



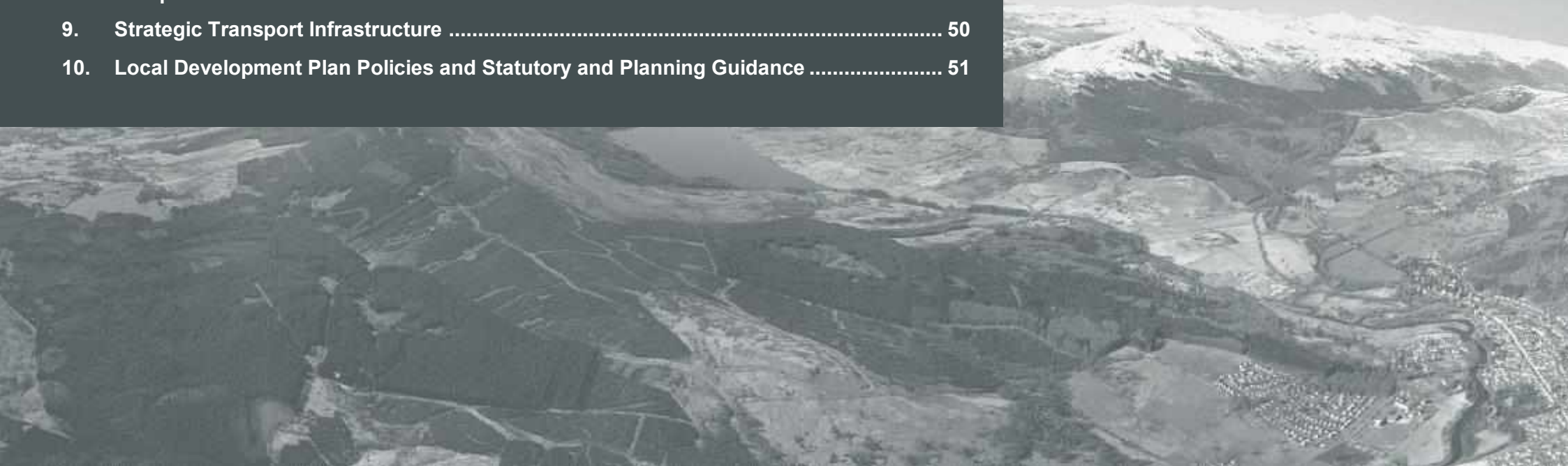
Loch Lomond & The Trossachs National Park Local Development Plan

Action Programme

August 2020

CONTENTS

1.	Introduction.....	3
2.	Summary of Site Progress over last two years.....	4
3.	Vision and Development Strategy	5
4.	Strategic Growth Areas (Arrochar, Balloch & Callander)	9
5.	Placemaking Priorities in other Towns and Villages.....	23
6.	Rural Development Frameworks	29
7.	Allocated Sites in Towns and Villages excluding Strategic Growth Areas	33
8.	Completed Allocated Sites.....	49
9.	Strategic Transport Infrastructure	50
10.	Local Development Plan Policies and Statutory and Planning Guidance	51



1. INTRODUCTION

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

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

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

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

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

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



2. SUMMARY OF SITE PROGRESS OVER LAST TWO YEARS

Oct 2017 to Mar 2018 highlights

Construction started on 4 homes on Pearl Street Callander H1 .

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

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

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

Killin biomass plant at Acharn Rural Activity Area was completed.

Mar 2018 to Oct 2018 highlights

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

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

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

Oct 2018 to Mar 2019 highlights

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

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

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

23 affordable homes at Callander H2 Telephone Exchange were completed.

Mar 2019 to Oct 2019 highlights

Permission granted for Stirling Road in Drymen for 88 new homes of which 44 will be affordable , Clais Farm in Callander for 50 new affordable homes and West Loch Lomondside area for 29 homes (subject to section 75 agreement)

Construction commenced at Carrochan Road in Balloch for 24 new homes.

Construction is complete for 4 affordable homes at Callander H1 Pearl Street.

Oct 2019 to Aug 2020 highlights

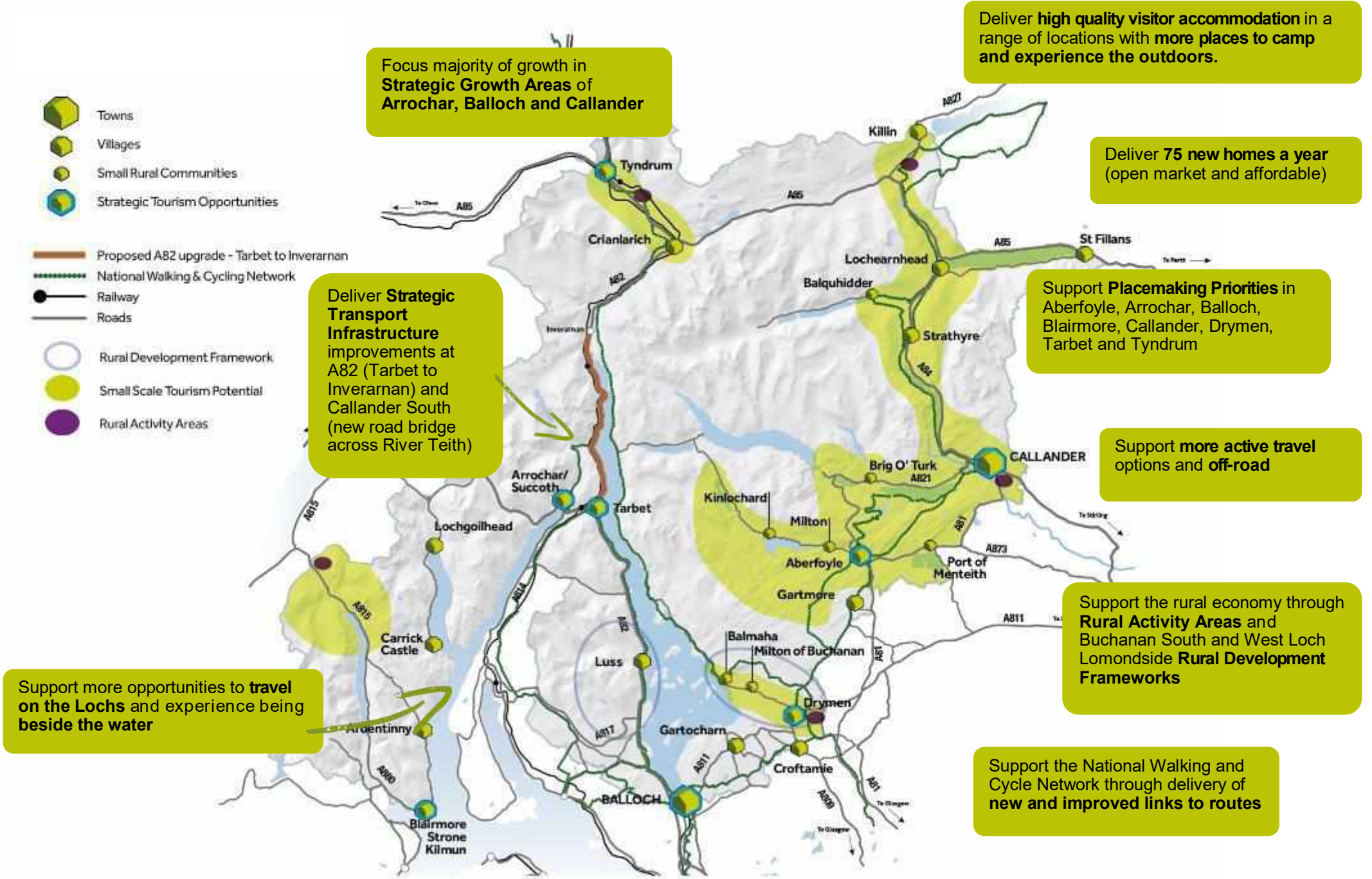
Application for planning permission in principle for Cobber's Rest (H1) was submitted

Renewal of permission in principle for Arrochar MU1—mixed-use incl. community facilities, retail, holiday accommodation and residential development, approved in January 2020

Rural Stirling Housing Association (RSHA) submitted planning application at Croftamie H1 for 14 affordable homes

Construction commenced on part of Callander South Masterplan area with RSHA building 50 affordable homes

3. VISION AND DEVELOPMENT STRATEGY



Main themes to deliver the Vision and Development Strategy

Three Strategic Growth Areas

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

Eight Placemaking Priorities

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

Two Rural Development Frameworks

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

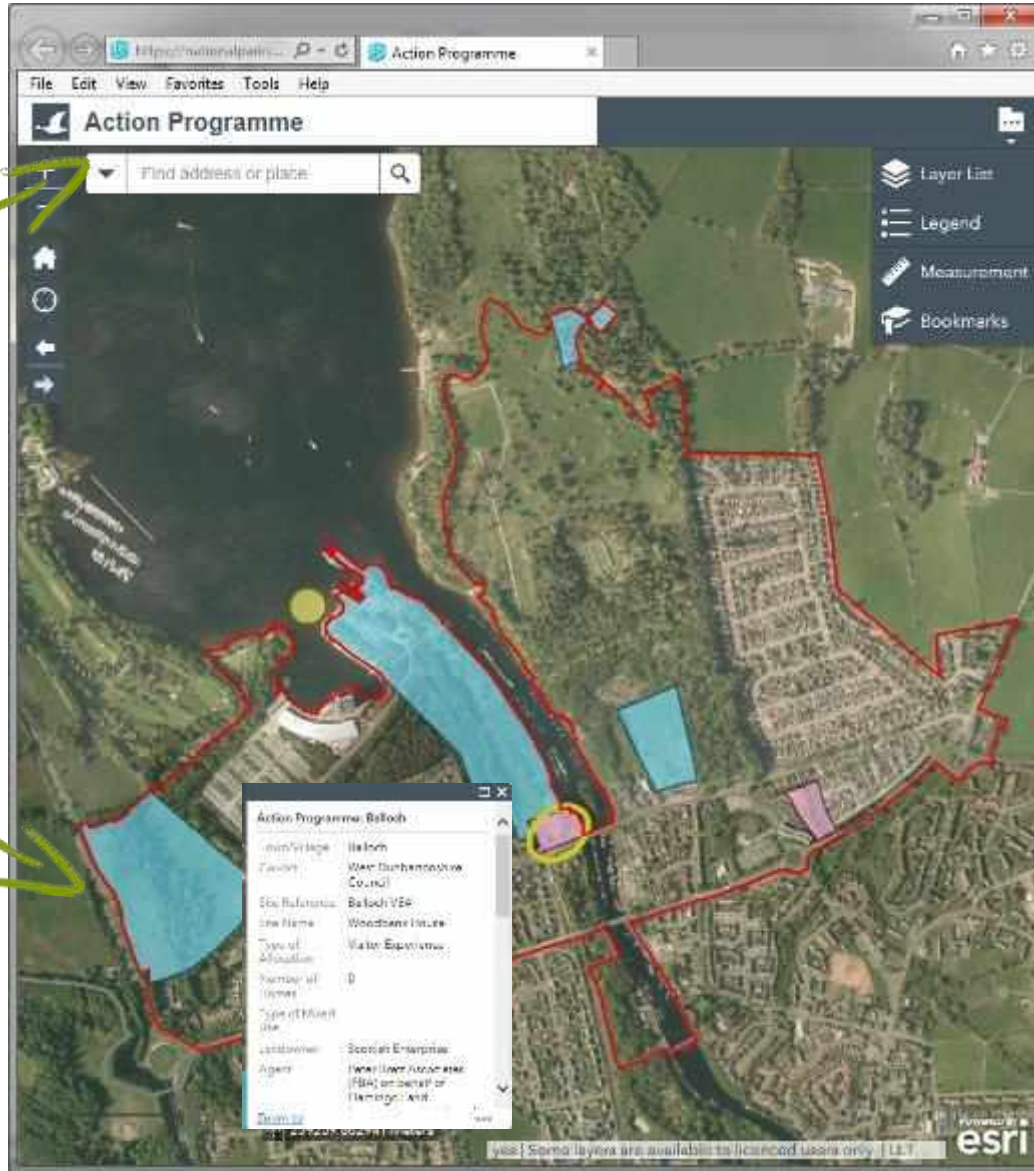


Interactive map

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

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

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






















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

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

Delivery partners

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

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

4. STRATEGIC GROWTH AREAS

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



Arrochar & Succoth

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

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

Succoth open space

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

Housing Delivered

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

Village Centre Placemaking Priority

This is a key development site. In January 2020 renewal of a planning permission in principle was given approval (ref. [2019/0157/PPP](#)). For village centre facilities, retail, holiday accommodation and residential development.re improvements, community

Ben Arthur Site

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

Pontoon

A 50m floating pontoon was built by the Loch Long Jetty Association and has been formally opened in July 2019. Most the funding for this was sourced by the community (ref: [2017/0236/DET](#)). It has already brought in approximately £1100 in 2019 suggesting that the pontoon can be self-sufficient in terms of running costs, and is hoped to further stimulate the economy.

