Approvals by area* The most popular location for hotels and guest houses are within our towns and villages which are to be accepted given they are nearby to other services such as restaurant and transport routes. Since the introduction of the policy that supports small-scale tourism in certain countryside locations (green shaded areas) there has been an increase in small scale development in the countryside within these areas.

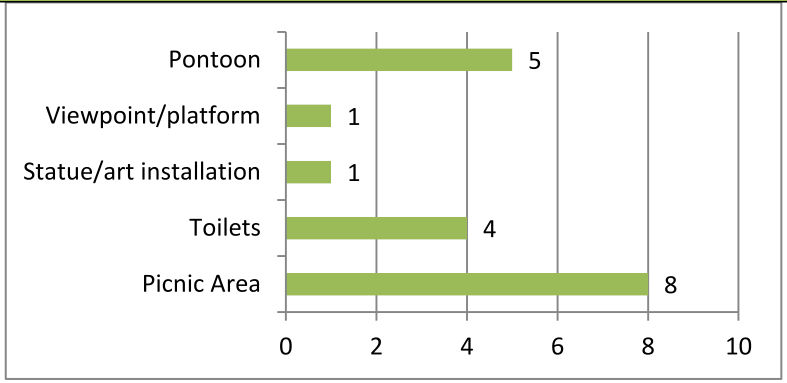
Outcome of Policies	Indicator	Analysis
		 *Graph 11 - Self Catering Tourism Accommodation in Countryside – Policy exception* In the countryside tourism development proposals should be related to an existing business, conversion, or farm diversification. Numbers are fairly low, at around 15 units on average a year. The graph shows that expanding an existing business is the most common exception in the countryside.
New and improved visitor and recreational facilities and infrastructure that will help deliver the high quality visitor experience.	**Location of Development Activity** across the park shown on a map – detailed permission, completed, expired, extant, under construction over last 5 years.	This is not available at present. It is expected that this information is presented on an interactive map for 2018 reporting purposes, to show where the proposals are being built.

6. VISITOR FACILITIES, RECREATION AND TRANSPORT

Development Theme 4 is about visitor experience policy and transport policies. This is also linked to Outcome 5 and 6 of the National Park Partnership Plan which seeks to improve water based recreation, long distance routes and upland paths.

Outcome of Policies	Indicator	Analysis
Increase and improved connections between places, paths, piers, bus stops, train stations and open space Improved and increase in provision of recreation infrastructure.	**Number and type of recreation developments** over last 5 years to show: • Length of recreational paths approved and completed per year	The 2017 recreational path[3] approvals are significant and the graph illustrates the spike in the last two years. The next section explains the reasons behind these figures.  *Graph 12 – Length of Path approved in metres over last 5 years* In terms of **completions,** in 2017 the section of the Cowal Way and the St Fillans railway path (mentioned above) were completed, totalling 3.4km (3,430m) of new path.
	Number and type of recreation developments over last 5 years to show: • Contribution to which network – long distance, upland, local network	***Upland -*** In terms of the type of approvals and completions, permission was given for 11 upland paths which formed part of the Mountains and People project including - Beinn Ime, Ben Narnain (Bealach a'Mhaim), Ben Vane, Ben Vorlich (Loch Sloy), Ben Vorlich (North) Beinn Narnain, Ben Lui, Beinn Dubhcraig, Ben Glas, Ben More And Conic Hill. This is **approximately 12km** (12,000m of the 15,590m of path approved see Graph 9 above). ***Strategic* -** In 2017, approvals included 1.2km section of new path at St Fillans which will eventually become part of the Cross Pilgrim Way and 2.2km section of the Cowal Way was upgraded to a constructed path. (Total **approximately 3.4km**). This is slightly down on last year (2016) as there were significant approvals of the Cross Pilgrim Way sections between Crianlarich and Tyndrum and also the section at Lochearnhead ***Local* -** Other smaller sections of path were also given permission that contribute to the local network, at Cormoronoch Community Woodlands, Brenachoile Pier at Loch Katrine and at the RSPB reserve at Gartocharn. Some small sections of paths can have multiple benefits to the community and visitors to the Park.

