## *Paper for information*

***Summary***

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| **Submitted By:** | **Director of Rural Development and Planning** |
| **Subject:** | **Local Development Plan: Action Programme – 6 monthly review** |
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1. **Introduction**
	1. This paper provides Members with an updated version of the Local Development Plan Action Programme (last updated March 2019) which is included as Appendix One to this report.
2. **Recommendation**
	1. Members are to:
		* **Consider and Note** the publication of the 5th review of the Local Development Plan Action Programme (Appendix One).
3. **Background**
	1. Members may recall that an updated Action Programme is presented to the Planning and Access Committee every six months. The first version was adopted and published on the 22nd March 2017 to accompany the Local Development Plan (the Plan). It is a requirement to keep the Action Programme under review and update and re-publish whenever required by Scottish Ministers, whenever it is appropriate to do so or as a minimum every two years. In order to better track progress and help facilitate development delivery within the National Park, we update our Action Programme more regularly - every six months.
4. **Local Development Plan Action Programme**

Purpose of Action Programme

* 1. The purpose of the Action Programme is to set out how the National Park Authority proposes to progress implementation of the Plan. It is a statutory requirement to prepare an Action Programme (as per Section 21 of the Planning etc. (Scotland) Act 2006) and it is required to set out:
		+ - A list of actions required to deliver each of the plan’s policies and proposals;
			- The name of the person who is carrying out the action; and
			- The timescale for carrying out each action.
	2. Essentially the Action Programme sets out the pathway to delivery of development for all involved in this process. It is area specific and identifies the actions to deliver development, however in order to be proportionate, it focuses on key development areas and major developments. It reflects the role of different parties in delivery – landowners, local authorities, communities and the National Park Authority – this is not solely a role for the Authority.

Six-Month review process to prepare the Action Programme

* 1. The last review of the Action Programme (mid-term) was more in depth than the usual six-monthly review as it marked the mid-term point of our Local Development Plan; two years from the adoption of the plan in December 2016. The previous review involved formal consultation with all the landowners and/or agents acting on behalf of landowners during January and February 2019. Following amendments to reflect programming, the Action Programme was also sent to other stakeholders for comments.
	2. For this review no formal consultation has taken place, it has been updated using information from planning records and information from ongoing stakeholder engagement. It captures the main changes and activity on all sites allocated within the Local Development Plan, this allows us to use the document to track and better manage our role in influencing delivery.
	3. Members can also view the headline summary of progress over the last two years on Page 4 of the Action Programme (Appendix One) however a summary of progress and achievements is provided below to give an overview of development activity across Local Development Plan sites, strategic placemaking priorities and transport routes. This includes:

**Strategic transport routes**

* Transport Scotland has completed their draft Environmental Impact Assessment for the A82 and following stakeholder consultation it will be finalised and consulted more widely to the public. The Draft Orders (expected end of 2019) will define the line of the route.

**Arrochar and Succoth**

* The planning application for the core place making priority site at the centre of Arrochar expired in July however an application for renewal is currently pending consideration.

**Balloch**

* + After a detailed assessment the West Riverside / Woodbank House application which included three allocated sites in the Plan: West Riverside (Balloch VE1), Woodbank House (Balloch VE2) and Old Station (Balloch MU1), the officer’s recommendation was for refusal. Prior to going to the National Authority’s Park Board for Decision, the **applicant chose to withdraw their application** on the 17th of September 2019.You can find further information on our website [here](https://www.lochlomond-trossachs.org/planning/planning-applications/major-planning-applications/west-riverside-woodbank-house/).
	+ In terms of other **Balloch Charrette priorities**, **the public realm works are now completed** and were officially opened in September 2019. This [blog](https://www.lochlomond-trossachs.org/planning/blog/balloch-village-square-officially-opened/) provides an overview of the works delivered. The Station Square works that are being progressed by West Dunbartonshire Council were kept on hold whilst awaiting the outcome of the West Riverside application. Given the withdrawal of this application, we will now review with partners whether to amend the timescales to progress works on station square.

