

**LOCH
LOMOND
& THE TROSSACHS
NATIONAL PARK**



LIVE PARK

PLANNING FOR THE FUTURE OF OUR NATIONAL PARK



MAIN ISSUES **REPORT**

APRIL 2014

LIVE Park is your chance to really understand the future potential of where you live, work, play and invest. It sets out how planning can help improve Loch Lomond & The Trossachs National Park – from housing to jobs, and everything in between, so get involved at

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How often do we get a chance to really understand the future of where we live, work, play and invest?

That's what LIVE Park is all about – looking at what development is needed across the 22 towns and villages in Loch Lomond & The Trossachs National Park.

First of all, we talked to communities, landowners, investors and lots of other people. We wanted to understand what you think and what you're passionate about.

The document you're holding right now is the result – our **Main Issues Report**.

Inside, you'll find our ideas based on what you told us. That could mean attracting more young families to the area, developing our tourism offering, or supporting improvements to our infrastructure like roads and visitor facilities.

And now it's about finding out what you think, so get involved.

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Living

Investing

Visiting

Experiencing

contents

1 Introduction and Overview.....3	4 Identifying the Main Issues – what needs major change and what are the options? ..23
1.1 Introduction 5	4.1 Drivers for change.....24
1.2 Overview..... 6	4.2 Introducing the main issues.....37
1.3 How can I share what I think? 8	4.3 Main issues, potential options and solutions.....38
1.4 Why plan? 10	
2 National Park Partnership Plan13	5 Placemaking – what sites should be considered for development?69
2.1 Vision for the Park 15	5.1 Town and village development opportunities 71
2.2 Delivering the National Park Partnership Plan..... 16	
3 Current planning policy – the Local Plan ...17	6 More information135
3.1 Strategy summary..... 18	6.1 List of accompanying documents..... 136
3.2 Progress in delivering the strategy – key trends..... 19	6.2 Glossary..... 137



bold.

balanced.

better.

introduction
and overview
WHAT'S THE BIG IDEA?

1





1.1

INTRODUCTION

This report is all about the **big ideas** for future development in the National Park over the next 20 years. Where new homes should go, where new and existing businesses will be supported and where the environment should be protected.

It shows the development that we think is needed in order to support our communities, visitors and local economy while ensuring the ongoing conservation and enjoyment of the area's outstanding environment.

To help establish this we have listened to many people in the National Park. We have spent time talking and listening to our communities, we have met with key government agencies, partner

organisations, businesses and landowners throughout 2013. Research has also been undertaken into key development issues such as housing, economic development and tourism.

This is drawn together in this Main Issues Report – to outline what we think are the likely main changes required from the Local Plan, the potential solutions and the options for new development.

Our Local Plan, which has been in place since December 2011, is the basis for deciding where new homes, businesses, visitor accommodation etc should go in the National Park. It is a key document in attracting the right new development in the right place. We must ensure it is up to date.

This is your opportunity to tell us what you think before we prepare the new Local Development Plan.

1.2

OVERVIEW

What are the issues that might affect me, my family or my community?



The number of new homes and businesses being built has been very low in recent years overall, and this is a trend throughout Scotland. It is important to consider where our current approach to supporting new development could be amended to help the National Park's communities and businesses. We focus on the Rural Economy, Housing and Visitor Experience to explore what new options may be available. (Section 4.3)

The natural, built and cultural environment, including the Park's landscape, is the very reason that the National Park was designated. We feel the policies in our Local Plan that guide new development in relation to these topics do not need to be changed. (Section 3)

Infrastructure and Services are key for our communities and visitors. These affect how we move about on the roads, paths and public transport, where our children can go to school, and where our visitors go. Feedback from communities and businesses confirms the importance of these points. (Section 4)



Turning to the Park's Towns and Villages, the main areas where additional land is identified are Callander and to a lesser extent in the Arrochar, Tarbet and Succoth area. New land is proposed for housing and existing or additional land is shown for tourism or economic development. Significant existing land for both tourism and housing in Balloch remains and is proposed to be continued. (Section 5)

Development in these locations we feel, will provide sustainable growth over the longer term – an increase in employment opportunities with new homes that can facilitate improvements in services and infrastructure as development is implemented.

The same principles have been applied when reviewing sites in other towns and villages, with the purpose of ensuring there is enough land for housing between 2016 and 2026 but also to provide a range of options for both housing, economic development and tourism development.

Additional new smaller sites are also identified in:

- **Aberfoyle**
- **Crianlarich**
- **Drymen**
- **Gartocharn**
- **Luss**
- **Balmaha**



1.3

HOW CAN I SHARE WHAT I THINK?

We think it is important to provide a range of ways for all to get information on what this consultation is about, what it means, why it is important and how you can share what you think.

The consultation runs from Monday the 28 April until Monday 7 July. **Any comments must be submitted to us by 5pm on 7 July** and we are providing a range of ways for you to provide this to us.

share your
comments by
7 JULY

You can access information on the Main Issues Report:

- By going online at **ourlivepark.com**
- By visiting your local library
- On twitter and facebook – you can see up to date information on what people are saying **twitter.com/ourlivepark** **facebook.com/ourlivepark**
- Visit the displays in the 3 Villages Hall in Arrochar and Callander Youth Project
- View our very short Youtube summary videos
- Visit us in person at National Park HQ or at a community meeting/workshop (you can view a list of these on the **ourlivepark.com**)
- Attend a Youth Visioning event - details are on **ourlivepark.com**
- Calling **01389 722600** and ask for Hugh, Susan, Thom or Stuart in the Forward Planning Team
- Send us an email - **livepark@lochlomond-trossachs.org**
- See the posters in local shops, schools and community newspapers
- Look out for updates on your Community Notice Boards for any local event!

There are a range of ways to provide your views on the Main Issues Report:

- Going online at **ourlivepark.com** complete an online response or leave a comment
- Leave your comments* on twitter and facebook **twitter.com/ourlivepark** **facebook.com/ourlivepark**
- Text your comments* to **07860 0171 53**
- Visit us in person at National Park HQ or at a community meeting/workshop (you can view a list of these on the **ourlivepark.com**)
- Attend a Youth Visioning events in Callander and Arrochar
- Calling **01389 722600** and ask for Hugh, Susan, Thom or Stuart in the Forward Planning Team
- Send us an email or post a completed MIR response form to us at: **hello@livepark.com**
Loch Lomond & The Trossachs National Park Headquarters, Carrochan, Carrochan Road, Balloch, G83 8EG

* we can only treat these as non-attributable

CONNECT & SHARE WITH US...



1.4

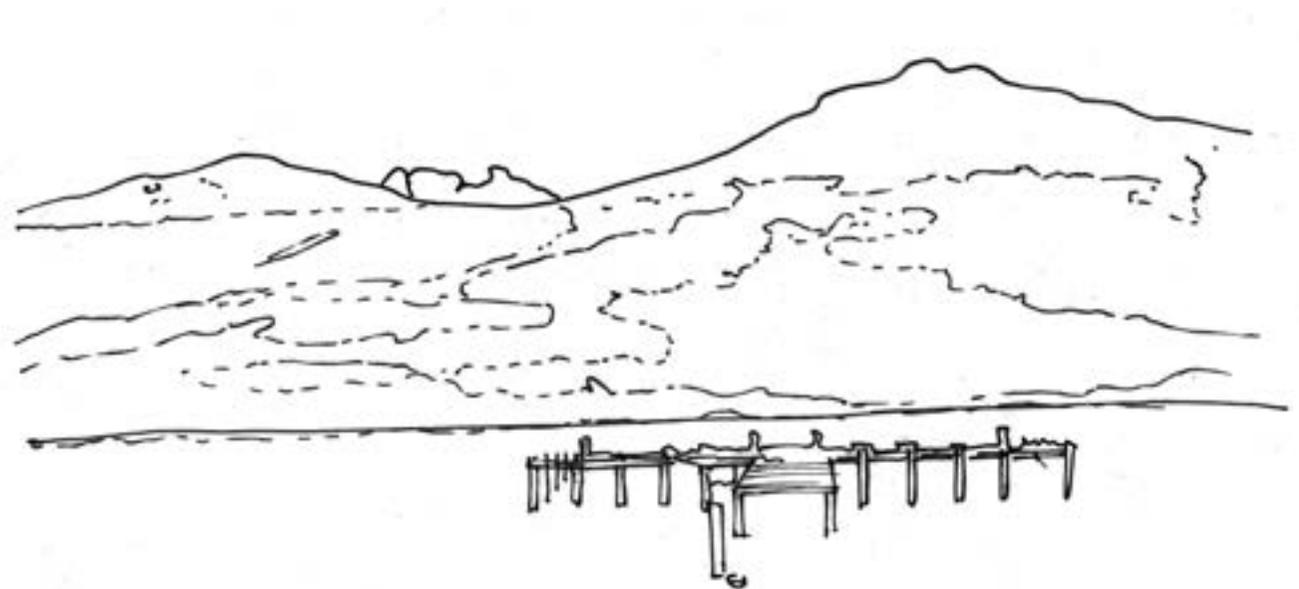
WHY PLAN?

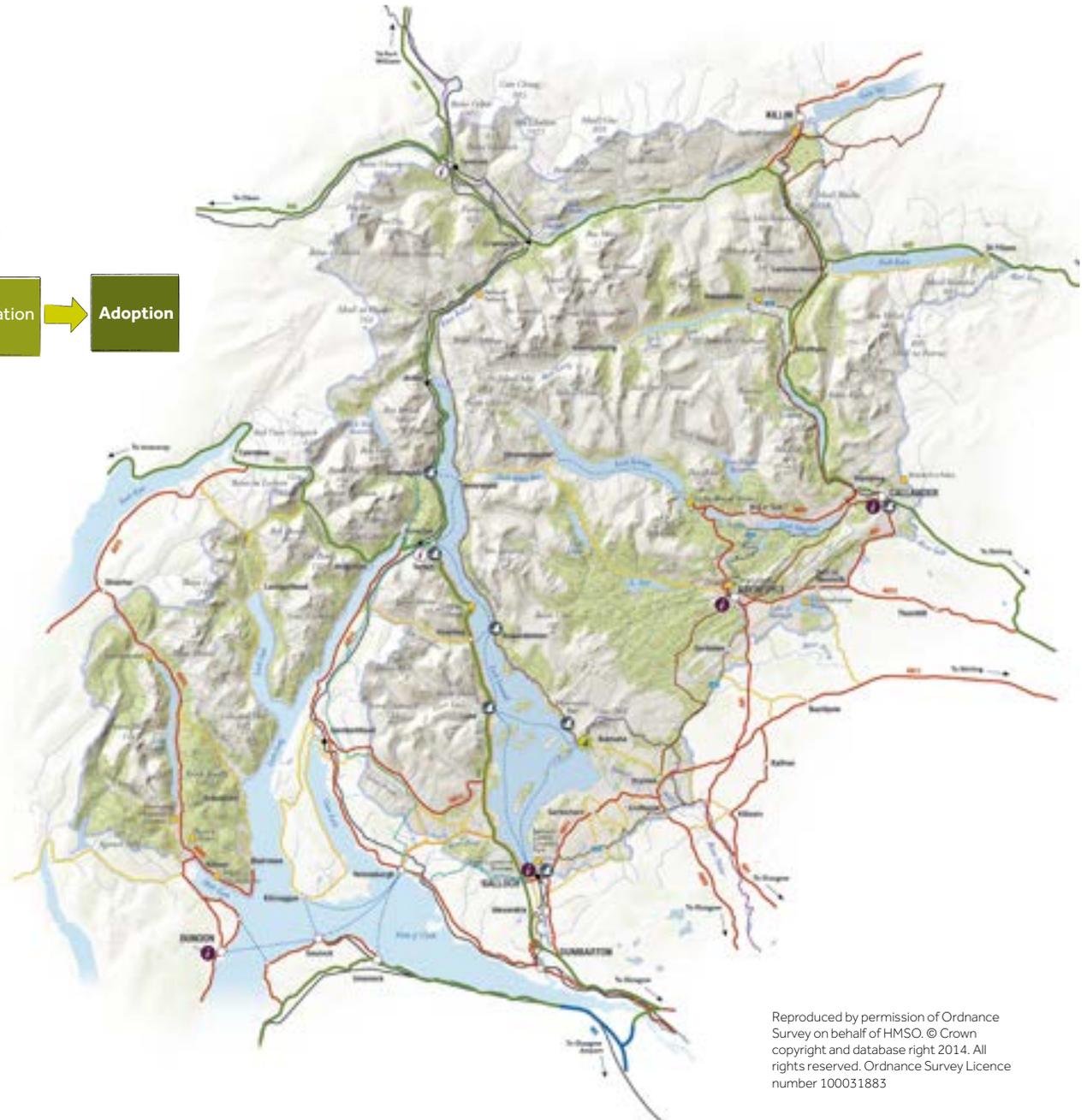
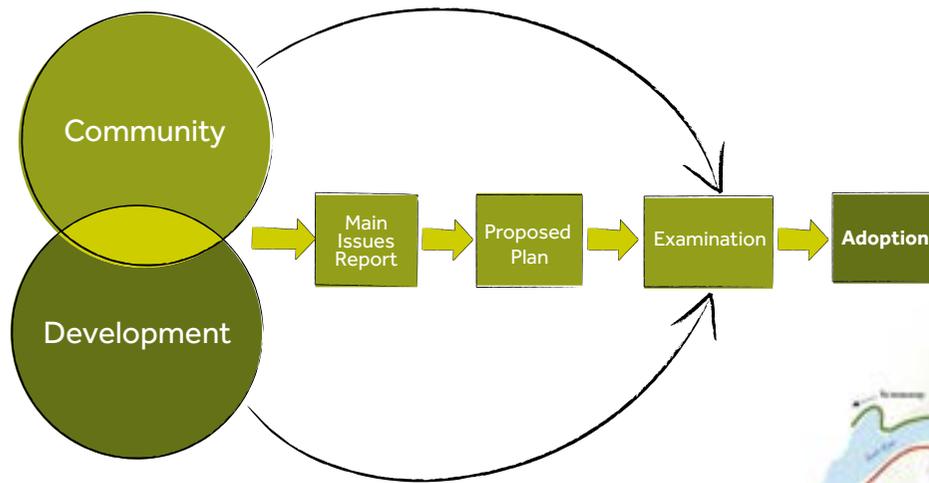
Planning is all about guiding new development in the Park while safeguarding, and enhancing, the environment. We prepare a plan to show where, and what type of future development will be supported.

This is used as the basis for deciding planning applications for development and use of land. We have a statutory duty to prepare a development plan and the strategy and policies contained within this are key to securing delivery of the National Park's four statutory aims.

Scotland's National Parks share four aims set out by Parliament:

- **To conserve and enhance the natural and cultural heritage of the area;**
- **To promote sustainable use of the natural resources of the area;**
- **To promote understanding and enjoyment (including enjoyment in the form of recreation) of the special qualities of the area by the public;**
- **To promote sustainable economic and social development of the area's communities.**





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We must update our plan regularly (every 5 years) so that it is kept up to date and is responsive to change.

The current **Local Plan** covers the period from 2010 to 2015.

The new **Local Development Plan (LDP)** will replace the current Local Plan and will cover the period from 2016 to 2021. It will have a different format from the current Local Plan (due to changes in legislation) however the purpose and use of the LDP remains the same. While it has a lifespan of 5 years it will focus on the main development proposals for the next 10 years and also give an indication of where we think future development, and the likely scale of this, should be located as far as 20 years ahead.

**working
as one**

national park
partnership plan
HOW IT FITS...

2

2

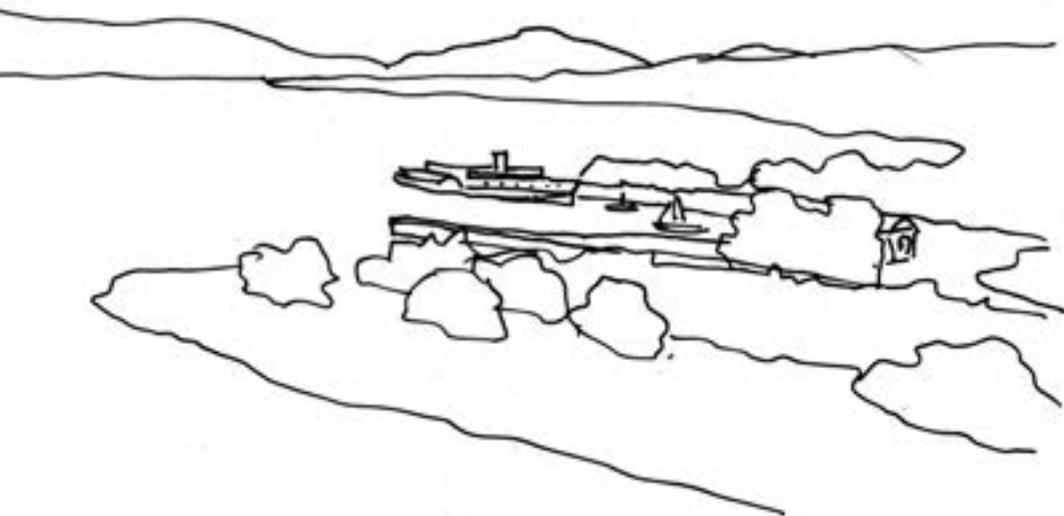
NATIONAL PARK PARTNERSHIP PLAN

The National Park Partnership Plan sets out the priorities and key outcomes for the Park for all partners to 2017.

A key difference in planning within a National Park is that we must ensure that the Park's four statutory aims are achieved collectively, and in so doing work with all public bodies to ensure their activities deliver these priorities.



VISION FOR THE PARK



In addition to being the basis for guiding new development, the Local Development Plan is the key development enabling tool that the Park Authority has.

It can influence investment in infrastructure and services. The Outcomes identified in the National Park Partnership Plan are:

Conservation:

An internationally – renowned landscape where the natural beauty, ecology and the cultural heritage are positively managed and enhanced for future generations.

Visitor Experience:

A high quality, authentic experience for visitors, with many opportunities to appreciate and enjoy the natural and cultural heritage – within an internationally renowned landscape that compares to the best on offer around the world.

Rural Development:

In the National Park businesses and communities thrive and people live and work sustainably in a high quality environment.

It is proposed that these form the Vision for the Local Development Plan.



QUESTIONS

VISION Q1:

Do you agree with the Vision?

