



## **Local Development Plan (2017-2021)**

### **Monitoring Framework**

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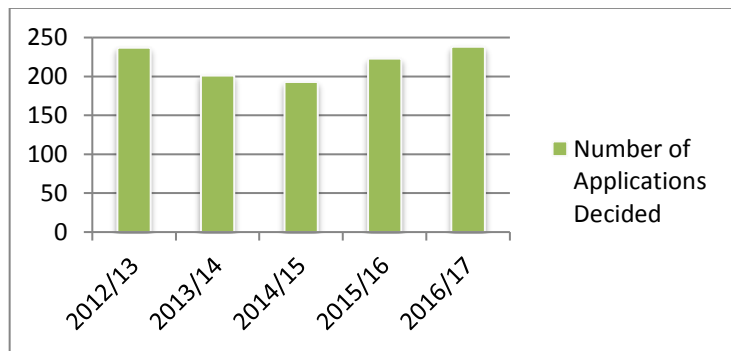
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# 1 Introduction

- 1.1 The [Local Development Plan](#) was adopted on 16 December 2016 and covers the period 2017-2021. It is used to determine planning applications as well as helping to attract appropriate investment and guide new development to the right places in the National Park. It also plays a key role in delivering the four statutory aims of the National Park and the outcomes identified in the National Park Partnership Plan.
- 1.2 It is important that the policies and proposals in the Local Development Plan are monitored to ensure they are delivering the Plan’s vision and strategy. This monitoring framework identifies the high level outcomes intended to be derived from the Plan’s policies and proposals as well as a set of key indicators that will be used to monitor progress against delivering the Plan’s vision and strategy. 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.
- 1.3 This framework will inform annual monitoring and reporting as well as the content of a Monitoring Statement which will be published alongside our next Main Issues Report in late 2019 (see our [Development Plan Scheme](#)). The Monitoring Statement is a statutory requirement and forms part of the evidence base to inform the next Local Development Plan (see Town and Country Planning (Development Planning) (Scotland) Regulations 2008 and Planning Circular 6/2013).
- 1.4 Within the National Park, development mostly consists of house alterations and extensions, listed building consents, small-scale housing, tourism, recreation and hydro schemes. Over the last five years we have determined an average of 200 applications each year, as illustrated in Graph 1: Number of Local Applications Determined over last 5 years.

*Graph 1 – Number of Applications Determined over last 5 years*



## 2 How we will monitor our Local Development Plan

2.1 The Local Development Plan vision is split into three themes which are consistent with the vision articulated in the National Park Partnership Plan:

Conservation	Visitor Experience	Rural Development
An internationally renowned landscape where the natural beauty, ecology and the cultural heritage are positively managed and enhanced for future generations.	A high quality, authentic experience for visitors, with many opportunities to appreciate and enjoy the natural and cultural heritage within an internationally renowned landscape that compares to the best on offer around the world.	In the National Park businesses and communities thrive and people live and work sustainably in a high quality environment.

2.2 The Local Development Plan identifies how it can specifically help achieve this vision via the following themes:

*Opportunities for low energy carbon generation, High quality visitor accommodation in a range of locations, more places to camp and experience the outdoors, safeguarding our precious natural and cultural assets, safeguarding our historic buildings to retain a strong sense of place, supporting the needs of everyone, more opportunities to travel on the Park's loch's and experience being by the water, high quality development that enhances our towns and villages for our communities and visitor to enjoy, young people have a future living and working in the Park, thriving town and village centres, more active travel options and off-road connections, thriving economically active rural economy*

2.3 The vision is supported by a spatial development strategy which will be delivered by the Plan's policies and proposals. It is important to monitor and test that these are having the desired impact and are contributing towards achieving the Plan's overall vision. Key indicators will be used to allow us to track and report on whether we are delivering the outcomes of the plan. The [Local Development Plan Action Programme](#) is used to track and monitor development proposals and placemaking priorities.

2.4 Nine development themes are identified which collectively help achieve the Plan's vision and outcomes. Each theme has a set of indicators and these are listed in the following sections.

### 3 Monitoring Framework

- 3.1 This section sets out what will be monitored and the indicators that will be used to monitor the success of the Local Development Plan. As described in section 2, the framework is split into the 9 themes covering the key areas of the Local Development Plan's vision.