Housing Opportunity

A planning application for planning permission in principle was submitted for Cobber's Rest H1 ([2019/0299/PPP](#)). However, COVID 19 pandemic has delayed the planning assessment.

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Arrochar & Succoth

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

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



Charrette Town Centre Image

Progress: Planning permission in Principle was granted for the Arrochar Village Centre Site (ref: 2019/0157/PPP). This is a renewal of a previous permission (ref: [2015/0447/PPP](#)) which had expired.

Actions: LLTNPA to work with the developer to progress the site and ensure a MSC application is submitted in the next 3 years, before expiry of the Planning Permission in Principle.



Ben Arthur Site (Former Torpedo site)

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

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



Arrochar Pontoon

Progress: Complete The 50m floating pontoon has been completed and formally opened in July 2019(ref: [2017/0236/DET](#)). The community had sourced the majority of funding for this project and it was built by the Loch Long Jetty Association. This helps deliver on the Plans vision of supporting more access to the water and creating more opportunities for people to enjoy being beside or on water.

Housing

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

Actions: Progress planning assessment of application for Cobblers Rest (H1) (ref: [2019/0299/PPP](#)).



Site Reference & Name	Landowner Agent Delivery Partners	Timescale	Planning Status Contributions required	Scottish Water Requirements	Actions	Progress
Arrochar H1 Cobblers Rest Housing 12	Landowner: Mr. William Burton Agent: Clark Design Architecture Delivery Partners: Scottish Water, LLTNPA, Registered Social Landlord, Argyll and Bute Council	2020-2023	Planning permission for 13 dwellings pending consideration (2019/0299/PPP) Planning history for 12 homes (2006/0409/DET). Affordable housing requirement of 25%.	Land needs serviced. Scottish Water confirms sufficient capacity at the Water and Waste Water Treatment works. Early engagement with Scottish Water is recommended.	LLTNPA to determine planning application for Permission in Principle received in November 2019 - progress of this has been impacted due to COVID-19. Consult with Argyll and Bute Council to see if there is any interest to include site in the Strategic Housing Investment Programme (SHIP). Other delivery mechanisms for affordable housing may be considered for this site.	The site has been marketed as single plots. The site is not currently identified in the Argyll and Bute Council SHIP. The site was cleared of trees to allow investigation works to be undertaken and an application was submitted in April 2019 but then subsequently withdrawn in June 2019. A revised application for planning permission in principle has since been submitted in November 2019 and is being assessed.
Arrochar ED1 Arrochar Economic Development	Landowner: Luss Estates Agent: Delivery Partners: Scottish Water, LLTNPA, Argyll and Bute Council	2020-2022	Planning decision pending for storage container 2020/0124/DET	There is currently sufficient capacity at the Waste Water Treatment Works however engagement with Scottish Water is recommended once final flows are known.	Discuss options with landowner. Encourage planning application to be submitted.	No progress. However, planning permission has been granted for an extension to the Mountain Rescue Centre and 6 new car park spaces. (Reference: 2018/0115/DET) and the Loch Long Jetty Association currently have an application pending for siting of a shipping container for storage purposes (2020/0124/DET).
Arrochar MU1 Land next to 3 Villages Hall Mixed Use	Landowner: Arrochar Hotel Group and Community Development Trust Agent: Opfer Logan Architects and FPS Planning Delivery Partners: Scottish Water, LLTNPA, Argyll and Bute Council	2019-2021	2019/0157/PPP 25% affordable housing requirement	Scottish Water recommended early engagement to discuss service connections.	Encourage detailed planning applications (matters specified in conditions) to be submitted for each phase of the proposal. Work with community to help develop their plans for the community/heritage element.	Application for renewal of Planning Permission in Principle for a mixed-use development comprising community facilities, retail, holiday accommodation and residential development, has been approved in January 2020 (2019/0157/PPP)
Arrochar H3 Church Road Housing 6	Landowner: Luss Estates Agent: None. Delivery Partners: Scottish Water, LLTNPA, Argyll and Bute Council	2023-2024	No planning permission. Affordable housing requirement of 25%.		No immediate action. Longer term housing site.	

Site Reference & Name	Landowner Agent Delivery Partners	Timescale	Planning Status Contributions required	Scottish Water Requirements	Actions	Progress
Arrochar MU2 Succoth Mixed Use	Landowner: Clydebank Developments, and Argyll and Bute Council and Stronafyne Farm Agent: None Delivery Partners: Scottish Water, LLTNPA, Argyll and Bute Council, Community	2020-2022	No planning permission.	Scottish Water advises a Flow And Pressure Test and Drainage Impact Assessment may be required to assess the local network. Early engagement with Scottish Water is recommended.	LLTNPA to work with council, landowner and community to enable footpath upgrade including new bridge. LLTNPA to work with community to investigate funding to enable the removal of invasive species. LLTNPA to encourage prospective developers and future owners to undertake a feasibility study and flood risk assessment to be undertaken.	The land owned by Clydebank Developments Ltd is linked to Ben Arthur site and likely to be sold as one lot. Argyll and Bute purchased land originally for a football pitch. A bid by the Community Development Trust for the land is no longer being progressed. A funding bid for bridge and works was unsuccessful to date, but a replacement bridge remains an aspiration.
Arrochar VE1 Ben Arthur Visitor Experience	Landowner: Clydebank Developments Agent: None. Delivery Partners: Scottish Water, LLTNPA, Argyll and Bute Council and Highlands and Islands Enterprise	2023-2024	Permission lapsed June 2016 (reference 2012/0163/DET) for 130 bed hotel, 36 holiday accommodation units, 16 dwelling houses, chandlery/ cafe bar building and pedestrian walkway.	Scottish Water advises a Flow And Pressure Test and Drainage Impact Assessment may be required to assess the local network. Early engagement with Scottish Water is recommended.	LLTNPA working with landowner, A&B and H&IE to market and secure interest in the site with a view to submitting a planning application for a new proposal. LLTNPA to work with owners and partners to improve the appearance of the site and prevent fly tipping.	LLTNPA and ABC are having ongoing discussions with the owner. Amenity Notice served in July 2016 to clear up site and close road which has been complied with.
Arrochar TR1 Arrochar Pier Transport	Landowner: Crown land Agent: Community Development Trust Delivery Partners: LLTNPA, Argyll and Bute Council	2023-2024	Permission lapsed in 2012 for pontoon (reference 2009/0264/DET). The Community are pursuing a new pontoon at an alternative site.		Ongoing liaison with the community, Argyll and Bute Council and Luss Estates through the Arrochar Forum.	Note: There has been a pontoon built South of the allocation at the old redundant pier, a small floating pontoon has been funded by the community and opened in July 2019 (ref: 2017/0236/DET). In February 2020 an application was submitted for commercial use of the pontoon (2020/0050/DET) and is being determined. There is still potential to develop an additional pontoon at TR1 To create further opportunity.

Balloch

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

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

West Riverside and Woodbank House

Progress: This planning application was recommended for refusal and subsequently withdrawn by the applicants, in September 2019.

Actions: Encourage development on the site in accordance with the Local Development Plan .

Housing Opportunities

Progress: Planning permission granted for 8 homes at Craiglomond ([2016/0200/DET](#)). Turnberry homes have started construction of 24 new homes at Carrochan Road Housing site (ref: [2019/0019/MSC](#)).

Actions: Encourage works to start at Craiglomond. Monitor site delivery at Carrochan Road.

Station Square Placemaking Priority

Progress: Discussions with West Dunbartonshire Council ongoing.

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

Balloch Castle

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

Balloch Pier and Maid

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

Moss O Balloch Car parking

Progress: Complete West Dunbartonshire Council have completed works for the improved and extended car parking in early 2019.

Actions: No further actions required.

Village Square Placemaking Priority

Progress: Completed West Dunbartonshire Council have completed works create an active centre of the village in front of Moss O' Balloch.

Actions: No further actions required.

Balloch

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

West Riverside

Progress:

A planning application for a major development incorporating three allocated sites at West Riverside, Woodbank House, and Station Square Balloch, was submitted on 21st May 2018 (ref: [2018/0133/PPP](#)).

On the 5th of September the Director of Rural Development and Planning published a report recommending refusal of the planning application and it was subsequently withdrawn.

Overall it was deemed that the application did not comply with the Local Development Plan for the National Park and was contrary to the National Park's Aims.

Actions: While land within the West Riverside application site has been identified as suitable for tourism development, it is crucial that any new development protects the character of the existing landscape and the natural and built environment, while making a positive contribution to the area as an international tourism destination.

The next step is to encourage a suitable application for the allocated sites.

Sweeney's Cruises submitted a planning application for the upgrade to their site (ref: [2017/0373/DET](#)). This was approved in January 2018.

Street Designs

The Balloch Street Design project involving the upgrading of the village and station square and Balloch Road has been progressing following several well attended public events. Both the Moss O' Balloch Car parking and village square improvements in front of this have now been completed.

The works resulted in an improved civic space built with quality materials along with new 'street furniture' to create a sense of place.

Works on the station square were put on hold pending progress with the West Riverside masterplan. Given the withdrawal of the application early discussions have been held with partners to explore if the station square can be delivered as a stand alone project and to identify partnership funding opportunities to maximise the budget for the project.



