



LIVE PARK

PLANNING FOR THE FUTURE OF OUR NATIONAL PARK



Local Development Plan 2017-2021

Annual Monitoring Report 2020



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1. INTRODUCTION

This Monitoring Framework includes a series of indicators that are being used to monitor the delivery of the Local Development Plan's vision and strategy. **It covers the fourth year of the Plan, monitoring from January to December 2020**, and provides information about development during this period including planning applications, approvals, and completed developments.





The report is split into Development Themes and follows the same structure as the Monitoring Framework indicators. Where relevant, specific cases are highlighted to provide examples of how policies are used to guide and influence investment and development within the National Park through our role as planning authority in determining planning applications.

For other key documents on our performance and delivery please view

- [Planning Performance Frameworks](#)
- [Action Programme](#)
- [National Park Partnership Plan – monitoring](#)

The monitoring report for 2021 will be published next year.

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 the Plan period.
-  Monitoring indicates area of concern over the implementation of policy and 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.



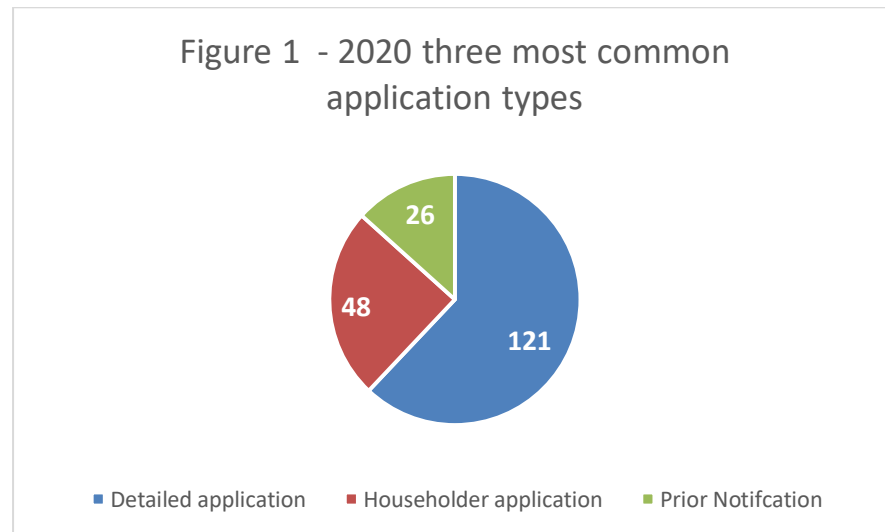
Balloch, Dumbain -26 homes

2. 2020 OVERVIEW

During 2020 there was a fall in both approvals and completions, with construction coming to a halt in April and May as a result of the Covid-19 pandemic. As a planning service, our team adapted to new ways of working from home and site visit procedures.

In 2020 we handled **232 applications**, during the same period we also responded to **295 pre-application enquiries**.

Of all the planning applications received, the majority were for detailed planning permission as illustrated in Figure 1 – 2020: Three most common application types received



Covid Response

Concerning the pandemic response, we responded to 24 enquiries and gave temporary permissions for use of car park spaces for outdoor seating, gazebos, and pergolas to allow businesses to meet new social distancing rules.

The relaxation of lockdown rules during the summer resulted in increased visitor pressures across settlements, popular destinations, and recreation routes as well as the transport corridors in and around the National Park. This amplified existing pressures however approvals given in 2020 for additional car parking in some areas should help alleviate this. A significant number of parking spaces were approved in Luss and a further 22 visitor parking spaces were completed in 2020 at Glenbranter, Cormonachan at Lochgoilhead and Bochastle at Callander.

Directing Development to Towns and Villages

Of the detailed planning applications received, these were for a mix of development types including housing, tourism, telecoms, extensions, etc. The Local Development Plan seeks to direct most new development to towns and villages. In 2020 there were 17 approvals for tourism accommodation and 11 approvals for Housing (including Planning Permission in Principle). Of these approvals, 46% were in towns and villages. Where new development was approved outside towns and villages it was commonly linked to rural businesses already operating from an edge of settlement or countryside setting. This information will be reviewed alongside previous year's data on the spatial location of development as part of the evidence base for the next Local Development Plan to help analysis the extent of success of the LDP spatial strategy to direct most development to towns and villages.

3. 2020 KEY FINDINGS

Delivering 75 homes a year

Approval was given for 24 housing units (a drop from 182 approved last year), of these 14 units were affordable homes. There was a reduction in completions with only 10 new homes delivered compared to 63 in 2019. 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. However, two larger housing sites, at Balloch and Callander, managed to continue construction after the first lockdown and have since been progressing well.

More active travel options and off-road connections

25 developments were approved that provided opportunities to support active and sustainable travel choices. These included planning gains such as cycle shelters, active travel plans, pick-up service, and future-proofing car parking for electric cars.

2.7 km of new paths were completed and a further 2.5km of paths were approved including a significant new length of local path network in Stronachalchar promontory and at Gartocharn RSPB reserve.

