



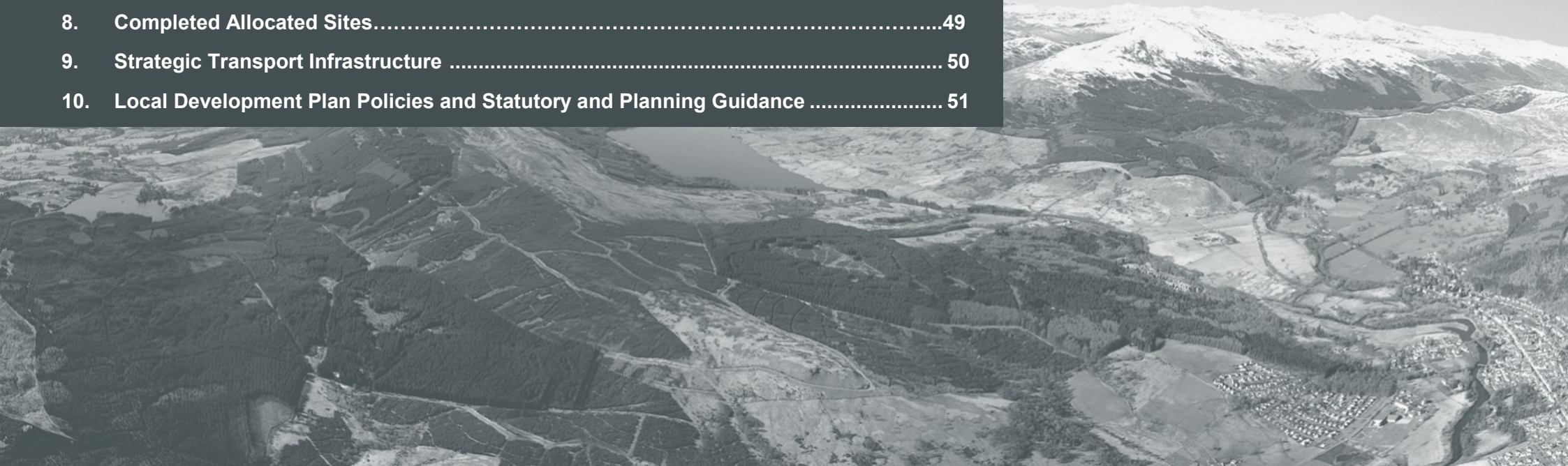
Loch Lomond & The Trossachs National Park Local Development Plan

Action Programme

Mid-term Review
March 2019

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1. INTRODUCTION

This Action Programme accompanies the [Local Development Plan](#) (the Plan) and identifies the actions needed to implement and deliver the development proposals (allocated sites), strategic growth areas and placemaking priorities contained within the Plan. These actions involve a range of stakeholders and focus on delivering the Plan's:

- Section 2** Summary of site progress over last 2 years
- Section 3** Vision and Development Strategy
- Section 4** Placemaking priorities identified in the main growth areas including Callander, Balloch and Arrochar
- Section 5** Placemaking Priorities identified in towns and villages
- Section 6** Rural Development Frameworks
- Section 7** Allocated sites in towns and villages
- Section 8** Completed sites
- Section 9** Strategic transport projects
- Section 10** Policies and Supplementary and Planning Guidance

Timescales for carrying out each of the actions, the lead body/organisation responsible, infrastructure needs and other stakeholders involved are included, along with an update on progress made in delivering the action required to date. Some actions are already progressing well, whilst others require to be instigated during the Plan period.

This Action Programme will be used to monitor progress on the 66 sites within the plan. It will also be used as a project management tool to show where more focussed effort/action is required to facilitate site delivery and, where necessary highlight slippage in programmed activity. The timescales for the delivery of housing sites is linked to the [Housing Land Audit](#). Actions will be reviewed bi-annually in collaboration with the wide range of delivery partners involved and the Action Programme itself will be re-published every two years.

Where possible infrastructure needs and associated development costs have been added. The Action Programme should be read in conjunction with the [Monitoring Report](#) which provides an update on how the vision of the plan is being delivered in relation to climate change, natural and historic environment, renewables, tourism, economic development, housing, retail, open space, and community facilities.

If you have an update on a site or place then please get in touch by emailing livepark@lochlomond-trossachs.org. We are consistently reviewing this document.



2. SUMMARY OF SITE PROGRESS OVER LAST TWO YEARS

Plan Adopted Dec 2016

Mar 2017 to Oct 2017 highlights

Construction started on 26 homes at Succoth H2 and 23 homes at Telephone Exchange site Callander H1 .

Balloch H1, Drymen H1 and Callander H1 **gained planning permission** for 8 two-bed cottage flats, 10 flats and 4 two-bed flats respectively.

Negotiations started with partners and landowner on Callander South Masterplan area and Gartocharn housing site.

Luss filling station, part of Luss MU1 was **completed** and is now open and a new section of a major strategic

Oct 2017 to Mar 2018 highlights

Construction started on 4 homes on Pearl Street Callander H2 .

Forestry Commission site Balmaha H1 **gained planning permission** for 20 new social rented homes and 2 self-build plots in March 2018.

A **pre-application consultation** was undertaken in November 2017 for a large mixed use development at West Riverside incorporating three allocated site—Balloch MU1 and VE1 and Woodbank House, Balloch VE4.

At Callander South Masterplan area part of the site was **sold to Rural Stirling Housing Association** and a pre-application consultation was undertaken in Feb and March 2018.

Mar 2018 to Oct 2018 highlights

Major applications submitted in May 2018 for a large mixed use development at West Riverside, Balloch MU1 and VE1 and Woodbank House, Balloch VE4 and 101 dwellings at Gartness/Stirling Road Drymen H1 .

Another section of the Cross Pilgrim Way between St Fillans and Lochearnhead **gained planning permission**.

26 affordable homes at Succoth H2 were completed and are first residents moved in on Oct 2018.

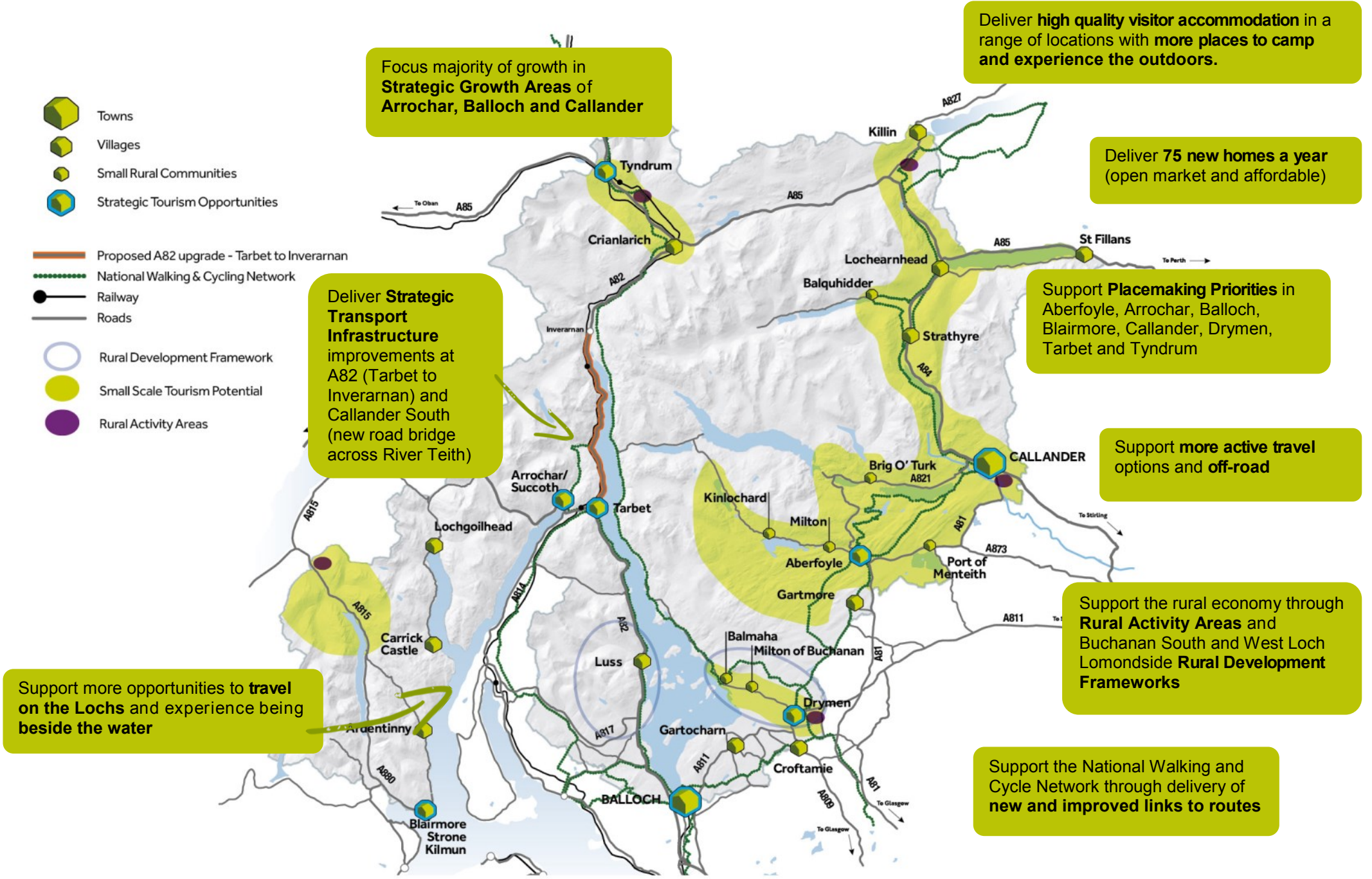
Oct 2018 to Mar 2019 highlights

Construction started at Moss Of Balloch on car parking, which are part of wider village square improvements.

An application was submitted for **Planning Permission in Principle** for a mixed use proposal at Tyndrum MU1.

Consideration of two major applications at West Riverside, Balloch MU1 and Gartness Road, Drymen H1

3. VISION AND DEVELOPMENT STRATEGY



Focus majority of growth in **Strategic Growth Areas of Arrochar, Balloch and Callander**

Deliver **high quality visitor accommodation** in a range of locations with **more places to camp and experience the outdoors.**

Deliver **75 new homes a year** (open market and affordable)

Deliver **Strategic Transport Infrastructure** improvements at A82 (Tarbet to Inverarnan) and Callander South (new road bridge across River Teith)

Support **Placemaking Priorities** in Aberfoyle, Arrochar, Balloch, Blairmore, Callander, Drymen, Tarbet and Tyndrum

Support **more active travel** options and **off-road**

Support more opportunities to **travel on the Lochs** and experience being **beside the water**

Support the rural economy through **Rural Activity Areas** and Buchanan South and West Loch Lomondside **Rural Development Frameworks**

Support the National Walking and Cycle Network through delivery of **new and improved links to routes**

Main themes to deliver the Vision and Development Strategy

Three Strategic Growth Areas

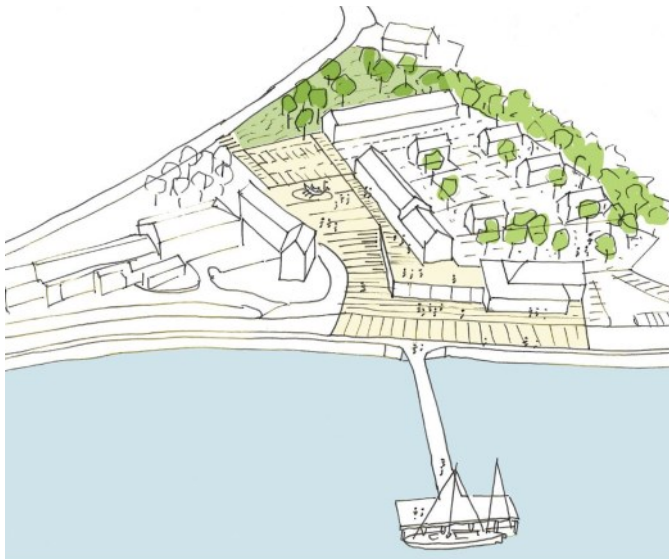
Arrochar, Balloch and Callander offer the greatest potential for sustainable development growth based on economies of scale for services and facilities, ability of surrounding environment to accommodate development and access to sustainable transport. Each of these areas has a good mix of land use allocated.

Eight Placemaking Priorities

The Plan identifies eight Placemaking Priorities of Aberfoyle, Arrochar, Balloch, Blairmore, Callander, Drymen, Tarbet and Tyndrum. Placemaking Priorities are central areas with good potential for public realm improvements and/or new development opportunities. Some of these have grown from local community thoughts and ideas driven by former charrettes. The key focus for these areas is to create a more welcoming and friendly environment for people to walk, cycle, visit, shop and work in. The works could include improvements to open/green space, easier path networks to walk/cycle, de-cluttered street furniture, buildings for community uses and soft landscaping measures.

Two Rural Development Frameworks

Rural Development Frameworks are identified at West Loch Lomondside (between Inverbeg and Balloch including Luss) and Buchanan South (between Drymen and Balmaha including Buchanan). These identify where there is opportunity for some development within the countryside, linked to ongoing land management and diversification and supporting rural communities and the rural economy.