[3] This does not include any agricultural, forestry or hydro tracks approved which offers secondary recreational benefits.

Outcome of Policies	Indicator	Analysis
	Number of new visitor facilities (car parking, picnic areas, toilets, visitor centres, water based recreational facility etc).	 *Graph 13 – Visitor facilities approved over last 5 years* In terms of water infrastructure, there were **two new pontoons approved in 2017** at an existing tourism site at Brenachoile Pier, Loch Katrine and a new public facility led by the community at Arrochar. In total here have been 5 new pontoons approved of which 4 have been built. These included pontoons at existing tourism businesses including The Lodge at Lochgoilhead and the Loch Katrine pontoon. Also, new public facilities at Loch Lomond Shores (completed 2015), and **Balmaha Pier (completed 2017**) which are now up and running and providing a fantastic visitor facility. There were no new picnic areas approved in 2017. However, the results show 8 picnic areas were created or improved and this has been mainly the work of the National Park with improvements around the lochs in the Trossachs area such as Loch Venachar, Loch Lubnaig and Loch Earn car parking areas. There has also been a new picnic area at Crianlarich which was a community project. There were no new public toilets approved in 2017. However, 4 new public toilets were approved in the last 5 years, of which 2 have been built at Loch Lubnaig (National Park) and at Ardentinny (Forestry Commission). There were no scenic route or viewpoint installations in 2017. In terms of the scenic route installations, planning permission was not required[4] apart from Inveruglas viewpoint which is the 1 recorded in the graph. The new viewpoint infrastructure at Falls of Falloch and Balquidder did not require planning permission.

[4] Class 33 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 permits planning authorities to carry out development without the need for planning permission provided that it does not exceed £100,000

Outcome of Policies	Indicator	Analysis
	Location of visitor facilities –the above categories shown on a map to illustrate the location.	We have not been able to present this information on a map at present but are investigating this option.
	Major road upgrades – reporting on the consultations on transport	No formal consultations have been received. We are working with Transport Scotland on the upgrade on the A82 from Tarbet to Inverarnan.
	Sustainable travel – number of tourism and housing applications that link to active travel networks and/or public transport	At present we are investigating how to gather this information.

7. NATURAL ENVIRONMENT

Development Theme 5 relations to protecting and enhancing the natural heritage. There are a large number of policies relating to nature conservation, flooding, water environment, biodiversity, trees and landscape within the Plan.

Outcome of Policies	Indicator	Analysis
Protect special landscape qualities and minimise visual impact, including areas of wild land Safeguarding and enhancing biodiversity and geodiversity	**Use of the natural environment policies** and whether applications are being submitted that comply with policies or require amendments through consultation requests from our internal specialists, Scottish Water, SEPA and SNH. Monitoring of amendments that deliver added value towards the natural environment for example via habitat creation such as new or compensatory woodland planting or measures that will enhance habitats for protected species or safeguard and enhance the landscape character.	Natural Environment is currently covered by policies Natural Environment Policies 1-16 covering a wide range of issues. We have started to analyse the use of our natural environment policies and we will be reviewing the indicator as part of this process. The policy usage figures indicate that the statutory species and designation policies along with the woodland policies are well used. In 2017 there were **229 internal consultations** to our conservation team on a variety of issues relating to **ecology, landscape and trees**. There are many amendments made to the proposals from when they are first submitted following on from comments provided. Also, there is added value delivered through the input and advice of our internal specialists (including advising on the scope of environmental information required for the assessment of applications, assessing ecological survey reports, landscape assessments and arboricultural and woodland surveys and ensuring compliance with conservation policy and legislation) to the work of our planning officers in making planning decisions, setting conditions and monitoring outcomes. We are currently developing a method to monitor the conservation outcomes achieved and added value delivered due to internal specialist advice.
New development does not exacerbate existing environmental constraints such as flooding.	Number of **flood risk assessments** submitted and outcomes from development proposals.	We have started to analyse this information and we will review this indicator. We are liaising with the flood authorities at the councils and SEPA to gather this information given they are consulted on all flood risk assessment received.
New development does not exacerbate existing environmental constraints such as flooding.	Number of developments approved in areas of **medium to high risk of flooding.**	We have started to analyse this information and we will review this indicator.