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

Despite challenging times, there were approvals for the delivery of high-quality visitor accommodation across the Park increasing the visitor offering with a variety of accommodation ranging from caravans, B&Bs and hotels. 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 Port of Menteith, Callander, and Brig o' Turk,

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, bird and bat boxes and management of wetland habitat. Several applications also resulted in new tree and hedge planting as mitigation measures.

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. Standalone includes technology related development in its own right as well as added to an existing building.

In 2020, except for two cases, all relevant planning applications included low and zero carbon technology in 2020 (not all planning applications are required to include this for example, minor householder extension).

Applications showed the use of a range of technology including a ground source heat pump and a biomass boiler, whilst some opted for a combination of systems. The use of planning conditions has also facilitated compliance with this policy where the exact type of low carbon technology will be decided nearer to construction stage. Analysis of trends have shown that solar photovoltaic panels and air source heat pumps are to date the more popular choice of low and zero carbon technology.

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.

4. CLIMATE CHANGE AND RENEWABLES

Development Theme 1 of the Monitoring Framework focuses on the Local Development Plan priority to support low and zero carbon energy generation.

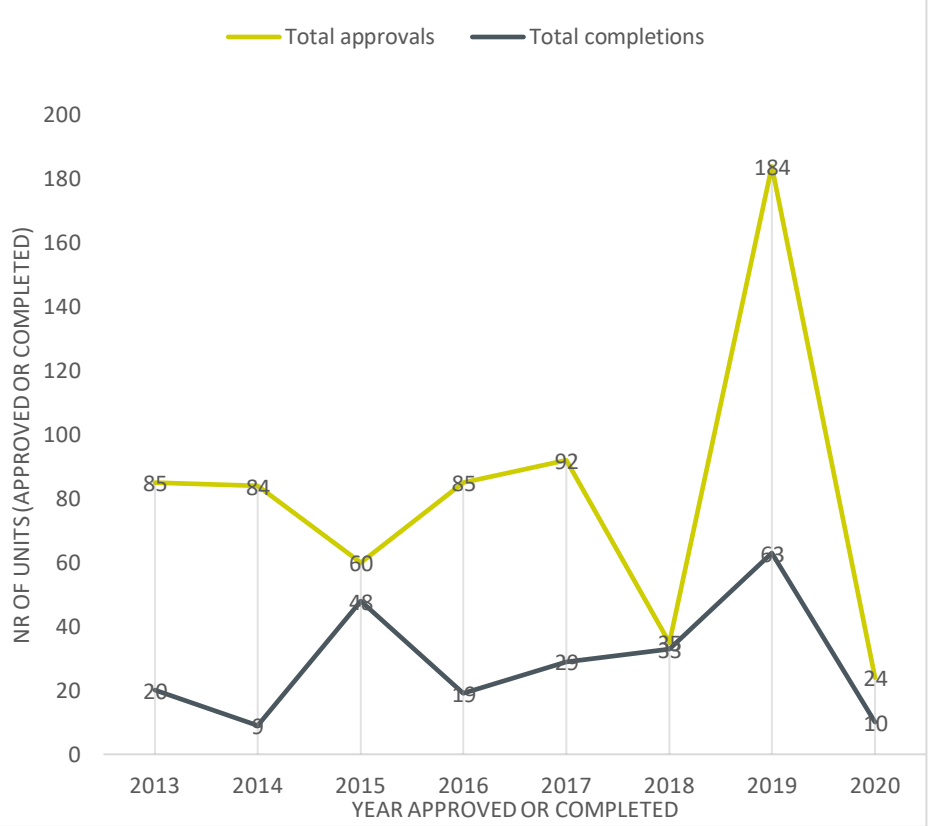
Plan Outcome	Indicator	Analysis																						
Climate-friendly and sustainable design that reduces greenhouse gases through, passive solar design, landscaping, micro renewables and shared heating schemes.	Number and type of low and zero carbon technology (LZCT) secured via planning permission for all new buildings.	<p>In 2020, 20 applications included Low and Zero Carbon Technology (LZCT) and the types used are shown on the Graph 1 below. Inclusion of LZCT as required under Overarching Policy 2 of the Local Development Plan has been achieved for all approvals except two. In some cases the technology had been secured as planning condition to be specified nearer construction stage.</p> <div><p>2020 Type of LZCT approved in buildings</p><table border="1"><thead><tr><th>Technology</th><th>nr of applications</th></tr></thead><tbody><tr><td>Wind</td><td>0</td></tr><tr><td>Ground Source Heat Pump</td><td>3</td></tr><tr><td>Air Source Heat Pump</td><td>2</td></tr><tr><td>Heat Exchange</td><td>2</td></tr><tr><td>Solar Thermal</td><td>0</td></tr><tr><td>Solar Photovoltaic</td><td>4</td></tr><tr><td>Biomass Boiler</td><td>1</td></tr><tr><td>Mix of Technologies</td><td>2</td></tr><tr><td>Secured by condition - Technology...</td><td>4</td></tr><tr><td>None</td><td>2</td></tr></tbody></table></div> <p><i>Graph 1 Low and Zero Carbon technology in New Build</i></p> <p><i>This indicator reports on climate friendly design requirements 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'.</i></p>	Technology	nr of applications	Wind	0	Ground Source Heat Pump	3	Air Source Heat Pump	2	Heat Exchange	2	Solar Thermal	0	Solar Photovoltaic	4	Biomass Boiler	1	Mix of Technologies	2	Secured by condition - Technology...	4	None	2
