



LIVE PARK

PLANNING FOR THE FUTURE OF OUR NATIONAL PARK

**LOCH
LOMOND
& THE TROSSACHS
NATIONAL PARK**



Local Development Plan 2017-2021

Annual Monitoring Report 2019

An aerial photograph showing a coastal town with buildings and roads, surrounded by dense forested hills. The town is situated on a peninsula or near a large body of water. The image is in black and white, with a dark grey semi-transparent box overlaid on the left side containing the table of contents.

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1. INTRODUCTION

Following adoption of the Loch Lomond and The Trossachs National Park Local Development Plan (the Plan) in December 2016, a Monitoring Framework was prepared during 2017 and published in March 2018. This identified a series of indicators to be used to monitor delivery of the Plan's vision and strategy.

This Annual Monitoring Report covers the third year of the Plan, monitoring from January 2019 to December 2019. In some instances five or more years of data are used to illustrate trends. The monitoring report for 2020 will be published next year once all the data is gathered and collated.

The report is split into Development Themes and follows the same structure as the Monitoring Framework. Specific cases are mentioned to provide examples of how policies have been taken into consideration in determining planning applications.

As a visual aid in monitoring the effectiveness of the Plan, the following traffic light system is used:

-  Targets/objectives are being achieved.
-  Targets not being achieved, but no immediate concerns over implementation of policy / objectives over the duration of Plan period.
-  Monitoring indicates area of concern over implementation of policy/objectives over the Plan period.
-  No conclusion can be drawn due to limited amount of data or monitoring system not set up for this topic.



Balloch Dumbain -26 homes



Cameron House -136 bed spaces



Callander - Pearl Street – 4 flats

2. KEY FINDINGS

Delivering 75 homes a year

Approvals rose significantly in 2019 to **182 units**, of these **97 units** are affordable homes. These will be mainly delivered by Rural Stirling Housing Association at Callander and Drymen. 2019 saw a spike in completions with **63 new homes delivered** compared to 33 in 2018 and 29 units in 2017. This was largely due to the completion of 23 affordable flats at the Callander Old Telephone Exchange site and a further 26 affordable homes in Balloch. There are significant levels of housing programmed for 2020 and 2021 so this figure is expected to rise.



Affordable Homes, Pearl Street, Callander

More active travel options and off road connections

3km of new paths have been completed, including a new strategic section of path at Loch Earn, an upland path at Ben Ime and the Callander Crags path - where 702m of path provides a new off-road link to the Bracklinn Falls, a popular visitor destination. In terms of approvals, there was also a further **8.4km of paths approved** including a significant new length of local path network in Cormonachan Woods at Lochgoilhead and an upgraded path and bridge at Falls of Leny. Alongside the Callander Crags path, the Falls of Leny path is part of the wider Callander's Landscape project. 5km of upland path was also approved as part of the Mountains and People project, including an upgrade to the link between Balquhiddier and Glen Dochart.



Loch Earn railway path (part of the Cross Pilgrim Way)



Callander Crags Path to Bracklinn Falls Car Park

More Places to Camp and experience the outdoors

There were no camping approvals in 2019, however there were a number of enquiries for motorhome pitches and also a few camping ideas.

High Quality Visitor Accommodation in a range of locations

Approvals were granted for 9 self-catering units, 188 bed spaces and 19 stances for pods style static caravans. The rise in the number of bed spaces includes the extensions to Cameron House and The Loch Lomond Arms Hotel.



Cameron House, 68 new bedrooms approved (image ©3DReid)

In terms of completed development, this ranges from innovative cabin design at Monachyle Mhor, Balquhiddy to a more traditional chalet style at Nether Glenn Farm, near Port of Menteith.



Nether Glenn – Port of Menteith

Thriving economically active rural economy and communities

There were **10 small applications** for various economic developments in 2019. The **Cononish Gold Mine** is now under construction and it is hoped to be operational in 2020. Further information is available on the [website](#).



Cononish Glen – Gold Mine Under Construction Jan 2020

Safeguarding our precious natural and cultural assets

There was an increase in applications securing **enhancements to biodiversity** through development. The enhancements included removal of non-native species, native tree planting, one application that required bird and bat boxes and one that required management of a wetland habitat. A number of applications also resulted in new tree and hedge planting as mitigation measures, rather than as specific gains.

In terms of built heritage, there were a similar number of cases to previous years (average of 24 listed building and 20 conservation area cases per year).

Renewables and low and zero carbon technology

Four hydro and three biomass applications were approved in 2019.

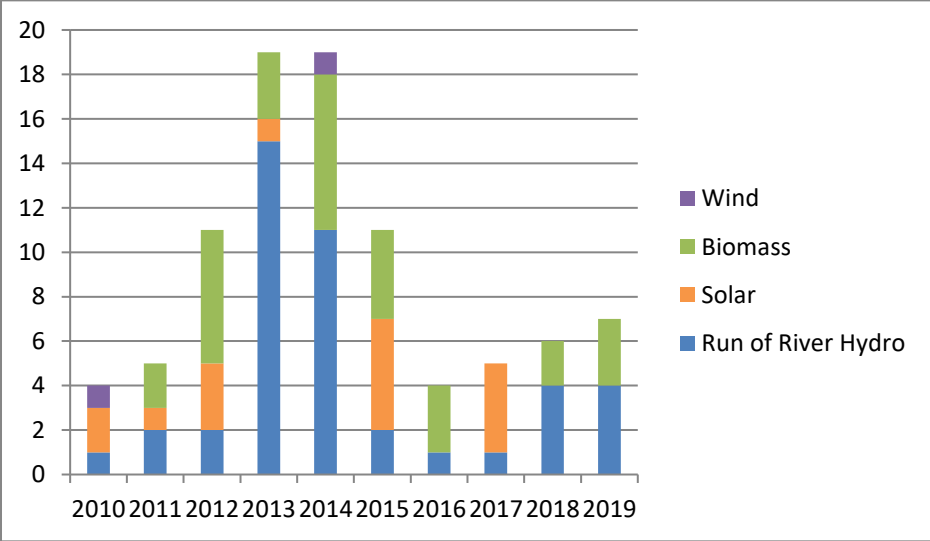
Approvals were granted for new buildings with low and zero carbon technology, accounting for at least 10% of their energy requirements. In 2019 with the exception of one case, all relevant applications included low and zero carbon technology in 2019. This is a significant improvement on previous years.

Technology used included four applications for buildings with air source heat pumps, six applications that include use of solar PV (these were the most widely used across applications in 2019), whilst other applications have opted for a range of other technologies from biomass boilers to air source heat or a combination of different types. The use of planning conditions has also facilitated compliance with this policy where an applicant has opted to decide on the exact type of low carbon technology closer to construction stage

3. CLIMATE CHANGE AND RENEWABLES

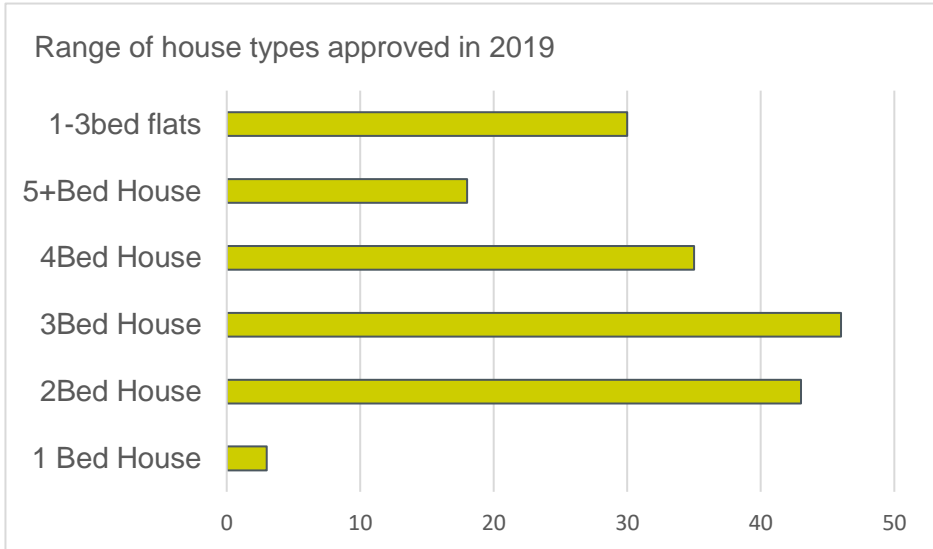
Development Theme 1 of the Monitoring Framework focuses on the Local Development Plan priority to realise opportunities for low and energy carbon generation.