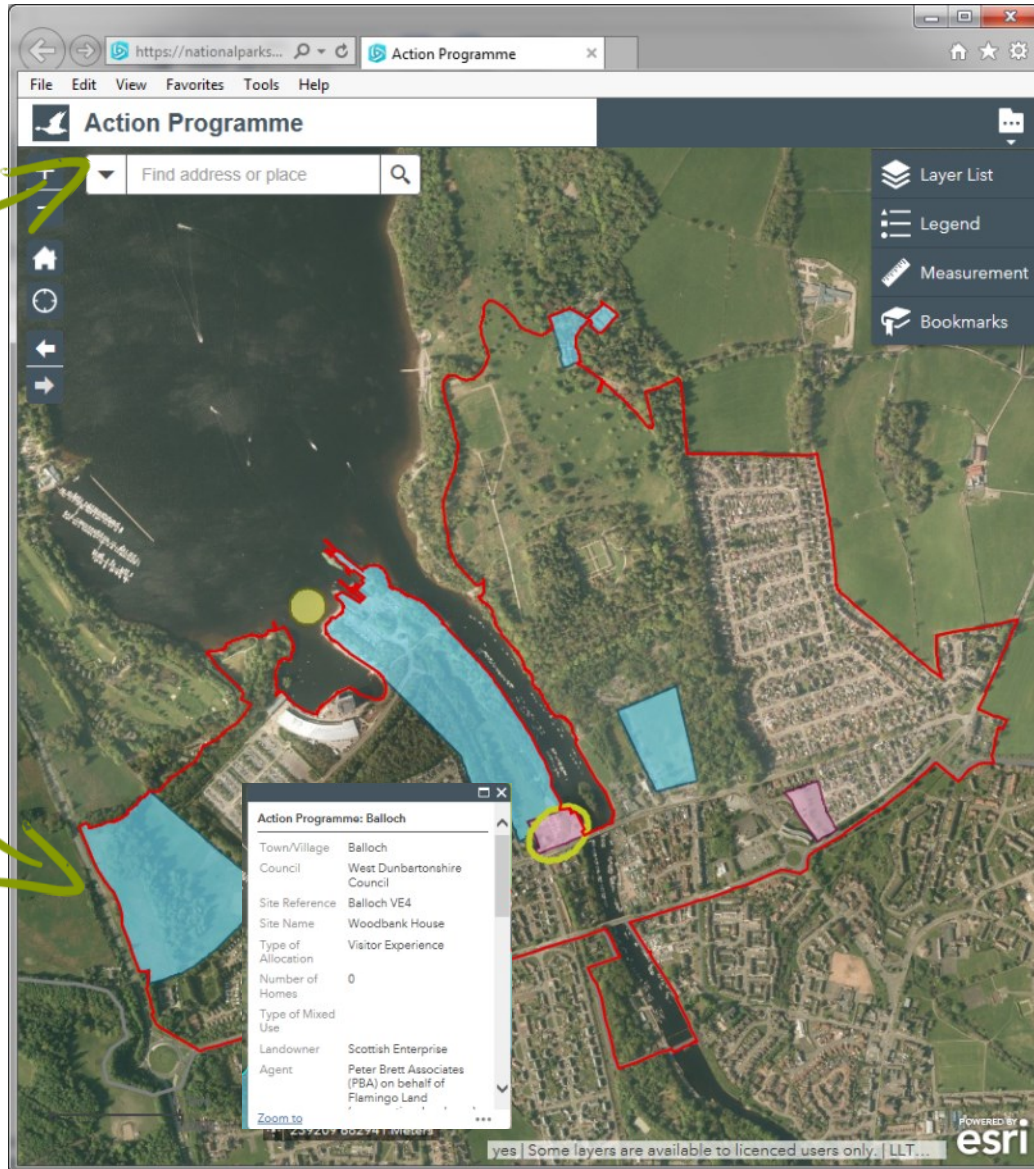


Interactive map

The details of each individual Local Development Plan allocated site is displayed in the tables contained within this document but we have also developed an interactive map, so you can view the site in more detail. This page explains how to use the map and also provides a [link to the map](#). Please note that the map does not include details of individual planning applications on non-allocated sites. Information on planning applications can be found using our separate [online planning application search](#).

Type in the name of your village here then the map will display your town

Click on a site and a pop up will appear with information about site owner, developer, planning status, a list of actions and progress. You can maximise this pop up.






















Click here to get the legend (key) showing you what the colours are:

- Settlement boundary
- Placemaking priority
- Action Programme
 - Economic Development
 - Housing
 - Mixed Use
 - Retail
 - Rural Activity Area
 - Transport
 - Visitor Experience
- Open Space

Delivery partners

Action by a wide range of partners is required to deliver the vision and development strategy set out in the Plan. This includes landowners, agents, developers, as well as the local authorities, agencies and public sector organisations identified below. Partnership working between private and public sector is needed to deliver key infrastructure and services for development growth in many towns and villages. In some instances developer contributions will be sought and this is identified as far as practicably possible in this document however advice should always be sought early from the National Park Authority as circumstances can/may change.

Agent	Ag	Scottish Environment Protection Agency	SEPA
Argyll & Bute Council		Scottish Futures Trust	SFT
Community Council	CC	Scottish Government	
Development Trust	DT	Scottish Natural Heritage	
Forest Enterprise Scotland		Scottish Water	
Highlands and Islands Transport Partnership		sportscotland	sport
Historic Environment Scotland		Stirling Council	
Land Owner	LO	Strathclyde Partnership for Transport	
Loch Lomond and The Trossachs National Park Authority		Sustrans	
National Health Service Scotland		Tactran	
Perth & Kinross Council		Transport Scotland	
Police Scotland		Visit Scotland	
Registered Social Landlord	RSL	West Dunbartonshire Council	
Scottish Enterprise			

4. STRATEGIC GROWTH AREAS

There are three strategic growth areas each with their own placemaking priorities. These include Callander, Arrochar, Balloch.



Callander



Arrochar



Balloch

Arrochar & Succoth

Arrochar & Succoth at the north of Loch Long offer great potential as a **marine gateway** in a stunning landscape. The Ben Arthur site is a key tourism opportunity whilst other sites offer growth in terms of a Placemaking Priority for a new village centre next to Three Villages Hall, improved water access, economic development and housing.

Click [here](#) to view an interactive map of the village

Succoth open space

This is a key opportunity to improve the open space. Focus to date has been on the bridge repairs where funding is being sought from SNH. LLTNPA to work with owner and partners including the community to encourage action.

Housing Delivered

26 new homes completed Sept 2018 and now fully occupied. ([2014/0027/DET](#)).

Village Centre Placemaking Priority

This is a key development site. It has planning permission in principle (ref: [2015/0447/PPP](#)).

Ben Arthur Site

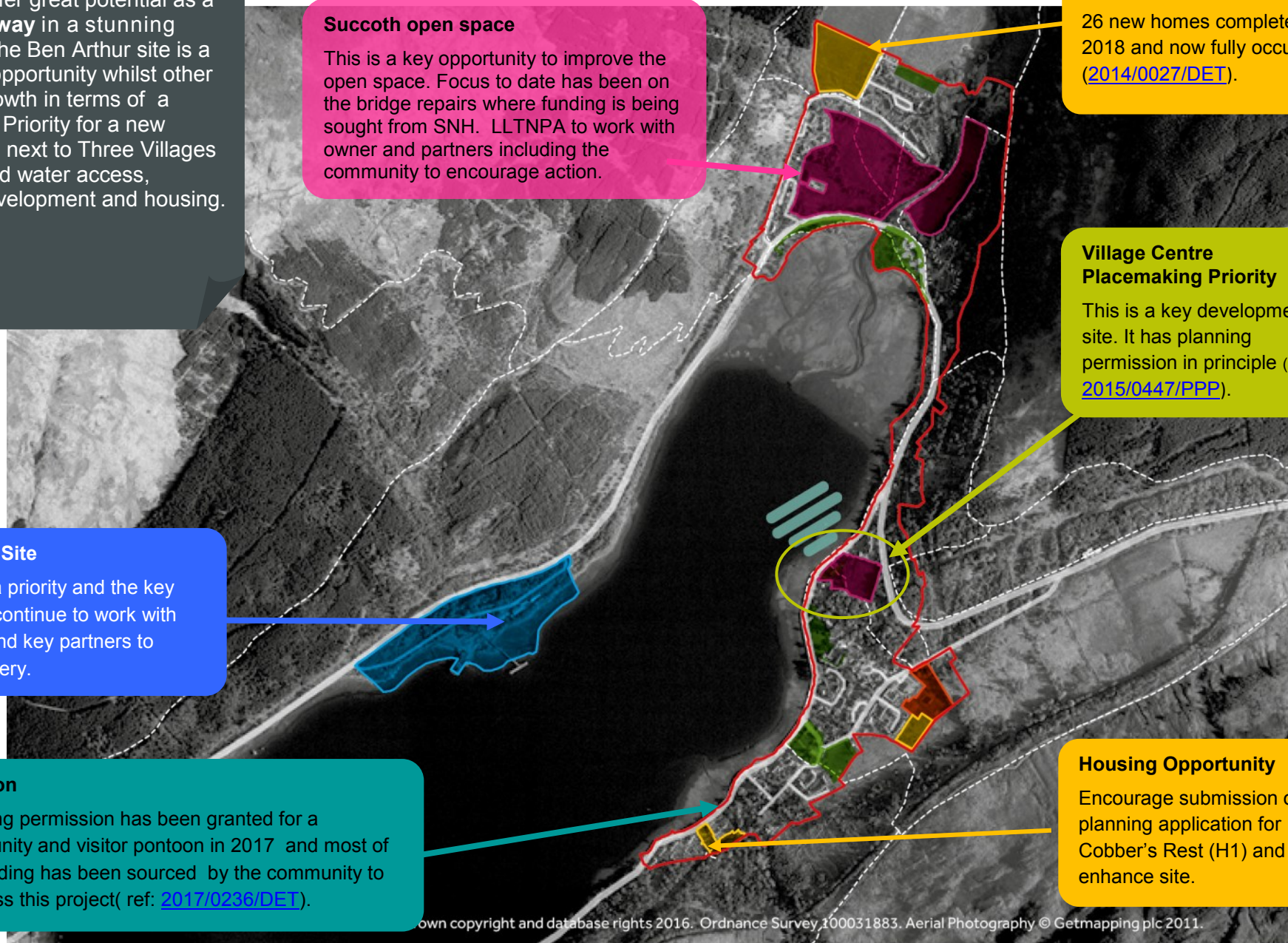
This site is a priority and the key action is to continue to work with the owner and key partners to ensure delivery.

Pontoon

Planning permission has been granted for a community and visitor pontoon in 2017 and most of the funding has been sourced by the community to progress this project (ref: [2017/0236/DET](#)).

Housing Opportunity

Encourage submission of planning application for Cobber's Rest (H1) and enhance site.



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Arrochar & Succoth

Progress is being made in delivering the strategic vision for Arrochar & Succoth. Following on from the charrette in 2014, there has been continued work with owners of the sites and partners.

Jackie Baillie (MSP) and Stuart Mearns, Director of Rural Development & Planning support an Area Forum and topics include the Ben Arthur site, the litter at the head of Loch Long, a new viewing platform (A83/A814 junction) and the pontoon project south of the village centre (given difficulties of developing at the central site). We will continue to support the Arrochar Forum on various projects.



Charrette Town Centre Image

Progress: In July 2016 planning permission in principle was approved for the Arrochar Village Centre site (ref: [2015/0447/PPP](#)). The permission expires this year in July 2019.

Actions: For village centre site, the LLTNPA will encourage the main owner (Arrochar Hotels) to market and promote the site with its planning permission in principle and to assist them if they decide to renew. Also, LLTNPA will support Community Development Trust to progress the development of the



Progress: The housing site at Succoth (H1) (ref: [2014/0027/DET](#)) delivered 26 affordable housing homes funded by Argyll and Bute's Strategic Housing Investment fund and other funding sources. The houses were completed Sept/Oct 2018 and all the homes are now filled.

Actions: No further actions. Site Completed.



Ben Arthur Site (Former Torpedo site)

Progress: There is no live planning permission for the site. The owner (Clydebank Developments) is actively seeking to sell the site.

Actions: LLTNPA, Argyll and Bute Council and Highlands and Islands Enterprise will continue to speak to the landowner and prospective purchasers to consider innovative ways to take this challenging site forward.

Arrochar Pontoon

Planning permission was granted for a new pontoon in Arrochar in 2017 (ref: [2017/0236/DET](#)) and the community has sourced the majority of funding. This helps deliver on the Plans vision of supporting more access to the water and creating more opportunities for people to enjoy being beside or on water.

Site Reference & Name	Landowner Agent Delivery Partners	Timescale	Planning Status Contributions required	Scottish Water Requirements	Actions	Progress
Arrochar H1 Cobblers Rest Housing 12	Landowner: Mr. William Burton Agent: Clark Design Architecture Delivery Partners: Scottish Water, LLTNPA, Registered Social Landlord, Argyll and Bute Council	2020-2023	Planning permission for 12 homes lapsed in 2006 (2006/0409/DET). Affordable housing requirement of 25%.	Land needs serviced. Scottish Water confirms sufficient capacity at the Water and Waste Water Treatment works. Early engagement with Scottish Water is recommended.	Encourage submission of new planning application. Work with the Argyll and Bute Council to ensure site is identified in Strategic Housing Investment Programme (SHIP). Work with RSL and developer to agree affordable housing delivery.	The site has been marketed as single plots. The site is not identified in the Argyll and Bute Council SHIP. There has been some activity on site (tree felling) to allow further investigation work before a planning application is submitted spring 2019.
Arrochar ED1 Arrochar Economic Development	Landowner: Luss Estates Agent: Delivery Partners: Scottish Water, LLTNPA, Argyll and Bute Council	2020-2022	None	There is currently sufficient capacity at the Waste Water Treatment Works however engagement with Scottish Water is recommended once final flows are known.	Discuss options with landowner. Encourage planning application to be submitted.	No progress. However, planning permission has been granted for an extension to the Mountain Rescue Centre and 6 new car park spaces. (Reference: 2018/0115/DET).
Arrochar MU1 Land next to 3 Villages Hall Mixed Use	Landowner: Arrochar Hotel Group and Community Development Trust Agent: Opfer Logan Architects and FPS Planning Delivery Partners: Scottish Water, LLTNPA, Argyll and Bute Council	2019-2021	Planning Permission in Principle approved (Reference: 2015/0447/PPP) for mixed use development of land for tourism, housing, retail, community/heritage and civic space in July 2016, expires July 2019.	Scottish Water recommended early engagement to discuss service connections.	Encourage detailed planning applications (matters specified in conditions) are submitted for each phase of the proposal. Work with community to help develop their plans for the community/heritage element.	Discussions have started with agent regarding the renewal of the current planning permission in principle.
Arrochar H3 Church Road Housing 6	Landowner: Luss Estates Agent: None. Delivery Partners: Scottish Water, LLTNPA, Argyll and Bute Council	2023-2024	No planning permission. Affordable housing requirement of 25%.		No immediate action. Longer term housing site.	