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Supporting renewable energy technologies - making use of the natural resources of the Park without detriment to the environment	Number of renewable energy schemes approved by type (solar, hydro, wind, biomass) shown on graph and total output.	<p>The renewable energy proposals granted in 2020 comprised of two applications for Solar PV panels.</p> <ul style="list-style-type: none">• Aberfoyle Memorial Hall ground mounted solar PV – Community owned.• Installation of Solar PV on an existing building at Carrick Castle – linked to a business. <p>There had been an approval for one small wind turbine that was linked to an existing building</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. Biomass has been attractive to off-grid businesses. There are extensive householder permitted development rights that mean many domestic schemes are not recorded. Graph 2 illustrates trends over the last 10 years:</p> <div><p>Graph 2 - Renewable Energy Application Trends (last 10 years)</p><table><thead><tr><th>Year</th><th>Run of River Hydro</th><th>Biomass Heat Only</th><th>Biomass Heat and Power</th><th>Solar Photovoltaic</th><th>Solar Thermal</th><th>Wind</th></tr></thead><tbody><tr><td>2011</td><td>1</td><td>2</td><td>0</td><td>1</td><td>0</td><td>2</td></tr><tr><td>2012</td><td>2</td><td>6</td><td>0</td><td>1</td><td>1</td><td>2</td></tr><tr><td>2013</td><td>14</td><td>3</td><td>0</td><td>2</td><td>0</td><td>0</td></tr><tr><td>2014</td><td>10</td><td>7</td><td>0</td><td>0</td><td>0</td><td>1</td></tr><tr><td>2015</td><td>6</td><td>5</td><td>0</td><td>3</td><td>0</td><td>1</td></tr><tr><td>2016</td><td>2</td><td>3</td><td>0</td><td>2</td><td>0</td><td>0</td></tr><tr><td>2017</td><td>1</td><td>0</td><td>0</td><td>4</td><td>0</td><td>0</td></tr><tr><td>2018</td><td>2</td><td>2</td><td>0</td><td>0</td><td>0</td><td>0</td></tr><tr><td>2019</td><td>4</td><td>3</td><td>0</td><td>0</td><td>0</td><td>0</td></tr><tr><td>2020</td><td>0</td><td>0</td><td>0</td><td>3</td><td>0</td><td>1</td></tr></tbody></table></div>	Year	Run of River Hydro	Biomass Heat Only	Biomass Heat and Power	Solar Photovoltaic	Solar Thermal	Wind	2011	1	2	0	1	0	2	2012	2	6	0	1	1	2	2013	14	3	0	2	0	0	2014	10	7	0	0	0	1	2015	6	5	0	3	0	1	2016	2	3	0	2	0	0	2017	1	0	0	4	0	0	2018	2	2	0	0	0	0	2019	4	3	0	0	0	0	2020	0	0	0	3	0	1
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5. 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 the 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 rental 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 the wider rural area.</p> <p>An increase in the 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>In 2020 24 units were approved and 10 units were completed (built).</p> <p>The COVID-19 pandemic was an unforeseen factor that has significantly impacted all development in 2020. The closure of construction sites resulted in significant delays on housing sites such as Claish in Callander and Balmaha. The number of approvals was also lower than in the previous years.</p> <p>Tenure - Of the 24 units approved, 10 were open market and 14 were affordable. Of the 10 units completed all were open market.</p> <p>Type and size – The 24 units that have been approved range from flats to 4 bedroom homes. This demonstrates that approvals are congruent with 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>Trends – The LDP sets a housing target of 75 new housing units per year. Since the Plan was adopted in 2017 there has been an average of 84 units approved and 34 units completed per year. Looking across a longer timescale, from 2013 – 2020 average approvals have been at 81 units a year whilst the average number of completions in the same period has been 29 units a year as shown in Graph 3 below.</p>

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 the wider rural area.</p> <p>An increase in the 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 and windfall sites)</p>	 <p>Graph 3 – Approvals and Completions</p> <p>As can be seen from Graph 3 above, there has been a significant dip in the number of approvals and completions in 2020. It was anticipated that number of approvals and completions would drop in comparison to figures seen in 2019 as these were associated with larger scale sites. Several of the approvals made in 2019 have since begun construction.</p> <p>Looking ahead; monitoring evidences that a significant number of units have commenced construction and 2020 has also seen approval for further affordable homes on one of the sites allocated in the LDP.</p>

