



LIVE PARK

PLANNING FOR THE FUTURE OF OUR NATIONAL PARK



Local Development Plan 2017-2021

Annual Monitoring Report 2021

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1. INTRODUCTION

This Monitoring Framework includes a series of indicators that are being used to monitor the delivery of the Local Development Plan's vision and strategy. **It covers the fifth year of the Plan, monitoring from 1st January to end of December 2021**, and provides information about development during this period including planning applications, approvals, and completed developments.





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

For other key documents on our performance and delivery please view

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

We will continue to monitor the Local Development 2017-2021 as we begin to prepare for the next plan for 2024-2034. There has been a slight delay as we move to a new 10 year plan under the new Planning (Scotland) Act 2019. We will use the last five years' worth of monitoring information alongside engagement and research work to inform our Evidence Report that will be submitted at the Gatecheck to Scottish Government early 2023.

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

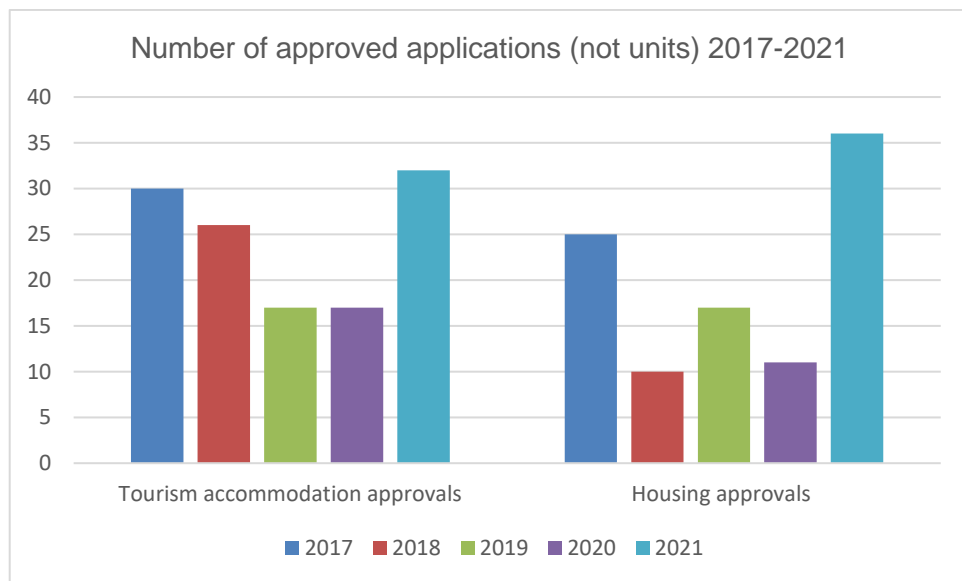
-  Targets/objectives are being achieved.
-  Targets not being achieved, but no immediate concerns over implementation of policy / objectives over the duration of the Plan period.
-  Monitoring indicates area of concern over the implementation of policy and objectives over the Plan period.
-  No conclusion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



Callander - Housing under construction June 2021 at Clais Development Area to South from Callander Crags

2. 2021 OVERVIEW

The 2021 monitoring shows encouraging levels of activity with both rising numbers of completions and approvals on from the previous year in 2020 when there was a drop in both completions and approvals in the housing and tourism sector. The prolonged effects of the COVID-19 pandemic contributed to this, further complicated by rising construction costs and material shortages. In 2021 the number of applications approved for new housing and tourism accommodation (not counting the number of units approved) was higher than in previous years since 2017.



In 2021 we handled **326 applications**, during the same period we also responded to **291 pre-application enquiries**. Of all the planning applications received, the majority were for Detailed Planning Permissions.

Directing Development to Towns and Villages

The Local Development Plan seeks to direct most new development to towns and villages. We use tourism accommodation and housing as an indicator to measure the functioning of the spatial strategy. In 2021, there were 68 approvals for housing and tourism accommodation which includes subdivision of properties, change of use or conversions of existing buildings. Where new build development was approved outside Town or Village, monitoring confirmed that other policy criteria was met which still forms part of the wider spatial strategy and provides additional flexibility on locations.