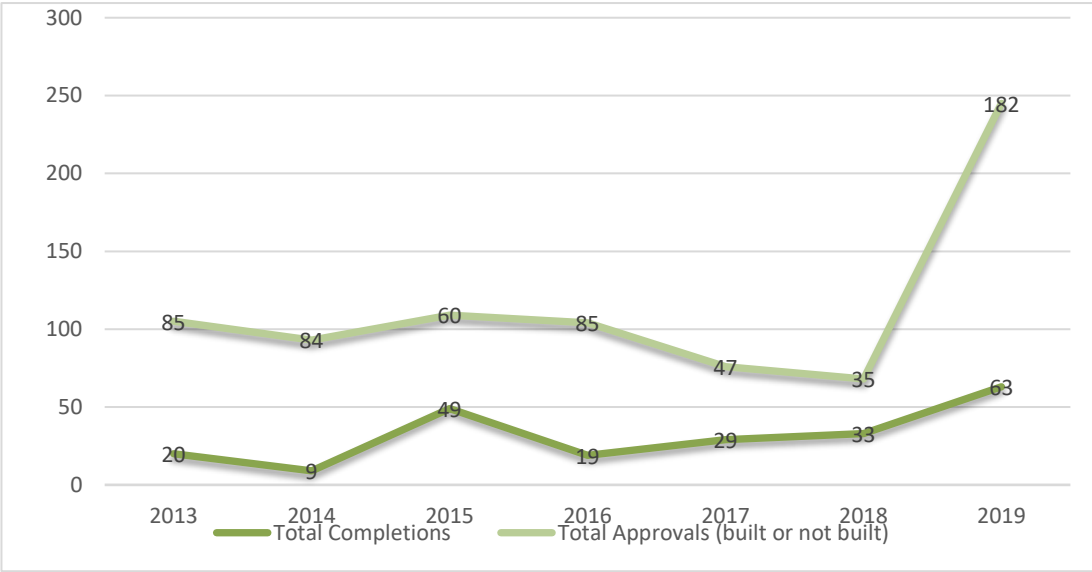
Plan Outcome	Indicator	Analysis																
<p>Climate friendly and sustainable design that reduces greenhouse gases through, passive solar design, landscaping, micro renewables and shared heating schemes.</p>	<p>Number and type of zero and low carbon technology secured via planning permission for all new buildings.</p>	<p>This indicator reports on climate friendly design requirement under the overarching policy 2 of the Local Development Plan, which includes applications for new build developments. Any recording of renewable technology as standalone or as part of an existing building (i.e. solar panels) and considered under the renewable energy policy is captured in the indicator on 'Number of renewable energy schemes'.</p> <p>In 2019 there were 18 applications for new builds that required on-site low and zero carbon generating technology (LZCT) to be incorporated as per the policy on Climate Friendly Design. <u>All applications, except one</u> - 17 out of 18, have met this policy by including various types LZCT or have a condition to secure LZCT at construction stage. There were fewer applications for new builds this year than in 2017 and 2018.</p> <p>The use of conditions has created a consistent approach to achieving low and zero carbon technology in all new developments and this is also a result from previous monitoring and close working between Development Planning and Development Management teams.</p> <div data-bbox="860 778 1794 1294" data-label="Figure"> <table border="1"> <caption>2019 Type of on site LZCT installed</caption> <thead> <tr> <th>LZCT Type</th> <th>Number of Applications</th> </tr> </thead> <tbody> <tr> <td>No LZCT</td> <td>1</td> </tr> <tr> <td>as Planning condition</td> <td>4</td> </tr> <tr> <td>Mix of LZCT</td> <td>2</td> </tr> <tr> <td>Ground source heat pump</td> <td>1</td> </tr> <tr> <td>Air source heat pump</td> <td>3</td> </tr> <tr> <td>Biomass</td> <td>2</td> </tr> <tr> <td>Solar PV</td> <td>5</td> </tr> </tbody> </table> </div> <p><i>Graph 1 – Low and Zero Carbon technology in New Build</i></p> <p>The level of LCZT secured on applications 2019 has been a major improvement on previous years and this indicator has moved from amber to green.</p>	LZCT Type	Number of Applications	No LZCT	1	as Planning condition	4	Mix of LZCT	2	Ground source heat pump	1	Air source heat pump	3	Biomass	2	Solar PV	5
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	<p>Planning applications where energy conservation measures have been considered and incorporated into final design (i.e. measures such as passive solar gain, wind shelter, topography was optimised to conserve energy).</p>	<p>This indicator will be reviewed for 2020.</p>																																																																		
<p>Supporting renewable energy technologies - making use of the natural resources of the Park without detriment to the environment</p>	<p>Number of renewable energy schemes approved by type (solar, hydro, wind, biomass) shown on graph and total output.</p>	<p>The renewable energy proposals granted in 2019 comprised 4 hydro schemes at Ardentinny (two schemes), Crianlarich and Milton of Buchanan; 0 solar panel proposals, 0 wind turbines and 3 biomass boiler.</p> <p>Over the last 10 years there has been a high level of renewable energy development within the National Park, notably hydro. This has reduced recently due to a reduction in the feed in tariffs making it less attractive economically and as opportunities have been utilised. Biomass has been attractive to businesses which are off-grid. There are extensive householder permitted development rights that mean many domestic schemes are not recorded. The graph illustrates the trend over the last 10 years:</p>  <table border="1" data-bbox="860 759 1787 1302"> <caption>Data for Graph 2 – Renewable Energy Applications Trends since 2010</caption> <thead> <tr> <th>Year</th> <th>Run of River Hydro</th> <th>Solar</th> <th>Biomass</th> <th>Wind</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>2010</td> <td>1</td> <td>2</td> <td>0</td> <td>1</td> <td>4</td> </tr> <tr> <td>2011</td> <td>2</td> <td>1</td> <td>2</td> <td>0</td> <td>5</td> </tr> <tr> <td>2012</td> <td>2</td> <td>3</td> <td>6</td> <td>0</td> <td>11</td> </tr> <tr> <td>2013</td> <td>15</td> <td>1</td> <td>3</td> <td>0</td> <td>19</td> </tr> <tr> <td>2014</td> <td>11</td> <td>0</td> <td>7</td> <td>1</td> <td>19</td> </tr> <tr> <td>2015</td> <td>2</td> <td>5</td> <td>4</td> <td>0</td> <td>11</td> </tr> <tr> <td>2016</td> <td>1</td> <td>0</td> <td>3</td> <td>0</td> <td>4</td> </tr> <tr> <td>2017</td> <td>1</td> <td>4</td> <td>0</td> <td>0</td> <td>5</td> </tr> <tr> <td>2018</td> <td>4</td> <td>0</td> <td>2</td> <td>0</td> <td>6</td> </tr> <tr> <td>2019</td> <td>4</td> <td>0</td> <td>3</td> <td>0</td> <td>7</td> </tr> </tbody> </table> <p>Graph 2 – Renewable Energy Applications Trends since 2010</p>	Year	Run of River Hydro	Solar	Biomass	Wind	Total	2010	1	2	0	1	4	2011	2	1	2	0	5	2012	2	3	6	0	11	2013	15	1	3	0	19	2014	11	0	7	1	19	2015	2	5	4	0	11	2016	1	0	3	0	4	2017	1	4	0	0	5	2018	4	0	2	0	6	2019	4	0	3	0	7
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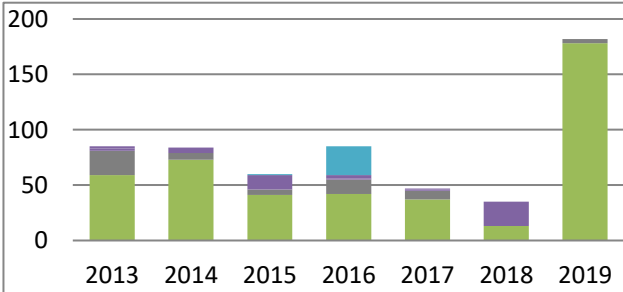
4. HOUSING

Development Theme 2 of the Monitoring Framework is housing. A [Housing Land Audit](#) is undertaken annually to ensure there is an effective housing land supply and the Local Development Plan [Action Programme](#) tracks progress of the allocated housing sites in detail. It is a priority of the [National Park Partnership Plan](#) (Outcome 12: Sustainable Population, Priority 12.2: Affordable Housing) to facilitate and encourage investment in more affordable housing provision, identifying new delivery models for affordable self-build and private rent options.

Plan Outcome	Indicator	Analysis														
<p>More homes to support sustainable rural communities through an annual housing land target of 75 homes a year.</p> <p>Delivery of housing on identified housing sites in the town and villages and small-scale provision in wider rural area.</p> <p>An increase in supply of affordable housing and a mix of different housing types, sizes and tenures.</p>	<p>Number of housing approvals and completions by tenure, type and size (allocated site and windfall)</p>	<p>182 units were approved and 63 units built/completed. The performance measure remains at 'amber' – no change - instead of 'green' because even though the numbers of approval rose substantially in 2019, completions remain below the 75 home target.</p> <p>Tenure - Of the 182 approved, 85 were open market and 97 were affordable. Of the 63 completed, 53 were affordable. On the next page graphs 4 and 5 illustrate the trends in terms of open market and affordable.</p> <p>Type and size – Of the 182 approved, 145 were houses and 30 were flats. There were also further 7 units that have been approved as Planning Permission in Principle and the detail of type of House/flat size is still to be confirmed.</p> <p>The approvals in 2019 supports the LDP vision by providing a good range in house sizes and types from smaller sized homes and flats to family sized homes both open market and affordable</p> <p><i>Table 2 – Range of dwelling types approved in 2019</i></p>  <table border="1"> <caption>Range of house types approved in 2019</caption> <thead> <tr> <th>House Type</th> <th>Number of Units</th> </tr> </thead> <tbody> <tr> <td>1-3bed flats</td> <td>30</td> </tr> <tr> <td>5+Bed House</td> <td>18</td> </tr> <tr> <td>4Bed House</td> <td>35</td> </tr> <tr> <td>3Bed House</td> <td>46</td> </tr> <tr> <td>2Bed House</td> <td>43</td> </tr> <tr> <td>1 Bed House</td> <td>3</td> </tr> </tbody> </table>	House Type	Number of Units	1-3bed flats	30	5+Bed House	18	4Bed House	35	3Bed House	46	2Bed House	43	1 Bed House	3
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Plan Outcome	Indicator	Analysis
		<p>Trends - From 2013 – 2019 median average of approvals has been at 84 units a year whilst the median average number of completions in the same period has been 29 units a year. Over the last 7 years the majority of approvals have been for open market homes, however over the last 3 years (2017 to 2019) under the current LDP, there has been an equal number of open market and affordable homes approved, mostly due to the high number of affordable homes approved in 2019. Completions of new affordable homes in the same time period at 68% of total completions, has been higher than for open market homes. It is important to note that some of these major approvals in 2019 have been renewals or amendments to previous applications. This means that some of the approvals seen in previous years have expired and re-appear in a different year i.e. Balloch MU2 originally approved as Planning Permission in Principle in 2015 then as MSc in 2019, and Drymen H1 approved in 2013 and 2017 but the application has since been amended to include LT1 which was approved in 2019.</p>  <p><i>Graph 3 – Approvals and Completions</i></p>
An increase in supply of affordable housing and a mix of different housing types, sizes and tenures.	Number of housing approvals and completions by tenure, type and size (allocated and windfall sites)	Graph 4 and 5 illustrates the level of affordable housing completions and approvals alongside open market completions and approvals (This is not split between allocated and windfall development).