Development Theme 1 – Climate Change and Renewables

Development Theme 2 – Housing

Development Theme 3 – Tourism Accommodation

Development Theme 4 – Visitor Facilities, Recreation and Transport

Development Theme 5 – Natural Environment

Development Theme 6 – Historic Environment

Development Theme 7 – Economic Development

Development Theme 8 – Sustainable Communities (inc Retail, Communities Facilities and Open Space)

- 3.2 The information which will be gathered annually to report on the indicators, has largely come from the Authority's planning application database and our monitoring of development being built across the Park. It has also been gathered from contacting developers, and internal reviews. Alongside the monitoring statement we will also publish a Housing Land Audit which informs the statement.
- 3.3 **Design and placemaking** is a key overarching theme in the Local Development Plan and we will monitor the activity on our placemaking priorities, our three strategic growth areas and our Rural Development Framework in detail via our [action programme](#) – this includes projects such as Balloch streetscape, Callander Ancaster Square and Blairmore Green. As the action programme is reviewed and published every 6 months this will provide an evidence base for our Monitoring Statement. It will highlight the wider impact of the Local Development Plan in delivering well-designed, sustainable places across the park, with our target in the [National Park Partnership Plan](#) to deliver three across three communities annually.

## Development Theme 1 – Climate Change and Renewables

3.4 This theme covers the overarching policies in the Plan which includes requirements for new development to reduce greenhouse gas emissions. It is a priority in the [National Park Partnership Plan](#) (Outcome 11 Sustainable Growth, Priority 11.1: Low Carbon Economy) to increase the amount of renewable energy produced in the National Park without detriment to the landscape.

Local Development Plan Vision	Outcome of policies	Indicators - what will we monitor to track success?
<p><i>Opportunities for low energy carbon generation</i></p> <p><i>high quality development that enhances our towns and villages for our communities and visitor to enjoy</i></p>	<ul style="list-style-type: none"> <li>• Climate friendly and sustainable design that reduces greenhouse gas emissions through, passive solar design, landscaping and micro renewables and shared heating schemes.</li> <li>• Achieving a high level of renewable energy making use of the natural resources of the Park without detriment to the landscape.</li> </ul>	<p><b>Number and type of zero and low carbon technology</b> secured via planning permission for all new buildings.</p>
		<p><b>Planning applications where energy conservation measures have been considered and incorporated</b> into final design (i.e. measures such as passive solar gain, wind shelter, topography was optimised to conserve energy).</p>
		<p><b>Number of renewable energy schemes</b> approved by type (solar, hydro, wind, biomass) shown on graph and total output.</p>

## Development Theme 2 – Housing

3.5 Housing monitoring is relatively quantifiable given we need to know how many houses are being built, where and what type of housing is being provided. We are separately required to undertake a Housing Land Audit and ensure we have an effective housing land supply. 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. The number of housing completions and whether they are affordable houses is also an indicator in the National Park Partnership Plan to demonstrate if we are meeting our target of delivering 75 homes a year to retain our population.

Local Development Plan Vision	Outcome of policies	Indicators - what will we monitor to track success?
<p><i>supporting the needs of everyone</i></p> <p><i>young people have a future living and working in the Park,</i></p> <p><i>thriving town and village centres</i></p>	<ul style="list-style-type: none"> <li>• More homes to support sustainable rural communities through an annual housing land target of 75 homes a year</li> <li>• Delivery of housing on identified housing sites in the town and villages and small-scale provision in wider rural area</li> <li>• An increase in supply of affordable housing and a mix of different housing types, sizes and tenures</li> </ul>	<p><b>Number and type of Housing Approvals and Completions</b> (last 5 years):</p> <ul style="list-style-type: none"> <li>• Number of housing approvals and completions by tenure, type and size (allocated site and windfall)</li> <li>• Number of housing approvals and completions on sites of under 4 units (including number where financial contribution/ affordable (including tenure) was agreed).</li> <li>• Approvals and completions over 4 units - % of on-site affordable housing delivered per site compared to Local Development Plan requirement.</li> </ul> <hr/> <p><b>Location of Housing and Development Activity</b> – 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).</p>

### Development Theme 3 – Tourism Accommodation

3.6 Tourism and recreation are the second largest number of applications we receive after housing and for the purposes of monitoring they have been split into two themes – Development Theme 3: Tourism Accommodation and Development Theme 4: Visitor Facilities, Recreation and Transport. It is a priority of the [National Park Partnership Plan](#) (Outcome 7: Visitor Economy, Priority 7.1 Growing Tourism Markets) to grow tourism markets.