Site Reference & Name	Landowner Agent Delivery Partners	Timescale	Planning Status Contributions required	Scottish Water Requirements	Actions	Progress
Arrochar MU2 Succoth Mixed Use	Landowner: Clydebank Developments, and Argyll and Bute Council and Stronafyne Farm Agent: None Delivery Partners: Scottish Water, LLTNPA, Argyll and Bute Council, Community	2020-2022	No planning permission.	Scottish Water advises a Flow And Pressure Test and Drainage Impact Assessment may be required to assess the local network. Early engagement with Scottish Water is recommended.	LLTNPA to work with council, landowner and community to enable footpath upgrade including new bridge. LLTNPA to work with community to investigate funding to enable the removal of invasive species. LLTNPA to encourage prospective developers and future owners to undertake a feasibility study and flood risk assessment to be undertaken.	Stronafyne farm being marketed by Galbraith. Land owned by Clydebank Developments Ltd is linked to Ben Arthur site and likely to be sold as one lot. Argyll and Bute purchased land originally for a football pitch and Community Development Trust are applying for this asset to be transferred so they can take forward a community led project. Funding being sought for bridge and works hope to be undertaken in 2019.
Arrochar VE1 Ben Arthur Visitor Experience	Landowner: Clydebank Developments Agent: None. Delivery Partners: Scottish Water, LLTNPA, Argyll and Bute Council and Highlands and Islands Enterprise	2023-2024	Permission lapsed June 2016 (reference 2012/0163/DET) for 130 bed hotel, 36 holiday accommodation units, 16 dwelling houses, chandlery/ cafe bar building and pedestrian walkway.	Scottish Water advises a Flow And Pressure Test and Drainage Impact Assessment may be required to assess the local network. Early engagement with Scottish Water is recommended.	LLTNPA working with landowner, A&B and H&IE to market and secure interest in the site with a view to submitting a planning application for a new proposal. LLTNPA to work with owners and partners to improve the appearance of the site and prevent fly tipping.	LLTNPA and ABC are having ongoing discussions with the owner. Amenity Notice served in July 2016 to clear up site and close road which has been complied with.
Arrochar TR1 Arrochar Pier Transport	Landowner: Crown land Agent: Community Development Trust Delivery Partners: LLTNPA, Argyll and Bute Council	2023-2024	Permission lapsed in 2012 for pontoon (reference 2009/0264/DET). The Community are pursuing a new pontoon at an alternative site.		Ongoing liaison with the community, Argyll and Bute Council and Luss Estates through the Arrochar Forum.	Note: South of the old redundant pier, the community led Loch Long Jetty Association has secured funding to install a small floating pontoon. Anticipated delivery end of March 2019.

Balloch

Balloch on the shores of Loch Lomond offers great opportunities for growth especially for Visitor Experience with sites at West Riverside, Balloch Castle and Country Park, Woodbank House and Transport /Pier End. The village centre placemaking priority offers an opportunity for public realm enhancement. Other sites for housing are also available.

Click [here](#) to view an interactive map of the village

West Riverside and Woodbank House

Progress: A planning application for a major development at West Riverside and Woodbank House, Balloch, was registered as valid on 21st May 2018.

Actions: Once all the representations and information from the applicant has been fully considered, officers will make a recommendation to our Board members to either approve or refuse the application.

Housing Opportunities

Progress: Planning permission granted for 8 homes at Craiglomond ([2016/0200/DET](#)). A planning application from Turnberry Homes for the Carrochan Road housing site has been received ([2019/0019/ MSC](#)).

Actions: Encourage works to start at Craiglomond. Determine planning application for

Balloch Castle

Actions: Work with West Dunbartonshire Council to assess funding options to fulfil preferred options identified in the Council's feasibility study.

Balloch Pier and Maid

Actions: Work alongside Loch Lomond Steamship Company to introduce temporary visitor/passenger facilities for Maid of Loch

Moss O Balloch

Progress: West Dunbartonshire Council are implementing the car parking and street scape from Jan to June 2019.

Actions: Continue to work with West Dunbartonshire Council to deliver the project.

Village Square Placemaking Priority

Progress: West Dunbartonshire Council have agreed final design for village square with works anticipated to start early 2019.

Actions: Work with Sustrans and West Dunbartonshire Council to deliver the Station Square to improve arrival point in Balloch and connection from the train station.

Balloch

Following the 2016 Balloch Charrette there has been a strong drive from partners and the local community to rejuvenate the centre of Balloch and develop West Riverside.

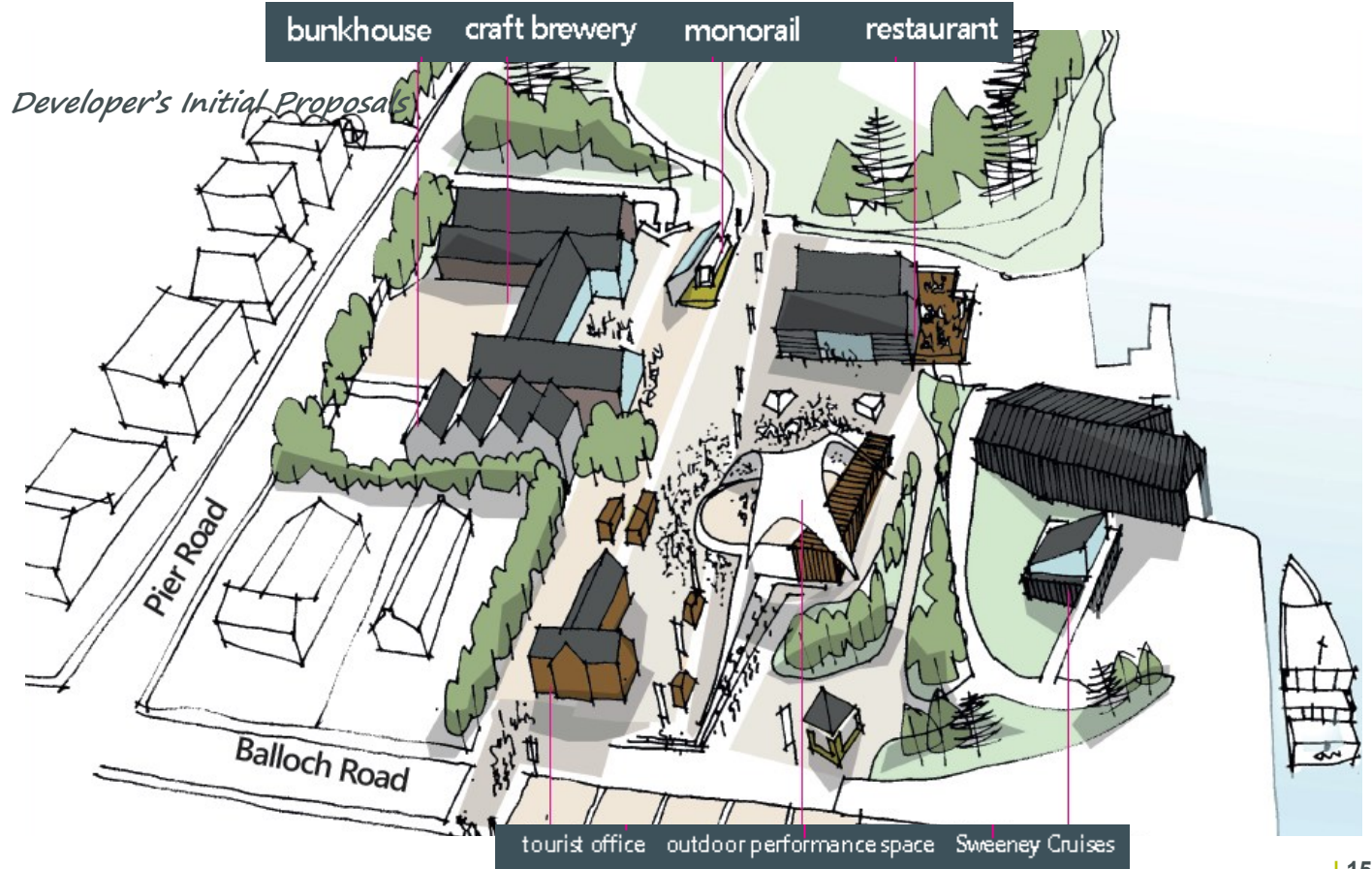
West Riverside

Progress: A planning application for a major development incorporating three allocated sites at West Riverside, Woodbank House, and Station Square Balloch, was submitted on 21st May 2018. You can read more on the current planning application (2018/0133/PPP) [here](#). Sweeney's Cruises submitted a planning application for the upgrade to their site (ref: [2017/0373/DET](#)). This was approved in January 2018.

Actions: The planning process for this major development is currently in the planning assessment phase and to allow us to conclude the assessment further information has been requested from the applicant. Once all the representations and information from the applicant has been fully considered, the officers will make a recommendation to our Board members to either approve or refuse the application. The Authority's Board or Planning and Access Committee (made up by members of our Board) will then make a decision on the application at a meeting in public.

Street Designs

The Balloch Street Design project involving the upgrading of the village and station squares and Balloch Road has been progressing following several well attended public events. We are now entering the delivery stage and construction was completed on the car parking at the Moss O Balloch in January 2019. Works to upgrade the village square commenced January 2019. Works on the station square are on hold pending progress with the West Riverside masterplan.



Balloch Progress of all allocated sites

Site Reference & Name	Landowner Agent Delivery Partners	Timescale	Planning Status Contributions required	Scottish Water Requirements	Actions	Progress
Balloch VE1 West Riverside Visitor Experience	Landowner: Scottish Enterprise, LLTNPA, West Dunbartonshire Council, Pier & Engine House leased to Loch Lomond Steamship Company (LLSC) Agent: Flamingo Land Agent - Peter Brett Associates (PBA) and LLSC Agent – studio KAP Architects Delivery Partners: Community, Scottish Water, LL Water Sports Association, LLSC	2019-2021	Planning application for main site is pending (2018/0133/PPP).	Scottish Water recommends early engagement to discuss service connections.	Assess and determine planning application	Public consultation event was held Nov 2017 and a planning application was submitted May 2018 which has not yet been determined.
Balloch VE2 East Riverside Visitor Experience	Landowner: West Dunbartonshire Council Agent: None Delivery Partners: LLTNPA, West Dunbartonshire Council	2019-2021	Play park built in 2013 (ref: 2012/0383/DET)		WDC to improve facilities for events such as drainage and parking. Enhance connection to riverside.	As part of the Balloch streetscape project 31 additional car parking spaces will be constructed next to the access road into Moss O’Balloch. Works began in January 2019.
Balloch VE3 Balloch Castle Visitor Experience	Landowner: Glasgow City Council Agent: ZM Architecture (Feasibility) Delivery Partners: Scottish Water, LLTNPA, West Dunbartonshire Council Community	2019-2021	No planning permission.	Scottish Water recommends early engagement to discuss service connections.	Glasgow City Council, WDC and LLTNPA to progress redevelopment of Castle for reuse. Feasibility study being led on by WDC to investigate future uses of Castle.	Significant restoration works completed and scaffolding removed. WDC completed a feasibility report in March 2017. WDC awaiting details for West Riverside in order to ensure any proposals complement this.
Balloch VE4 Woodbank House Visitor Experience	Landowner: Flamingo Land Agent: Peter Brett Associates (PBA) on behalf of Flamingo Land (prospective developer) Delivery Partners: Scottish Water, LLTNPA, West Dunbartonshire Council, Scottish Enterprise, Community	2019-2021	Planning application is pending (2018/0133/PPP).	Scottish Water recommends early engagement to discuss service connections.	Assess and determine planning application	Public consultation event was held in Nov 2017 and a planning application was submitted May 2018 which has not yet been determined.

Balloch Progress of all allocated sites continued

Site Reference & Name	Landowner Agent Delivery Partners	Timescale	Planning Status Contributions required	Scottish Water Requirements	Actions	Progress
Balloch MU1 The Old Station Mixed Use Visitor Experience & Transport	Landowner: Scottish Enterprise and Sweeney's Cruises Agent: Peter Brett Associates (PBA) Delivery Partners:- Scottish Water, LLTNPA, West Dunbartonshire Council, Scottish Enterprise, Community, Sustrans	2019-2021	Planning application for main site is pending (2018/0133/PPP). Renewal application for upgrade to Sweeney's cruises yard has been approved (2017/0373/DET).	Scottish Water recommends early engagement to discuss service connections.	Assess pending planning application. Work with partners to ensure road upgrades and public realm is improved between Train Station and Visit Scotland Centre at Old Station	Public consultation event was held Nov 2017 and a planning application was submitted May 2018. Road improvements including enhanced arrival/public realm are a separate project led by West Dunbartonshire Council. The station works will be part of Phase 2 of the streetscape project, village square to be undertaken as Phase 1. Proposals will seek to complement masterplan for West Riverside. Renewal application for upgrade to Sweeney Cruises was approved Aug 2018.
Balloch MU2 Carrochan Road Mixed Use Housing and Parking	Landowner: West Dunbartonshire Council Agent: None. Delivery Partners: Scottish Water, LLTNPA, West Dunbartonshire Council Community	2019-2020	Planning permission in principle approved Jan 2016 (reference 2015/0075/PPP) and detailed application pending (2019/0019/MSC).	Scottish Water recommends early engagement to discuss service connections.	Assess pending planning application.	Planning permission in principle granted and a planning application for Matters Specified in Conditions (i.e. for the detailed design and layout) was submitted in January 2019 by Turnberry Homes. Note: planning permission granted for no affordable homes given delivery of public car parking as planning gain.
Balloch H1 North of Craiglomond Gardens Housing 8	Landowner: In administration, land for sale Agent: None Delivery Partners: Scottish Water, LLTNPA, West Dunbartonshire	2022-2023	Planning permission approved for 8 two-bed cottage flats (2016/0200/DET). Affordable housing requirement of 25%.	Scottish Water recommends early engagement to discuss service connections.	Site to be sold. Encourage new owner to implement the planning permission before expiry in 2020.	Planning permission granted. No affordable housing required given planning history of site, brownfield constraints and proposal is for small 'starter' size homes (2-bed flats approx. 70sqm). Also, there is off-site delivery of affordable homes at windfall site, Dumbain Road, edge of Balloch.
Balloch TR1 Loch Lomond Shores Transport	Landowners: Loch Lomond Shores for Drumkinnon Bay, West Dunbartonshire Council own Balloch Pier, National Park Authority own slipway and pontoon. Delivery Partners: Loch Lomond Steamship Company, Community	2019-2020	Planning permission approved (2012/0104/DET) for pontoon at Drumkinnon Bay. No planning permission required for repairs to Balloch Pier.		Refurbishment of main Balloch pier for Maid of Loch. Improve strong connections to water based transport.	Refurbishment works planned of Pier from summer 2017 to summer 2018. New pontoon in operation within Drumkinnon Bay.