In terms of new build housing developments, of the 22 approved applications there were half (11) outside the town and villages but they all met policy criteria permitting them in countryside locations. These included 8 applications determined under the West Loch Lomondside Rural Development Framework and 3 applications were tied to a Rural Business. For tourism accommodation there were 25 approvals of which 4 were within a town or village. Similarly to housing all met policy criteria permitting them within the countryside, as described below:

- 5 within safe walking distance of a town or village,
- 11 within the area identified to support small-scale tourism proposals,
- 5 within in the countryside area, of which
 - 4 were linked to an existing business and,
 - 1 new business in the countryside area was delivering an NPPP action by addressing a shortage of motorhome/camping pitches in Cowal.

The data on location of development will be reviewed as part of the evidence base for the next Local Development Plan to help analysis the extent of success of the LDP spatial strategy to direct most development to towns and villages.

3. 2021 KEY FINDINGS

This section provides a summary of the findings and how it ties back to the 20 year vision set out in the Local Development Plan (section 2.1). The monitoring report focuses mainly on approvals and completions (units rather than applications) to clearly demonstrate what is happening on the ground. In some instances, such as in relation to the historic and natural environment, we also examine the refusals to get an understanding of the effectiveness of these policies.

Delivering 75 homes a year

Approval was given for 78 housing units of these 9 units were for an affordable home. In terms of number of units approved this matches the average of units approved in previous years from 2017-2020, however when solely looking at the number of applications approved (irrespective of units) there were more than twice as many approved housing applications in 2021 compared to the average approvals of previous years from 2017 to 2020.

In terms of completions, in 2021 there were 81 housing units completed. This exceeds the annual housing target of 75 homes. Of these completions 50 were delivered as affordable homes at the Claish Farm site in Callander and the completed site in Balloch, Carrochan road, has delivered a total of 24 units (of which 19 were completed in 2021 and 5 units were completed the previous year). This site has delivered a mix of tenure types of 3-4 bedroom houses and 12x 2 bedroom flats. See Section 5 for more details on the housing delivery.

More active travel options and off-road connections

In 2021 ~2km of paths were completed and another 3km were approved. Approvals included formation of mountain bike trails in a community bike skills park in Dalrigh, a pedestrian bridge near Balmaha as part of the continued efforts on active travel connections between Drymen and Balmaha and restoration of a significantly degraded section of the Rob Roy Way.

In addition snapshot of planning reports in 2021 provides an insight of the range of assessments and measures taken which contribute towards encouraging sustainable travel opportunities. This positive measures ranged from a transport assessment detailing access to a retail unit by use of sustainable travel modes, supporting statement by the applicant to specify how customers can arrive without car, active travel packs for visitors and shuttle buses for the staff, to supporting infrastructure such as providing cycle shelters. In 2021, there were 85 internal consultation requests to the Access and Recreation team, ensuring specialist advisors have an occasion to comment on any potential issues or flag opportunities for improvements.

More Places to Camp and experience the outdoors

Five applications were approved, which will provide 46 pitches for motorhome/campervan. The demand for motorhome pitches has significantly grown over the last few years and the provision of additional stances for motorhome/campervans will make a contribution to a range of visitor facilities.

High-Quality Visitor Accommodation in a range of locations

Despite challenging times, there were approvals for the delivery of high-quality visitor accommodation across the Park increasing the visitor offering with a variety of accommodation ranging from caravans, B&Bs and hotels. Approvals were granted for 48 self-catering units, 6 bed spaces (serviced accommodation like hotels and B&B's are recorded by number of bed spaces) and 25 stances for glamping pods (with basic facilities differing from basic camping pods).

There were completions for 7 self-catering units at various locations across the Park including Killin, Gartmore, Luss and Port of Menteith.