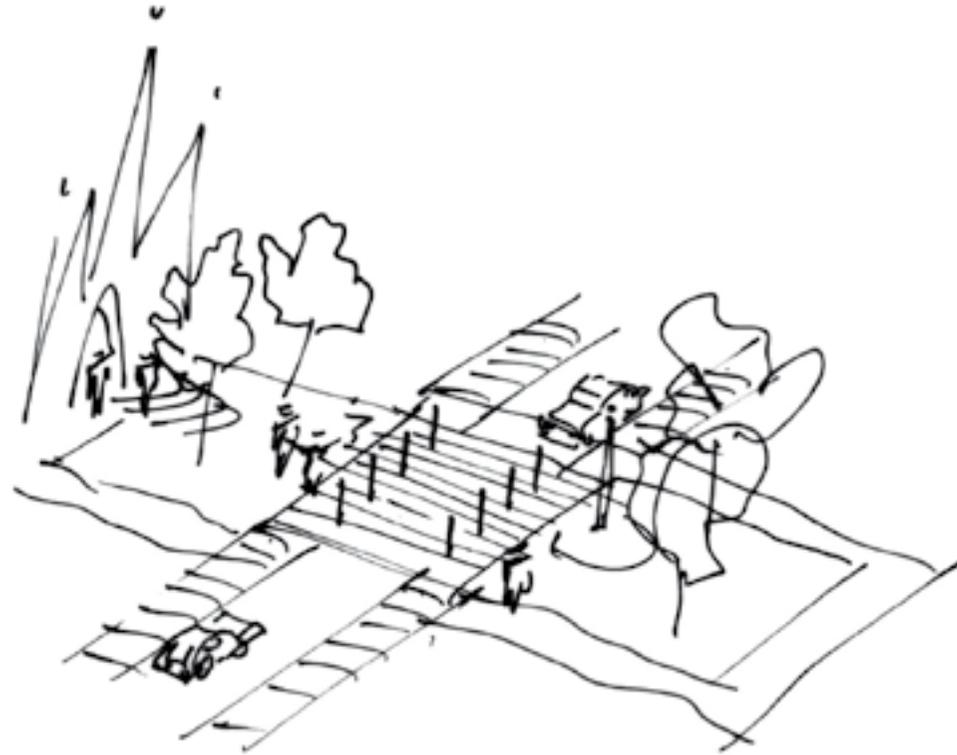
current planning policy
THE LOCAL PLAN

3

3.1

STRATEGY SUMMARY

The current **Local Plan** provided the first single planning strategy and framework of policies for the National Park.



Its overall vision was to provide:

“ A robust development and land-use planning framework to 2015 that will deliver high quality, sustainable development in an area of outstanding landscape and environmental quality.

New development will contribute to the Park’s special qualities, directly supporting the social and economic development of the Park’s communities and a growing rural economy, contributing to Scotland’s prosperity, improving the range and quality of opportunities to experience the National Park, and enhancing its standing as an international visitor destination.”

PROGRESS IN DELIVERING THE STRATEGY – KEY TRENDS

Monitoring of the Local Plan has been carried out by reviewing how we have used the policies in making decisions on new development since December 2011.

This is critical to understanding progress in achieving the aims and vision. It also helps us to consider what our main issues might be as it can highlight which sections of the Plan need to be updated to respond to changes in external influences.

The National Park Authority's 2013 Monitoring Statement, published separately, is a comprehensive record of how the Development Plan has performed in achieving the vision above. We have summarised the content of that report here. Later in this document we will explore the trends behind this information.

The National Park Authority determined 611 planning applications between 13 December 2011 and 31st December 2013. 11 applications have been refused and 46 have been withdrawn. The applications* can be split into the categories associated with the Local Plan strategies:

- **Environment**
436 applications
- **Housing**
316 applications
- **Economic Development**
74 applications
- **Sustainable Tourism and Recreation**
139 applications
- **Transport infrastructure**
91 applications
- **Sustainable Communities**
76 applications

(*Please note that applications can fall into more than one category, for example a housing application can have environmental aspects to be considered)





The key points from the monitoring include:

- In the Local Plan, we allocated suitable sites for development. The majority of these sites remain undeveloped
- In terms of housing, 25 of the 29 allocated sites have yet to be developed, as building rates have declined since the Local Plan process began in 2009. Economic and Sustainable Tourism sites show a similar picture with some notable exceptions. Windfall sites are providing the large share of development activity in the Park
- However, some key sites in the Park have seen encouraging progress, with the largest housing site in the Park. Tannochbrae, in Callander being completed and the approval of the 130 bed hotel and associated development at the former torpedo range near Arrochar gaining planning permission in 2013
- The environmental/ built heritage policies are working well, ensuring that development being approved and built is safeguarding and enhancing the environment
- Renewable Energy and other sustainable community related development has been more positive – with a number of schemes going ahead, which has been a boost to many areas of the Park
- Key transport projects in the Park are planned on the A82 at Tarbet to Arduli and in Crianlarich which will increase connectivity and improve journey times
- While there has been an increase in vacant retail and commercial properties in our town and village centres, these have been in the minority



For full details please refer to the Monitoring Statement. From this, it is considered that the following are the key policy and strategy areas that need to be reviewed:

- **Housing and affordable housing policies/ requirements**
- **Economic development policies**
- **Tourism development strategy and policies**

Having considered the elements that need to be reviewed, the next sections turn to identify the issues and places capable of being the focus in this Main Issues Report.

**listening
for the
future**

identifying the
main issues

**WHAT NEEDS MAJOR CHANGE
AND WHAT ARE THE OPTIONS?**

4

4.1

DRIVERS FOR CHANGE

Previous sections explain the context within which the planning system operates in the National Park and show recent development trends.

This provided evidence on the performance of the Local Plan, however they only measure the actual development taking place and not the underlying reasons or issues. They also don't tell us the potential future issues that we may need to consider.

To build up a full current picture, we have:

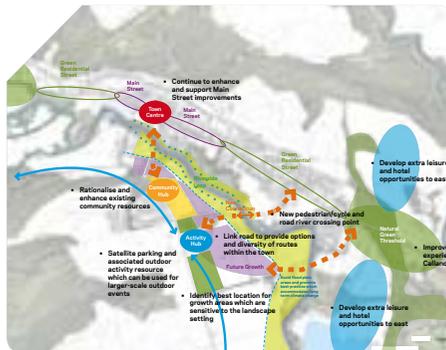
- **Invited the submission of comments, issues and land suitable for development**
- **Listened to the views of the Park's communities, businesses, landowners, councils and partner organisations through meetings, charrettes, workshops and household/business questionnaires**
- **Undertaken research into housing, retailing, economic development and 2011 census**
- **Reviewed new legislation, emerging policies or strategies from local and national government**

The following section provides a short summary of the headlines identified from this review.



COMMUNITY AND PARTNER ENGAGEMENT

In terms of community engagement, the following is a summary of key points we heard during our programme during 2013:



- Callander's aspiration to be an outdoor capital of the National Park, with long term growth favoured to the south to accommodate development to support new investment in facilities, services and accommodation
- The significant potential economic benefits and opportunities from the Ben Arthur resort development in the Arrochar area
- Tourism or visitor development should not be to the detriment of the character of towns and villages, but new development is needed in Aberfoyle, Tyndrum, Blairmore, Arrochar, and Succoth. Where this can complement social enterprise aspirations of these communities this is particularly supported
- Basic infrastructure, such as roads, car parks, sport/leisure facilities, primary schools, health care, community halls and broadband are essential to community life and supporting the visitor economy
- Evidence of businesses struggling – increase in vacant commercial, particularly retail, premises
- New housing is needed to ensure that young people and working families can stay – and perhaps a more pressing reason is that they can afford to move to the National Park. The amount of housing should relate to the need and employment opportunities. There is more pressure/ demand on the south and Callander given the accessibility to the central belt and its wider employment opportunities

The following are proposed to be our overarching themes in the Local Development Plan.

While they have implications for the National Park or relate to an outcome we would like to achieve, they require a broad range of action that relates to a number of areas of development.



PLACEMAKING

Achieving good design is now central to planning which is about creating successful places. This should be a collaborative process with a focus on the following six qualities for places to be:

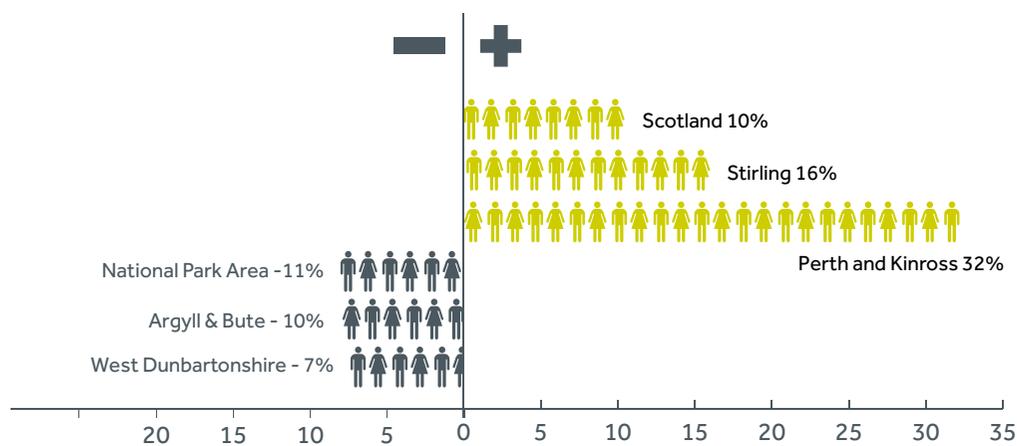
- **Distinctive**
- **Welcoming**
- **Adaptable**
- **Resource Efficient**
- **Safe and Pleasant**
- **Easy to Move around and Beyond**

These should be reflected in planning strategies, policies and decisions and be promoted through a variety of tools such as, Design Guides, Masterplans and Development Briefs. It is proposed that this is an overarching theme throughout the next Local Development Plan to which all policies and proposals contribute.

POPULATION CHANGE

Ageing population is an established national issue, however long term projections anticipate that this will be particularly acute in the National Park, combined with an 11% reduction in population. When the current Local Plan was drafted the population was predicted to decline by between 5 and 10% (2006 and 2008 based population projections by National Records of Scotland). However, as the table below highlights, more recent projections show a worsening situation.

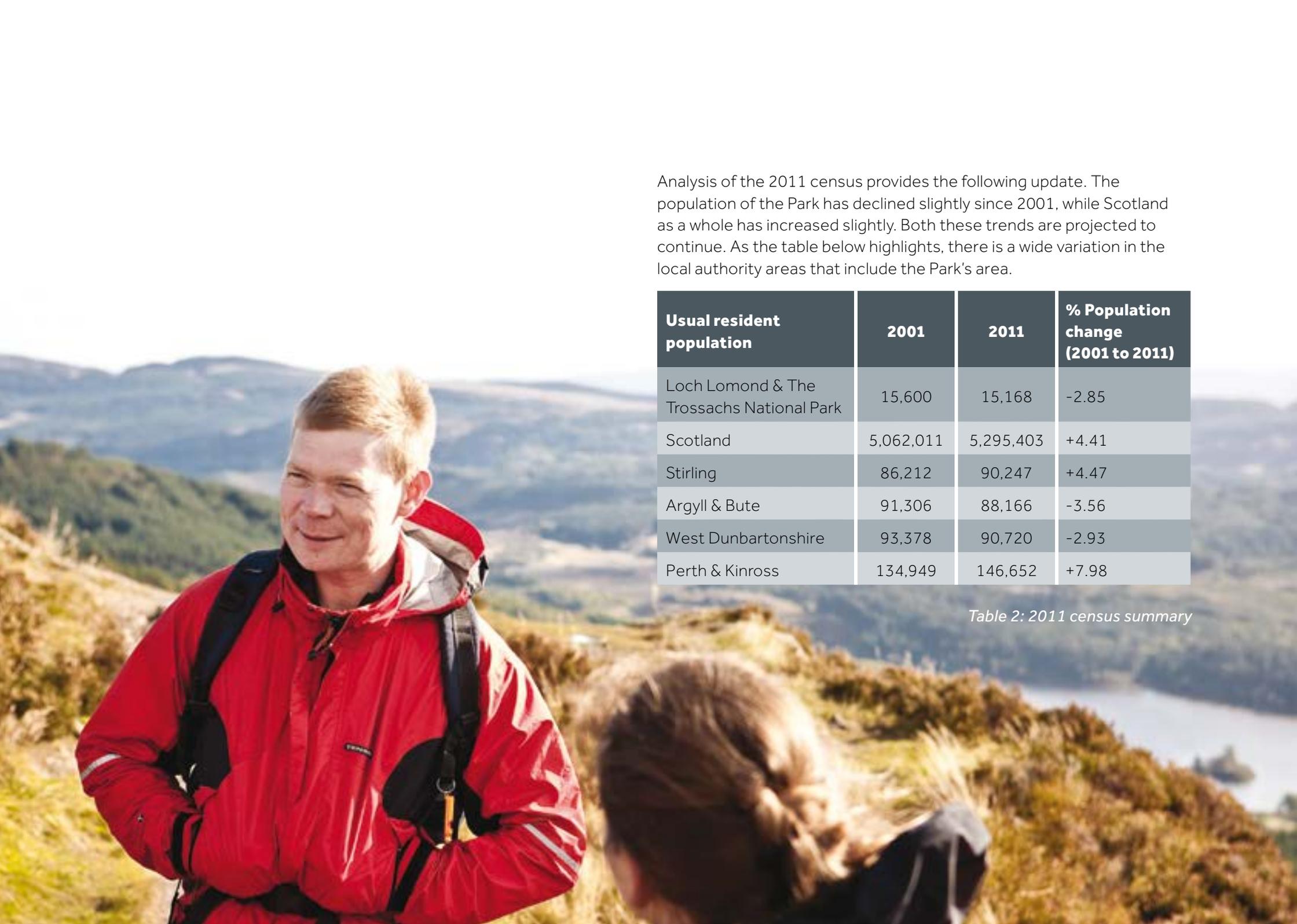
Table 1: GRO Midyear estimates
% Population change (2010 - 2035)



The key points over the projection period are:

- **The population of the National Park is projected to fall from 14,480 to 12,820 (a decrease of 11%)**
- **The number of children aged under 16 is projected to decrease by 29% from 2,130 in 2010 to 1,520 in 2035**
- **The number of people of working age is projected to decrease by 23% from 8,590 in 2010 to 6,630 in 2035**
- **The population of pensionable age is expected to increase by 24% from 3,760 in 2010 to 4,670 in 2035**





Analysis of the 2011 census provides the following update. The population of the Park has declined slightly since 2001, while Scotland as a whole has increased slightly. Both these trends are projected to continue. As the table below highlights, there is a wide variation in the local authority areas that include the Park's area.

Usual resident population	2001	2011	% Population change (2001 to 2011)
Loch Lomond & The Trossachs National Park	15,600	15,168	-2.85
Scotland	5,062,011	5,295,403	+4.41
Stirling	86,212	90,247	+4.47
Argyll & Bute	91,306	88,166	-3.56
West Dunbartonshire	93,378	90,720	-2.93
Perth & Kinross	134,949	146,652	+7.98

Table 2: 2011 census summary

The trends show that, over the last 30 years, younger age groups (0–19) have been declining and older age groups (45+) have been increasing, particularly the age group 65+. The percentage of resident population within the core 20–29 and 30–44 age groups has decreased by 8.1% over the last 20 years (1991 to 2011). This is illustrated in these two charts which provide comparisons with other areas and over the last four census returns.

The requirement to address population change is an overarching issue considered throughout this whole report. A separate background report on our review of the 2011 census is available on our website.

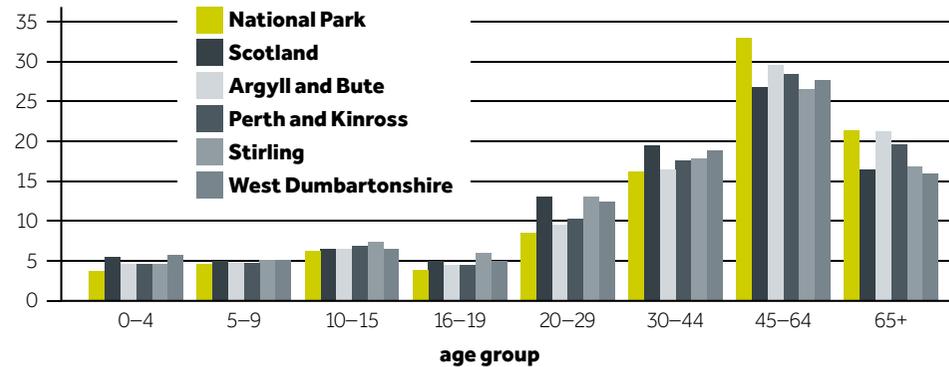


Figure 1: Age Structure - LLTNPA, Scotland and surrounding areas 2011

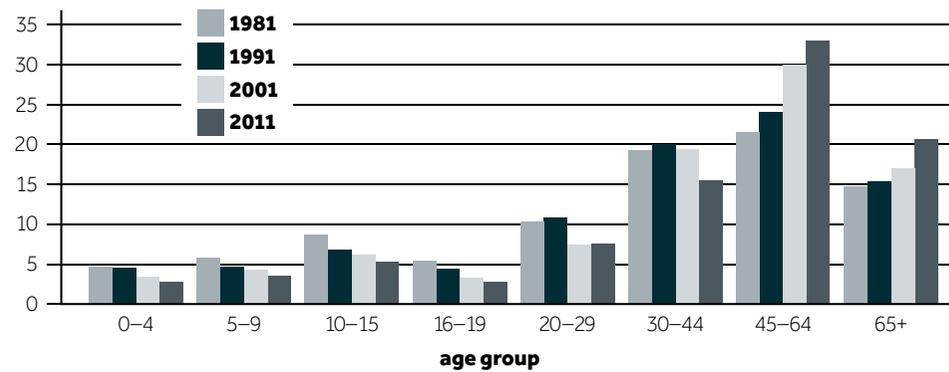


Figure 2: Trends in the LLTNPA Age Structure



SUSTAINABILITY

Sustainability and climate change remain central to public policy and should be a key theme in new planning strategies. The Climate Change (Scotland) Act sets a target of reducing greenhouse gas emissions by at least 80% by 2050, with an interim target of reducing emissions by at least 42% by 2020.

It is expected that planning will support these targets in various ways – through low energy design, efficient use of land, buildings and infrastructure, and protecting and enhancing the natural and cultural heritage. It is proposed that this is an overarching theme throughout the new Local Development Plan which all policies and proposals contribute to.

It is recognised that Section 72 of the Climate Change (Scotland) Act 2009 requires:

' A planning authority, in any Local Development Plan prepared by them, must include policies requiring all developments in the Local Development Plan area to be designed so as to ensure that all new buildings avoid a specified and rising proportion

of the projected greenhouse gas emissions from their use, calculated on the basis of the approved design and plans for the specific development, through the installation and operation of low and zero-carbon generating technologies.'

It is proposed to amend the Local Plan's policies to ensure this is met.

“Since 2008 there have been significant changes in the economy that have affected the National Park area...”



The following section provides a summary of the main trends for discussion.

THE ECONOMY

Since 2008 there have been significant changes in the economy that have affected the National Park area, like all parts of the country – with dramatic changes in terms of levels of investment and public and private finance. The effects have included a general rise in unemployment, fewer properties being bought and sold, dramatic reduction in rates of new development, increase in vacant commercial properties, reduction in some public services/ facilities and affordable housing subsidies.

TOURISM & VISITOR EXPERIENCE

Despite the economic downturn nationally, more people are holidaying at home and visitor pressure on Loch Lomond & The Trossachs National Park as a popular visitor destination has continued – with indications of an increase in expenditure.

