

Loch Lomond and the Trossachs National Park: Local Development Plan

Main Issues Report 2014

Response on behalf of **sportscotland**

Putting sport first

sportscotland
the national agency for sport

Introduction

sportscotland is the national agency for sport. Our vision is a Scotland where sport is a way of life. We share in the vision from 'Let's Make Scotland More Active – A strategy for physical activity' that 'by 2020 people in Scotland will be enjoying the benefits of an active life'. This is intrinsically linked to the 5 strategic objectives that unite all public organisations in the country: wealthier and fairer, smarter, healthier, safer and stronger and greener.

The availability of a network of places, of the right quality and capacity to meet the needs of sport, is crucial to deliver these objectives.

sportscotland has a statutory planning role as set out in the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 in relation to outdoor sports facilities, and playing fields and pitches.

We support and advise Councils and Trusts on the preparation of Sports Facility and Pitch Strategies, including the provision of financial support towards the cost of their preparation. Undertaking these strategies, potentially as part of a wider open space strategy, can make an important contribution to the local development plan process and we encourage their preparation. In relation to this, **sportscotland** can undertake Facility Planning Modelling for various sports facilities. This can assist in the identification of potential deficiencies in facility provision in an area as well as assisting in identifying the sports facility requirements of development proposals.

sportscotland has produced a number of documents which can contribute to the preparation of Local Development Plans, particularly where there is new development proposed. Guidance includes *School Playing Fields – Planning and Design Guidance*; *Secondary School Sports Facilities – Designing for School and Community Use*; and *Primary School Sports Facilities*. These are available in the Facilities section of our web site.

sportscotland also has a remit for sport and physical recreation in the countryside/outdoors. Our position on sport and recreation in the outdoors is set out in our policy document *Out There*. *Out There* sets out a number of policies relevant to the planning of sport and recreation in the outdoors and is available on the *Sport in the Outdoors* section of the **sportscotland** web site.

The **sportscotland** Sports Facilities Fund can provide capital support for the development of community sports facilities. Details of the fund are set out on the Facilities page of the **sportscotland** web site www.sportscotland.org.uk.

Set out overleaf are our comments on the existing policies in the Adopted Local Plan 2010-2015, highlighting any issues we consider it important to address and reflect on in their review as part of the preparation of the Local Development Plan. In highlighting these issues we have set them within the context of the advice set out in Scottish Planning Policy 2014 (SPP).

sportscotland comments on policies in existing adopted Local Plan 2010 – 2015

Please note that these comments are an update to those previously provided at the pre-MIR stage by my colleague Campbell Gerrard, and now reflect the position set out in the MIR and accompanying documents. These should be read as part of sportscotland's formal response to the MIR.

1. Comments on section 3.7 Sustainable tourism and recreation – Recreation

1.1 In relation to the recreation section on page 42, it is noted that the National Park Plan, which the Local Plan policy approach has been based on, is now out of date and has been replaced by the National Park Partnership Plan 2012-17 (NPPP). This has quite significant implications for the policy approach to recreation in the national park given that the strategic approach to recreation has changed quite considerably from the 2007-12 version of the National Park Plan. As an example, the current policy restrictions in the Local Plan based on areas retained for quiet enjoyment or for low activity no longer exist. While a zoned approach is still apparent in the current Partnership Plan, only two zones are identified (high and medium pressure zones), with a much less prescriptive approach taken to recreation provision and management outwith these zones.

1.2 It is important that these changes are reflected in the policies of the new LDP and it is noted in the Policy List and Action Summary document that the three recreation policies are to be retained and reviewed in light of the update to the NPPP; please note that we would be happy to provide comment on any early drafts of recreation policies that might be developed prior to the Proposed Plan stage. On that basis, we seek to provide some comment on the current policy approach in the recreation section of the Local Plan where we consider further deliberation would be useful. Specifically our comments relate to the policy approach outlined in Schedule 6 as it relates to **REC1**.

1.3 Intense activity (reduce pressure) – we agree that proposals that would result in increased pressure should not be supported but wonder whether this should extend to proposals that will result in increased recreational activity. Increased activity is not necessarily the same as increased pressure. Increased activity may be acceptable in the intense activity zone if it is of a particular recreational type or nature and happens at e.g. times of the week or year when recreational pressure is lower, and uses particular areas/resources within the zone. To this end we consider that the reference to increased activity should be reconsidered and potentially removed from the policy.

1.4 Noisy/motorised activity – The restriction of noisy activity is a consistent policy approach of the existing local plan and previous National Park Plan. It is clear however that this position has changed in the new Partnership Plan with no zones retained for quiet and non-motorised enjoyment. It is important that a fair and balanced approach is taken to “noisy” recreation in the park. We recognise that tranquillity is a special quality of the park but it is important to recognise that this should not translate a blanket restriction on noisy recreation. Noisy activity may be acceptable in some parts of the park depending on the type of noise and whether it can be managed or developed in a way that minimises its impact e.g. through controlling times of operation, or the use of noise baffles etc.

1.5 It will be useful to have policy clarity on the Park's approach to motorised recreation. We recognise that such activity may have been restricted because of its noise impact but restrictions may also have been imposed due to the safety implications and environmental impacts of motorised recreation. It is not clear what the current Partnership Plan's approach to motorised recreation is and clarity on this would be useful in the new LDP. **sportscotland** considers that motorised recreation is appropriate in the Park and can be located, managed and developed in ways to reduce any negative impacts to an acceptable level. It is crucial that assumptions on the impact of sports are avoided and that in all cases an evidence based approach forms the starting point to effective decision making.

1.6 Please see **sportscotland's** approved policy approach to noisy sport and recreation as outlined in our policy document *Out There* (page 42):

http://www.sportscotland.org.uk/resources/out_there

1.7 We are fully supportive of existing policy **REC 3** and respectfully request that this policy be continued in the new plan.

2. Comments on section 3.8 Transport and Access - Outdoor Access

2.1 It is noted in the Policy List and Action Summary document that the transport policies are to be retained and reviewed, with minor changes to the wording proposed only. Therefore, is hoped that the comments below can input to the review and modification process.

2.2 It would be useful to consider the introduction of cycle parking standards to be applied in relation to new development. This would go some way to addressing the Park's aspirations for sustainable transport and active travel.

2.3 We are supportive of **TRAN7** on outdoor access but suggest that criterion (b) be amended to state 'the wider access network of formal and informal paths *and routes*' – this takes into account important water routes for access which cannot be described as paths and will also account for things like important climbing crags which again could not be described as paths but merit policy protection under access rights.

2.4 We disagree with the reference in criterion (c) of **TRAN7** to the potential impact of access rights on European protected species and Natura sites. Other policies in the plan provide full protection for protected species and Natura interests without the need for a specific reference in **TRAN7**. It seems unnecessary to make specific reference to the need for the protection of Natura and Protected Species specifically from access rights. This suggests that access has a particular impact on such interests. We consider it inappropriate to make a specific reference to the impact of access rights on the noted conservation interests and recommend the removal of reference to protected species and Natura from criterion (c) of the policy.

2.5 Under 'Reason for the policy' it is important to make specific reference to the role of access rights in providing for recreation and enjoyment. This is the primary and legislative purpose of access rights which should be explicitly expressed in the development plan. We recognise the role of access rights and routes in providing for sustainable transport but it is crucial that the role of access rights in providing for recreation is fully expressed and 2.6 therefore considered in development plan policy. The Land Reform Act states in its first paragraph that the Act establishes 'statutory public rights of access to land for recreational and other purposes'. The Scottish Outdoor Access Code sets the context for access rights in

paragraph 1.1 referring to the great opportunities for open-air recreation that access rights will provide for. It is important that this purpose is clearly reflected in development plan policy.

3. Comments on section 4.1 Environment - Landscape

3.1 We fully agree with the points made on page 53 that the landscape provides a major setting for outdoor recreation. We also agree that how people experience and perceive the landscape contributes to its value.

3.2 We note the statement in the last paragraph on page 53 of the Local Plan that development which introduces noise may be inappropriate and the related criterion (c) of Policy **L1** on safeguarding the tranquil qualities of the park.

3.3 Consistent with the comments we have made above, we are concerned by the reference to the impact that noise can have on the landscape. As stated, we accept that tranquillity is an important quality in the park but we do not consider that this means that proposals that can generate noise should be restricted over large areas of the park. It is important to recognise that there are different levels and types of noise with some more acceptable than others, that there will be different areas of the park that are more or less able to accommodate noise impacts and that noise generating developments can be effectively mitigated. Noise is not an alien feature in the countryside.

3.4 We note that criterion (c) of Policy **L1** states that the tranquil qualities of the park will be safeguarded. This criterion is fine so long as it is applied on the basis of the considerations we highlight above. There is a concern, however, that the criterion could be interpreted as a blanket restriction on noise generating proposals which does not take into account the various different factors which can determine the impact of noise. On this basis it would be useful if criterion (c) could make specific reference to the different considerations that should be taken into account in assessing noise generating proposals. Alternatively, a separate policy on noise might be an approach to consider.

3.5 The approach we outline above and in our policy document 'Out There' (see link previously) is consistent with the approach to noise outlined in PAN 1/2011 Planning and Noise. Para 14 of the PAN states for example 'the selection of a site, the design of a development and the conditions which may be attached to a planning permission can all play a part in preventing, controlling and mitigating the effects of noise.' It is suggested that this approach be reflected in a revised policy **L1**/new policy on noise.