Balloch Charrette Image 2016



Sweeney Cruises—to be redeveloped



Village square completed works

Balloch Progress of allocated sites (not developed)

Site Reference & Name	Landowner Agent Delivery Partners	Timescale	Planning Status Contributions required	Scottish Water Requirements	Actions	Progress
Balloch VE1 West Riverside Visitor Experience	Landowner: Scottish Enterprise, LLTNPA, West Dunbartonshire Council, Pier & Engine House leased to Loch Lomond Steamship Company (LLSC) Agent: Flamingo Land Agent - Peter Brett Associates (PBA) and LLSC Agent – studio KAP Architects Delivery Partners: Community, Scottish Water, LL Water Sports Association, LLSC	2019-2021	The most recent planning application for this site was withdrawn in September 2019 (2018/0133/PPP)	Scottish Water recommends early engagement to discuss service connections.	LLTNPA to encourage suitable application on the site	The application for planning permission in principle for the major development at West Riverside and Woodbank House has been withdrawn by the applicants.
Balloch VE2 East Riverside Visitor Experience	Landowner: West Dunbartonshire Council Agent: None Delivery Partners: LLTNPA, West Dunbartonshire Council	2019-2021	Play park built in 2013 (ref: 2012/0383/DET)		WDC to improve facilities for events such as drainage and parking. Enhance connection to riverside.	As part of the Balloch streetscape project 31 additional car parking spaces have been constructed next to the access road into Moss O'Balloch. Works were completed in 2019.
Balloch VE3 Balloch Castle Visitor Experience	Landowner: Glasgow City Council Agent: ZM Architecture (Feasibility) Delivery Partners: Scottish Water, LLTNPA, West Dunbartonshire Council Community	2019-2021	No planning permission.	Scottish Water recommends early engagement to discuss service connections.	Glasgow City Council, WDC and LLTNPA to progress redevelopment of Castle for reuse. Work with WDC to assess funding options to fulfil preferred options identified in the Council's feasibility study.	Significant restoration works completed and scaffolding removed. WDC completed a feasibility report in March 2017. Progress has stalled.
Balloch VE4 Woodbank House Visitor Experience	Landowner: Flamingo Land Agent: Peter Brett Associates (PBA) on behalf of Flamingo Land (prospective developer) Delivery Partners: Scottish Water, LLTNPA, West Dunbartonshire Council, Scottish Enterprise, Community	2019-2021	The most recent planning application for this site was withdrawn in September 2019 (2018/0133/PPP)	Scottish Water recommends early engagement to discuss service connections.	LLTNPA to encourage suitable application on the site	The application for planning permission in principle for the major development at West Riverside and Woodbank House has been withdrawn by the applicants.

Balloch Progress of allocated sites (not developed) continued

Site Reference & Name	Landowner Agent Delivery Partners	Timescale	Planning Status Contributions required	Scottish Water Requirements	Actions	Progress
Balloch MU1 The Old Station Mixed Use Visitor Experience & Transport	Landowner: Scottish Enterprise and Sweeney's Cruises Agent: Peter Brett Associates (PBA) Delivery Partners:- Scottish Water, LLTNPA, West Dunbartonshire Council, Scottish Enterprise, Community, Sustrans	2019-2021	The most recent planning application for this site was withdrawn in September 2019 (2018/0133/PPP) Renewal application for upgrade to Sweeney's cruises yard has been approved (2017/0373/DET).	Scottish Water recommends early engagement to discuss service connections.	Work with partners to ensure road upgrades and public realm is improved between Train Station and Visit Scotland Centre at Old Station	Public consultation event was held Nov 2017 and a planning application was submitted May 2018. Road improvements including enhanced arrival/public realm are a separate project led by West Dunbartonshire Council. The station works will be part of Phase 2 of the streetscape project, village square to be undertaken as Phase 1. Given the withdrawal of the West Riverside application timescales will be reviewed and may require amending. The upgrade to Sweeney Cruises was approved Aug 2018.
Balloch MU2 Carrochan Road Mixed Use Housing and Parking	Landowner: West Dunbartonshire Council Agent: None. Delivery Partners: Scottish Water, LLTNPA, West Dunbartonshire Council Community	2019-2020	Planning permission approved for 12 houses and 12 flats (2019/0019/MSC).	Scottish Water recommends early engagement to discuss service connections.	LLTNPA to monitor construction progress and to ensure all planning conditions are met.	Turnberry Homes received Planning permission for Matters Specified in Conditions (i.e. for the detailed design and layout) in April 2019. They have since commenced construction, which is progressing well but has experienced some delay due to COVID-19. Note: planning permission did not require affordable housing contribution given delivery of public car parking as planning gain.
Balloch H1 North of Craiglomond Gardens Housing 8	Landowner: In administration, land for sale Agent: None Delivery Partners: Scottish Water, LLTNPA, West Dunbartonshire Council Community	2022-2023	Planning permission approved for 8 two-bed cottage flats (2016/0200/DET). Affordable housing requirement of 25%.	Scottish Water recommends early engagement to discuss service connections.	Site to be sold. Encourage new owner to implement the planning permission before expiry in 2020.	Planning permission granted. No affordable housing required given planning history of site, brownfield constraints and proposal is for small 'starter' size homes (2-bed flats approx. 70sqm). Also, there is off-site delivery of affordable homes at windfall site, Dumbain Road, edge of Balloch.
Balloch TR1 Loch Lomond Shores Transport	Landowners: Loch Lomond Shores for Drumkinnon Bay, West Dunbartonshire Council own Balloch Pier, National Park Authority own slipway and pontoon. Delivery Partners: Loch Lomond Steamship Company, Community	2019-2020	Planning permission approved (2012/0104/DET) for pontoon at Drumkinnon Bay. No planning permission required for repairs to Balloch Pier.		Refurbishment of main Balloch pier for Maid of Loch. Improve strong connections to water based transport.	The Pier at Balloch has been refurbished and a new pontoon is in operation within Drumkinnon Bay.

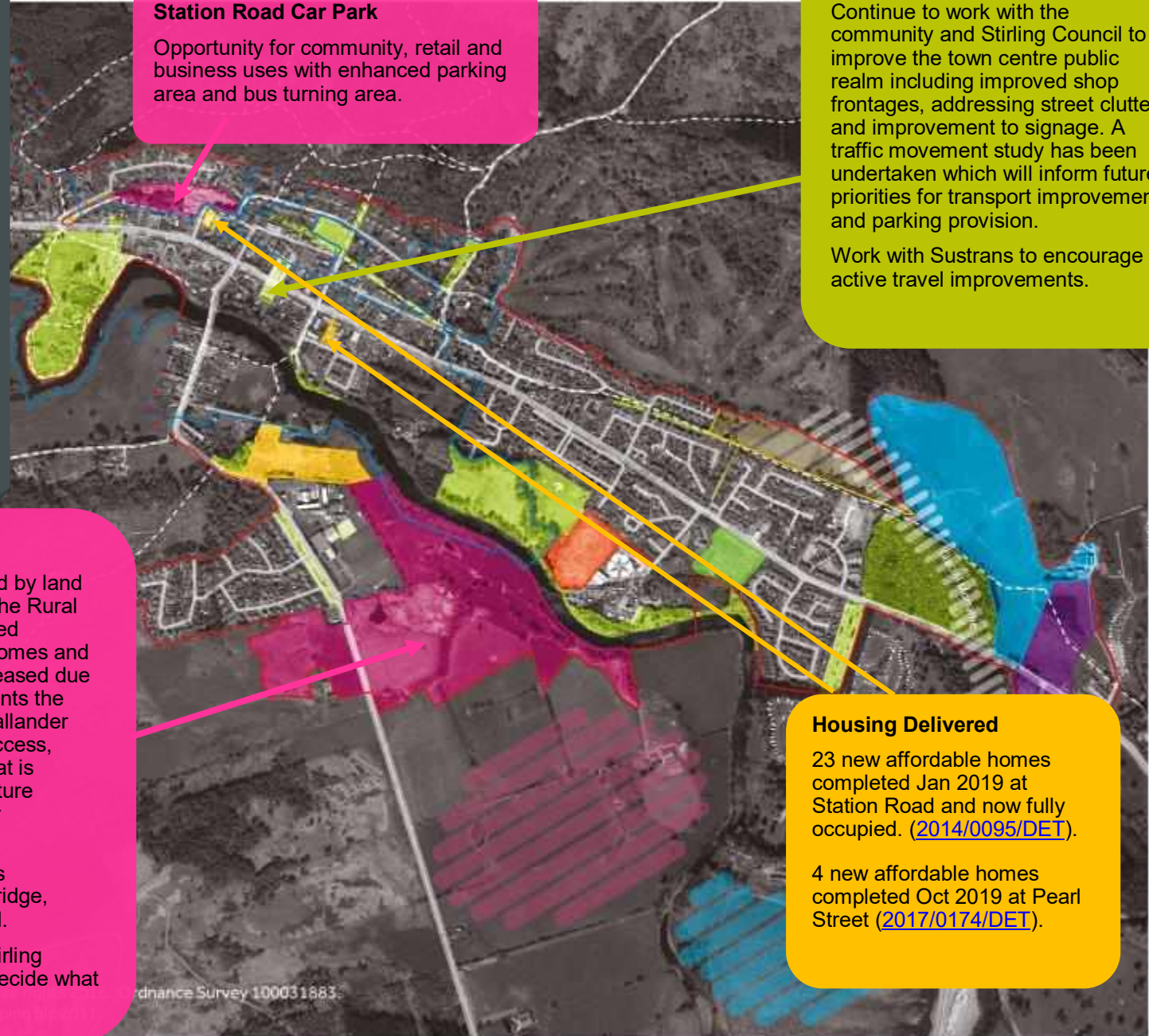
Callander

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

Callander has the opportunity to:

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

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



Station Road Car Park

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

Town Centre Placemaking Priority

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

Work with Sustrans to encourage active travel improvements.

Callander South

Preliminary design options to be created by land owner and agents. The part owned by the Rural Stirling Housing Association has received planning permission for 50 affordable homes and construction commenced on this, but ceased due to COVID 19. 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.

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

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

Housing Delivered

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

4 new affordable homes completed Oct 2019 at Pearl Street ([2017/0174/DET](#)).

Callander

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

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



Active travel bridge concept

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

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



Callander South—Claish Farm site

Progress: Rural Stirling Housing Association have started construction on the 50 affordable homes on part of Claish Farm site (ref. [2019/0098/DET](#)). Construction temporarily ceased due to COVID 19.

The application site represents part of a wider area of land within the MU2 'Claish Farm' allocation. Stirling Council have commissioned consultants to look at opportunities for tourism development at Claish Farm and the wider Callander area. A draft feasibility study has been drawn up.

Actions: NPA to continue monitoring Rural Stirling Housing Association site progress.

Landowner/developer to develop proposals for remaining part of the site in consultation with LLTNPA.



Ancaster Square -Concept from 2016

Progress: In addition to the improvements to Ancaster Square public realm, recent work includes a traffic movement study and surveys on parking use which provides the evidence base for future decisions on parking provision and active travel improvements to create routes that will better connect the services and facilities throughout Callander with local residents.

Stirling Council had discussions with Callander community council about the timetable for progressing the Community Parking Management Plan.

Actions: Sustrans, Stirling Council and LLTNPA to progress detailed design and consider parking. Stirling Council aimed to set up a steering group in 2020 for the Community Parking Management Plan. Thereafter, further community engagement is planned to gather feedback on issues with parking in the town.