Thriving economically active rural economy and communities

In 2021 there were 17 approvals for various economic development proposals, including retail development. The majority of these were in relation to an expansion of an existing business or changing to another use i.e. vacant retail unit to dental practice. (see Section 10)

In terms of completions, Aberfoyle and Killin have benefited from the completion of new small supermarkets which relocated from smaller premises. Both have resulted in a great improvements that benefit the place, the local people and visitors.

We also saw a flurry of activity this year from our communities with a number of successful applications for inspiring projects (see Section 11). There were 8 approvals for new community facilities such as a Community bike skills park near Tyndrum, a new community garden at Crainlarich and one of the most ambitious was a new community facility including a shop and café at the old Brig O'Turk Primary School.

Safeguarding our precious natural and cultural assets

This part of the monitoring framework is designed to capture how we can use our planning remit to help secure enhancements to biodiversity (biodiversity gains) through the development process. In 2021 various biodiversity gains were secured, predominantly by planting of native trees and hedges

In terms of the Park's built heritage, there were 23 approvals linked to Listed Building and 19 additional approvals within Conservation Areas. There were several applications where the Historic Environment Policies proved a critical factor leading to a proposal being refused, withdrawn or amended in order to encourage quality design in development which embraces the built heritage of the National Park.

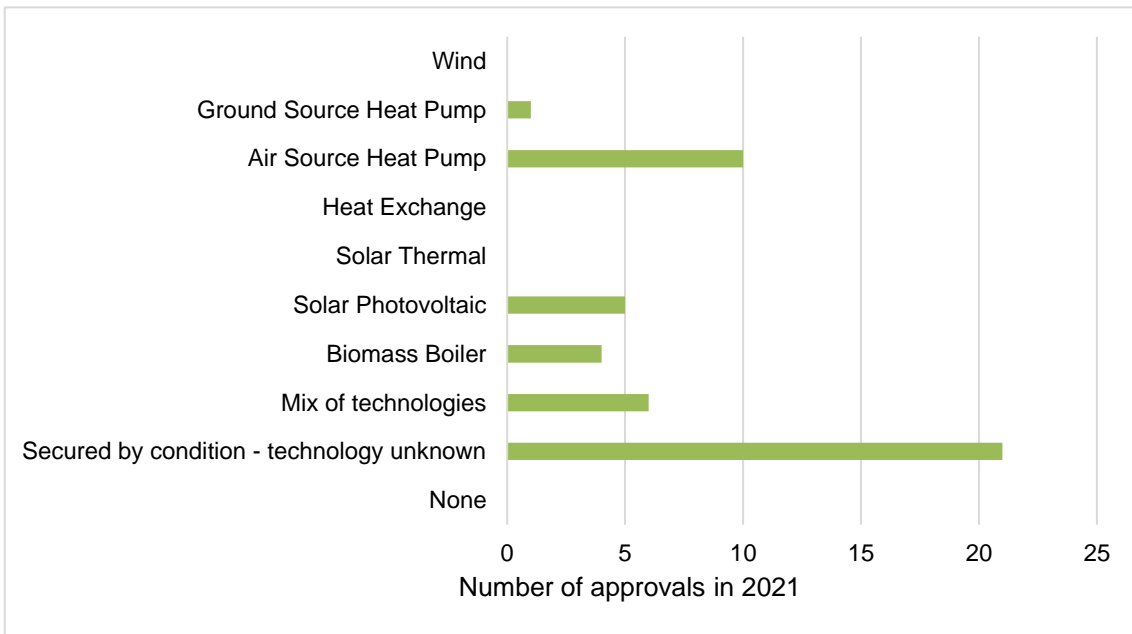
Renewables and low and zero carbon technology

