



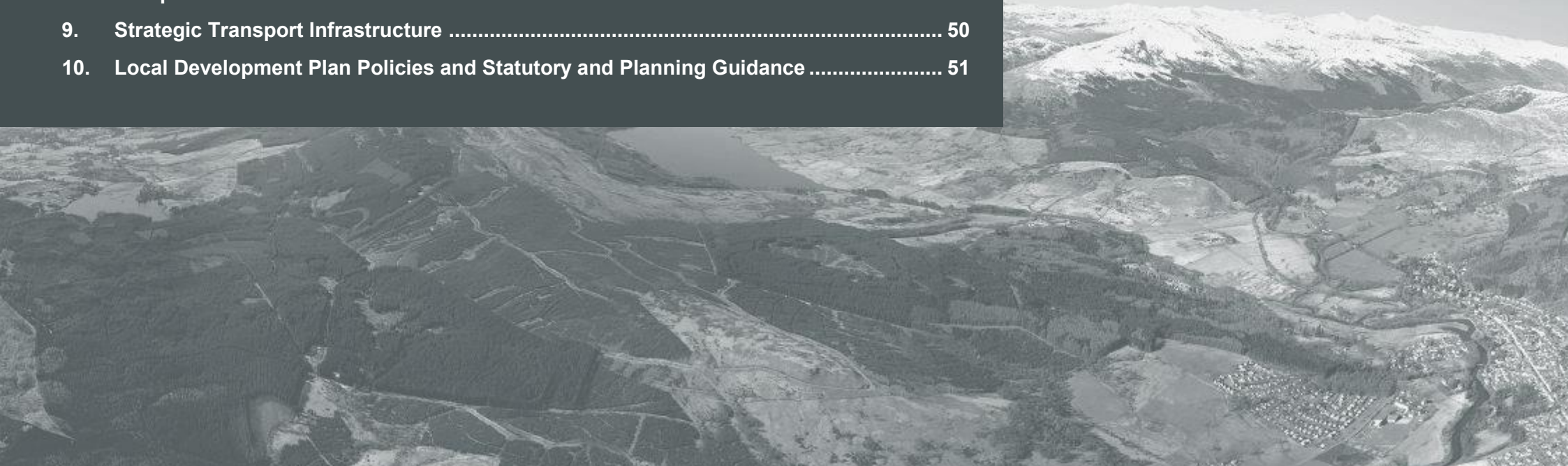
Loch Lomond & The Trossachs National Park Local Development Plan

Action Programme

Update November 2021

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1. INTRODUCTION

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

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

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

This Action Programme will be used to monitor progress on the 66 sites within the plan. It will also be used as a project management tool to show where more focussed effort/action is required to facilitate site delivery and, where necessary highlight slippage in programmed activity.



The timescales for the delivery of housing sites is linked to the [Housing Land Audit](#). Actions will be reviewed bi-annually in collaboration with the wide range of delivery partners involved and the Action Programme itself will be re-published every two years.

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

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



2. SUMMARY OF SITE PROGRESS OVER LAST THREE YEARS

2019 highlights

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

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

Consideration of a major application at West Riverside, Balloch MU1 which was withdrawn.

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

Construction is complete for 27 new affordable homes at Callander H1 Pearl Street and Callander H2 Telephone Exchange .

Balloch Village Square Improvements—Placemaking Priority—completed.

2020 highlights

Application for renewal of planning permission in principle for 12 homes at Cobber's Rest (Arrochar H1) was submitted.

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

Planning permission in principle approved at Croftamie H1 for 14 affordable homes.

Construction commenced on part of Callander South Masterplan area with Rural Stirling Housing Association building 50 affordable homes

2021 highlights

Application for planning permission in principle for at Cobblers Rest (Arrochar H1) approved for 12 homes .

Rural Stirling Housing Association (RSHA) making good progress at Clais Farm with the majority of the 50 units completed.

Balloch MU2 Carrochan Road 24 units main construction completed with only minor works outstanding to complete the flats.

Balloch H1 Craiglomond renewed application for eight 2-bed flats approved and site start made.

Balloch West Riverside: Proposal of Application Notice submitted and applicant has started pre-application consultation process for revised proposal plans. It is anticipated that the applicant will submit a planning application in due course.

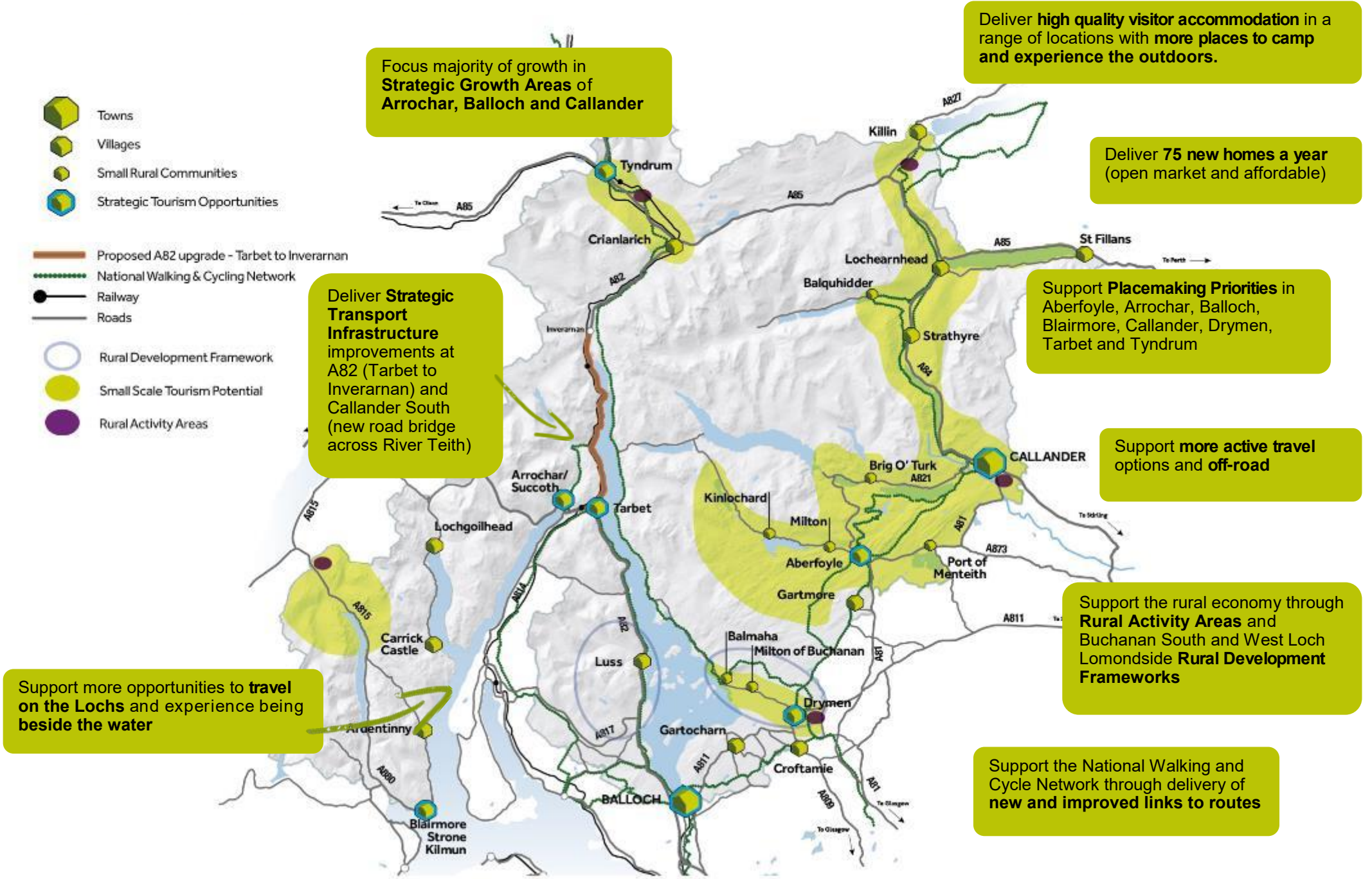
Luss Village green improvement and additional car parking complete and approval for a mixed use development approved which includes visitor facilities, community green house and gift shop

An application submitted at St Fillans H1 for 18 homes and detailed application for 14 affordable homes at Croftamie.

Drymen Square Place Making priority: The Drymen Community Development Trust completed phase 1 of the village square improvements.

Approval of 10 new homes in Luss (Luss H1) as part of a wider package to deliver benefits to Luss.

3. VISION AND DEVELOPMENT STRATEGY



Focus majority of growth in **Strategic Growth Areas of Arrochar, Balloch and Callander**

Deliver **high quality visitor accommodation** in a range of locations with **more places to camp and experience the outdoors**.

Deliver **75 new homes a year** (open market and affordable)

Deliver **Strategic Transport Infrastructure** improvements at A82 (Tarbet to Inverarnan) and Callander South (new road bridge across River Teith)

Support **Placemaking Priorities** in Aberfoyle, Arrochar, Balloch, Blairmore, Callander, Drymen, Tarbet and Tyndrum

Support **more active travel options and off-road**

Support more opportunities to **travel on the Lochs** and experience being **beside the water**

Support the rural economy through **Rural Activity Areas** and Buchanan South and West Loch Lomondside **Rural Development Frameworks**

Support the National Walking and Cycle Network through delivery of **new and improved links to routes**

Main themes to deliver the Vision and Development Strategy

Three Strategic Growth Areas

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

Eight Placemaking Priorities

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

Two Rural Development Frameworks

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

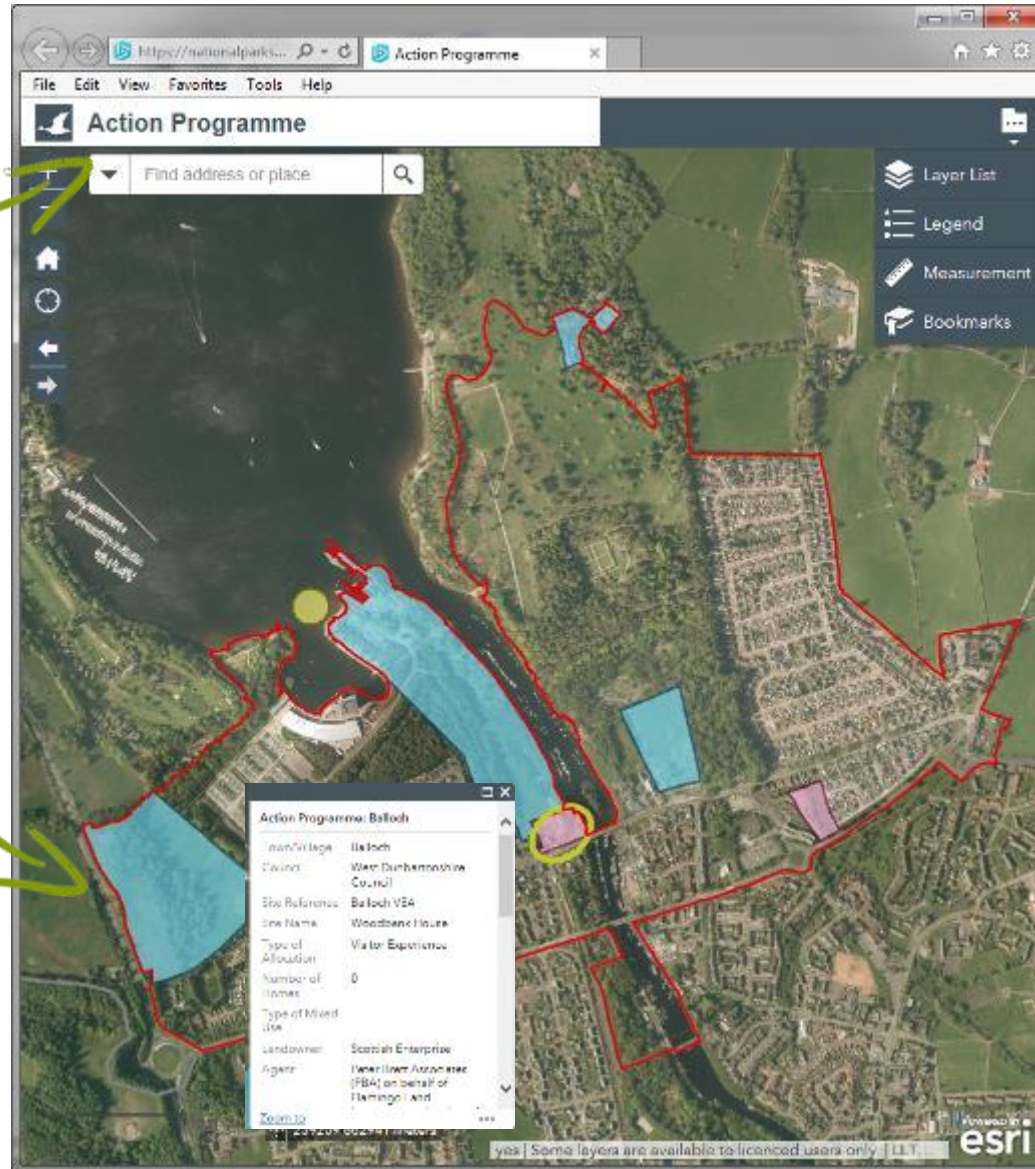


Interactive map

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

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

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























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

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

Delivery partners

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

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

4. STRATEGIC GROWTH AREAS

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



Callander



Arrochar



Balloch

Arrochar & Succoth

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

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

Succoth open space

This is a key opportunity to improve the open space. Focus to date has been on the bridge repairs, with a new bridge being installed in 2021. LTNPA to work with owner and partners including the community to encourage action.