Plan Outcome	Indicator	Analysis																																				
		<div style="display: flex; justify-content: space-around;"> <div data-bbox="853 132 1451 651"> <table border="1"> <caption>Completions Data</caption> <thead> <tr> <th>Year</th> <th>Open Market</th> <th>Affordable</th> </tr> </thead> <tbody> <tr> <td>2015</td> <td>45</td> <td>5</td> </tr> <tr> <td>2016</td> <td>12</td> <td>8</td> </tr> <tr> <td>2017</td> <td>24</td> <td>6</td> </tr> <tr> <td>2018</td> <td>8</td> <td>26</td> </tr> <tr> <td>2019</td> <td>11</td> <td>53</td> </tr> </tbody> </table> </div> <div data-bbox="1451 132 2024 651"> <table border="1"> <caption>Approvals Data</caption> <thead> <tr> <th>Year</th> <th>Open Market</th> <th>Affordable</th> </tr> </thead> <tbody> <tr> <td>2015</td> <td>60</td> <td>0</td> </tr> <tr> <td>2016</td> <td>46</td> <td>39</td> </tr> <tr> <td>2017</td> <td>32</td> <td>15</td> </tr> <tr> <td>2018</td> <td>15</td> <td>20</td> </tr> <tr> <td>2019</td> <td>85</td> <td>97</td> </tr> </tbody> </table> </div> </div> <p data-bbox="853 662 1149 695"><i>Graph 4- Completions</i></p> <p data-bbox="1464 662 1740 695"><i>Graph 5 – Approvals</i></p>	Year	Open Market	Affordable	2015	45	5	2016	12	8	2017	24	6	2018	8	26	2019	11	53	Year	Open Market	Affordable	2015	60	0	2016	46	39	2017	32	15	2018	15	20	2019	85	97
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	<p data-bbox="439 711 831 911">Number of housing approvals and completions on sites of under 4 units (including no. where financial contribution/affordable (including tenure) was agreed).</p>	<p data-bbox="853 711 2098 874">Housing Policy 1(a) allows for infill housing in towns and villages of under 4 units with no affordable housing requirement in the remote rural area on sites of less than 4 units and those proposals in Loch Lomondside or Stirling villages to either be affordable or pay a financial contribution towards affordable housing. In 2019, the third year of operating the new policy, 8 applications were approved for 8 individual infill units on sites of 3 units and less:</p> <ul data-bbox="927 890 2098 1153" style="list-style-type: none"> • 1 house in remote rural area where no financial contribution/affordable units required. • 1 house where a financial contribution was agreed via a legal agreement. • 1 house which was in principle and a condition leaves the options open to either be an affordable house or pay a financial contribution. • 5 houses in Loch Lomondside and Stirling villages were exempt from paying the financial contribution towards affordable as they were either for change of use of existing buildings or in one case an exception was made for special circumstances. 																																				
<p data-bbox="107 1169 394 1329">An increase in supply of affordable housing and a mix of different housing types, sizes and tenures</p>	<p data-bbox="439 1169 819 1369">Approvals and completions over 4 units: % of on-site affordable housing delivered per site compared to Local Development Plan requirement.</p>	<p data-bbox="853 1169 2098 1329">The LDP has a percentage requirement to deliver affordable housing on every housing site identified in the Plan and every windfall site over 4 units. This ranges from 25% in the remote areas of the Park to 33% in Callander, Aberfoyle and Gartmore and as high as 50% in the Loch Lomondside villages (excluding Balloch). On windfall sites adjacent to villages, the percentage requirement is 100%.</p> <p data-bbox="853 1345 2054 1409">In 2019, applications were approved at four LDP housing sites. These have been in line with the affordable housing requirements and any exemptions were in accordance with policy:</p> <ul data-bbox="853 1417 1964 1441" style="list-style-type: none"> • Callander MU2 - The Clais Farm site for 50 units will be 100% affordable homes. 																																				

Plan Outcome	Indicator	Analysis																																																
		<ul style="list-style-type: none"> • Drymen H1 & LT1 – 88 units and 50% of these will be affordable. • Balloch MU2 - 24 units permission did not require affordable housing contribution given delivery of public car parking as planning gain. • Gartocharn H1 - planning permission in principle at for 6 units involves a sympathetic conversion of existing buildings which allows for an exemption of affordable housing while the remaining 3 units will be subject to a commuted sum. <p>Two LDP sites were completed at Callander – Telephone Exchange and Pearl Street both delivering 100% affordable housing. At December 2019, the total of LDP sites with ‘live’ planning permission or under construction is 10 sites (out of 27) and since adoption of the plan in December 2016, 4 sites have been completed in Succoth, Callander (two sites) and Luss.</p> <p>In terms of windfall sites, there was one site with planning permission for 4 or more than 4 units. So the number of sites has been significantly reduced from last year (6 windfall sites). A large windfall site with 26 affordable units was completed in 2019, at Dumbain Road at the edge of Balloch. There is one windfall site for 4 units currently with permission which does not deliver any affordable housing. This was for a change of use of an existing building and an exception was made in this instance as the proposal for 4 one bedroom flats would add to the supply of smaller, more affordable, properties within Callander. Furthermore, it was recognised that there are increased costs resulting from the proposed repairs to the listed building and that sympathetic repair and restoration of the building will result in an overall enhancement to the streetscape.</p>																																																
<p>Delivery of housing on identified housing sites in the town and villages and small-scale provision in wider rural area</p>	<p>Location of Housing and Development Activity – By location and type per year and over 5 year period - town/village, countryside, edge of town/village or small rural community/building group. By map representing all housing applications over last 5 years by location and type (town, village or countryside) and (development activity – i.e. built, pending planning permission, expired permission, under construction).</p>	<p>In 2019, 178 units were approved in the towns and villages, 4 units in the countryside, zero in a small rural community and zero in a building group. The graph demonstrates from the high level of approvals in towns and villages that the LDP strategic vision to provide housing in sustainable locations close to facilities, which are usually within towns and villages, is being met. Noticeable in 2019, there was a very high proportion in the towns and villages due to the large allocated site approvals at Drymen and Callander.</p>  <table border="1"> <caption>Data for Graph 6 – Approvals by Location at Dec 2019</caption> <thead> <tr> <th>Year</th> <th>Town and villages</th> <th>Countryside</th> <th>Small Rural Community</th> <th>Building Group</th> <th>Edge of Town/Village</th> </tr> </thead> <tbody> <tr> <td>2013</td> <td>60</td> <td>10</td> <td>10</td> <td>0</td> <td>0</td> </tr> <tr> <td>2014</td> <td>75</td> <td>10</td> <td>10</td> <td>0</td> <td>0</td> </tr> <tr> <td>2015</td> <td>40</td> <td>10</td> <td>10</td> <td>0</td> <td>0</td> </tr> <tr> <td>2016</td> <td>45</td> <td>10</td> <td>10</td> <td>0</td> <td>20</td> </tr> <tr> <td>2017</td> <td>40</td> <td>10</td> <td>10</td> <td>0</td> <td>0</td> </tr> <tr> <td>2018</td> <td>10</td> <td>10</td> <td>10</td> <td>0</td> <td>0</td> </tr> <tr> <td>2019</td> <td>178</td> <td>4</td> <td>0</td> <td>0</td> <td>0</td> </tr> </tbody> </table> <p><i>Graph 6 – Approvals by Location at Dec 2019</i></p>	Year	Town and villages	Countryside	Small Rural Community	Building Group	Edge of Town/Village	2013	60	10	10	0	0	2014	75	10	10	0	0	2015	40	10	10	0	0	2016	45	10	10	0	20	2017	40	10	10	0	0	2018	10	10	10	0	0	2019	178	4	0	0	0
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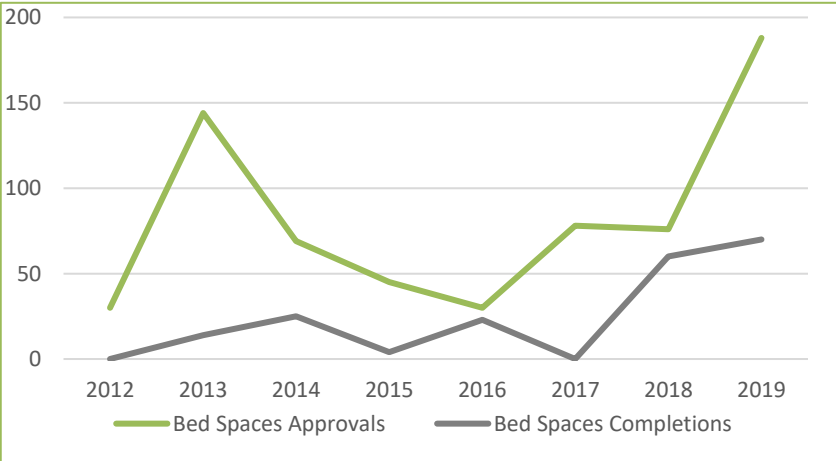
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	<p>...cont...Location of Housing and Development Activity</p>	<div data-bbox="862 140 1886 885"> <table border="1"> <caption>Data for Graph 7: Development Activity across the National Park - LDP and Windfall Sites @ Dec 2019</caption> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Built - Completed Over Last 7 Years</td> <td>34%</td> </tr> <tr> <td>Detailed Permission</td> <td>35%</td> </tr> <tr> <td>LDP Proposal (without planning permission)</td> <td>23%</td> </tr> <tr> <td>Under Construction</td> <td>4%</td> </tr> <tr> <td>PP in Perpetuity</td> <td>4%</td> </tr> <tr> <td>PPP Permission</td> <td>0%</td> </tr> </tbody> </table> </div> <p data-bbox="862 893 2083 925"><i>Graph 7 Development Activity across the National Park - LDP and Windfall Sites @ Dec 2019</i></p> <p data-bbox="862 933 2083 1069">Graph 7 illustrates that as of end 2019 4% of the units within the planning system are under construction (28 units under construction). This is down from 9% the previous year and down to the completion of 63 units in 2019 which included two large sites one at Dumbain Rd in Balloch and the Old Telephone Exchange in Callander.</p>	Category	Percentage	Built - Completed Over Last 7 Years	34%	Detailed Permission	35%	LDP Proposal (without planning permission)	23%	Under Construction	4%	PP in Perpetuity	4%	PPP Permission	0%
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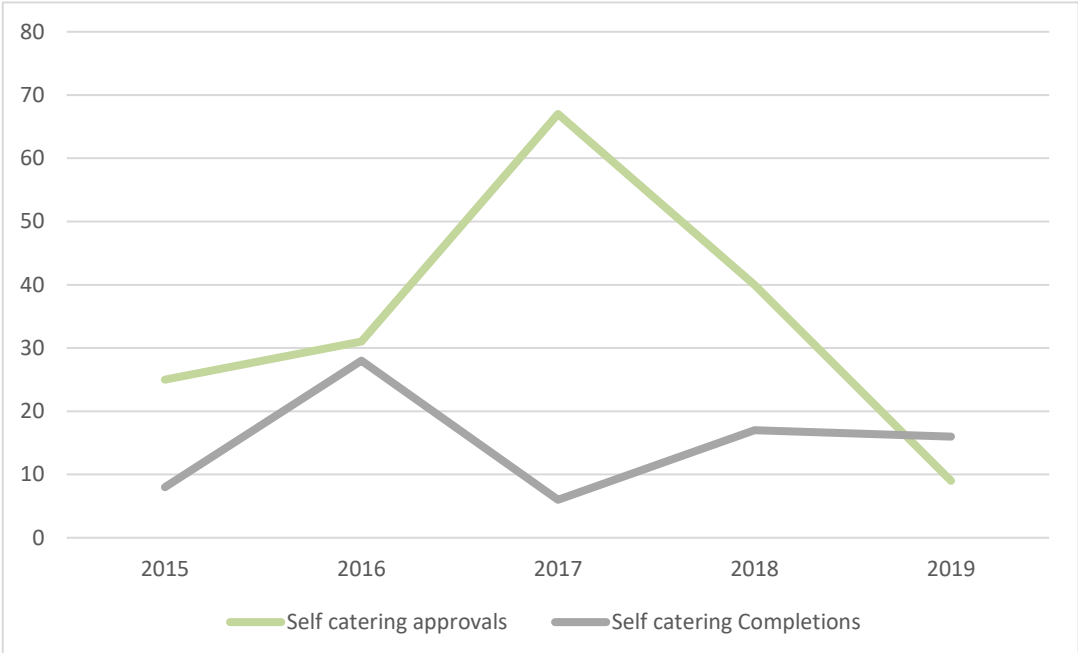
5. TOURISM ACCOMMODATION