3.6 There is a further concern that the use of the term tranquillity may also include the restriction of proposals which involve fast, energetic and boisterous activities, in addition to their noise impacts; i.e., it might be argued that speed, vigour, energy etc. impact on the tranquil qualities of the park. It is important that developments supporting activities such as mountain biking, white water canoeing or cross country equestrianism for example, are not restricted because of a perceived impact on tranquillity.

3.7 One of the key landscape attributes that we would like to see protected is the physical qualities of the landscape. As noted in the Local Plan, the landscape provides a major setting for outdoor recreation. As well as scenic qualities, physical qualities of the landscape are integral to people's use and enjoyment of the landscape. This relates to features like gradient, landform, geology, the presence of water etc. It is these features that allow certain

activities to take place like rock climbing, white water canoeing, downhill mountain biking etc. We recognise that criterion (f) of Policy L1 already makes reference to geological and geomorphological elements of the landscape; however these are possibly referenced for their intrinsic value rather than their value for sport and recreation. We would like to see a specific reference in the policy which recognises the importance of the physical qualities of the landscape and their value in providing for a range of sport and recreation activities.

3.8 We note the reference under 'Reason for Policy' to the need for more assessment to take into account landscape experience. We agree with this and recommend that one of the main ways people experience landscape is through sport and recreational enjoyment of it and that as such the physical components of the landscape that facilitate recreational use and enjoyment are integral to the value people attach to the landscape. It is important that this is reflected in the policy and in the Reason for the Policy text.

4. Comments on section 4.1 Environment - Open Space

4.1 The wording of policy ENV29 – Protecting Playing Fields and Sports Pitches was previously amended to reflect sportscotland's comments and the SPP that was in place at the time, and we would strongly support the continuation of this Policy into the LDP, but request that it should be amended to reflect the current SPP, in particular paragraph 226. Note that the new SPP includes playing fields and pitches within the wider grouping of 'outdoor sports facilities', which are defined as;

- (a) an outdoor playing field extending to not less than 0.2ha used for any sport played on a pitch;
- (b) an outdoor athletics track;
- (c) a golf course;
- (d) an outdoor tennis court, other than those within a private dwelling, hotel or other tourist accommodation; and
- (e) an outdoor bowling green.

4.2 It should also be noted that the notification requirements to sportscotland are now contained in the Development Management Regulations 2013 (Schedule 5) – which effectively updates the reference to Circular 7/2007 contained within the 'Reason for Policy' section.

4.3 We also note the intention to update the Policy to take into consideration the constituent Local Authorities' playing fields and sports pitches strategies, and we would strongly support this approach. SPP states that LDPs should identify sites for new indoor or outdoor sports, recreation or play facilities where a need has been identified in a local facility strategy, playing field strategy or similar document.

4.4 Please note that we would be happy to assist the Park in any redrafting of this Policy prior to the publication of the Proposed Plan.

5. Comments on section 4.2 Sustainable Communities - Renewable Energy

5.1 Paragraph 169 of SPP states that impacts on recreation should be taken into consideration in relation to energy infrastructure developments. Policy REN1 should make specific reference to the need for wind renewable proposals not to impact negatively on sport and recreation interests. In relation to run of river hydro schemes covered in policy REN2, sportscotland requests that criterion (g) is retained; run of river schemes can have a

significant impact on water levels and flow rates in rivers which in turn can impact significantly on angling, canoeing, rafting and other sport and recreation interests. **sportscotland** was involved in an appeal hearing against the refusal by SEPA of a water use licence for a run of river hydro scheme. Ministers upheld SEPA's decision citing impact on canoeing interests as one of the main reasons for the refusal of the licence. We would also request to be consulted on any modifications to the associated 2013 Supplementary Guidance.

6. Comments on section 4.1 Environment - Minerals

6.1 We support the advice of paragraph 235 of SPP that the planning system should secure the sustainable restoration of sites to beneficial after-use after working has ceased rather than simply restoring land to its previous state. Sport and recreation can form a particularly suitable and positive after-use for former mineral extraction and potentially surface coal mining sites. Such sites often have features (or the potential to develop them) such as cliffs, gradients, water bodies and track networks, which are attractive for sporting activities; such land can be of lower nature conservation value, allowing for easier integration of sport and recreation activities; and mineral or surface mining sites can be in locations, or of a nature, where noise from sport (e.g. motor sport) is more acceptable.

Appendix 4 - MIR37 Callander SEA

Landowner SEA Assessment

National Park Authority SEA Assessment

Settlement	MIR Ref	Proposed Use	Environmental Objectives																	NPA Comments		
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17			
Callander	MIR 37a	Industry / Business / Storage and Distribution	X	X	X	X	X	X	X	X	-	X	+/-	-	X	X	X	X	X	+/-	+/-	The site is operating within business / industry and has the capacity to support storage and distribution. There will be additional vehicular movements and potential adverse impact regarding air quality and carbon emissions.
Callander	MIR 37b	Housing / Mixed Use	X	X	X	X	-	X	X	X	X	-	+/-	X	X	X	X	X	-	-	+/-	The site is in part used as an industrial facility and the proposed use for housing/ mixed use relates to the northern / western part of the site. The site does not benefit from direct vehicular access. There are also potential amenity issues with regards to any future housing development on the site. The site also has potential to provide a new bridge over the River Teith to support expansion of the town to the south of the River. The site is within the IRCFM flood boundary and may not be suitable for housing development.

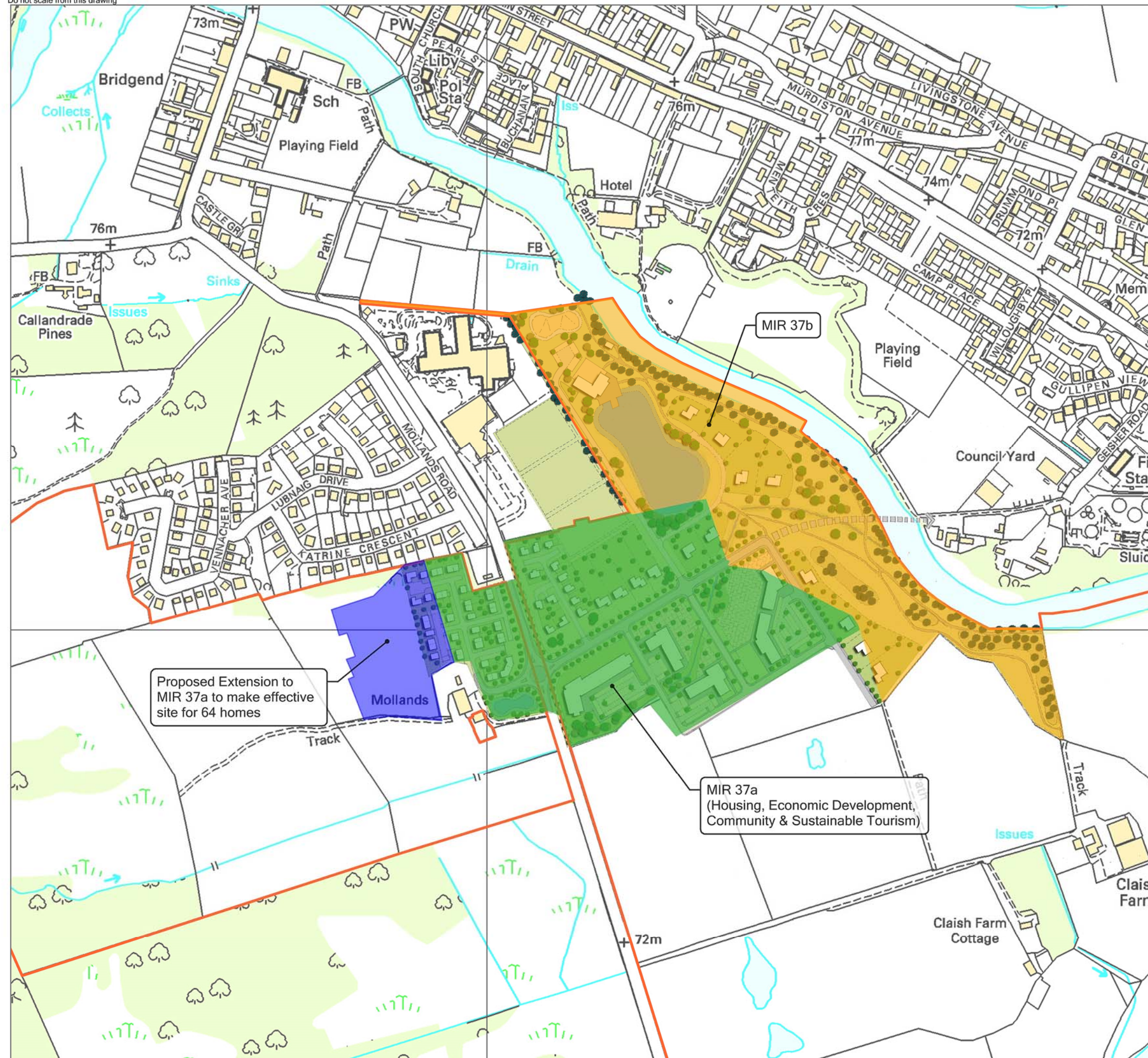
Revised SEA Assessment

Settlement	MIR Ref	Proposed Use	Environmental Objectives																	Landowner Comments		
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17			
Callander	MIR 37a	Industry / Business / Storage and Distribution	+	+	X	X	=	X	X	=	X	+	+	X	+	+	+	+	+	+	+/-	This proposal includes 70 homes that are deliverable within the 10 year LDP period. The proposal also includes a new hotel, outdoor activities centre and a site for a museum/ cultural centre. These will provide additional jobs and promote the economic growth of Callander. In addition, the proposal includes a new riverside park and a network of green spaces. The proposal sets out a comprehensive landscape framework and includes SUDs measures. These will also enhance the diversity of habitat and additional the diversity of species.
Callander	MIR 37b	Housing / Mixed Use	+	+	X	X	=	X	X	=	X	+	+	X	+	+	+	+	+	+	+/-	This proposal sets out the longer term expansion of Callander beyond the 10 year LDP period. No built development would take place within the 1:200 year flood risk area. The proposal incorporates measures to enhance greenspace, landscaping, habitat and species as set out above. Furthermore, the proposal provides the platform for key infrastructure requirements including additional education capacity and a new crossing over the River Teith, both of which are important to the long term sustainability and growth of Callander.