Key indicators include:

- **Over 1 million trips were made by UK residents to Scotland's two National Parks, accounting for 8% of total overnight tourism trips in Scotland and 7% of total visitor expenditure**
- **Loch Lomond Shores is the second most popular free attraction in Scotland with 1,125,496 visitors in 2012**

Investments help create confidence for the private sector to invest:

- **Significant investment in visitor accommodation and facilities;**
 - Strong investment on Loch Lomondside and Loch Long - The Carrick Golf Resort and Spa, Ardgartan Hotel & Forest Holidays Lodges. Planning permission for the Ben Arthur resort, close to Arrochar. This is a 5 Star resort that will also include a marina
 - Regenerated or refurbished hotels in Luss, Crianlarich and Balquhidder
- **Infrastructure and Visitor Management improvements –**
 - Established water based public transport on Loch Lomond
 - East Loch Lomondside: seasonal camping byelaw, informal camping facilities, traffic management, improved signage, ranger/ police patrols and alcohol byelaw
 - 5 Lochs Management Plan – first phase of facilities in place in two locations on Loch Lubnaig
- **Scenic routes – As part of a Scottish Government initiative, the first pilot schemes are due for completion between April and June 2014**





HOUSING

The National Park remains one of the most expensive areas in which to buy a house in Scotland and external buyers continue to be a substantial presence on the housing market.

There continues to be high levels of need for affordable housing within the National Park. This is particularly the case within the Stirling Council area and parts of Argyll and Bute Council area around Loch Lomondside.

There have been very low rates of housing development over the last few years, as highlighted earlier, with little affordable housing being delivered.



INFRASTRUCTURE AND SERVICES

The importance of the provision, and safeguarding, of infrastructure and services has been highlighted repeatedly by local communities and businesses. This includes basic community facilities such as schools, car parks, public toilets and roads. The quality of broadband service is a key issue in many communities throughout the National Park.



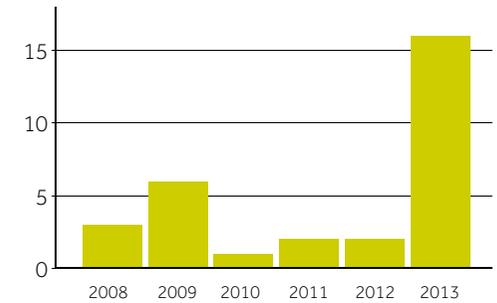
The following topics reflect other important issues or activity in the National Park.

RENEWABLE ENERGY

The Park's water resources have long been utilised for both drinking water and energy generation. Over the last 10 years there has been a significant increase in small run of river hydro schemes which demonstrate how sustainable development can be successfully delivered within a sensitive ecological environment and landscape. The schemes are being progressed by landowners, communities and businesses, to reduce their energy costs and supplement their income.

Supplementary guidance has been produced to help facilitate this development. The chart opposite illustrates the level of interest.

While there has been little interest in wind turbine proposals within the Park, there have been an increasing number of commercial wind farm proposals close to the Park's boundary. Some of these have been in locations where their visibility from the Park and setting has been of concern.



Number of hydro applications approved



WILD LAND

Areas of wild land have now been mapped, (information which was not available when preparing the current Local Plan) and these maps are included in the National Park Partnership Plan. Scottish Natural Heritage have prepared a national map. Together, these maps provide a clearer basis for managing appropriate development and activity in these areas.



FLOOD RISK MANAGEMENT

The National Park was designated a Responsible Authority under the Flood Risk Management (Scotland) Act 2009 in December 2013 on account of our planning function (the current Local Plan requires new proposals that may be at risk of flooding to be the subject of a Flood Risk Assessment). Primarily this requires us, in exercising our functions, to 'act with a view to achieving the objectives set out in the flood risk management plan' for the national and relevant flood risk management plans. The focus within this new regime is that sustainable flood risk management is central to policy and decision making.



QUESTIONS

DRIVERS FOR CHANGE Q1:

Do you agree with the summary outlined?

Is there anything we have missed?

INTRODUCING THE MAIN ISSUES

From previous sections it is clear that there are some new and continuing issues that we need to explore.

In identifying these we need to focus on what the Local Development Plan can have greatest influence over and where there is a need to change the current Local Plan's approach. It ideally needs to be a relatively short list, to enable a focused approach that can be monitored and is realistic to deliver or improve.

Where no change is thought likely, or is proposed, then the current policies in the Local Plan will be continued into the Proposed Plan (which is consulted upon after the Main Issues Report and includes the draft policies).

Issues not outlined, particularly those relating to landscape, natural and built environment are considered to continue to be significant considerations, but that the current framework of policies in the Local Plan remain robust and effective, with only minor updates required.

The separate Policy list and Action Summary outlines a summary of our review of current policies, highlighting those that are proposed to be amended or kept the same. Some of the content will be moved into new statutory Supplementary Guidance which will accompany the Local Development Plan.



4.3

MAIN ISSUES, POTENTIAL OPTIONS AND SOLUTIONS

RURAL ECONOMY

Profile

The economy of the National Park reflects its location as an area of accessible countryside within the hinterland of the cities and towns of central Scotland. This close proximity to large urban areas and its high quality natural environment means that tourism dominates. It also means that the larger towns and cities close to the Park are typically more attractive locations for businesses and commercial premises as they are closer to their customers or demand for their services.

However, the Park is an attractive area for people who work in these businesses to live and commute from, and also for small or sole practice professional consultancies. Rural landownership is dominated by privately managed farms and a number of large private estates along with public and third-sector land, particularly the Forestry Commission which includes large parts of the Queen Elizabeth and Argyll Forest Parks. Decisions made by land managers are key to ensuring a healthy rural economy.

Agriculture, particularly sheep production and forestry, remain the backbone of the rural economy, with the support from Government subsidies being critical. The entire Park area is currently covered by the Less Favoured Area Support Scheme which reflects the challenges to farming across the area – although this is currently being reviewed. While not the largest employer, the importance of their role in land management and maintaining the traditional character of the Park is significant.

Small scale run of the river hydro schemes are now established as being an important income for rural landowners, with a significant rise in both proposals and schemes operating. There has been a low level of diversification to generate income from tourism and leisure interests.





ISSUES AND OPPORTUNITIES

The Local Plan identified a range of sites and also a supportive policy for diversifying rural businesses. Despite this, there has been a low uptake on the development of the sites allocated for Economic Development and no uptake on the Rural Activity Area sites which provide opportunities for a variety of business/industry uses in rural locations. The numbers of planning applications for economic development uses or development has also been low over the last two years (excluding tourism).

Despite this, the 2013 National Park Business Space survey highlights that there is demand for more land and new premises for business. The key points the survey highlighted were:

- **37% of business owners who responded feel that they need to relocate their business in order to accommodate their business needs, 56% of those require space for an office and/or other professional service**
- **Callander and surrounding area was highlighted as the place with the highest demand for business space**
- **Nearly 60% of businesses require rural land/ countryside in order to expand their business**
- **The majority of business owners require in-between 50 - 250 sq m (538 - 2691 sq ft) of new land in order to meet their aspirations**

Some of the other barriers to growth raised by responders include high rents, limited choice of land, planning & SEPA restrictions, poor roads, sewage, broadband and a limited number of serviced units available.

These issues are not uncommon within rural Scotland. However it is perhaps not always clear, or understood, how supportive planning policies are already of diversification – from traditional rural activities to leisure, recreation or tourism development. While there is no evidence to suggest the current Economic Development policies require significant change, there is a need to prompt a discussion to increase activity.

The National Park provides a unique opportunity to work towards solutions with partner organisations. It is one of the few areas in Scotland where landowners can benefit from the special landscapes and environment and the business opportunities that this brings to the Park for services and accommodation.

An example of this type of approach is our existing modest programme of providing assistance to landowners to help realise the economic and environmental benefits through whole farm and estate management plans. Separate to this, landowners are also increasingly looking to this more holistic approach to realise the value of their land and assets.

It is clear there is a common ground between the aims of landowners (to ensure they have a viable business, which in turn supports employment, housing and generates expenditure) and the Vision outlined earlier. Examples of our current work with landowners include with Glen Falloch and Luss Estates, Portnellan and Inverlochlarig Farms.



QUESTIONS

RURAL ECONOMY Q1:

Should we provide greater support for a broadening of economic activity by providing greater flexibility for new business development in the countryside?

RURAL ECONOMY Q2:

Do you agree that a pilot approach should focus on two key areas in the Park?
As outlined on page 42.

RURAL ECONOMY Q3:

Do you agree that closer links with Land and Visitor Management would be beneficial?

“It is clear there is a common ground between the aims of landowners and our Vision.”



OPTIONS AND SOLUTIONS

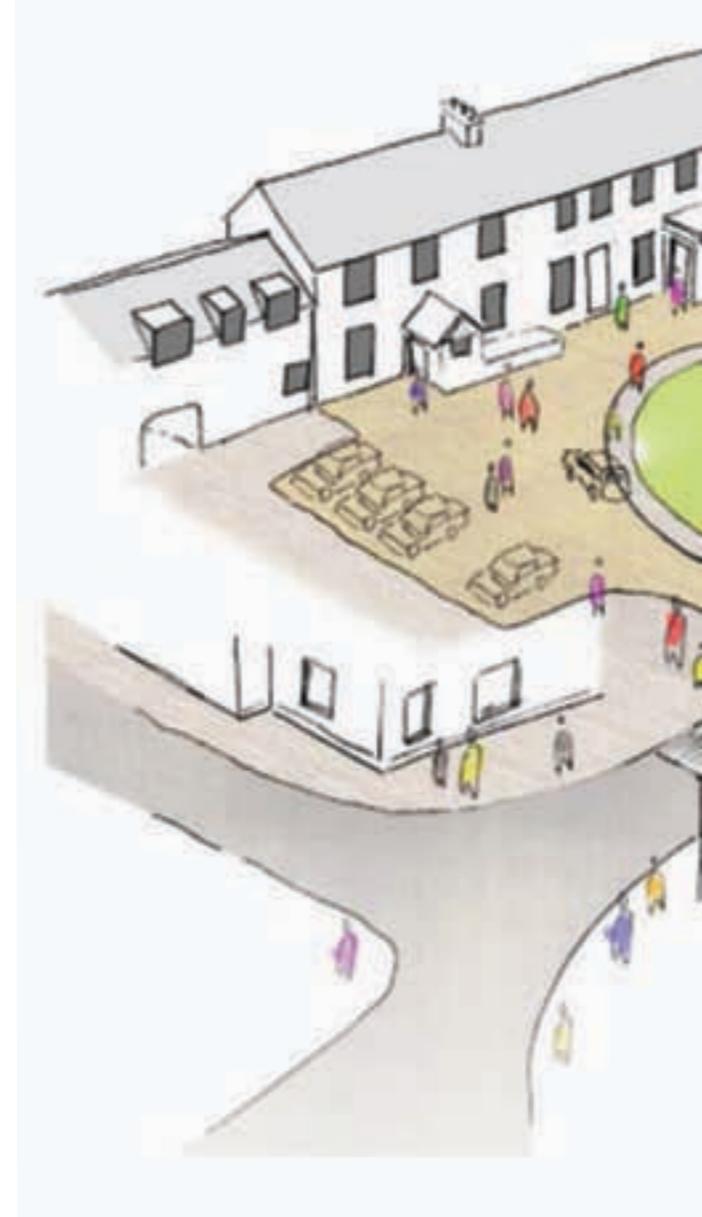


PREFERRED OPTION

Provide greater flexibility

It is suggested that, as a pilot, two areas of the Park are identified – Luss and its wider area and the area between Balmaha and Drymen – where Rural Development Framework Areas are proposed to support bespoke strategies for development in these areas. The Frameworks, as part of the Local Development Plan and supported in Supplementary Planning Guidance, would set out:

- **development opportunities and constraints**
 - it would be location based, but not necessarily site specific
- **where a specific policy response is required**
 - for example, where it might be appropriate to vary from Park wide policies on housing, tourism or economic development in the countryside – either to be more restrictive or more flexible
- **key initiatives that require co-ordination, in the short, medium and long term**
 - proposals for partnership working between landowners, the National Park, communities, local authorities and other partners. These may not be new and would reflect existing projects with a development implication. For example agreeing the delivery priorities for Luss Estate's Strategic Development Framework
- **priorities for infrastructure improvements**
 - identify current deficiencies in car parking, water access or other visitor management and community issues that may have a development implication
- **detail who the lead organisation or landowner is and those that need to contribute**





The purpose would be to better co-ordinate development, provide more clarity for the landowners and communities on what is acceptable in planning terms and also needed. Recognising that for investment in roads, car parks, paths and affordable housing to happen there is also the need for landowners to create value in their land to help fund such development and ensure sustainability. For example, a

landowner may need to build open market housing in order to generate funding for affordable housing as well as to invest in existing and/or new enterprises, such as sporting and tourism.

Working with partner organisations, such as local authorities, Scottish Enterprise, Business Gateway, in addition to landowners and developers will also be critical.

The identification of these areas reflects feedback at the 2013 Charrette events for the Drymen and Buchanan area and also the Luss Estate Framework, published by Luss Estates in October 2013. There may be other areas that this approach could be applied to, if successful.

Policy ED3 would be amended to:

- a. **The current policy (ED3) requires new economic development to relate to the retention of an existing rural based economic activity. This would be amended to remove this key relationship which would allow any economic activity or use provided criteria 'b' in the policy is met (safeguard visual, environmental impacts etc).**
- b. **ED3 would also be amended to include support for new development in accordance with an agreed Estate Management Plan that the National Park Authority has been a partner in preparing which provides an overview of how development fits with land management and investment.**

Our aim is to keep land in active management and by supporting rural diversification ensure that farming and forestry (which has developed the parks iconic landscape) is maintained.

Other Economic Development Policies would remain largely the same.

Alternative Option 1

Support more development in building groups.

This would modify (a) adjacent, to introduce the change to ED3 only within existing building groups which would be defined.

Initial research which reviewed building groups in the National Park highlighted that there were approximately 485 groups (3 buildings or more that are within 100 metres of each other) with the potential of up to 122 of these having development potential for housing, tourism or economic development. While this research is not complete, it indicates the potential development potential of building groups in the countryside to support rural businesses.

This approach would require new guidance to outline the design, siting and access standards/ requirements.

Alternative Option 2

Retain current Local Plan approach



QUESTIONS OPTIONS & SOLUTIONS FOR RURAL ECONOMY:

What option do you prefer?

Why?

VISITOR EXPERIENCE

Profile

National Parks are globally recognised tourism assets and National Park status has given Loch Lomond & The Trossachs the opportunity to add to Scotland's tourism offer. Tourism provides the major source of income and employment within the National Park and is vital for the local economy, as well as making a significant contribution to the Scottish economy as a whole.

The National Park attracts around 4 million visitors and almost 7 million visitor days a year, providing employment for 2,400 people in tourism and recreational activities, accounting for a third of all jobs in the area and supporting around 400 accommodation providers.

It is primarily a leisure destination although there is a significant business tourism market with weddings being a major component. 60% of the leisure market are day visitors, mainly from central Scotland, and 40% are overnight visitors, staying on average 4.4 nights in the Park.



“The Local Plan is generally considered to be providing a positive framework for guiding tourism development...”

In recent years there has been significant investment in some areas of the Park, particularly Loch Lomondside and Loch Long. There has also been continued interest for small scale accommodation development; a significant proportion of this is for holiday accommodation in the countryside or on gap sites within villages and towns.

Infrastructure including roads, local and long distance paths, piers/pontoons, visitor information (including signage), public toilets and car parks have benefited from some improvements led by the National Park Authority and our partners but largely remain in poor condition or offer limited provision in some areas. Improved water transport on Loch Lomond has successfully offered alternative means of travel to the private car for people to explore the Park. Whilst this is a positive start, there is still much more to be done to increase opportunities for people to travel to, and around, the Park via boat, bike or boots.

The Local Plan is generally considered to be providing a positive framework for guiding tourism development, however there are several sites identified for tourism or recreational uses that have seen little activity or developer interest. While this is most likely as a result of current economic circumstances, it may also be due to an increasingly competitive sector. It is timely to review these sites and ascertain whether they still represent good tourism opportunities or, if not, whether they can then be considered for alternative uses.

ISSUES AND OPPORTUNITIES

The **National Park Tourism Strategy** and the **National Park Partnership Plan** identify the following issues and opportunities:

ISSUES

- Lack of and poor quality visitor infrastructure
- Limited range of/ lack of high quality visitor facilities, particularly accommodation across all market sectors
- Lack of public transport around the Park
- Visitor management issues due to visitor pressure resulting in overcrowding in specific locations at peak times

OPPORTUNITIES

- Additional facilities and improved infrastructure, scenic routes, viewpoints and paths which will incentivise private sector investment and provide supporting services
- Additional accommodation development
- Increased activities for visitors
- Event development
- Grow the food and drink offer, water transport and better linked walking and cycling routes (to enable more opportunities for short breaks – walking or cycling between different locations in the Park)





This should be set within the context of the National Park's Tourism Strategy which states that 'with 7 million day visits annually in the National Park it is not necessarily about attracting greater numbers but about providing experiences with a range of offers that appeal to targeted market segments and encourage greater spend and more overnight stays.'

A high quality visitor experience should be delivered across all markets in terms of the quality

and range of provision, for accommodation this does not just mean high star rated hotels but also more affordable good quality self catering options as well as camping and motorhome provision at a range of locations to offer a diverse range of experiences.

To achieve this, the key policy change proposed is that the National Park is now viewed as a whole in terms of tourism strategy, rather than a series of sub-destinations. It is one destination

but has different markets, each looking for different things. We must continue to cater for existing markets but also consider additional facilities and experiences that will meet the needs of other markets. The challenge is to do this whilst ensuring that the environment and landscape – the very things that underpin the visitor experience and why people visit the area – are conserved and enhanced.

Where should new development be supported to take advantage of these opportunities?

■ **Arrochar and Tarbet** – Marine gateway to the National Park, improve sense of arrival at Tarbet & Arrochar, with a focus on Arrochar 3 Villages Hall site (heritage centre, new village square) and Tarbet for improved facilities and access to Loch Lomond, better path/safe route between Arrochar & Tarbet

■ **Luss** – enhance the visitor experience and address visitor management issues

■ **Kilmun, Strone and Blairmore** – natural and built heritage based tourism with promotion of water access



■ **Tyndrum** – promote heritage, improve public realm, creation of central hub

■ **Callander** – A hub for family outdoor adventure and adventure capital of the National Park

■ **Aberfoyle** - although not mentioned in the National Park Partnership Plan as a location for strategic tourism development opportunities. Public realm – Riverside and Main Street. Untapped potential for forest lodge style self catering for families and groups. Short break destination for those who love the outdoors. Flooding is a key issue

■ **Drymen** – eastern gateway to Loch Lomond. Traffic and parking pressures. Develop better linkages with Balmaha, alternative means of travel between the two. Management of visitor pressure at Balmaha

■ **Balloch** – busiest gateway into the National Park, water access, Lomond Shores & Balloch Country Park



It is proposed that the majority of new development should continue to be directed to the towns and villages. However there is continued interest for tourism development in the countryside, particularly holiday accommodation, and the right balance is required for supporting small scale tourism development as a way of sustaining the rural economy and existing businesses, whilst ensuring that the landscape and environment are safeguarded from an unplanned and uncoordinated increase in development.

While the Local Development Plan needs to provide clear spatial direction for this, there is also a desire for it to provide flexibility to allow currently unplanned and unforeseen developments to take place. This relates especially to

visitor management where the National Park Authority might seek to trial new approaches or put in additional infrastructure to tackle visitor pressures and anti-social behaviour. Linked to this, there is opportunity to trial alternative approaches to support new camping provision, particularly low impact and informal camping experiences within appropriate countryside areas of the Park. Camping is unlikely to be viable on its own and is most likely to be sustainable over the longer term where it is linked to a rural business. This will enable people to experience the Park in new ways, thereby enhancing the overall visitor offering. Similarly, there is scope to consider the needs of the motorhome sector and recent investment for this at Loch Lubnaig provides a good basis for monitoring this new approach.