**Callander**

* **Land at Claish Farm:** Rural Stirling Housing Association received approval for 50 new affordable homes in August 2019 (following an initial delay to the submission, to allow for additional technical investigations and revised designs). This development represents the first phase in the development of the Callander South area and will provide the initial access, road, bus and footpath infrastructure that is essential in unlocking and facilitating future phases of development within the wider allocations. Site start is expected by the end of October 2019. You can read more [here](https://www.lochlomond-trossachs.org/park-authority/our-board-committees/meetings/planning-access-committee-26th-august-2019/).
* The completion of **4 small housing units on Pearl Street (Callander H1)** has experienced some delays, however issues have now been resolved and the site was **completed at the start of October 2019**
* The situation remains unchanged in relation to the planning application for a supermarket on the allocated retail site adjacent to the medical centre (Callander RET1). This has not yet been determined as the applicant has agreed to the determination of this application being on hold until technical feasibility work for a new road/pedestrian crossing (bridge across the River Teith) has been progressed.

**Balmaha and Buchanan South Rural Development Framework**

* The planning application for 20 new social rented homes and 2 self-build plots in Balmaha was approved in March 2018. Construction was delayed due to the waste water infrastructure investment required. The applicant is progressing the resolution of this, but had experienced some further delays to site start. They are now expecting to **make a start on construction by the end of 2019 or early 2020**.The funding remains in place from Stirling Council Strategic Housing Investment Fund for 2019/20.

**Drymen**

* MacTaggart and Mickel received a **minded to approve planning permission for 88 new dwellings at Stirling Road**, Drymen in July 2019 and is pending the completion of a planning obligation (Section 75 agreement).This permission includes both housing sites at Stirling Road (Drymen H1) and the adjacent long term site (Drymen LT1). Of these 30 will be social rented affordable homes provided by Rural Stirling Housing Association and the other 14 will be sold at a discount to market value in perpetuity and made available to local people in the first instance. The developer is providing £30,000 for measures to encourage sustainable and/or emission-less travel implemented in association with the improved car park facility. Also included in the legal agreement is a requirement to pay £4,511 per dwelling (£396,968) towards provision of an additional classroom at Drymen Primary School to meet the pupil demand created by the proposed development. New all-access paths are proposed throughout the open space. A site start is estimated to be for summer 2020.You can read more [here](https://www.lochlomond-trossachs.org/park-authority/our-board-committees/meetings/planning-access-committee-29th-july-2019/).
* There has been no change in relation to the Laurelfields site (Drymen H2) for 10 new social rented homes. The application expired July 2019 and we will continue to monitor progress.

**Luss and West Loch Lomond Rural Development Framework**

* On the [28th October 2019](https://www.lochlomond-trossachs.org/park-authority/our-board-committees/meetings/planning-access-committee-28th-october-2019/), the Planning and Access Committee were minded to approve eight detailed planning applications for housing development pending the completion of a planning obligation (Section 75 agreement). This formed an interdependent package of proposals all located within the West Loch Lomondside area covering Luss and a number of smaller rural communities in the surrounding countryside including Aldochlay, Port of Rossdhu, Arnburn and Muirlands. The eight applications will potentially deliver 29 new homes, with 10 of these being delivered on the allocated housing site Luss H1 and 6 plots will be made available at a 30% discount from open market value to make them more affordable housing. The 5 affordable homes delivered in Luss in 2017 formed part of this package as will a new village green within Luss.

1. **Conclusion**
	1. The Local Development Plan Action Programme is an effective tool to track and help implement delivery of development across the National Park and to support and strengthen partnership working. In recognition of our innovative take on the Action programme and efforts to utilise this as a ‘live’ document, this has recently been shortlisted for the [Scottish Awards for Quality in Planning](https://blogs.gov.scot/planning-architecture/2019/06/28/scottish-awards-for-quality-in-planning-shortlist-announcement/). Members are asked to consider and note the revised Action Programme and that it will be published on our website following the meeting of the October Planning and Access Committee and the interactive map will also be updated accordingly.

1. **List of Appendices**

 Appendix One: Local Development Plan Action Programme – October 2019