Landowner Comment on Environmental Objectives

- 1 Both sites include measures to enhance the diversity of species through the provision of landscaping measures and wetland (SUDs), representing a positive impact.
- 2 Existing trees to be retained. Habitat enhanced by new tree planting and wetland, representing a positive impact.
- 3 Agree with NPA assessment.
- 4 Agree with NPA assessment.
- 5 Development of site MIR 37b includes the provision of a riverside park adjacent to the River Teith. There are only small areas of land at risk of flooding but there will be no built development within flood risk areas. Overall there will be no impact on the water environment.
- 6 Agree with NPA assessment.
- 7 Agree with NPA assessment.
- 8 The proposal will promote the use of renewable energy sources.
- 9 Agree with NPA assessment.
- 10 The proposal promotes the use of renewable energy sources. The proposal can also provide land for the existing High School and Sport Centre in order to provide an opportunity to promote them as a low carbon place. This is a positive impact.
- 11 NPA Landscape Assessment confirms capacity to accommodate development on MIR 37a (including proposed extension) and MIR 37b. Development of these sites will provide an enhanced gateway to Callendar from the south, resulting in a positive impact.
- 12 Agree with NPA assessment.
- 13 Underground Scheduled Monuments preserved as a result of proposed green space strategy, with no built development in these areas. A major area of land has been reserved for use as a show ground for the annual show, and could be used for other events. Proposal promotes Callander as a tourist destination, and opens it to new market through proposed wake boarding centre. This results in a positive impact.
- 14 Masterplanned approach to development of MIR 37a and MIR 37b will ensure that development provides a high quality built environment.
- 15 The proposal (MIR 37b) includes the creation of a riverside park along the banks of the River Teith allowing greatly improved public access to the riverside.
- 16 The proposed development is within walking distance of local school and existing pedestrian access to town centre. The proposal also safeguards land for a future primary school, and land for sports pitches at the High School if required. The proposal also provides long term sustainability through the provision of jobs. Inclusion of affordable housing ensures an inclusive community. Together this results in a positive impact.
- 17 Agree with NPA assessment.

Do not scale from this drawing



Filepath: General / Projects / 12027 - Claiash Farm / Plans & Drawings / Finished Drawings
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Claiash Farm

Drawing No. 12027-ST-P008
MIR LDP Proposed Sites with
Proposed Extension to MIR 37a

- Land Available for Development
103.4 ha (255 acres)
- Proposed Extension to MIR 37a to make effective site for 64 homes
2.1 ha (5.2 acres)
- MIR Preferred Sites
- | Site | Area (approx) |
|---------|------------------------|
| MIR 37a | 10.57 ha (26.12 acres) |
- MIR Alternative Sites
- | Site | Area (approx) |
|---------|------------------------|
| MIR 37b | 11.02 ha (27.23 acres) |
- Indicative Masterplan

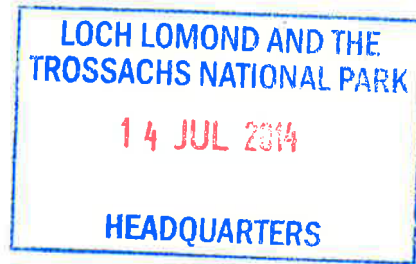
Rev - (03.07.14) Drawn: SD - Checked: LC - Approved: SC

Status: For Information
 scale 1:5,000 @ A3
 0 50m 100m 250m

Appendix 5 - Balmaha

Woodlands,
Balmaha,
Glasgow G63 0JQ.

12/07/2014



Dear Sirs,

The Future of the National Park. (Main Issue Report)

Balmaha is a success. It does not need much alteration or improvement as it is already very popular with its huge car park, often filled, with the Loch, its' scenery and the "West Highland Way" attracting visitors and tourists all the year round.

What does need improvement is the infrastructure with the roads from Drymen a priority along with the forest and cycle paths which fall well below the standards set in the continent.

Support for those already Living in the National Park

Developments should only take place if they do not detract from the Capital Value of established property and land surrounding the development.

People living in the National Park rely on the National Park Organisation to look after their interests and that should never be forgotten.

Planners of the National Park have to be more aware of the long term implications of the plans they approve and this includes light and sound pollution.

We have been very badly affected by the development you have authorised:-

Loch Lomond Luxury chalets hold weddings and dances right on our perimeter fence with very loud music going on to midnight.

Lomond Bank on our West side has built a barn 2 feet from our boundary fence ostensibly for agricultural purposes but the grass is three feet high and little or no agricultural development has taken place. Now a large extension to the house is taking place without even consulting us as next door neighbours. We have no idea what lies afoot.

Should we not have been consulted?

Your staff advised us to apply for the building to be taken down if it was not used according to the planning approval. Should we not do this?

Affordable Housing

There are plans to build affordable housing directly across the road from us. This development will alter the balance of the village.

It is odd that I first heard of this in the "Oak Tree News" where the plans were published. I thought the plans were the responsibility of the Park Authorities and not of individuals and to view it otherwise leads to a conflict of interest. It will also lead to :-

Mail Register No. 69442
Passed To: CAROLYN O'CONNOR

FOI/EIR: Yes/No _____ !

Complaint: Yes/No _____ !

Mail Register No.

A Destruction of Wild Life habitat

The plans envisage using forestry land opposite our house which will adversely affect the 61 different bird species that come to our garden. Same applies to the roe deer and red squirrels who also visit; in fact one has just come in as I write. See attached list.

There is spare land south of the Oak Tree premises, between the houses and the loch or at the back of the Former Highland Hotel.

Ref 2011/0245DET- Former Highland Way Hotel Project-seems to have stalled and having written to you before and have heard no more.

What is happening here?

Summary**General**

Balmaha gives the tourist a good experience as it is, and needs little change just completion of the Highland Way Hotel project or an acceptable alternative and investing in infrastructure projects.

Park Authorities

Must consider the financial and environmental implications of their actions and keep locals informed of what is happening.

Affordable Housing.

Alternative sites should be investigated.

Yours faithfully



Donald Henson.

birds seen or heard at woodlands

	A	B	C	D	E	F	G	H	I
1	blackbird								
2	brambling								
3	bullfinch								
4	buzzard								
5	chaffinch								
6	collared dove								
7	comorant								
8	crow								
9	cuckoo-heard close by								
10	duck-mallard								
11	duck-shellduck								
12	dunnock								
13	fieldfare								
14	geese-canada								
15	geese-greylag								
16	geese-pink foot								
17	gold crest								
18	goldfinch								
19	gooseander								
20	greenfinch								
21	heron								
22	house martin								
23	jackdaw								
24	jay								
25	lesser redpoll 23.2.11								
26	magpie								
27	mistle thrush 29/11/09								
28	osprey								
29	owl-heard close by								
30	oyster catcher								
31	pheasant-hen								
32	reed bunting								
33	robin								
34	rook								
35	sand piper 14/04/2011								
36	seagull-black headed								
37	seagull-common								
38	seagull-lessr black back								
39	siskin								
40	snipe								
41	sparrow								
42	sparrow hawk								
43	sparrow-tree								
44	spotted fly catcher								study window ledge 24/5/2013
45	starling								
46	swallow								
47	swan on pond -one								crashed in the other overshot!
48	swift								
49	thrush-song								
50	tit-blue								
51	tit-coal								
52	tit-great								
53	tit-longtail								60 woodpecker-greater spotted
54	tree creeper								61 wren
55	wagtail-greyed								
56	wagtail-pied								plus red squirrels
57	willow warbler- heard close by								come from the woods to our garden
58	wood pigeon								roe deer
59	woodcock								

Appendix 6 - Woodland Trust Scotland response



The Woodland Trust
Scotland
South Inch Business Centre
Shore Road
Perth
PH2 89W
Telephone
01738 635544
Facsimile
01738 629391
Website
woodlandtrust.org.uk

Loch Lomond and The Trossachs
National Park Headquarters
Carrochan
Carrochan Road
Balloch
G83 8EG

4th July 2014

Dear Sir/Madam

Re: Loch Lomond and the Trossachs National Park Main Issues Report

The Woodland Trust Scotland (WTS) is pleased to be able to comment on the Main Issues Report (MIR) for the Loch Lomond and the Trossachs National Park and values the opportunity to have its comments taken into account.