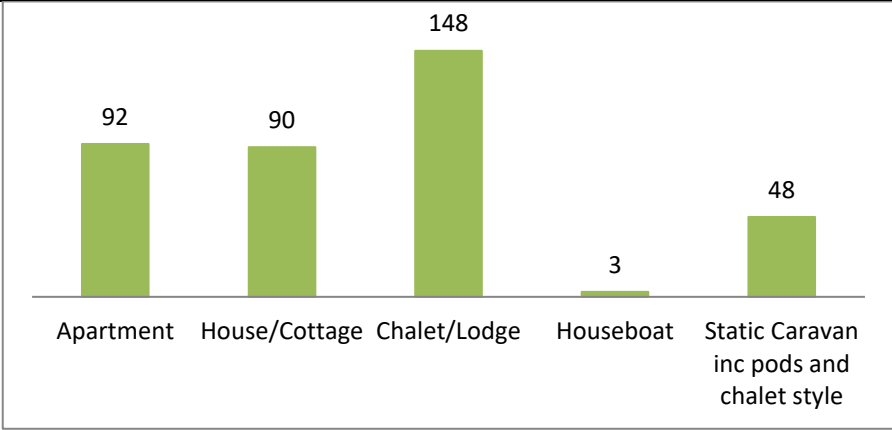
Development Theme 3 is tourism accommodation. This area of work generates a high volume of application.

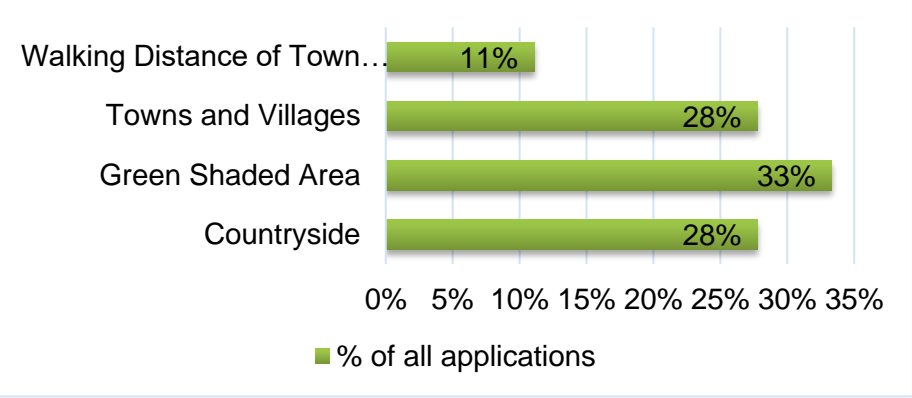
Outcome of Policies	Indicator	Analysis
<p>Delivery of key strategic visitor experience sites at Callander, Balloch, Arrochar & Tarbet and Drymen.</p>	<p>Strategic Locations - Allocated tourism sites within the LDP –planning status across all the LDP sites.</p>	<p>In 2019 of the 11 allocated tourism sites (including those that are allocated for a mix of uses in Callander, Balloch, Arrochar & Drymen), there were no planning approvals. However there is an application pending (renewal) for a mixed use site at Arrochar (MU1) and a site was completed; this was the redevelopment of East Riverside (VE2) at the Moss of Balloch where the village green was re-designed and new parking spaces were provided.</p> <p>It is also worth highlighting the significant ‘major’ planning application for three combined allocated tourism sites at Balloch (VE1, West Riverside, VE4 Woodbank House, MU1 Old Station) was withdrawn in 2019 following preparation of a recommendation to refuse.</p> <p>The Local Development Plan Action Programme tracks progress of these sites, many of which are being progressed via a range of actions.</p>

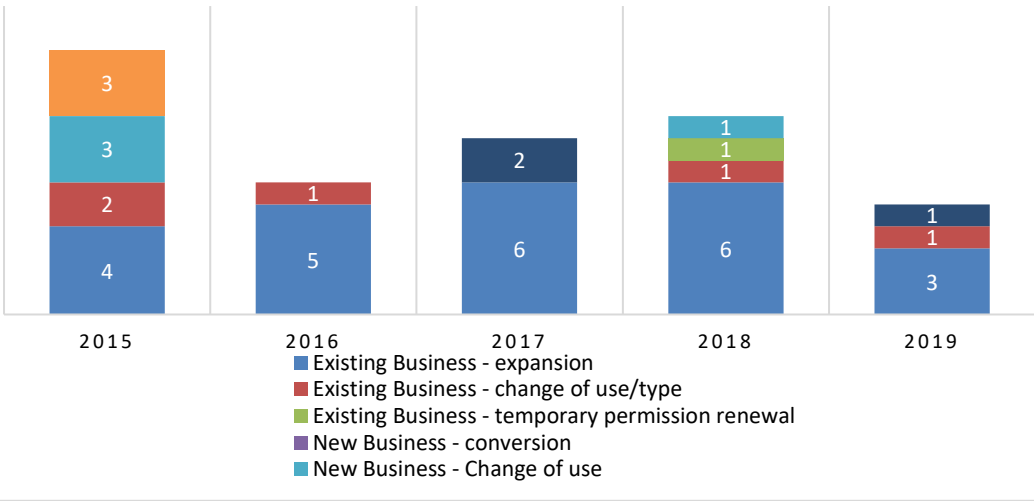
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<p>Delivery of key strategic visitor experience sites at Callander, Balloch, Arrochar & Tarbet and Drymen.</p> <p>New and improved visitor and recreational facilities and infrastructure that will help deliver the high quality visitor experience.</p> <p>New tourism development that enhances the visitor experience of the National Park and offers a bespoke and high quality product.</p>	<p>Total number of tourism accommodation approvals by type (self-catering, hotel, camping).</p>	<p>In 2019, 9 self catering units, 1 bed spaces, 188 stances and 0 camping pitches were approved.</p> <p>Trends – Graph 8 illustrates tourism approvals. 2019 shows lower figures for self-catering and 0 camping pitches approved in 2019.</p> <div data-bbox="864 300 2128 1177" style="border: 1px solid black; padding: 10px;"> <h3 style="text-align: center;">Tourism Accommodation Approvals over Last 5 years</h3> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th></th> <th>2015</th> <th>2016</th> <th>2017</th> <th>2018</th> <th>2019</th> </tr> </thead> <tbody> <tr> <td>Self-catering</td> <td>25</td> <td>31</td> <td>67</td> <td>40</td> <td>9</td> </tr> <tr> <td>Bed-spaces inc hotel or bunkhouse</td> <td>45</td> <td>30</td> <td>78</td> <td>76</td> <td>188</td> </tr> <tr> <td>Pitches - camping or motorhome only</td> <td>0</td> <td>26</td> <td>41</td> <td>0</td> <td>0</td> </tr> <tr> <td>Stances - static caravans inc camping pods with toilets</td> <td>6</td> <td>36</td> <td>13</td> <td>7</td> <td>19</td> </tr> </tbody> </table> </div> <p><i>Graph 8 – Approvals of tourism accommodation</i></p>		2015	2016	2017	2018	2019	Self-catering	25	31	67	40	9	Bed-spaces inc hotel or bunkhouse	45	30	78	76	188	Pitches - camping or motorhome only	0	26	41	0	0	Stances - static caravans inc camping pods with toilets	6	36	13	7	19
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	<p>Hotels – Number and type of rooms approved and number of rooms built/available shown on a graph per year.</p>	<p>In 2019, there were 188 new bed-spaces approved and 70 new bed-spaces completed.</p>  <p><i>Graph 10 – Approvals and Completions of bed-spaces over last 8 years.</i></p>