Outcome of Policies	Indicator	Analysis
Safeguarding the water environment including the coastal marine area.	Number of developments approved that connect to **public foul drainage** and number of **private waste treatment works** approved, to monitor capacity issues and ensure the water environment is protected.	We are currently gathering this information and results will be prepared for the next report. We will also review the effectiveness of this indicator.

8. HISTORIC ENVIRONMENT

Development Theme 6 is Historic Environment and this is an important theme with a number of policies relating to listed buildings, conservation areas, historic and designed landscape, redundant buildings of vernacular quality and archaeology.

Outcome of Policies	Indicator	Analysis
Safeguarding our historic buildings and environment to retain a strong sense of place and enhancing our built environment.	Number of applications for **conversion and reuse of redundant buildings** of vernacular quality and local historic/architectural interest.	In 2017, we had 5 applications for conversion and reuse of redundant buildings. Of five applications two were for listed buildings: • One relating to a section of a Category C listed steading from the 19th century at Inveruglas. The works involve the conversion of a disused section of farm steading to accommodation for a farm worker associated with the agricultural unit. • The second was the conversion of a church to dwelling at Carrick Castle. This enabled sensitive restoration of a tin tabernacle church which had fallen into disrepair and was on the Buildings at Risk Register. The restoration project brought the building back in use with only some external changes. The remaining two were in relation to re-use and conversion of buildings of vernacular quality: • 2 agricultural buildings to be restored to form dwelling house at Easter Drumquhassle Farm, Drymen and Culnagreine, Invertrossachs. This creation of additional accommodation units has involved the sustainable reuse of the National Park's built heritage whilst managing changes to ensure the proposals were sensitive to the buildings' original character and appearance.
	Number of applications where the **views/setting of Listed Buildings** are protected/ enhanced.	In 2017 there were 4 applications that referred to the Listed Building Guidance in relation to views/setting of Listed Buildings. For all the applications it was assessed that there was no adverse impact on any Listed Buildings. In all cases the listed building setting was considered and influenced the final design and materials. For example a case at Mansfield in Arrochar, it was considered the new bike racks and play equipment was a sufficient distance away from the listed building and did not adversely affect the setting.
	Number of conservation area consents and listed building consents for **demolition avoided** and number of notifications for demolition of non-listed buildings outwith conservation areas avoided.	***Listed buildings and conservation areas* -** There was no consents that were withdrawn or refused for demolition in conservation areas or relating to listed buildings. So no demolition was avoided. In terms of those approved, two conservation area consents for demolition of houses were approved in Drymen Conservation Area and Gartmore Conservation Area. Both were considered to have limited architectural value, in poor condition and did not contribute positively to the conservation area.

