



LIVE PARK

PLANNING FOR THE FUTURE OF OUR NATIONAL PARK



Taking forward the Local Development Plan

Development Plan Scheme 2019/20

April 2019

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What is a Local Development Plan?

The Local Development Plan (the Plan) provides the statutory basis for guiding development in the National Park and acts as the basis for determining planning applications.

The Plan sets out the vision for development over the next 20 years and a clear spatial strategy to guide future land use and development over the next 10 years, as well as detailed policies and proposals to make sure the right development happens in the right place.

To ensure the Plan remains relevant and responsive to change it should be updated at least every 5 years.

This provides certainty to all stakeholders that decisions can be made with confidence.




The current Local Development Plan for the National Park was adopted in December 2016 and covers the period from 2017-2022.

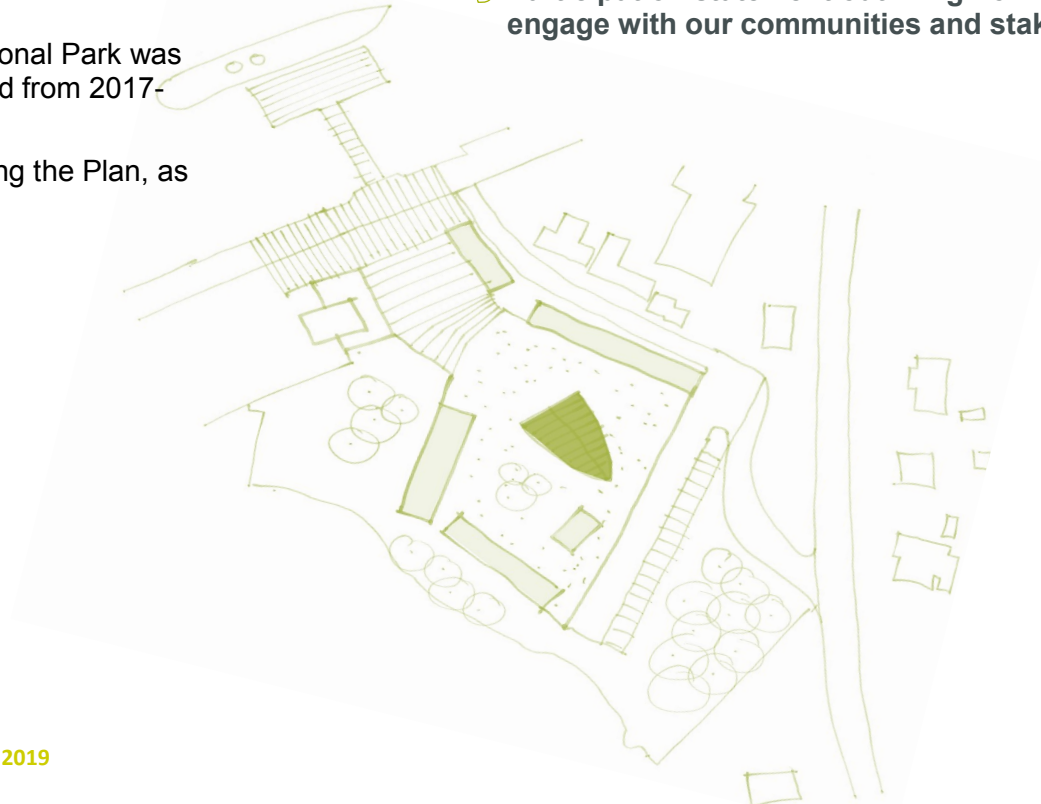
The focus for the coming years is on implementing the Plan, as well as monitoring and reviewing it.

What is a Development Plan Scheme?

This Development Plan Scheme sets out the programme for preparing and reviewing our Local Development Plan, and explains what is likely to be involved at each stage.

This Development Plan Scheme will cover the following:

-  **Provide an update on the focus of our work over the coming year**
-  **Indication of timescales for preparing a new Local Development Plan**
-  **Participation statement outlining how and when we will engage with our communities and stakeholders.**





Progress and preparing the next Plan

April 2019

Current Focus of our work

Since the Plan was adopted in December 2016 we have finalised all of our Supplementary Guidance. These sit alongside the Plan and provide additional detailed guidance on policies and their delivery.

Currently our focus is on implementing the Plan and help delivering the vision. To achieve this vision the Plan identifies three Strategic Growth Areas, eight Placemaking Priorities and the two Rural Development Framework Areas.



Monitoring and delivery

We are also undertaking monitoring of the Local Development Plan policies and this is published in our annual [monitoring report](#) and will contribute towards the evidence base of the next Plan.