The comments that follow are delivered on behalf of the United Kingdom's leading woodland conservation charity. We achieve our purposes through acquiring woodland and sites for woodland regeneration, and wider advocacy of the importance of protecting ancient woodland, enhancing its biodiversity, expanding native woodland cover and increasing public enjoyment. We own over 1,000 sites across the UK, covering approximately 20,000 hectares (ha). In Scotland we own and manage over 80 sites across 8,750 ha which include the 5,000 ha Glen Finglas estate and significant holdings in Glenrothes and Livingston. We have three main aims:

- To enable the creation of more native woods and places rich in trees
- To protect native woods, trees and their wildlife for the future
- To inspire everyone to enjoy and value woods and trees

The Woodland Trust Scotland considers that any woodland included in Scottish Natural Heritage's Ancient Woodland Inventory (or AWI), which is present on historical maps or which exhibits a significant number of ancient woodland indicators can be considered as ancient and is therefore high value for conservation and worthy of further study and is likely to pose a constraint on development. We believe that ancient woodland is amongst the most precious and biodiverse habitats in the UK and is a finite resource which should be protected.

Overall impression of the Loch Lomond and the Trossachs National Park MIR

We commend the Loch Lomond and the Trossachs National Park on a concise and well-presented MIR. We recognise the complexity of the natural environment, biodiversity, and landscape assets that have to be considered in creating a vision for the future of the Loch Lomond and the Trossachs National Park. We are pleased to note that the general focus of the plan is not just on economic and social development, but also reflects the duty placed on the public sector bodies to further the conservation of biodiversity as laid out in the Nature Conservation Act 2004.

The maps clearly indicate areas for development, but we would like to see the inclusion of irreplaceable Ancient and semi-natural Woodland on the plans, along with forest network habitats, designated sites, national cycle routes and Core Paths. We recognise that there are a large number of Ancient Woodland assets within the Loch Lomond and The Trossachs National Park including that which has been planted with non-native species and requires restoration.

Development which will cause the loss to ancient woodland, an irreplaceable habitat should not be present in the future Local Development Plan.

Developments likely to cause disturbance should be located away from ancient woodland, particularly those likely to modify local hydrological function. Where development is located near ancient woodland, buffer zones should be retained to reduce the distance that disturbance penetrates.

Vision for the Park

We are pleased to note that the proposed vision for the Loch Lomond and The Trossachs National Park Local Development Plan will be based on outcomes which include, "Conservation – an internationally renowned landscape where the natural beauty, ecology and the cultural heritage are positively managed and enhanced for future generations."

Placemaking

A number of sites included in the Placemaking section of the MIR concern us as they either contain or are adjacent to ancient woodland and others contain, or are in proximity to other woodland/wooded sites. These are listed in the attached table with reasons for our concern.

We OBJECT to the following sites being identified for further development since this will lead to the loss of ancient woodland and damage to ancient woodland.

We consider that these site allocations should not be taken forward unless the protection of the adjacent woodland can be guaranteed and therefore request that where the allocations are taken forward, sufficient buffering between the proposed development and woodland should be identified in planning policy at the appropriate stage.

We recommend that if any protected species are present on the development site or adjacent to the development site that the appropriate survey work is carried out to determine the impacts that the development may have on the populations.

The Woodland Trust Scotland would like to commend the Loch Lomond and The Trossachs National Park on its presentation of this Main Issues Report. We are grateful for the opportunity to have our comments considered in this context.

We would appreciate being kept abreast of any developments with regard to this plan. Please do not hesitate to contact us if you require any further explanation of our comments or further information.

Yours sincerely

Adam Combie
Campaigning Team
(Threat detector volunteer*)

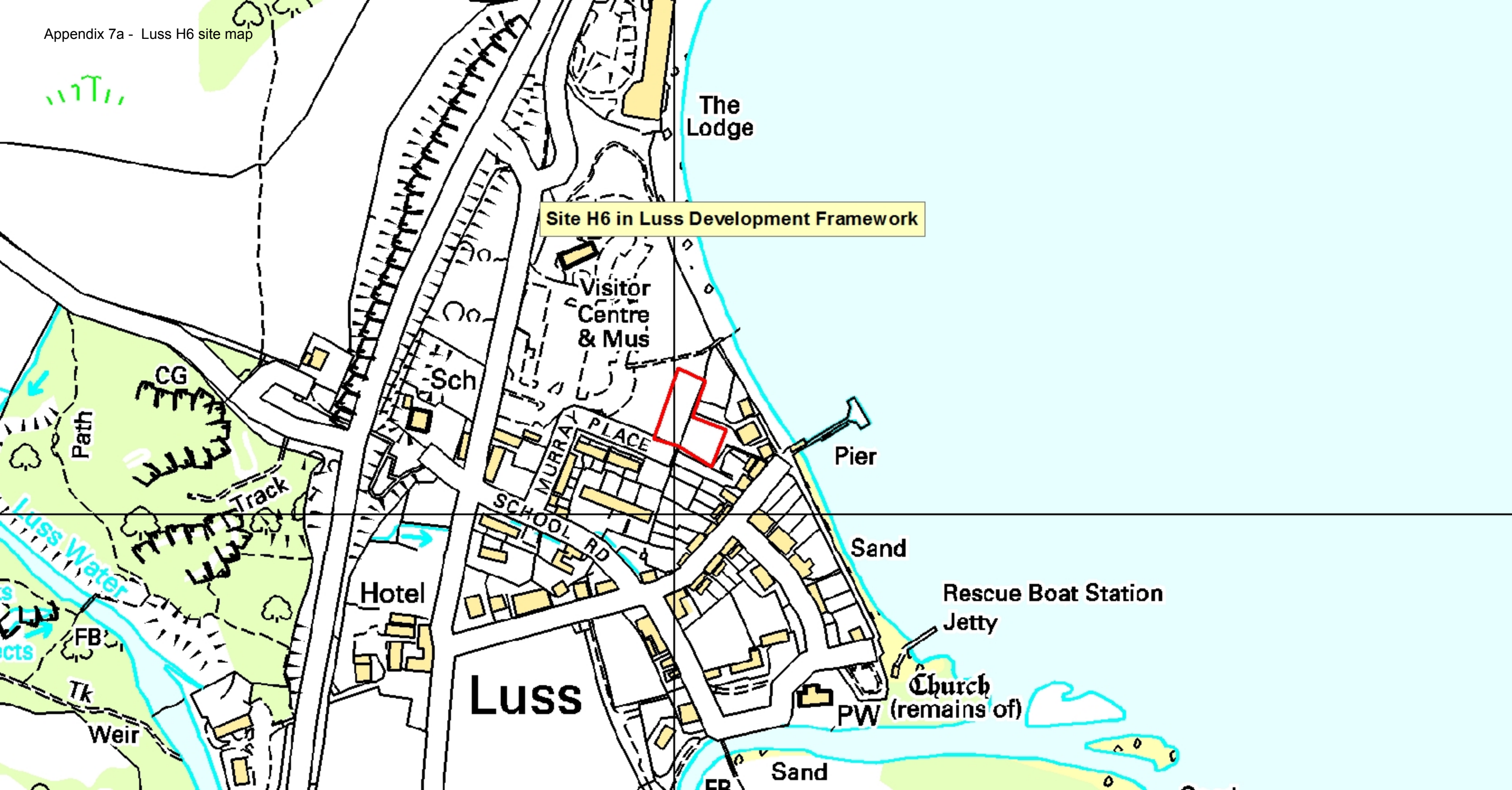
*Threat detectors are a volunteer network which is managed by the Woodland Trust; please contact Katharine Rist if you wish to discuss the contents of this letter or volunteering.

Appendix One – Placemaking sites

Site reference number	Name of site	Development description	Woodland adjacent or within?	Native Woodland Survey of Scotland: Maturity, Semi-natural, Habitat
MIR7b	Arrochar and Succoth	Site for 6 new homes	Ancient woodland adjacent to the site	Not available Grid ref: NN299036
ST3 & CU2	Arrochar and Succoth	Tourism and Community development	Ancient woodland adjacent to the site	Mixed maturity, 100% semi-natural, upland birchwood Grid ref: NN301052
ST4	Balloch	Continue to support development of Balloch Castle that safeguards the building and enhances visitor attraction at Balloch Country Park	Within the ancient woodland (Moss o' Balloch plantation)	Not available Grid ref: NS391831
ST5	Balloch	Support opportunities to add to Loch Lomond Shores	Within the ancient woodland	Mature, 100% semi-natural, lowland mixed deciduous woodland Grid ref: NS381819
ST19	Balloch	Remove housing site to change to tourism /commercial	Ancient woodland adjacent to the site	Mature, 100% semi-natural, upland birchwood Grid ref: NS385820
ST6	Balloch	Retain current local plan tourism /recreation sites (ST5, 6, 7 & 8)	Within the ancient woodland	Mature, 100% semi-natural, upland birchwood Grid ref: NS387823
ST8	Balloch	N/A	Within the ancient woodland (Moss	Mature, 100% semi-natural, lowland mixed deciduous