Outcome of Policies	Indicator	Analysis
		Outwith conservation areas and non-listed buildings[5], we approved the demolition of two cottages that were not considered to have architectural merit (At Balquhain Farm and Ardentinny). Also, an application at the Old Flax Mill near Killin that included demolition was withdrawn partly due to comments that demolition would not be supported. Demolition in this case was therefore avoided. Note: the Old Flax Mill could be demolished without permission even though we advised it was contrary to our historic environment policy.
	Use of listed building and conservation area policy and whether applications are being submitted that comply with policies or require amendments, through consultation requests.	We are currently setting up a process to record whether proposals complied with policies and those that required amendments. In 2017 there were 30 applications relating to listed buildings and 32 applications relating to conservation areas.
Safeguarding our historic buildings and environment to retain a strong sense of place and enhancing our built environment.	Number of applications adversely affecting **Historic Gardens & Designed Landscapes** and where the views/setting were protected.	In 2017 there were no applications affecting Historic Gardens & Designed Landscapes.
Record archaeological resources or sites that are affected by development.	Number of **archaeological watching briefs** secured and implemented and any resulting archaeological finds.	In 2017, there were 72 new planning applications identified as raising potential archaeological issues[6] (and further work on 10 applications which were submitted in previous years but decided in 2017). Of the 72 new applications in 2017, 34 (47.2%) required, as part of the planning process, a level of detailed archaeological assessment either prior to determination (9 cases), prior to development through archaeological excavation (14 cases), watching brief (8 cases), standing building survey (2 cases) or avoidance protection zones imposed (1 case). The remaining cases (38) raised no archaeological issues or no action necessary. In 2017, 9 archaeological fieldwork events were initiated where the archaeological service were informed and monitored these on behalf of the National Park. These include an archaeological excavation of the housing site in Succoth which uncovered a long sequence of prehistoric activity from Neolithic period (c4, 000BC to c2, 500 BC) onwards. This discovery and the other fieldwork were a direct outcome from previous planning application decisions and process.

[5] It should be noted that demolition outwith conservation areas and for non-listed buildings is permitted development. For houses, 28 days' notice must be given to the planning authority before demolition takes place (known as Prior Notification).

[6] Figures obtained by the Park's archaeological advisers West of Scotland Archaeological Service

Outcome of Policies	Indicator	Analysis
	Number of applications adversely affecting **scheduled monuments** and other **nationally important archaeological sites** and where their setting was protected	In 2017, there were 2 proposals that were in proximity/within sightline of a Scheduled Monument. These were assessed as having no adverse impact. This included applications at Balquhidder Church and Carrick Castle.

9. ECONOMIC DEVELOPMENT

Development Theme 7 is about economic development but this is excluding the tourism accommodation, tourism facilities and retail which contribute to the economy. This theme concentrates on other businesses and rural employment including mining and quarrying.

Outcome of Policies	Indicator	Analysis
Thriving economically active rural economy through delivery of economic development on identified sites within and adjacent to towns and villages, in the countryside at identified rural activity areas and through diversification of traditional land-based industries.	**Economic Development Approvals** shown on map to illustrate location and list of types.	The map is not available at present. We get very few economic development applications if tourism accommodation is excluded. In 2017 we approved 7 applications and these included a community business hub comprising offices and meeting rooms at Drymen, a home office, a therapy and yoga studio, a change of use for commercial vehicle parking and storage and a temporary Portakabin for storage and storage shed.
	Amount of **vacant and derelict land**.	At 2017 we had 15 sites on our vacant and derelict land register. This totalled to 28 hectares. We are currently undertaking a thorough review of the boundaries of the sites and whether the sites should be on the register or if the site boundary needs to be amended. We will report on this in the 2018 report.
	Amount of **marketable employment land** (this is the amount of land that has planning permission for economic uses and allocated LDP sites).	This figure is 14.95 hectares. This includes all the economic development sites and mixed use sites that are for industrial/storage use (falling in Class 4/5/6). It includes two mixed use sites where the exact area of economic development land cannot be calculated at this point as there are no live permissions. Therefore the figure in reality is slightly less. It excludes the sites that have been developed or have permission for Class1/2 uses – Luss MU1 for instance has been excluded as permission given for Class 1/2 and Killin RA1 at Acharn excluded as electricity and heat generation not considered Class 4/5/6. Strathfillan RA1 is also excluded as this is designated to allow opportunities for expansion of research operation by Scottish Agricultural College.
	No of expansion of existing or new **mines or quarries** within the Park.	In 2017 there was 1 application for expansion of existing or new mines or quarries. This included an extension of time on the Cononish Gold Mine (app 2016/0366/DET) determined in February 2017. Also, in May 2017 we received a Proposal of Application Notice for Cononish Gold Mine.