Housing Delivered

26 new homes complete 2018 ([2014/0027/DET](#)).

Village Centre Placemaking Priority

This is a key development site. In January 2020 approval was given to renew the planning permission in principle (ref. [2019/0157/PPP](#)), a mixed use proposal for village centre facilities, retail, holiday accommodation and, residential development.

Ben Arthur Site

This site is a priority and the key action is to continue to work with the owner and key partners to ensure delivery. In 2021 the site was actively marketed and sold. Details of the new landowner and development plans are expected to be revealed by the end of 2021.

Pontoon

A 50m floating pontoon was built by the Loch Long Jetty Association and has been formally opened in July 2019. Most the funding for this was sourced by the community (ref: [2017/0236/DET](#)). In 2020 there was an application for commercial boat tours to use the jetty. This was refused, but in 2021 the applicant has since revised the application to resolve the key issues and this is currently pending determination ([2021/0263/DET](#)).

Housing Opportunity

A planning application for planning permission in principle has been approved for Cobber's Rest H1 ([2019/0299/PPP](#)) in 2021 with potential to deliver 12 homes. The site is now being marketed.

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Arrochar & Succoth

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

Arrochar & Tarbet Sub-Group

A **new destination group** consisting of business leaders from Arrochar and Tarbet area, along with the Community Trust, National Park Authority and major landowners has the long term strategic aim to place sustainability at the heart of a thriving visitor economy and realise the full potential of this attractive place. Actions include improving active and sustainable travel, vacant sites, public realm and visitor infrastructure.

Progress: In 2021, a community survey was undertaken by the destination group with regards to tourism opportunities and issues to help shape a new strategy. There were 67 responses to the survey, Also this year improved signage was put in place, temporary toilets were installed and three seasonal visitor wardens were employed; who welcomed visitors, provided guidance and encouraged good behavior.

Action: The community, business owners and public bodies will collaborate on the development of a Tourism Strategy for the area taking a partnership approach and the survey results will help inform this work.



Housing



Progress: The housing site at Succoth (H1) (ref: [2014/0027/DET](#)) delivered **26 affordable homes** completed Sept/Oct 2018 and all are now filled (photo above). The Cobblers Rest site (H1) (ref: [2019/0299/PPP](#)) has been granted planning permission in principle for 12 homes.

Actions: Cobblers Rest site being marketed for sale. LLTNPA to work with any future developers on progressing MSC application.

Ben Arthur Site (Former Torpedo site)

Progress: The site was put up for sale and late 2021, a new owner has been found. The details of the new ownership and any proposals for development of the site are yet to be revealed—no planning permission has been received as of yet

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

Village Centre improvements



Charrette Town Centre

Progress: The renewed Planning permission in Principle was granted in 2020 for the Arrochar Village Centre Site (ref: 2019/0157/PPP).

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



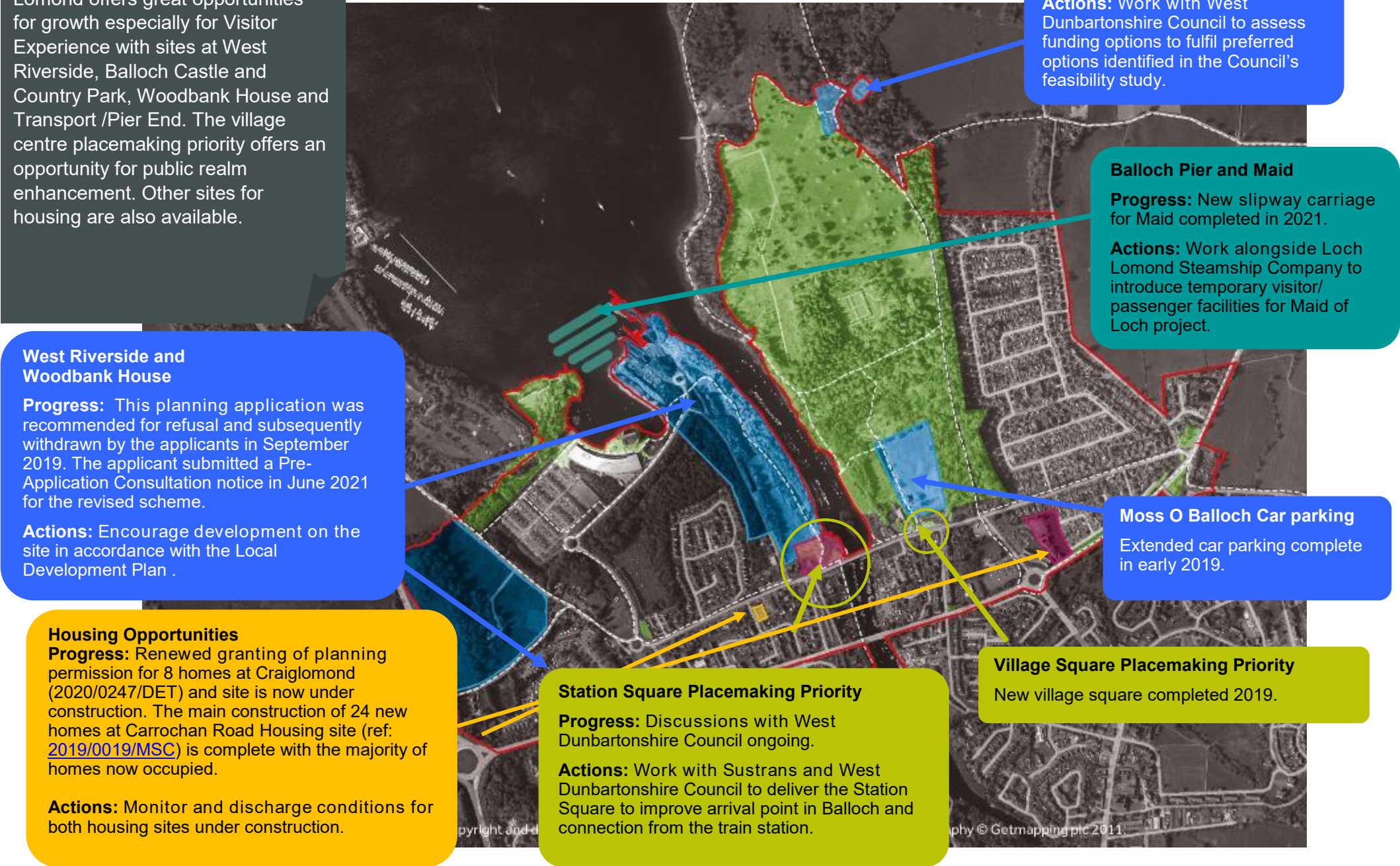
Site Reference & Name	Landowner Agent Delivery Partners	Timescale	Planning Status Contributions required	Scottish Water Requirements	Actions	Progress
Arrochar H1 Cobblers Rest Housing 12	Landowner: Mr. William Burton Agent: Clark Design Architecture Delivery Partners: Scottish Water, LLTNPA, Registered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

Site Reference & Name	Landowner Agent Delivery Partners	Timescale	Planning Status Contributions required	Scottish Water Requirements	Actions	Progress
Arrochar MU2 Succoth Mixed Use	<p>Landowner: New owner as of Sept 2021, to be announced Part of the site is owned by Argyll and Bute Council</p> <p>Agent: None Delivery Partners: Scottish Water, LLTNPA, Argyll and Bute Council, Community</p>	2021-2023	No planning permission.	Scottish Water advises a Flow And Pressure Test and Drainage Impact Assessment may be required to assess the local network. Early engagement with Scottish Water is recommended.	Undertake a feasibility study to scope out development potential, invasive species removal, and investigate multiple benefits to the community and visitors from enhancement of the open space. A flood risk assessment to be undertaken.	The land no longer owned by Clydebank Developments Ltd, as the site was linked to Ben Arthur site and sold as one lot. Argyll and Bute Council still own part of the site, which was land originally purchased for a football pitch. A bid by the Community Development Trust for the land is no longer being progressed. A new bridge has been constructed across the burn after being in a state of disrepair for a number of years.
Arrochar VE1 Ben Arthur Visitor Experience	<p>Landowner: New owner as of Sept 2021, to be announced</p> <p>Agent: None.</p> <p>Delivery Partners: Scottish Water, LLTNPA, Argyll and Bute Council and Highlands and Islands Enterprise</p>	2023-2024	Permission lapsed June 2016 (reference 2012/0163/DET) for 130 bed hotel, 36 holiday accommodation units, 16 dwelling houses, chandlery/ cafe bar building and pedestrian walkway.	Scottish Water advises a Flow And Pressure Test and Drainage Impact Assessment may be required to assess the local network. Early engagement with Scottish Water is recommended.	<p>Land sold to new owner. LLTNPA to work with new landowner, A&B and H&IE and encourage development of a planning proposal.</p> <p>In the meantime LLTNPA to work with owners and partners to improve the appearance of the site and prevent fly tipping.</p>	<p>LLTNPA and ABC to liaise with new owner and discuss aspirations for the site and encourage community engagement.</p> <p>Amenity Notice served in July 2016 to clear up site and close road which has been complied with.</p>
Arrochar TR1 Arrochar Pier Transport	<p>Landowner: Crown Estate own the land and the old Structure is owned by Cruise Loch Lomond.</p> <p>Agent: None.</p> <p>Delivery Partners: LLTNPA, Argyll and Bute Council</p>	2023-2024	Permission lapsed in 2012 for pontoon (reference 2009/0264/DET).		Ongoing liaison with the community, Argyll and Bute Council and Luss Estates.	Note: There has been a pontoon built South of the allocation at the old redundant pier, a small floating pontoon has been funded by the community and opened in July 2019 (ref: 2017/0236/DET). An application was submitted for commercial use of the pontoon (2020/0050/DET), which was refused. IA revised application was submitted in August 2021 which is pending determination (2021/0263/DET). There is still potential to develop an additional pontoon at TR1 To create further opportunity.

Balloch

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

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



Balloch Castle

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

Balloch Pier and Maid

Progress: New slipway carriage for Maid completed in 2021.

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

West Riverside and Woodbank House

Progress: This planning application was recommended for refusal and subsequently withdrawn by the applicants in September 2019. The applicant submitted a Pre-Application Consultation notice in June 2021 for the revised scheme.

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

Moss O Balloch Car parking

Extended car parking complete in early 2019.