Callander

Callander is the largest town in the Park and forms its eastern gateway. The town is set within a special landscape including River Teith, Callander Crags and Ben Ledi. The majority of growth opportunity is to the south at Clais Farm which is allocated for a mix of uses including visitor experience and housing.

Callander has the opportunity to:

- design and create friendly environments for pedestrians and cyclists with support from Sustrans, and
- develop a long term road bridge through City Deal and developer contributions to accommodate future growth.

Click [here](#) to view an interactive map of the village

Station Road Car Park

Opportunity for community, retail and business uses with enhanced parking area

Town Centre Placemaking Priority

Continue to work with the community and Stirling Council to improve the town centre public realm including improved shop frontages, addressing street clutter, and improvement to signage. A traffic movement study has been undertaken which will inform future priorities for transport improvements and parking provision.

Work with Sustrans to encourage active travel improvements.

Callander South

Preliminary design options to be created by land owner and agents. Work with Rural Stirling Housing Association in relation to their part of the site. Application for 50 affordable homes is to be submitted at the end of March 2019.

Developer to identify and address infrastructure for site including roads, bridge, water and drainage with Stirling Council.

Following bridge feasibility work with Stirling Council, the community and others to decide what happens next.

Housing Delivered

23 new homes completed Jan 2019 and now fully occupied. ([2014/0095/DET](#)).

Callander

The main focus for Callander is to deliver the outcomes identified in the Charrette (2011), Community Action Plan and Callander Landscape Partnership.

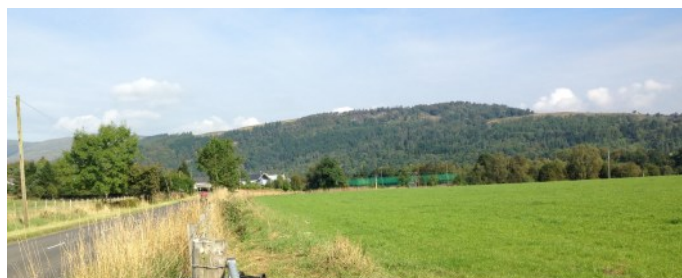
The projects from the charrette include the regeneration and support to the town centre (including the square and modernisation of Station Road Car Park including new supermarket), a replacement pedestrian bridge, long term road bridge and associated road improvements, and visitor accommodation and large scale land release to the south of the River Teith, known as Claish Farm, to accommodate housing, tourism, economic development and Riverside Park. A masterplan framework for Callander South has been prepared as Planning Guidance (see Section 9 for an update).



Active travel bridge concept

Progress: A bridge feasibility study has been completed which looked at the junction capacity of A81 and A84 and the impact of future growth at Callander South, on this junction. The study also looked at potential bridge crossing options and provided costing for two options: a vehicle/active travel bridge and an active travel only bridge.

Actions: LLTNPA, working with Stirling Council, will develop a business case as part of Stirling City Deal.



Callander South—Claish Farm site

Progress: Rural Stirling Housing Association have purchased part of the Claish Farm site and have undertaken a pre-application public consultation event in February 2018 and another event held in March (see <https://www.rsha-claish.com/>). The application was due to be submitted late 2018, but it has been delayed. The application was submitted at end of March 2019.

Actions: Rural Stirling Housing Association to submit planning application and associated supporting information. Landowner/developer to develop proposals for remaining part of the site in consultation with LLTNPA.



Ancaster Square—Concept from 2016 consultation

Progress: There have been improvements to Ancaster Square public realm including installation of quality materials, new benches and prioritised bus stop. In 2016, initial design proposals were generated for improved routes for pedestrians and cyclists in consultation with Stirling Council and Sustrans. These routes will better connect the services and facilities throughout Callander with local residents. People had an opportunity to offer ideas on the design proposals during a public exhibition on 20th May 2017. A feasibility report has now been produced with recommendations, based on the consultation responses, on how the proposals could proceed. A traffic movement study has also been undertaken August 2018 to provide an evidence base on future decisions on parking provision and active travel improvements.

Actions: . Sustrans, Stirling Council and LLTNPA to progress detailed design and consider parking.

Callander Progress of all allocated sites

Site Reference & Name	Landowner Agent Delivery Partners	Timescale	Planning Status Contributions required	Scottish Water Requirements	Actions	Progress
Callander H1 Pearl Street Housing 4 Homes	Landowner: Stirling Council Housing Partnership	2018-2019	Planning permission 4x two-bed cottage flats. 2017/0174/DET approved in September 2017.		Final construction works to be completed.	Site is near completion. The 4 social rent homes will hopefully be completed by May 2019.
Callander H3 Churchfields Housing 30 Homes	Landowner: Mike Luti Agent: Felsham Planning & Development Delivery Partners: Scottish Water, LLTNPA, Stirling Council, SEPA, SNH	2022-2024	Lapsed planning permission in principle expired in 2013 (reference 2008/0376/OUT) 33% affordable housing	Scottish Water advise: a) early engagement, b) limited capacity at the waste water treatment works and Drainage Impact Assessment required, and c) Network investigations may be required to assess the local network.	Discuss options with agent including adopting ecosystems services approach with support from SEPA, SNH and River Forth Fisheries Trust.	Agent has advised that site is on hold and it has been moved late into the housing programming but remains effective.
Callander RET1 Stirling Road Retail	Landowner: Drummond Estates Developer: Graham + Sibbald Delivery Partners: Scottish Water, LLTNPA, Stirling Council	2017-2021	Planning permission in principle (reference: 2011/0167/PPP) lapsed in Aug 2017. Planning permission pending for a supermarket (2017/0239/PPP). Contributions possibly required towards public realm and active travel improvements.	Scottish Water advise: a) early engagement, b) limited capacity at the waste water treatment works and Drainage Impact Assessment required, and c) Network investigations may be required to assess the local network.	Determine live planning application for a supermarket and work with developer to negotiate new developer contribution levels.	No formal objections from statutory consultees. Applicant has confirmed that they wish the application to be put on hold until technical work for the proposed road crossing has progressed.
Callander VE1 Auchenlaich Visitor Experience	Landowner: Cambusmore Estates Trust Agent: Montgomery Forgan Associates Delivery Partners: Scottish Water, LLTNPA, Stirling Council, Transport Scotland	2017-2021	No planning permission	Scottish Water advise: a) early engagement, b) limited capacity at the waste water treatment works and Drainage Impact Assessment required, and c) Network investigations may be required to assess the local network.	Encourage application to be submitted. Develop access strategy for the site as adjacent to A84 in consultation with Transport Scotland.	No progress to date.

Callander Progress of all allocated sites continued

Site Reference & Name	Landowner Agent Delivery Partners	Timescale	Planning Status Contributions required	Scottish Water Requirements	Actions	Progress
Callander ED1 Lagrannoch Industrial Estate Economic Development	Landowner: Stirling Council Agent: Unknown Delivery partners: Scottish Water, LLTNPA, Stirling Council	2017-2021	No planning permission	Scottish Water advise: a) early engagement, b) limited capacity at the waste water treatment works and Drainage Impact Assessment required, and c) Network investigations may be required to assess	Work with Stirling Council, Economic Development to safeguard potential route of road bridge subject feasibility study. Encourage planning application to create small to medium enterprises.	Bridge feasibility study undertaken with Stirling Council involved.
Callander MU1 Station Road Mixed Use of Retail, Business, Car parking and Transport	Landowner: Stirling Council Delivery Partners: Scottish Water, LLTNPA, Stirling Council, Community Development Trust	2017-2021	No planning permission	Scottish Water advise: a) early engagement, b) limited capacity at the waste water treatment works and Drainage Impact Assessment required, and c) Network investigations may be required to assess the local network.	Encourage planning application to be submitted subject to car parking strategy.	Stirling Council are not actively marking the site. The Community Development Trust have put in a asset transfer request to the Council take over this site amongst others owned by the Council. Updates available on the Trust's website https://incallander.co.uk/ccdt_assettransfer .
Callander MU2 Claish Farm Mixed Use of Visitor Experience, Economic Development, Housing (90 Homes) & Playing Field	Landowner: Mr & Mrs Gray and Rural Stirling Housing Association Agent: Geddes Consulting - Bob Salters Delivery Partners: Scottish Water, LLTNPA, Stirling Council, Historic Environment Scotland, SEPA.	2019-2024	No planning permission. Planning permission pending (2019/0098/DET) for 50 affordable homes. Developer contributions inc 33% affordable housing, potential education contribution and new bridge contribution.	Scottish Water advise: a) early engagement, b) limited capacity at the waste water treatment works and Drainage Impact Assessment required, and c) Network investigations may be required to assess the local network.	LLTNPA to consult upon, assess, consider and determine planning application. Landowner/developer to develop proposals for remaining part of the site in consultation with LLTNPA.	Agent on behalf of landowner has carried out assessments in relation to road capacities and continues to market the site. A multi-agency approach is being taken to make progress on the site. Rural Housing Stirling Association (RHSA) has acquired part of the site for 50 homes with 25 homes programmed for 2018/19. Pre-application event held on 20 th February and another event held 27 th March (see https://www.rsha-claish.com/), and the application submission was delayed as RHSA are seeking further funding to deliver an improved scheme. Application was submitted March 2019. The site remains identified within Stirling Council Strategic Housing Investment Programme (SHIP) for 25 in 2018/19 homes and 25 homes 2019/20.

Callander Progress of all allocated sites continued

Site Reference & Name	Landowner Agent Delivery Partners	Timescale	Planning Status Contributions required	Scottish Water Requirements	Actions	Progress
Callander LT1 Cambusmore Quarry Visitor Experience	Landowner: George Cruickshank Agent: Houghton Planning Ltd Delivery Partners: Scottish Water, LLTNPA, Stirling Council	Long Term	No planning permission	Scottish Water advise: a) early engagement, b) limited capacity at the waste water treatment works and a Drainage Impact Assessment required, and c) Network investigations may be required to assess the local network.	Long term site	No progress to date.
Callander LT2 Claish Farm South Mixed Use	Landowner: Mr & Mrs Gray Agent: Geddes Consulting - Bob Salters Delivery Partners: Scottish Water, LLTNPA, Stirling Council, Historic Environment Scotland, SEPA.	Long Term	No planning permission	Scottish Water advise: a) early engagement, b) limited capacity at the waste water treatment works and Drainage Impact Assessment required, and c) Network investigations may be required to assess the local network.	Long term site. Future phase subject to masterplan with adopted ecosystems services approach with support from SEPA, SNH and River Forth Fisheries Trust.	Agent on behalf of landowner has carried out assessments in relation to road capacities and continues to market the site.
Callander LT3 Balgibbon Drive Housing	Landowner: Robert Mackellar Agent: Graham+ Sibbald, Glasgow Delivery Partners: Scottish Water, LLTNPA, Stirling Council	Long Term	No planning permission	Scottish Water advise: a) early engagement, b) limited capacity at waste water treatment works and Drainage Impact Assessment required, and c) Network investigations may be required to assess the local network.	Long term site.	No progress required.
Callander RA1 Callander East Rural Activity Area	Landowner: Cambusmore Estates Trust Agent: Montgomery Forgan Associates Delivery Partners: Scottish Water, LLTNPA, Stirling Council	2017-2021	No planning permission	Scottish Water advise: a) early engagement, b) limited capacity at the waste water treatment works and a Drainage Impact Assessment required, and c) Network investigations may be required to assess the local network.	Encourage application for small to medium size enterprises.	No progress to date.

5. PLACEMAKING PRIORITIES (PP) – ALL OTHER VILLAGES

There are five other placemaking priorities in addition to the strategic growth areas of Callander, Balloch and Arrochar. These include Aberfoyle, Blairmore, Drymen, Tarbet and Tyndrum.

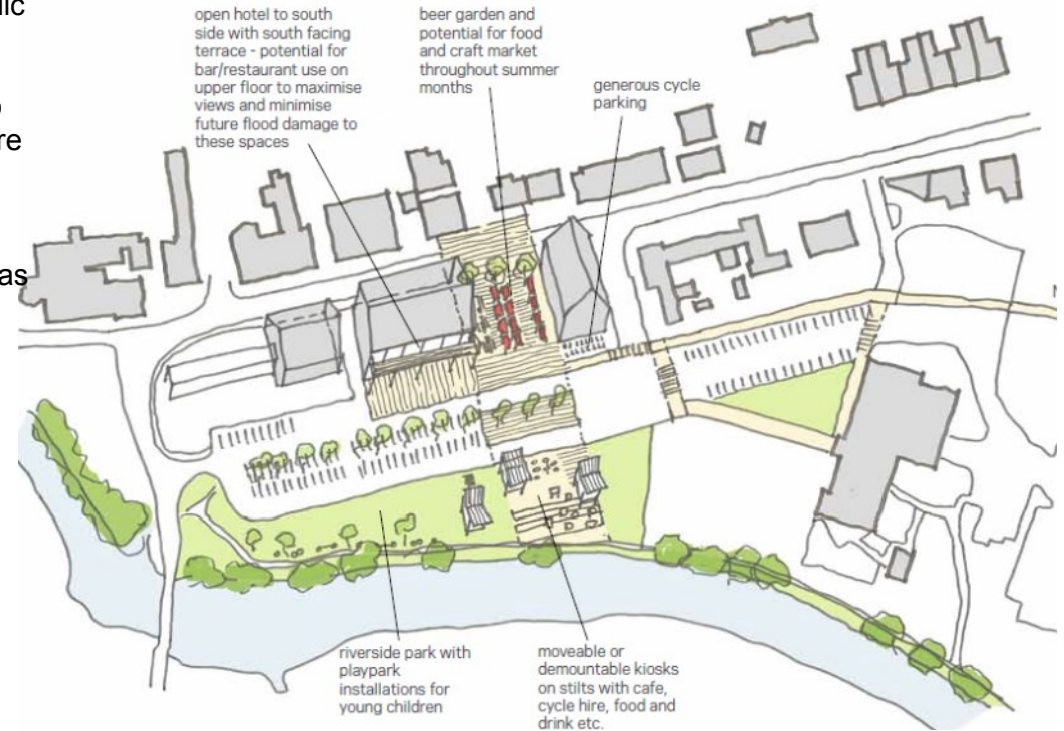


Aberfoyle Placemaking Priority

Support improvements to main street and riverside car park

The 2013 charrette and other community engagement identified the opportunity to enhance and improve two key areas within the village centre- the main street and the Riverside area. Both are busy visitor areas and offer scope for improved public space and realm, and opportunity to better utilise the Riverside setting with more activities and enterprises aimed at outdoor recreation, food and drink and craft market activity. Strathard Community Trust has accessed funding for 2018/20 to develop and then implement a sustainable economic development strategy. There have been concerns with vacant shops along the main street however some of these are being filled during 2019.