			o'Balloch plantation)	woodland Grid ref: NS391822
N/A	Balmaha	Support better linkage between Drymen and Balmaha for walking and cycling	Within the ancient woodland (Balmaha plantation)	Young, 100% semi-natural, non-native Grid ref: NS422911 Mixed maturity, 100% semi-natural, lowland mixed deciduous woodland Grid ref: NS423911 Regenerating, 100% semi-natural, upland birchwood Grid ref: NS424911
MIR24	Balmaha	New site proposed for housing (approximately 10 houses)	Within the ancient woodland (Balmaha plantation)	Mixed maturity, 100% semi-natural, lowland mixed deciduous woodland Grid ref: NS424909
H12	Callander	Gap site for housing	Ancient woodland adjacent to the site	Not available Grid ref: NN627073
ST9	Callander	Tourism allocation at Auchenaich	Ancient woodland (Drum Dhu Wood) adjacent to the site	Not available Grid ref: NN644077
RA1	Callander	Retain current rural activity area	Ancient woodland (Drum Dhu Wood) adjacent to the site	Not available Grid ref: NN647068
H14	Carrick Castle	Retain current local plan site for castle	Ancient woodland adjacent to the	Mixed maturity, semi-natural, upland

			site	birchwood Grid ref: NS193942
ST12	Drymen	Retain current local plan site identified for tourism / recreation	Ancient woodland adjacent to the site	Mixed maturity, 100% semi-natural, upland oakwood Grid ref: NS484882
N/A	Drymen	Support better linkage between Drymen and Balmaha for walking and cycling	Within the ancient woodland (Ballyconachy Wood)	Mature, 90% semi-natural, lowland mixed deciduous woodland Grid ref: NS471887
MIR80	Killin	New site proposal for biomass plant, employment, business, industry and horticulture	Ancient woodland adjacent to the site	Regenerating, 100% semi-natural, upland birchwood Grid ref: NN558311
H21	Kilmun, Strone and Blairmore	Retain current local plan site for housing (13 units)	Within the ancient woodland	Mature, 60% semi-natural, non-native Grid ref : NS177813



The Lodge

Site H6 in Luss Development Framework

Visitor Centre & Mus

Sch

MURRAY PLACE

SCHOOL RD

Hotel

LUSS

Pier

Sand

Rescue Boat Station
Jetty

Church
PW (remains of)

Path

Track

Luss Water

FB

TK

Weir

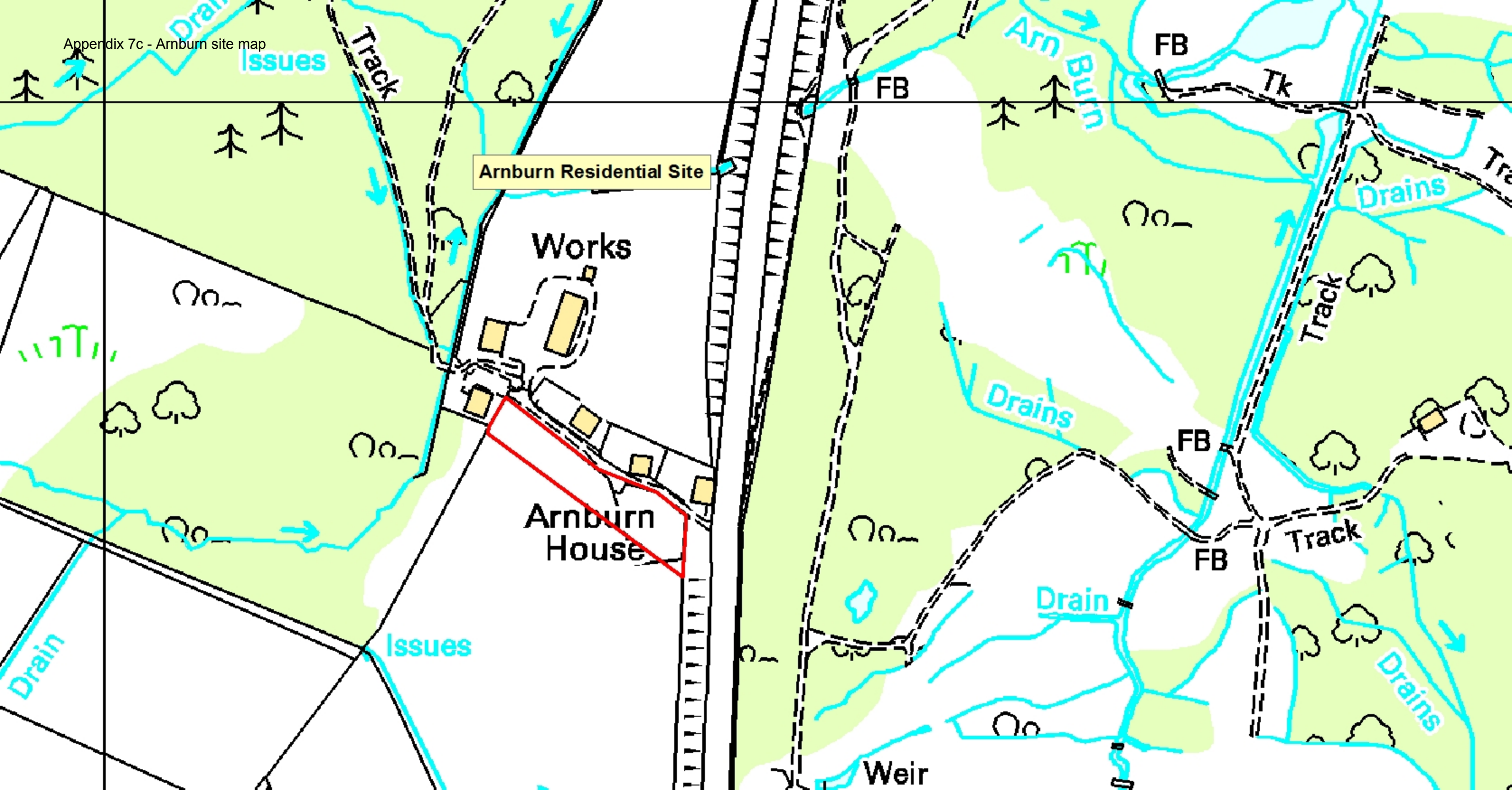
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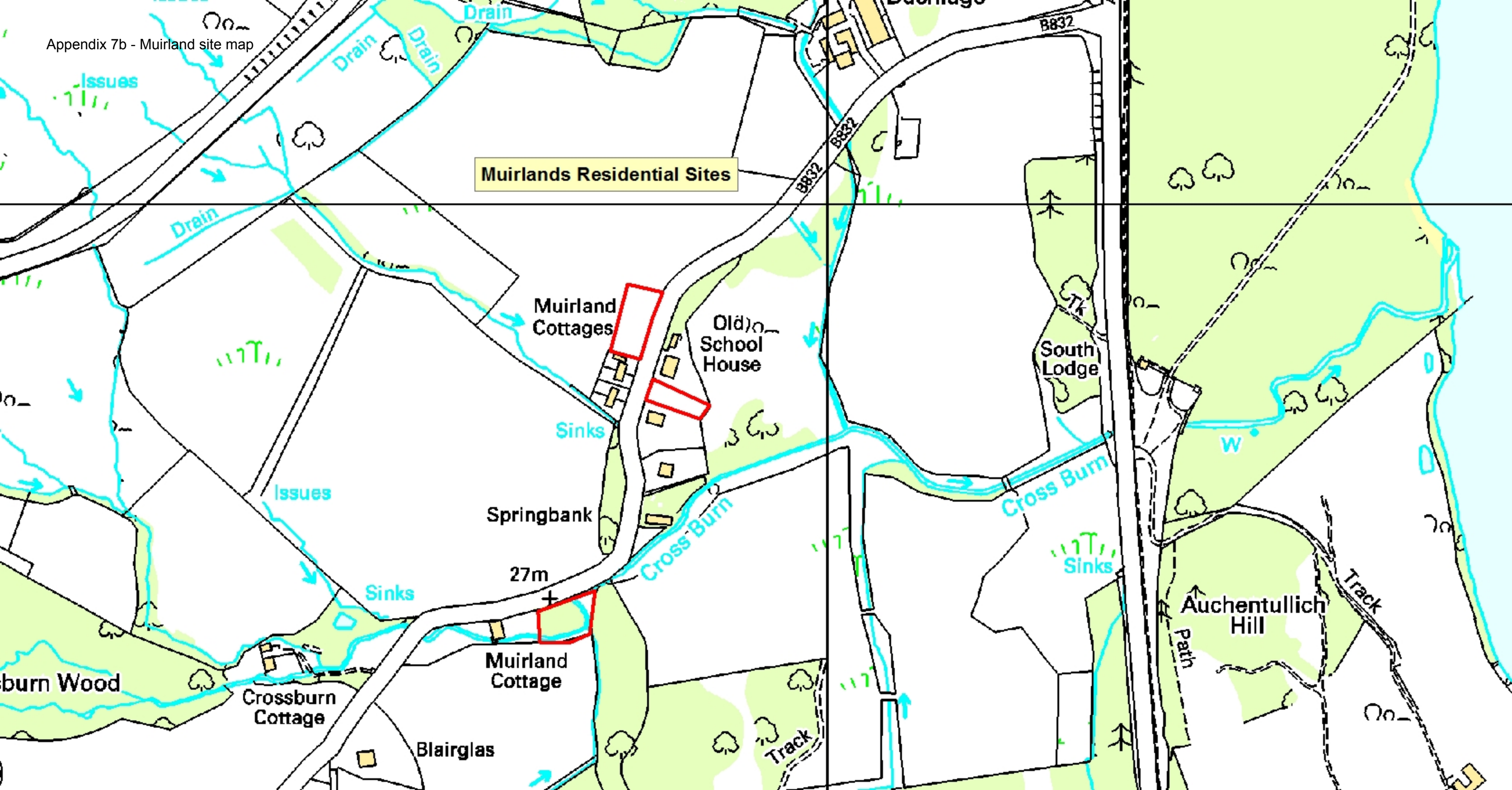
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EP