A key tool to help and co-ordinate the delivery of the Plan is our [Action Programme](#). The Action programme identifies what is to be done, who is responsible and when it will be achieved. This is a live document that will be updated bi-annually to reflect the changes on the ground. The latest version is published in April 2019. A number of key development sites are coming forward with planning applications.



Update: Planning (Scotland) Bill

The Scottish Government introduced the '[Planning \(Scotland\) Bill](#)' to Parliament in December 2017.

The Government's aim is to strengthen and improve the planning system in the hope of delivering better development outcomes for Scotland.

Any legislative and policy changes as a result of the new Planning Bill will have implications for the preparation of future Local Development Plans in the National Park. The proposal includes a change to the requirement to prepare a Local Development Plan from every five years to preparing one every ten years.

The Planning Bill is likely to be approved by Scottish Parliament in 2019. The Scottish Government will then consult on regulations and guidance and review the National Planning Framework (NPF) 4 and Scottish Planning Policy (SPP), which our Plan will need to respond to.

Based on the current progression of the Planning Bill through Parliament, we have revised our timescales to prepare a new Local Development Plan to closely align our processes with the new anticipated planning legislation and subsequent guidance.

This will see the likely adoption of the next Local Development Plan to move from the end of 2021 until 2023.

These revised timescales are set out in this Development Plan Scheme together with the ways in which we will engage and when this will take place.

lochlomond-trossachs.org/planning

What is happening now and looking ahead

The main focus of our work at the moment is on delivering the adopted Local Development Plan and using the action programme as a tool to help achieve this. We have also been monitoring the Plan and building up an evidence base to inform a future review of the Local Development Plan



Other Plans and Strategies

Various other plans and strategies are currently being developed and these will help inform a future review of The Plan.

Supplementary & Planning Guidance

The Local Development Plan is supported by a number of Supplementary and Planning Guidance documents. These can be found on our [website](#).

The guidance contains detailed policies and advice to help implement core policies in the Local Development Plan.

We are investigating further use of Rural Development Frameworks and if these could be used to pilot the integration of wider land management and land use planning for a defined area.

National Park Partnership Plan

The National Park Partnership Plan was approved in Spring 2018. This sets out how the National Park Authority and a wide range of other organisations and interests, can work together over the next five years to look after, enhance and make the most of the special landscape of Loch Lomond & The Trossachs National Park.

As a strategic plan it focusses on the bigger priorities for action that will make a positive difference to the area, its communities, the people who visit it and to the Scottish economy. It also guides other documents such as the Local Development Plan.

Community Action Plans / Local Place Plans

These are prepared by communities to help identify the goals, aspirations and priorities for action. These are used by communities to help support grant funding applications and by our planning team to help inform the Local Development Plan.

There are several Community Action Plans being updated this year. Various community engagement techniques are being used, including the Place Standard tool, in the development of these. This will help inform the review of the Plan and we hope that they will help communities to become more involved in planning and development.

Local Place Plans are currently in the Planning Bill, once more is known about how these are to be developed and operate we will respond appropriately to the new requirements.

Local Outcome Improvement Plans

There are four Community Planning Partnerships that cover the National Park and each is required to prepare a Local Outcomes Improvement Plan during 2017 by the Community Empowerment Act (Scotland) 2015.

These plans set priorities for improvement locally, as well as 'locality plans' for areas experiencing particular disadvantage.

Active community participation is a core element of the locality planning process. We are represented on each Community Planning Partnership to ensure alignment of community planning priorities with the National Park Partnership plan and the next Local Development Plan.

Key stakeholders engaged in the Local Development Plan process

Local Authority Partners

The National Park Authority has the statutory responsibility for Planning in the National Park. However, the Local Authorities of Argyll and Bute, Stirling, West Dunbartonshire, and Perth and Kinross have responsibility for discharging all other local government functions (for example Roads and Transportation, Housing Investment and Policy, Education and Environmental Services).

Their input into policy development and coordination with their service delivery priorities are integral to delivering the strategy and aims of our Plan.

Our Communities

Input from local communities is particularly important, especially at the early stages of preparing the Plan. The aspirations of local communities as articulated through their Community Action Plans or potential Local Place Plans, help show priorities for communities and influence the outcomes of the planning process. It is also important that individuals, including young people, get involved in shaping the future of the National Park.

Development Sector

Developers, landowners, businesses and investors are all significant stakeholders in this process. Through land that they own, finance they are looking to invest or businesses which wish to expand or set up, these interests are critical to realising the vision identified in the Plan.

Key Agencies

Key agencies are bodies specified by Scottish Ministers who are required to co-operate with planning authorities at the following stages in the development plan process.