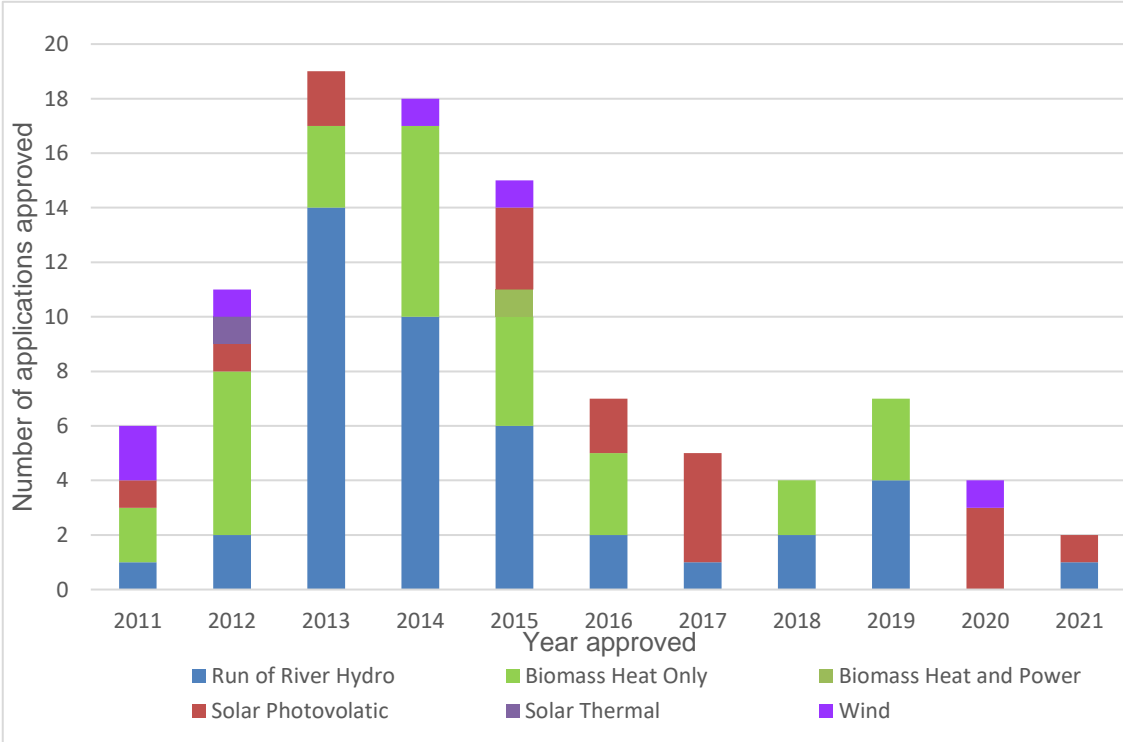
Two applications for 'standalone' solar panel developments were approved in 2021. Standalone includes technology related development in its own right as well as added to an existing building.

In 2021, 47 applications included Low and Zero Carbon Technology (LZCT). In 2021, the majority of LZCT has been secured by the use of a planning condition giving the applicant time to decide on the type of LZCT nearer the construction stage. Where the technology was specified air source heat pumps were most frequently cited air source heat pumps being the among the most frequently cited technology in 2021, and a significant proportion of applicants have opted for a mix of technologies i.e. solar photovoltaic and biomass boiler.

4. CLIMATE CHANGE AND RENEWABLES

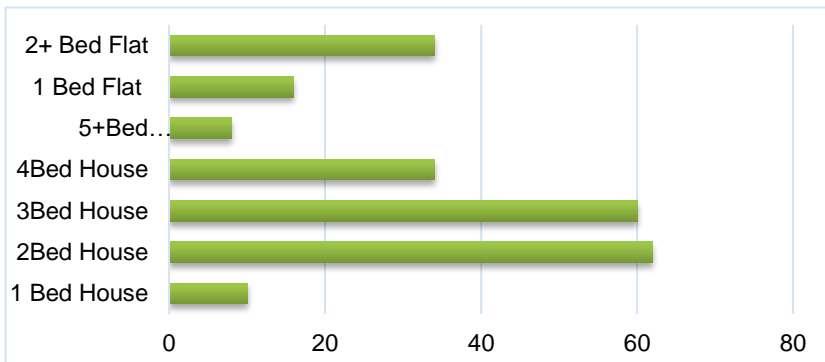
Development Theme 1 of the Monitoring Framework focuses on the Local Development Plan priority to support low and zero carbon energy generation.