Plan Outcome	Indicator	Analysis
An increase in supply of affordable housing and a mix of different housing types, sizes and tenures.	Number of housing approvals and completions on sites of under 4 units (including no. where financial contribution/affordable (including tenure) was agreed).	<p>Housing Policy 1(a) allows for housing in towns and villages on small infill sites of under 4 units. In the more pressured Loch Lomondside and Stirling villages development on such sites requires either on site affordable housing provision or a financial contribution towards affordable housing provision elsewhere. In 2020, 5 applications were approved for 6 individual infill units on sites of 3 units and less:</p> <ul style="list-style-type: none"> • 5 homes in the remote rural area where no financial contribution/affordable units are required. • 1 house in the Loch Lomondside and Stirling villages area which was exempt from paying the financial contribution towards affordable housing as it was for a change of use of an existing building.
An increase in supply of affordable housing and a mix of different housing types, sizes and tenures	Approvals and completions over 4 units: % of on-site affordable housing delivered per site compared to Local Development Plan requirement of: 25% in Remote Rural Villages 33% in Accessible Stirling Villages 50% in Loch Lomondside (excluding Balloch) 100% on windfall adjacent to villages	<p>In 2020, one application was approved for Planning Permission in Principle at an LDP housing site:</p> <ul style="list-style-type: none"> • Croftamie H1 Buchanan Crescent 100% affordable 14 units <p>A further Planning Permission in Principle was granted for a mixed-use development on an allocated LDP site at Arrochar MU1. The proposal includes housing. These are not listed in the housing figures as the details of number of housing units of units will not be established until the detailed application stage.</p> <p>In terms of LDP Housing site completions:</p> <ul style="list-style-type: none"> • 5 of 24 open market units at Balloch MU2 Carrochan Road were completed. This proposal did not require affordable housing contribution given delivery of public car parking as planning gain. <p>In terms of windfall sites, there were no sites with planning permission for 4 or more units.</p>
Delivery of housing on identified housing sites in the town and villages and small-scale provision in wider rural area	Location of Housing and Development Activity	<p>In 2020, 20 units were approved in the towns and villages (58% of units on allocated sites and 25% on infill/windfall), 4 units in the countryside, zero in a small rural community, and zero in building groups.</p> <p>Of the 4 units that were approved in the countryside in 2020:</p> <ul style="list-style-type: none"> • Two were renewals/amendments to previous permissions granted under the previous LDP • One was for a subdivision of a large flat in an existing building • One was tied to agricultural business

Plan Outcome	Indicator	Analysis
		<p>As of end 2020 13% of the units within the planning system are under construction (90 units under construction). This can be largely attributed to the major approvals on LDP sites that are being built out at:</p> <ul style="list-style-type: none"> • Drymen H1 and LT1 – Stirling Road • Callander MU2 – Claish Farm • Balloch MU2 – Carrochan Road

6. TOURISM ACCOMMODATION

Development Theme 3 is tourism accommodation.

Outcome of Policies	Indicator	Analysis
Delivery of key strategic visitor experience sites at Callander, Balloch, Arrochar & Tarbet and Drymen.	Strategic Locations - Allocated tourism sites within the LDP –planning status across all the LDP sites.	In 2020 there was one application (renewal) on a site allocated for tourism, this was for a mixed- use site at Arrochar (MU1) which includes a proposal for Tourism accommodation.
New tourism development that enhances the visitor experience of the National Park and offers a bespoke and high quality product.	Total number of tourism accommodation approvals by type (self-catering, hotel, camping).	<p>In 2020, 16 self-catering units, 14 bed spaces, 23 stances and 3 camping pitches were approved.</p> <p>Compared to 2019, in 2020 there was an increase in the number of units approved for self-catering and similar levels of approvals for stances. 14 of these stances will be provided in the style of pod-style caravans (glamping) across various sites, in 2019 all stances were also delivered in this style.</p>

Outcome of Policies	Indicator	Analysis
New tourism development that enhances the visitor experience of the National Park and offers a bespoke and high quality product.	Campsites, caravan, motorhomes –number and type of pitches approved and number of pitches created (i.e. camping, touring/motorhome). Note: <i>this does not include static caravans or camping pods that have toilets.</i>	<p>In 2020 there were 3 new camping pods approved and 0 completions for camping pitches and caravan stances.</p> <p>The 3 pods will be delivered at the existing Dunallan camp site along the West Highland Way.</p>
	Hotels – Number and type of rooms approved and number of rooms built/available shown on a graph per year.	<p>In 2020, there were 14 new bed-spaces approved and 4 new bed-spaces completed.</p> <p>The 14 bed-spaces that were approved in 2020, stem from a single application for a change of use of a residential house to a guesthouse.</p>
	Self-catering – Number and type of self-catering approved and built shown on a graph per year.	<p>In 2020, 16 self-catering units were approved and 13 units were built.</p> <p>The approvals came from 11 different businesses. Six of these were for establishment of a new business, the majority of which are to be delivered in the style of a chalet. The sizes of self-catering units approved, range from smaller units for couples to units that can host a family or groups such as the option to book an entire seven-bedroom house.</p>
	Location and type of tourism development - number and type of approvals per LDP area and the number of approvals by type and location.	<p>The LDP seeks to direct most tourism development, particularly larger scale, towards towns or villages or to be located within close walking distance of a town or village and near to services.</p> <p>Small-scale tourism is supported in areas identified on Page 17 of the LDP near recreational networks and areas with visitor infrastructure (green shaded areas).</p> <p>In 2020, the majority of approvals were located in the countryside green shaded areas and towns and villages. Three were within 'walking distance of Town or Village' and only one approval within the countryside outwith the green shaded area zone. This case is related to a business expansion at Loch Katrine for three further camping pods.</p> <p>In the green shaded area, there has been a balance between existing business expansion (3) and applications were for new business (4). In line with LDP policy, the approvals in the green shaded area were all for small scale, with one application being for camping pods and the remaining 6 being for self-catering units.</p> <p>In Towns and Villages there has been an even split between existing businesses expanding and two new businesses opening in Callander, Balloch and Lochearnhead.</p>