The intention is that, through this full and early engagement, plan-making authorities will have early access to much of the key information they need to produce effective plans. The plans themselves will therefore be realistic and deliverable and tie in with the strategic objectives of other agencies, with these agencies 'buying-in' to the strategy and proposals of plans and assisting in their delivery.



Participation Statement

At the key stages we will engage with:

- 🌐 stakeholders/key agencies in the public sector (such as key government agencies, the four local authorities, statutory bodies, and non-governmental organisations);
- 🌐 the private sector (such as business interests, landowners and developers);
- 🌐 the local community including residents, Community Councils, community representatives, community organisations and other interested bodies.

Further to this we are looking to support our stakeholders to ensure they have the capacity and the confidence to engage effectively in the planning system.

Four immediate actions identified are:

- 🌐 Training community councils on the planning system to improve conditions for effective engagement
- 🌐 Continue to seek opportunities to engage young people in the planning process as decisions made now will impact on future generations
- 🌐 Linking with Community Planning Partnerships and strengthening the links between spatial and community planning.
- 🌐 Building stronger links between Community Action Plans and the Local Development Plan and support communities that have aspirations to develop Local Place Plans

Engagement techniques

We want to continue a dialogue between all sectors of the community across the National Park, and will continue to encourage harder to reach groups to get involved, including young people, families with children and people in full time employment. Social media has proved particularly helpful in this regard, alongside the more traditional forms of engagement. Engagement techniques will include:

- Availability of information and consultation documents through our website promoted by social media, email and letter updates
- Social media: Information feeds and sharing feedback through Facebook and twitter
- Provide updates at key stages to those who have requested to receive updates or responded to the development plan consultations
- Interactive online mapping of the Local Development Plan
- Disseminate information through Community Councils, Development Trusts, National Park offices and local libraries
- Placing articles and adverts in local and community media (magazine / newspapers / websites etc.)
- Community drop-in events and/or workshops to be offered in key locations
- Work with schools in the area to engage young people
- Briefing meetings to be arranged for Councils and Government agencies
- Staff available to answer questions or provide information in person at our offices or via telephone, email and social media
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- Regular consultation updates to be provided during the consultation via blogs on our website promoted by social media
- Attend Public Meetings and other Community Meetings and Events (Community Council meetings or Community Area Network events)

Impact Assessments of the Local Development Plan

The public sector has a duty to assess and review the impact of its policies.

This includes compliance with the equality duty and a requirement for all Local Development Plans to undergo environmental assessments.

Strategic Environmental Assessment

The Environmental Assessment (Scotland) Act 2005 requires a Strategic Environmental Assessment of the Local Development Plan to be undertaken. This is a process of identifying and assessing the environmental effects of proposed strategies, plans and programmes so that these are taken into account before they are approved or adopted. It is a vital tool which places environmental considerations at the heart of decision-making process and ensures that alternatives are fully and transparently regarded before final decisions are taken.

We will consult with Scottish Natural Heritage, Historic Environment Scotland and Scottish Environmental Protection Agency in preparing our Strategic Environmental Assessment and compile an Environmental Report. There are opportunities to comment on this document as well as the Plan.



Habitats Regulations Appraisal

A Habitats Regulations Appraisal of the potential impacts of the Plan on European Sites will be undertaken as part of the Local Development Plan. There are a number of designated 'Natura' sites within the National Park and our plans and policies will be considered against their potential to have an adverse impact on these protected sites and species.

Equalities Impact Assessment

Under the Equality Act 2010 (Statutory Duties) (Scotland) Regulations 2011 we have a duty to undertake an Equalities Impact Assessment of proposed policies and practices.

Development Plan Scheme Timetable

2019/20 - Evidence Gathering and Engagement

- The following will inform stakeholder engagement in 2019 and a programme of engagement with Community Council's in 2020
- Complete review of evidence base and progress of delivery on allocated sites - publish papers for information.
- Identification of any key issues to be addressed via Planning Guidance.

2020 - Evidence Report and Gatecheck

- Early engagement with stakeholders (i.e. Community Councils) to inform evidence report and prepare for gatecheck.
- Opportunity to trial more Place Plans with communities and consider opportunities for future Rural Development Frameworks
- Start preparation of Proposed Plan

2021 - Engagement and Consultation on Proposed Plan

- Proposed Plan goes out for formal consultation with all stakeholders

2022 - Modified Proposed Plan submitted to Examination

- Proposed Plan modified in light of consultation comments, and feedback given to explain changes made

2023 - Examination of (modified) Proposed Plan

- Examination undertaken by independent reporter appointed by the Planning and Environmental Appeals Division (DPEA) of the Scottish Government

2023 - Adopt Local Development Plan 2 and associated Delivery programme

- Plan adopted for 10 years



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