Sand

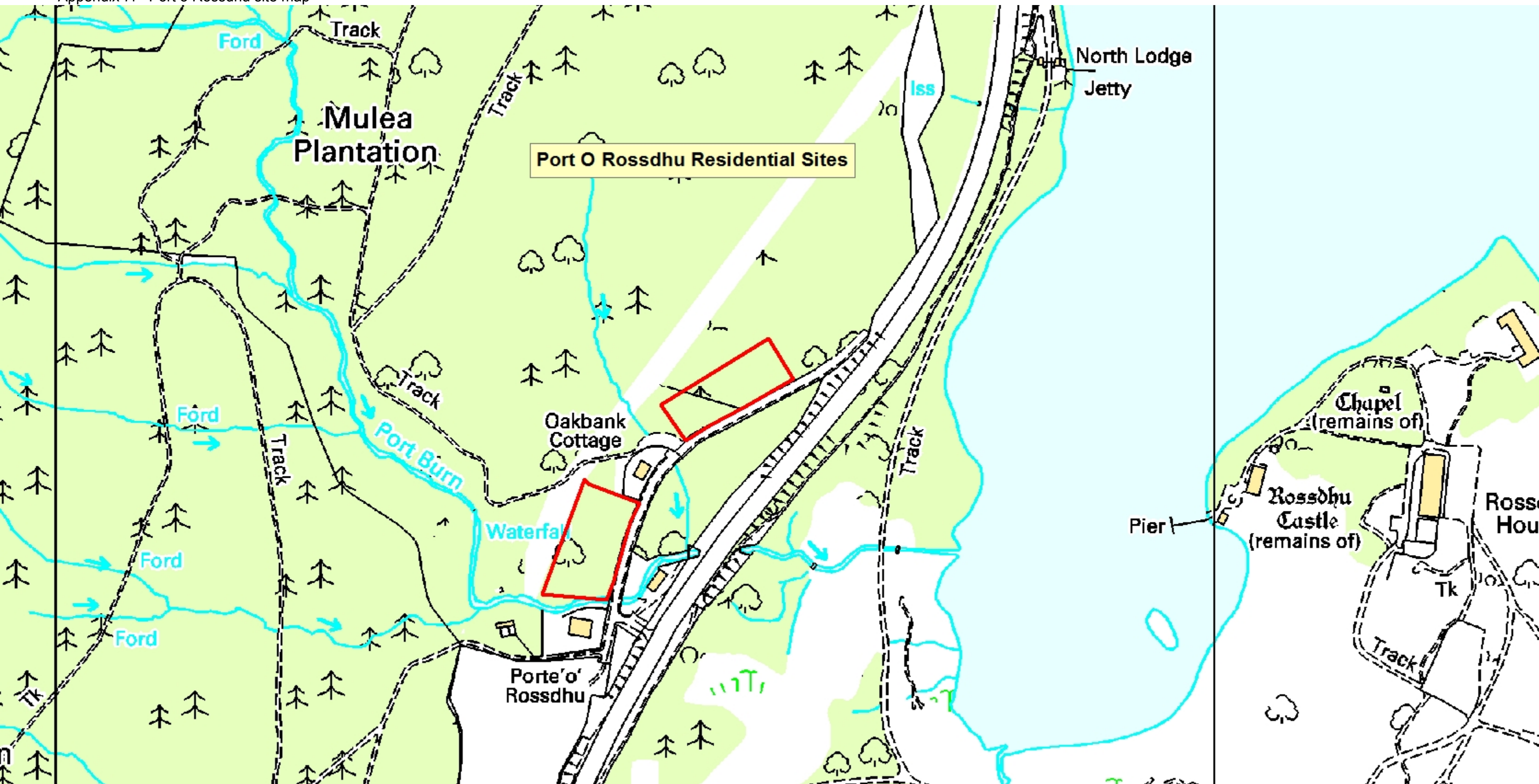


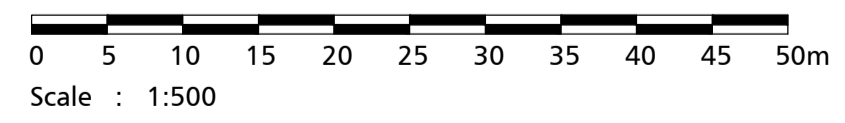
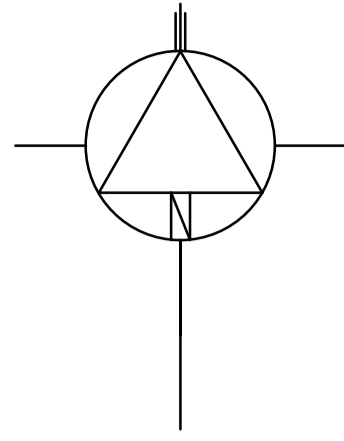






Aldochlay Residential Site





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HEALTH AND SAFETY NOTES:
SIGNIFICANT RESIDUAL HAZARDS
 Asbestos
 Health Hazards
 Structural Instability
 Ground Conditions
 Contamination
 Buried and Overhead Services
 Underground Structures
 Adjacent Activities
 Site Restrictions
 Other (Specify)

PRESENT	DESCRIPTION	ACTIONS / NOTES:
□		

REVISIONS			
REV	DATE	BY	DETAILS
Rev	Date	By	Note

CLIENT
 Drummond Estates

PROJECT
 Proposed New Housing Development
 St Fillans
 Perthshire

PURPOSE
 Planning

DRAWING TITLE
 Site Plan
 (As Proposed)

SCALE
 1:500

JOB NO.
 4319

DWG. NO.
 Sk01

REVISION



Scottish Natural Heritage
Dualchas Nàdair na h-Alba

All of nature for all of Scotland
Nàdar air fad airson Alba air fad

Mr Stuart Mearns
Cairngorms National Park HQ
Carrochan
Carrochan Road
Balloch
West Dunbartonshire
G83 8EG

1st July 2014

Our ref: CEA130552 / A1330363
Your ref: 00873

Dear Stuart

Environmental Assessment (Scotland) Act 2005:
PLANNING ETC. ACT (SCOTLAND) 2006:
00873 Environmental Report - Loch Lomond and the Trossachs National Park
Authority - Local development plan

Thank you for the above SEA Environmental Report sent to the Scottish Government SEA Gateway on 28 April 2014.

Broadly, the environmental issues/concerns and key trends have been correctly identified, the assessment of likely significant effects on the environment have been carried out satisfactorily and the measures that could prevent, reduce or offset any significant adverse effects on the environment when implementing the Plan have been clearly identified.

However, with respect to Callander there is no narrative or evidence that adequately explains why some preferred allocations and some alternative sites have been assessed as having positive impacts on SEA objectives related to biodiversity and landscape. The assessment of these sites in the main SEA Assessment Matrix (Appendix E) is not consistent with the table in Appendix F. In addition, there needs to be a clearer recognition of the potential impacts and mitigation needed with respect to the proposal for 40-50 chalets at Braeval. Further detail on this is given in the attached Annex 1.

I hope you find the attached helpful and look forward to future discussions on the proposed monitoring strategy.

Should you wish to discuss this response, please do not hesitate to contact me on 01738 458558 or via SNH's SEA Gateway at sea.gateway@snh.gov.uk.



INVESTOR IN PEOPLE

Yours faithfully

[by email]

Ivan Clark
Planning Team Manager

sea.gateway@scotland.gsi.gov.uk

sea.gateway@sepa.org.uk

hssea.gateway@scotland.gsi.gov.uk

Annex 1

Assessment of allocations and alternative options in Callander

Callander – Option 1 – Appendix E.

It is not clear why this option has been judged to have a positive impact on SEA Objective 11 (Namely: Conserve and enhance the landscape character, local distinctiveness and scenic value of the park). We would suggest that the impacts will at best be a mix of positive and negative impacts (contingent on a good masterplan) or (in the absence of an adopted masterplan) that the impacts are currently unknown. One of the allocations of option 1 (37a) is judged in Appendix F to have +/- impacts on Objective 11. This would appear to be a more realistic assessment of the impacts than the + rating in Appendix E.

Callander – Option 1a and 1b – Appendix E.

The alternative allocation at 37b involves land adjacent to the River Teith and new access roads in an area that, in the Callander Charette report, is identified as providing a potential new park/ green space in the heart of the settlement. It is not clear why these options have been judged to have a potential positive impact on SEA Objective 11. There is no narrative associated with 37b in Appendix F but in contrast to Appendix E, this allocation is considered to have a mix of positive and negative impacts on landscape character (+-). In the absence of any explanation of how this assessment was arrived at, we would suggest that development in this location is likely to have either negative impacts on landscape character or at best (contingent on a very sensitively designed masterplan) a mixture of positive and negative impacts.

Callander Preferred/ Alternative Allocations and Habitats Regulations Appraisal

Allocations 37a, 37b and the 'long term opportunities' are all adjacent to the River Teith Special Area of Conservation (SAC). Should any of these sites be included in the proposed plan, we would expect a Habitats Regulations Appraisal of the Plan to identify that there could be a likely significant effect on the SAC from these allocations and relevant mitigation to be set out (or policy caveats to applied) that would allow the Park Authority to demonstrate that the plan would have no effect on the integrity of the SAC.