Outcome of Policies	Indicator	Analysis
	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 2021 reporting purposes, to show where the proposals are being built. This form of data visualisation is expected to be more insightful after several years of data recording.

7. 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
Increase and improved connections between places, paths, piers, bus stops, train stations and open space	Number and type of recreation developments- Length of recreational paths approved and completed per year	2.7 km of recreational paths were constructed and 2.5 km were approved. (Recreational path ¹)
Improved and increase in provision of recreation infrastructure.	Number and type of recreation developments- <ul style="list-style-type: none"> Contribution to path network – long distance/strategic, upland, local network 	<p><i>Long Distance/Strategic</i> – A further 0.2km was approved at St Fillans Lochearn Railway Path to connect Dalveich and Ardveich and upgrade the existing path.</p> <p><i>Upland</i> – There were no new approvals or completions for upland paths.</p> <p><i>Local</i> – 2.3 km of paths were given permission that contribute to the local network. This includes a project headed by Scottish Power Energy Networks named ‘Changing the VIEW’ from Stronachlachar Pier Car Park to a Promontory viewpoint which will link up with the Great Trossachs Path. The other is for the 1.3km at the RSPB nature Reserve Gartocharn ‘Loch Shore Link Path’ which will link together two existing footpaths and allow visitors to access a wider area of the RSPB Scotland Loch Lomond/National Nature Reserve. Lastly, a replacement bridge at Beinglas Farm that was damaged in floods, although this is only a 20m long bridge, it provides a critical link for the core path network and access to popular hill-walks.</p>
	Number of new visitor facilities (car parking, picnic areas, toilets, visitor centres, water based recreational facility etc).	<p>In terms of water infrastructure, 3 applications were approved in 2020. However, each included a replacement or improvement to an existing structure:</p> <ul style="list-style-type: none"> One for an extension at Balmaha pontoon New Mooring at Kilmun Pier, the existing structure was not considered safe and this will allow mooring and overnight crew berths A replacement Jetty at St Fillans – the existing concrete structure was dilapidated to the extent as to make it unusable. The proposal for a timber jetty aims to allow access to the lochside for leisure purposes and improve wheelchair access <p>There was one approval for a viewpoint installation at Stronachlachar, part of the SPEN ‘Changing the VIEW’ project. This aims to create a focal point which mitigates visual impacts of</p>

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

Outcome of Policies	Indicator	Analysis
		<p>the overhead line (OHL) by directing views towards other landscape features and ties in with existing infrastructure such as the café at the Pier.</p> <p>There was also one approval for a Visitor Centre/ Hub at Carrick Castle - Carrick Farm in the form of a Small Craft Brewery. The applicant's objective is to market the brewery as an experience with tours of the on-site production process as a complementary feature to their existing package of tourism activities such as clay pigeon shooting and kayaking.</p> <p>In terms of visitor car parking spaces, there was a significant rise in parking spaces approved, stemming from two applications</p> <ul style="list-style-type: none"> • 295 spaces approved at the edge of Luss. • 70 spaces at Balmaha – this is a temporary permission for two years. <p>In terms of completions:</p> <ul style="list-style-type: none"> • 22 additional visitor parking spaces completed in 2020 at Glenbranter, Cormonachan at Lochgoilhead and Bochart near Callander.
	Major road upgrades – reporting on the consultations on transport	No formal consultations have been received however engagement continued with Transport Scotland on the proposed upgrade on the A82 from Tarmachan to Inverarnan.
	Sustainable travel – number of tourism and housing applications that link to active travel networks and/or public transport	<p>In 2020, LDP Transport Policy 2 in relation to sustainable travel was referenced in the decision of 25 approvals. 14 approvals were linked to development for tourism and housing but also including economic uses such as retail and event spaces. Of these 7 approvals made a positive contribution towards encouraging sustainable travel options including:</p> <ul style="list-style-type: none"> • Erection of three cycle shelters. • Enhancement of pedestrian ways. • Travel plans to demonstrate how the development proposal will encourage sustainable/active travel. • Proposals for additional car parking granted upon rigorous evaluation of 'need' within context of long term strategic and local aims. As such permission for parking at Balmaha is temporary, whilst work on more sustainable solutions continues. • In a number of cases where a remote setting due to business need/ linked to existing operation was required, provision was sought to encourage sustainable travel by other means i.e. ensuring existing parking at venue would not be expanded, offering a pick-up service/shuttle bus and offering safe cycle storage.