Flooding is a key issue within Aberfoyle. The original flood alleviation scheme was unsuccessful at gaining funding. Following further public consultation and two flooding events, the scheme was reviewed and amended. It will be submitted for the next cycle of funding in 2019. If successful the aim is to complete by 2024.



Charrette sketches of potential town centre and riverside



Blairmore Placemaking Priority

Safeguard retail frontage and enhance Blairmore Pier—a key asset for water access

The local community have helped shape ideas to transform the Village Green into a more useable space for the benefit of both locals and visitors through a Charrette in 2013/2014.

The vision for the Village Green is to create recreational open space, tourism accommodation, café/shop, parking and bus stop, use of renewables, and bike and boat hire. The site is allocated in the Local Development Plan (Blairmore VE1).

The Blairmore Village Trust (an independent Community Interest Company) purchased the site in 2014 using the Scottish Land Fund.

Actions: Trust and wider community to realise their long term aspirations for a mixed use development on the site with support from LLTNPA and other partners. Trust and wider community to continue to hold more events, looking at funding options and keep up momentum.



Location of Placemaking Priority



Open Space Enhancement

Progress: The works completed in 2017 included new picnic benches, wooden planters, flower/shrub borders, tree works, informal children play areas, bird table, wildlife log, and wooden sculptures. There is also a grow your own food area. The community are now maintaining the site with grass cutting and ongoing treatment of the japanese knotweed. The Blairmore Village Trust received a Gold Award in 2018 Beautiful Scotland Campaign and was overall winner in the Coastal Village category.

Village Green Plans

Progress: Community grant awarded in Feb 2018 to support the community to progress feasibility and design work for the development of 5 holiday let facilities. These will ultimately provide the income stream that creates sustainability for the community owned assets.



Drymen Placemaking Priority

Support improvements to the village square

The Square is the central point of the village and a priority for action identified through the 2013 Charrette and in the Local Community Action Plan. Action is needed to make it a more attractive, safe and functional place for people to congregate and gather, including a review of car parking, pedestrian safety and landscaping. Drymen Community Trust is in the process of identifying funding sources to progress a project at the village centre.



New consistent paving surface to integrate the Square and reduce the dominance of the road

Encourage development of former garage building as a centre for start up for craft based businesses

New surface acts as a differentiation between the existing road surface and reclaims the square as a pedestrian space with limited, managed, parking



Charrette illustration of the village square

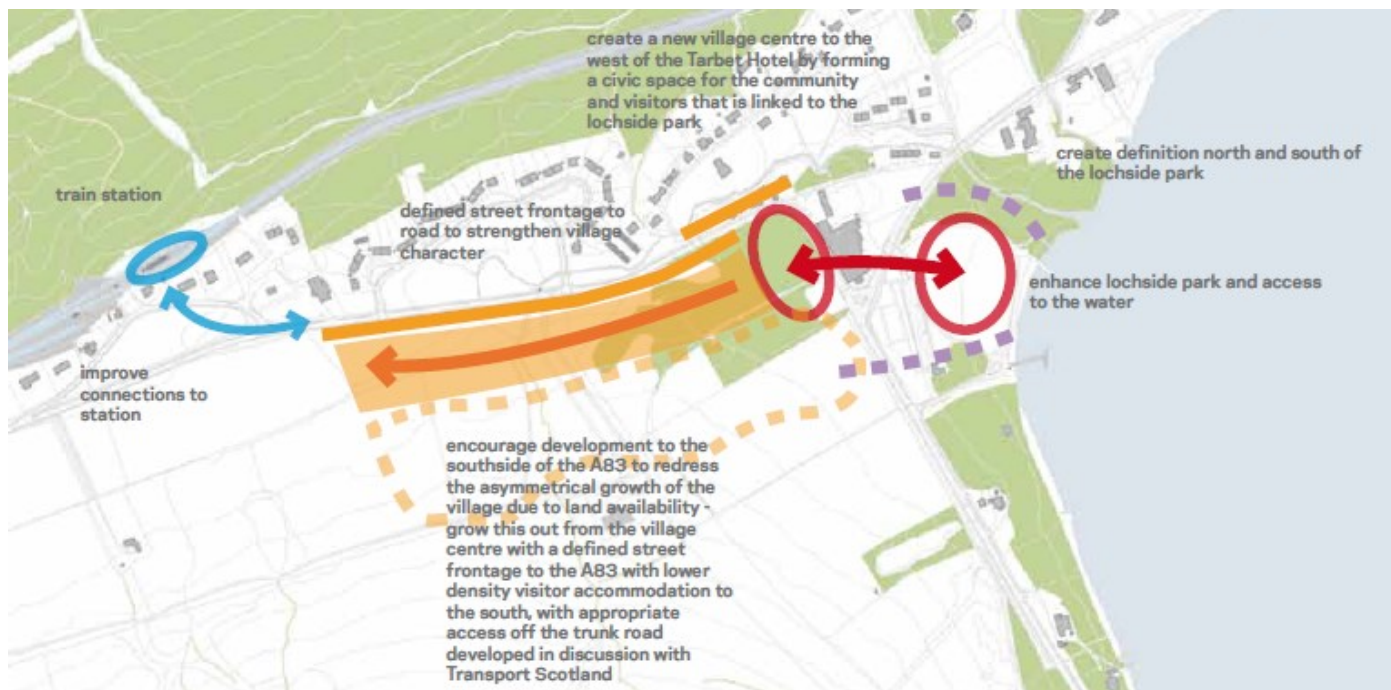
Tarbet Placemaking Priority

Support preparation of a master plan for central Tarbet to co-ordinate linkages between development opportunities including safe crossing/access to the A82/A83

The main focus of this placemaking priority is to ensure the new development sites (VE1, MU2) are developed within a masterplan framework with the primary focus to address the junction of the A82/A83 and create a new core for Tarbet.

The Tourist Information Centre has closed and the old filling station site is blighting the arrival into Tarbet from the south and from the north the old garage site is also in need of being regenerated to create a sense of arrival.

The National Park Authority owns the open recreational space with associated loch frontage, including the car park, kiosk and public toilets. There is an opportunity to stimulate development of the other sites through improvements to this site by enhancing visitor car parking and facilities. The car parking area was resurfaced early 2018 and a new tenant is now operating the café. Rural Infrastructure Funding has been secured to improve the toilet and café facilities. This will be delivered before end of 2019.



Charrette sketch

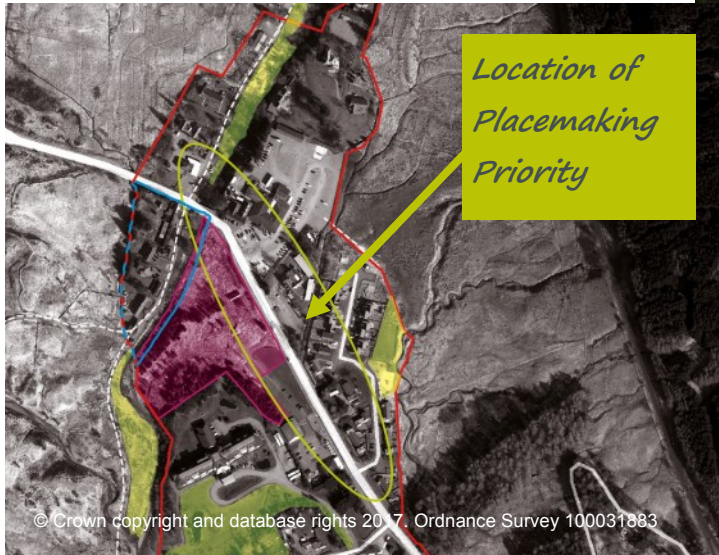
Tyndrum Placemaking Priority

Support public realm improvement

A charrette took place in 2013 highlighting that Tyndrum had a lack of focus and is more of a stopping over point and there are limited opportunities to stop and linger and enjoy what Tyndrum has to offer. A small scale trial has been underway extracting gold from the stockpiled ore remaining from previous exploratory works in the nearby Cononish Glen.

Following a board decision in February this year the decision notice (ref: [2017/0154/MIN](#)) was issued for the **gold mine** in October 2018 and works started on site in December 2018. The new road junction is now complete. It is hoped to stimulate development of Tyndrum and realise the community's aspiration of a visitor centre with a gold/geology theme.

This will hopefully stimulate the economy and lead to the **improvements of the public realm**. An application has been submitted for the larger allocation at Tyndrum MU1 (ref: [2018/0355/PPP](#))



and further information has been requested. The key partners in the project are the community, Transport Scotland and the local businesses. The Real Food Café have recently undertaken works including updated signage and a new extension which is contributing positively to the sense of place.

The construction has started on the new cycle/foot path between Crainlarich and Tyndrum with the section between Tyndrum and Dalrigh now open (July 2017) creating a **new circular walking route** from Tyndrum through the community woodland and along the existing West Highland Way. This may encourage visitors to stop and stay as it will create day visit opportunities.



Charrette sketch



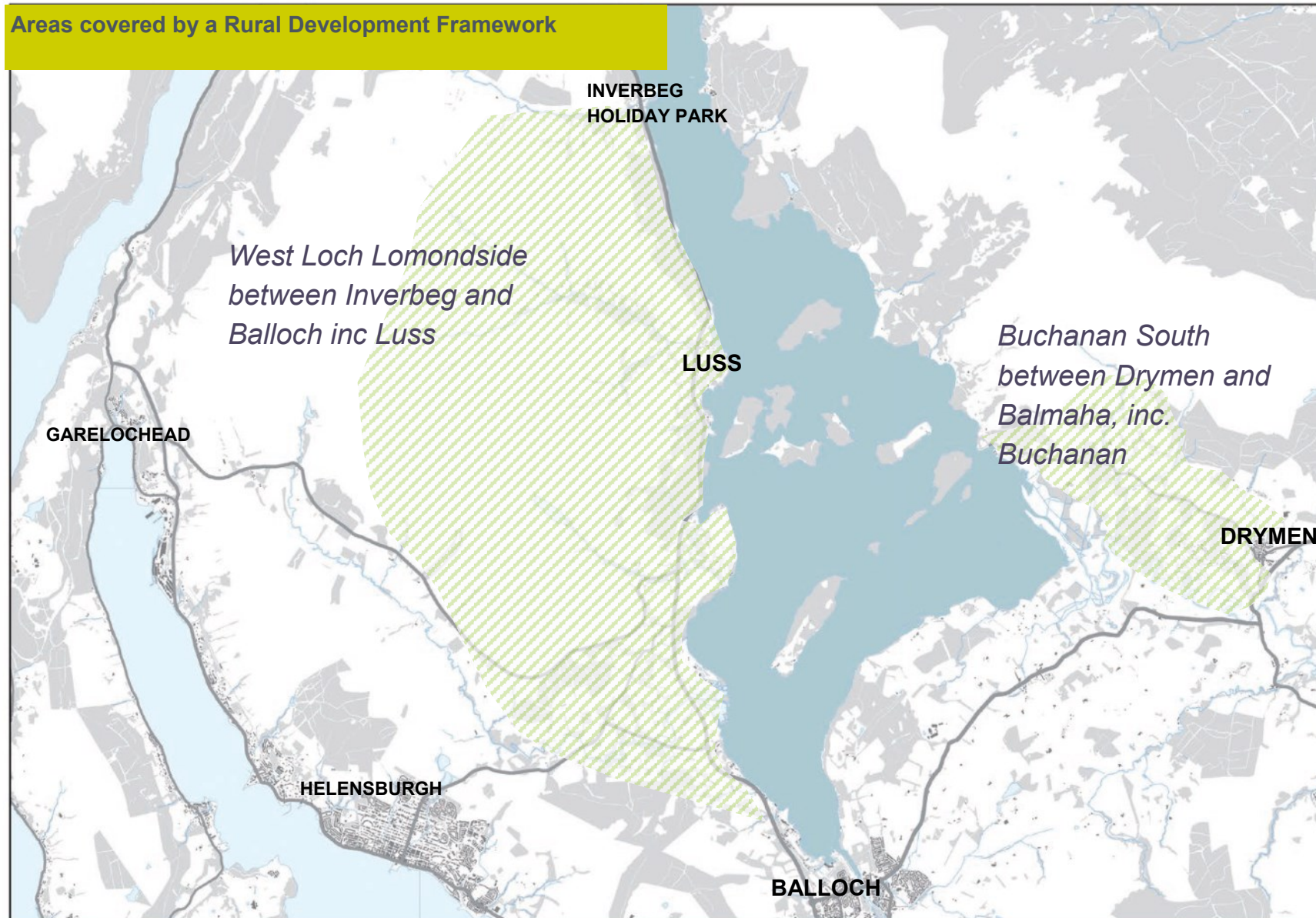
New cycle track—
Tyndrum to Dalrigh



Charrette sketch

6. RURAL DEVELOPMENT FRAMEWORKS

Two Rural Development Frameworks accompany the Plan as Supplementary Guidance. These pilot new approaches to guide and facilitate appropriate rural development in two pressured countryside areas of the National Park; at east and west Loch Lomondside. They seek to provide a coordinated policy direction and comfort to landowners, investors and communities on the types of development that could be accommodated.