Callander Progress of allocated sites (not developed)

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

Callander Progress of allocated sites (not developed) continued

Site Reference & Name	Landowner Agent Delivery Partners	Timescale	Planning Status Contributions required	Scottish Water Requirements	Actions	Progress
Callander ED1 Lagrannoch Industrial Estate Economic Development	Landowner: Stirling Council Agent: Unknown Delivery partners: Scottish Water, LLTNPA, Stirling Council	2019-2023	No planning permission	Scottish Water advise: a) early engagement, b) limited capacity at the waste water treatment works and Drainage Impact Assessment required, and c) Network investigations may be required to assess the local network.	Work with Stirling Council, Economic Development to safeguard potential route of road bridge subject feasibility study. Encourage planning application to create small to medium enterprises.	Bridge feasibility study undertaken with Stirling Council involved.
Callander MU1 Station Road Mixed Use of Retail, Business, Car parking and Transport	Landowner: Stirling Council Delivery Partners: Scottish Water, LLTNPA, Stirling Council, Community Development Trust	2019-2023	No planning permission	Scottish Water advise: a) early engagement, b) limited capacity at the waste water treatment works and Drainage Impact Assessment required, and c) Network investigations may be required to assess the local network.	Encourage planning application to be submitted subject to car parking strategy.	Stirling Council are not actively marking the site. The Community Development Trust have submitted an asset transfer request to the Council to take over this site amongst others owned by the Council. Updates available on the Trust's website https://incallander.co.uk/ccdt_assettransfer .
Callander MU2 Claish Farm Mixed Use of Visitor Experience, Economic Development, Housing (90 Homes) & Playing Field	Landowner: Mr & Mrs Gray and Rural Stirling Housing Association Agent: Geddes Consulting - Bob Salters Delivery Partners: Scottish Water, LLTNPA, Stirling Council, Historic Environment Scotland, SEPA.	2019-2024	Planning permission approved (2019/0098/DET) for 50 affordable homes. Developer contributions inc 33% affordable housing, potential education contribution and new bridge contribution.	Scottish Water advise: a) early engagement, b) limited capacity at the waste water treatment works and Drainage Impact Assessment required, and c) Network investigations may be required to assess the local network.	Landowner to implement Planning permission. Landowner/developer to develop proposals for remaining part of the site in consultation with LLTNPA.	Agent on behalf of landowner has carried out assessments in relation to road capacities and continues to market the site. A multi-agency approach is being taken to make progress on the site. RSHA received planning permission for 50 new affordable homes on 26th August 2019 (2019/0098/DET) . The site is identified within Stirling Council Strategic Housing Investment Programme (SHIP) and construction has started early 2020.

Callander Progress of allocated sites (not developed) continued

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

5. PLACEMAKING PRIORITIES (PP) – ALL OTHER VILLAGES

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



Aberfoyle Placemaking Priority

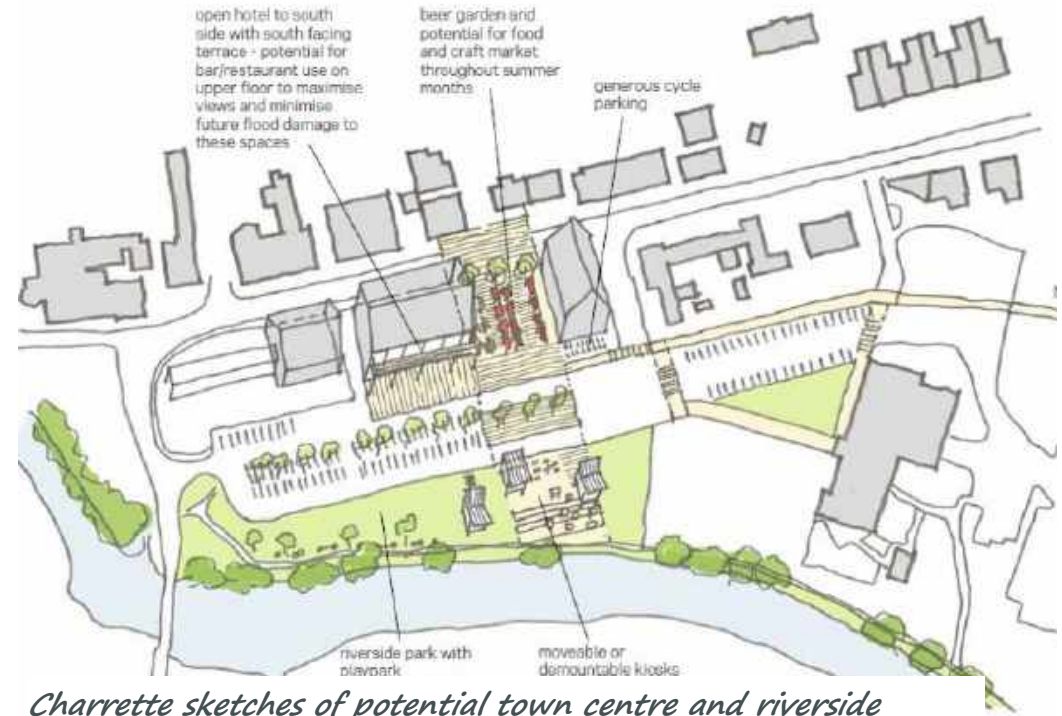
Support improvements to main street and riverside car park

The 2013 charrette and other community engagement identified the opportunity to enhance and improve two key areas within the village centre- the main street and the Riverside area. Both are busy visitor areas and offer scope for improved public space and realm, and opportunity to better utilise the Riverside setting with more activities and enterprises aimed at outdoor recreation, food and drink and craft market activity.

In 2018 Strathard Community Trust secured LEADER funding for 2018/20 to develop and then implement a sustainable economic development strategy. This work was undertaken by the agency Vis-à-Vis and overseen by a steering group consisting of representatives from; Strathard Community Trust, Stirling Council, Loch Lomond and The Trossachs National Park, Forestry and Land Scotland and LEADER. In 2020 Vis-a-Vis will produce a Strategic Tourism Plan for the area.

Over the last two years Aberfoyle has seen a boost in activity with the majority of shops being brought back into use. A variety of services and shops can be found; bakery, café, bike hire shop, community run garage and most recently escape rooms and new gift/craft shop. A website to support Aberfoyle as a destination was also created (goaberfoyle.co.uk) and close partnership working with Stirling Council continues to deliver aspirations such as improved signage and a new changing places toilet. The area is also building its reputation as gravel cycling destination.

Flooding remains a key issue within Aberfoyle. The original flood alleviation scheme was unsuccessful at gaining funding. Following further public consultation and two flooding events, the scheme was reviewed, amended and submitted as an application the next cycle of funding.



Charrette sketches of potential town centre and riverside



Blairmore Placemaking Priority

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

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

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

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

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



Location of Placemaking Priority



Open Space Enhancement

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

Village Green Plans

Progress: Community Grant awarded to Blairmore Village Trust to create indicative designs for development of the Green; these have been completed. Engagement with the wider community is now planned in order to consider next steps that enable maximum environmental and socio-economic benefits are achieved.



Drymen Placemaking Priority

Support improvements to the village square

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



Progress: Drymen Community Development Trust (CDT) and East Loch Lomond Community Development Trust commissioned a feasibility study with the help of the Sustrans Community Links funding, and with support of National Park and Stirling Council staff. The study investigated options for safe shared-use links between Drymen and Balmaha. The study also looked at the public square in Drymen and the parking and road around this in order to identify opportunities to improve the space for walking and cycling and locating an Active Travel hub (i.e. secure cycle storage, public bicycle pump and repair tools). The feasibility study includes preliminary designs in and around the square to make this a more people friendly experience to move around. Drymen CDT are investigating fundraising options for public realm improvements for the road around the Winnoch Hotel and Village Square.

Action: Drymen Community Development Trust and the National Park staff will work together to decide on the most appropriate community engagement process to move from preliminary to detailed designs securing local community approval. Alternative smaller scale works will be considered as part of the engagement.



Charrette illustration of the village square 2014

Tarbet Placemaking Priority

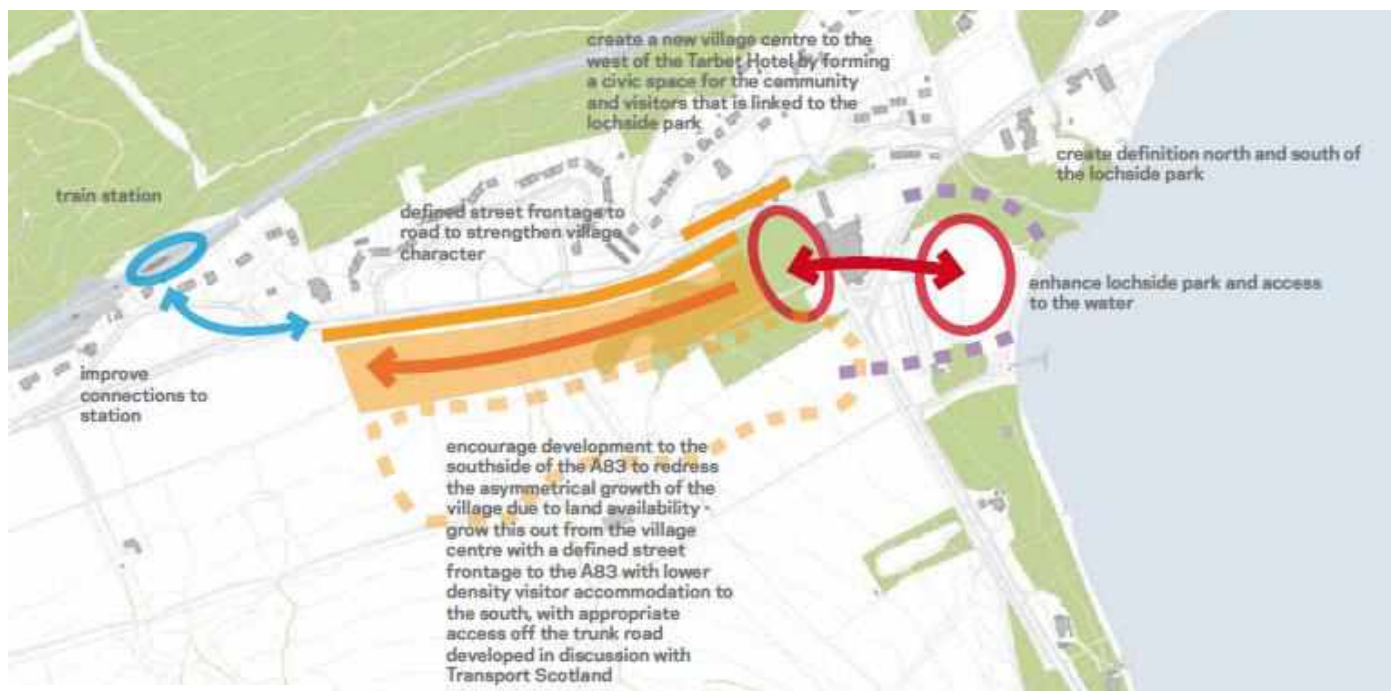
Support preparation of a master plan for central Tarbet to co-ordinate linkages between development opportunities including safe crossing/access to the A82/A83.

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

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

The National Park Authority owns the open recreational space with associated loch frontage, including the car park, kiosk and public toilets. There is an opportunity to stimulate development of the other sites through improvements to this site by enhancing visitor car parking and facilities. The car parking area was resurfaced early 2018 and a new tenant is now operating the café. Improvements works to the toilet and café facilities have been completed in 2019 and this was made possible through the Scottish Government Rural Infrastructure Fund.

A Proposal of Application Notice was received in August 2019 for the formation of a village square and erection of a tourism and mixed use development with associated traffic calming measures, infrastructure and landscaping in Tarbet (ref: [2019/0209/PAC](#)). This includes several allocated sites and pre-application consultation is the first step in the process for a [Major Development](#) application. The pre-application consultation event took place in September 2019.