Outcome of Policies	Indicator	Analysis
<p>Delivery of key strategic visitor experience sites at Callander, Balloch, Arrochar & Tarbet and Drymen.</p> <p>New and improved visitor and recreational facilities and infrastructure that will help deliver the high quality visitor experience.</p> <p>New tourism development that enhances the visitor experience of the National Park and offers a bespoke and high quality product.</p>	<p>Self-catering – Number and type of self-catering approved and built shown on a graph per year.</p>	<p>The approvals saw a steep increase on last year (76 new bedspaces approved in 2018). The significant increase in approvals is mostly down to the extensions at Loch Lomond Arms Hotel in Luss and Cameron House. Four out of seven of the applications for bed spaces have come from existing business expansion. We have also seen approval given for two new guest houses in Callander and at Inversnaid and a hostel (formerly a house) in Balloch.</p> <p>In 2019, 9 self-catering units were approved and 16 units were built. Of the 9 units, of 6 applications all were for single units with only one application being for 2 units. Of these applications 2 were for new businesses and the remainder were existing business expansion.</p>  <p><i>Graph 11 – Approvals and Completions of self-catering accommodation over last 5 years</i></p> <p>Trends - Graph 12 illustrates that the majority is chalet/lodge style development (detached units). The apartment figure is unusually high due to 36 apartments at Ben Arthur Resort approved in 2013 but not built.</p>

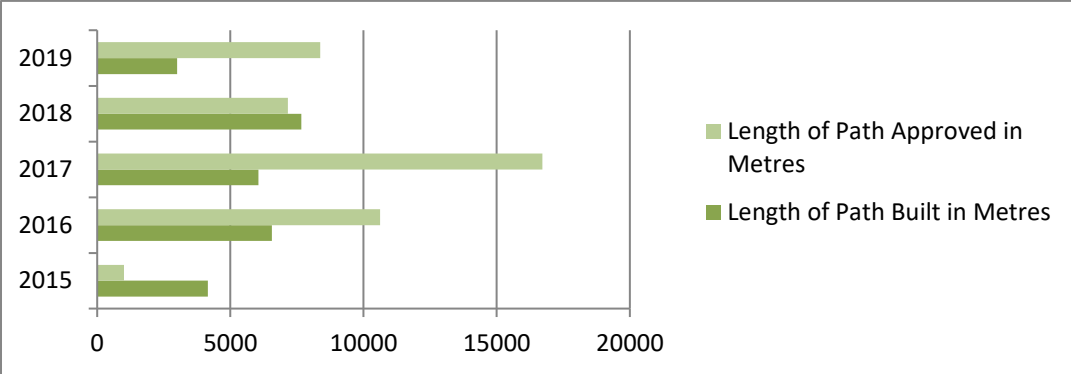
Outcome of Policies	Indicator	Analysis												
		 <table border="1" data-bbox="862 148 1751 579"> <caption>Graph 12 - Type of self-catering approved over last 7years</caption> <thead> <tr> <th>Type</th> <th>Number of Approvals</th> </tr> </thead> <tbody> <tr> <td>Apartment</td> <td>92</td> </tr> <tr> <td>House/Cottage</td> <td>90</td> </tr> <tr> <td>Chalet/Lodge</td> <td>148</td> </tr> <tr> <td>Houseboat</td> <td>3</td> </tr> <tr> <td>Static Caravan inc pods and chalet style</td> <td>48</td> </tr> </tbody> </table> <p data-bbox="862 579 1751 614"><i>Graph 12 - Type of self-catering approved over last 7years</i></p>	Type	Number of Approvals	Apartment	92	House/Cottage	90	Chalet/Lodge	148	Houseboat	3	Static Caravan inc pods and chalet style	48
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Outcome of Policies	Indicator	Analysis																														
		<p>In Towns and Villages the majority of applications came from existing businesses expanding and two new businesses opening in Callander and Gartmore.</p>  <p>Graph 13 - Tourism Accommodation Approvals by area</p> <table border="1" data-bbox="869 687 2112 986"> <thead> <tr> <th>Location</th> <th>Self-catering</th> <th>Bedspaces</th> <th>Pitches</th> <th>Stances</th> <th>No. of applications</th> </tr> </thead> <tbody> <tr> <td>Countryside</td> <td>1</td> <td>148</td> <td>0</td> <td>10</td> <td>5</td> </tr> <tr> <td>Green Shaded Area</td> <td>5</td> <td>0</td> <td>0</td> <td>4</td> <td>6</td> </tr> <tr> <td>Towns and Villages</td> <td>1</td> <td>40</td> <td>0</td> <td>1</td> <td>5</td> </tr> <tr> <td>Walking Distance of Town & Village</td> <td>1</td> <td>0</td> <td>0</td> <td>4</td> <td>2</td> </tr> </tbody> </table> <p>Table 3 -2019 Tourism Accommodation Approvals by area</p> <p>The most popular location for hotels and guest houses is within the towns and villages which are to be accepted given they are nearby to other services such as restaurant and transport routes. Since the introduction of the policy that supports small-scale tourism in certain countryside locations (green shaded areas) there has been an increase in small scale development in the countryside within these areas.</p>	Location	Self-catering	Bedspaces	Pitches	Stances	No. of applications	Countryside	1	148	0	10	5	Green Shaded Area	5	0	0	4	6	Towns and Villages	1	40	0	1	5	Walking Distance of Town & Village	1	0	0	4	2
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Outcome of Policies	Indicator	Analysis
		 <p data-bbox="862 694 1771 726"><i>Graph 14- Tourism Accommodation in Countryside – Policy exception</i></p> <p data-bbox="862 746 2112 874">In the countryside tourism development proposals should be related to an existing business, conversion, or farm diversification. The numbers of applications approved in the countryside are fairly low, at an average of about 8 applications a year. The graph shows that expanding an existing business is the most common exception in the countryside.</p>
New and improved visitor and recreational facilities and infrastructure that will help deliver the high quality visitor experience.	Location of Development Activity across the park shown on a map – detailed permission, completed, expired, extant, under construction over last 5 years.	This is not available at present. It is expected that this information is presented on an interactive map for 2019 reporting purposes, to show where the proposals are being built.

6. VISITOR FACILITIES, RECREATION AND TRANSPORT

Development Theme 4 is about visitor experience policy and transport policies. This is also linked to Outcome 5 and 6 of the National Park Partnership Plan which seeks to improve water based recreation, long distance routes and upland paths.

Outcome of Policies	Indicator	Analysis																		
<p>Increase and improved connections between places, paths, piers, bus stops, train stations and open space</p> <p>Improved and increase in provision of recreation infrastructure.</p>	<p>Number and type of recreation developments over last 5 years to show:</p> <ul style="list-style-type: none"> Length of recreational paths approved and completed per year 	<p>In 2019 3km of recreational paths were constructed and 8.4km were approved. (Recreational path¹)</p>  <table border="1"> <caption>Data for Graph 15: Approx. length of Path approved and completed in metres over last 5 years</caption> <thead> <tr> <th>Year</th> <th>Length of Path Approved in Metres</th> <th>Length of Path Built in Metres</th> </tr> </thead> <tbody> <tr> <td>2019</td> <td>8,400</td> <td>3,000</td> </tr> <tr> <td>2018</td> <td>7,500</td> <td>7,000</td> </tr> <tr> <td>2017</td> <td>16,500</td> <td>6,000</td> </tr> <tr> <td>2016</td> <td>10,500</td> <td>6,500</td> </tr> <tr> <td>2015</td> <td>1,000</td> <td>4,500</td> </tr> </tbody> </table> <p>Graph 15 – Approx. length of Path approved and completed in metres over last 5 years</p>	Year	Length of Path Approved in Metres	Length of Path Built in Metres	2019	8,400	3,000	2018	7,500	7,000	2017	16,500	6,000	2016	10,500	6,500	2015	1,000	4,500
Year	Length of Path Approved in Metres	Length of Path Built in Metres																		
2019	8,400	3,000																		
2018	7,500	7,000																		
2017	16,500	6,000																		
2016	10,500	6,500																		
2015	1,000	4,500																		
	<p>Number and type of recreation developments over last 5 years to show:</p> <ul style="list-style-type: none"> Contribution to which network – long distance, upland, local network 	<p>Upland - There were 5km of upland paths approved and of that 1.2km was completed this year. This was the last development by the Mountains and People upland path project for Ben lme, Ben Venue and paths around Balquihidder. This project is a significant achievement for the National Park.</p> <p>Strategic – In 2019, 1.8km of the Cross Pilgrim Way was completed with a section at Lochearnhead being constructed. There were no approvals for strategic paths.</p> <p>Local – In 2019, 2.7 km of paths were given permission that contribute to the local network, at Callander Crags and Cormanachan Woodlands.</p>																		

¹ This does not include any agricultural, forestry or hydro tracks approved which offers secondary recreational benefits.