Assessment of options for Aberfoyle - Visitor Accommodation at Braeval (Aberfoyle Allocation MIR4)

The assessment of the above proposal in the Matrix at Appendix E does not currently give enough emphasis to the potential for impacts on the Lake of Menteith Site of Special Scientific Interest (SSSI). The boundary of the SSSI overlaps with this allocation because it is drawn around a number of tributaries of the Lake that snake northwards through the forest.

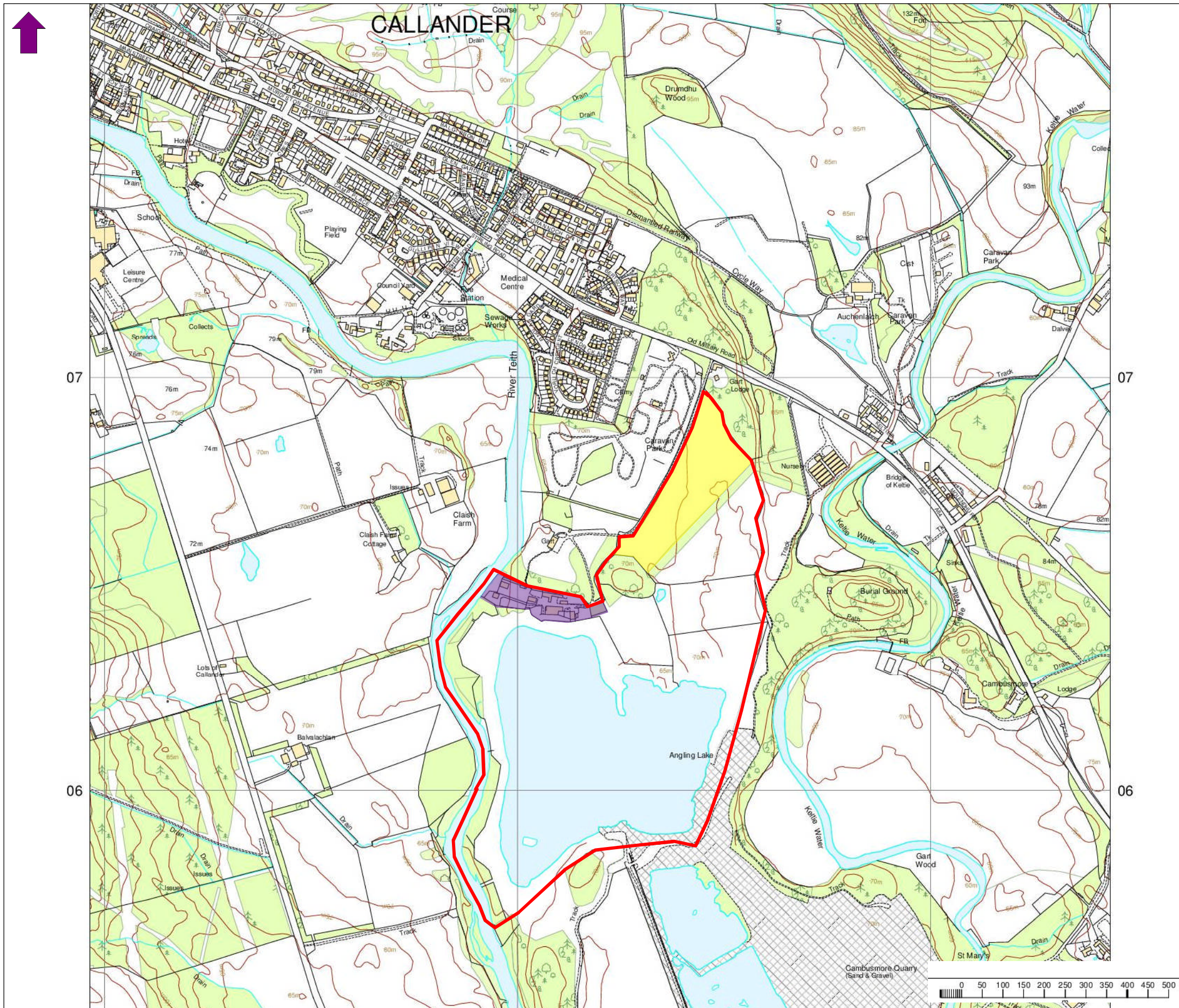
The Lake of Menteith is important because it supports a population of Slender Naiad (a rare plant that is a European Protected Species) and a range of other plant species that depend on water that contains moderate amounts of nutrients. The Lake is currently in unfavourable condition with respect to these features and therefore any proposed activity

that would potentially increase nutrient loadings to the water body require careful consideration.




Potential impacts from this proposal could include:

- Construction site activities - at the construction stage a number of activities have the potential to pollute watercourses, including felling of trees, construction of roads and disturbance of soil, in addition to use of potentially polluting substances, such as concrete and paint.
- Wastewater and surface water drainage (i.e. water running off roads etc.) once the site is built - septic tanks may contribute considerable loadings of nutrients to water bodies and even when properly maintained, nutrient loadings from them would be expected.

Through careful design and mitigation measures, it should be possible to avoid impacts on the SSSI. However, given its importance we advise that the Environmental Report should include a summary of potential effects (as outlined above) in the “*Summary of policy / Issue effects / ..etc. section*” and that the “*Options for mitigation...*” section should include an explicit reference to joint working with SEPA, FCS and SNH to ensure that impacts will be avoided through good design and mitigation. This should include a review of the number of chalets proposed if necessary.



legend

-  Land Ownership Boundary – Gart Farm
-  Land not subject to possible gravel extraction
-  Gart Farm farmyard – previously developed land

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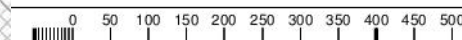
102 High Street
Dunblane
FK15 0ER
t: 01786 825575 m: 07780117708
email: paul@houghtonplanning.co.uk

project: **Gart Farm, Callander**

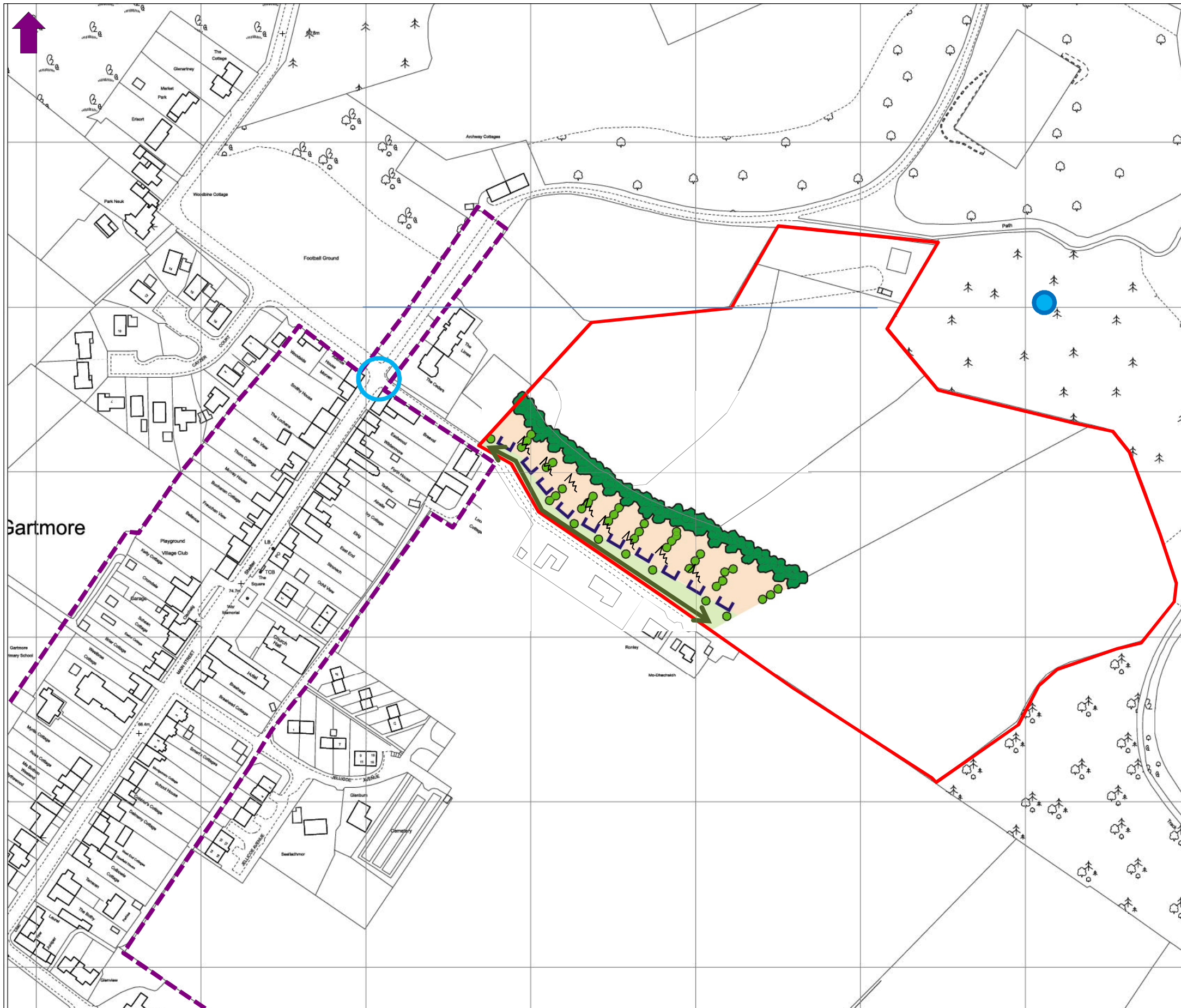
client: **Mr George Cruickshank**

drawing: **Local Development
Plan Submission**

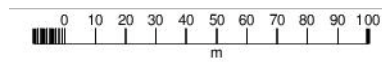
Ref: **CRU 13050 / 01**
Scale: 1: 10,000 @ A3
Date: May 2014



Appendix 10 - Gartmore site map



- legend**
- Land Ownership Boundary
 - Improvements at Main Street / Park Avenue junction
 - Edge of Conservation Area
 - Gartmore Home Burial Enclosure Group Category B
 - Road Widening
 - Proposed Structural Landscaping
 - Development Plots
 - Steep gradient between plots



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 Dunblane
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 email: paul@houghtonplanning.co.uk

project: **Gartmore**

client: **Ms Katie Brisbane**

drawing: **Local Development Plan Submission**

Ref: **BRI 14019/ 01**
 Scale: 1: 2,500 @ A3
 Date: May 2014

ANNEX 1

Transport Scotland

General

Transport Scotland broadly welcome the approach adopted within the Main Issues report and welcome the early consultation and communication undertaken by the Park associated with some of the key strategic transport considerations. The comments provided below are aimed at focusing the early engagement which we would encourage in progressing the draft Proposed Plan.