Housing Opportunities

Progress: Renewed granting of planning permission for 8 homes at Craiglomond (2020/0247/DET) and site is now under construction. The main construction of 24 new homes at Carrochan Road Housing site (ref: [2019/0019/MSC](#)) is complete with the majority of homes now occupied.

Actions: Monitor and discharge conditions for both housing sites under construction.

Village Square Placemaking Priority

New village square completed 2019.

Station Square Placemaking Priority

Progress: Discussions with West Dunbartonshire Council ongoing.

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

Balloch

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

West Riverside

Progress: A planning application incorporating three allocated sites at West West Riverside, Woodbank House, and Station Square Balloch, was withdrawn in September 2019 after the NPA Planning published a report recommending refusal.

The developers revised planning application and announced that the development focus will be accommodation-led. The initial step in the process has begun with submission of an Environmental Impact Assessment (EIA) scoping and a Proposal of Application Notice (PAN) for the pre-application consultation in June 2021. More information on the application process for this site can be found on our website [here](#).



Balloch Charrette Image 2016

West Riverside cont.

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

NPA with input from external consultees and experts, to prepare scoping response to EIA report submitted in June 2021 and review PAN.

Given COVID-19 restrictions, NPA to discuss with developer how the public consultation event can be held online.



Sweeney Cruises—to be redeveloped

Street Designs

The Balloch Street Design project involving the upgrading of the village square and Balloch Road is complete. The works resulted in an improved civic space built with quality materials along with new 'street furniture' to create a sense of place. Following feedback from a public consultation, the proposed works around Balloch Station Square have been delayed. In the meantime, the focus will be on progressing minor improvements. Any future works at the Station Square will undergo public consultation.



Village square completed works

Balloch Progress of allocated sites (not developed)

Site Reference & Name	Landowner Agent Delivery Partners	Timescale	Planning Status Contributions required	Scottish Water Requirements	Actions	Progress
Balloch VE1 West Riverside Visitor Experience	Landowner: Scottish Enterprise, LLTNPA, West Dunbartonshire Council, Pier & Engine House leased to Loch Lomond Steamship Company (LLSC) Agent: Flamingo Land Agent - Peter Brett Associates (PBA) and LLSC Agent – studio KAP Architects Delivery Partners: Community, Scottish Water, LL Water Sports Association, LLSC	2021-2024	The most recent planning application for this site was withdrawn in September 2019 (2018/0133/PPP). The Proposal of Application Notice has been submitted in June 2021 alongside the EIA scoping report (PSC/2021/0005 and 2021/0212/PAC).	Scottish Water recommends early engagement to discuss service connections.	LLTNPA to provide an EIA scoping opinion and advice on the pre-application consultation.	The applicant is in the process of preparing a revised proposal. Updates on this can be found on our website here .
Balloch VE2 East Riverside Visitor Experience	Landowner: West Dunbartonshire Council Agent: None Delivery Partners: LLTNPA, West Dunbartonshire Council	2022-2024	Play park built in 2013 (ref: 2012/0383/DET)		WDC to improve facilities for events such as drainage and parking. Enhance connection to riverside.	As part of the Balloch streetscape project 31 additional car parking spaces have been constructed next to the access road into Moss O’Balloch. Works were completed in 2019.
Balloch VE3 Balloch Castle Visitor Experience	Landowner: Glasgow City Council Agent: ZM Architecture (Feasibility) Delivery Partners: Scottish Water, LLTNPA, West Dunbartonshire Council Community	2021-2024	No planning permission.	Scottish Water recommends early engagement to discuss service connections.	Glasgow City Council, WDC and LLTNPA to progress redevelopment of Castle for reuse. Work with WDC to assess funding options to fulfil preferred options identified in the Council’s feasibility study.	Significant restoration works completed and scaffolding removed. WDC completed a feasibility report in March 2017. Progress has stalled.
Balloch VE4 Woodbank House Visitor Experience	Landowner: Scottish Enterprise (under offer) Agent: Peter Brett Associates (PBA) on behalf of Flamingo Land (prospective developer) Delivery Partners: Scottish Water, LLTNPA, West Dunbartonshire Council, Scottish Enterprise, Community.	2021-2024	The most recent planning application for this site was withdrawn in September 2019 (2018/0133/PPP). The Proposal of Application Notice has been submitted in June 2021 alongside the EIA scoping report (PSC/2021/0005 and 2021/0212/PAC).	Scottish Water recommends early engagement to discuss service connections.	LLTNPA to provide an EIA scoping opinion and advice on the pre-application consultation.	The applicant is in the process of preparing a revised proposal. Updates on this can be found on our website here .

Balloch Progress of allocated sites (not developed) continued

Site Reference & Name	Landowner Agent Delivery Partners	Timescale	Planning Status Contributions required	Scottish Water Requirements	Actions	Progress
Balloch MU1 The Old Station Mixed Use Visitor Experience & Transport	Landowner: Scottish Enterprise and Sweeney's Cruises Agent: Peter Brett Associates (PBA) Delivery Partners:- Scottish Water, LLTNPA, West Dunbartonshire Council, Scottish Enterprise, Community, Sustrans	2021-2024	The most recent planning application for this site was withdrawn in September 2019 (2018/0133/PPP) Renewal application for upgrade to Sweeney's cruises yard has been approved (2017/0373/DET).	Scottish Water recommends early engagement to discuss service connections.	Work with partners to ensure road upgrades and public realm is improved between Train Station and Visit Scotland Centre at Old Station	Public consultation event was held Nov 2017 and a planning application was submitted May 2018. Road improvements including enhanced arrival/public realm are a separate project led by West Dunbartonshire Council. The station works will be part of Phase 2 of the streetscape project, village square to be undertaken as Phase 1. Given the withdrawal of the West Riverside application timescales will be reviewed and may require amending. The upgrade to Sweeney Cruises was approved Aug 2018.
Balloch MU2 Carrochan Road Mixed Use Housing and Parking	Landowner: West Dunbartonshire Council Agent: None. Delivery Partners: Scottish Water, LLTNPA, West Dunbartonshire Council Community	2019-2021	Planning permission approved for 12 houses and 12 flats (2019/0019/MSC).	Scottish Water recommends early engagement to discuss service connections.	LLTNPA to monitor construction progress and ensure all planning conditions are met.	Turnberry Homes received Planning permission for Matters Specified in Conditions (i.e. for the detailed design and layout) in April 2019 . Construction of all 24 units is now complete with only minor outstanding works. Majority of homes are already occupied. Note: planning permission did not require affordable housing contribution given delivery of public car parking as planning gain.
Balloch H1 North of Craiglomond Gardens Housing 8	Landowner: In administration, land for sale Agent: None Delivery Partners: Scottish Water, LLTNPA, West Dunbartonshire Council Community	2022-2023	Planning permission approved for 8 two-bed cottage flats (2020/0247/DET)	Scottish Water recommends early engagement to discuss service connections.	LLTNPA to monitor construction progress and ensure all planning conditions are met.	Planning permission granted for a renewal 2020/0247/DET . Construction on site has commenced. Note: No affordable housing was required ,given planning history of site, brownfield constraints and proposal is for small 'starter' size homes (2-bed flats approx. 70sqm), and given off-site delivery of affordable homes at a large windfall site at Dumbain Road, edge of Balloch.
Balloch TR1 Loch Lomond Shores Transport	Landowners: Loch Lomond Shores for Drumkinnon Bay, West Dunbartonshire Council own Balloch Pier, National Park Authority own slipway and pontoon. Delivery Partners: Loch Lomond Steamship Company, Community	2021-2024	Planning permission approved (2012/0104/DET) for pontoon at Drumkinnon Bay. No planning permission required for repairs to Balloch Pier.		Refurbishment of main Balloch pier for Maid of Loch. Improve strong connections to water based transport.	The Pier at Balloch has been refurbished and a new pontoon is in operation within Drumkinnon Bay. New slipway carriage for the Maid of the Loch was completed in June 2021.

Callander

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

Some key areas for future development focus on opportunities to:

- improve the well-developed walking and cycling network throughout the area.
- investigate the potential to develop a road bridge that could accommodate future growth.

Callander South

Preliminary design options to be created by land owner and agents. The part owned by the Rural Stirling Housing Association has received planning permission for 50 affordable homes and construction is progressing well some tenants have moved in and site completion is expected for November 2021. This development represents the first phase in the development of the Callander South area and will provide the initial access, road, bus and footpath infrastructure that is essential in unlocking and facilitating future phases of development within the wider allocations.

There have been a number of studies undertaken such bridge and transport studies and tourism

The NPA will continue to work with the landowner and Stirling Council to look at measures that can support and encourage development activity for the site.

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

Station Road Car Park

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

Town Centre Placemaking Priority

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

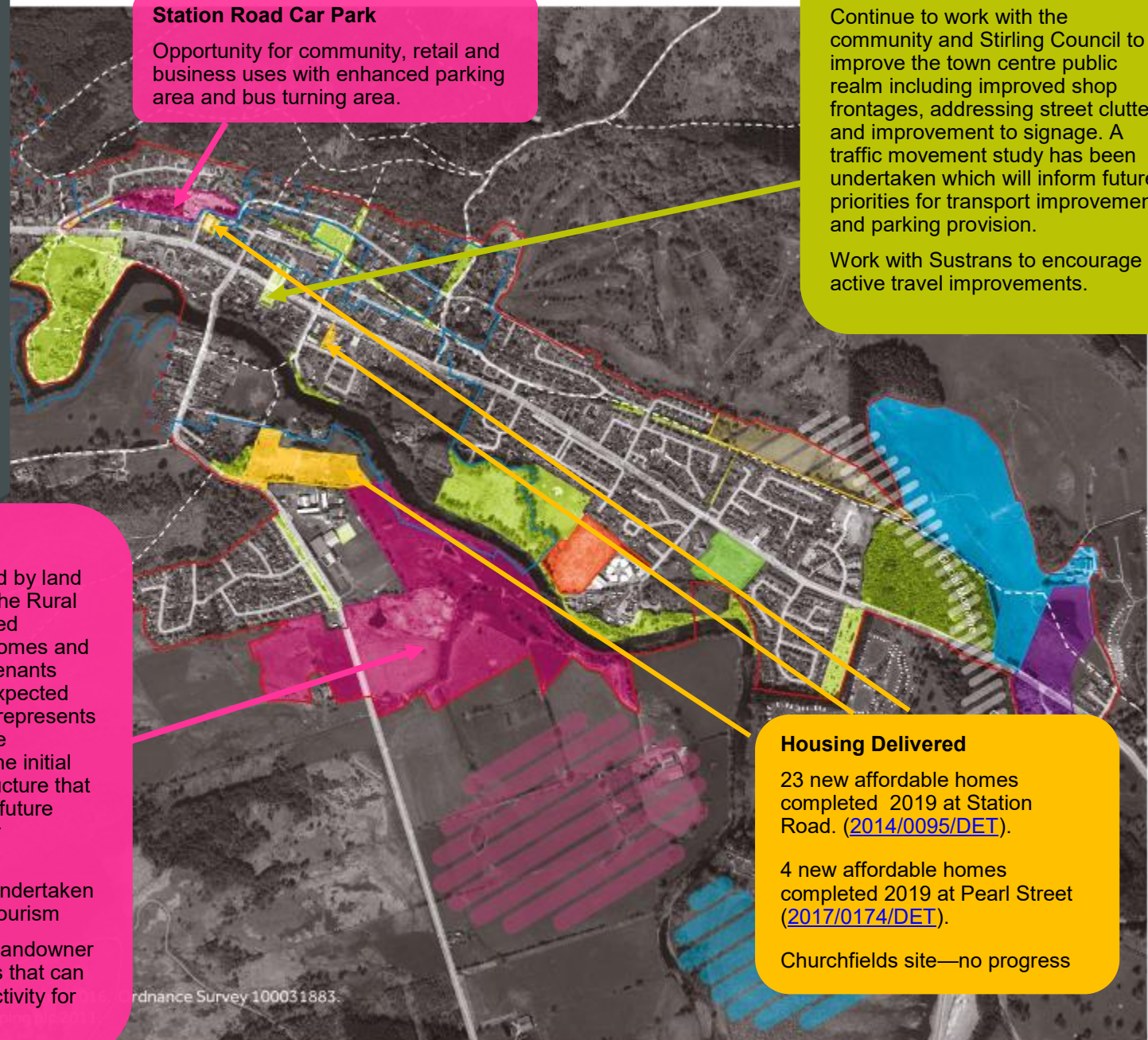
Work with Sustrans to encourage active travel improvements.