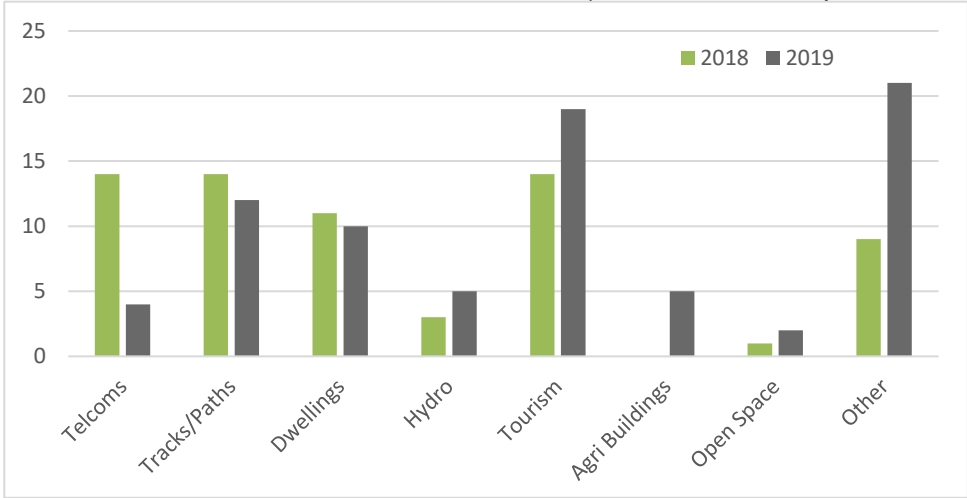
Outcome of Policies	Indicator	Analysis																								
	Number of new visitor facilities (car parking, picnic areas, toilets, visitor centres, water based recreational facility etc).	<div data-bbox="862 151 1668 598"> <table border="1"> <caption>Graph 16 – Recreation/Visitor facilities approved over last 5 years</caption> <thead> <tr> <th>Facility Type</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Pontoon</td> <td>8</td> </tr> <tr> <td>Viewpoint/platform</td> <td>3</td> </tr> <tr> <td>Statue/art installation</td> <td>1</td> </tr> <tr> <td>Toilets</td> <td>1</td> </tr> <tr> <td>Picnic Area</td> <td>6</td> </tr> </tbody> </table> </div> <p data-bbox="862 622 1724 654"><i>Graph 16 – Recreation/Visitor facilities approved over last 5 years</i></p> <p data-bbox="862 670 2049 774">In terms of water infrastructure, in 2019 no applications were approved. However, as part of the Rural Infrastructure Fund bid a separate toilet kiosk was constructed at Inverulglas to allow 24/7 access to supplement the existing toilets that are closed at night.</p> <p data-bbox="862 790 2049 821">There were no new picnic areas or scenic route or viewpoint installations approved in 2019.</p> <p data-bbox="862 837 2049 941">In terms of visitor car parking spaces, there was a spike of new approvals this year (29 new spaces in 2019) following approval at Cormonachan Woods, Carrochan in Balloch and at Bochastle for Falls of Leny visitor attraction.</p> <div data-bbox="862 957 1680 1356"> <table border="1"> <caption>Graph 17 – Visitor/Public Parking Spaces Approved</caption> <thead> <tr> <th>Year</th> <th>Visitor Parking Spaces Approved</th> </tr> </thead> <tbody> <tr> <td>2015</td> <td>13</td> </tr> <tr> <td>2016</td> <td>11</td> </tr> <tr> <td>2017</td> <td>0</td> </tr> <tr> <td>2018</td> <td>0</td> </tr> <tr> <td>2019</td> <td>29</td> </tr> </tbody> </table> </div> <p data-bbox="862 1372 1534 1412"><i>Graph 17 – Visitor/Public Parking Spaces Approved</i></p>	Facility Type	Count	Pontoon	8	Viewpoint/platform	3	Statue/art installation	1	Toilets	1	Picnic Area	6	Year	Visitor Parking Spaces Approved	2015	13	2016	11	2017	0	2018	0	2019	29
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2019	29																									

Outcome of Policies	Indicator	Analysis
	Location of visitor facilities –the above categories shown on a map to illustrate the location.	We are unable to present this information on a map at present and are currently investigating this option.
	Major road upgrades – reporting on the consultations on transport	No formal consultations have been received. We are working with Transport Scotland on the upgrade on the A82 from Tarbet to Inverarnan.
	Sustainable travel – number of tourism and housing applications that link to active travel networks and/or public transport	<p>This year, for the first time, we analysed the use of Transport Policy 2 (TP2) in relation to sustainable travel. In 2019, TP2 was used 13 times. Of these 8 make a positive contribution with additional cycle storage, active travel packs for new householders and new path infrastructure.</p> <p>Notable cases included:</p> <ul style="list-style-type: none"> • South Callander, Claish Farm – 50 new houses, were there was provision of a new formal and informal footpaths, two new bus stops and designing streets principles applied, and a welcome pack for residents containing information on sustainable and active travel options. • Drumbeg Farm, new holiday pods and sculpture trail – access is to be provided on to the existing core path (West Highland Way) into Drymen. • New Bike Hire container – This was located next to the NCN 7. • Balquhidder, new holiday lodges – Provision of new cycle parking and located on core path. • Carrick Castle brewery, café, bar – Accessible to Carrick Castle via a core path. Bus stop adjacent to the facility. • Balmaha, new holiday lodges – Visitors likely to arrive as part of touring motor group or car pick up service. Collection service will reduce individual trips. • Arrochar, renewal of mixed use development in principle – condition attached to secure a Travel Plan. Site is in the core of the village on an allocated site with good public transport links and access to core paths. • Falls of Leny, new car park and bridge – next to core path network.

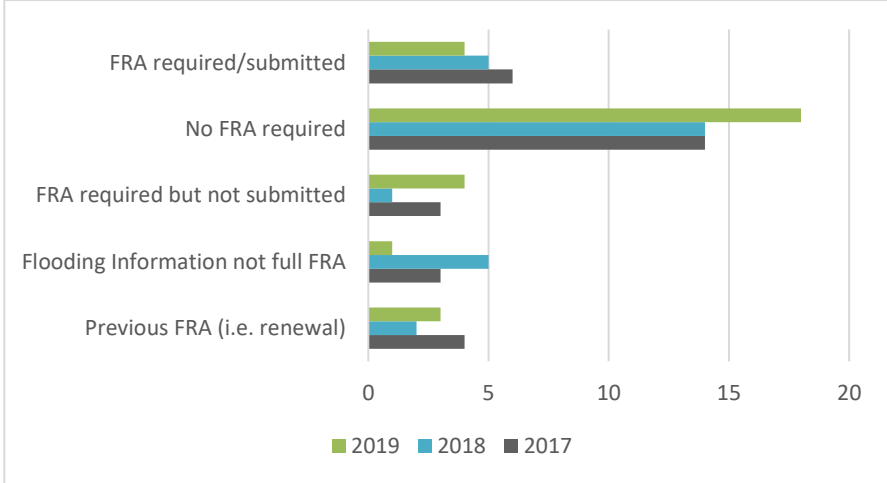
7. NATURAL ENVIRONMENT

Development Theme 5 relations to protecting and enhancing the natural heritage. There are a large number of policies relating to nature conservation, flooding, water environment, biodiversity, trees and landscape within the Plan.

Outcome of Policies	Indicator	Analysis
<p>Protect special landscape qualities and minimise visual impact, including areas of wild land</p> <p>Safeguarding and enhancing biodiversity and geodiversity</p>	<p>Use of the safeguarding natural environment policies and whether applications are being submitted that comply with policies or require amendments or are refused or withdrawn following non-compliance.</p>	<p>Natural Environment is currently covered by policies Natural Environment Policies 1-16 covering a wide range of issues.</p> <p>3 Refusals using Natural Environment Policies in 2019</p> <p>Of the 16 refusals in 2019, 3 applications referred to Natural Environment policies. All three cases referred to the landscape policy NE1. Last year 4 applications that were refused all referred to natural environment policies - flooding, bats and landscape impact. There has been many more refusals this year but this was due, in main, to the principle of the development being contrary to policy rather than natural heritage issues.</p> <p>66 Approvals using Natural Environment Policies</p> <ul style="list-style-type: none"> • <u>Protected Species</u> - In 2019, 28 cases referred to Policy NE4 in relation to protected species, and this was similar to last year when it was referred to in 22 cases. Of these 28 cases there were about half the cases (18 cases) that had habitat and protected species surveys (or in some cases bat surveys only) submitted with the application. In the other cases further information was requested. As noted above, in one case a protected species survey was not submitted and the application was refused. • <u>Protected Sites</u> - In 2019, 12 cases referred to Policies NE2 and NE3 in relation to protected sites. Of these 12 cases, there were 9 cases that referred to both policies as the sites were both SSSI and Natura sites. There 3 that only affected SSSI and referred only to policy NE3. All of the Natura cases were subject to a Habitats Regulations Appraisal and four cases required an appropriate assessment. SNH were consulted on all but one of the cases that were subject to a Habitats Regulations Appraisal and in all cases subject to the identified mitigation being implemented did not object to any cases.