Main Issues, Potential Options and Solutions

Transport Scotland is keen to continue the positive discussions with the Park, in particular on;

Rural Economy: We generally support the Preferred Option to identify two areas of the Park as Rural Development Framework Areas. Early consultation on the approach to the policy within the plan and the suggested supplementary guidance would be welcomed. Any mitigation resulting from an increased use in the Trunk Road junctions due to development generated traffic will require to be developer financed.

Visitor Experience: We generally support the Preferred Option to continue to direct larger scale tourism development to within or adjacent to settlements. We would ask that the Proposed Plan should clearly indicate that with the exception of committed trunk road transport improvements, and, as above, any requirement for mitigation resulting from development will require to be developer financed.

Infrastructure and Services: Issues indicated include poor local and trunk roads and we would welcome input to how this is referred to within the Proposed Plan and how the on-going strategic transport works are highlighted. We support the Preferred Option to focus new development in or adjacent to existing settlements and identify priorities for infrastructure or service improvements that new development may be required to contribute to. Within the Proposed Plan it should be made clear that Transport Scotland will require to be consulted on any development likely to impact on the strategic transport network.

Placemaking:

The discussions undertaken to date, in particular on the key sites, has been helpful in developing our understanding of the relevant issues for the strategic transport network. In considering the potential impact and mitigation required as a result of the placemaking and development changes, we would encourage use of the DPMTAG guidance to inform the Proposed Plan.

Arrochar and Succoth: The MIR indicates that there has been no development on the sites identified in the current Plan. Site MIR105 (Succoth) has been identified as a potential site for 26 homes (current planning application). This site may have a potential impact on the A83(T) junction and any impact and potential mitigation measures will required to be discussed with Transport Scotland.

Balloch: Sites ST5 and ST19 are identified as Sustainable Tourism sites, with ST5 offering the potential to “support opportunities to add to Loch Lomond Shores”. No further information is provided on what this would entail, therefore, we request further information to allow input to the Proposed Plan. ST19 is indicated as “remove housing site to change to

tourism / commercial”. Impact and potential mitigation measures will need to be discussed with Transport Scotland.

Callander: It is noted that the MIR indicates that there are previously identified sites which remain undeveloped, however, there is a need to ensure there is a sufficient future supply of development land. The MIR identifies the A81/ A84 trunk road junction as having restricted capacity. The on-going discussions regarding the scope and content of the transport study to inform the Proposed LDP are welcomed and we look forward to continued dialog on this matter.

Crianlarich: The MIR indicates an aspiration to identify further development land to be made available resulting from the Crianlarich by-pass. It should be made clear in the Plan that developments in the area will require to take access from the local roads and we should be included in early consultations regarding the scope of assessments.

Tarbet: Site MIR106b is indicated as a new site proposal for housing. This site is bounded by the A83 (T) on its north and east sides, with no adjacent local roads. There is no indication within the MIR as to how this site will be accessed. Transport Scotland would require to be consulted on any proposals for this site. It is noted that there is a longer term option to explore the management of the A83 road through Tarbet and encourage the preparation of a Masterplan for the village. Transport Scotland would support this approach, and would welcome early consultation on any proposals which may affect the A83 Trunk Road in this location.

Tyndrum: The MIR indicates that the trunk road is inhospitable to pedestrians which discourages people from visiting the village. The preferred option includes proposals to establish a key initiative to support improvements to the public realm, including the footway along the A82(T) and a safe crossing on the A82(T). Transport Scotland would welcome early consultation on any proposals which may affect the A82 Trunk Road in this location.

Historic Scotland

Allocations that are new to the MIR

Aberfoyle

MIR4 New preferred site

Various scheduled monuments are situated within the vicinity of the development, including SM 8106 Mondowie, cup and ring marked stones, which are not highlighted in the MIR, although it is unlikely to have significant impact on the setting of the scheduled monuments. Local archaeology is located within the site allocation. Application of national and appropriate local development plan policies should ensure any adverse impacts are mitigated.

Callander

Option 3 Longer term strategy

We note that this option for a longer term development to the south of Callander being proposed is dependent on a new road bridge. The development area is part of a previous call for sites and design concept consultation we responded to in 2013. We note that the option is centred on a number of scheduled monuments located within this site and we consider that it should not be proposed as a development area in the future. If this longer term strategy were to be taken in to the Proposed Plan we would be likely to raise this as an unresolved issue. (See also further comments below for MIR37a and MIR37b).

MIR37a New Preferred Option & MIR37b New Alternative Option, Claish Farm

As noted above we previously returned comments as part of a call for sites exercise and also a design concept consultation in 2013. This consultation was based on a larger development area, and in our response we raised concerns that should the site become a preferred allocation, it must be demonstrated that any activities undertaken within it would not have an impact on the following four scheduled monuments located within in the south-eastern part of the development area:

- SM 6968 Claish Farm, palisaded enclosures and timber hall
- SM 6966 The Clash, palisaded enclosure
- SM 6967 The Clash, enclosure
- SM 6972 Lots of Callander, palisaded enclosures

We also recommended that the four monuments be excluded entirely from the allocation in order to protect them and their setting.

We note the MIR indicates that a part of the NW area of this previously consulted on larger development area has been allocated as MIR37a, and the scheduled monuments are fully excluded entirely from this allocation, being located out with the allocation boundary to the S/SE and within approximately 250 - 500m of the development. Given the proximity of the monuments to the development there is potential for direct impacts during construction processes as well as impacts to setting. We would expect the development to be designed to avoid or mitigate adverse impacts on the site or setting of the monuments. In the event of this allocation being brought forward into the Proposed Plan, we would wish to be consulted in due course on any master plan and we would be happy to offer further advice and discuss mitigation options.

MIR37b

The Roman Camp GDL is also within the vicinity this allocation. In terms of potential setting impacts on the Roman Camp GDL the application of national and appropriate local development plan policies should ensure any adverse impacts are mitigated.

Sites carried forward from the Adopted Local Plan

For the following sites that are carried forward from the ALP, we recommend early engagement with HS on development proposals which may raise complex or significant issues for the assets listed below. This will be key to avoiding adverse impacts including respecting the site and setting and character of assets and optimising positive outcomes for the historic environment:

Balloch

ST4 Preferred existing site Balloch Castle

SM Balloch Castle, earthwork 3385 and A listed Balloch Castle HB no 123, Balloch Castle GDL.

ST5 Preferred existing site Woodbank House

This site contains Category A listed building Woodbank House (HB 1125). This building is at risk and in a critical condition. Sensitive reuse of this building should be welcomed, but must be carefully managed to ensure that the special interest of the house and its setting are maintained and its long term future is ensured. A development brief or guidance to provide principles may be a useful tool in ensuring that development proposals are appropriate and tied to the restoration of the building. Proposals should be supported by evidence to show that the importance of the building and its setting has been fully understood and those features which contribute to its special interest have been identified.

ST6 Preferred existing site Lomond Shores/West Riverside

A listed Drumkinnon Bay, Balloch pier, slipway and engine house (HB no 46721)

ST8 Preferred existing site St Kessogs East Riverside

SM Balloch Castle, earthwork 3385, A listed Balloch Castle HB no 123, and Balloch Castle GDL

Callander

H12 Preferred existing site

The Roman Camp GDL.

MIR 39/ (ED3) Alternative existing site

The Roman Camp GDL.

Drymen

ST12/MIR66 Preferred existing site Drumbeg Quarry

The allocation includes parts of the SM7037 Drumquhassle, Roman Fort and Annex 300m NNW of Easter Drumquhassle. Any development would need to be designed to ensure that there is no adverse impact on the setting of the monument and any works within the area would require Scheduled Monument Consent.

Policy Framework

Historic Scotland notes the Monitoring Statement of the Adopted Local Plan (ALP) and Policy List and Action Summary indicates that the existing environmental/built heritage policies within the ALP are working well ensuring that any development that is approved and built is safeguarding and enhancing the environment. For this reason it is considered that the framework of policies in the current ALP remains robust and effective with only minor updates required. We are content with this approach and we would be happy to offer advice on any revised policy prior to their publication in the Proposed Plan.