8. NATURAL ENVIRONMENT

Development Theme 5 relates 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			
Protect special landscape qualities and minimise visual impact, including areas of wild land Safeguarding and enhancing biodiversity and geodiversity	Use of the safeguarding natural environment policies	Natural Environment is currently covered by LDP Natural Environment Policies 1-16 which address a wide range of issues. In 2020, the following policies were cited in recommendation reports (approvals and refusals):			
		Use of Natural environment Policy in 2020 (all applications)		No of times policy recorded	Median average No of times recorded 2017-2020
		NE1	Landscape	63	65
		NE2	Natura	11	10
		NE3	Protected Sites	11	10
		NE4	Protected Species	39	27
		NE5	Species and Habitats	14	14
		NE6	Enhancing biodiversity	25	24
		NE7	Geological sites	1	1
		NE8	Trees	29	24
		NE9	Woodlands	12	12
		NE10	Peatlands	1	1
		NE11	Water Environment	16	20
		NE12	Surface and Waste Water	30	25
		NE13	Flood Risk	18	27
		NE14	Marine	0	0
		NE15	Coastal	1	0.5
		NE16	Contamination	3	1.5
Note: multiple NE policies will be used for the same application					

Outcome of Policies	Indicator	Analysis
		NEP policy use over the years shows a level of consistency and policy use in 2020 matches up with the level of anticipated use in the context of total applications. Of the 10 refusals in 2020, 4 applications referred to the Natural Environment (NE) policies, predominantly Policy NE1 landscape policy. The refusals provide a flavour of the diverse range of characteristics and features that are evaluated.
	No of applications that deliver enhancements to the natural environment <i>Note: this indicator has been amended since 2017 report.</i>	<p>This indicator refers to Natural Environment Policy 6 (NEP6) on 'Enhancing Biodiversity'. In 2020 the number of times Policy NEP6 has been recorded is 25.</p> <p>In 2020 the types of biodiversity enhancements secured predominantly related to planting of native species for hedges and trees or the removal of invasive species. In some instances, management plans were required to ensure the enhancement would be sustained on a long-term basis. Some were associated with mitigation measures, but incorporate enhancement measures within mitigation. In 2020, planning managed to secure:</p> <ul style="list-style-type: none"> • Woodland management plans. • Schedule of maintenance for new planting. • Arboricultural method statement and Tree protection plan. • Removal of invasives and long term Invasive species management plan.
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 compliant with the Flood Risk Framework.</p> <p>Monitoring of this indicator has demonstrated that the policy is rigorously applied. It further evidences the constraints that development proposals in the National Park are faced with.</p> <p>In 2020, NEP13 was a factor for 15 approvals.</p> <p>For the majority of cases, the dialogue that ensues from the planning assessment process enables solutions to be found or a case to be withdrawn. For an insight to the level of dialogue and liaison; in 2020, input was requested from flood authorities for 33 applications – this includes the approvals but also some other cases as well as withdrawn and refusals.</p> <p>In 2020, two applications were withdrawn on grounds of flooding. In one instance the requirement of a Flood Risk Assessment resulted in withdrawal and the other instance it was due to an objection from SEPA.</p>

Outcome of Policies	Indicator	Analysis
		In 2020 the policy was referred to in the reports of two refusals, although flooding formed part of the assessment it was not the determining factor for refusals in these two instances.
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.	<p>The Natural environment Policy 12 (NEP12) is used frequently for all new housing, tourism, and economic development proposals that require a connection to the foul drainage network. In 2020 this policy was used in relation to 27 approvals In 2020 Scottish Water was consulted on 24 approvals, including but not exclusive to those noted above.</p> <p>There were two Refusals where NEP12 posed a key issue, among other factors. These were:</p> <ul style="list-style-type: none"> • Proposal for erection of 6 dwelling houses at Gartmore– at the application stage a connection to the public sewer network could not be demonstrated nor was evidence provided that would demonstrate that a private waste treatment plant could be considered to service the development. • proposed enlarged bellmouth –the risk for hard standing to result in increased surface water drainage run-off onto the A82