Plan Outcome	Indicator	Analysis																						
Climate-friendly and sustainable design that reduces greenhouse gases through, passive solar design, landscaping, micro renewables and shared heating schemes.	Number and type of low and zero carbon technology (LZCT) secured via planning permission for all new buildings.	<p>In 2021, 47 applications included Low and Zero Carbon Technology (LZCT) and the types used are shown on the Graph 1 below. Inclusion of LZCT as required under Overarching Policy 2 of the Local Development Plan has been achieved. In some cases the technology had been secured as planning condition to be specified nearer construction stage.</p>  <table><caption>Data for Graph 1: Low and Zero Carbon technology in new build in 2021</caption><thead><tr><th>Technology</th><th>Number of approvals in 2021</th></tr></thead><tbody><tr><td>Wind</td><td>0</td></tr><tr><td>Ground Source Heat Pump</td><td>1</td></tr><tr><td>Air Source Heat Pump</td><td>10</td></tr><tr><td>Heat Exchange</td><td>0</td></tr><tr><td>Solar Thermal</td><td>0</td></tr><tr><td>Solar Photovoltaic</td><td>5</td></tr><tr><td>Biomass Boiler</td><td>4</td></tr><tr><td>Mix of technologies</td><td>6</td></tr><tr><td>Secured by condition - technology unknown</td><td>21</td></tr><tr><td>None</td><td>0</td></tr></tbody></table> <p><i>Graph 1 Low and Zero Carbon technology in new build in 2021</i></p> <p>This indicator reports on climate friendly design requirements under the Overarching Policy 2 of the Local Development Plan, which includes applications for new build developments. Any recording of renewable technology as standalone or as part of an existing building (i.e. solar panels) and considered under the renewable energy policy is captured in the indicator on ‘Number of renewable energy schemes’.</p>	Technology	Number of approvals in 2021	Wind	0	Ground Source Heat Pump	1	Air Source Heat Pump	10	Heat Exchange	0	Solar Thermal	0	Solar Photovoltaic	5	Biomass Boiler	4	Mix of technologies	6	Secured by condition - technology unknown	21	None	0
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None	0																							

Plan Outcome	Indicator	Analysis
Supporting renewable energy technologies - making use of the natural resources of the Park without detriment to the environment	Number of renewable energy schemes approved by type (solar, hydro, wind, biomass) shown on graph and total output.	<p>The renewable energy proposals granted in 2021 comprised of two applications:</p> <ul style="list-style-type: none"> Aberfoyle Installation of 15 no. solar panels to roof of deer larder building Lochearnhead -Construction of hydro scheme (amendment to construct two additional intakes on existing hydro scheme approved under permission (2013/0228/DET). <p>Data from 2011 to date shows that there had been a high level of renewable energy development within the National Park, particularly for run of river hydro schemes. As can be seen from Graph 2 below, the number of renewable energy developments has reduced over recent years. Biomass has been attractive to off-grid businesses. There are extensive householder permitted development rights that mean many domestic schemes are not recorded. Graph 2 illustrates trends over the last 11 years:</p>  <p>Graph 2 – Renewable Energy Applications Trends since 2011</p>