Housing Delivered

23 new affordable homes completed 2019 at Station Road. ([2014/0095/DET](#)).

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

Churchfields site—no progress



Callander

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

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



Active travel bridge concept

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

Actions: LLTNPA, working with Stirling Council to identify what could be done to support delivery.



Callander South—Claish Farm site

Progress: Rural Stirling Housing Association progressing towards completion of 50 affordable homes on part of Claish Farm site (ref. [2019/0098/DET](#)), with first tenants having moved in May 2021.

The application site represents part of a wider area of land within the MU2 'Claish Farm' allocation. It is expected that any future planning application for the remainder of the Claish site will need to provide a masterplan strategy for the whole site including associated infrastructure provision.

Actions: NPA and Stirling Council to work together with landowner to discuss measures that can support and encourage appropriate development. NPA monitoring construction at Claish.



Ancaster Square -Concept from 2016

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

NPA is setting up a Visitor Management Group for Callander and the surrounding area. This would provide a forum to discuss the key issues and inform strategic visitor infrastructure investment moving forward. Some of the subjects covered include signage, motorhome service points and path links for safety. Previous work and studies on car parking management will help inform discussions.

Actions: Establish a Visitor Management Group and run first meeting.

Callander Progress of allocated sites (not developed)

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

Callander Progress of allocated sites (not developed) continued

Site Reference & Name	Landowner Agent Delivery Partners	Timescale	Planning Status Contributions required	Scottish Water Requirements	Actions	Progress
Callander ED1 Lagranoch Industrial Estate Economic Development	Landowner: Stirling Council Agent: Unknown Delivery partners: Scottish Water, LLTNPA, Stirling Council	2019-2023	No planning permission	Scottish Water advise: a) early engagement, b) limited capacity at the waste water treatment works and Drainage Impact Assessment required, and c) Network investigations may be required to assess the local network.	Work with Stirling Council, Economic Development to safeguard potential route of road bridge subject feasibility study. Encourage planning application to create small to medium enterprises.	Bridge feasibility study undertaken with Stirling Council involved.
Callander MU1 Station Road Mixed Use of Retail, Business, Car parking and Transport	Landowner: Stirling Council Delivery Partners: Scottish Water, LLTNPA, Stirling Council, Community Development Trust	2019-2023	No planning permission	Scottish Water advise: a) early engagement, b) limited capacity at the waste water treatment works and Drainage Impact Assessment required, and c) Network investigations may be required to assess the local network.	Encourage planning application to be submitted subject to car parking strategy.	Stirling Council are not actively marketing the site. The Community Development Trust have submitted an asset transfer request to the Council to take over this site amongst others owned by the Council. Updates available on the Trust's website https://incallander.co.uk/ccdt_assettransfer .
Callander MU2 Claish Farm Mixed Use of Visitor Experience, Economic Development, Housing (90 Homes) & Playing Field	Landowner: Mr & Mrs Gray and Rural Stirling Housing Association Agent: Geddes Consulting - Bob Salters Delivery Partners: Scottish Water, LLTNPA, Stirling Council, Historic Environment Scotland, SEPA.	2019-2024	Planning permission approved (2019/0098/DET) for 50 affordable homes. Developer contributions inc 33% affordable housing, potential education contribution and new bridge contribution.	Scottish Water advise: a) early engagement, b) limited capacity at the waste water treatment works and Drainage Impact Assessment required, and c) Network investigations may be required to assess the local network.	LLTNPA to monitor construction progress of the 50 new affordable homes and ensure all planning conditions are met. Landowner/developer to develop proposals for remaining part of the site in consultation with LLTNPA.	Agent on behalf of landowner has carried out assessments in relation to road capacities and continues to market the site. A multi-agency approach is being taken to make progress on the site. <u>RSHA received planning permission for 50 new affordable homes on 26th August 2019 (2019/0098/DET)</u> . Construction started early 2020 with final completion anticipated in November 2021.

Callander Progress of allocated sites (not developed) continued

Site Reference & Name	Landowner Agent Delivery Partners	Timescale	Planning Status Contributions required	Scottish Water Requirements	Actions	Progress
Callander LT1 Cambusmore Quarry Visitor Experience	Landowner: George Cruickshank Agent: Houghton Planning Ltd Delivery Partners: Scottish Water, LLTNPA, Stirling Council	Long Term	No planning permission	Scottish Water advise: a) early engagement, b) limited capacity at the waste water treatment works and a Drainage Impact Assessment required, and c) Network investigations may be required to assess the local network.	Long term site	No progress to date.
Callander LT2 Claish Farm South Mixed Use	Landowner: Mr & Mrs Gray Agent: Geddes Consulting - Bob Salters Delivery Partners: Scottish Water, LLTNPA, Stirling Council, Historic Environment Scotland, SEPA.	Long Term	No planning permission	Scottish Water advise: a) early engagement, b) limited capacity at the waste water treatment works and Drainage Impact Assessment required, and c) Network investigations may be required to assess the local network.	Long term site. Future phase subject to masterplan with adopted ecosystems services approach with support from SEPA, SNH and River Forth Fisheries Trust.	Agent on behalf of landowner has carried out assessments in relation to road capacities and continues to market the site.
Callander LT3 Balgibbon Drive Housing	Landowner: Robert Mackellar Agent: Graham+ Sibbald, Glasgow Delivery Partners: Scottish Water, LLTNPA, Stirling Council	Long Term	No planning permission	Scottish Water advise: a) early engagement, b) limited capacity at waste water treatment works and Drainage Impact Assessment required, and c) Network investigations may be required to assess the local network.	Long term site.	No progress required.
Callander RA1 Callander East Rural Activity Area	Landowner: Cambusmore Estates Trust Agent: Montgomery Forgan Associates Delivery Partners: Scottish Water, LLTNPA, Stirling Council	2021-2024	No planning permission	Scottish Water advise: a) early engagement, b) limited capacity at the waste water treatment works and a Drainage Impact Assessment required, and c) Network investigations may be required to assess the local network.	Encourage application for small to medium size enterprises.	No progress to date.

5. PLACEMAKING PRIORITIES (PP) – ALL OTHER VILLAGES

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



Aberfoyle Placemaking Priority

Support improvements to main street and riverside car park

Location of Placemaking Priority



Progress on Placemaking:

Aberfoyle main street had seen a boost in activity over previous years, unfortunately the COVID-19 pandemic impacted a number of businesses, but occupancy rates have remained relatively strong. The area has also succeeded in building a reputation as a gravel cycling destination. A [website](#) to support Aberfoyle as a visitor destination was created and close partnership working with the local community and Stirling Council continues to deliver aspirations such as improved signage and a new changing places toilet. Additionally, a new partnership – Strathard Playparks – has been formed to take forward fundraising towards improvement of play parks. A new zip line is currently being constructed.

The re-location of the Co-op to a larger premise across the street, has relieved some of the traffic management problems on the main street as well as re-developing a vacant site. The previous Co-op building on the Main Street, presents an opportunity to further contribute to the re-development of the Main Street.



Charrette sketches of potential town centre and riverside

In March 2021 the [Draft Strathard Framework](#) went out for consultation and responses will feed into the final document. Aberfoyle forms one of four sub-area strategies. Building on previous work and extensive stakeholder engagement the vision sees Aberfoyle become the hub of the wider area with access to local services and enterprise opportunities supported by carbon neutral transport options to surrounding destinations. Three key priorities in Aberfoyle: Mobility /Visitor Hub, Flood Management, and Affordable Housing.

Flood Management: Flooding remains a key issue within Aberfoyle. An amended flood alleviation scheme was submitted for funding and a decision on this scheme is expected end 2021. There is also an opportunity to create a new wetland to accommodate flood waters along Manse Road, which has added benefits of enriching the biodiversity and providing an area for quiet enjoyment and wildlife watching.

Actions: NPA to adopt final Framework as planning guidance. This will have weight in terms of influencing investment and development decisions in the area.

The community are progressing the [Aberfoyle Community Life Plan](#).

Blairmore Placemaking Priority

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

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

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

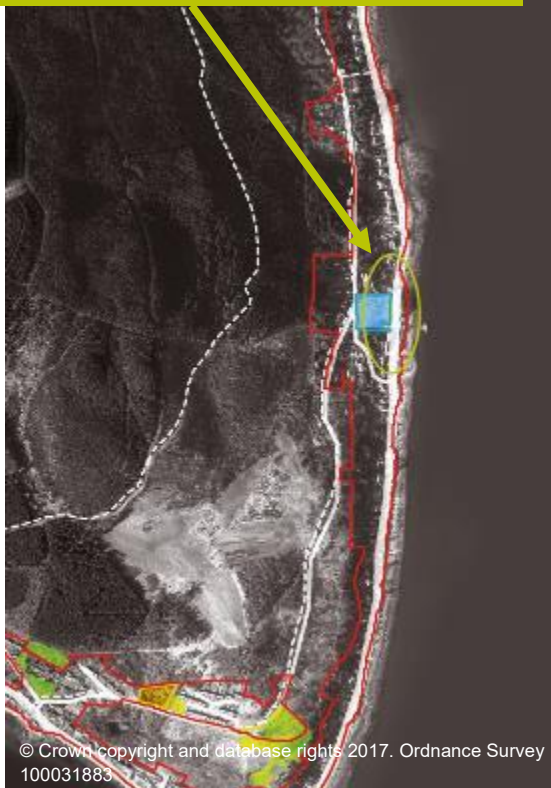
The Blairmore Village Trust (an independent Community Interest Company) purchased the site

in 2014 using the Scottish Land Fund and measures to support natural heritage and recreation have been completed and continue to be maintained.

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



Location of Placemaking Priority



Open Space Enhancement

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

Village Green Plans

Progress: Community Grant awarded to Blairmore Village Trust to create indicative designs for development of the Green; these have been completed. Covid-19 impacted community capacity and delayed ambitions to carry out further consultation looking at potential improvements to the space in light of evolving community priorities, social enterprise opportunities, low-carbon living,

Actions: Blairmore Village Trust and Village Hall to resume with the intended community engagement with the outcome to collaboratively develop designs/plans for the Green.

Drymen Placemaking Priority

Support improvements to the village square

The Square is the central point of the village and a priority for action identified in the LDP and in the Local Community Action Plan. Action is needed to make it a more attractive, safe and functional place for people to congregate and gather, including a review of car parking, pedestrian safety and landscaping.



Location of Placemaking Priority

Progress: Drymen Community Development Trust (DCDT) and East Loch Lomond Community Development Trust commissioned a feasibility study with the help of the Sustrans Community Links funding, and with support of National Park and Stirling Council staff. The study investigated options for safe shared-use links between Drymen and Balmaha. The study also looked at the public square and immediate surrounds in order to identify opportunities to improve the space for walking, cycling, and locating an Active Travel hub (i.e. secure cycle storage, public bicycle pump and repair tools).

DCDT chose to consult further with the community on their priorities for the Square, allowing for a more community-led project approach and introduced a phased plan to implement improvements. In June 2021, funding was awarded to deliver some of the aspirations such as; further heritage interpretation panels, a heritage trail, and establish a website for the community and visitors alike. They have now also completed phase 1 of the Square repairs, with renewal of the parking bays and pavement area.



Charrette illustration of the village square 2014



Phase 1 square improvements

Action: DCDT to continue leading on community engagement and working with stakeholders to identify plans to improve the public realm, the visitor economy and other aspects of community life. DCDT to implement their phased plan. The next phase will be the renewal of the pathways and road around the Square and further fundraising will be needed for this.