Outcome of Policies	Indicator	Analysis																											
		<ul style="list-style-type: none"> Landscape - In 2019, 78 cases referred to Policy NE1 in relation to landscapes and visual impact of which 6 were refused and 6 were withdrawn (not all for landscape reasons).  <table border="1" data-bbox="757 252 1720 751"> <caption>Graph 18 – Usage of Landscape Policy by Type of Development in 2018 and 2019</caption> <thead> <tr> <th>Type of Development</th> <th>2018</th> <th>2019</th> </tr> </thead> <tbody> <tr> <td>Telcoms</td> <td>14</td> <td>4</td> </tr> <tr> <td>Tracks/paths</td> <td>14</td> <td>12</td> </tr> <tr> <td>Dwellings</td> <td>11</td> <td>10</td> </tr> <tr> <td>Hydro</td> <td>3</td> <td>5</td> </tr> <tr> <td>Tourism</td> <td>14</td> <td>19</td> </tr> <tr> <td>Agri Buildings</td> <td>0</td> <td>5</td> </tr> <tr> <td>Open Space</td> <td>1</td> <td>2</td> </tr> <tr> <td>Other</td> <td>9</td> <td>21</td> </tr> </tbody> </table> <p data-bbox="757 767 1839 799"><i>Graph 18 – Usage of Landscape Policy by Type of Development in 2018 and 2019.</i></p> <ul style="list-style-type: none"> In 2019, 38 cases referred to either Policy NE8 or NE9 in relation to trees and woodland. NE8 is the policy that refers to impact on trees, woodland and replacement planting and NE9 which is about protecting trees and woodland during construction - usually tree root protection. <p data-bbox="651 938 763 970">Trends</p> <p data-bbox="651 986 2145 1098">The graph 19 below represents the use of the natural heritage policies in 2017 to 2019. There are some policies that have not been used such as contaminated land or peatlands, but these remain important policies to address these issues if they arise.</p>	Type of Development	2018	2019	Telcoms	14	4	Tracks/paths	14	12	Dwellings	11	10	Hydro	3	5	Tourism	14	19	Agri Buildings	0	5	Open Space	1	2	Other	9	21
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Outcome of Policies	Indicator	Analysis																																																																				
		<table border="1"> <caption>Approximate data from Graph 19</caption> <thead> <tr> <th>Policy</th> <th>2017</th> <th>2018</th> <th>2019</th> </tr> </thead> <tbody> <tr><td>NE1 - Landscape</td><td>45</td><td>68</td><td>78</td></tr> <tr><td>NE2 - Natura</td><td>14</td><td>5</td><td>10</td></tr> <tr><td>NE3 - Protected Sites</td><td>8</td><td>5</td><td>13</td></tr> <tr><td>NE4 - Protected Species</td><td>25</td><td>24</td><td>28</td></tr> <tr><td>NE5 - Species and Habitats</td><td>5</td><td>18</td><td>14</td></tr> <tr><td>NE6 - Enhancing biodiversity</td><td>8</td><td>22</td><td>26</td></tr> <tr><td>NE7 - Geological Sites</td><td>1</td><td>1</td><td>4</td></tr> <tr><td>NE8 - Trees</td><td>19</td><td>21</td><td>26</td></tr> <tr><td>NE9 - Woodlands</td><td>2</td><td>13</td><td>24</td></tr> <tr><td>NE10 - Peatlands</td><td>0</td><td>0</td><td>5</td></tr> <tr><td>NE11 - Water Env</td><td>20</td><td>19</td><td>23</td></tr> <tr><td>NE12 - Surface and Waste...</td><td>20</td><td>17</td><td>31</td></tr> <tr><td>NE13 - Flood Risk</td><td>30</td><td>28</td><td>26</td></tr> <tr><td>NE14 - Marine</td><td>0</td><td>0</td><td>0</td></tr> <tr><td>NE15 - Coastal</td><td>2</td><td>0</td><td>0</td></tr> <tr><td>NE16 - Contamination</td><td>0</td><td>0</td><td>3</td></tr> </tbody> </table> <p><i>Graph 19– Use of the Natural Environment Policies in 2017 to 2019</i></p>	Policy	2017	2018	2019	NE1 - Landscape	45	68	78	NE2 - Natura	14	5	10	NE3 - Protected Sites	8	5	13	NE4 - Protected Species	25	24	28	NE5 - Species and Habitats	5	18	14	NE6 - Enhancing biodiversity	8	22	26	NE7 - Geological Sites	1	1	4	NE8 - Trees	19	21	26	NE9 - Woodlands	2	13	24	NE10 - Peatlands	0	0	5	NE11 - Water Env	20	19	23	NE12 - Surface and Waste...	20	17	31	NE13 - Flood Risk	30	28	26	NE14 - Marine	0	0	0	NE15 - Coastal	2	0	0	NE16 - Contamination	0	0	3
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	<p>No of applications that deliver enhancements to the natural environment for example via habitat creation such as new woodland planting or measures that will enhance habitats for protected species or enhance the landscape character.</p>	<p>In 2019, policy NE6 in relation to enhancement of biodiversity was recorded for 26 approved applications. Of these 26 applications the key enhancements included:</p> <ul style="list-style-type: none"> • 5 applications included conditions regarding removal of non-native species. • 15 applications required the inclusion of native tree planting. • 1 application required the inclusion of bird and or bat boxes. • 1 application required management of a wetland habitat. <p>The other applications that used policy NE6 were the planning permissions containing a condition to ensure the identified protected species mitigation plans were implemented, that submitted landscape management plans were implemented and managed or that construction method statements were submitted and implemented. There are a number of overlapping parts in the plan which could account for a relatively low level of usage of the enhancing biodiversity policy such as landscape plans often requiring native species but potentially not always recorded as delivering enhanced biodiversity by case officers. There is potential to do some awareness raising with the ecological surveyors to ensure they flag up opportunities for enhancement measures in their habitat and protected species reports when they submit their habitat and protected species surveys and findings, not just</p>																																																																				

Outcome of Policies	Indicator	Analysis																								
	<i>Note: this indicator has been amended since 2017 report.</i>	focussing on mitigation measures to comply with the legislation as there could be some missed opportunities at the moment.																								
New development does not exacerbate existing environmental constraints such as flooding.	Number of flood risk assessments submitted and outcomes from development proposals.	<p>Policy Natural Environment 13 covers flood risk and sets out criteria to ensure development will not be supported in areas that have been identified as being at medium to high risk of flooding. In 2019 26 applications were handled that dealt with flood risk issues where SEPA and/or the Flood Authority were consulted. Of these 26 applications, 7 were withdrawn, 1 was refused and 18 were approved.</p> <ul style="list-style-type: none"> Of the 18 that were approved: <ul style="list-style-type: none"> 7 required flood risk assessment. Four of the cases that had objections from SEPA originally and when the proposal was changed to alleviate flood risk, the objection removed was removed. 14 cases which were in the flood zone did not raise flooding concerns; or required flood mitigation conditions such as a specified finished floor level, flood resilient materials. There were 7 cases that were withdrawn in 2019 and of these 4 cases had unresolved objections due to flooding issues and flood risk assessments or flooding information had not been provided. There was one case refused but this was not in relation to flooding. There were no cases in 2019 refused due to flooding.  <table border="1" data-bbox="757 788 1641 1273"> <caption>Data for Graph 20 – Cases with Flood Issues – Information Requirements</caption> <thead> <tr> <th>Category</th> <th>2019</th> <th>2018</th> <th>2017</th> </tr> </thead> <tbody> <tr> <td>FRA required/submitted</td> <td>4</td> <td>5</td> <td>6</td> </tr> <tr> <td>No FRA required</td> <td>18</td> <td>14</td> <td>14</td> </tr> <tr> <td>FRA required but not submitted</td> <td>4</td> <td>1</td> <td>3</td> </tr> <tr> <td>Flooding Information not full FRA</td> <td>1</td> <td>5</td> <td>3</td> </tr> <tr> <td>Previous FRA (i.e. renewal)</td> <td>3</td> <td>2</td> <td>4</td> </tr> </tbody> </table> <p><i>Graph 20 – Cases with Flood Issues – Information Requirements</i></p>	Category	2019	2018	2017	FRA required/submitted	4	5	6	No FRA required	18	14	14	FRA required but not submitted	4	1	3	Flooding Information not full FRA	1	5	3	Previous FRA (i.e. renewal)	3	2	4
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Outcome of Policies	Indicator	Analysis
Safeguarding the water environment including the coastal marine area.	Number of developments approved that connect to public foul drainage and number of private waste treatment works approved, to monitor capacity issues and ensure the water environment is protected.	This policy is used frequently for all new housing, tourism and economic development proposals that require connection to foul drainage network. In 2019 this policy was used in relation to 26 cases. 15 of these cases were in the rural area and required private waste treatment works.

8. HISTORIC ENVIRONMENT

Development Theme 6 is Historic Environment and this is an important theme with a number of policies relating to listed buildings, conservation areas, historic and designed landscape, redundant buildings of vernacular quality and archaeology.

Outcome of Policies	Indicator	Analysis
Safeguarding our historic buildings and environment to retain a strong sense of place and enhancing our built environment.	Number of applications for conversion and reuse of redundant buildings of vernacular quality and local historic/architectural interest.	In 2019, there were 2 applications for conversion and reuse of redundant buildings. These included an outbuilding at Arrochymore Cottage, Balmaha (a renewal) and a farm building at Burnbrae Farm, within the village boundary of Gartocharn both being converted to residential. This creation of additional residential development has involved the sustainable reuse of the National Park's built heritage whilst managing changes to ensure the proposals were sensitive to the buildings' original character and appearance.
	Number of applications where the views/setting of Listed Buildings are protected/ enhanced.	In 2019 there were 7 applications that were considered in relation to the impact on the setting of the listed building. Of the 7 applications, 5 were approved and 2 were withdrawn. One of the withdrawn cases was in relation to the impact on the setting of a listed building – this was a siting of a container at Cononish House. The other withdrawn case was not in relation to impact on the setting of the listed building.
	Number of conservation area consents and listed building consents for demolition avoided and number of notifications for demolition of non-listed buildings outwith conservation areas avoided.	Listed buildings and conservation areas – In 2019, there was one case that was withdrawn for listed building consent to demolish a listed farm building at Cononish House. Demolition was therefore avoided in this case. There was also one Conservation Area Consent for demolition – the old scout hall in Callander which was approved as the hall made no positive contribution to the character of the conservation area and its demolition was considered to be acceptable. Outwith conservation areas and non-listed buildings² - no prior notification was handled for demolition in 2019.
	Use of listed building and conservation area policy and whether applications are being submitted that comply with policies or require amendments, through consultation requests.	In 2019 there were 23 applications relating to listed buildings (average of 24 cases) and 19 applications within conservation areas (excluding those that were listed buildings and also in conservation areas). Of the above 23 listed building applications, the built heritage officer commented on 18 cases and subsequently 16 remaining were approved and six withdrawn. Of the 19 applications in conservation areas, the built heritage officer commented on 14 cases. Of the 19 cases, 1 case was withdrawn and 18 cases were approved and complied

² It should be noted that demolition outwith conservation areas and for non-listed buildings is permitted development. For houses, 28 days' notice must be given to the planning authority before demolition takes place (known as Prior Notification).