10. SUSTAINABLE COMMUNITIES

Development Theme 8 is about sustainable communities which are communities that thrive and people live and work in a high quality environment. A good range of services and facilities is key to creating a thriving community.

Outcome of Policies	Indicator	Analysis
Safeguard community and retail facilities to ensure communities thrive. This could include shops, cafes, bars, post offices, halls, banks, petrol stations, schools, pontoons, gardens etc. Ensure open space and sports facilities are protected and enhanced Supporting community led projects Improving the connectivity of our communities	Number of cases where **retail and community facilities** are **safeguarded** and re-used to create thriving communities and number of facilities lost.	***Community Facilities -*** In 2017 the community policy was used once in terms of the loss of Carrick Church, however the proposal met the policy requirements as it had not been in use as a church for over 12 months. It was vacant for approximately 10 years. ***Retail -*** *In* 2017 there was one application from change the use of a retail unit to three residential flats at The Fabric Gallery at Aberfoyle. As above, the proposal met the policy requirements as it had been marketed since 2008 with no success and financial statements illustrated that it not been operating successfully. The unit is also set off the main street with no passing trade.
	Number of cases where **community facilities** have been **refurbished, extended and altered**.	This is all encompassing and includes shops, cafes, bars, post offices, halls, banks, petrol stations, schools, pontoons, community gardens etc. There have been no applications for village halls, petrol stations, post offices, banks in 2017. In 2017 we approved three applications for photovoltaic panels on Callander, Crianlarich and Gartmore primary schools. Also, a large school extension including a new hall, kitchen, toilets and additional classroom was approved at Strathyre Primary School and also included refurbishment of the existing school. As part of the Strathyre Primary School extension the hall and small kitchen will be available **out of hours for community activities –** it could be used for activities such as badminton or meetings.
	Amount of **open space and sports facilities** lost or enhanced.	In 2017 there were no applications that resulted in a loss of open space or sports facilities. Two applications resulted in the enhancement/new provision of open space. This included the new open space to be provided at the housing site in Drymen H1, Stirling Road and also an application for new play equipment at St Fillans.
	Number of **new open space** (green spaces, green networks, and picnic areas) protected from development, created or enhanced.	This indicator requires to be reviewed as it overlaps with the indicator above and also the indicator on visitor facilities. In 2017 as noted above there were 2 applications that will provide new open space and in the visitor facilities section, it is noted that there were no approvals of new picnic areas. In terms of works completed this data is unavailable.

Outcome of Policies	Indicator	Analysis
	Number of applications that are **community led** or have community benefit including renewable energy schemes.	**Note: The methods for capturing this data are being reviewed however** from the data available, **5 applications were approved in 2017 that were community led or had community benefit.** These applications have all been referred to elsewhere in this report and include: Community led applications include: • Pontoon at Arrochar, • New play equipment at St Fillans • 4x broadband boxes at Stronvar, Balquhidder (see further information below). • New section of path at St Fillans Railway Path. Community benefit applications include: • Community business hub at Drymen which has community benefit as the project was led by a local business owner, Fraser Robb and funding was gained from Stirling Council and LEADER to benefit the community. The indicator does not require us to report on completions but it is worth noting that a **community led hydro scheme** at Arrochar was constructed and completed in 2017. Also **two hydro schemes that have community benefit** at Lochgoilhead and Ardentinny that were approved in 2014 and 2015 were constructed and completed in 2017. It is also worth noting that the re-opening of the restaurant and pub in 2017 at the old Ardentinny Hotel has community benefit.
	Number of new and improved **telecommunications** mast & broadband works.	In 2017 we approved 11 new telecommunications masts. This is a **significant increase** in the number of masts we normally approve (only 1 application the previous year). This was a national infrastructure roll out for the Police, First and Ambulance Service and also improves mobile phone infrastructure for the general public. In terms of broadband works, we have received some enquiries but the works tend to be permitted development unless the works are associated with a listed building or within Conservation Areas. We approved installation of 4 boxes to enable broadband at Stronvar, Balquhidder which required permission as it was in the curtilage of a listed building.