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West Loch Lomondside Rural Development Framework

Increase economic activity, the supply of housing and improve infrastructure

Over the last year we have worked closely with Luss Estates (the local landowner), on a package of development projects within Luss and in the countryside around the village.

New Homes

2017 saw the completion of 5 new affordable homes, by Link Housing Association, within the village delivering high quality development on the ground. The Framework provides Luss Estates the certainty that this affordable house site would form part of an overall package of development, including open market housing.

The development of these homes represents a milestone for Luss Estates in progressing their aspirations for community growth. This provided four three-bed family homes and a smaller two-bed home.

By providing family homes, this can help retain local public services such as schools, in what is projected to be a declining and ageing population.

The additional 11 homes planned to the south of the village and 19 new homes in the rural area (across 7 applications at various sites inc. Muirlands, Arnburn, Aldochlay, and Port O'Rossdhu) are being proposed to create a mix of housing opportunities, mainly to be open market housing, across the Luss & Arden area. Planning applications will hopefully be determined early 2019.



Luss village—5 homes built 2017



Arnburn—3 houses proposed



Edge of Luss village—11 homes



Muirlands North—4 houses proposed



New sense of arrival

The re-opening of the redundant filling station at the north of the village, has given the northern entrance to the village a renewed sense of arrival. There is further work to be undertaken at both entrances to the village: To the north retail/workshop units have been given approval, with attractive new public realm proposals including trees and high quality surfacing, and to the south, a new public open space has been given approval.

Buchanan South Rural Development Framework

Wider Buchanan area offers opportunity for small scale development linked to building groups, or on brownfield sites.

Milton of Buchanan offers opportunity for limited expansion (small-scale housing), Buchanan Castle Estate has opportunities for small scale development in the quarry and associated with the golf course and the wider countryside has opportunities for conversions and houses in connection with a established rural business.

Recreation networks

Progress: The track from Drymen via Buchanan Castle Estate was upgraded (Wilkie's Path [2014/0257/DET](#)) and with the use of existing forest roads a low level cycle and walking link was created to Balmaha in 2015.

In addition, work has been underway to improve the Conic Hill path ([2017/0143/DET](#)), with the lower section complete in 2017 and the upper section recently gained planning permission. This is part of the Mountains and People project. Also, see previous page, regarding the Pontoon at Balmaha.

Action: Further improve connections to the loch, pier, viewpoints and walking/cycling routes in particular improve cycle links between Balmaha and adjacent villages for local people and visitors and place greater emphasis on the network of forest paths for walking and cycling. Explore opportunities for a cycle hub.



Before and After Path Works—Wilkie's Path

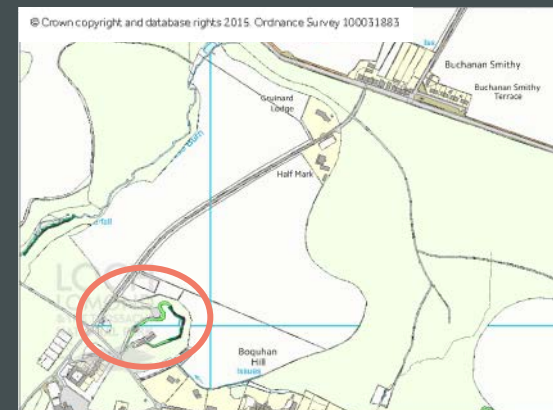
Conversions and homes in connection with rural businesses

At a group of farm buildings on the edge of Balmaha, Auchengyle, approval was given for three dwellings in 2015 ([2015/0086/DET](#)) which expired in July 2018. We hope to encourage the applicant to renew. We also will encourage reuse of other redundant rural buildings.



Auchengyle Farm & Steadings, Balmaha

Buchanan Castle Estate, Quarry



Progress: Planning permission for erection of 13 holiday lodges which was implemented before expiring ([2010/0277/DET](#)).

Actions: Framework states that an alternative to the holiday lodges could be small scale housing, with consideration of a commuted sum or offsite affordable housing at Milton of Buchanan. This is being explored by the owner.

Buchanan South Rural Development Framework

Balmaha's Strategic Principles Plan provides a current update on the key sites that require focus over the short and medium term.


Key Development site



Progress: Application approved for 20 lodges, 3 holiday flats, restaurant/bar, smokehouse & brewery with cafe, manager's house ([2016/0024/DET](#)).

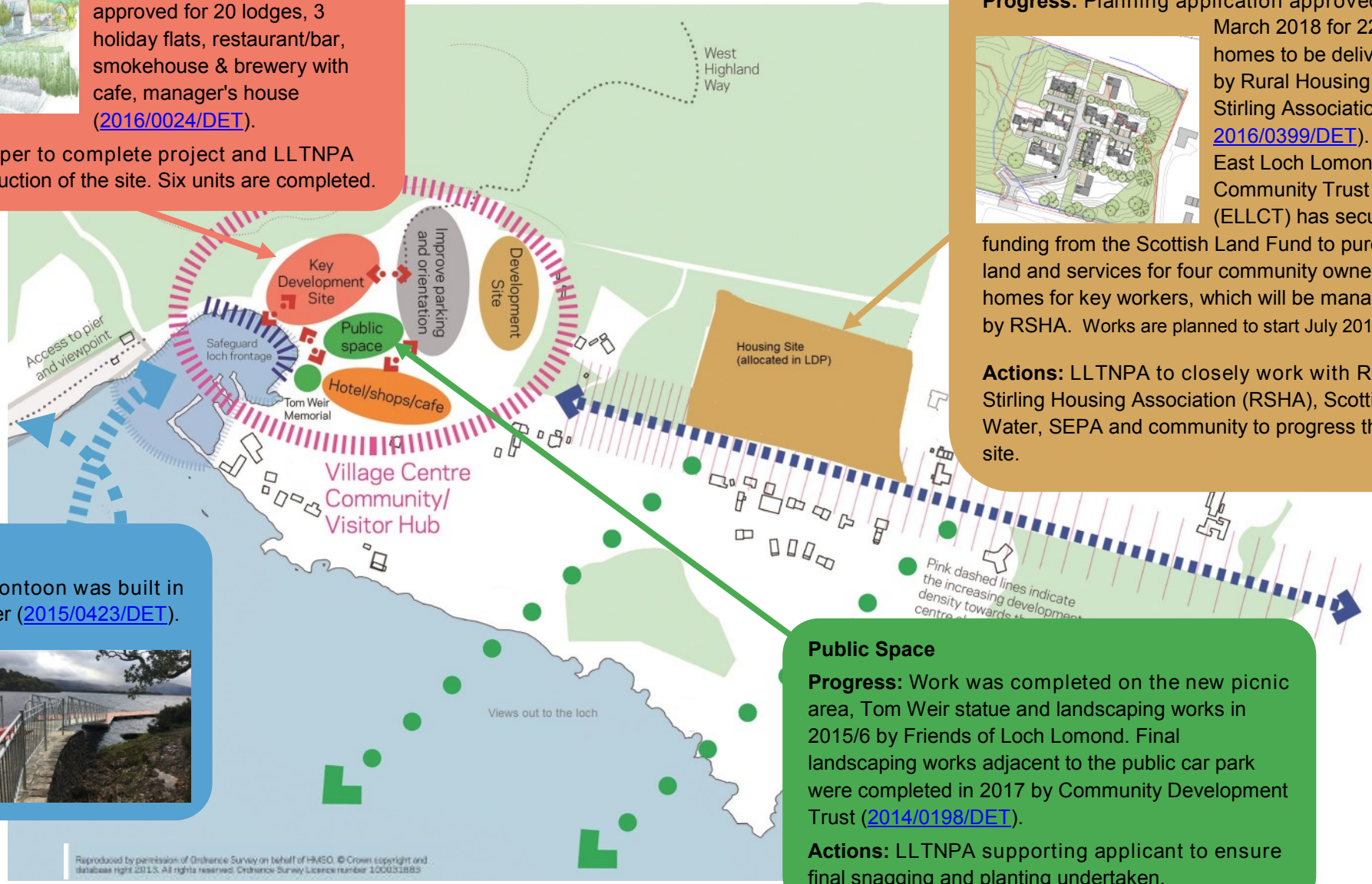
Actions: Developer to complete project and LLTNPA to monitor construction of the site. Six units are completed.

Housing Opportunity



Progress: Planning application approved in March 2018 for 22 homes to be delivered by Rural Housing Stirling Association Ref: [2016/0399/DET](#). The East Loch Lomond Community Trust (ELLCT) has secured funding from the Scottish Land Fund to purchase land and services for four community owned homes for key workers, which will be managed by RSHA. Works are planned to start July 2019.

Actions: LLTNPA to closely work with Rural Stirling Housing Association (RSHA), Scottish Water, SEPA and community to progress the site.



Water access

Progress: A new pontoon was built in 2017 at the main pier ([2015/0423/DET](#)).

Actions: At bay, improve water access by engaging with landowner.



Public Space

Progress: Work was completed on the new picnic area, Tom Weir statue and landscaping works in 2015/6 by Friends of Loch Lomond. Final landscaping works adjacent to the public car park were completed in 2017 by Community Development Trust ([2014/0198/DET](#)).

Actions: LLTNPA supporting applicant to ensure final snagging and planting undertaken.

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7. Allocated sites in Towns and Villages excluding Strategic Growth Areas

Stirling Council Area

Note: Callander is at the start of the document as it is a Strategic Growth Area.

Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Scottish Water Requirements	Actions required	Progress October 2018
Aberfoyle						
Aberfoyle ED1 Forestry Commission Service Yard Economic Development	Landowner: Forest Enterprise Scotland Agent: None Delivery Partners: Scottish Water, LLTNPA, Stirling Council	2020-2021	Currently used as offices, storage and service yard. Potentially can accommodate further economic development uses.	Scottish Water recommends early engagement to discuss service connections.	Landowner, Forest Enterprise Scotland, due to their new status is to consider options for this site.	No change.
Balmaha						
Balmaha H1 Forestry Commission site Housing 15 Homes (proposal for 22 new homes)	Landowner: Rural Stirling Housing Association (gifted from Forest Enterprise Scotland) Agent: John Gilbert Architects Delivery Partners: Scottish Water, LLTNPA, Stirling Council, RSL.	2019-2021	Planning application approved (2016/0399/DET) for 20 affordable homes – 10 for social rent, 6 houses for low cost home ownership (shared equity) and 4 local workers to rent and 2 self build general needs plots. 100% affordable housing contribution required.	Land needs serviced. Scottish Water advises that there is very limited capacity at Balmaha Waste Water Treatment Works. If Scottish Water's 5 Growth Criteria are met a growth project will be initiated to accommodate future development needs.	Work with RSHA to discharge conditions. LLTNPA to closely work with landowner (FCS), Rural Stirling Housing Association (RSHA) and community to progress the site. RSHA to progress investment in water infrastructure to enable site delivery.	Planning Application approved on 26th March 2018 following removal of objection from SEPA and agreement from Scottish Water on investment plan for water supply. Site is identified in latest Stirling Council Strategic Housing Investment Plan Programme (SHIP) for 2019/20 instead of 2018/19. Applicant is currently working to discharge conditions and site start has moved to July 2019. Tree felling was undertaken in December 2018 to allow

Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Scottish Water Requirements	Actions required	Progress October 2018
						<p>more detailed ground investigations to be undertaken.</p> <p>The East Loch Lomond Community Trust (ELLCT) has secured funding from the Scottish Land Fund to purchase land and services for four community owned homes for key workers, which will be managed by RSHA.</p>
Balmaha TR1 Balmaha Bay Transport Proposal	Landowner: Private Agent: None. Delivery Partners: Scottish Water, LLTNPA, Stirling Council	2020-2021	No proposals		Engage with landowner.	No change.
Crianlarich						
Crianlarich H1 Willowbrae Housing (6 Homes)	Landowner: Stirling Council Agent: None Delivery Partners: LLTNPA, Stirling Council, Transport Scotland	2024-2027	Allocated Site 25% requirement for on-site affordable housing.		Land to be marketed and serviced. Develop access strategy for the site as adjacent to A85 in consultation with Transport Scotland.	Not included within Stirling Council Strategic Housing Investment Plan at present.

Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Scottish Water Requirements	Actions required	Progress October 2018
Crianlarich ED1 Railway Station Economic Development (0.89Ha)	Landowner: Network Rail Agent: None Delivery Partners: LLTNPA, Stirling Council.	Post 2020	Allocated Site		To consider suitability of allocation in next Local Development Plan following owner's comments.	Discussions with landowner have indicated that there is no progress. Site has access issues and may be ineffective.
Croftamie						
Croftamie H1 Buchanan Crescent Housing (5 Homes)	Landowner: Private Agent: None Delivery Partners: LLTNPA, Stirling Council, Scottish Water, RSL.	2021-2022	Allocated Site 50% requirement for on-site affordable housing.	Scottish Water advises there is currently limited capacity at Croftamie Waste Water Treatment Works. Early engagement with Scottish Water is recommended.	Owner to market the land and sell to a developer. Land to be serviced.	Site currently being investigated by RSHA for potential to deliver 100% affordable housing. Site is identified in Strategic Housing Investment Plan for 2020/21.
Croftamie VE1 Pirniehall Visitor Experience Site has listed building that is on building at risk register.	Landowner: Private Agent: Unknown Delivery Partners: LLTNPA, Historic Environment Scotland (HES), Scottish Water.	2020-2021	Allocated Site. Included on Buildings at Risk Register.	Scottish Water advises there is currently limited capacity at Croftamie Waste Water Treatment Works. Early engagement with Scottish Water is recommended.	Owner to market the land. LLTNPA to make contact with owner and other stakeholders such as HES to discuss potential for the site. LLTNPA to encourage owner to market site for hotel/educational facility with possibility of housing to enable development.	No change. LLTNPA recently undertook a review of the Tree Preservation Order on site.

Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Scottish Water Requirements	Actions required	Progress October 2018
Drymen						
Drymen H1 Stirling Road Housing 36 Homes and car park	Landowner: MacTaggart and Mickel Homes Ltd. Agent: Icen Projects Ltd. Delivery Partners: LLTNPA, Stirling Council.	2020-2022	Planning permission pending for 95 homes including Drymen LT1. Planning Ref no. 2018/0139/DET . Planning Permission approved to renew the 2014 permission. Planning Ref. no. 2016/0360/DET for 36 homes with % of affordable homes (10) and local needs homes (14). Developer contributions may be required for other matters in accordance with the guidance.	Scottish Water advises that there is limited capacity at Drymen Waste Water Treatment Works and a Drainage impact assessment may be required.	Land to be serviced.	Planning application determined 2017 for the renewal of 36 homes (2016/0360/DET). New application submitted for a 95 homes of which 30 are proposed by the applicant to be social rented affordable homes provided by Rural Stirling Housing Association and 18 affordable by design homes. The likely timescale for determination is summer 2019. The site is identified in the Stirling Council Strategic Housing Investment Plan for 10 social rent homes programmed in to be delivered by Rural Housing Stirling Association in 2020/21.
Drymen H2 Laurelfields Housing 10 Homes	Landowner: Mr John Ferrier Agent: Unknown Delivery Partners: LLTNPA, Stirling Council, Scottish	2021-2022	Planning permission approved September 2017 (reference 2015/0241/DET) for 10 homes (4 flats and 6 semi-	Scottish Water advises that; a) There is currently limited capacity at Drymen waste water treatment works and Drainage Impact Assessment may be required. And	Support the developer to deliver the site and overcome any barriers to development including discharging of conditions.	The owner/developer is unable to finance the project and attempts to sell to another developer have proven unsuccessful. The site has been removed from the Strategic Housing

Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Scottish Water Requirements	Actions required	Progress October 2018
	Water, RSL.		detached houses) 50% requirement for on-site affordable housing but 100% to be delivered.	b) There is also sewer infrastructure running through this site. Early engagement with Scottish Water re: diverting mains is recommended.		Investment Plan Programme (SHIP) funding programme for the next 3 years.
Drymen LT1 South Stirling Road Housing 30 Homes	Landowner: MacTaggart and Mickel Homes Ltd. Agent: Icen Projects Ltd. Delivery Partners: LLTNPA, Stirling Council, Scottish Water.	Long Term	Planning application pending for 95 homes on this site and Drymen H1. Planning ref number 2018/0139/DET	Scottish Water advises that there is limited capacity at Drymen Waste Water Treatment Works and a Drainage impact assessment may be required.	Determine planning application.	Application to be determined summer 2019. See linked site - Drymen H1.
Drymen MU1 Former Salmon Leap Mixed Use Economic Development and Housing (4 Homes)	Landowner: Private Agent: MW Consultants Delivery Partners: LLTNPA, Stirling Council, Scottish Water.	2022-2024	No planning permission. Tree works consent (2015/0235/TRE) given in 2015 to allow survey work for proposed development. Affordable housing requirement 50% on-site.	Scottish Water advises that there is limited capacity at Drymen Waste Water Treatment Works and a Drainage impact assessment may be required.	Discuss with owner/agent Land to be serviced	Early discussions have taken place with the agent in 2017. No further progress. Note: site included in charrette outcomes from 2014 and sketch ideas prepared.
Drymen RA1 Drymen South Rural Activity Area 0.75 Ha	Landowner: Private Agent: Unknown Delivery Partners: LLTNPA, Scottish Water	2020-2021		Scottish Water advises that there is limited capacity at Drymen Waste Water Treatment Works and a Drainage impact assessment may be required.	Land to be marketed Discuss with owner/agent Land to be serviced	No change.

Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Scottish Water Requirements	Actions required	Progress October 2018
Drymen TR1 Balmaha Road Transport	Landowner: Stirling Council Agent: Unknown. Delivery Partners: LLTNPA, Stirling Council.	2020-2021			LLTNPA discuss options with Stirling Council for low density overflow car parking with appropriate soft landscaping to main visual amenity.	No change.
Drymen VE1 Drumbeg Visitor Experience	Landowner: Private Agent: Unknown. Delivery Partners: LLTNPA, Stirling Council, Scottish Water	2020-2021		Scottish Water advises that there is limited capacity at Drymen Waste Water Treatment Works and a Drainage impact assessment may be required.	Discuss with owner/agent Land to be serviced	The land went to auction and was sold to a new owner in March 2019. Various pre-application discussions have taken place.
Gartmore						
Gartmore H1 Park Avenue Housing 6 Homes	Landowner: Private Agent: DM Hall Delivery Partners: LLTNPA, Stirling Council.	2024-2026	No planning permission.		LLTNPA to await planning application from applicant to resolve road access issue before site can become effective.	Landowner has met with Community representatives. The site is currently on the market with Baird Lumsden and the intention is to identify a developer for the site this year. The owner has appointed a roads consultant to consider the issue of access and it is their intention to submit a planning application this year.

Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Scottish Water Requirements	Actions required	Progress October 2018
Killin						
Killin ED1 Roads Depot Economic Development 0.35 Ha	Landowner: Stirling Council Delivery Partners: LLTNPA, Stirling Council, Community	2020-2021	No planning permission.		Land to be marketed Discuss with owner/agent Land to be serviced	No change.
Lochearnhead						
Lochearnhead H1 Former holiday centre Housing 12 Homes	Landowner: Tommy Gilmartin Agent: Unknown Delivery Partners: LLTNPA, Scottish Water	2021-2022	Planning permission granted and development initiated. (Reference: 2007/0194/DET) No requirement for affordable housing.	Scottish Water advises that there is currently very limited capacity at Lochearnhead waste water treatment works. There are also network issues in this area and therefore Drainage Impact Assessment may be required. Flow and Pressure Tests may be required for water supply.	Land to be marketed Discuss with owner/agent Land to be serviced	Preliminary works have been undertaken to remediate the site and remove structures associated with the former holiday centre.
Lochearnhead MU1 Former garage Mixed Use Visitor Experience and Economic Development 0.9 Ha	Landowner: Private Delivery Partners: LLTNPA, Scottish Water, Stirling Council, Transport Scotland	2021-2022	No Planning Permission. Previous permission in principle for mixed use tourism, retail, commercial and business development expired in 2012 (reference: 2009/0245/PPP)	Scottish Water advises currently very limited capacity at Lochearnhead waste water treatment works. There are also network issues in this area and a Drainage Impact Assessment may be required. Flow and Pressure Tests may be required for water supply.	Discuss with owner/agent Develop access strategy for the site as adjacent to A85 in consultation with Transport Scotland.	No change. Land still being marketed by Graham and Sibbald, old garages cleared from site end of 2016.

Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Scottish Water Requirements	Actions required	Progress October 2018
Tyndrum						
Tyndrum MU1 Clifton Mixed Use Visitor Experience and Economic Development (1.7Ha)	Landowner: Highland Heritage Hotels Agent: None Delivery Partners: LLTNPA, Stirling Council, Scottish Water	2020-2021	No planning permission. Application pending - 2018/0355/PPP A 2009 permission has expired for 5 affordable homes and 2004 permission for mixed use development.	There is currently sufficient capacity at Tyndrum water treatment works and Tyndrum waste water treatment works however, depending on final flows from the development, network investigations may be required. Early engagement with Scottish Water is recommended.	Owner to market to developer. LLTPNA to discuss options with owner/agent. Land to be serviced.	Application has been submitted for planning permission in principle for a mixed use proposal. Further information has been requested from the applicant.
Strathfillan Rural Activity Area						
Strathfillan RA1 Rural Activity	Landowner: SAC Agent: None Delivery Partners: LLTNPA, Stirling Council	2020-2021	No planning permission.		LLTNPA to discuss options with owner/agent. Opportunity for expansion of education and other resource related activities in association with existing farming and research operated by the college.	No change.

Argyll and Bute Council Area

Note: Arrochar and Succoth are at the start of the document as it is a Strategic Growth Area.

Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Scottish Water Requirements	Actions required	Progress October 2018
Carrick Castle						
Carrick Castle H1 Carrick Castle - Housing 8 Homes	Landowner: Drimsynie Estate Agent: The Hay Partnership Delivery Partners: Scottish Water, LLTNPA, Community.	2025-2026	Planning permission live for 8 homes (reference 2013/0020/LAW and original permission 2007/0009/DET). Plot 1 – detailed permission amended (2017/0150/DET) No developer contributions required as part of 2007 permission.	Scottish Water advises: a) that there is very limited capacity at Carrick Castle septic tank b) Early engagement with Scottish Water is recommended, c) Site is some distance to Scottish Water main sewerage infrastructure. A private system is proposed.	Monitor progress of the site. Discuss alternative options with owner.	Development started in 2015, including initial road layout and pegging out of plots. Phased completion has been indicated. The plots are being marketed by Drimsynie Estate Ltd as serviced plots. A recent sale fell through and owner has not received any further interest. Site is not considered to be effective.
Kilmun, Strone and Blairmore						
Kilmun, Strone and Blairmore H1 Former Finnartmore Nursing Home Housing 11 Homes	Landowner: Private and Fyne Homes Housing Association Agent: McIntosh Homes. Delivery Partners: LLTNPA, Argyll and Bute Council	2020-2021	Various permissions for 12 homes in total. 8 affordable flats (2011/0288/DET) Plot 1 - 1 detached house (2017/0361/DET) Plot 2 – 1x detached house (2012/0386/MS) Plot 3 – 1x detached house (2018/0177/DET)		Monitor progress of remaining two plots.	On site phased completion. 8 affordable houses (by Fyne Homes) completed 2015. Plot 1 is under construction and due to complete in April 2019. Plot 2 completed 2015 Plot 3 (the last house on the site) has not commenced, application recently determined in 2018.

Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Scottish Water Requirements	Actions required	Progress October 2018
Kilmun, Strone and Blairmore H2 High Road, Strone Housing 10 Homes	Landowner: Private Agent: Unknown. Delivery Partners: LLTNPA, Argyll and Bute Council	2020-2022	Requirement for 25% affordable housing on-site.		Continue discussions with owner/agent Land to be serviced	Not currently identified in Argyll and Bute Council Strategic Housing Investment Plan. Owner considering self-build serviced plots.
Kilmun, Strone and Blairmore VE1 Blairmore Green Visitor Experience 0.66Ha	Landowner: Blairmore Village Trust (independent Community Interest Company) Agent: Unknown. Delivery Partners: LLTNPA, Argyll and Bute Council, Community	2020-2021	No planning permission. Land to be serviced.		Support Community Development Trust to explore options for development on the site.	Blairmore Village Trust bought this site in 2014 and is exploring options to develop. An informal play area has been created. (see update in Placemaking Priority section of action programme)
Lochgoilhead						
Lochgoilhead H1 Land near Donich Park Housing 6 Homes	Landowner: Dunbritton Housing Association Agent: CP Architects Delivery Partners: LLTNPA, Scottish Water, Argyll and Bute Council	2021-2022	Planning permission in principle live as implemented Phase 1 (Reference: 2008/0064/OUT)	Scottish Water advises there is currently limited capacity at Lochgoilhead Water Treatment Works and early engagement is recommended.	Discuss with owner/agent when they are likely to bring site forward.	Site owned by Dunbritton Housing Association. Site is serviced. No Strategic Housing Investment Plan funding currently allocated however the site is under a 5 year review subject to further needs analysis.

Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Scottish Water Requirements	Actions required	Progress October 2018
Luss						
Luss H1 Land North of Hawthorn Cottage Housing10 Homes	Landowner: Luss Estates Agent: Hay Partnership Delivery Partners: LLTNPA, Scottish Water, Argyll and Bute Council	2021-2022	Pending planning application for 11 detached houses (reference 2016/0391/DET).	There is no Scottish Water sewer in vicinity. Proposal includes private system.	Determine current planning application. Continue discussions with owner/agent Land to be serviced.	The applicant revised the design and layout. Application will be determined as a package with other housing applications in the rural area. See the Rural Development Framework update section in the action programme.
Luss MU1 Land North of Primary School and Former Filling Station Mixed Use Visitor Experience and Public Realm	Landowner: Luss Estates Agent: Smith and Brooke Delivery Partners: LLTNPA, Scottish Water, Argyll and Bute Council	2020-2021	Planning application for 6no. Retail/ light industrial units 2015/0255/DET approved in June 2016 (expires June 2019). Filling station application approved in Nov 2015 (reference: 2015/0207/DET)	Land to be serviced, Scottish Water advises that there is currently insufficient capacity at Luss Waste Water Treatment Works. On receipt of Scottish Water's growth criteria being met, Scottish Water will initiate a Growth Project to upgrade the waste water treatment works. There is currently sufficient capacity at the Water Treatment Works, however, Further Network investigations may be required. Early engagement with Scottish Water is recommended.	Encourage landowner to implement permission and market units once completed.	Phase 1 filling station complete and open. Phase 2 – 6no. Retail/light industrial units – no progress.

Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Scottish Water Requirements	Actions required	Progress October 2018
Tarbet						
Tarbet H1 Land South of A83 Housing10 Homes	Landowner: Luss Estates Agent: Unknown Delivery Partners: LLTNPA, Scottish Water, Argyll and Bute Council, Transport Scotland.	2024-2028	No planning permission. 50% affordable housing requirement. Site is not within the Strategic Housing Investment Programme as currently no housing need in Tarbet.	There is currently sufficient capacity at Belmore water treatment works and there is currently sufficient capacity at the waste water treatment works to serve this proposed development.	Land to be marketed and serviced. Discuss with owner/agent and develop masterplan with tourism sites. Develop access strategy for the site as adjacent to A83 in consultation with Transport Scotland.	No change.
Tarbet VE1 Tourism Information Centre Visitor Experience	Landowner: Private. Agent: Private. Delivery Partners: LLTNPA, Scottish Water, Argyll and Bute Council, Transport Scotland.	2020-2022	No planning permission.	Engagement with Scottish Water is recommended when final flows for this proposed development is known.	NPA to work with owner to develop masterplan for site alongside Tarbet MU1. Potential uses include tourist accommodation, retail, food and drink. Land to be serviced Develop access strategy for the site as adjacent to A83 in consultation with Transport Scotland.	Owner is developing revised plans to offer high end Tourism offer including accommodation, conference and event space, and recreational activity base.

Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Scottish Water Requirements	Actions required	Progress October 2018
Tarbet MU1 Central Green Visitor Experience and Open Space	Landowner: LLTNPA and Private owner Agent: Private Delivery Partners: LLTNPA, Scottish Water, Argyll and Bute Council, Transport Scotland.	2020-2021	No planning permission except for temporary permission for cruise ticket office and previously change of use permission for kiosk.	Engagement with Scottish Water is recommended when final flows for this proposed development is known.	National Park Authority Estates Team to develop project to improve main part of site – central open space including car park, kiosk, public toilets, paths and other infrastructure. LLTNPA to work with other owner to develop masterplan for this site and connected site Tarbet VE1. LLTNPA long term solution to be sought for ticket office. Develop access strategy for the site as adjacent to A82 and A83 in consultation with Transport Scotland.	Main car park was resurfaced in March 2018. Scottish Government Rural Infrastructure Fund was awarded for the project and upgrade to the public toilet facilities will take place in 2019. Ticket office was re-sited down beside the pier to improve safety at the car park (2018/0361/DET).
Tarbet VE2 Former Harvey's Garage Visitor Experience	Landowner: Private Agent: Private Delivery Partners: LLTNPA, Scottish Water, Argyll and Bute Council, Transport Scotland.	2020-2021	No planning permission. Previous permission lapsed in 2015 for a guesthouse and 3 self-catering units (reference: 2012/0217/DET)	Engagement with Scottish Water is recommended when final flows for this proposed development is known.	LLTNPA to discuss option with owner/agent, with potential uses identified in charrette in 2014 - visitor centre, retail, food and drink alongside other economic development uses. Develop access strategy for the site as adjacent to A82 in consultation with Transport Scotland.	Owner/agent has been reviewing (late 2016) and considering options.

Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Scottish Water Requirements	Actions required	Progress October 2018
Tarbet VE3 Land to rear of Tarbet Hotel Visitor Experience	Landowner: Bay Hotels Ltd Delivery Partners: LLTNPA, Scottish Water, Argyll and Bute Council, Transport Scotland.	2020-2021	No planning permission.	Engagement with Scottish Water is recommended when final flows for this proposed development is known.	LLTNPA to discuss options with owner/agent. Develop access strategy for the site as adjacent to A82 and A83 in consultation with Transport Scotland.	No change.
Tarbet TR1 Water-based infrastructure	Landowner: National Park Authority Agent: None Delivery Partners: Argyll and Bute Council.	2019-2021	No planning permission.		National Park Authority Estates Team to develop project to improvement water access include upkeep of existing pier and supporting access to the water via pontoon, slipway etc.	No change.
Rural Activity Area						
Strachur RA1 Strachur South Rural Activity	Landowner: Sawmill, Bailliemeanach Agent: None Delivery Partners: LLTNPA, Argyll and Bute Council	2019 -2021	No planning permission. 2017/0062/DET and 2015/0305/DET - applications refused due to flooding for erection of office accommodation and formation of car parking area.		LLTNPA to discuss options with owner/agent. Opportunity for small-scale wood processing, biomass timber products and/or electricity production, scale of associated timber products and small rural business units.	No progress. Potential issues with flooding on site identified from River Cur but possible scope for development remains at alternative location outwith flood risk area but within allocated Rural Activity Area.

Perth and Kinross Council Area

Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Scottish Water Requirements	Actions required	Progress
St Fillans						
St Fillans H1 Station Road Housing16 Homes	Landowner: WRFU Ltd and The Drummond Trust Agent: Black & Williams (Black Apple) Delivery Partners: LLTNPA, Scottish Water, Perth & Kinross Council	2020-2022	Planning permission expired (Ref: 2006/0038/OUT) Detailed application Planning permission for part of site (ref; 2014/0237/DET) for 4 dwellings. (WRFU) 25% affordable housing requirement. A commuted sum £4,750 for each unit agreed as part of 2014 permission.	Scottish Water state there is capacity at Waste Water Treatment Works but there may be network issues so early engagement with Scottish Water is recommended.	Discuss with Drummond Trust and encourage planning application for part of site with expired permission (14-17homes).	Plot 19 was completed early 2018 (part of 2014/0237/DET permission).

West Dunbartonshire Council Area

Note: Balloch is at the start of the document as it is a Strategic Growth Area.

Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Scottish Water Requirements	Actions required	Progress
Gartocharn						
Gartocharn H1 Burnbrae Farm Housing 10 Homes	Landowner: Private Agent: Breagh Architects Delivery Partners: LLTNPA, West Dunbartonshire Council.	2021-2022	No planning permission. 50% affordable housing requirement.		Discuss with owner/agent and encourage submission of a planning application. Land to be serviced Funding required through West Dunbartonshire Strategic Housing Investment Plan	Site is included within Strategic Housing Investment Plan as a reserve project. Early discussions with agent have taken place regarding this site. Note: Application submitted for the re- development of the adjacent farm to provide 6 new dwelling s (2018/0252/PPP).
Gartocharn H2 France Farm Housing 6 Homes	Landowner: Private Agent: Unknown Delivery Partners: LLTNPA, West Dunbartonshire Council.	2025-2026	No planning permission.		Discuss with owner/agent options.	No change

8. Completed Sites

These are the sites that are completed and there are no further actions.

Town/Village Site reference and name Land use	Partners and Landowner	Year Completed	Planning Permission Details	Progress
Arrochar H2 Succoth Housing 26	Landowner: Dunbritton Housing Association, Agent: CP Architects Delivery Partners: SEPA, LLTNPA, Transport Scotland, Argyll and Bute Council	2018	Planning Permission for 26 homes (reference: 2014/0027/DET) - completed.	The 26 homes are completed and the first residents moved in October 2018. All houses are now filled. All 26 homes were affordable social rent delivered by Dunbritton Housing Association even though the requirement was only for 25%.
Callander H2 Old Telephone Exchange Housing 23 Homes	Landowner: Rural Housing Stirling Association (RSHA) Agent: William Harley Architects Delivery Partners: Scottish Water, LLTNPA, Stirling Council	2019	Planning permission for 23no flats (reference 2014/0095/DET)	The 23 social rent affordable homes are completed and the developer passed the flats over to Rural Housing Stirling Association at the end January 2019. Tenants moved in over February 2019 and the official opening was March 2019;
Luss H2 Land North of Loch Lomond Arms Housing 4 Homes	Landowner: LINK HA Agent: Anderson Bell + Christie Delivery Partners: LLTNPA, Scottish Water, Argyll and Bute Council	2017	Planning Application approved for 5 homes (reference is 2015/0441/DET).	5 affordable homes were completed in June 2017. They are now occupied. LINK Housing Association delivering 100% affordable homes for rent.
Killin RA1 Acharn Rural Activity Area 13.47 Ha	Landowner: Private Delivery Partners: LLTNPA, Stirling Council, Community	2018	Biomass plant built(2014/0258/DET)	The biomass plant is now complete and confirmation of operational date outstanding. Once operational this will provide 5.2MW of renewable electricity for approx. 10,000 homes.

9. Strategic Transport Infrastructure

A82 Trunk Road Upgrade between Tarbet and Inverarnan	Callander to Doune Route765 (pedestrian & cycle path)	Killin to Tyndrum route (pedestrian & cycle path)	Callander Bridges
<p>This is the major upgrade of a National Trunk Road along the site of Loch Lomond. It is identified as a strategic priority nationally to strengthen strategic road connections that serve the north and west coast directly and also the ports that connect to the islands. The project is identified on the Development Strategy Map (pg17) of the Local Development Plan and identified within National Planning Framework 3.</p>	<p>Route 765 of the National Cycle Network currently connects Doune with Stirling. The project involves extending the route from Doune to Callander with 5km of new traffic free route. The majority of this route is outwith the National Park, however, it is a priority for Callander as identified in the Local Development Plan (p42) and a national priority under National Planning Framework 3 (no.8)</p>	<p>This path will contribute to the delivery of the 'Cross-Scotland Pilgrims Way' long distance cycle route, a national priority under National Planning Framework 3 (no. 8). It will connect with NCN number 7 in Killin and connect westwards to Oban. It includes 40km of path creation from Tyndrum to Crieff through Glen Ogle.</p>	<p>A priority for Callander within the Local Development Plan (p42) is to accommodate a replacement pedestrian bridge, a long term road bridge and associated road improvements.</p>
<p>Timescale: 2017-2021</p>	<p>Timescale: 2017-2021</p>	<p>Timescale: 2017-2021</p>	<p>Timescale: 2017-2021</p>
<p>Status: The project remains in the design development stage, identifying land, undertaking assessments and preparing Draft Orders (expected 2019) which will define the line of the route. The Environmental Impact Assessment has now been undertaken on the preferred route. The next task is to undertake consultation on the Environmental Statement. Note: No planning permission required as covered by Roads legislation subject to Roads Orders signed by Scottish Minister.</p>	<p>Status: Planning permission yet to be secured – Stirling Council will handle the planning application. Sustrans has allocated £200k during 2018/19 for the ongoing development of the full route and this will be divided between the two phases – Doune to Burn of Cambus and Burn of Cambus to Callander. A planning application will be submitted in 2019.</p>	<p>Status: As per the last report three sections have been constructed:</p> <ul style="list-style-type: none"> • St Fillans to Tynreoch built 2016 (Reference: 2015/0302/DET). • Further St Fillans section built 2017(reference 2016/0357/DET). • Tyndrum and Dalrigh built 2017 (Reference: 2016/0057/DET). <p>Planning permission was secured for a section along Loch Earn (2018/0049/DET) last June and construction started Jan 2019 and due to complete soon. Further consultation is being undertaken regarding the connection with Lochearnhead.</p>	<p>Status: As per last report, planning permission yet to be secured and a bridge feasibility study has been completed. Several potential crossing locations have been identified and on 11th October 2018 a public meeting was held by the Community Council to hear the views of members of the public on their preference</p>
<p>Who: Landowners: Various Project Lead: Transport Scotland and Operating Company: BEAR Scotland Delivery Partners: Argyll and Bute Council, SEPA, SNH, LLTNPA, Network rail, Community Councils.</p>	<p>Who: Stirling Council, Sustrans</p>	<p>Who: St Fillans Community Trust, Strathfillan Community Development Trust, Killin Community Council. Loch Lomond & Trossachs Countryside Trust is delivering the project between Tyndrum and Crianlarich.</p>	<p>Who: Stirling Council, LLTNPA</p>

10. Local Development Plan Policies, Supplementary and Planning Guidance

We are the main stakeholder that will be delivering the policies in the Local Development Plan through the planning applications handled. We are monitoring the Local Development Plan policies on an ongoing basis. You can view the detailed [Monitoring Framework 2018](#) on our website. The framework established monitoring indicators for each of the Local Development Plan policies. Alongside the monitoring framework we will be publishing yearly **monitoring reports**, the first one has been published with results from 2017 and results from 2018 will be ready in March 2018.

Below is a summary of the status or progress of the supplementary and planning guidance.

Supplementary Guidance (SG)	Actions required	Progress
SG1 Design and Placemaking	<ul style="list-style-type: none"> Review comments from 2015 consultation. Adopt and Publish Guidance 	Consulted May-June 2015 Adopted March 2018.
SG2 Housing Development	<ul style="list-style-type: none"> Review comments from 2015 consultation. Liaise with agents. Adopt and Publish Guidance 	Consulted May-June 2015 Adopted June 2017.
SG3 West Loch Lomondside Rural Development Framework	<ul style="list-style-type: none"> Adopt and Publish Guidance 	Consulted May-June 2015 Adopted June 2017.
	<ul style="list-style-type: none"> Monitor progress of planning applications in West LL. 	Detailed monitoring of applications submitted in these areas is being undertaken and reported at the start of the Action Programme.
SG4 Buchanan South Rural Development Framework Areas	<ul style="list-style-type: none"> Adopt and Publish Guidance 	Consulted May-June 2015 Adopted June 2017.
	<ul style="list-style-type: none"> Monitor progress of planning applications in Buchanan South. 	Detailed monitoring of applications submitted in these areas is being undertaken and reported at the start of the Action Programme.
SG5 Developer Contributions	<ul style="list-style-type: none"> Review comments from 2015 consultation. Liaise with Stirling Council re. bridge. Re-consult Make amendments. Adopt and Publish Guidance 	Adopted July 2018

Planning Guidance (PG) and title	Actions required	Progress
PG1 Callander South Masterplan Framework	<ul style="list-style-type: none"> Review comments from 2015 consultation. Liaise with Stirling Council re bridge. Make amendments. Approve and Publish Guidance 	Approved June 2018
PG3 Listed Buildings and Conservation Areas	<ul style="list-style-type: none"> Review comments from 2015 consultation. Make amendments. Approve and Publish Guidance 	Consulted May-June 2015. Reviewed and made changes following comments, completed Nov 2016. Planning and Access Committee to approve and published in February 2017 .
PG4 Visitor Experience	<ul style="list-style-type: none"> Review comments from 2015 consultation. Make amendments. Approve and Publish Guidance 	Consulted May-June 2015. Planning and Access Committee to approve and published Dec 2017 .
PG5 Callander Conservation Area Appraisal	<ul style="list-style-type: none"> Monitor 	Complete (2011)
PG6 Killin Conservation Area Appraisal	<ul style="list-style-type: none"> Monitor 	Complete (2011)
PG7 St Fillans Conservation Area Appraisal	<ul style="list-style-type: none"> Monitor 	Complete (2011)
PG8 Gartmore Conservation Area Appraisal Draft PG	<ul style="list-style-type: none"> Finalise draft Board approval Public consultation Monitor 	Draft complete
PG9 Drymen Conservation Area Appraisal Draft PG	<ul style="list-style-type: none"> Finalise draft Board approval Public consultation Monitor 	Draft complete
PG10 Luss Conservation Area Appraisal Draft PG	<ul style="list-style-type: none"> Commence draft 	Draft complete
PG12 Milton Conservation Area Appraisal Draft PG	<ul style="list-style-type: none"> Commence draft 	Started draft
PG11 Tyndrum Conservation Area Appraisal Draft PG	<ul style="list-style-type: none"> Commence draft 	To be started

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