QUESTIONS



VISITOR EXPERIENCE Q1:

Callander, Balloch, Tyndrum, Drymen, Arrochar and Tarbet are identified in the National Park Partnership Plan as the key locations where strategic tourism development will be supported within the National Park. We think that the Aberfoyle area also offers potential for some further tourism development and also that Blairmore, Strone and Kilmun could better utilise their natural and built heritage and sea access for tourism and community purposes.

Do you agree? Are there any other settlements where we should support tourism investment and development?

VISITOR EXPERIENCE Q2:

We think that small scale development should be supported in appropriate countryside areas but that we need to better define where these areas are in order to provide certainty and guidance for investors, developers and local communities.

Do you agree?

VISITOR EXPERIENCE Q3:

Where should new provision for camping and motor-homes be supported?

OPTIONS AND SOLUTIONS



PREFERRED OPTION

The approved National Park Partnership Plan provides spatial guidance for directing new tourism development, and the preferred approach accords with this:

- (a) Continue to direct larger scale tourism development to within or adjacent to settlements, the sites identified above and in the settlement maps, in addition identify opportunities in Aberfoyle and Blairmore, and**
- (b) Support small scale development within the areas shown on map (See map - section 2.2). These are areas with access to a good range of visitor infrastructure and facilities, including cycling and walking routes and/or links with settlements providing services and transport.**

Outside these areas, development will generally only be supported where:

- **Part of it does, or will contribute to, a visitor management plan for a specific area**
- **They improve or extend existing facilities**
- **They are part of a sustainable local transport solution or**
- **They are part of a farm diversification/wider land management plan that will help deliver wider land management benefits. This will be linked to the approach for Land and Rural Economy**

This would be accompanied by more detailed supplementary guidance, which would provide more detailed spatial planning guidance and guidance for different development types – for example visitor accommodation, visitor facilities & infrastructure and recreation.

Alternative Option

An alternative approach would be as part (a) in the above Preferred Option but to consider additional areas to part (b) within which small scale development could be accommodated. This would require a clear case to be made that demonstrates the merits of a particular area of the Park for accommodating small scale tourism development in terms of available infrastructure, facilities, services and transport options.



QUESTIONS

OPTIONS & SOLUTIONS FOR VISITOR EXPERIENCE QUESTION 4:

What option do you prefer? Why?



INFRASTRUCTURE AND SERVICES

Profile

Within the National Park, like much of rural Scotland, basic infrastructure and services are much more important than in more urban areas, as there are fewer alternatives or choices. For example, a community may only be served by one road, whereas an urban community may have several access roads. If that one

road is closed, flooded or in poor condition it has a significant impact on the community. Similarly, there is likely to be more than one shop or school within a bigger town or city, although only one in a small rural community.

Infrastructure and Services means:

- roads
- sewers/wastewater treatment
- drinking water
- electricity
- mobile phone reception
- broadband



As outlined, the quality and capacity can have a significant impact on quality of life and the economy. The condition of some of the roads, lack of public sewers and poor broadband were issues raised throughout the last year in our discussions with communities. While not solely issues that the planning system can solve, it is important to ensure new development does not make the situation worse and can certainly help bring improvements – through new development or formally highlighting priorities for local, central government and landowner investment programmes.

Visitor surveys highlight the importance of good quality facilities/services, such as toilets, car parks, information, broadband and signage along with accessible, well located car parks and accommodation. Tourism businesses rely on well maintained pavements, paths, roads and piers so that visitors can visit the area year round and easily move around. The balance of tourism development in towns and villages is a concern in some communities.

With changes in health care provision, care and access to care has now changed. This means that the elderly can receive more care at home – while greater centralised specialist provision and day surgery highlights the need for good public transport. There is now less need for large elderly care homes, but a greater need for more small homes. This is something the Local Development Plan can directly support.

There is one secondary school within the National Park: McLaren High, in Callander, with the area serviced by 5 others in larger towns close to the Park (Helensburgh, Vale of Leven, Dumbarton, Dunoon and Balfron). There are many more primary schools, which are central to their communities, one having closed in recent years, a small number seeing a reduction in roll and others having little additional capacity. The number and location of new homes, as well as where new businesses locate can directly influence the demand for schools.

ISSUES AND OPPORTUNITIES

The following provides a summary.

ISSUES

- Changing needs and demands for public services – for example, elderly care at home and health care
- Limitations in infrastructure such as poor roads (local and trunk roads), pavements, civic or community space, car parks and information in some locations. Typically, despite the high quality of the natural environment, the quality of these types of infrastructure is poor
- Many of the central areas of the towns or villages could be improved in terms of the location of visitor information, car parks, community space and traffic management
- Some schools have restricted capacity – Callander and Drymen Primary for example. In other locations, school rolls are low – raising concerns within communities of the risk of future closure
- Poor broadband provision across the area
- Flood prevention/protection needed in key locations
- Disposal of local authority buildings and land
- Limited public sewer provision in places – for example Kilmun, Strone and Blairmore

OPPORTUNITIES

- Increasing interest, and government support for, community ownership, maintenance or operation of a range of public services
- Support, as part of work with local and central government partners, improvements in broadband provision
- Increased support for community land or building ownership
- Growth in small scale hydro
- Increase in water based transport on Loch Lomond, with further opportunities in the sea lochs and Loch Katrine
- Commercial development, contributing to improved infrastructure, can unlock investment
- New housing development can increase the demand and viability of services and infrastructure
- East Loch Lomond and 5 Lochs visitor management improvements
- The programme of regional and local paths being improved

OPTIONS AND SOLUTIONS



PREFERRED OPTION

1. Continue to focus new development in or adjacent to existing settlements – that will help secure existing public services
2. Prepare area wide policy guidance to secure a better balance of tourism development in particularly pressurised locations – as outlined in the preferred Rural Economy option
3. Identify priorities for infrastructure or service improvements that new development may be required to contribute to each settlement in the Local Development Plan
4. Secure greater planning contributions for infrastructure, service provision, maintenance or improvements
5. Support greater focus on improving village and town centres – pavements, signage, street furniture, car parks, higher quality design and use of materials. Where this is particularly needed, will be highlighted in 'Placemaking Priorities'



QUESTIONS

INFRASTRUCTURE & SERVICES Q1:

Do you agree with the opportunities listed?
Are there others?

INFRASTRUCTURE & SERVICES Q2:

How best to deliver improvements to infrastructure that benefits communities and visitors through new development?

INFRASTRUCTURE & SERVICES QUESTION 3:

How can the retention and improvement of key community services such as schools, healthcare, road and broadband be supported?

INFRASTRUCTURE & SERVICES Q4:

Do you agree with the options listed?
Any further suggestions?

HOUSING

Profile

Housing remains a key issue for the National Park. The quality of the environment combined with ease of access in the south and east to central Scotland makes it a popular commuter area for people on good income levels. It is also popular for people retiring or seeking a lifestyle change and consequently is one of the most expensive areas to buy a house in Scotland. Analysis of house sales over the recent ten year period reveals that 7 out of 10 house buyers came from outside the National Park.

There continues to be a high level of housing need² – from many people living and working in the Park who experience difficulty addressing their housing needs on the open housing market. Delivery of affordable housing (either for rent or low cost housing for sale) within the rural area is proving to be challenging, particularly over recent years when there have been lower levels of public subsidy available. Like many rural areas, it is common place for young people to move away to gain further education or work experience, with some later wishing to return to raise their family.

“The quality of the environment combined with ease of access in the south and east to central Scotland makes it a popular commuter area...”

2 The Population and Housing background report provides information on housing need and demand across the National Park.

In terms of the types of housing, while there are plenty of larger homes that are owner occupied, there are far fewer cheaper (relative to income levels) and smaller sized homes to buy or rent.

Very little new housing has been built within the National Park over recent years. While there remains strong aspirational demand for housing, the impact of the economic recession has affected the ability of people to secure finance, which appears to have reduced demand. Not that many of the housing sites (which require a proportion of affordable housing) have been built and most of the housing applications approved (around 80%) have been individual open market houses.



ISSUES AND OPPORTUNITIES

New housing can help attract and retain population, and assist in counteracting projected long term population decline. With an ageing population projected for Scotland as a whole, but more acutely for the National Park, housing provision across all tenure types is also critical in helping achieve a more balanced age profile.

The housing market within the Park mostly satisfies external demand. While in-migration is necessary and should continue to be encouraged, the housing market at present is not adequately meeting the needs of people living and working in the area. It is therefore important that new housing should help to better address the needs of everyone in our communities, including families, young people starting out on the property ladder and older people wishing to downsize. We think that there needs to be greater diversity in the size and types of new housing

built, including an increase in affordable housing options, and that new housing developments should provide more smaller sized homes in comparison to larger ones.

We must also ensure that our housing supply meets the needs of increasing numbers of smaller and/or older households in order to help 'shift the balance of care' – the Scottish Government's national policy of supporting people to remain living at home for as long as possible. The provision of attractive homes for older people has wider benefits because it could in turn help to free up much needed under-occupied housing for families.

The main issues for consideration are the number of new homes required up to 2026 and whether the housing policies are helping to deliver the right homes to meet the needs of the Parks communities and support the local economy.

The current Local Plan sets a target of 75 new homes a year. Over the last 6 years (2008-2013) an average of 48 houses have received planning permission and 23 houses have been built each year.

Given this, is the current target of 75 new houses per year still appropriate? The issues that need to be addressed would suggest it is, as considered earlier in terms of need, demand and population change.

Continuing this target is clearly ambitious, however past trends reflect development during a period of market depression. This has been a period where house building rates have been at their lowest for a generation.

The new Local Development Plan requires planning for the longer term and creating a positive planning framework to facilitate and enable new development to come forward in the future. Identifying a generous supply of land creates a range of opportunities and ensures that housing market recovery is not held back by a lack of land. Perhaps most importantly, when considering the target number, it should be related to where and how much development this would mean in our communities. Each town or village should have identified land to grow – both for employment generating development and new homes for the young and the old. This helps create better places – and therefore there should not be a sole focus on the target number.

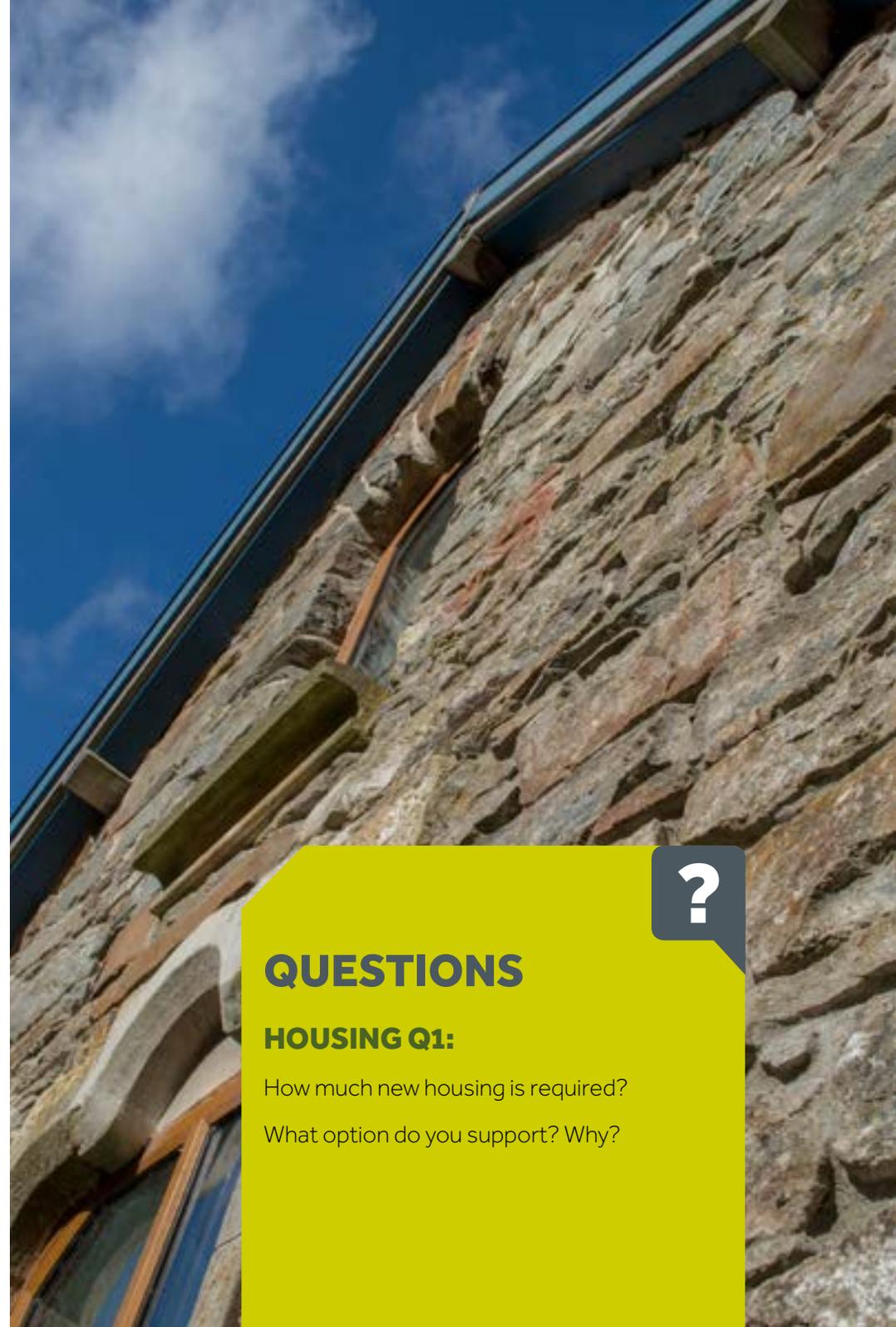


QUESTIONS

HOUSING Q1:

How much new housing is required?

What option do you support? Why?



OPTIONS AND SOLUTIONS



PREFERRED OPTION

Continue planning for 75 new houses a year

Whilst recent development trends have been lower than targeted, we still consider that the Local Development Plan should continue to plan for growth in the region of 75 new dwellings per annum giving an overall housing target of 750 housing units. This will ensure a generous supply of land (as required by Scottish Government) and will provide a range of housing opportunities and flexibility for delivery of these. There is presently enough land identified for around 380 houses within allocated housing sites within the current Local Plan, so this will require the Local Development Plan to identify additional allocated land for 160 dwellings up to 2026, with the remainder being addressed through windfall sites. This additional land can be identified, with a focus on the Arrochar and Callander areas where there are also proposals for employment land. New housing can be delivered on identified sites and also on small gap sites or on land that is currently used for another purpose).

Alternative Option 1 Modest reduction in housing supply targets

An alternative option, would be to lower the new housing supply target to around 50-60 dwellings per annum. This recognises, but is still in excess of, recent development trends and would still allow for growth. This will not require the Local Development Plan to identify land for additional dwellings up to 2026, as this can be met through current land allocations and windfall development.

Alternative Option 2 Significant reduction in housing supply targets

An alternative option would be to consider a lower target that reflects recent development trends. This option is not favoured given the key role that new housing supply has in helping to address predicted population change and decline, and the requirement to address housing needs arising within the National Park.

Due to the challenges of delivering housing within the National Park, we think that more flexibility needs to be introduced to the housing policies to ensure that private sector investment is better utilised to help cross-subsidise affordable housing provision.

Affordable housing targets³ are not being achieved (for a range of reasons, but primarily due to high development costs and lower funding availability) and we think that a review is needed to help bring forward development. This would also be in line with recent Scottish Government guidance contained within the draft Scottish Planning Policy which states that affordable housing requirements should generally be no more than 25%.

There is presently no planning policy guidance or control over small sites, of up to three units, except for the Loch Lomondside communities. The Local Development Plan could include guidance for all small sites as they contribute significantly to the housing land supply – the majority of new homes built in recent years - and could be better utilised to help address communities' housing needs.

We know that the Loch Lomondside area continues to experience strong housing demand and consider that housing policy still needs to differentiate between this and other areas of the Park.

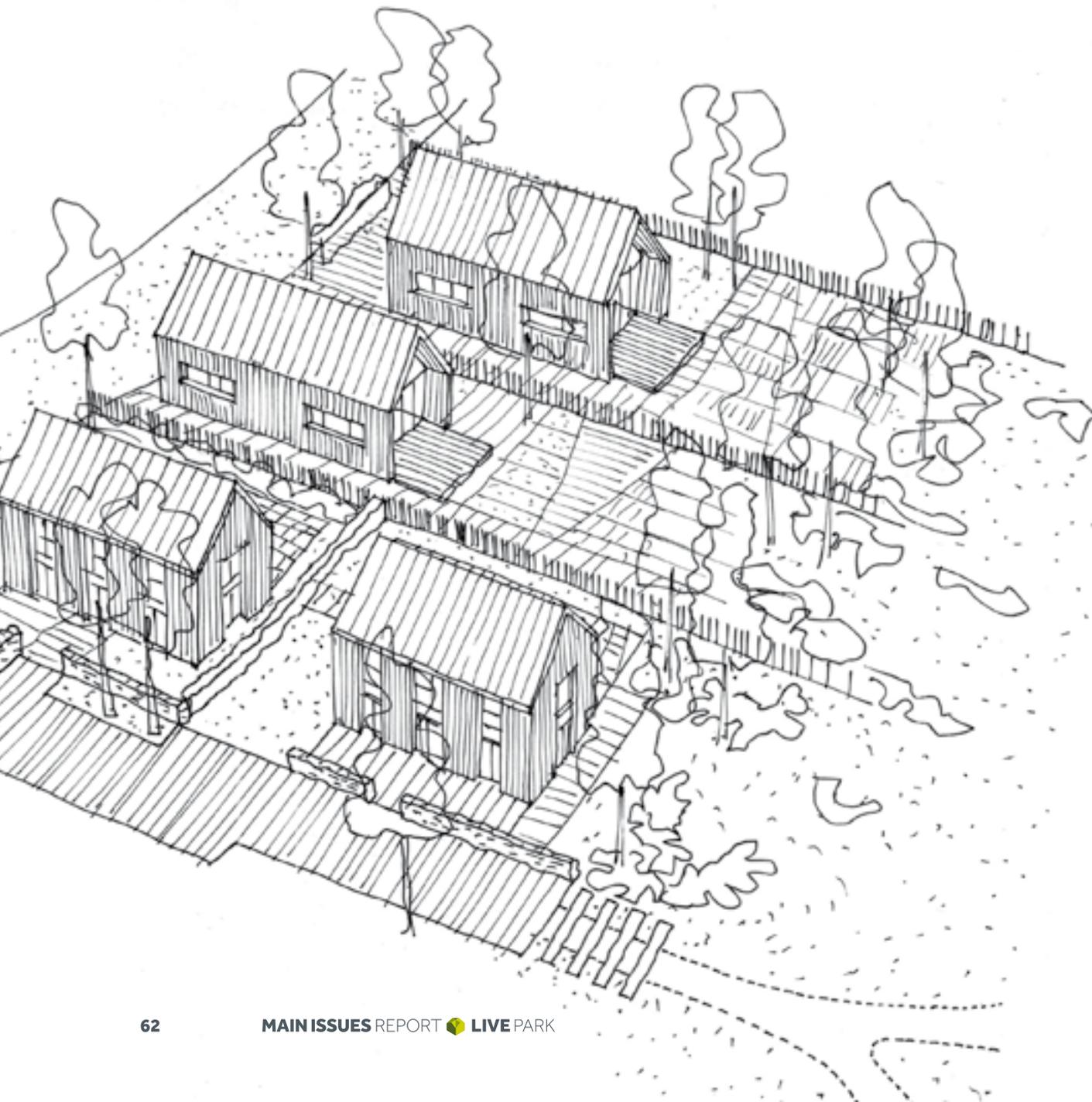
3 Currently the proportion of all housing required to be affordable on sites of four or more units varies from 25% to 50% in most settlements and increases to up to 100% for the Loch Lomondside communities of Tarbet, Luss, Gartocharn, Drymen and Croftamie



QUESTIONS

HOUSING Q2:

How can we best deliver housing in the National Park?