Tarbet Placemaking Priority

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

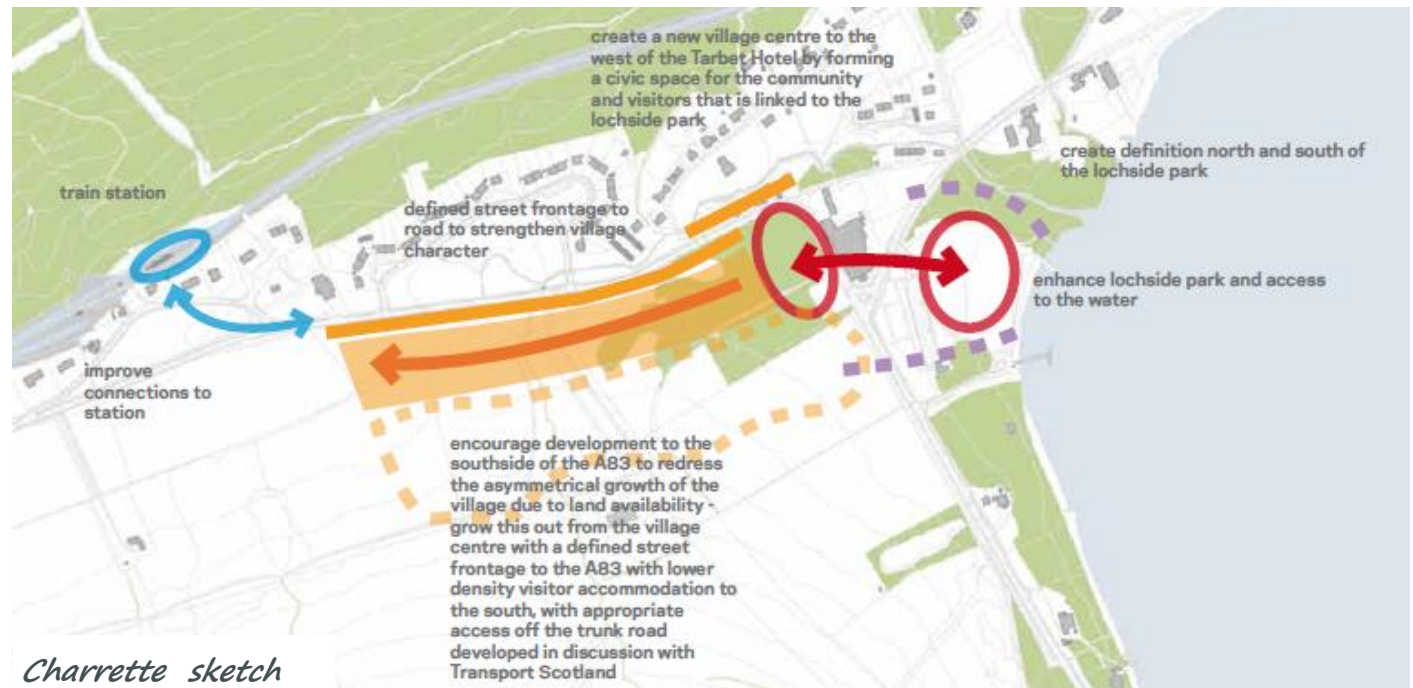
The main focus of this placemaking priority is to ensure the new development sites (VE1, MU2) are developed within a masterplan framework with the primary focus to address the junction of the A82/A83 and create a new core for Tarbet.

A new sub-destination group has been set up for Arrochar and Tarbet to develop and improve visitor experience and management—view page 11.

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

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

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



Tyndrum Placemaking Priority

Support public realm improvements

Development activity

Construction of the gold mine (ref: 2017/0254/MIN) processing plant was completed in November 2020.

The associated new road junction is now complete and a new bridge across the Crom Allt river and additional car parking at Dalrigh car park have also been constructed. The mine is now in the operational phase with the first tailings stack being constructed and in November 2020 the first gold was poured.

Sense of place

It is hoped that the gold mine will stimulate the economy and lead to the improvements of the public realm. An application has been submitted for the larger allocation at Tyndrum MU1 (ref: [2018/0355/PPP](#)) and further information has been requested. The key partners in the project are the community, Transport Scotland and the local businesses. The Real Food Café have undertaken works including updated signage and a new extension which is contributing positively to the sense of place.

The [Community Place Plan](#) that covers Tyndrum and Crianlarich has been finalised in 2021 and is soon to be published. This is the result of extensive community engagement with a strong focus on seeking views of young people.



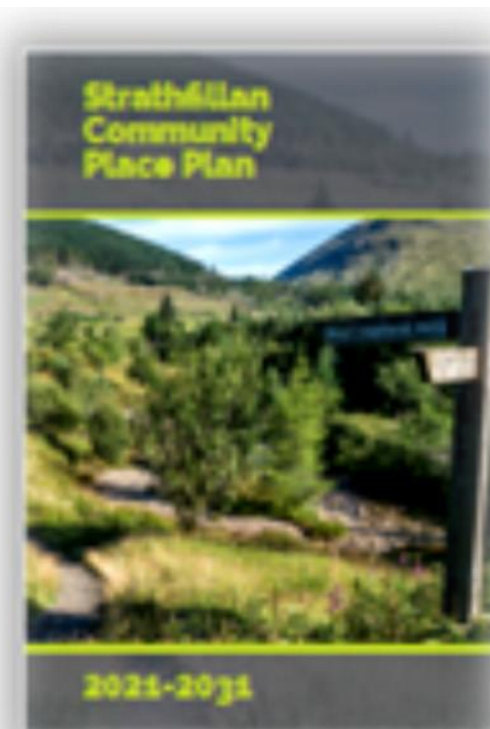
Community and visitor experience

A section of the new cycle/foot path between Crianlarich and Tyndrum between Tyndrum and Dalrigh was completed (July 2017) creating a new circular walking route from Tyndrum through the community woodland and along the existing West Highland Way. This may encourage visitors to stop and stay, as it will create day visit opportunities. Discussions are underway on how to enable the remainder of the link between Tyndrum and Crianlarich.

Actions: The National Park are to work with partners including the community to progress the priorities and actions set out in the Community Place plan that will improve the public realm of Tyndrum.

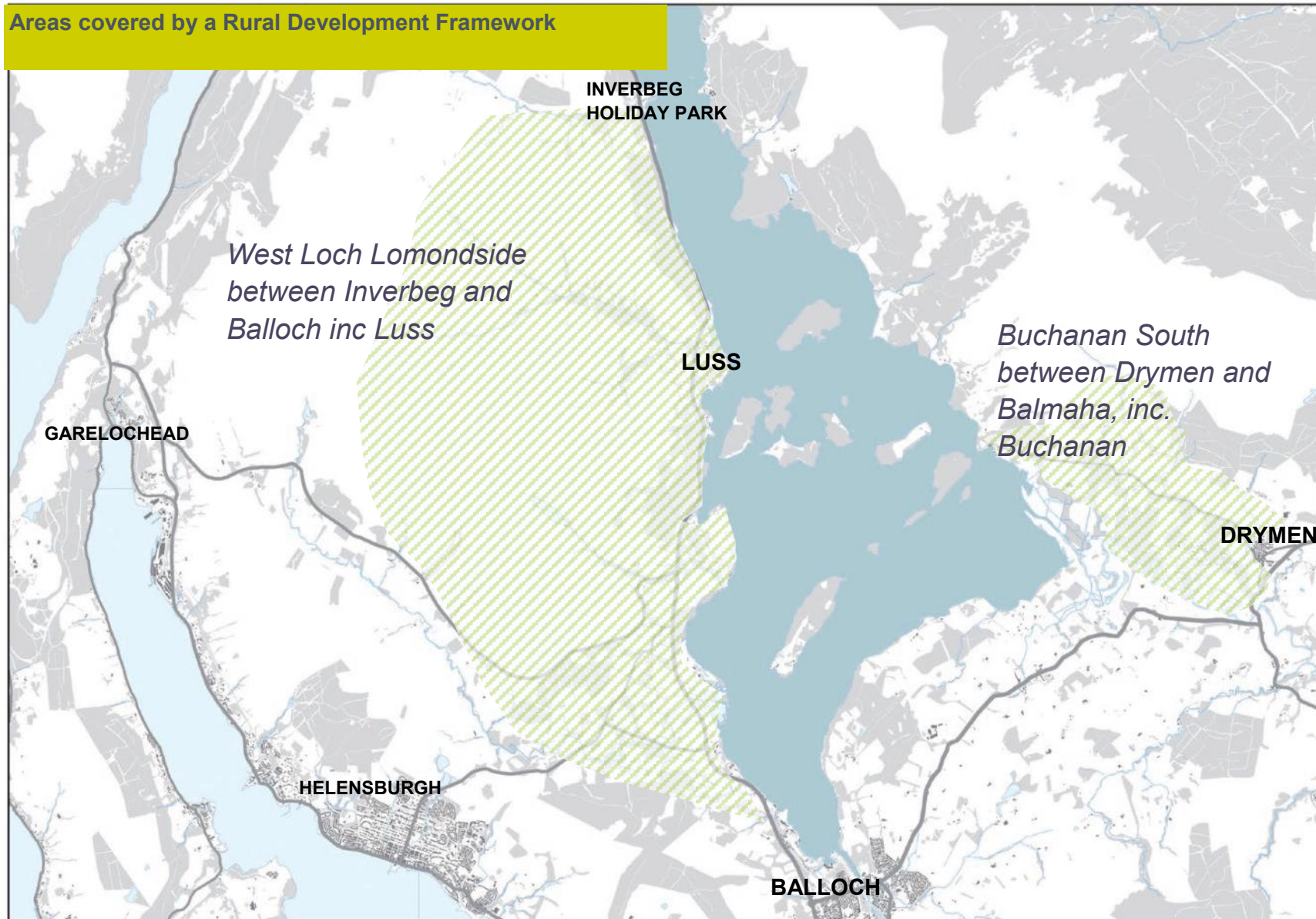
There will be ongoing monitoring of the gold mine development to ensure compliance with planning conditions

Draft Place Plan priorities for Tyndrum



6. RURAL DEVELOPMENT FRAMEWORKS

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



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West Loch Lomondside Rural Development Framework

Increase economic activity, the supply of housing and improve infrastructure

New Homes

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

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

The application sites are all located within the West Loch Lomondside area and could deliver 29 new homes. Ten of these will be delivered on the allocated housing site Luss H1 and six of these will be made available at a 30% discount from open market value to make them affordable to those on modest incomes.

Progress: The legal agreement was finalised in September 2021 and plots are being [marketed](#).

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

Actions: NPA to monitor progress of housing plots .

Visitor Management—New infrastructure

A new car park to the south of Luss was completed in May 2021, providing 250 additional spaces. This is expected to relieve the impacts of significant visitor pressure. Pedestrian routes through the car park link up with adjacent path connections leading to the surrounding Luss footpath network, encouraging an improved sense of arrival at the southern edge of the village.

In addition , a temporary Traffic Regulation Order was introduced restricting waiting/parking within the core village area of Luss, with resident parking permits being issued. This measure is sought to support pedestrianisation and improve the experience of visitors and residents alike.

Public Realm

The village green was completed in 2021, with pedestrian links from the car park to the village core provides a natural bowl for passive recreation and seating adding to an attractive arrival experience and improved access. A new play park has also been completed in 2021 adding to the recreational offering.

Luss Village Green



Increased Economic activity

Planning Permission has been granted to create a mixed use development including distillery, warehouse, retail, restaurant and visitor centre to replace the existing Smoke House in Luss (ref. 2020/0185/DET). The whiskey production and 'distillery experience' will introduce some diversity to existing economic and visitor provision. It is expected that Glen Luss Distillery will generate around 29 new jobs including modern apprenticeships, with around one third of those opportunities being available/suitable for local people. Additionally the proposed community greenhouse would also enhance the community infrastructure offer in Luss, helping maintain a balance between development for tourism and development which enhances the local community's way of life

Planning permission has been renewed for 6 retail units in Luss (2019/0205/DET). It is anticipated that these will be craft based and create additional employment opportunity and add to the vitality of Luss and entice visitors to spend more time.