Local Development Plan Vision	Outcome of policies	Indicators - what will we monitor to track success?
<p><i>High quality visitor accommodation in a range of locations,</i></p> <p><i>more places to camp and experience the outdoors,</i></p>	<ul style="list-style-type: none"> <li>• Delivery of key strategic visitor experience sites at Callander, Balloch, Arrochar &amp; Tarbet and Drymen.</li> <li>• New and improved visitor and recreational facilities and infrastructure that will help deliver the high quality visitor experience.</li> <li>• New tourism development that enhances the visitor experience of the National Park and offers a bespoke and high quality product.</li> </ul>	<p><b>Strategic Locations - Allocated tourism sites within the LDP</b> –planning status across all the LDP sites.</p> <hr/> <p><b>Number and type of tourism developments</b> over last 5 years statistics:</p> <ul style="list-style-type: none"> <li>• <b>Total number</b> of tourism accommodation approvals by type (self-catering, hotel, camping)</li> <li>• <b>Campsites, caravan, motorhomes</b> –number and type of pitches approved and number of pitches created shown on a graph per year (i.e. camping, touring/motorhome).</li> <li>• <b>Hotels</b> – Number and type of rooms approved and number of rooms built/available shown on a graph per year.</li> <li>• <b>Self-catering</b> – Number and type of self-catering approved and built shown on a graph per year.</li> </ul> <hr/> <p><b>Location and type of tourism development</b> - 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.</p> <hr/> <p><b>Location of Development Activity</b> across the park shown on a map – detailed permission, completed, expired, extant, under construction over last 5 years.</p>



## Development Theme 4 – Visitor Facilities, Recreation and Transport

- 3.7 The visitor experience policies are supportive of new path works that improve existing networks and create new connections. They are also supportive of visitor facilities within and in walking distance of towns and villages and in the area identified for small scale tourism opportunity.
- 3.8 The [National Park Partnership Plan](#) (Outcome 5; Recreation Opportunities and Outcome 6: Water Recreation) seeks to improve water based recreation, long distance routes and upland paths. It specifically mentions new long distance path networks that require to be created such as the Cross Pilgrim Way and the ‘Mountains and People’ project which involves improving well-used upland routes.
- 3.9 Transport has been added to this theme as it is closely related to recreational networks. We are seeking to improve connections and often these connections are improved as a result of a new recreational path or pontoon to help facilitate improved water facilities and water based transport options such as a waterbus network.

Local Development Plan	Outcome of policies	Indicators - what will we monitor to track success?
<b>Vision</b>		
<i>more opportunities to travel on the Park's loch's and experience being by the water</i>	<ul style="list-style-type: none"> <li>Increase and improved connections between places, paths, piers, bus stops, train stations and open space</li> </ul>	<p><b>Number and type of recreation developments</b> over last 5 years to show:</p> <ul style="list-style-type: none"> <li>Length of recreational paths approved and completed per year</li> <li>Type of paths – long distance, upland, local network</li> <li>Number of new visitor facilities (car parking, picnic areas, toilets, visitor centres, water based recreational facility etc).</li> </ul>
<i>more active travel options and off-road connections</i>	<ul style="list-style-type: none"> <li>Improved and increase in provision of recreation infrastructure.</li> </ul>	<p><b>Location of visitor facilities</b> –the above categories shown on a map to illustrate the location.</p> <p><b>Major road upgrades</b> – reporting on the consultations on transport projects.</p> <p><b>Sustainable travel</b> – number of tourism and housing applications that link to active travel networks and/or public transport</p>

## Development Theme 5 – Natural Environment

3.10 The first statutory aim of the National Park is to protect and enhance the natural and cultural heritage. There are a large number of policies relating to nature conservation, flooding, water environment, biodiversity, trees and landscape within the Plan. Every proposal must comply with these detailed policies. Examples include ensuring development does not increase flood risk or that it improves biodiversity and contributes towards enhancing the park’s natural heritage. It is not easy to quantify however, the indicators below will allow us to monitor the effectiveness of the policies at a high level.