The main policy issues that require consideration are:

- **Whether the affordable housing requirements should be reduced on housing sites of 4 or more units?**
- **Whether planning policy should be introduced for sites of up to 3 units, and if so what this guidance should require. For example, should small sites help provide more affordable or smaller sized houses? If not, should we require that a financial contribution is given instead to help fund affordable housing elsewhere? This would provide funding to contribute to the delivery of affordable housing, by existing registered social landlords in the National Park. What is the future role of the Loch Lomondside Local Needs Housing Policy which currently applies to small sites in the Loch Lomond settlements?**
- **How can appropriate new housing in the countryside be supported?**

More detailed background information is outlined in the accompanying Population and Housing background paper.

We have set out how these policy issues could be addressed in the following options.

IN THE SETTLEMENTS:



PREFERRED OPTION

Lower Affordable Housing Requirement AND amend current policy approach to require financial contribution on sites up to 3 units in ALL AREAS, removing current Local Housing Needs Policy for Loch Lomondside

- a. **On housing sites of 4 or more units**, reduce the affordable housing requirement to a minimum of 25% for all settlements except for Loch Lomondside (Tarbet, Luss, Gartocharn, Drymen and Croftamie) where a 50% requirement would apply (with flexibility to amend this where abnormal development costs are demonstrated), and
- b. **On housing sites of up to 3 units**, require either an affordable or smaller sized house is built, or that a financial contribution is made to help fund affordable housing provision elsewhere within the local area. This new approach would apply to all communities within the National Park including Loch Lomondside communities and would replace the current Local Housing Needs policy for the Loch Lomondside area. There would be a variance in the level of financial contribution required between the Loch Lomondside area and all other communities within the Park, a higher contribution would be required in the Loch Lomondside area to reflect the more pressured demand on this area.



Alternative Option 1

Lower Affordable Housing Requirement AND amend current policy approach to require financial contribution on sites up to 3 units outside Loch Lomondside, retaining current Local Housing Needs Policy for Loch Lomondside

- a. On housing sites of 4 or more units, reduce the affordable housing requirement to a minimum of 25% for all settlements except for Loch Lomondside (Tarbet, Luss, Gartocharn, Drymen and Croftamie) where a 50% requirement would apply (with flexibility to amend this where abnormal development costs are demonstrated), and**
- b. On housing sites of up to 3 units, require either an affordable or smaller sized house is built, or that a financial contribution is made to help fund affordable housing provision elsewhere within the local area. This new approach would apply to all communities within the National Park except the Loch Lomondside communities where such sites would be reserved for either affordable or local needs housing only.**

The Preferred Option and Alternative Option 1 introduce the provision of a financial contribution (otherwise referred to as a commuted sum) for single units or small sites of under 3 units in lieu of on-site affordable/ or smaller size housing provision. If supported, Supplementary Planning Guidance would require to be developed in partnership with a range of stakeholders to determine the appropriate value of contribution required. At this stage we would suggest that a sliding scale of values is used depending on house size and location which would differentiate between the more highly pressured Loch Lomondside area (where a higher contribution would be required) and all other areas of the Park.





QUESTIONS

OPTIONS & SOLUTIONS FOR NEW HOUSING IN THE SETTLEMENTS Q3:

What option do you support? Why?

Alternative Option 2 Lower Affordable Housing Requirement AND retain current policy approach

- a. On housing sites of 4 or more units, reduce the affordable housing requirement to a minimum of 25% for all settlements except for Loch Lomondside (Tarbet, Luss, Gartocharn, Drymen and Croftamie) where a 50% requirement would apply (with flexibility to amend this where abnormal development costs are demonstrated), and**
- b. On housing sites of up to 3 units, retain the current approach of allowing open market housing on sites of up to 3 units in all settlements except for the Loch Lomondside settlements where such sites would be reserved for either affordable or local needs only.**

ON SITES ADJACENT TO THE SETTLEMENT BOUNDARIES:



PREFERRED OPTION

Amend the policy (current Local Plan Policy HOUS3 requires 100% affordable housing where there are no available sites in the settlement) to allow for an element of open market housing to enable development, where it is demonstrated that this is necessary to cross-subsidise affordable housing provision. The percentage of open market housing would be calculated on a case by case basis depending on specific site costs.

Alternative Option 1

Retain Local Plan Policy HOUS3 as currently worded.

It would be hoped that cross-subsidy of public funding from commuted sums could fund this on-site 100% affordable housing.

Alternative Option 2

No longer continue with this Local Plan policy HOUS3 and instead focus on identifying sites within settlements, or via amending settlement boundaries.



QUESTIONS

OPTIONS & SOLUTIONS FOR NEW HOUSING ON SITES ADJACENT TO SETTLEMENT BOUNDARIES Q4:

What option do you support? Why?



WITHIN THE SMALL RURAL COMMUNITIES 4 AND BUILDING GROUPS IN THE COUNTRYSIDE:



PREFERRED OPTION

Amend current Local Plan policy HOUS4

(which supports affordable housing in perpetuity) to require housing that meets affordable housing needs of the first and subsequent occupiers for a time limited period of 10 years. The houses would be expected to be small to medium sized (approximately 100 square metres) and be used as the household's main dwelling.

This is likely to help meet the short term affordable housing need within the Park, and be more attractive to some landowners to release land and for some developers and households interested in self-build. It may also be attractive to developers who may wish to build to rent (at an agreed affordable level) for ten years with the option to then sell on the open market at a later date. This might assist some households to meet their housing need via private renting. It would allow open market housing, albeit after 10 years, in a countryside location, which is a new approach for the National Park. Monitoring of this approach would need to be undertaken and reviewed.

4 Balquhiddy, Brig O' Turk, Milton, Kinlochard, Port of Menteith, Balmaha and Milton of Buchanan

Alternative Option 1

Retain Local Plan policy HOUS4 as currently worded

This requires that affordable housing is provided and that this applies to subsequent purchasers in perpetuity. The houses would be expected to be small to medium sized (approximately 100 square metres) and be occupied as the household's main dwelling.

It is not anticipated that this approach will deliver large volumes of housing but it does provide opportunities for households with genuine affordable housing needs in the rural area. This policy is relatively new and a longer time period might help test it more thoroughly.

Alternative Option 2 – Not Favoured

Allow open market housing in building groups and in dispersed rural communities subject to a financial contribution being made to help fund affordable housing provision elsewhere within the National Park. While this option is most likely to boost development rates, and could help generate funds for affordable housing provision, it is expected that it will cater mostly for external demand for commuting, retirement, 'lifestyle change' and second homes. It is not likely to meet the needs of many people living and working in the Park, and could exacerbate rather than alleviate the problem of an ageing population. This could also result in significant rise in speculative building, which may have localised landscape impacts if not managed carefully (further Supplementary Guidance would be required).



QUESTIONS

OPTIONS AND SOLUTIONS FOR NEW HOUSING WITHIN SMALL RURAL COMMUNITIES AND BUILDING GROUPS IN THE COUNTRYSIDE Q5:

What option do you support? Why?

**mapping
it out**

placemaking

**WHAT SITES SHOULD BE
CONSIDERED FOR DEVELOPMENT?**

5

5

PLACEMAKING

This next section outlines our ideas for where new development is needed to realise the proposed Vision.

It has been prepared following a review of the current sites for development identified in the Local Plan and following a review of proposed development sites submitted to us as well as those we identified through our own review and those highlighted during discussions with communities. We are required to identify sufficient land for the next 10 years, with an indication of where longer term growth should be directed up to 20 years ahead.

Text is included for each town or village that is identified as a settlement in the current Local Plan that provides a general update on new development in sites currently identified. A summary of some of the key planning issues are outlined, along with the development

opportunities that we would like your comments on. We indicate what our preferred option is, and where we think there may be alternative sites. Given there are few alternatives, some are an alternative within the context of the development strategy.

The maps include existing sites that are proposed to continue or change – identified with their Local Plan site reference – along with new sites which have a 'MIR' reference. This is to be clear what is new and what is being proposed to be kept the same.

There are a number of towns or villages centres which are looking tired or could benefit from improvements. This could be new or improved visitor signs, benches, pavement, car parking or traffic

management and was raised by many communities through the charrette events. Improving these central areas is important for communities but also the businesses in these areas and visitors to them and have been identified as Placemaking Priorities. These are different from sites as they will need collaboration between public bodies and communities.

An explanation of how we have assessed all sites is included separately in our Site Assessment Report. This includes details of sites proposed that were not included.



QUESTIONS

PLACEMAKING Q1:

Do you agree with the sites identified for development and the proposed Placemaking Priority sites?

ABERFOYLE

Summary of review of existing Development Strategy (Local Plan Page 92)

The only allocated development site remains undeveloped – Housing Site H1 at Old Kirk Loan. There remain some opportunities for small infill development.

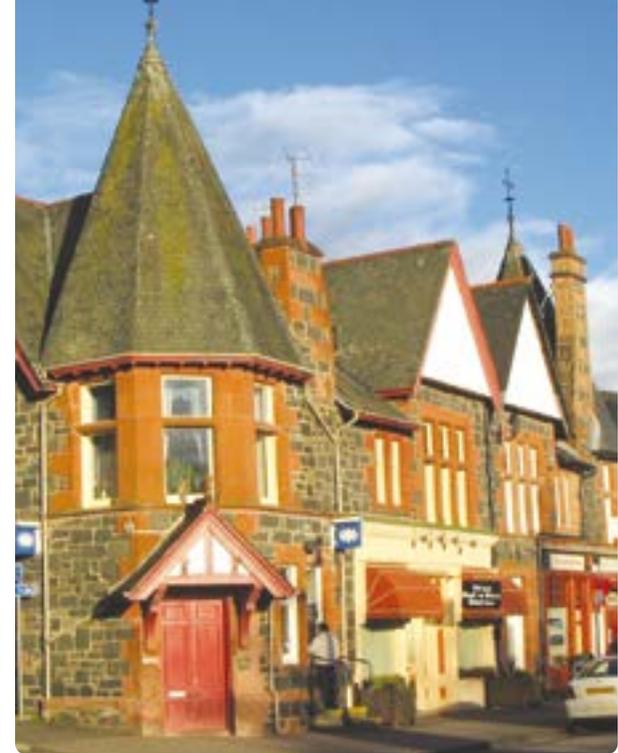
Through the 2013 Charrette and ongoing discussion with the Community Council, a further review of opportunities for new development in or close to Aberfoyle has been undertaken. Given feedback, there is a need to better support local businesses, a site at Braeval (MIR4) has been identified for self catering visitor accommodation which could help increase

demand for local tourism service businesses (shops, pubs etc). While this site is outside Aberfoyle, it lies on the edge of the golf course, on the Rob Roy Way and provides an opportunity to respond to the family market. The area identified is indicative, with approximately 40-50 tourism accommodation units being considered. Existing recreational use and access would need to be safeguarded.

The existing Forestry Commission service yard (MIR3) may also have potential for workshops or business units, if there is not a risk of flooding. This

is being assessed and is identified as an alternative site for these reasons. Considering the steep topography on the north side of Aberfoyle, the flood risk from the Forth and the single narrow bridge to the south (which is a constraint on future development south of the Forth) the sites to the east have been favoured.

Housing Site H1 is identified as an alternative site, as the landowners current intentions are unclear and also with the flood risk issue it may not be prudent to support much more development south of the Forth as highlighted above.



ABERFOYLE



MIR 4

New site proposed for lodge style self catering within this area (indicatively 40-50 lodges)

Safeguard existing off road path (Rob Roy Way)



MIR 3

Potential new business and industry site in existing yard area (subject to satisfactory flood risk assessment)

KEY

(INDICATIVE BOUNDARIES)

- PREFERRED SITES
- ALTERNATIVE SITES
- PLACEMAKING PRIORITIES

PROPOSED USES

- SUSTAINABLE TOURISM
- HOUSING
- ECONOMIC DEVELOPMENT
- TRANSPORT

PP 1

Support improvements to main street and riverside car park



H1

Retain site currently identified for housing (approximately 8 houses)

ISSUES

- Risk of Flooding – 2013 Stirling Council review highlights the extent and the potential options for management
- There are significant constraints on availability of land free from flood risk to the south of Aberfoyle and development to the north is significantly restricted by the topography and woodland
- There is a need to invest in the public realm as Main Street and the main car park area would benefit from some improvement

OPPORTUNITIES

Option 1 - Preferred

Maximise investment in the village of those locations with the least likelihood of flood risk by;

- Supporting appropriate 'gap-site' housing development
- Encouraging public realm improvements to create a high quality shopping and leisure experience
- Identifying Forestry Commission land at Braeval for visitor accommodation

ALTERNATIVE

Option 2 – Alternative

In addition to Option 1: identify the Forestry Commission Yard site (MIR3) as a new Rural Activity Area for economic development uses, subject to satisfactory Flood Risk Assessment.

Retain existing housing site - H1 - for 8 homes.



HISTORY PLACE **BEAUTIFUL**
TROSSACHS COMMUNITY FRIENDLY
LOCATION
GOOD SPIRIT **HERITAGE**
SCENERY
FOREST **QUIET**



QUESTIONS

ABERFOYLE Q1:

Do you agree with the preferred option? Why?

ABERFOYLE Q2:

Do you have any other alternative options for the future of Aberfoyle?



ARDENTINNY

Summary of review of existing Development Strategy (Local Plan Page 92)

There are no sites identified for development in the adopted Local Plan, however small scale infill development is encouraged to support and sustain the community. Ardentinny is a small village which relies on surrounding areas for services and facilities.

ISSUES

- Employment opportunities are limited, as are other services/facilities which restricts the capacity for anything but small scale new development
- Improvement to the roads to Ardentinny would help businesses and the community
- Road condition/capacity will likely limit new development space

OPPORTUNITIES

Preferred Option

- Continue to support appropriate small gap site housing development
- Support improvements to foot paths, street lighting and visitor signage
- Improve footpath and cycle path connections to the wider Cowal area and Argyll Forest Park



QUESTIONS

ARDENTINNY Q1:

Do you agree with the preferred option? Why?

ARDENTINNY Q2:

Do you have any other alternative options for the future of Ardentinny?

ARDENTINNY

ARROCHAR AND SUCCOTH

Summary of review of existing Development Strategy (Local Plan Page 96)

There has been no development on the sites identified in the Local Plan to date, however planning permission was issued in late 2012 for the Ben Arthur resort at the former torpedo range site (ST1).

Following the review of potential additional opportunities through the charrette workshops in spring 2013 and subsequently, additional options are identified for two additional housing sites and a Placemaking Priority on the land adjacent to the 3 Villages Hall. The key driver for additional land is the Ben Arthur resort.

ISSUES

- **There is no clear centre to Arrochar and Succoth. It is seen by some as a passing through place**
- **There is limited land available for new development to meet the need for housing and commercial facilities**
- **Desire for a safe footpath/cycle path network linking with Tarbet***

**refer to the separate section on Tarbet later*





OPPORTUNITIES

Option 1 - Preferred

Identify the following additional land to that already identified in the Local Plan:

- **Small housing site for 6 homes on Church Road (MIR 7b) to be a potential enabling development to help fund workshops being delivered on site ED1 adjacent**
- **Land for 26 homes at Succoth (MIR 105) (current planning application at the time of writing)**
- **Placemaking Priority identified on ST2/CU1, considering the work the community has been progressing for a new heritage centre along with their work on proposals with the Arrochar Hotel owners' for associated new public space and car parking. This is in addition to tourism and housing**
- **Continue to support the implementation of the tourist development at the Ben Arthur resort site – a key inward investment opportunity for the National Park**

It is proposed to prepare a Masterplan Framework for Succoth. This would provide greater detail on co-ordinating and phasing future development – addressing flooding, landscape and access considerations, with the aim of becoming Supplementary Guidance post Local Development Plan adoption.

Option 2 - Longer Term

Consider the role that the area north of Succoth could play in providing future land for development, as outlined in the 2013 Charrette report.



QUESTIONS

ARROCHAR & SUCCOTH Q1:

Do you agree with the Vision?
Why?

ARROCHAR & SUCCOTH Q2:

Do you agree with the Preferred option? Why?

ARROCHAR & SUCCOTH Q3:

Do you think that in the future the land north of Succoth should be reviewed for development potential – when other land identified is developed?



BALLOCH

Summary of review of existing Development Strategy (Local Plan Page 99)

There has been little development overall in Balloch on existing sites. Construction has commenced on the former garage site – however, planning permission has been issued for a hotel on the former site compound (H6).

The boundary of ST6 which included Loch Lomond Shores and West Riverside has been amended to reflect the main area available for development. The Old Station area is identified as a Placemaking Priority.

ISSUES

- **There are a number of opportunities which need to be realised through both public and private investment**
- **Key sites remain to be implemented, in order to improve the tourism offer on the waterfront at Loch Lomond and on the River Leven and to develop links with Balloch Castle Country Park**

ST4

Continue to support development of Balloch Castle that safeguards the building and enhances visitor attraction at Balloch Country Park.