Photomontage of proposed distillery



Buchanan South Rural Development Framework

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

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

Active travel and public realm

Work has been underway to improve the Conic Hill path ([2017/0143/DET](#)), with the lower section complete in 2017. Path specifications for the upper section of Conic hill were submitted in December 2020, this provides the details of work to be undertaken. Given the high level of footfall, the path works are a crucial measure to prevent further erosion and ensure visitor safety. It is anticipated that the project will last a number of years, until completion of the final summit section.

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

The first section of shared use path into Balmaha received planning permission in 2019 ([2018/0071/DET](#)) and an application for the final section taking the path right into the car park is currently pending decision (2020/0082/DET). Work on the 2018/0071/DET permission has not yet begun as this forms part of a funding bid submitted to Sustrans. If the bid is successful, works may be able to commence in Easter 2022.

Temporary car parking for 70 spaces was granted in February 2020 on vacant land adjacent of Balmaha House (2019/0252/DET).

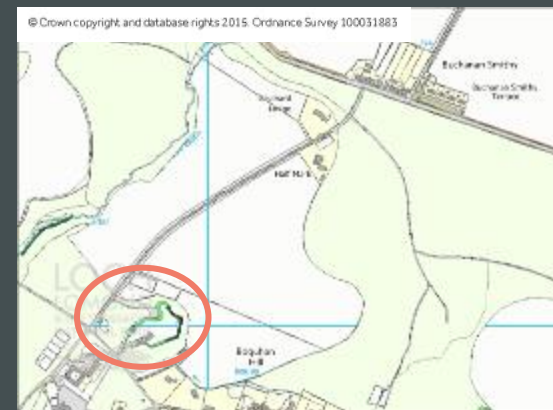
The application was retrospective, as the car park had already been formed, whilst this is aimed at alleviating existing parking pressures further consideration is required in terms of investment in longer term solutions aimed at reducing car pressures in hotspots such as Balmaha.

The East loch Lomond Community Trust have submitted for an asset transfer request to Stirling council own and manage Balmaha car park and the picnic area. More details can be found on the Stirling Council website [here](#).

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

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

Buchanan Castle Estate, Quarry



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

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

Buchanan South Rural Development Framework

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

Key Development site

Progress:

Application approved for 20 lodges, 3 holiday flats, restaurant/bar, smokehouse & brewery with cafe, manager's house ([2016/0024/DET](#)). Part of the site is being used for temporary car park.



Actions: Eight units are completed and the restaurant/bar under construction. LLTNPA monitoring site and in discussions regarding the remaining part of the site.

Housing Opportunity

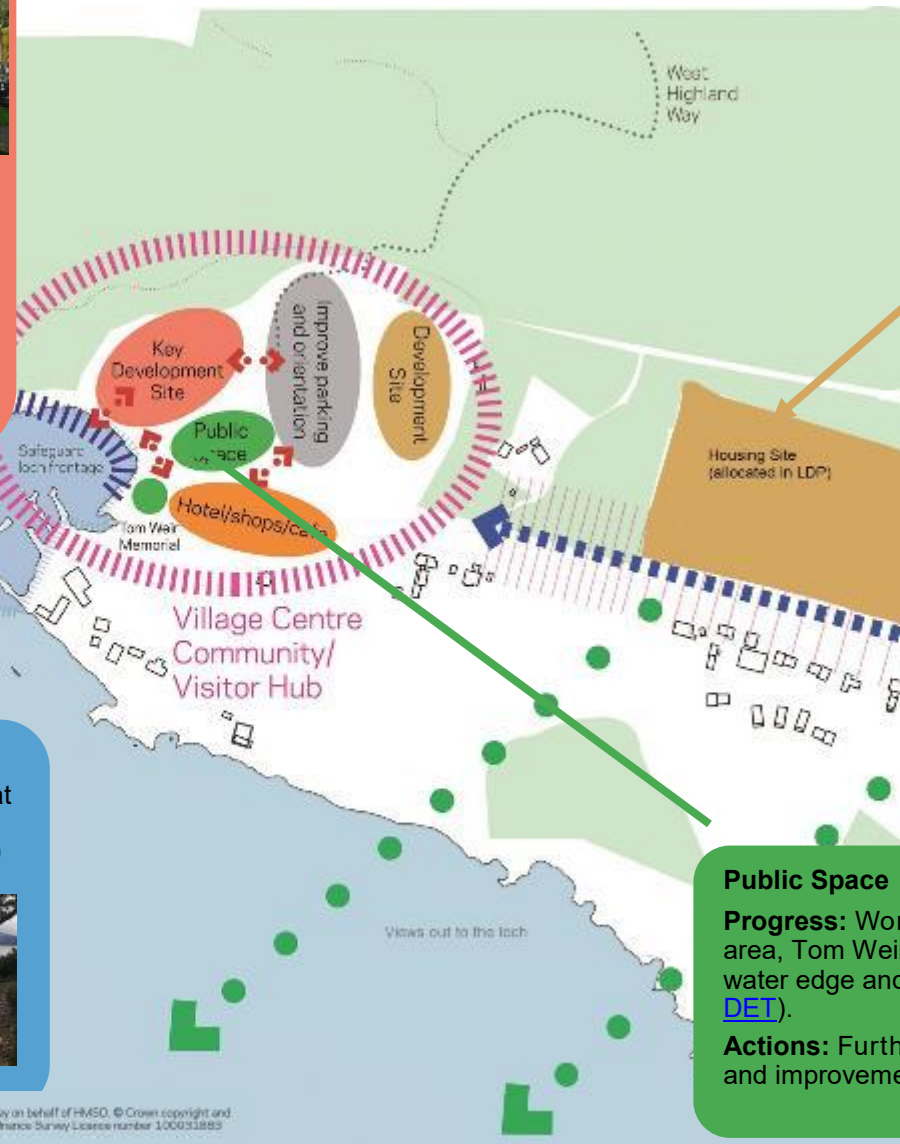
Progress:

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



land and services for four community owned homes for key workers, which will be managed by Rural Stirling Housing Association. Works were planned to start in 2020, but COVID 19 has caused delays to the anticipated site start. Minor amendments are being discussed and once agreed site start is expected to be imminent. Planning permission was granted in February 2020 for the wastewater treatment plant- ([2019/0210/DET](#)), a crucial element to site progress.

Actions: LLTNPA to closely work with Rural Stirling Housing Association (RSHA), Scottish Water, SEPA and community to progress the site. Renewed discussions are underway to agree minor amendments and permit site start.



Water access

Progress: A new pontoon was built in 2017 at the main pier ([2015/0423/DET](#)). An 18m extension to this was approved November 2020 ([2020/0152/DET](#)) to allow for additional boat access, which is now in place.



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

Public Space

Progress: Work was completed on the new picnic area, Tom Weir statue and landscaping works at the water edge and car park in 2016 /17/ ([2014/0198/DET](#)).

Actions: Further consider movement of people and improvements to the car park.

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

Stirling Council Area

Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Scottish Water Requirements	Actions required	Progress November 2021
Aberfoyle						
Aberfoyle ED1 Forestry Commission Service Yard Economic Development	Landowner: Forest Enterprise Scotland Agent: None Delivery Partners: Scottish Water, LLTNPA, Stirling Council	N/A	No planning permission as the site is currently used as offices, storage and service yard.	Scottish Water recommends early engagement to discuss service connections.	Landowner, Forest Enterprise Scotland, due to their new status is to consider options for this site.	Site is currently being used as a forest yard with no change to this anticipated. In 2021, approval was given for 15 solar panels to power the refrigeration system of the existing deer larder on site (2021/0051/DET). There may be potential to accommodate further economic uses.
Balmaha						
Balmaha H1 Forestry Commission site Housing 15 Homes (proposal for 22 new homes)	Landowner: Rural Stirling Housing Association (gifted from Forest Enterprise Scotland) Agent: John Gilbert Architects Delivery Partners: Scottish Water, LLTNPA, Stirling Council, RSL.	2022-2023	Planning application approved (2016/0399/DET) for 20 affordable homes – 10 for social rent, 6 houses for low cost home ownership (shared equity) and 4 local workers to rent and 2 self build general needs plots.	Land needs serviced. Scottish Water advises that there is very limited capacity at Balmaha Waste Water Treatment Works. If Scottish Water's 5 Growth Criteria are met a growth project will be initiated to accommodate future development needs.	Work with RSHA to discharge conditions. LLTNPA to closely work with landowner (FCS), Rural Stirling Housing Association (RSHA) and community to progress the site.	COVID 19 has caused some delays, site completion was anticipated in Oct 2021. The architects are proposing minor amendments and once agreed with planning, site start is expected to be imminent. The East Loch Lomond Community Trust (ELLCT) has secured funding from the Scottish Land Fund to purchase land and services for four community owned homes for key workers, which will be managed by RSHA.

Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Scottish Water Requirements	Actions required	Progress November 2021
Balmaha TR1 Balmaha Bay Transport Proposal	Landowner: Private Agent: None. Delivery Partners: LLTNPA, Stirling Council	2022-2024	No proposals		Engage with landowner.	No change.
Crianlarich						
Crianlarich H1 Willowbrae Housing (6 Homes)	Landowner: Stirling Council Agent: None Delivery Partners: LLTNPA, Stirling Council, Transport Scotland	2025-2027	Allocated Site 25% requirement for on-site affordable housing.		Land to be marketed and serviced. Develop access strategy for the site as adjacent to A85 in consultation with Transport Scotland.	Not included within Stirling Council Strategic Housing Investment Plan at present. Early discussions with Stirling Council have taken place.
Crianlarich ED1 Railway Station Economic Development (0.89Ha)	Landowner: Network Rail Agent: None Delivery Partners: LLTNPA, Stirling Council	N/A	Allocated Site		To consider suitability of allocation in next Local Development Plan following owner's comments.	Site is currently being used as a railway yard and there are no further economic opportunities on this site identified
Croftamie						
Croftamie H1 Buchanan Crescent Housing (14 Homes)	Landowner: Private Agent: None Delivery Partners: LLTNPA, Stirling Council, Scottish Water, RSL.	2022	Allocated Site 50% requirement for on-site affordable housing. PPP approved. Pending detailed application – 2021/0383/DET.	Scottish Water advises there is currently limited capacity at Croftamie Waste Water Treatment Works. Early engagement with Scottish Water is recommended.		Planning application in principle has been approved for 14 affordable homes (2020/0039/PPP) in Feb 2020 and detailed application under consideration (2021/0383/DET). Site identified in Strategic Housing Investment Plan site start expected 2022.

Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Scottish Water Requirements	Actions required	Progress November 2021
Croftamie VE1 Pirniehall Visitor Experience Site has listed building that is on building at risk register.	Landowner: New owner, to be confirmed. Delivery Partners: LLTNPA, Historic Environment Scotland (HES), Scottish Water.	2022-2023	Allocated Site. Included on Buildings at Risk Register.	Scottish Water advises there is currently limited capacity at Croftamie Waste Water Treatment Works. Early engagement with Scottish Water is recommended.	LLTNPA to liaise with Stirling Building Standards and the new owner to discuss potential for the building and wider site. HES to be kept informed of any progress.	A new owner has purchased the site and is currently exploring development options for taking the site forward. No detailed application has been submitted yet. Tree Preservation Order (TPO) review undertaken on site in 2018; all trees remain under a TPO.
Drymen						
Drymen H1 Stirling Road Housing 36 Homes and car park	Landowner: MacTaggart and Mickel Homes Ltd. Agent: Icen Projects Ltd. Delivery Partners: LLTNPA, Stirling Council.	2022-2025	Detailed planning permission for 88 homes which includes Drymen LT1. Planning Ref no. <u>2018/0139/DET.</u> Legal agreement signed 2020 relating to affordable housing provision.	Scottish Water advises that there is limited capacity at Drymen Waste Water Treatment Works and a Drainage impact assessment may be required.	Issues surrounding site access to be resolved in order for construction to progress	Affordable homes element to be provided by Rural Stirling Housing Association (RSHA) and also to provide a financial contribution towards education. Due to the COVID Pandemic and outstanding matters regarding site access, the site start has been delayed to January 2022.
Drymen H2 Laurelfields Housing 10 Homes	Landowner: Mr John Ferrier Agent: Unknown Delivery Partners: LLTNPA, Stirling Council, Scottish Water, RSL.	2023-2025	Renewed application submitted for 12 homes to be currently pending decision (2021/0117/DET) Previous permission (2015/0241/DET)	Scottish Water advises that; a) There is currently limited capacity at Drymen waste water treatment works and Drainage Impact Assessment may be required. And b) There is also sewer infrastructure running	Planning application to be determined	A new detailed application was submitted in September 2021 and is pending decision. The site has not been included in the Strategic Housing Investment Plan Programme (SHIP) funding programme for 2021-2026.

Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Scottish Water Requirements	Actions required	Progress November 2021
				through this site. Early engagement with Scottish Water re: diverting mains is recommended.		
Drymen LT1 South Stirling Road Housing 30 Homes	Landowner: MacTaggart and Mickel Homes Ltd. Agent: Icen Projects Ltd. Delivery Partners: LLTNPA, Stirling Council, Scottish Water.	2022-2023	Detailed planning permission for 88 homes. Site linked –site linked view Drymen H1. Planning Ref no. 2018/0139/DET .	Scottish Water advises that there is limited capacity at Drymen Waste Water Treatment Works and a Drainage impact assessment may be required.	Issues surrounding site access to be resolved in order for construction to progress	See linked site - Drymen H1.
Drymen MU1 Former Salmon Leap Mixed Use Economic Development and Housing (4 Homes)	Landowner: Private Agent: MW Consultants Delivery Partners: LLTNPA, Stirling Council, Scottish Water.	2023-2024	No planning permission. Tree works consent (2015/0235/TRE) to allow survey work for proposed development. Affordable housing requirement 50%.	Scottish Water advises that there is limited capacity at Drymen Waste Water Treatment Works and a Drainage impact assessment may be required.	Land to be serviced	Early discussions have taken place with the agent in 2017. No further progress.
Drymen RA1 Drymen South Rural Activity Area 0.75 Ha	Landowner: Private Delivery Partners: LLTNPA, Scottish Water	2022-2024		Scottish Water advises that there is limited capacity at Drymen Waste Water Treatment Works and a Drainage impact assessment may be required.	Land to be marketed Land to be serviced	No progress
Drymen TR1 Balmaha Road Transport	Landowner: Stirling Council Delivery Partners: LLTNPA, Stirling	2022-2024			To review.	No action.

Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Scottish Water Requirements	Actions required	Progress November 2021
	Council.					
Drymen VE1 Drumbeg Visitor Experience	Landowner: Private Delivery Partners: LLTNPA, Stirling Council, Scottish Water	2022-2024		Scottish Water advises that there is limited capacity at Drymen Waste Water Treatment Works and a Drainage impact assessment may be required.	Land to be serviced	The land went to auction and was sold to a new owner in March 2019. Various pre-application discussions have taken place.
Gartmore						
Gartmore H1 Park Avenue Housing 6 Homes	Landowner: Private Agent: DM Hall Delivery Partners: LLTNPA, Stirling Council.	N/A	The application for this site (2019/0202/PPP) was refused January 2020. This went to appeal at the DPEA and refusal was upheld. https://www.dpea.scotland.gov.uk/CaseDetails.aspx?ID=120962 .			An application for a single dwelling on the site (2020/0223/PPP) was refused in August 2021.
Killin						
Killin ED1 Roads Depot Economic Development 0.35 Ha	Landowner: Stirling Council Delivery Partners: LLTNPA, Stirling Council, Community	N/A	No planning permission.			Landowner indicated no plans to develop the site. Site is currently being actively used as a Roads Depot and Bus turning point and there are no further economic opportunities on this site identified

Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Scottish Water Requirements	Actions required	Progress November 2021
Lochearnhead						
Lochearnhead H1 Former holiday centre Housing 12 Homes	Landowner: Tommy Gilmartin Agent: Unknown Delivery Partners: LLTNPA, Scottish Water	2024	Planning permission granted and development initiated. (Reference: 2007/0194/DET) No requirement for affordable housing.	Scottish Water advises that there is currently very limited capacity at Lochearnhead waste water treatment works. There are also network issues in this area and therefore Drainage Impact Assessment may be required. Flow and Pressure Tests may be required for water supply.	Land to be marketed Discuss with owner/agent Land to be serviced	Preliminary works have been undertaken to remediate the site and remove structures associated with the former holiday centre.
Lochearnhead MU1 Former garage Mixed Use Visitor Experience and Economic Development 0.9 Ha	Landowner: Private Delivery Partners: LLTNPA, Scottish Water, Stirling Council, Transport Scotland	2022-2024	No Planning Permission. Previous permission in principle for mixed use tourism, retail, commercial and business development expired in 2012 (reference: 2009/0245/PPP)	Scottish Water advises currently very limited capacity at Lochearnhead waste water treatment works. There are also network issues in this area and a Drainage Impact Assessment may be required. Flow and Pressure Tests may be required for water supply.	Discuss with owner/agent Develop access strategy for the site as adjacent to A85 in consultation with Transport Scotland.	No change. The old garages cleared from site end of 2016. LLTNPA work with Sustrans in 2020 on a place making and active travel project in Lochearnhead stimulated discussions about this site with the community and landowner. New uses were considered and hopefully will help with marketing the site.

Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Scottish Water Requirements	Actions required	Progress November 2021
Tyndrum						
Tyndrum MU1 Clifton Mixed Use Visitor Experience and Economic Development (1.7Ha)	Landowner: Highland Heritage Hotels Agent: None Delivery Partners: LLTNPA, Stirling Council, Scottish Water	2023-2025	No planning permission. Application pending - <u>2018/0355/PPP</u> A 2009 permission has expired for 5 affordable homes and 2004 permission for mixed use dev.	There is currently sufficient capacity at Tyndrum water treatment works and Tyndrum waste water treatment works however, network investigations may be required. Early engagement with Scottish Water is recommended.	LLTNPA to determine application LLTPNA to discuss options with owner/agent. Land to be serviced.	Application has been submitted for planning permission in principle for a mixed use proposal. The application is on hold pending further information before being able to be determined.
Strathfillan Rural Activity Area						
Strathfillan RA1 Rural Activity	Landowner: SAC Agent: None Delivery Partners: LLTNPA, Stirling Council	2023-2025	No planning permission.		To review.	No progress.

Argyll and Bute Council Area

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

Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Scottish Water Requirements	Actions required	Progress November 2021
Carrick Castle						
Carrick Castle H1 Carrick Castle - Housing 8 Homes	Landowner: Drimsynie Estate Agent: The Hay Partnership Delivery Partners: Scottish Water, LLTNPA, Community.	2025-2026	Planning permission live for 8 homes (reference 2013/0020/LAW and original permission 2007/0009/DET). Plot 1 – detailed permission amended (2017/0150/DET) No developer contributions required as part of 2007 permission.	Scottish Water advises: a) that there is very limited capacity at Carrick Castle septic tank b) Early engagement with Scottish Water is recommended, c) Site is some distance to Scottish Water main sewerage infrastructure. A private system is proposed.	Monitor progress of the site. Discuss alternative options with owner.	Development started in 2015, including initial road layout and pegging out of plots. Phased completion has been indicated. The plots are being marketed by Drimsynie Estate Ltd as serviced plots. A new application was submitted 2020/0245/PPP for 3 houses, but subsequently withdrawn as it was not considered a suitable proposal for the site. The site is not considered to be effective and is not currently counted towards the Housing Land Supply.
Kilmun, Strone and Blairmore						
Kilmun, Strone and Blairmore H1 Former Finnartmore Nursing Home Housing 11 Homes	Landowner: Private and Fyne Homes Housing Association Agent: McIntosh Homes. Delivery Partners: LLTNPA, Argyll	2024	Various permissions for 12 homes in total. 8 affordable flats (2011/0288/DET) Plot 1 - 1 detached house (2017/0361/DET) Plot 2 – 1x detached house (2012/0386/MS)		Monitor progress of remaining plot.	On site phased completion. 8 affordable houses (by Fyne Homes) completed 2015. Plot 1 was completed in 2019. Plot 2 completed 2015 Plot 3 (the last house on the site) has not commenced, application determined in 2018, was due to expire but

Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Scottish Water Requirements	Actions required	Progress November 2021
	and Bute Council		Plot 3 – 1x detached house (2018/0177/DET)			due to COVID pandemic Scottish Government provided legislation to permit extension of expiry dates for planning permissions.
Kilmun, Strone and Blairmore H2 High Road, Strone Housing 10 Homes	Landowner: Private Agent: Unknown. Delivery Partners: LLTNPA, Argyll and Bute Council	2022-2024	Requirement for 25% affordable housing on-site.		Continue discussions with owner/agent Land to be serviced	Not currently identified in Argyll and Bute Council Strategic Housing Investment Plan. Owner considering self-build serviced plots.
Kilmun, Strone and Blairmore VE1 Blairmore Green Visitor Experience 0.66Ha	Landowner: Blairmore Village Trust Agent: Unknown. Delivery Partners: LLTNPA, Argyll and Bute Council, Community	2022-2023	No planning permission. Land to be serviced.		Support Community Development Trust to explore options for development on the site.	Blairmore Village Trust, an independent community interest company, bought the site in 2014 and is exploring options to develop. An informal play area has been created. (see update in Placemaking Priority section of action programme)
Lochgoilhead-2-						
Lochgoilhead H1 Land near Donich Park Housing 6 Homes	Landowner: Dunbritton Housing Association Agent: CP Architects Delivery Partners: LLTNPA, Scottish Water, Argyll and Bute Council	2023-2024	Planning permission in principle live as implemented Phase 1 (Reference: 2008/0064/OUT)	Scottish Water advises there is currently limited capacity at Lochgoilhead Water Treatment Works and early engagement is recommended.	Discuss with owner/agent when they are likely to bring site forward.	Site owned by Dunbritton Housing Association. Site is serviced. No Strategic Housing Investment Plan funding currently allocated however the site is under a 5 year review subject to further needs analysis.

Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Scottish Water Requirements	Actions required	Progress November 2021
Luss						
Luss H1 Land North of Hawthorn Cottage Housing10 Homes	Landowner: Luss Estates Agent: Hay Partnership Delivery Partners: LLTNPA, Scottish Water, Argyll and Bute Council	2022-2025	Under construction.	There is no Scottish Water sewer in vicinity. Proposal includes private system.	Plots being marketed awaiting buyer interest.	Section 75 legal agreement finalised in September 2021. Detailed planning permission for 10 detached houses (reference 2016/0391/DET) as part of overall package of 29 new homes in and around Luss.
Luss MU1 Land North of Primary School and Former Filling Station Mixed Use Visitor Experience and Public Realm	Landowner: Luss Estates Agent: Smith and Brooke Delivery Partners: LLTNPA, Scottish Water, Argyll and Bute Council	2022-2023	Planning application for 6no. Retail/ light industrial units 2019/0205/DET approved. This was a renewal of a previous application. Filling station application approved in Nov 2015 (reference: 2015/0207/DET), now complete.	Early engagement with Scottish Water is recommended.	Monitor progress for delivery of retail units	Phase 1 filling station complete and open. Phase 2 – 6no. Retail/light industrial units. No update.

Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Scottish Water Requirements	Actions required	Progress November 2021
Tarbet						
Tarbet H1 Land South of A83 Housing10 Homes	Landowner: Luss Estates Agent: Unknown Delivery Partners: LLTNPA, Scottish Water, Argyll and Bute Council, Transport Scotland.	2024-2028	No planning permission. 50% affordable housing requirement. Site is not within the Strategic Housing Investment Programme as currently no housing need in Tarbet.	There is currently sufficient capacity at Belmore water treatment works and there is currently sufficient capacity at the waste water treatment works to serve this proposed development.	Land to be marketed and serviced. Formal Planning application still to be submitted. Develop access strategy for the site as adjacent to A83 in consultation with Transport Scotland.	Site is not considered effective in the Housing Land Audit as owner is not considering developing at present. Owner submitted a PAC which outlines plans 2019/0209/PAC, including of Tarbet VE1 and Tarbet MU1. A pre-application consultation event was held in September 2019.
Tarbet VE1 Tourism Information Centre Visitor Experience	Landowner: Private. Agent: Private. Delivery Partners: LLTNPA, Scottish Water, Argyll and Bute Council, Transport Scotland.	2024-2028	Pre-application consultation notice submitted 2019/0209/PAC	Engagement with Scottish Water is recommended when final flows for this proposed development is known.	Site linked with Tarbet H1 – view this for further details. Potential site uses identified for Tarbet MU1 include tourist accommodation, retail, food and drink. Land to be serviced Develop access strategy for the site as adjacent to A83 in consultation with Transport Scotland.	The owner has submitted a pre-application notice for plans to form a mixed use development (incorporating and not limited to accommodation, retail, food and drink uses) Pre-application notice submitted. In which owner proposes masterplan approach to develop several allocated sites in Tarbet. for further details view Tarbet H1

Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Scottish Water Requirements	Actions required	Progress November 2021
Tarbet MU1 Central Green Visitor Experience and Open Space	Landowner: LLTNPA and Private owner Agent: Private Delivery Partners: LLTNPA, Scottish Water, Argyll and Bute Council, Transport Scotland.	2024-2028	No planning permission except for temporary permission for cruise ticket office and previously change of use permission for kiosk.	Engagement with Scottish Water is recommended when final flows for this proposed development is known.	National Park Authority Estates Team to develop project to improve main part of site – central open space including car park, kiosk, public toilets, paths and other infrastructure. LLTNPA to work with other owner to develop masterplan for this site and connected site Tarbet VE1. LLTNPA long term solution to be sought for ticket office. Develop access strategy for the site as adjacent to A82 and A83 in consultation with Transport Scotland.	Main car park was resurfaced in March 2018. Scottish Government Rural Infrastructure Fund was awarded to upgrade the public toilet facilities. The works were undertaken in summer 2019. Ticket office was re-sited down beside the pier to improve safety at the car park (2018/0361/DET). Pre-application notice submitted. In which owner proposes masterplan approach to develop several allocated sites in Tarbet. for further details view Tarbet H1
Tarbet VE2 Former Harvey's Garage Visitor Experience	Landowner: Private Agent: Private Delivery Partners: LLTNPA, Scottish Water, Argyll and Bute Council, Transport Scotland.	2021-2024	No planning permission. Previous permission lapsed in 2015 for a guesthouse and 3 self-catering units (reference: 2012/0217/DET)	Engagement with Scottish Water is recommended when final flows for this proposed development is known.	LLTNPA to discuss options with owner/agent. Develop access strategy for the site as adjacent to A82 in consultation with Transport Scotland.	Owner/agent has been reviewing (late 2016) and considering options. Pre-application notice submitted. In which owner proposes masterplan approach to develop several allocated sites in Tarbet. for further details view Tarbet H1

Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Scottish Water Requirements	Actions required	Progress November 2021
Tarbet VE3 Land to rear of Tarbet Hotel Visitor Experience	Landowner: Bay Hotels Ltd Delivery Partners: LLTNPA, Scottish Water, Argyll and Bute Council, Transport Scotland.	2022-2024	No planning permission.	Engagement with Scottish Water is recommended when final flows for this proposed development is known.	Develop access strategy for the site as adjacent to A82 and A83 in consultation with Transport Scotland.	No change.
Tarbet TR1 Water-based infrastructure	Landowner: National Park Authority Agent: None Delivery Partners: Argyll and Bute Council.	2022-2024	No planning permission.		To review.	No change.
Rural Activity Area						
Strachur RA1 Strachur South Rural Activity	Landowner: Sawmill, Bailliemeanach Agent: None Delivery Partners: LLTNPA, Argyll and Bute Council	2021-2023	2017/0062/DET appealed and approved in 2017 for erection of office accommodation and formation of car parking area.		To review.	No progress on construction of office accommodation. Potential issues with flooding on site identified from River Cur, but possible scope for development remains at alternative location outwith flood risk area but within allocated Rural Activity Area.

Perth and Kinross Council Area

Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Scottish Water Requirements	Actions required	Progress at November 2021
St Fillans						
St Fillans H1 Station Road Housing16 Homes	Landowner: WRFU Ltd and The Drummond Trust Agent: Black & Williams (Black Apple) Delivery Partners: LLTNPA, Scottish Water, Perth & Kinross Council	2022-2024	Planning permission expired (Ref: 2006/0038/OUT) Detailed application Planning permission for part of site (ref; 2014/0237/DET) for 4 dwellings. (WRFU) 25% affordable housing requirement. A commuted sum £4,750 for each unit agreed as part of 2014 permission.	Scottish Water state there is capacity at Waste Water Treatment Works but there may be network issues so early engagement with Scottish Water is recommended.	NPA to determine planning application	One house out of the 4 houses approved was completed early 2018 (part of 2014/0237/DET permission). Drummond Trust submitted a new planning application in July 2021 for 20 dwellinghouse 2021/0256/DET

West Dunbartonshire Council Area

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

Town/Village Site reference and name Land use	Partners and Landowner	Timescale	Planning Status and Developer Contributions	Scottish Water Requirements	Actions required	Progress at November 2021
Gartocharn						
Gartocharn H1 Burnbrae Farm Housing 10 Homes	Landowner: Private Agent: Breagh Architects Delivery Partners: LLTNPA, West Dunbartonshire Council.	2023-2024	No planning permission. 50% affordable housing requirement.		Discuss with owner/agent and encourage submission of a planning application. Land to be serviced Funding required through West Dunbartonshire Strategic Housing Investment Plan	Site is included within Strategic Housing Investment Plan as a reserve project. Early discussions with agent have taken place regarding this site. Note: Application submitted for the re-development of the adjacent farm to provide 6 new dwellings (2018/0252/PPP).
Gartocharn H2 France Farm Housing 6 Homes	Landowner: Private Agent: Unknown Delivery Partners: LLTNPA, West Dunbartonshire Council.	2025-2026	No planning permission.			NPA had meeting with owner to discuss suitable options for the site.

8. Completed Sites

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

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

9. Strategic Transport Infrastructure

A82 Trunk Road Upgrade between Tarbet and Inverarnan	Callander to Doune Route765 (pedestrian & cycle path)	Killin to Tyndrum route (pedestrian & cycle path)	Callander Bridges
<p>This is the major upgrade of a National Trunk Road along the site of Loch Lomond. It is identified as a strategic priority nationally to strengthen strategic road connections that serve the north and west coast directly and also the ports that connect to the islands. The project is identified on the Development Strategy Map (pg17) of the Local Development Plan and identified within NPF3.</p>	<p>Route 765 of the National Cycle Network currently connects Doune with Stirling. The project involves extending the route from Doune to Callander with 5km of new traffic free route. The majority of this route is outwith the National Park, however, it is a priority for Callander as identified in the Local Development Plan (p42) and a national priority under National Planning Framework 3 (no.8)</p>	<p>This path will contribute to the delivery of the 'Cross-Scotland Pilgrims Way' long distance cycle route, a national priority under NPF3 (no. 8). It will connect with NCN number 7 in Killin and connect westwards to Oban. It includes 40km of path creation from Tyndrum to Crieff through Glen Ogle.</p>	<p>A priority for Callander within the Local Development Plan (p42) is to accommodate a replacement pedestrian bridge, a long term road bridge and associated road improvements.</p>
<p>Timescale: 2017-unknown</p>	<p>Timescale: 2017-unknown</p>	<p>Timescale: 2017-unknown</p>	<p>Timescale: 2017-unknown</p>
<p>Status: The project remains in the design development stage, identifying land, undertaking assessments and preparing draft Orders (were expected end of 2019, but this has been delayed) which will define the line of the route. The Draft Environmental Impact Assessment has now been undertaken on the preferred route. The next task is to undertake consultation on the Environmental Statement. A public consultation was launched in the 06/10/2021 (to run for 6 weeks) on the proposed upgrade of the A82 between Tarbet and Inverarnan. <i>Note: No planning permission required as covered by Roads legislation subject to Roads Orders signed by Scottish Minister.</i></p>	<p>Status: Planning permission yet to be secured – Stirling Council will handle the planning application. Sustrans has allocated £200k during 2018/19 for the ongoing development of the full route and this will be divided between the two phases – Doune to Burn of Cambus and Burn of Cambus to Callander. A Proposal of Application was submitted to Stirling Council in Jan 2020 for part of the route (PAN-2020-001) but a planning application is still to be submitted.</p>	<p>Status: Four sections have been constructed:</p> <ul style="list-style-type: none"> • St Fillans to Tynreoch built 2016 (Reference: 2015/0302/DET). • Further St Fillans section built 2017(reference 2016/0357/DET). • Tyndrum and Dalrigh built 2017 (Reference: 2016/0057/DET) and connection to Crianlarich has permission. • Loch Earn North (2018/0049/DET) completed in 2019. <p>Further consultation is being undertaken regarding the connection with Lochearnhead. No progress has been made to date re connection between Killin and Crianlarich.</p>	<p>Status: As per last report, planning permission yet to be secured and a bridge feasibility study has been completed. Several potential crossing locations have been identified</p>
<p>Who: Landowners: Various Project Lead: Transport Scotland and Operating Company: BEAR Scotland Delivery Partners: Argyll and Bute Council, SEPA, SNH, LLTNPA, Network rail, Community Councils.</p>	<p>Who: Stirling Council, Sustrans</p>	<p>Who: St Fillans Community Trust, Strathfillan Community Development Trust, Killin Community Council. Loch Lomond & Trossachs Countryside Trust is delivering the project between Tyndrum and Crianlarich.</p>	<p>Who: Stirling Council, LLTNPA</p>

10. Local Development Plan Policies, Supplementary and Planning Guidance

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

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

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

Planning Guidance (PG) and title	Actions required	Progress
PG1 Callander South Masterplan Framework	<ul style="list-style-type: none"> Review comments from 2015 consultation. Liaise with Stirling Council re bridge. Make amendments. Approve and Publish Guidance 	Approved June 2018
PG3 Listed Buildings and Conservation Areas	<ul style="list-style-type: none"> Review comments from 2015 consultation. Make amendments. Approve and Publish Guidance 	Consulted May-June 2015. Reviewed and made changes following comments, completed Nov 2016. Planning and Access Committee to approve and published in February 2017 .
PG4 Visitor Experience	<ul style="list-style-type: none"> Review comments from 2015 consultation. Make amendments. Approve and Publish Guidance 	Consulted May-June 2015. Planning and Access Committee to approve and published Dec 2017 . Revised version submitted to Members in November 2021 .
PG5 Callander Conservation Area Appraisal	<ul style="list-style-type: none"> Monitor 	Complete (2011)
PG6 Killin Conservation Area Appraisal	<ul style="list-style-type: none"> Monitor 	Complete (2011)
PG7 St Fillans Conservation Area Appraisal	<ul style="list-style-type: none"> Monitor 	Complete (2011)
PG8 Gartmore Conservation Area Appraisal Draft PG	<ul style="list-style-type: none"> Finalise draft Board approval Public consultation Monitor 	Draft complete
PG9 Drymen Conservation Area Appraisal Draft PG	<ul style="list-style-type: none"> Finalise draft Board approval Public consultation Monitor 	Draft complete
PG10 Luss Conservation Area Appraisal Draft PG	<ul style="list-style-type: none"> Commence draft 	Draft complete
PG12 Milton Conservation Area Appraisal Draft PG	<ul style="list-style-type: none"> Commence draft 	Started draft
PG11 Tyndrum Conservation Area Appraisal Draft PG	<ul style="list-style-type: none"> Commence draft 	To be started

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