9. 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.	Use of listed building and conservation area policy and whether applications are being submitted that comply with policies or require amendments, through consultation requests.	<p>In 2020 there were 31 applications were approved relating to listed buildings and 20 applications were approved within conservation areas, excluding those that were listed buildings and also in conservation areas.</p> <p>In 2020 there was one refusal in relation to listed buildings or conservation areas. Gartmore application for 6 homes; the built heritage was an important factor in the assessment and concluded that the proposal did not meet HEP2: <i>'with a linear pattern, would not respect the adjacent setting, built character and estate planned layout nor the views from Gartmore Conservation Area north-east to the surrounding countryside.'</i></p> <p>In 2020, 4 applications were withdrawn based on non-compliance with the Historic Environment policies. The withdrawal of these cases resulted in</p> <ul style="list-style-type: none"> • Protecting a listed building from demolition • Protecting the character of listed buildings by preventing unsuitable extensions and • Preserving the setting and historic development pattern of a conservation area.
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.	<p>HEP5 on conversion and reuse of redundant buildings. Over the years this has led to the creation of additional residential development and 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.</p> <p>In 2020, 4 approvals involved the conversion of a redundant building, including:</p> <ul style="list-style-type: none"> • Conversion of a building within the grounds of Duchray Castle, the re-use of which would stop it from falling into further disrepair. • The conversion of the old Primary School at Lochearnhead, the buildings had lain vacant and in a declining state. The proposal enabled bringing the building back into use and protecting a part of the built heritage in Lochearnhead.
Safeguarding our historic buildings and environment to retain a strong sense of place and enhancing our built environment.	Number of conservation area consents and listed building consents for demolition avoided and number of notifications for demolition of	<p>Listed buildings and conservation areas – In 2020 there were 0 approvals for demolitions of Listed Buildings or buildings in Conservation Areas.</p> <p>There were three approvals for demolition associated with a listed building or in a conservation area - attached byre and outbuildings.</p> <p>One withdrawn case:</p>

Outcome of Policies	Indicator	Analysis
Safeguarding our historic buildings and environment to retain a strong sense of place and enhancing our built environment.	non-listed buildings outwith conservation areas avoided.	<ul style="list-style-type: none"> Proposal to demolish steading was withdrawn as a result of advice given, by NPA officer and HES, that demolition would not be granted because the steading retained special interest in the context of the wider B-listed farm grouping. <p>Outwith conservation areas and non-listed buildings –</p> <p>Whilst we do not currently monitor the number of prior notifications for demolition, through the records of Historic Environment Policies it is possible to obtain an insight on decisions relating to buildings of vernacular quality and/or local historic/architectural interest.</p> <p>In 2020, there were two cases for the demolition of buildings of a traditional character.</p> <ul style="list-style-type: none"> One for the erection of a replacement house One demolition of an outbuilding. <p>In both instances it was accepted that the existing building was structurally too compromised for a conversion to be viable. The planning officers managed to secure high design standards that would either replicate or be sympathetic to the existing building and re-use salvaged materials for external finishes.</p>
	Number of applications where the views/setting of Listed Buildings are protected/ enhanced.	We are no longer monitoring as there is no simplified method of gathering this data and resources do not allow for a manual analysis at this time.
	Number of applications adversely affecting Historic Gardens & Designed Landscapes and where the views/setting were protected.	<p>Over the years, cases affecting Historic Gardens & Designed Landscapes have been very low, around zero to one case a year. In all planning assessments it is determined that the proposal can be successfully integrated into the landscape without adversely impacting on the designed landscape and wider setting.</p> <p>In 2020 there was one application affecting Historic Gardens & Designed Landscapes.</p> <ul style="list-style-type: none"> Boturich Castle's grounds are a non-inventory Designed Landscape. This historic feature has been incorporated into the assessment detailed below under the heading 'Landscape'.
Record archaeological resources or sites that are affected by development.	Number of archaeological watching briefs secured and implemented and any resulting archaeological finds.	<p>In 2020, WOSAS identified 43 new planning applications as raising potential archaeological issues. In addition, further casework was carried out in respect of 11 planning applications which had been submitted in previous years. Altogether, 22 of the 43 new planning applications (51.2%) identified for detailed assessment required some form of response by WOSAS to address the potential impacts of the proposals on archaeological remains.</p> <p>In 2020, five archaeological watching briefs were secured.</p>

Outcome of Policies	Indicator	Analysis
	Number of applications adversely affecting scheduled monuments and other nationally important archaeological sites and where their setting was protected	<p>In 2020, there were 2 of proposals that were in proximity/within sightline of a Scheduled Monument. These were at:</p> <ul style="list-style-type: none"> • Forestry construction access road at Drymen - impact on scheduled monument at (Buchan Castle Estate) ruled out due to distance

10. ECONOMIC DEVELOPMENT

Development Theme 7 is about economic development excluding the tourism accommodation, tourism facilities and retail which are covered in other sections. 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 including Class 2,3,4,5 and 6 uses.	<p>Five applications were approved that used Economic Development (ED) Policy. For comparison since 2017 – 2020, the average approvals under ED policy is 8 approvals a year.</p> <p>None of these approvals have been on the allocated ED sites, as was the case in 2019.</p> <p>Use of ED policy may also relate to business extension or checking compliance with the policy on safeguarding an existing economic use where a change of use has been proposed.</p> <p>Of the five applications; 3 were associated with minor alterations to existing businesses and 2 applications were for new retail units. The approvals for new business were:</p> <ul style="list-style-type: none"> • Construction of 6 no. light industrial/retail units in Luss and • Erection of building comprising 4 retail/workshop units in Balmaha
	Amount of vacant and derelict land.	In 2020 there were 10 sites on the vacant and derelict land register. Eight of the sites are allocated for development in the Local Development Plan.
	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 2019 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 (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 Class1/2 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 RA1 is also excluded as this is designated to allow opportunities for expansion of research operation by Scottish Agricultural College.</p>
	No of expansion of existing or new mines or quarries within the Park.	In 2020 there were no applications for any mines or quarries.