Local Development Plan Vision	Outcome of policies	Indicators - what will we monitor to track success?
<b><i>safeguarding our precious natural and cultural assets</i></b>	<ul style="list-style-type: none"> <li>• Protect special landscape qualities and minimise visual impact, including areas of wild land</li> <li>• Safeguarding and enhancing biodiversity and geodiversity</li> <li>• New development does not exacerbate existing environmental constraints such as flooding.</li> <li>• Safeguarding the water environment including the coastal marine area.</li> </ul>	<b>Use of the safeguarding natural environment policies</b> and whether applications are being submitted that comply with policies or require amendments, or are refused or withdrawn following non-compliance..
		No of applications that <b>deliver enhancements to the natural environment</b> 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.
		Number of <b>flood risk assessments</b> submitted and outcomes from development proposals.
		Number of developments approved that connect to <b>public foul drainage</b> and number of <b>private waste treatment works</b> approved, to monitor capacity issues and ensure the water environment is protected.

## Development Theme 6 – Historic Environment

3.11 Another important theme is historic environment, also contributing towards the first aim of the Park. There are 725 listed buildings or structures and eight conservation areas in the National Park. See [our website for further information](#).

Local Development Plan Vision	Outcome of policies	Indicators - what will we monitor to track success?
<p><i>safeguarding our historic buildings to retain a strong sense of place</i></p>	<ul style="list-style-type: none"> <li>• Safeguarding our historic buildings and environment to retain a strong sense of place and enhancing our built environment.</li> <li>• Record archaeological resources or sites that are affected by development.</li> </ul>	<p>Number of applications for <b>conversion and reuse of redundant buildings</b> of vernacular quality and local historic/architectural interest.</p>
		<p>Number of applications where the <b>views/setting of Listed Buildings</b> are protected/ enhanced.</p>
		<p>Number of conservation area consents and listed building consents for <b>demolition avoided</b> and number of notifications for demolition of non-listed buildings outwith conservation areas avoided.</p>
		<p><b>Use of listed building and conservation area policy</b> and whether applications are being submitted that comply with policies or require amendments, through consultation requests.</p>
		<p>Number of <b>archaeological watching briefs</b> secured and implemented and any resulting archaeological finds.</p>
		<p>Number of applications adversely affecting <b>Historic Gardens &amp; Designed Landscapes</b> and where the views/setting were protected.</p>
		<p>Number of applications adversely affecting <b>scheduled monuments</b> and other <b>nationally important archaeological sites</b> and where their setting was protected</p>

## Development Theme 7 – Economic Development

3.12 This accounts for a small proportion of applications and proposals which are often small-scale, however it is important to monitor this to ensure delivery of economic development sites that provide rural employment opportunities. We would also capture any activity in relation to mining and quarrying given they are an important rural employer.

Local Development Plan Vision	Outcome of policies	Indicators - what will we monitor to track success?
<i>thriving economically active rural economy</i>	<ul style="list-style-type: none"> <li>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.</li> </ul>	<p><b>Economic Development Approvals</b> shown on map to illustrate location and list of types.</p> <hr/> <p>Amount of <b>vacant and derelict land</b>.</p> <hr/> <p>Amount of <b>marketable employment land</b> (this is the amount of land that has planning permission for economic uses and allocated LDP sites).</p> <hr/> <p>No of existing, new or expanded <b>mines or quarries</b> within the Park.</p>

## Development Theme 8 – Sustainable Communities

This is a key priority for the plan to ensure our communities thrive and people live and work sustainably in a high quality environment. In monitoring the levels of tourism, housing and economic development applications we will gain a picture of whether new development is helping to meet the needs of communities and support the rural economy. A good range of services and facilities is key to creating a thriving community. This section covers specific outcomes we wish to achieve and how we would monitor them.

Local Development Plan Vision	Outcome of policies	Indicators - what will we monitor to track success?
<p><i>thriving town and village centres,</i></p> <p><i>young people have a future living and working in the Park,</i></p>	<ul style="list-style-type: none"> <li>• 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.</li> <li>• Ensure open space and sports facilities are protected and enhanced</li> <li>• Supporting community led projects</li> <li>• Improving the connectivity of our communities</li> </ul>	Number of cases where <b>retail facilities</b> are <b>safeguarded</b> and re-used to create thriving communities and <b>number of facilities lost to residential use</b> .
		Number of cases where <b>community facilities</b> have been <b>safeguarded, refurbished, extended and altered</b> .
		Amount of <b>open space (greenspaces, green networks) and sports facilities</b> lost, protected from development, created or enhanced.
		Number of applications that are <b>community led</b> or have community benefit including renewable energy schemes.
		Number of new and improved <b>telecommunications</b> masts.