



## Planning and Access Committee

Meeting: 28<sup>th</sup> June 2021

Agenda item: 6

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**SUBMITTED BY:** Director of Place

<b>SUBJECT:</b>	Monitoring Report for 2020
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### 1. Summary and reason for presentation

1.1. This paper provides Members with the opportunity to review the Local Development Plan Monitoring Report for 2020, contained in Appendix One.

### 2. Recommendation

2.1. That Members:

**Consider and Note** the publication of the Local Development Plan Monitoring Report 2020 in Appendix One.

### 3. Background

3.1. Frequent monitoring of the Local Development Plan provides robust methods of reporting and is in line with the Scottish Government's proposals to develop better processes to monitor the outcomes of planning. It is a statutory requirement to collect evidence to inform plan-making, justify the plan's content and provide a baseline for later monitoring. The collected data and analysis in the annual Monitoring reports form part of the evidence base required to prepare review of the Local Development Plan.

### 4. Description of Report:

- 4.1. The Local Development Plan was adopted in December 2016. In March 2018 we published our Local Development Plan Monitoring Framework which set out the indicators that will be used as part of the monitoring reporting. Monitoring reports have been published annually since the adoption of the Local Development Plan, with years 2017 -2019 available on the website. The report as attached in Appendix one, will present the fourth monitoring report covering the period from January -December 2020. As reported through the Annual Operating Plan this report was delayed from Q4 2020/21 due to Covid-19 impacts on staff capacity.
- 4.2. The Monitoring Report demonstrates how we are delivering the vision and strategy of the Local Development Plan and is designed to answer questions in connection with this, such as: *“Are we on target to deliver 75 homes a year?” “Are we delivering more places to camp and experience the outdoors?” “Are we safeguarding precious natural and cultural assets?” “Are we providing more high quality visitor accommodation in a range of locations?” “Are we providing opportunities for low carbon energy generation?”*
- 4.3. The 2020 Monitoring Report aims to deliver a succinct factual overview of Local Development Plan statistics in 2020. The specifics of planning assessments and more detailed analysis of previous years trends (included in previous Monitoring Reports) have been removed from this year's reporting and will be used instead to help inform the evidence report for the new Local Development Plan. Where appropriate some commentary is provided on performance in comparison to previous years for context.
- 4.4. The monitoring indicators used in the report provide more information on the detailed outcomes of the planning service and also evidence of some direct impacts delivered through planning such as inclusion of measures to encourage sustainable travel or biodiversity enhancement.
- 4.5. The results from our monitoring will have a role in feeding into the next Planning Performance Framework (PPF) for 2020/21. The data utilised in the monitoring report relies on accurate data entry and involved extensive cross-checking of information. Improving the efficiency and accuracy of the data monitoring system has been an ongoing process involving cross-team collaboration.

- 4.6. During 2020, we participated in research looking into measuring the outcomes of planning. The research was led by Kevin Murray Associates and commissioned by the Royal Town and Planning Institute and received funding by Governments of Ireland, Scotland and Wales among others. We were one of four Scottish Planning Authorities (of eight Planning Authorities in total) who were involved in piloting the toolkit developed as part of this research to help measure and evaluate the role of planning in terms of outcomes rather than indicators based more on speed of decision making and outputs.

## 5. Key Highlights of Monitoring Report 2020

- 5.1. The headline figures from 2020 are summarised on pages 4 to 6 of the monitoring report under the headings '2020 overview' and 'Key findings'.
- 5.2. The results indicate that we are on track for delivering the Local Development Plan vision and strategy. The 2020 report highlights the impact that the COVID-19 pandemic has had on development activity, yet evidences continued alignment with the overall direction set out by Local Development Plan strategy.
- 5.3. In 2020 we managed 232 applications, during the same period we also responded to 295 pre-application enquiries.
- 5.4. There were 24 enquiries related to COVID-19 response, and our planning service gave temporary permissions for a range of measures to support easing of lockdown and businesses adjust to the new rules including use of car park spaces for outdoor seating, gazebos and pergolas to allow businesses to meet new social distancing rules.
- 5.5. The following is a summary of how we are delivering against the Local Development Plan vision as provided in Section 3 of the Monitoring Report:

Delivering 75 homes a year - In 2020 approval was given for 24 housing units, of these 14 units were affordable homes. There was a reduction in completions with only 10 new homes delivered. This was largely due to the halt in construction as a result of the COVID-19 pandemic. The significant levels of housing that were programmed for 2020 and 2021 have now shifted to 2021/2022.

More active travel options and off-road connections - 25 developments were approved that provided opportunities to support active and sustainable travel choices. 2.7 km of new paths were completed and a further 2.5km of paths were approved.

More Places to Camp and experience the outdoors - Approval was given for three basic camping pods at Dunallan camping and caravan site, just outside Drymen to diversify existing provision.

High-Quality Visitor Accommodation in a range of locations - Approvals were granted for 16 self-catering units, 14 bed spaces and 23 stances for glamping pods (with basic facilities differing from basic camping pods). There were completions for 4 new bed spaces and 13 self-catering units at various locations across the Park including Balloch, Callander, Lochearnhead and Ardlui.

Thriving economically active rural economy and communities - There were 5 approvals for various economic development proposals in 2020. The Cononish Gold Mine is now under construction.

Safeguarding our precious natural and cultural assets - This part of the monitoring framework is designed to capture how we can use our planning remit to help secure enhancements to biodiversity (biodiversity gains) through the development process. In 2020 various biodiversity gains were secured through various means including removal of non-native species, native tree planting, installation of bird and bat boxes and management of wetland habitat. In terms of the Park's built heritage, there were 30 Listed Building consents given and 20 applications in Conservation Areas. There were 4 withdrawals due to non-compliance with Historic Environment policies. There were 4 cases that involved the conversion of redundant buildings.

Renewables and low and zero carbon technology - Two applications for 'standalone' solar panel developments were approved in 2020. In 2020, all relevant planning applications included low and zero carbon technology except for 2 cases (as not all planning applications are required to include this for example, minor householder extension).

Flood Risk - 33 applications required further investigation on flood risk and required involvement from the relevant flood authority or SEPA to ensure that developments are being built so they do not have a 1 in 200 year flood risk.

## 6. Conclusion

- 6.1. The Local Development Plan Monitoring Reporting is an effective tool to track and help implement delivery of development across the National Park and to support and strengthen partnership working. It offers a factual and transparent account of planning activity and acts as a continuous feedback system to performance of the Local Development Plan.
- 6.2. Members are asked to note the fourth Monitoring Report with results for 2020, the fourth year of our adopted Local Development Plan.
- 6.3. Full details of the Local Development Plan Policies that are reported against in the monitoring report can be accessed on our website here:
  - [http://www.lochlomond-trossachs.org/wp-content/uploads/2016/07/LIVE-Park-Adopted-Plan-5-1-17web\\_Part4.pdf](http://www.lochlomond-trossachs.org/wp-content/uploads/2016/07/LIVE-Park-Adopted-Plan-5-1-17web_Part4.pdf)
- 6.4. Previous monitoring reports can be found on this page of the website:
  - <http://www.lochlomond-trossachs.org/planning/planning-guidance/local-development-plan/>

## 7. Appendix 1 Local Development Plan Monitoring Report 2020