T3

Improve water transport links

ST6

Retain current local plan tourism / recreation sites (ST 5, 6, 7 & 8)

ST19

Remove housing site to change to tourism / commercial

ST5

Support opportunities to add to Loch Lomond Shores

H5

Retain current local planning site for 8 units

H4 & ED2

Retain current local plan housing / commercial site (22 flats)

H3

Retain current local plan housing site for 23 units

PP3

Support improvements to the public realm around the old station

BALLOCH

New infrastructure to support water transport

Small service or activity businesses

Small retail/service or activity businesses

ST4

ST6

ST8

T3

H3

T2 & ST7

H4 & ED2

H5

PP3

ST19

ST5

KEY

(INDICATIVE BOUNDARIES)

-  PREFERRED SITES
-  PLACEMAKING PRIORITIES

PROPOSED USES

-  SUSTAINABLE TOURISM
-  HOUSING
-  ECONOMIC DEVELOPMENT
-  TRANSPORT

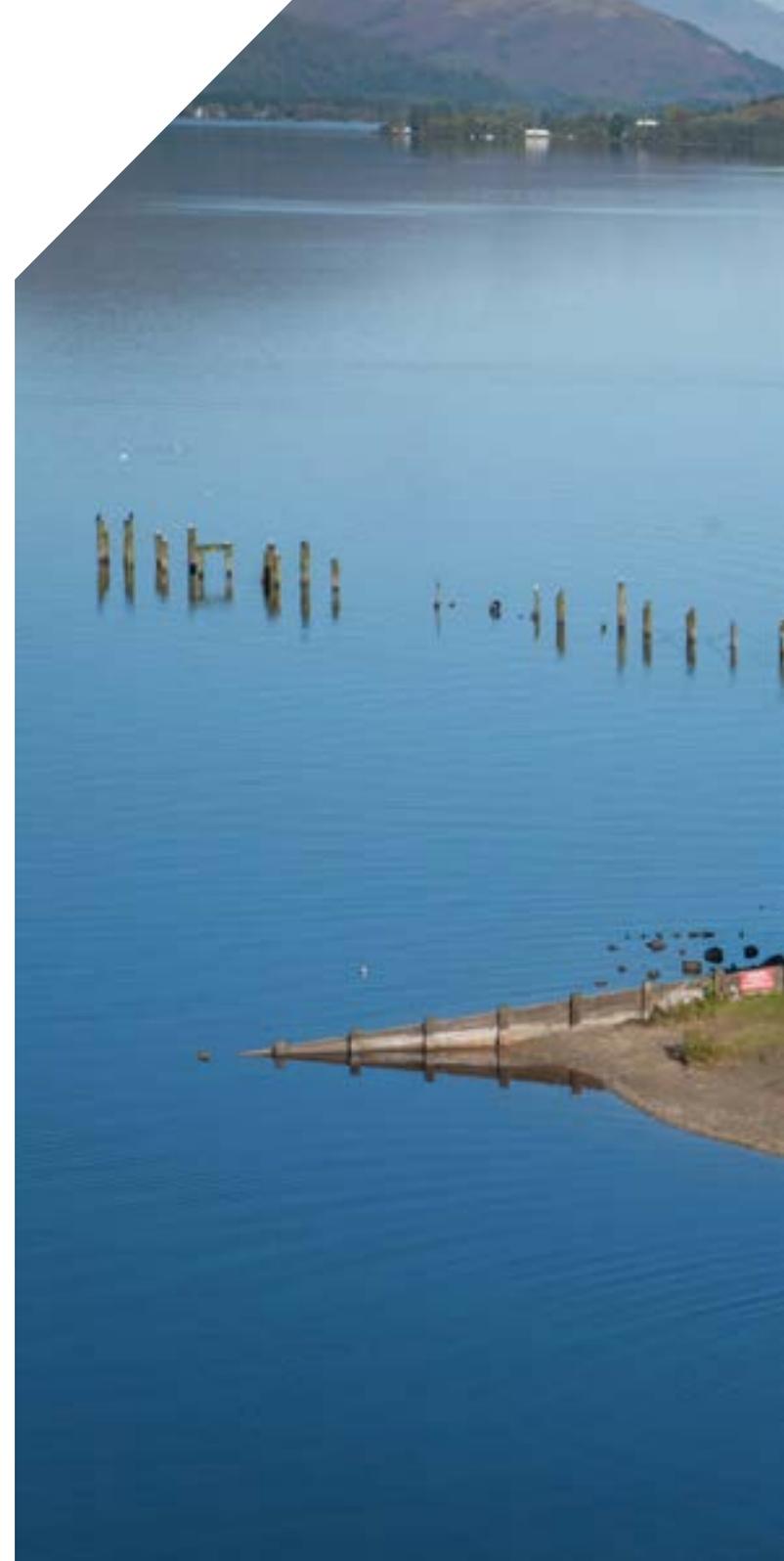
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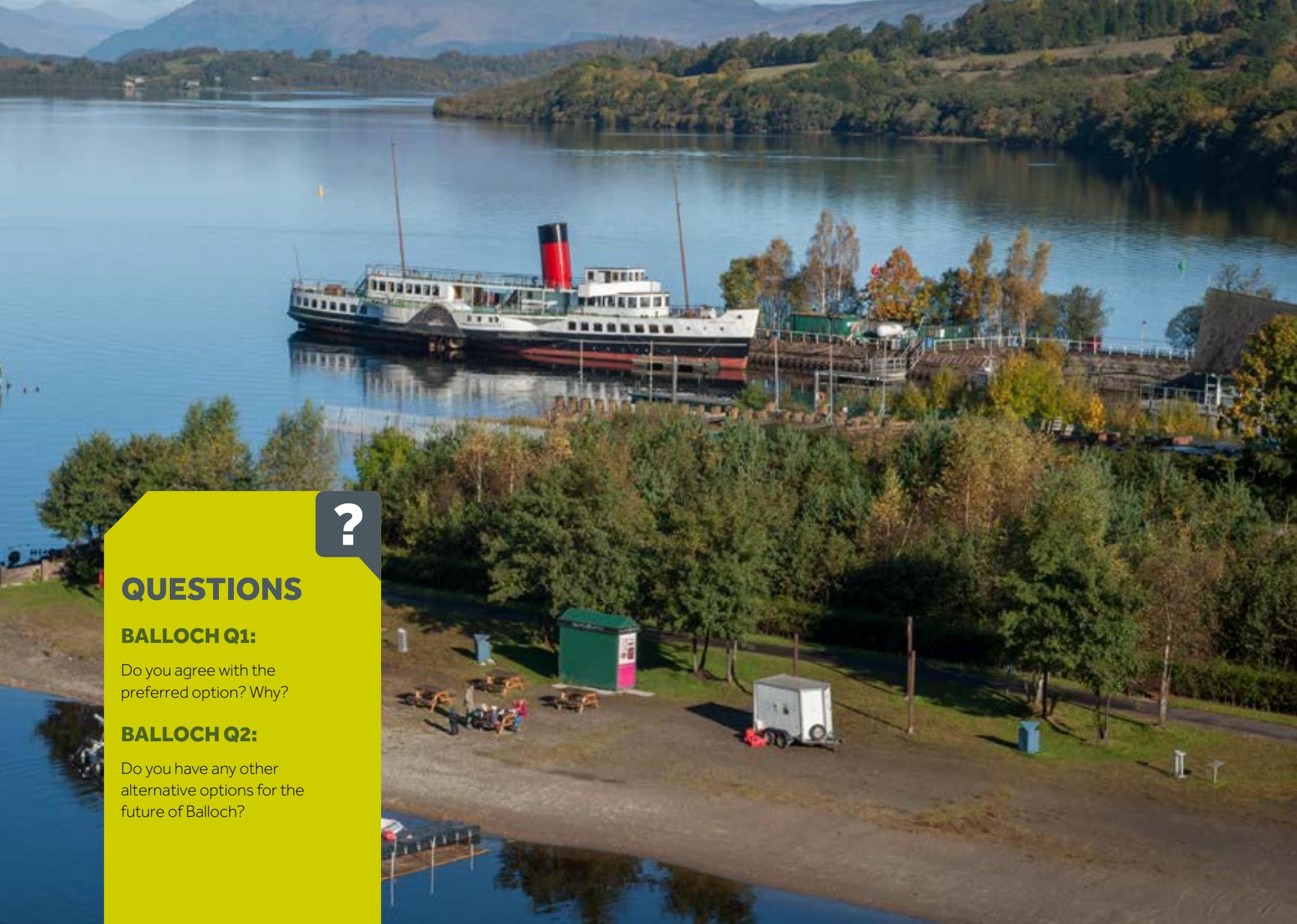
For full site boundary details see accompanying Site Assessment summary report

OPPORTUNITIES

Preferred Option

- Establish a Placemaking Priority to continue to support improvements to the public realm in Balloch including the environs around the former railway station building
- Strengthen connections to the water front at Loch Lomond Shores to include improved water based transport connections from a new pontoon and improvements to recreational facilities
- Continue to support new tourist accommodation at West Riverside, with the potential for smaller retail or tourist development close to Loch Lomond Shores. Ensure areas of high amenity woodland are safeguarded
- Support development at Balloch Castle that safeguards the building and provides a visitor attraction within the Country Park
- Continue with existing Local Plan sites for new housing development in Balloch





QUESTIONS

BALLOCH Q1:

Do you agree with the preferred option? Why?

BALLOCH Q2:

Do you have any other alternative options for the future of Balloch?

BALMAHA

Summary of review of existing Development Strategy (Local Plan Page 102)

Balmaha is identified in the current local plan as a small rural settlement due to its size, dispersed and low density development pattern as well as its sensitive landscape setting. No formal settlement boundary is identified in order to retain its rural characteristics and ensure that infill development does not erode these.

Whilst no sites are formally identified for development in the current local plan, there are several sites within Balmaha with planning permission for tourism related developments which remain unimplemented.





ISSUES

- Visitor pressures at peak times
- Community concerns over imbalance between holiday accommodation and housing for local community
- Need for improved water access and infrastructure to support modal shift from car based to water transport
- Need for walking and cycling links between Balmaha and Drymen to reduce traffic pressures at peak times

OPPORTUNITIES

Preferred Option

- Identify a site for housing on Forestry Commission owned land (MIR 24) located on the northern side of the main road to the west of Fir Tree Cottage (approximately 10 units to be delivered by Rural Stirling Housing Association)
- Retain current local plan proposal for improved infrastructure to support water transport
- Continue to support small scale improvements to existing tourism and visitor facilities in Balmaha
- Support improved footpath and cycle path connections to Drymen
- Prepare a Masterplan Framework to help better co-ordinate new development



QUESTIONS

BALMAHA QUESTION 1:

Do you agree with the preferred option? Why?

BALMAHA QUESTION 2:

Do you have any other alternative options for the future of Balmaha?

BALMAHA

Support better linkage between Drymen and Balmaha for walking and cycling

Prepare masterplan framework



MIR24
New site proposed for housing (approximately 10 houses)



T4
Retain current local plan proposal for improvement infrastructure to support water transport

KEY (INDICATIVE BOUNDARIES)

 PREFERRED SITES

PROPOSED USES

 SUSTAINABLE TOURISM

 HOUSING

CALLANDER

Summary of review of existing Development Strategy (Local Plan Page 99)

The main development activity in Callander has been on the Tannochbrae housing site, (which is now complete and has delivered 68 new homes) and the consent of a supermarket on the site that was identified for housing close to Tannochbrae. Housing sites in Pearl Street, Churchfields and the old telephone exchange remain undeveloped. The Rural Activity Area at Callander East and the Auchenlaich tourism site are both undeveloped, as is the majority of the Lagrannoch Economic Development site.

While there is capacity on some of the undeveloped sites mentioned above, there is need to ensure there is a sufficient future supply of development land. This reflects the aspiration identified by the community at the 2011 Charrette and additional land is considered to be required. The preferred option reflects the outcome of the Charrette and focuses new development to the south, in phases, to ensure that improvements in public services and the road network are progressed in tandem. There is also a need to ensure a focus remains on the regeneration of the town centre.

RA1
Retain current Rural Activity Area

H9
Retain current housing site

H10
Change to retail use

H12
Gap site for housing

H13
Retain current housing site

MIR35
Retain Economic development site
(with amended boundary)

MIR36
Amend existing site to mixed use

MIR37a
Site for 60 new homes, new hotel, economic
development and community uses

MIR37b
Land next to the River Teith for tourism or housing

MIR39 & ED3
Safeguard for potential road new access
to Callander south

ST9
Tourism allocation at Auchenlaich

PP4
Focus on Town Centre Regeneration and
public realm improvements

CALLANDER

KEY

(INDICATIVE BOUNDARIES)

-  PREFERRED SITES
-  ALTERNATIVE SITES
-  PLACEMAKING PRIORITIES

PROPOSED USES

-  SUSTAINABLE TOURISM
-  HOUSING
-  ECONOMIC DEVELOPMENT
-  TRANSPORT
-  RURAL ACTIVITY AREA
-  COMMUNITY ACTIVITY
-  NEW ROAD ACCESS OPPORTUNITY?

   MIR 36

 H13

PP4

 H9

 H12

 MIR39 & ED3

 ST9

 H10

 MIR35

    MIR 37a

  MIR 37b

 RA1

Long term development opportunity?

Long term tourism development opportunity once existing quarrying ends?



ISSUES

- Restricted capacity in the nursery, schools and road network (particularly the A81/A84 junction) beyond current identified level of development in the Local Plan)
- Need for long term investment in schools, roads and paths to support any additional development
- Flood risk from both the small watercourses that drain from the Callander Crags and the River Teith
- Sensitive landscape, built and natural heritage



OPPORTUNITIES

- Continued support for the regeneration of the town centre, which it is proposed should be identified as a Placemaking Priority. This would seek to promote community, business and government collaboration to improve signage, pavement, street furniture and Ancaster Square. Finding a successful new use for St. Kessogs is a key priority

Options - Short term development strategy (2016-2021)

Option 1 – Preferred: Consolidate

- Support development on gap sites (H9, H12, H13) within settlement boundary and continue Callander East Rural Activity Area.
- Change H10 to be for retail, to reflect planning permission for a supermarket
- Reduce area of ED3 to follow existing developed area.
- Focus on town centre regeneration including a change of use for station car park provided there is an agreed revised approach to car parking – amend existing allocation ST10 to reflect this (MIR 36).
- Identify additional development land at Callander south (MIR 37a) for 60 new homes, new hotel, economic development and community uses

1a. Alternative – retain existing Tourism allocation at Auchenlaich (ST9) in addition to the above preferred option

1b. Alternative – include land adjacent to the River Teith (MIR 37b) that is free of flood risk for tourism or housing in addition in addition to the above preferred options

Option 2 - Alternative: Minor Change

- **No additional land identified - support development on gap sites (H9, H12, H13) within settlement boundary and continue Callander East Rural Activity Area.**
- **Change H10 to be for retail, to reflect planning permission for a supermarket**
- **Retain existing Tourism allocation at Auchenlaich (ST9)**
- **Focus on Town Centre Regeneration including a change of use for station car park provided there is an agreed revised approach to car parking – amend existing allocation ST10 to reflect this (MIR 36).**
- **Reduce area of ED3 to follow existing developed area.**

Option 3 - Longer term development strategy (2021+)

Preferred – Long term growth focused south of the River Teith, including areas south of MIR 37a. This is dependent on the provision of a new road bridge, without which access from Callander east is a key constraint. Potential access routes would need to be safeguarded – potential access through existing site ED3 or further east as shown in the Charrette report (please see background papers).

Other comments

- **Re-use of Cambusmore Quarry, once existing quarrying ends (expected to be 2023) may provide an opportunity for a large scale tourism resort. This is currently included in the Local Plan as a potential long term opportunity**
- **It would be intended to progress Masterplan Framework documents as supplementary Guidance for the station car park area, Callander east and south. These would provide greater detail on co-ordinating and phasing future development**
- **It is proposed to designate Callander's retailing and servicing central area as a town centre**



QUESTIONS

CALLANDER Q1:

Do you agree with the preferred options, or would you support the alternative? Why?

CALLANDER Q2:

Are there other options you think should be supported? Why?

CALLANDER Q2:

Any additional comments or options?



CARRICK CASTLE

Summary of review of existing Development Strategy
(Local Plan Page 114)

There is one site identified for housing in the current local plan (H14 former Hotel Site, 8 units) which remains undeveloped. There also remain some opportunities for small scale infill development.

ISSUES

- The Lochgoil Community Action Plan identifies the lack of a place to meet/community facility within Carrick Castle as an issue which the local community wishes to address.

OPPORTUNITIES

Preferred Option

- Continue to support housing development on the site of the former hotel
- Continue to support infill development within the settlement boundary, including community meeting place/facility.



QUESTIONS

CARRICK CASTLE Q1:

Do you agree with the preferred option? Why?

CARRICK CASTLE Q2:

Do you have any other alternative Options for the future of Carrick Castle?

CARRICK CASTLE



H14

Retain current local
plan site for housing

KEY

(INDICATIVE BOUNDARIES)



PREFERRED SITES

PROPOSED USES



HOUSING

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For full site boundary details see accompanying Site Assessment summary report

CRIANLARICH



Summary of review of existing Development Strategy (Local Plan Page 116)

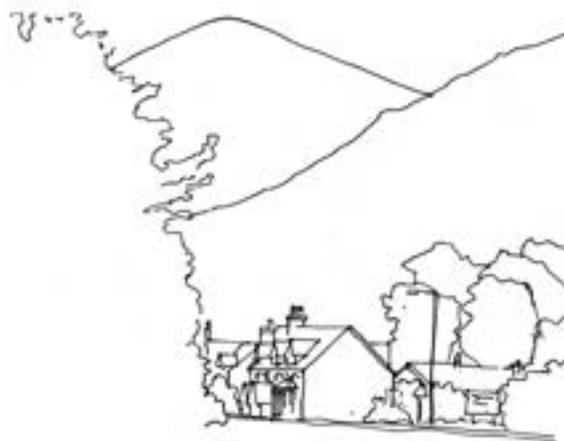
The main development activity has been the approval and start of the construction of the new by-pass (T5)

The Community's aspirations for the village have been set out in 2011 'Criannlarich into Action' process to establish the communities priorities. Aspirations include:

- **Creating housing, leisure and employment opportunities**
- **To develop Criannlarich as a visitor destination**
- **To capitalise on the riverside landscape and links to local and long distance footpaths such the West Highland Way**
- **Identify further development land to be made available resulting from the Criannlarich by-pass**

ISSUES

- **To improve identity for Criannlarich through promoting opportunities to upgrade the public realm including visual clutter, footpath improvements including disabled access to the station and fencing repairs**
- **To allocate development opportunities for housing**
- **To support employment generating new development**
- **Potential flood risk**



OPPORTUNITIES

Option 1 - Preferred

- **Support improvements to the public realm in the village**
- **Identify a small site at Willowbrae for 6 homes (MIR 52)**
- **Retain the economic development (ED4) site to the west of the station should it be required for the needs of the local forest industry**

Option 2 - Longer Term

Review the potential for development between the settlement and the Criannlarich by-pass route.

CRIANLARICH



MIR52

New site proposed for approximately 6 houses

Support public realm improvements in village

Consider development potential on land between village and new bypass



QUESTIONS

CRIANLARICH Q1:

Do you agree with the preferred option? Why?

CRIANLARICH Q2:

Do you have any other alternative options for the future of Crianlarich?

new by-pass under construction



ED4

Retain site currently identified for economic development

KEY

(INDICATIVE BOUNDARIES)



PREFERRED SITES

PROPOSED USES



HOUSING



ECONOMIC DEVELOPMENT

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For full site boundary details see accompanying Site Assessment summary report

CROFTAMIE

Summary of review of existing Development Strategy
(Local Plan Page 118)

There has been no development on the sites identified in the current Local Plan.

ISSUES

- No mains sewer - may constrain additional development
- Flood risk from the Catter Burn

OPPORTUNITIES

Option 1 - Preferred

- Continue to support the existing housing site H15 at Buchanan Crescent for 5 homes
- Continue to support development at Pirniehall (ST11) that secures this redundant building, with enabling housing development along other uses such as tourism

Option 2 - Alternative

- In addition or instead of H15, identify the existing long term housing opportunity LH2 on the Main Street



QUESTIONS

CROFTAMIE Q1:

Do you agree with the preferred option?
Why?

CROFTAMIE Q2:

Do you have any other alternative options
for the future of Croftamie?