Charrette sketch

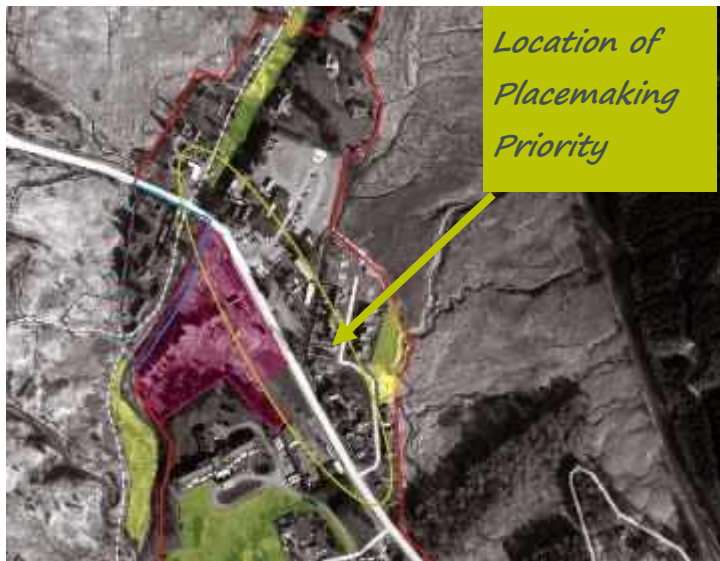
Tyndrum Placemaking Priority

Support public realm improvement

A charrette took place in 2013 highlighting that within Tyndrum there are limited opportunities to stop and linger and enjoy what Tyndrum has to offer.

Following planning permission being granted for the gold mine in October 2018 (ref: [2017/0254/MIN](#)) works started on site in December 2018. The new road junction is now complete, a new bridge across the Crom Allt river is now complete and the additional car parking has now been created at Dalrigh car park. It is hoped to stimulate development of Tyndrum and realise the community's aspiration of a visitor centre with a gold/geology theme.

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



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

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

Tyndrum and Crainlarich are covered by the **Strathfillan Community Action Plan**, which is currently being reviewed and work has been undertaken to identify development opportunities and aspirations for their place. This work has currently paused due to the COVID-19 outbreak.

So far a workshop with the community was held in November 2019 in Crainlarich. Subsequently an online app was developed by the NPA together with the Community Partnership. This used the outcome of the Place Standard exercise as a basis to inform questions. The app went live and provided an opportunity for the community and business owners to add their own comments and ideas to the results, in attempt to further the reach of engagement. The results of this will feed into the final Community Action Plan.

Further work was undertaken with Planning Aid Scotland to gather the views of young people in the communities of Strathfillan and Killin and they produced a zine which can be viewed [here](#). The outputs of the zine will feed in directly to the final community action plans for each community.

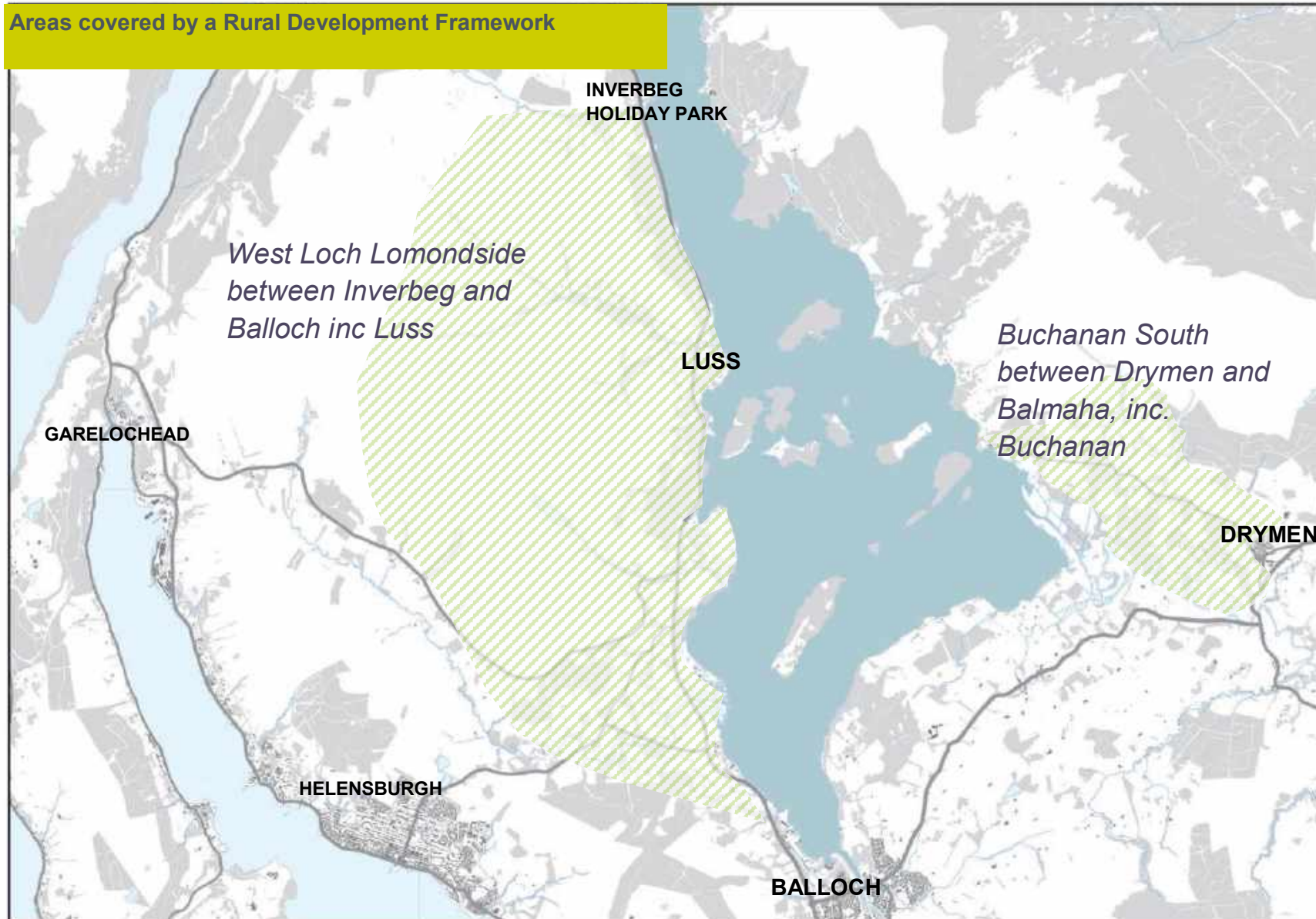


Charrette sketches



6. RURAL DEVELOPMENT FRAMEWORKS

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



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West Loch Lomondside Rural Development Framework

Increase economic activity, the supply of housing and improve infrastructure

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

New Homes

On the [28th October 2019 the Planning and Access Committee](#) were minded to approve eight planning applications for housing subject to a legal agreement to control the phasing and affordable housing.

The applications submitted by Luss Estates Company have been assessed as one interlinked development package. This is an approach that is enabled in this area through the Rural Development Framework (RDF) and allows for cross funding of development, where this helps achieve an agreed overall development strategy to stimulate and strengthen the rural economy and sustain the local population.

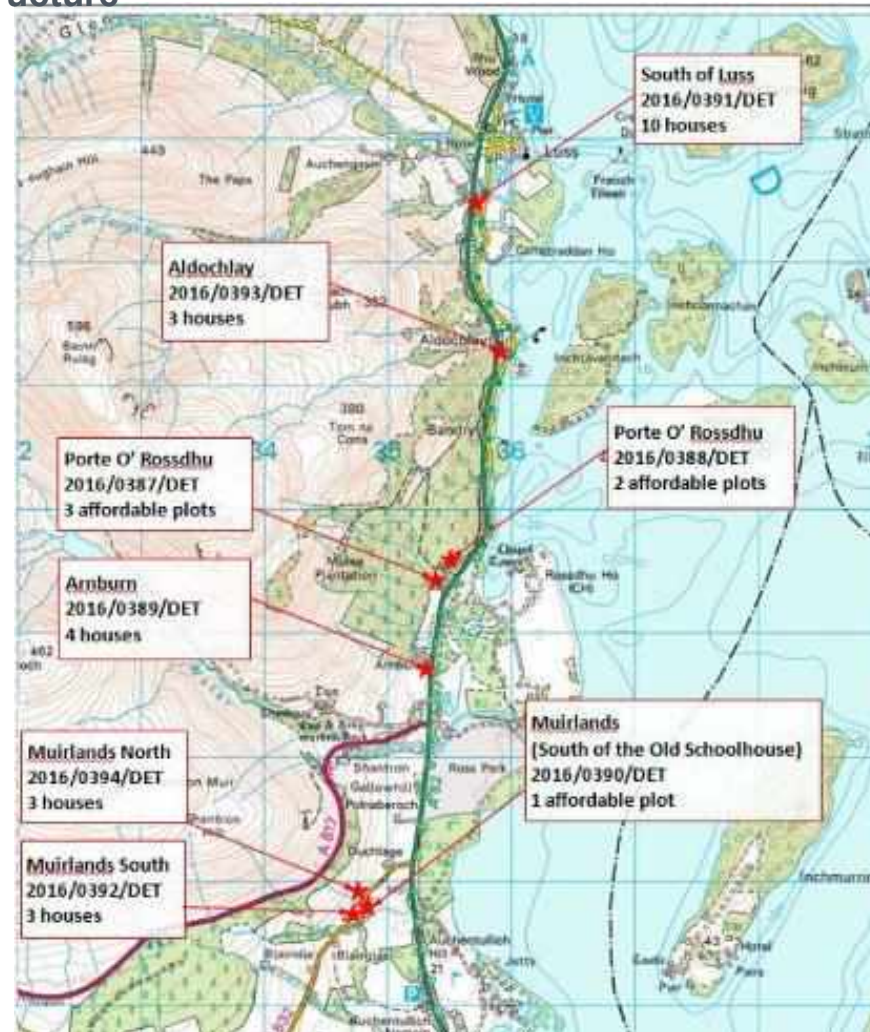
The application sites are all located within the West Loch Lomondside area covering Luss and a number of smaller rural communities in the surrounding countryside including Aldochlay, Port of Rosdhu, Arnburn and Muirlands.

The 5 affordable homes in Luss (ref 2015/0441/DET) that were completed in 2017 by Link Housing Association formed part of this package, as Luss Estates had provided the land and financial assistance to assist delivery of these homes which counted towards an increase in affordable housing within the area. The provision of a community village green within Luss is also included, which has planning permission and some of the works taken place (ref. 2015/0240/DET).

The eight housing applications will potentially deliver 29 new homes. Ten of these will be delivered on the allocated housing site Luss H1 and six of these will be made available at a 30% discount from open market value to make them affordable to those on modest incomes. Plots are already being marketed.

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

Action: Legal Agreement still to be signed off..



New sense of arrival

The re-opening of the redundant filling station gave the northern entrance to the village a renewed sense of arrival. Unfortunately the filling station building was burnt down and a temporary pop up caravan has been sited in its place.

There is further work to be undertaken at both entrances to the village: To the north, alongside the filling station, retail/workshop units is being considered for renewal (2019/0205/DET), which includes attractive new public realm proposals including trees and high quality surfacing, and to the south, a new public open space was implemented before expiring still needs to be completed. An application is pending for a new car park to the south of the village (ref 2019/0070/DET).

Buchanan South Rural Development Framework

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

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

Recreation networks

Progress:

Work has been underway to improve the Conic Hill path ([2017/0143/DET](#)), with the lower section complete in 2017 and the upper section recently gained planning permission but work has not yet commenced. This is part of the Mountains and People project. Also, see previous page, regarding the Pontoon at Balmaha.