Outcome of Policies	Indicator	Analysis
		<p>with policy. Of the approvals, 15 cases were subject to Historic Environment conditions in terms of materials, detailing etc. and 3 cases did not require any conditions.</p> <p>This demonstrates that the policies are working effectively either because proposals submitted comply with policy on submission or those that do not are subsequently amended or approved with detailed Historic Environment conditions. There were no refusals in relation to listed buildings or conservation areas.</p>
Safeguarding our historic buildings and environment to retain a strong sense of place and enhancing our built environment.	Number of applications adversely affecting Historic Gardens & Designed Landscapes and where the views/setting were protected.	In 2019 there was one application affecting Historic Gardens & Designed Landscapes which was for a track at Leny Estate, which is a non-inventory designed landscape. It was determined that the proposal with appropriate design, micro siting, mitigation, landscaping, restoration and management the track can be successfully integrated into the landscape without adversely impacting on the designed landscape and wider setting.
Record archaeological resources or sites that are affected by development.	Number of archaeological watching briefs secured and implemented and any resulting archaeological finds.	There has been a delay in retrieving this data in 2019 and the section will be completed retrospectively.
	Number of applications adversely affecting scheduled monuments and other nationally important archaeological sites and where their setting was protected	In 2019, there was one proposal that was in proximity/within sightline of a Scheduled Monument at the two forts at Killin's Clan MacNab Burial place. The works did not directly affect the scheduled monument but there was potential for ground disturbance during the works and an architectural watching brief was secured by condition to allow excavations and ground disturbance to be monitored.

9. ECONOMIC DEVELOPMENT

Development Theme 7 is about economic development but this is excluding the tourism accommodation, tourism facilities and retail which contribute to the economy. This theme concentrates on other businesses and rural employment including mining and quarrying.

Outcome of Policies	Indicator	Analysis
Thriving economically active rural economy through delivery of economic development on identified sites within and adjacent to towns and villages, in the countryside at identified rural activity areas and through diversification of traditional land-based industries.	Economic Development Approvals	<p>This includes Class 2/3/4/5/6 economic development applications, so includes offices and professional services as well as light industrial and general industrial uses.</p> <p>In 2019 10 applications were approved (in 2018 there were 8 applications) of which all were outside towns and villages. This is predominantly due to the nature of businesses being either associated with farms or other businesses requiring a countryside location. Two of the applications are considered to be associated to a visitor experience business</p> <p>The applications include:</p> <ul style="list-style-type: none"> • 2 catteries one in Balmaha and one in Gartocharn • 1 equestrian business • 3 storage/ sheds associated to farm businesses • 1 storage facility associated with existing smokehouse • 1 Physiotherapy clinic • 1 bike hire business in Balquhidder • 1 sculpture and art studio in Drymen
	Amount of vacant and derelict land .	<p>At 2019 there were 10 sites on the vacant and derelict land register. Eight of the sites are allocated for development in the Local Development Plan and we expect to see development come forward on these sites.</p> <p>Two sites that were previously on this register; Telephone Exchange and Pearl Street, now provide affordable housing in Callander. For further detail; the V&D Audit 2019 is available on our website.</p>
	Amount of marketable employment land (this is the amount of land that has planning permission for economic uses and allocated LDP sites).	<p>This figure is 14.95 hectares. This has not changed from last year as there were no changes to the allocated economic development sites in the Local Development Plan.</p> <p>This figure includes all the economic development sites and mixed use sites that are for industrial/storage use (falling in Class 4/5/6). It includes two mixed use sites where the exact area of economic development land cannot be calculated at this point as there are no live permissions. Therefore the figure in reality is slightly less.</p> <p>It excludes the sites that have been developed or have permission for Class 1/2 uses – Luss MU1 for instance has been excluded as permission given for Class 1/2 and Killin RA1 at Acharn excluded as electricity and heat generation not considered Class 4/5/6. Strathfillan</p>

Outcome of Policies	Indicator	Analysis
		RA1 is also excluded as this is designated to allow opportunities for expansion of research operation by Scottish Agricultural College.
	No of expansion of existing or new mines or quarries within the Park.	In 2019 there were no applications for any mines or quarries.

10. SUSTAINABLE COMMUNITIES

Development Theme 8 is about sustainable communities which are communities that thrive and people live and work in a high quality environment. A good range of services and facilities is key to creating a thriving community.

Outcome of Policies	Indicator	Analysis
<p>Safeguard community and retail facilities to ensure communities thrive. This could include shops, cafes, bars, post offices, halls, banks, petrol stations, schools, pontoons, gardens etc.</p> <p>Ensure open space and sports facilities are protected and enhanced</p> <p>Supporting community led projects</p> <p>Improving the connectivity of our communities</p>	<p>Number of cases where retail and community facilities are safeguarded and re-used to create thriving communities and number of facilities lost.</p>	<p>Community Facilities - In 2019 the community policy has been used once in relation to the formation of Community Park and outdoor stage in Lochgoilhead, which is a priority identified in the Lochgoilhead Community Action Plan 2018-2023.</p> <p>Retail - In 2019, 5 applications referred to the retail policy, of which 3 were in relation to loss of retail. The 3 applications that were approved to change from retail use to another were all in Callander. The policy seeks to safeguard retail uses, however in these 3 instances the change of use could be supported:</p> <ul style="list-style-type: none"> • one used to be a dwelling before it was used as retail and reverted back to such • one changed from shop to food and drink • one where the retail use was historic and had a historic permission to change the vacant unit to dwellinghouse granted back in 2016 <p>There were no cases for creation of new retail.</p>
	<p>Number of cases where community facilities have been refurbished, extended and altered.</p>	<p>This is all encompassing and includes shops, cafes, bars, post offices, halls, banks, petrol stations, schools, pontoons, community gardens etc. There have been no approvals for village halls, petrol stations, post offices, banks in 2019.</p>
	<p>Amount of open space (green spaces, green networks) and sports facilities lost, protected from development, created or enhanced.</p> <p><i>Note: this indicator has been amended since 2017 report.</i></p>	<p>In 2019 there were 3 approvals and 2 refusals in relation to open and green space and no applications in relation to sports facilities. Of these only one approval was for the creation of new open space at Claish Farm Housing Site – at the northern part of the site an open space for informal recreation is proposed. This would contain areas for play and picnic benches with seating</p> <p>Whilst two applications were assessed against the Open Space policy in relation to safeguarding existing open space and ensuring that the principle for the original designation of open space, was a key consideration in determining the application. After careful consideration approval was given for the two applications below:</p>

Outcome of Policies	Indicator	Analysis
		<ul style="list-style-type: none"> • Gartocharn - change of use of public amenity space to garden ground – this was refused last year and upheld at appeal. However, the applicant has since submitted revised plans after extensive consultation with the Community Council. The revised plans have been carefully considered and were granted permission as the changes meant that only it would result in a minor loss of overall open space not impacting on public use and not impacting on the visual amenity of the area, whilst providing public benefits such as improvements to the accessibility of the public path particularly for disabled users. • Bird of prey centre –this involved the change of use of an area of the adjacent woodland for bird flying which would be for bird training and exercising purposes and also public displays for observation by visitors to the centre. Overall it was determined that the use of the, previously relatively inaccessible part, of the woodland is compatible with the natural woodland setting and would not alter or adversely affect its public, biodiversity or visual amenity value and therefore acceptable under our policies including OSP2. <p>Both refusals are in relation to temporary structures at Loch Lomond Shores and were considered to be detrimental to the public experience of the open space, thus in conflict with the aims of Policy OSP2. Last year’s approval for formation of new open space in the form of a community park at Lochgoilhead has now been completed. This was a community led project creating new paths, a pond, outdoor stage, composting toilet, wildlife hide and tool shed.</p>
	<p>Number of applications that are community led or have community benefit including renewable energy schemes.</p>	<p>From the data available, 7 applications were approved in 2019 that were community led or had community benefit. These applications have all been referred to elsewhere in this report and include:</p> <p>Community led applications include:</p> <ul style="list-style-type: none"> • New hydro scheme at Milton of Buchanan • Lochgoilhead land at Cormonachan Community Woodland - 2km of new paths, car park, and installation of interpretation board <p>Community benefit applications include:</p> <ul style="list-style-type: none"> • Sculpture trail and art studio near Drymen - The Applicants statement says that long term aim of this project is to create a centre of creative excellence and learning in environmental art. The applicant wishes to encourage participation and a sense of ownership within the local community and more widely with all the facilities accessible to local residents, schools and arts organisations in Scotland. • Carrochan Road Housing Site will provide further spaces for Public parking

Outcome of Policies	Indicator	Analysis
		<ul style="list-style-type: none"> • Drymen Gartness Road Housing Site – is providing £30,000, to be held by the National Park Authority, for measures to encourage sustainable and/or emission-less travel by both residents and tourists to be implemented in association with the improved car park facility to off-set the impacts of the development, as well as providing new pedestrian paths. • Claish Farm Housing Site will be delivering a new footpath. This would provide continuous onward connection to McLaren High School and beyond to Callander Primary School and the town centre. • Falls of Leny - Formation of a new pedestrian bridge across the Garbh Uisge; restoration of a historic viewing platform with associated connecting paths (improved accessibility) and expansion of parking facilities at the nearby Bochastle Car Park. This is one of the projects delivered by the Callander Landscape Partnership –find out more here: https://www.callanderslandscape.org/about/
	<p>Number of new and improved telecommunications masts.</p>	<p>In 2019, 5 smart metering telecommunication masts were approved in; Strathyre, Arrochar, Arden, Tyndrum and Lochgoilhead. One case for a telecommunication mast in Kinlochard was withdrawn by the agent as they are looking to explore an alternative site in Kinlochard.</p> <p>In comparison to the previous year there is a drop in the number of telecomms applications. In 2018 a significant proportion of applications approved were in relation to the Emergency Services Mobile Communications Programme, a Government programme which sought to replace the existing Airwave blue-light communications system with a 4G platform. To ensure network coverage for the emergency services operating in the area and support mobile digital connectivity (on one of the major mobile operators) in hard to reach locations. Construction on these masts to deliver an Emergency Services Network started in October 2018 and was due to complete end of 2019.</p>

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