CROFTAMIE



ST11

Retain site currently identified for hotel/ education uses but also propose support for housing as enabling development



H15

Retain site currently identified for housing (5 houses)

KEY

(INDICATIVE BOUNDARIES)



PREFERRED SITES



ALTERNATIVE SITES

PROPOSED USES



SUSTAINABLE TOURISM



HOUSING



LONG TERM HOUSING



LH2

Potential alternative of additional housing site to H15

DRYMEN

Summary of review of existing Development Strategy (Local Plan Page 120)

There has been no progress with development on the housing site identified in the current Local Plan at Gartness Road (Local Plan reference H16 & T7) however planning permission is in place, and has recently been renewed. Some small scale housing has been approved on infill sites on Balmaha Road.

Following a review of potential future housing opportunities through the charrette workshops in spring 2013, it was clear there was a desire to focus new development on remaining gap and infill sites within the village including the Salmon Leap site and the site north of the cemetery. Public realm improvements to the village square were also highlighted as being important – again as identified by the community at the charrette and the Community Action Plan.



DRYMEN

KEY

(INDICATIVE BOUNDARIES)

-  PREFERRED SITES
-  PLACEMAKING PRIORITIES

PROPOSED USES

-  SUSTAINABLE TOURISM
-  HOUSING
-  TRANSPORT
-  ECONOMIC DEVELOPMENT
-  RURAL ACTIVITY AREA

Support better linkage between Drymen and Balmaha for walking and cycling

Long term development opportunity?

PP5
Support improvements to the village square


H16 & T7
Retain current local plan site for housing / parking (36 houses)


T6
Retain existing site for car parking on majority of site


H17 & ED5
Identify former Salmon leap for housing / commercial development. Consider linkage beyond site boundary

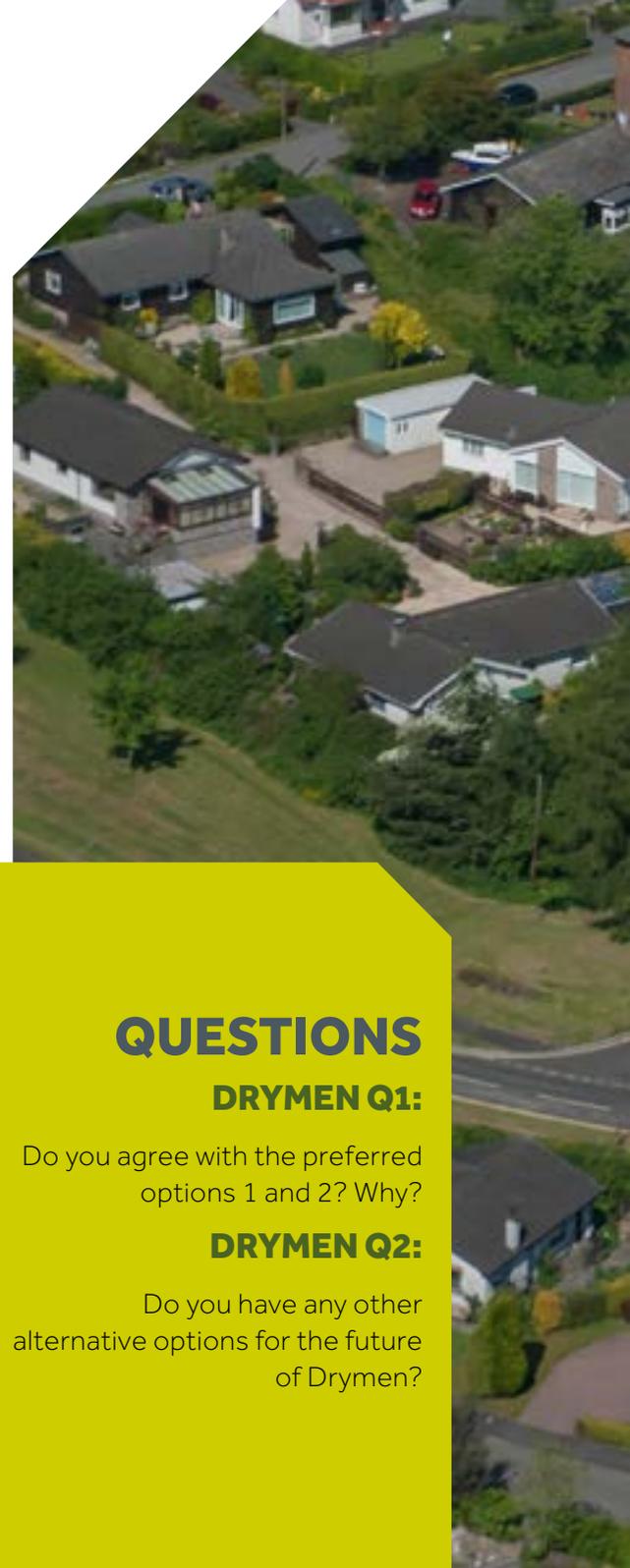

MIR 62
Identify new site for housing (approximately 16 units)


RA2
Retain current local plan site identified for business / industry


ST12
Retain current local plan site identified for tourism / recreation.

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For full site boundary details see accompanying Site Assessment summary report



ISSUES

- Potential limitations in capacity of primary school due to new housing in the school's wider catchment
- Limited car parking at peak tourist season
- Need for improved traffic/on street car parking management
- Safeguard village character and improve public realm

OPPORTUNITIES

Option 1 - Preferred

- Support improvements to village square – identify as a Placemaking Priority
- Redevelopment of Salmon Leap site (H17 & ED5)
- Continue to identify Drumbeg Quarry, to support its regeneration
- Identify additional housing site on land north of the cemetery for 16 homes (MIR 62)
- Support improving non-vehicle access with Balmaha

Option 2 - Longer Term

Preferred – Once sites identified are complete, it is proposed that the future focus for housing should be at the eastern approach on the south side of Stirling Road (this is the same area identified in the Charrette report)



QUESTIONS

DRYMEN Q1:

Do you agree with the preferred options 1 and 2? Why?

DRYMEN Q2:

Do you have any other alternative options for the future of Drymen?



GARTMORE

Summary of review of existing Development Strategy
(Local Plan Page 124)

No sites were identified with little new development taking place. The community has successfully started a programme of improvement and repairs to the Village Hall, which is due for completion in Spring 2014.

ISSUES

- Development opportunities remain limited due to the prominent setting within the wider landscape
- Limited opportunity for gap site development

OPPORTUNITIES

- No new opportunities have been identified
- Seek opportunities to maintain and enhance the built heritage, recognised through the Conservation Area. The recent National Park Built Heritage Repair Grant Scheme has provided an opportunity for assistance
- Address locally arising housing needs through appropriate small scale development on land close to the village



QUESTIONS

GARTMORE Q1:

Do you agree with the above issues and opportunities? Why?

GARTMORE Q2:

Do you have any alternative options for the future of Gartmore?

GARTMORE



Maintain current development strategy

- Limited opportunities for new development
- Support small scale housing adjacent to settlement boundary, where access is possible

GARTOCHARN

Summary of review of existing Development Strategy (Local Plan Page 126)

The development strategy seeks to retain the traditional character of the village and protect its sensitive landscape setting. Development opportunities include small scale development on infill sites within the settlement boundary and an allocated housing site at France Farm. This has an estimated capacity for 6 housing units.



ISSUES

- It is important to protect the wider agricultural landscape around Gartocharn and to retain the existing village character
- A Local Housing Survey for Kilmarnock (undertaken in 2011) highlighted that there is a small degree of unmet housing need and demand (around 9 houses required)
- There is general interest for tourism development (mainly self catering accommodation) in the wider countryside area around the village. The approved National Park Partnership Plan steers such development to alternative areas of the National Park (cross reference to map in Visitor Experience section)

OPPORTUNITIES

Option 1 - Preferred

- Maintain village character and continue to support infill development on remaining gap sites within the settlement
- Retain France Farm (H18) as an identified housing site considering it is a suitable site
- Identify a new site for housing at Burnbrae Farm (MIR 73b) for around 10 units to provide greater flexibility for housing land allocation in the village

Option 2 - Alternative

Remove France Farm as an identified housing site, but retain it within the settlement boundary to allow scope for infill development in line with the development strategy.

GARTOCHARN



QUESTIONS

GARTOCHARN Q1:

Do you agree with the preferred option? Why?

GARTOCHARN Q2:

Do you have any other alternative options for the future of Gartocharn?

Sensitive village edge due to lanscape



H18

Retain current local plan site for housing (approximately 6 units)



MIR 73b

New site proposed for housing (approximately 10 units)

KEY

(INDICATIVE BOUNDARIES)



PREFERRED SITES

PROPOSED USES



HOUSING

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For full site boundary details see accompanying Site Assessment summary report

KILLIN

Summary of review of existing Development Strategy

(Local Plan Page 128)

One of the two identified small housing sites has been developed (Ballechroisk Terrace). There remains capacity for 4 houses at Lyon Road. There has been no take up of the currently identified (ED6) economic development site and this land is being used for the foreseeable future as a roads depot. 12 flats have been built on the site of the former Cost Cutter shop, providing housing to meet local community needs.

ISSUES

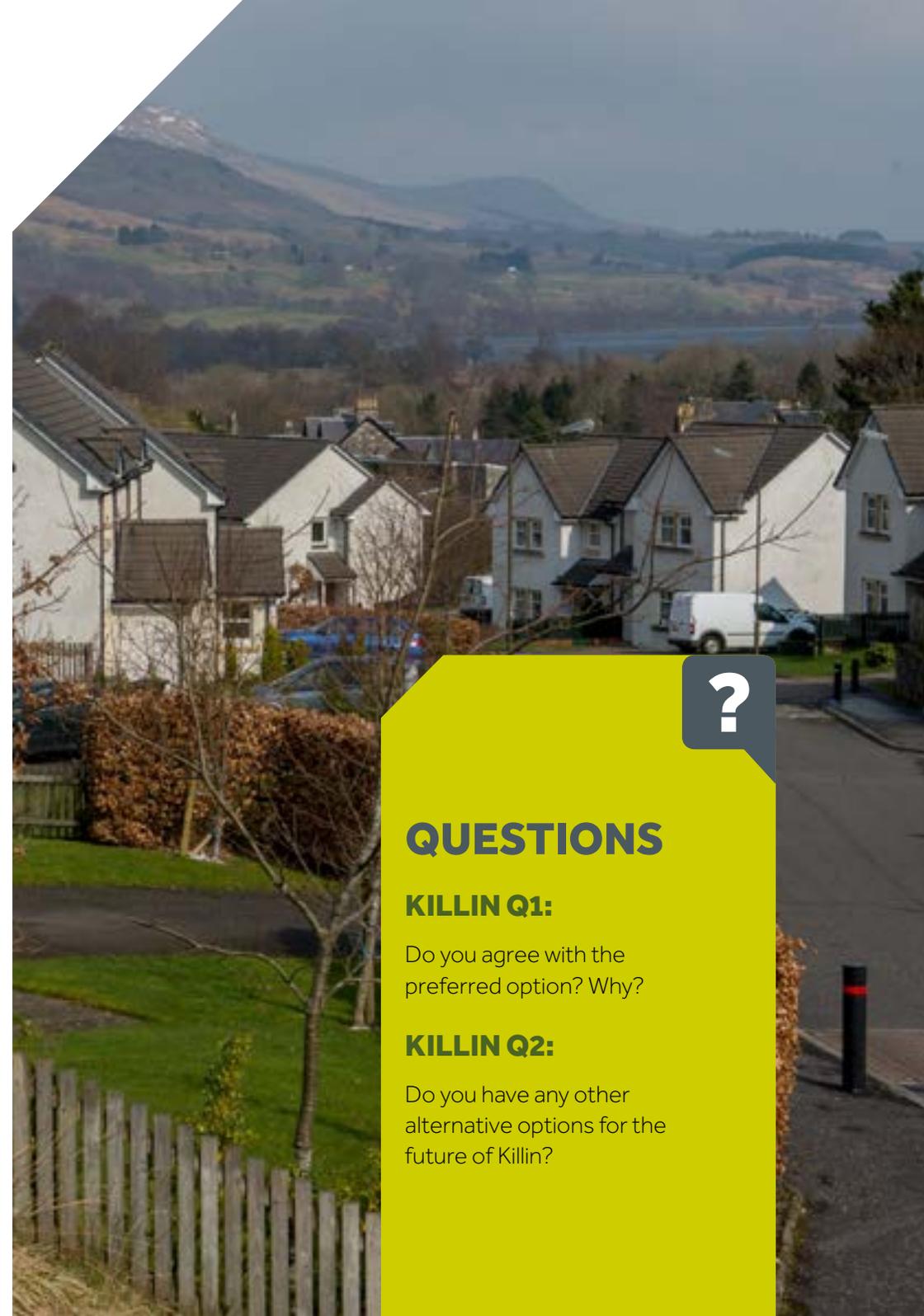
- **The Station Road area around the road depot hosts a number of different uses which do not sit well together. The site is both an industrial area and an arrival point for visitors (bus turning circle and footpath access to Loch Tay and the disused railway line)**
- **There are constraints to land for business, commercial and general industrial development within the village and limited opportunities**
- **There is a need to support and encourage tourism investment in the village and to draw visitors into the village from the Falls of Dochart**
- **The recent housing development appears to have helped meet housing need and demand for the immediate term – however, options for future housing land are very constrained due to topography and flooding constraints. No further housing sites have been identified for the next plan period**



OPPORTUNITIES

Preferred Option

- A key opportunity exists around the Station Road depot area, including the land to the south of this. This overall site could accommodate a range of uses and could help address visitors needs via parking, toilets, information and signage
- The approved biomass plant at Acharn, with an anticipated commissioning date of 2017, offers scope to accommodate other land uses, such as employment, business and industry. There may also be scope for horticultural activities using residual heat from the biomass plant. It is proposed that an area – Site MIR 80 - is identified as a Rural Activity Area



QUESTIONS

KILLIN Q1:

Do you agree with the preferred option? Why?

KILLIN Q2:

Do you have any other alternative options for the future of Killin?



KILLIN


H19
Retain existing
housing site for
4 houses


ED6
Retain current
local plan site
and review
use of land to
the south for
community
economic
development
use


MIR 80
New site proposal for biomass
plant , employment, business,
industry and horticulture.

KEY (INDICATIVE BOUNDARIES)

 PREFERRED SITES

PROPOSED USES

 HOUSING

 ECONOMIC DEVELOPMENT

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For full site boundary details see accompanying Site Assessment summary report

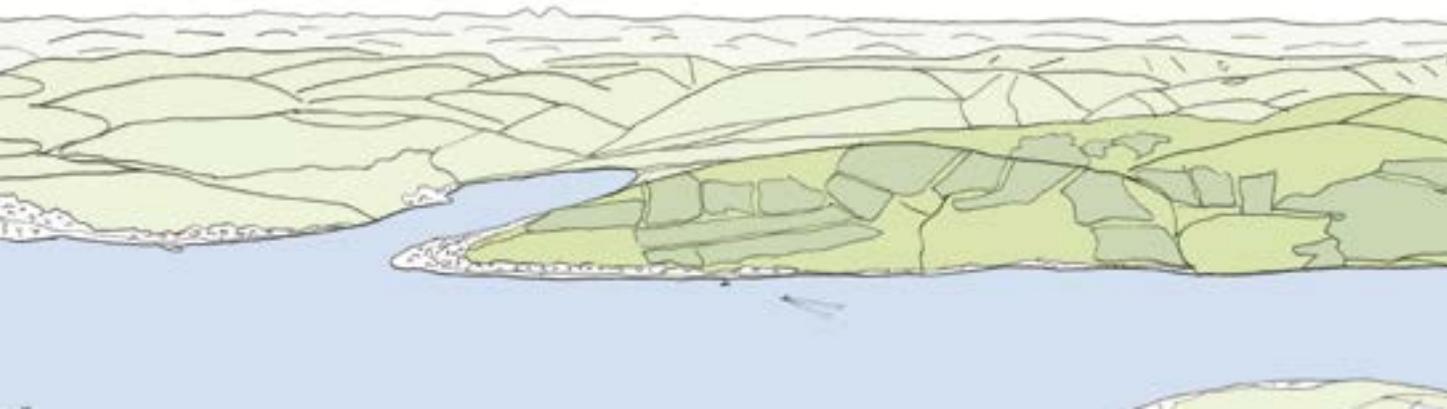
KILMUN, STRONE AND BLAIRMORE

Summary of review of existing Development Strategy
(Local Plan Page 130)

The only development on identified sites has been on the Finnartmore Housing Site (H21).

ISSUES

- Limited opportunities for new development land
- The condition of High Road is a constraint to further development off the road, particularly at Blairmore. Considerable investment is required to bring High Road up to adoptable standard
- There is no mains public sewer
- Bringing redundant piers back into use
- Need to consider how best to sustain local services



QUESTIONS

KILMUN, STRONE & BLAIRMORE Q1:

Do you agree with the preferred option? Why?

KILMUN, STRONE & BLAIRMORE Q2:

Do you have any other alternative options for the future of Kilmun, Strone and Blairmore?

KILMUN, STRONE AND BLAIRMORE

Argyll Mausoleum
key new
visitor
attraction

Support
recreation /
access to Kilmun /
Blairbeg hill area


ST13
Retain current local plan site
for tourism/ community uses

PP6
Safeguard
retail
frontage

Blairmore
pier key
asset for
water access

Over the longer term review
development opportunities to support
improvement to the high road.


H22
Retain current local plan
site for housing (10 units)


H21
Retain current
local plan site
for housing
(13 units)

KEY

(INDICATIVE BOUNDARIES)



PREFERRED SITES



PLACEMAKING PRIORITIES

PROPOSED USES



SUSTAINABLE TOURISM



HOUSING

Strone pier key asset
for water access

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For full site boundary details see accompanying Site Assessment summary report

OPPORTUNITIES

Option 1 - Preferred

- Continue to support development within the settlement in existing identified sites (H21 and H22) and gap sites
- Identify Blairmore and Strone Piers as key assets for water access
- Highlight the informal recreational Kilmun/Blairbeg Hill area
- Seek to safeguard the retail frontage in Blairmore
- Promote improvements in the path network, car parking and play park provision
- Focus tourism development around Blairmore Pier/Green (ST13)
- Seek opportunities to capitalise on the improvements to the Argyll Mausoleum

Following the recent community initiative by the Blairmore Village Trust to secure ownership of Blairmore Green, with support from the National Park Authority and the Scottish Government, proposals are being developed to provide

- Year round visitor accommodation
- Car parking and a bus lay-by adjacent to the village hall
- A wildflower garden
- A community facility related to the village hall

Option 2 - Longer Term

- Review opportunities to make more use of Kilmun Pier
- Seek to improve linkage with Benmore Botanic Gardens
- Review development opportunities to support improvements to the High Road





LOCHEARNHEAD

Summary of review of existing
Development Strategy
(Local Plan Page 136)

There has been no development on identified sites.

ISSUES

- Flooding issues for low lying locations around the loch limit the extent of village expansion and infill development
- Potential for more all year round tourism related development

OPPORTUNITIES

Preferred Option

- a. Continue support for new housing on the site at Lochearnhead Holiday Centre (H23)
- b. Promote mixed uses on the allocated Local Plan site ED7 – tourism in addition to economic development.



QUESTIONS

LOCHEARNHEAD Q1:

Do you agree with the preferred option? Why?

LOCHEARNHEAD Q2:

Do you have any other alternative options for the future of Lochearnhead?