11.SUSTAINABLE COMMUNITIES

Development Theme 8 is about sustainable communities which are communities that thrive and people living and working 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 of new retail and community facilities and number re-used to create thriving communities and number of facilities lost.</p>	<p><i>Community Facilities</i> - In 2020 the community policy has been used twice, for these cases:</p> <ul style="list-style-type: none"> • Carrick Farm -change of use of an agricultural building for use as a community, leisure activities and events space in Carrick Castle, Carrick Farm. The space would be used to host live music events and offer opportunities for a variety of community group uses. The development will be delivering a priority in the Lochgoil Community Action Plan (2018-2023) by providing a meeting place. • Arrochar Hotel MU1 Mixed used development proposal includes a community area and space for community uses, which delivers against aims set out in the previous charrette. <p><i>Retail</i> - In 2020, 13 applications referred to the retail policy. In addition, 2020 saw three cases for the creation of new retail facilities. These were:</p> <ul style="list-style-type: none"> • 6 units at Luss, • 4 units at Balmaha (retail/workshops), • Proposed retail space at Arrochar Mixed Use site-approximately 350 sqm in various sized units for retail and/or tourism uses; this is a permission in principle and exact details have not been decided. <p>Additionally there was an expansion of a unit, through the re-location of the co-operative to the site of the former garden centre in Aberfoyle. This provides better access from the car park, diverting the parking on the main street and reusing a vacant building which had become an eyesore to the community.</p> <p>Additional permissions were granted for two applications in relation to temporary market stalls, both at Lomond shores - one for the food festival.</p>
	<p>Number of community facilities, open space, retail units, and economic development sites safeguarded from change of use.</p>	<p><i>Safeguarded Community Facilities</i> - No cases where this policy was used.</p> <p><i>Safeguarded Retail</i>- There were two cases that related to loss of retail, both for a change of use to residential where the retail use was historic and there was no present retail use. Assessment of proposals concluded that change of use could be supported without impacting the vitality of the area.</p> <p><i>Safeguarded open space</i> - The safeguarding policy for open space was used twice in 2020</p>

Outcome of Policies	Indicator	Analysis
		<ul style="list-style-type: none"> Once in relation to temporary market stalls, which were granted on the basis that the proposal is temporary and infrequent, allowing a balance to be struck between the value of the open space and the proposal's potential to contribute to the vitality and vibrancy of the area. Once in relation to Arrochar Hotel - Part of the site is on a former playing pitch, thus protected under OSP1. Sports Scotland and the Community Council were consulted, neither objected to the loss of this pitch on the basis that it has not been used for around 20 years and noted available pitches in Succoth and Taret. <p><i>Safeguarding economic use-</i> There were no cases where this policy was used.</p>
	Number of cases where community facilities have been refurbished, extended, and altered.	In 2020, there has been one approval for improvements to Aberfoyle Primary School.
	<p>Amount of open space (green spaces, green networks) and sports facilities, created or enhanced.</p> <p><i>Note: this indicator has been amended since 2017 report.</i></p>	<p>In 2020 there was one approval in relation to open and green space and no applications concerning sports facilities.</p> <ul style="list-style-type: none"> The approval was for the creation of new open space at (this also considered the loss of an old sports pitch) at Arrochar Hotel MU1; the proposed design includes the provision of a community green space in accord with Open Space Policy 3.
	Number of applications that are community led or have community benefit, including renewable energy schemes.	<p>From the data available, 10 applications were approved in 2020 that were community led or had community benefit. These applications are referred to in other sections and include:</p> <ul style="list-style-type: none"> Gartmore, approval was given for a grant-funded cycle shelter at Gartmore village hall Loch Earn Railway Path - a long-distance off-road active travel route being developed by the St. Fillans Community Trust to improve connectivity from the west end of the village on the main route. Aberfoyle Memorial Hall – installation of solar PV panels <p>Applications in 2020 that provided some additional form of community benefit included:</p> <ul style="list-style-type: none"> Carrick farm (community meeting place) Arrochar Hotel (community meeting space) Four holiday pods Bridgend House, Callander – these will diversify the business model and support the ongoing operation of the Callander Youth Trust

Outcome of Policies	Indicator	Analysis
		<ul style="list-style-type: none"> • Ardroy Outdoor Education Centre Trust Installation of 3no. container units for storage of outdoor equipment • Aberfoyle Primary School – to facilitate repairs and upgrades to the school to provide accessible access and carry out associated internal reconfigurations. • Lochearnhead - installation of bridge decks by BLS Development Trust - makes the existing core path much easier to use and the opening up of the disused railway line to the south makes a link to NCN7 much easier to achieve.
	Number of new and improved telecommunications masts.	In 2020, six telecommunication masts were approved.

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