A feasibility study was commissioned by the Drymen and East Loch Lomond Development Trust, which among other aspects looked at developing options for improving cycle links between Balmaha and adjacent villages.

The first section of shared use path into Balmaha received planning permission in 2019 ([2018/0071/DET](#)) and an application for the final section taking the path right into the car park is currently pending decision ([2020/0082/DET](#)). Work on the [2018/0071/DET](#) permission has not yet begun as this forms part of a funding bid submitted to Sustrans. If successful the goal is to complete that section on time for summer 2021.

In February 2020 a two year temporary permission was given to 70 car parking spaces on vacant land adjacent of Balmaha House ([2019/0252/DET](#)). This application was retrospective as the car park had already been formed, whilst this is aimed at alleviating existing parking pressures further consideration is required in terms of investment in longer term solutions aimed at reducing car pressures in hotspots such as Balmaha.

Action: Await redetermination of funding bid for first section of active travel route into Balmaha.

Further actions to be taken in and around Balmaha will look at improving connections to the loch, pier, viewpoints and walking/cycling routes for local people and visitors and place greater emphasis on the network of forest paths for off-road recreation.

Conversions and homes in connection with rural businesses

At a group of farm buildings on the edge of Balmaha, Auchengyle, approval was given for three dwellings in 2015 ([2015/0086/DET](#)) which expired in July 2018. No further proposals have been submitted for this site.



Auchengyle Farm & Steadings, Balmaha

Buchanan Castle Estate, Quarry



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

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

Buchanan South Rural Development Framework

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

Key Development site



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

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

Housing Opportunity

Progress: Planning application approved in March 2018 for 22 homes to be delivered by Rural Housing Stirling Association Ref: [2016/0399/DET](#). The East Loch Lomond Community Trust (ELLCT) has secured funding from the Scottish Land Fund to

purchase land and services for four community owned homes for key workers, which will be managed by Rural Stirling Housing Association. Works were planned to start in 2020. COVID 19 has caused delays to the anticipated site start, however the planning permission was granted in February 2020 for the wastewater treatment plant - ([2019/0210/DET](#)), a crucial element to site progress.

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

Water access

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

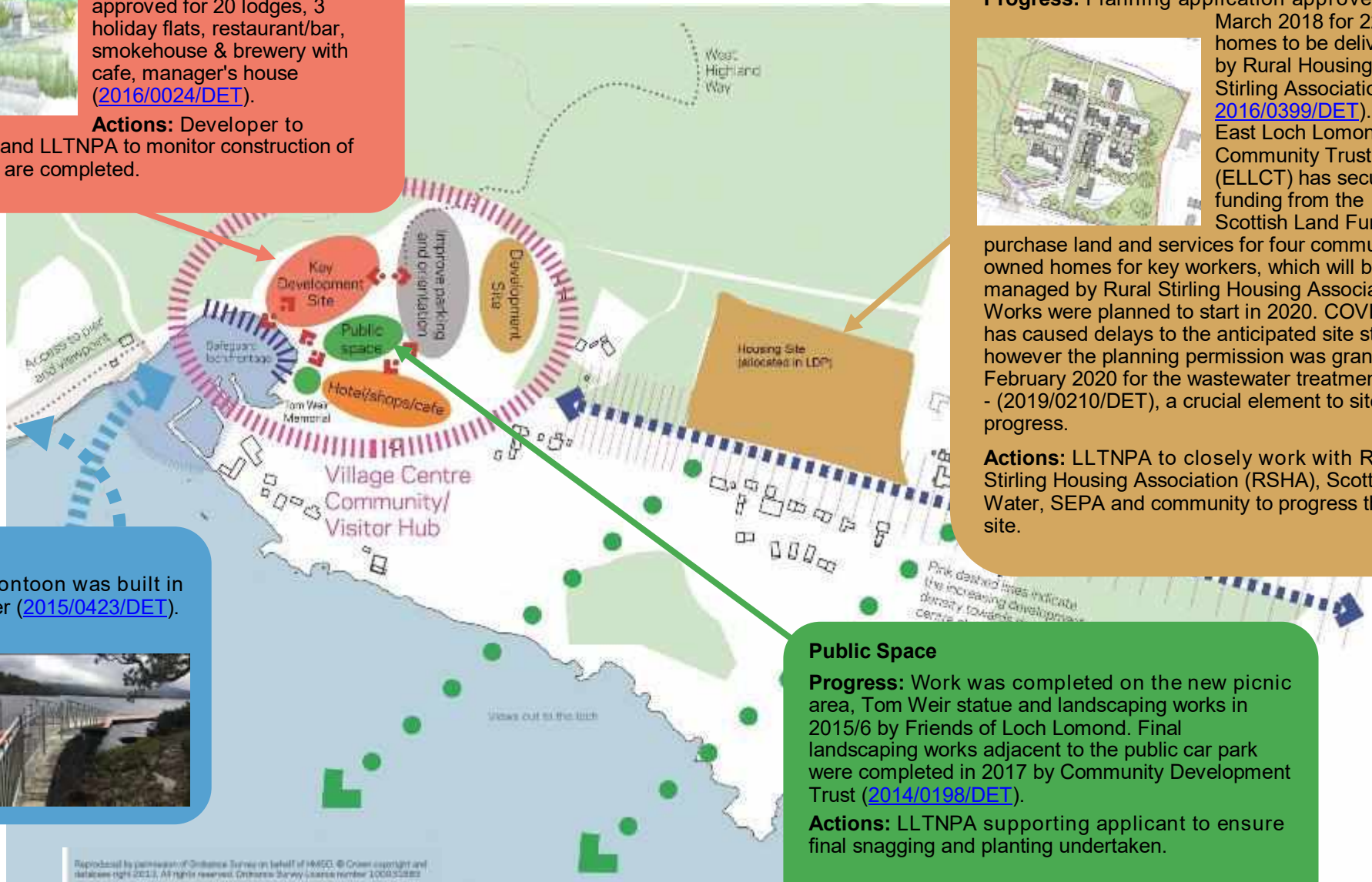
Actions: At bay, improve water access by engaging with landowner.



Public Space

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

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



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

Stirling Council Area

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

Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Scottish Water Requirements	Actions required	Progress August 2020
Aberfoyle						
Aberfoyle ED1 Forestry Commission Service Yard Economic Development	Landowner: Forest Enterprise Scotland Agent: None Delivery Partners: Scottish Water, LLTNPA, Stirling Council	N/A	No planning permission as the site is currently used as offices, storage and service yard.	Scottish Water recommends early engagement to discuss service connections.	Landowner, Forest Enterprise Scotland, due to their new status is to consider options for this site.	Site is currently being used as a forest yard with no change to this anticipated. There may be potential to accommodate further economic uses.
Balmaha						
Balmaha H1 Forestry Commission site Housing 15 Homes (proposal for 22 new homes)	Landowner: Rural Stirling Housing Association (gifted from Forest Enterprise Scotland) Agent: John Gilbert Architects Delivery Partners: Scottish Water, LLTNPA, Stirling Council, RSL.	2019-2021	Planning application approved (2016/0399/DET) for 20 affordable homes – 10 for social rent, 6 houses for low cost home ownership (shared equity) and 4 local workers to rent and 2 self build general needs plots. 100% affordable housing contribution required.	Land needs serviced. Scottish Water advises that there is very limited capacity at Balmaha Waste Water Treatment Works. If Scottish Water's 5 Growth Criteria are met a growth project will be initiated to accommodate future development needs.	Work with RSHA to discharge conditions. LLTNPA to closely work with landowner (FCS), Rural Stirling Housing Association (RSHA) and community to progress the site.	Planning Application approved on 26th March 2018 following removal of objection from SEPA and agreement from Scottish Water on investment plan for water supply. Planning permission was granted in February 2020 for the wastewater treatment plant (2019/0210/DET). Site is identified in latest Stirling Council Strategic Housing Investment Plan Programme (SHIP) for 2020/21. Applicant has completed compensatory planting and is in the

Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Scottish Water Requirements	Actions required	Progress August 2020
						process of discharging outstanding pre-start conditions. Project tender is currently with Scottish Government. COVID 19 has caused some delays, it is anticipated this will be completed in Oct 2021. The East Loch Lomond Community Trust (ELLCT) has secured funding from the Scottish Land Fund to purchase land and services for four community owned homes for key workers, which will be managed by RSHA.
Balmaha TR1 Balmaha Bay Transport Proposal	Landowner: Private Agent: None. Delivery Partners: Scottish Water, LLTNPA, Stirling Council	2020-2021	No proposals		Engage with landowner.	No change.
Crianlarich						
Crianlarich H1 Willowbrae Housing (6 Homes)	Landowner: Stirling Council Agent: None Delivery Partners: LLTNPA, Stirling Council, Transport Scotland	2024-2027	Allocated Site 25% requirement for on-site affordable housing.		Land to be marketed and serviced. Develop access strategy for the site as adjacent to A85 in consultation with Transport Scotland.	Not included within Stirling Council Strategic Housing Investment Plan at present. Early discussions with Stirling Council have taken place.

Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Scottish Water Requirements	Actions required	Progress August 2020
Crianlarich ED1 Railway Station Economic Development (0.89Ha)	Landowner: Network Rail Agent: None Delivery Partners: LLTNPA, Stirling Council.	N/A	Allocated Site		To consider suitability of allocation in next Local Development Plan following owner's comments.	Site is currently being used as a railway yard and there are no further economic opportunities on this site identified
Croftamie						
Croftamie H1 Buchanan Crescent Housing (5 Homes)	Landowner: Private Agent: None Delivery Partners: LLTNPA, Stirling Council, Scottish Water, RSL.	2021-2022	Allocated Site 50% requirement for on-site affordable housing.	Scottish Water advises there is currently limited capacity at Croftamie Waste Water Treatment Works. Early engagement with Scottish Water is recommended.	Owner to market the land and sell to a developer. Land to be serviced.	Planning application has been submitted by the RSHA for 14 affordable homes (2020/0039/PPP). Site is identified in Strategic Housing Investment Plan for 2020/21 to be completed June 2022.
Croftamie VE1 Pirniehall Visitor Experience Site has listed building that is on building at risk register.	Landowner: Fortune properties Delivery Partners: LLTNPA, Historic Environment Scotland (HES), Scottish Water.	2020-2021	Allocated Site. Included on Buildings at Risk Register.	Scottish Water advises there is currently limited capacity at Croftamie Waste Water Treatment Works. Early engagement with Scottish Water is recommended.	LLTNPA to liaise with Stirling Building Standards and seek discussion with owner to discuss potential for the building and wider site. HES to be kept informed of any progress. LLTNPA to encourage owner to market site for hotel/educational facility with possibility of housing to enable development.	In October 2019 there was a fire within the steading building of Pirniehall, which caused it to burn down. The main building was not affected; however, this is falling into disrepair with the roof now having collapsed. The building is on the 'building at risk register'. Tree Preservation Order (TPO) review undertaken on site in 2018; all trees remain under a TPO.

Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Scottish Water Requirements	Actions required	Progress August 2020
Drymen						
Drymen H1 Stirling Road Housing 36 Homes and car park	Landowner: MacTaggart and Mickel Homes Ltd. Agent: Icen Projects Ltd. Delivery Partners: LLTNPA, Stirling Council.	2020-2022	Pending a section 75 agreement for 88 homes which includes Drymen LT1. Planning Ref no. 2018/0139/DET .	Scottish Water advises that there is limited capacity at Drymen Waste Water Treatment Works and a Drainage impact assessment may be required.	Section 75 agreement to be secured prior to granting planning permission.	On the 29th July 2019, the committee were minded to approve 88 homes subject to a legal agreement and the details of the agreement are pending completion. The agreement is needed to secure the affordable homes provided by Rural Stirling Housing Association (RSHA) and also to provide a financial contribution towards education. Of the 88 homes 30 are designated to be social rented affordable homes provided by RSHA and 14 to be sold at a discount to market value in perpetuity. Anticipated to be completed by December 2021.
Drymen H2 Laurelfields Housing 10 Homes	Landowner: Mr John Ferrier Agent: Unknown Delivery Partners: LLTNPA, Stirling Council, Scottish Water, RSL.	2021-2022	Planning permission approved September 2017 (reference 2015/0241/DET) for 10 homes (4 flats and 6 semi-detached houses) 50% requirement for on-site affordable housing but 100% to be delivered.	Scottish Water advises that; a) There is currently limited capacity at Drymen waste water treatment works and Drainage Impact Assessment may be required. And b) There is also sewer infrastructure running through this site. Early engagement with Scottish Water re: diverting mains is recommended.	Support the developer to deliver the site and overcome any barriers to development including discharging of conditions.	The owner/developer is unable to finance the project and attempts to sell to another developer have proven unsuccessful. The site has been removed from the Strategic Housing Investment Plan Programme (SHIP) funding programme for the next 3 years.

Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Scottish Water Requirements	Actions required	Progress August 2020
Drymen LT1 South Stirling Road Housing 30 Homes	Landowner: MacTaggart and Mickel Homes Ltd. Agent: Icen Projects Ltd. Delivery Partners: LLTNPA, Stirling Council, Scottish Water.	2020-2022	Pending a section 75 agreement for 88 homes view Drymen H1. Planning Ref no. 2018/0139/DET .	Scottish Water advises that there is limited capacity at Drymen Waste Water Treatment Works and a Drainage impact assessment may be required.	Section 75 agreement to be secured prior to granting planning permission.	Pending a section 75 agreement for 88 homes. See linked site - Drymen H1.
Drymen MU1 Former Salmon Leap Mixed Use Economic Development and Housing (4 Homes)	Landowner: Private Agent: MW Consultants Delivery Partners: LLTNPA, Stirling Council, Scottish Water.	2022-2024	No planning permission. Tree works consent (2015/0235/TRE) to allow survey work for proposed development. Affordable housing requirement 50%.	Scottish Water advises that there is limited capacity at Drymen Waste Water Treatment Works and a Drainage impact assessment may be required.	Discuss with owner/agent Land to be serviced	Early discussions have taken place with the agent in 2017. No further progress. Note: site included in charrette outcomes from 2014 and sketch ideas prepared.
Drymen RA1 Drymen South Rural Activity Area 0.75 Ha	Landowner: Private Delivery Partners: LLTNPA, Scottish Water	2020-2021		Scottish Water advises that there is limited capacity at Drymen Waste Water Treatment Works and a Drainage impact assessment may be required.	Land to be marketed Discuss with owner/agent Land to be serviced	Early discussions with owner taken place
Drymen TR1 Balmaha Road Transport	Landowner: Stirling Council Delivery Partners: LLTNPA, Stirling Council.	2020-2021			LLTNPA discuss options with Stirling Council for low density overflow car parking with appropriate soft landscaping to main visual amenity.	No change.
Drymen VE1 Drumbeg	Landowner: Private	2020-2021		Scottish Water advises that there is	Discuss with owner/agent	The land went to auction and was sold to a new

Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Scottish Water Requirements	Actions required	Progress August 2020
Visitor Experience	Delivery Partners: LLTNPA, Stirling Council, Scottish Water			limited capacity at Drymen Waste Water Treatment Works and a Drainage impact assessment may be required.	Land to be serviced	owner in March 2019. Various pre-application discussions have taken place.
Gartmore						
Gartmore H1 Park Avenue Housing 6 Homes	Landowner: Private Agent: DM Hall Delivery Partners: LLTNPA, Stirling Council.	2024-2026	Application in for Planning Permission in principle, currently pending decision 2019/0202/PPP			The application for this site (2019/020/PP) went to Committee in January 2020 where it was refused. This went to appeal at the DPEA and refusal was upheld. https://www.dpea.scotland.gov.uk/CaseDetails.aspx?ID=120962
Killin						
Killin ED1 Roads Depot Economic Development 0.35 Ha	Landowner: Stirling Council Delivery Partners: LLTNPA, Stirling Council, Community	N/A	No planning permission.		Land to be marketed Discuss with owner/agent Land to be serviced	Landowner indicated no plans to develop the site. Site is currently being actively used as a Roads Depot and Bus turning point and there are no further economic opportunities on this site identified
Lochearnhead						
Lochearnhead H1 Former holiday centre Housing 12 Homes	Landowner: Tommy Gilmartin Agent: Unknown Delivery Partners: LLTNPA, Scottish Water	2021-2022	Planning permission granted and development initiated. (Reference: 2007/0194/DET)	Scottish Water advises that there is currently very limited capacity at Lochearnhead waste water treatment works. There are also network issues in this	Land to be marketed Discuss with owner/agent Land to be serviced	Preliminary works have been undertaken to remediate the site and remove structures associated with the former holiday centre.

Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Scottish Water Requirements	Actions required	Progress August 2020
			No requirement for affordable housing.	area and therefore Drainage Impact Assessment may be required. Flow and Pressure Tests may be required for water supply.		
Lochearnhead MU1 Former garage Mixed Use Visitor Experience and Economic Development 0.9 Ha	Landowner: Private Delivery Partners: LLTNPA, Scottish Water, Stirling Council, Transport Scotland	2021-2022	No Planning Permission. Previous permission in principle for mixed use tourism, retail, commercial and business development expired in 2012 (reference: 2009/0245/PPP)	Scottish Water advises currently very limited capacity at Lochearnhead waste water treatment works. There are also network issues in this area and a Drainage Impact Assessment may be required. Flow and Pressure Tests may be required for water supply.	Discuss with owner/agent Develop access strategy for the site as adjacent to A85 in consultation with Transport Scotland.	No change. Land still being marketed by Graham and Sibbald, old garages cleared from site end of 2016. Our work with Sustrans in 2020 on a place making and active travel project in Lochearnhead stimulated discussions about this site with the community and landowner. New uses were considered and hopefully this will help with marketing the site.
Tyndrum						
Tyndrum MU1 Clifton Mixed Use Visitor Experience and Economic Development (1.7Ha)	Landowner: Highland Heritage Hotels Agent: None Delivery Partners: LLTNPA, Stirling Council, Scottish Water	2020-2021	No planning permission. Application pending - 2018/0355/PPP A 2009 permission has expired for 5 affordable homes and 2004 permission for mixed use dev.	There is currently sufficient capacity at Tyndrum water treatment works and Tyndrum waste water treatment works however, network investigations may be required. Early engagement with Scottish Water is recommended.	Owner to market to developer. LLTPNA to discuss options with owner/agent. Land to be serviced.	Application has been submitted for planning permission in principle for a mixed use proposal. It is currently going through planning assessment.

Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Scottish Water Requirements	Actions required	Progress August 2020
Strathfillan Rural Activity Area						
Strathfillan RA1 Rural Activity	Landowner: SAC Agent: None Delivery Partners: LLTNPA, Stirling Council	2020-2021	No planning permission.		LLTNPA to discuss options with owner/agent. Opportunity for expansion of education and other resource related activities in association with existing farming and research operated by the college.	No change.

Argyll and Bute Council Area

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

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

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

Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Scottish Water Requirements	Actions required	Progress August 2020
Luss						
Luss H1 Land North of Hawthorn Cottage Housing10 Homes	Landowner: Luss Estates Agent: Hay Partnership Delivery Partners: LLTNPA, Scottish Water, Argyll and Bute Council	2021-2022	Pending planning application for 10 detached houses (reference 2016/0391/DET).	There is no Scottish Water sewer in vicinity. Proposal includes private system.	Section 75 agreement to be secured prior to granting planning permission.	On the 28th October 2019 , the committee were minded to approve eight detailed planning applications for housing development which formed an interdependent package of proposals all located within the West Loch Lomondside area. The 'package' is for 29 new homes, of which 10 will be delivered on the Luss H1 site. The planning permission is pending subject to a section 75 legal agreement in relation to affordable housing and the village green. The legal agreement is still to be signed off, before plots can be marketed.
Luss MU1 Land North of Primary School and Former Filling Station Mixed Use Visitor Experience and Public Realm	Landowner: Luss Estates Agent: Smith and Brooke Delivery Partners: LLTNPA, Scottish Water, Argyll and Bute Council	2020-2021	Planning application for 6no. Retail/ light industrial units 2019/0205/DET been submitted for renewal of 2015/0255/DET. Filling station application approved in Nov 2015 (reference:	Land to be serviced, Scottish Water advises that there is currently insufficient capacity at Luss Waste Water Treatment Works. On receipt of Scottish Water's growth criteria being met, Scottish Water will initiate a Growth Project to	Determine planning application for renewal of the 6 retail/industrial units.	Phase 1 filling station complete and open. Phase 2 – 6no. Retail/light industrial units.

Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Scottish Water Requirements	Actions required	Progress August 2020
			2015/0207/DET)	upgrade the waste water treatment works. There is currently sufficient capacity at the Water Treatment Works, however, Further Network investigations may be required. Early engagement with Scottish Water is recommended.		
Tarbet						
Tarbet H1 Land South of A83 Housing10 Homes	Landowner: Luss Estates Agent: Unknown Delivery Partners: LLTNPA, Scottish Water, Argyll and Bute Council, Transport Scotland.	2024-2028	No planning permission. 50% affordable housing requirement. Site is not within the Strategic Housing Investment Programme as currently no housing need in Tarbet.	There is currently sufficient capacity at Belmore water treatment works and there is currently sufficient capacity at the waste water treatment works to serve this proposed development.	Land to be marketed and serviced. Discuss with owner/agent and develop masterplan with tourism sites. Develop access strategy for the site as adjacent to A83 in consultation with Transport Scotland.	Site is not considered effective in the Housing Land Audit as owner is not considering developing at present. View Tarbet VE1 below, – plans outlined in the 2019/0209/PAC submitted by owner of Tarbet VE1 Includes Tarbet H1.
Tarbet VE1 Tourism Information Centre Visitor Experience	Landowner: Private. Agent: Private.	2020-2024	Pre-application consultation notice submitted 2019/0209/PAC	Engagement with Scottish Water is recommended when final flows for this	NPA to work with owner to develop masterplan for site alongside Tarbet MU1.	The owner has submitted a pre-application notice for plans to form a mixed use development (incorporating

Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Scottish Water Requirements	Actions required	Progress August 2020
	Delivery Partners: LLTNPA, Scottish Water, Argyll and Bute Council, Transport Scotland.			proposed development is known.	Potential uses include tourist accommodation, retail, food and drink. Land to be serviced Develop access strategy for the site as adjacent to A83 in consultation with Transport Scotland.	and not limited to accommodation, retail, food and drink uses) A pre-application consultation event was held in September 2019. The process for Major applications is outlined on our website
Tarbet MU1 Central Green Visitor Experience and Open Space	Landowner: LLTNPA and Private owner Agent: Private Delivery Partners: LLTNPA, Scottish Water, Argyll and Bute Council, Transport Scotland.	2020-2024	No planning permission except for temporary permission for cruise ticket office and previously change of use permission for kiosk.	Engagement with Scottish Water is recommended when final flows for this proposed development is known.	National Park Authority Estates Team to develop project to improve main part of site – central open space including car park, kiosk, public toilets, paths and other infrastructure. LLTNPA to work with other owner to develop masterplan for this site and connected site Tarbet VE1. LLTNPA long term solution to be sought for ticket office. Develop access strategy for the site as adjacent to A82 and A83 in consultation with	Main car park was resurfaced in March 2018. Scottish Government Rural Infrastructure Fund was awarded to upgrade the public toilet facilities. The works were undertaken in summer 2019. Ticket office was re-sited down beside the pier to improve safety at the car park (2018/0361/DET). View Tarbet VE1 - plans outlined in the 2019/0209/PAC submitted by owner of Tarbet VE1 Includes Tarbet MU1.

Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Scottish Water Requirements	Actions required	Progress August 2020
					Transport Scotland.	
Tarbet VE2 Former Harvey's Garage Visitor Experience	Landowner: Private Agent: Private Delivery Partners: LLTNPA, Scottish Water, Argyll and Bute Council, Transport Scotland.	2020-2024	No planning permission. Previous permission lapsed in 2015 for a guesthouse and 3 self- catering units (reference: 2012/0217/DET)	Engagement with Scottish Water is recommended when final flows for this proposed development is known.	LLTNPA to discuss option with owner/agent, with potential uses identified in charrette in 2014 - visitor centre, retail, food and drink alongside other economic development uses. Develop access strategy for the site as adjacent to A82 in consultation with Transport Scotland.	Owner/agent has been reviewing (late 2016) and considering options. This site is part of the masterplan area which a pre-application consultation was undertaken for (see above under Tarbet VE1).
Tarbet VE3 Land to rear of Tarbet Hotel Visitor Experience	Landowner: Bay Hotels Ltd Delivery Partners: LLTNPA, Scottish Water, Argyll and Bute Council, Transport Scotland.	2020-2024	No planning permission.	Engagement with Scottish Water is recommended when final flows for this proposed development is known.	LLTNPA to discuss options with owner/agent. Develop access strategy for the site as adjacent to A82 and A83 in consultation with Transport Scotland.	No change.
Tarbet TR1 Water-based infrastructure	Landowner: National Park Authority Agent: None Delivery Partners: Argyll and Bute Council.	2019-2024	No planning permission.		National Park Authority Estates Team to develop project to improve water access including upkeep of existing pier and supporting access to the water via pontoon, slipway etc.	No change.

Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Scottish Water Requirements	Actions required	Progress August 2020
Rural Activity Area						
Strachur RA1 Strachur South Rural Activity	Landowner: Sawmill, Bailliemeanach Agent: None Delivery Partners: LLTNPA, Argyll and Bute Council	2021-2023	2017/0062/DET appealed and approved in 2017 for erection of office accommodation and formation of car parking area.		LLTNPA to discuss options with owner/agent. Opportunity for small- scale wood processing, biomass timber products and/or electricity production, scale of associated timber products and small rural business units.	No progress on construction of office accommodation. Potential issues with flooding on site identified from River Cur, but possible scope for development remains at alternative location outwith flood risk area but within allocated Rural Activity Area.

Perth and Kinross Council Area

Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Scottish Water Requirements	Actions required	Progress at August 2020
St Fillans						
St Fillans H1 Station Road Housing16 Homes	Landowner: WRFU Ltd and The Drummond Trust Agent: Black & Williams (Black Apple) Delivery Partners: LLTNPA, Scottish Water, Perth & Kinross Council	2020-2022	Planning permission expired (Ref: 2006/0038/OUT) Detailed application Planning permission for part of site (ref; 2014/0237/DET) for 4 dwellings. (WRFU) 25% affordable housing requirement. A commuted sum £4,750 for each unit agreed as part of 2014 permission.	Scottish Water state there is capacity at Waste Water Treatment Works but there may be network issues so early engagement with Scottish Water is recommended.	Discuss with Drummond Trust and encourage planning application for part of site with expired permission (14- 17homes).	One house out of the 4 houses approved was completed early 2018 (part of 2014/0237/DET permission). NPA met with Drummond Trust to discuss progressing a planning application for the remainder of the site. The housing team at Perth and Kinross provided advice on housing need and mix. The site is not currently allocated for affordable housing funding.

West Dunbartonshire Council Area

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

Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Scottish Water Requirements	Actions required	Progress at August 2020
Gartocharn						
Gartocharn H1 Burnbrae Farm Housing 10 Homes	Landowner: Private Agent: Breagh Architects Delivery Partners: LLTNPA, West Dunbartonshire Council.	2021-2022	No planning permission. 50% affordable housing requirement.		Discuss with owner/agent and encourage submission of a planning application. Land to be serviced Funding required through West Dunbartonshire Strategic Housing Investment Plan	Site is included within Strategic Housing Investment Plan as a reserve project. Early discussions with agent have taken place regarding this site. Note: Application submitted for the re-development of the adjacent farm to provide 6 new dwellings (2018/0252/PPP).
Gartocharn H2 France Farm Housing 6 Homes	Landowner: Private Agent: Unknown Delivery Partners: LLTNPA, West Dunbartonshire Council.	2025-2026	No planning permission.		Discuss with owner/agent options.	NPA had meeting with owner to discuss suitable options for the site.

8. Completed Sites

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

Town/Village Site reference and name Land use	Partners and Landowner	Year Completed	Planning Permission Details	Details of completed development
Arrochar H2 Succoth Housing 26	Landowner: Dunbritton Housing Association, Agent: CP Architects Delivery Partners: SEPA, LLTNPA, Transport Scotland, Argyll and Bute Council	2018	Planning Permission for 26 homes (reference: 2014/0027/DET).	The 26 homes are completed and the first residents moved in October 2018. All houses are now filled. All 26 homes were affordable social rent delivered by Dunbritton Housing Association even though the requirement was only for 25%.
Callander H1 Pearl Street Housing 4 Homes	Landowner: Stirling Council Housing Partnership	2019	Planning permission 4x two- bed cottage flats. 2017/0174/DET approved in September 2017.	The 4 social rent affordable homes were completed in October 2019
Callander H2 Old Telephone Exchange Housing 23 Homes	Landowner: Rural Housing Stirling Association (RSHA) Agent: William Harley Architects Delivery Partners: Scottish Water, LLTNPA, Stirling Council	2019	Planning permission for 23no flats (reference 2014/0095/DET)	The 23 social rent affordable homes are completed and the developer passed the flats over to Rural Housing Stirling Association at the end January 2019. Tenants moved in over February 2019 and the official opening was March 2019;
Luss H2 Land North of Loch Lomond Arms Housing 4 Homes	Landowner: LINK HA Agent: Anderson Bell + Christie Delivery Partners: LLTNPA, Scottish Water, Argyll and Bute Council	2017	Planning Application approved for 5 homes (reference is 2015/0441/DET).	5 affordable homes were completed in June 2017. They are now occupied. LINK Housing Association delivering 100% affordable homes for rent.
Killin RA1 Acharn Rural Activity Area 13.47 Ha	Landowner: Private Delivery Partners: LLTNPA, Stirling Council, Community	2018	Biomass plant built(2014/0258/DET)	The biomass plant is now complete and confirmation of operational date outstanding. Once operational this will provide 5.2MW of renewable electricity for approx. 10,000 homes.

9. Strategic Transport Infrastructure

A82 Trunk Road Upgrade between Tarbet and Inverarnan	Callander to Doune Route765 (pedestrian & cycle path)	Killin to Tyndrum route (pedestrian & cycle path)	Callander Bridges
<p>This is the major upgrade of a National Trunk Road along the site of Loch Lomond. It is identified as a strategic priority nationally to strengthen strategic road connections that serve the north and west coast directly and also the ports that connect to the islands. The project is identified on the Development Strategy Map (pg17) of the Local Development Plan and identified within NPF3.</p>	<p>Route 765 of the National Cycle Network currently connects Doune with Stirling. The project involves extending the route from Doune to Callander with 5km of new traffic free route. The majority of this route is outwith the National Park, however, it is a priority for Callander as identified in the Local Development Plan (p42) and a national priority under National Planning Framework 3 (no.8)</p>	<p>This path will contribute to the delivery of the 'Cross-Scotland Pilgrims Way' long distance cycle route, a national priority under NPF3 (no. 8). It will connect with NCN number 7 in Killin and connect westwards to Oban. It includes 40km of path creation from Tyndrum to Crieff through Glen Ogle.</p>	<p>A priority for Callander within the Local Development Plan (p42) is to accommodate a replacement pedestrian bridge, a long term road bridge and associated road improvements.</p>
<p>Timescale: 2017-unknown</p>	<p>Timescale: 2017-unknown</p>	<p>Timescale: 2017-unknown</p>	<p>Timescale: 2017-unknown</p>
<p>Status: The project remains in the design development stage, identifying land, undertaking assessments and preparing draft Orders (were expected end of 2019, but this has been delayed) which will define the line of the route. The Draft Environmental Impact Assessment has now been undertaken on the preferred route. The next task is to undertake consultation on the Environmental Statement. <i>Note: No planning permission required as covered by Roads legislation subject to Roads Orders signed by Scottish Minister.</i></p>	<p>Status: Planning permission yet to be secured – Stirling Council will handle the planning application. Sustrans has allocated £200k during 2018/19 for the ongoing development of the full route and this will be divided between the two phases – Doune to Burn of Cambus and Burn of Cambus to Callander. A Proposal of Application was submitted to Stirling Council in Jan 2020 for part of the route (PAN-2020-001) but a planning application is still to be submitted.</p>	<p>Status: Four sections have been constructed:</p> <ul style="list-style-type: none"> • St Fillans to Tynreoch built 2016 (Reference: 2015/0302/DET). • Further St Fillans section built 2017(reference 2016/0357/DET). • Tyndrum and Dalrigh built 2017 (Reference: 2016/0057/DET) and connection to Crianlarich has permission. • Loch Earn North (2018/0049/DET) completed in 2019. <p>Further consultation is being undertaken regarding the connection with Lochearnhead. No progress has been made to date re connection between Killin and Crianlarich.</p>	<p>Status: As per last report, planning permission yet to be secured and a bridge feasibility study has been completed. Several potential crossing locations have been identified</p>
<p>Who: Landowners: Various Project Lead: Transport Scotland and Operating Company: BEAR Scotland Delivery Partners: Argyll and Bute Council, SEPA, SNH, LLTNPA, Network rail, Community Councils.</p>	<p>Who: Stirling Council, Sustrans</p>	<p>Who: St Fillans Community Trust, Strathfillan Community Development Trust, Killin Community Council. Loch Lomond & Trossachs Countryside Trust is delivering the project between Tyndrum and Crianlarich.</p>	<p>Who: Stirling Council, LLTNPA</p>

10. Local Development Plan Policies, Supplementary and Planning Guidance

We are the main stakeholder that will be delivering the policies in the Local Development Plan through the planning applications handled. We are monitoring the Local Development Plan policies on an ongoing basis. You can view the detailed [Monitoring Framework 2018](#) on our website. The framework established monitoring indicators for each of the Local Development Plan policies. Alongside the monitoring framework we will be publishing yearly **monitoring reports**, the first three reports have been published with results from 2017 to 2019.

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

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

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

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