LOCHEARNHEAD

KEY

(INDICATIVE BOUNDARIES)

 PREFERRED SITES

PROPOSED USES

 HOUSING

 ECONOMIC DEVELOPMENT



ED7

Support mixed use
in this site including
tourism and economic
development



H23

Retain current local plan
site for housing (12 units)

LOCHGOILHEAD

Summary of review of existing Development Strategy (Local Plan Page 138)

18 houses have been constructed and are occupied run by both Dunbritton and Argyll Community Housing Associations (social-rented 100% affordable housing) on housing site H24. There is permission to build a further 6 houses on this site.

ISSUES

- The single track roads that link Lochgoilhead to the A83/A815 will constrain significant new development in the future, however these roads provide an approach that is part of the character of the area
- The un-adopted road along east side of the loch is a constraint to new development

OPPORTUNITIES

- There is remaining capacity for 6 units on the existing H24 housing site which could be developed to provide further housing to the area. This is considered sufficient for the 2016-2021 period
- More widely, the Lochgoil Community Action Plan 2012-2017 identified priorities, some of which are directly relevant to planning including a new hydro scheme, community shop, village improvements, and a new jetty to accommodate larger boats
- There has been a small number of planning applications approved for upgrade works to existing hotels or outdoor centres, which highlights the investments by local businesses



QUESTIONS

LOCHGOILHEAD Q1:

Do you agree with the issues and opportunities identified above? Why?

LOCHGOILHEAD Q2:

Do you have any other alternative options for the future of Lochgoilhead?

LOCHGOILHEAD



Retain current local plan site with retaining capacity for 6 houses

Support village improvements and new jetty to accommodate larger boats

KEY

(INDICATIVE BOUNDARIES)



PREFERRED SITES

PROPOSED USES



HOUSING

LUSS



Summary of review of existing Development Strategy (Local Plan Page 140)

Part of the current Local Plan housing site H25 is now a car park following the refurbishment of the Loch Lomond Arms Hotel.

ISSUES

- Generally, considering that Luss is located between the loch and A82 there are limited development opportunities in the area
- There is a risk of flooding from the loch and the Luss Water at the southern end of the settlement
- There is a need to improve management of visitors, through signage, car parking and the public realm

OPPORTUNITIES

Preferred Option

- Retain the balance of housing site H25 for 4 homes
- Identify land north of Hawthorn Cottage (MIR 92) for 10 homes
- Support economic or tourism development on the former petrol station and land north of the primary school (MIR 93 & 94)
- Support improvements to car parking, signage and visitor facilities
- Support additional car parking and a potential new Village Square on the southern approach



QUESTIONS

LUSS Q1:

Do you agree with the Vision for Luss? Why?

LUSS Q2:

Do you have any other alternative options for the future of Luss?

LUSS



MIR 93&94
Support for economic or tourism development

Support improvements to car parking, signage and visitor facilities



H25
Retain current local plan site for housing (4 units)

Potential area for village square

Potential area for car parking

KEY

(INDICATIVE BOUNDARIES)



PREFERRED SITES

PROPOSED USES



SUSTAINABLE
TOURISM



HOUSING



ECONOMIC
DEVELOPMENT



MIR 92
New site proposed for housing (approximately 10 units)

ST FILLANS

Summary of review of existing
Development Strategy
(Local Plan Page 148)

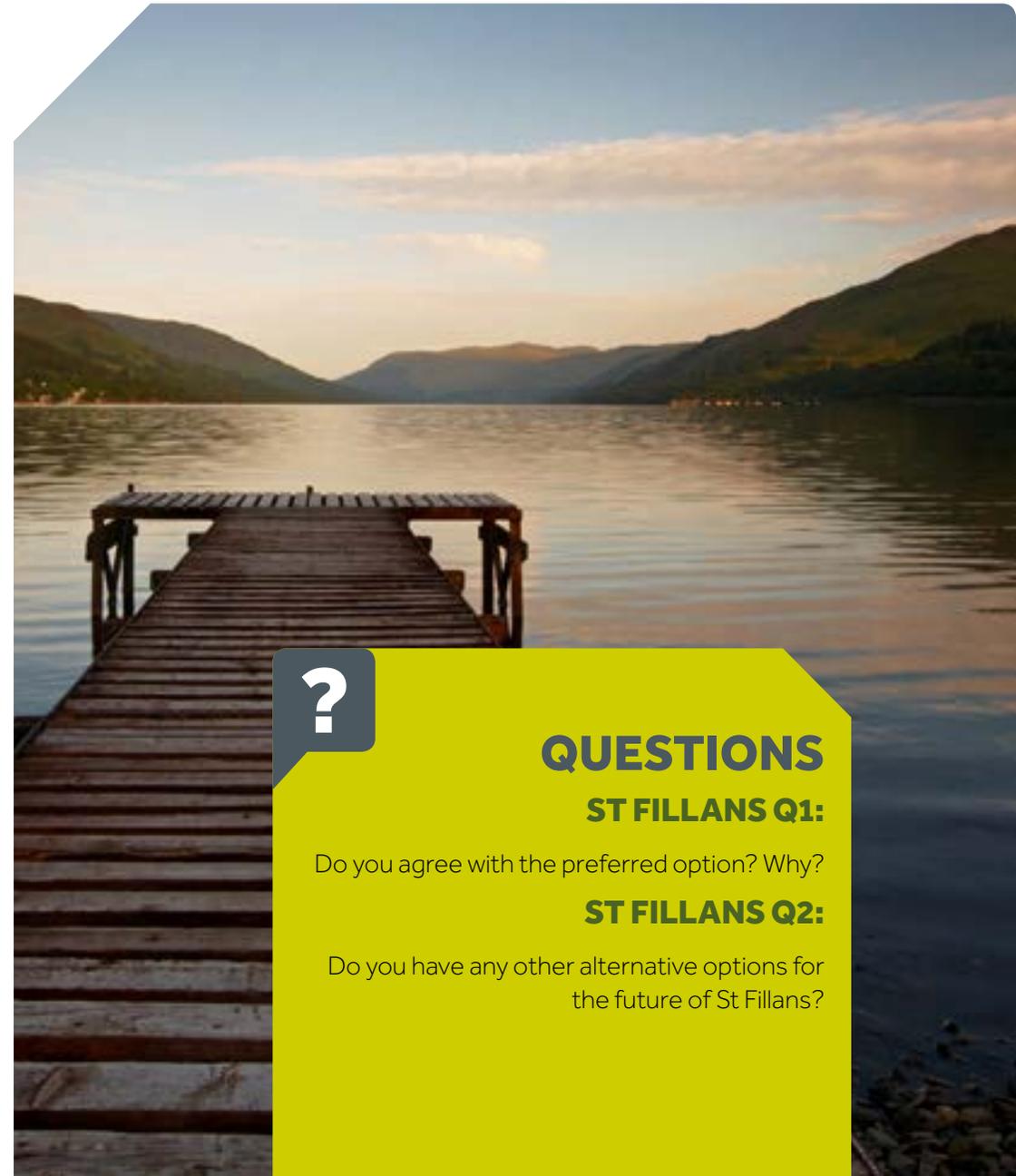
Local Plan housing site Station Road (H26) has been completed which provided 6 homes.

ISSUES

St Fillans is a picturesque lochside village in which a significant portion of the settlement is designated as a Conservation Area. New development should reflect the character of the built heritage.

OPPORTUNITIES

- **Continue support for the current Local Plan housing site H27**
- **Future benefits for the local community and businesses from the new foot/cycle path between Lochearnhead and Strathfillan**



QUESTIONS

ST FILLANS Q1:

Do you agree with the preferred option? Why?

ST FILLANS Q2:

Do you have any other alternative options for the future of St Fillans?

ST FILLANS

Opportunities to capitalise on path network improvement


H27
Retain current local plan site for housing (16 units)

KEY
(INDICATIVE BOUNDARIES)

 **PREFERRED SITES**

PROPOSED USES

 **HOUSING**

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For full site boundary details see accompanying Site Assessment summary report

STRATHYRE

Summary of review of existing
Development Strategy
(Local Plan Page 150)

No development sites were identified and there has been no notable development since 2011. There has been some infill development, in terms of small housing and tourism development.

ISSUES

There are limited development opportunities in the village due to flooding constraints, and topography.

OPPORTUNITIES

- **No new opportunities are identified. There are some small gap sites within or adjacent to the settlement boundary which may provide development opportunities**
- **Improvements to the foot/cycle path network will improve the existing NC7 route**



STRATHYRE



QUESTIONS

STRATHYRE Q1:

Do you agree with the issues and opportunities? Why?

STRATHYRE Q2:

Do you have any other alternative options for the future of Strathyre?

TARBET

Summary of review of existing Development Strategy (Local Plan Page 152)

There has been no development on allocated Local Plan sites.

ISSUES

- **Tarbet is a busy roadside settlement dominated by heavy traffic on A82/A83 roads with growth constrained by Loch Lomond and the topography**
- **There is no discernible village centre – The loch side park provides short stay car parking but pedestrian access to the village requires crossing the trunk road. There is a need to improve links between the village and the car park**
- **Strengthening the community could be facilitated by provision of affordable housing**

OPPORTUNITIES

Preferred Option

- **Retain the opportunities allocated for tourist development in the Local Plan (ST14 to ST18)**
- **Allocate a new housing development opportunity on land to the south of the A83 (MIR 106b)**

Longer Term Option

- **Explore the management of the A83 road through Tarbet and encourage the preparation of a Masterplan for the village**
- **There is potential to improve links to the train station and encourage more visitors coming to the National Park by public transport**



QUESTIONS

TARBET Q1:

Do you agree with the preferred and long term options? Why?

TARBET Q2:

Do you have any other alternative options for the future of Tarbet?

TARBET

Support establishment or safe walking / cycling link between Tarbet and Arrochar


ST16
Retain current local plan site


ST17
Retain current local plan site


ST18
Retain current local plan site


MIR 106b
New site proposal for housing (10 units)


T8
Retain current local plan proposal for infrastructure to support water transport


ST15
Retain current local plan site


ST14
Retain current local plan site

PP7
Support preparation of a master plan for Tarbet to explore management options of the A83 through Tarbet.

KEY

(INDICATIVE BOUNDARIES)

-  PREFERRED SITES
-  PLACEMAKING PRIORITIES

PROPOSED USES

-  SUSTAINABLE TOURISM
-  HOUSING
-  TRANSPORT

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For full site boundary details see accompanying Site Assessment summary report

TYNDRUM

Summary of review of existing
Development Strategy
(Local Plan Page 154)

There has been no development on identified
Local Plan sites.

ISSUES

- How to make more visitors stop and spend more time and money in the village rather than short stops passing through to other destinations
- The trunk road is inhospitable to pedestrians which discourages people from visiting the village
- The proposed gold mine has the potential to bring jobs and visitors to Tyndrum and create increased demand for new housing. There is uncertainty when the gold mine development is likely to commence development



TYNDRUM

KEY (INDICATIVE BOUNDARIES)

-  PREFERRED SITES
-  PLACEMAKING PRIORITIES

PROPOSED USES

-  SUSTAINABLE TOURISM
-  HOUSING
-  ECONOMIC DEVELOPMENT


ED8
Support
commercial
or tourism
development


PP8
Support public
realm improvement

Over the longer term

- Capitalise on the potential benefits from the goldmine development and provide visitor facilities
- Identify new commercial/ tourism related developments
- Review housing land requirements (currently long term housing site to the north of Tyndrum)





QUESTIONS

TYNDRUM Q1:

Do you agree with the preferred option? Why?

TYNDRUM Q2:

Do you have any other alternative options for the future of Tyndrum?

OPPORTUNITIES

Option 1 - Preferred

Establish a Key Initiative to support improvements to the public realm in Tyndrum including pedestrian /cycle routes improvements including

- The footway along the A82 road and a safe crossing on the A82 road
- General improvements to the townscape and public realm
- Footpath connections between the village, the railway stations and the West Highland Way
- Support commercial/ tourism related developments on Site ED8 particularly to provide a range and quality of accommodation to meet the identified tourist markets i.e. from low cost accommodation to good quality hotels and self catering facilities
- Realise improvements to the cycle path infrastructure

Option 2 - Longer Term

- a) To capitalise on the potential benefits from the gold mine development and to provide appropriate visitor facilities
- b) Identify commercial / tourism related developments particularly to provide a range and quality of accommodation to meet the demand from low cost accommodation to higher quality hotels and self catering facilities
- c) Review housing development land options at the northern edge of Tyndrum – currently a long term Local Plan housing site (LH4)

more information

**PLANNING TERMS EXPLAINED
ACCOMPANYING DOCUMENTS**

6

6.1

ACCOMPANYING DOCUMENTS

Accompanying documents published on www.ourlivepark.com

- Draft Environment Report – Strategic Environmental Assessment
- Monitoring Statement – Overview
- Site Assessment - Summary Report
- Equality Impact Assessment – Screening Report
- Report of Pre-Main Issues Report Engagement
- Charrette and Workshop Reports
- Policy List and Action Summary
- Landscape Capacity Assessment of Callander
- Report of Housing Market Research
- Business Survey Report
- Retail Survey Report
- Housing Land Audit
- Employment Land Audit
- 2014 Population and Housing Background Report
- Gartocharn and Drymen Landscape Capacity Assessment
- 2014 Gartocharn Landscape Capacity Assessment update

AFFORDABLE HOUSING

Housing that is available to people on modest incomes who generally cannot afford to buy or rent accommodation on the open market.

ALTERNATIVE OPTIONS

Options which the National Park Authority consider as a viable alternative to the preferred option.

AMENITY

A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquility.

BIODIVERSITY

Diversity or richness of plant and animal life and their habitats.

BIODIVERSITY ACTION PLAN

Identifies priority species and habitats where action to conserve and enhance is required.

BUILT ENVIRONMENT

Buildings and structures made by people, as opposed to natural features.

CHARRETTE

A charrette is an interactive design workshop, in which the public, relevant professionals and stakeholders work directly with a specialised design team to generate a specific community masterplan

CLIMATE CHANGE

Changes to the global climate that evidence suggests is mainly a result of human behavior.

COMMUNITY ACTION PLAN

Is a statement of the of the type of place in which a community aims to be and what needs to be done in order to achieve this.

COMMUTED SUM

A payment by developers to the Park Authority, or Local Authority, to provide a service or facility, rather than the developer providing it directly themselves.

CONSERVATION AREA

An area of special architectural or historic interest designated by the National Park authority in consultation with local communities.

DEVELOPMENT

The carrying out of building, engineering, mining or other operations in, over, or under land, or the making of a material change in the use of any buildings or other land and operation of a marine fish farm.

DEVELOPMENT BRIEF

A document prepared to show in some detail, how best to develop a site, and can include details of infrastructure, stages of development and design proposals.

EVIDENCE BASE

The evidence base is the information we gather in order to have a balanced view on what development should be allowed where. It contains information relating to the Park's demographics and what development has taken place over the last number of years

HOUSING MARKET AREAS (HMAs)

Relatively self-contained areas within which most people move house when their needs or circumstances change.

INFILL SITES

Sites which are located within a settlement boundary.

INFRASTRUCTURE

Refers to transport and domestic services, such as water and electricity to support development and allow it to take place.

LESS FAVOURED AREA

Areas in which farmers are entitled to financial compensation due to a natural handicap (such as high altitude, difficult climate or poor soil).

LANDSCAPE CHARACTER ASSESSMENT

A method of analysing and describing the landscape.

LISTED BUILDING

A building or structure of architectural or historic interest included on the list of buildings compiled by Historic Scotland on behalf of Scottish Ministers.

LOCAL DEVELOPMENT PLAN (LDP)

The adopted version of the Proposed Plan will become the Local Development Plan and will provide the framework against which planning applications are assessed, it will be reviewed every five years to ensure an up to date Plan is in place to guide future development in the area.

LOCAL NEEDS HOUSING

Housing that meets the needs of people currently living in the area with a form of housing need and/ or households that require to live in the area for employment or social reasons.

MONITORING STATEMENT

A document which contains data which forms the evidence base and evaluates the performance of the current Local Plan.

NATIONAL PARK PARTNERSHIP PLAN (2012-2017)

The Partnership Plan sets out the policy for the management of the National Park and the

co-ordination of activities of public bodies and office-holders so far as affecting the Park.

NATIONAL PLANNING FRAMEWORK (NPF)

Is the Scottish Government's Strategy for Scotland's long term spatial development.

NOT PREFERRED SITES

Sites which the Main Issues Report is proposing are not allocated in the Local Development Plan.

OPEN SPACE

Green space consisting of any vegetated land or structure, water or geological features in an urban areas, including trees, woodlands and paths and 'civic space' consisting of squares, market places and other paved or hard landscaped areas with a civic function (Source: SPP11 Physical Activity and Open Space).

PLACEMAKING PRIORITY

An area highlighted in the Main Issues Report which there is a particular focus on improved the overall public space through design.

PREFERRED OPTIONS

Options for development which at this moment in time are preferred by the National Park Authority. This opinion is based on the information we have at present and may be subject to change during the consultation stage.

RENEWABLE ENERGY

Those sources of energy which are naturally occurring within the environment and which can either be tapped without consuming the resource, or where the resource can renew itself on a human timescale. Examples include wind, solar, hydro, wave and tidal.

RESIDENTIAL AMENITY

The benefit enjoyed from physical external space which forms part of the private home.

RURAL BUSINESS

Business associated with a rural location such as agriculture, forestry or tourism related activities.

RURAL DEVELOPMENT FRAMEWORK AREA

Is an area suggested in the Main Issues Report where through partnership working, a clear strategy would be put in place for the development of these areas.

RURAL DIVERSIFICATION

The establishment of new enterprises in rural locations. This can mean existing businesses entering into new areas of activity or the creation of entirely new enterprises.

SCOTTISH PLANNING POLICY (SPP)

Is the statement of Scottish Government Policy on nationally important land use planning matters.

SECTION 75 AGREEMENT

Also known as a planning obligation more recently. This is a legal agreement between a developer and a local authority which guarantees that certain works will be carried out, or financial contributions are paid in accordance with a planning permission.

SCOTTISH ENVIRONMENT PROTECTION AGENCY (SEPA)

Public body with a remit for environmental protection.

SCOTTISH NATURAL HERITAGE (SNH)

Its role is to look after the natural heritage, help people to enjoy and value it, and encourage people to use it sustainably.

STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA)

Involves assessing and taking into account the environmental effects of a plan or programme.

SUPPLEMENTARY PLANNING GUIDANCE/SUPPLEMENTARY GUIDANCE

Guidance on planning matters which supplement the development plan and which may be a material consideration for planning purposes and usually published by the planning authority in connection with a structure plan or local plan.

SUSTAINABILITY

The capacity to carry out an activity over time. Often used in the context of sustainable development.

SUSTAINABLE DEVELOPMENT

Development that meets the social, economic and environmental need of the present without compromising the ability of future generations to meet their own needs.

WATER ENVIRONMENT

All inland surface water, groundwater and wetlands; as well as coastal waters.

WILD LAND

Areas of mountain and moorland and remote coast, which mostly lie beyond contemporary human artefacts such as roads or other development.

WINDFALL SITES

Development that is granted consent on land or buildings not specifically identified in the Development Plan. . Examples could include development on small gap sites within settlements or development on sites currently used for other purposes.

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LOCH
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NATIONAL PARK



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