5. HOUSING

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

Plan Outcome	Indicator	Analysis																
<p>More homes to support sustainable rural communities through an annual housing land target of 75 homes a year.</p> <p>Delivery of housing on identified housing sites in the town and villages and small-scale provision in the wider rural area.</p> <p>An increase in the supply of affordable housing and a mix of different housing types, sizes, and tenures.</p>	<p>Number of housing approvals and completions by tenure, type and size (allocated site and windfall)</p>	<p>In 2021, 78 units were approved and 81 units were completed (built). The high number of completed units in 2021 are as a result of the completion of two large sites in Claish Farm in Callander and Carrochan Rd in Balloch. Together these sites delivered 69 homes in 2021, making a positive contribution the affordable housing and availability of mixed tenure types in the National Park.</p> <p>Of the 78 approved units, 29 will be delivered from 8 planning applications for housing development submitted by Luss Estates and enabled by the West Loch Lomondside Rural Development Framework. Of those 29 units, 6 will be sold at an affordable rate through a discounted sale. More on this can be found on our website. The applications were brought to committee in October 2019, who were minded to approve the applications subject to a legal agreement. The S75 was signed off in 2021 and decision for approval was subsequently issued.</p> <p>Type and size – The 78 units that have been approved range from flats to larger family sized homes. The LDP vision is to provide a good range in house sizes and types from smaller sized homes and flats to family-sized homes both open market and affordable. Graph 3 below demonstrates that more than half of the properties approved are smaller sized homes with 122 homes of the 224 homes approved being 1 or 2 bedroom.</p> <div><table><thead><tr><th>House Type</th><th>Number of Units Approved</th></tr></thead><tbody><tr><td>2+ Bed Flat</td><td>34</td></tr><tr><td>1 Bed Flat</td><td>18</td></tr><tr><td>5+Bed...</td><td>10</td></tr><tr><td>4Bed House</td><td>34</td></tr><tr><td>3Bed House</td><td>60</td></tr><tr><td>2Bed House</td><td>62</td></tr><tr><td>1 Bed House</td><td>10</td></tr></tbody></table></div>	House Type	Number of Units Approved	2+ Bed Flat	34	1 Bed Flat	18	5+Bed...	10	4Bed House	34	3Bed House	60	2Bed House	62	1 Bed House	10
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Plan Outcome	Indicator	Analysis																														
<p>More homes to support sustainable rural communities through an annual housing land target of 75 homes a year.</p> <p>Delivery of housing on identified housing sites in the town and villages and small-scale provision in the wider rural area.</p> <p>An increase in the supply of affordable housing and a mix of different housing types, sizes, and tenures.</p>	<p>Number of housing approvals and completions by tenure, type and size (allocated and windfall sites)</p>	<p>Tenure - Of the 78 units approved, 69 were open market and 9 were affordable. Of the 81 units completed; 31 were open market homes and 50 were affordable homes.</p> <p>Trends – The LDP sets a housing target of 75 new housing units per year. Since the Plan was adopted in 2017 there has been a mean average of 77 units approved and a mean average of 43 units completed per year. Looking across a longer timescale, from 2013 – 2021 the mean average for approvals is 78 units a year, whilst the mean average for completed units in the same period has been 35. Graph 4 below provides an overview of completions and approvals since 2013.</p> <table border="1"> <caption>Data for Graph 4 – Approvals and Completions</caption> <thead> <tr> <th>Year</th> <th>Total approvals</th> <th>Total completions</th> </tr> </thead> <tbody> <tr> <td>2013</td> <td>85</td> <td>20</td> </tr> <tr> <td>2014</td> <td>84</td> <td>9</td> </tr> <tr> <td>2015</td> <td>60</td> <td>48</td> </tr> <tr> <td>2016</td> <td>85</td> <td>19</td> </tr> <tr> <td>2017</td> <td>84</td> <td>29</td> </tr> <tr> <td>2018</td> <td>35</td> <td>33</td> </tr> <tr> <td>2019</td> <td>165</td> <td>63</td> </tr> <tr> <td>2020</td> <td>24</td> <td>10</td> </tr> <tr> <td>2021</td> <td>81</td> <td>81</td> </tr> </tbody> </table> <p>Graph 4 – Approvals and Completions</p> <p>As can be seen from Graph 4, the number of approvals and completions fluctuate over the years which is to be expected as housing delivery is a complex matter influenced by a range of factors such as the weather or availability of construction materials. In 2019 there was a notable ‘spike’ in both approvals and completions which were associated with larger scale sites. The dip in 2020 can be in part attributed to the impact of the COVID-19 pandemic, but as can be seen from Graph 4 both approvals and completions have picked up again in 2021. The high level of completions in 2021 are as a result of two larger scale sites being completed in Balloch and Callander, both of which received approval in 2019.</p>	Year	Total approvals	Total completions	2013	85	20	2014	84	9	2015	60	48	2016	85	19	2017	84	29	2018	35	33	2019	165	63	2020	24	10	2021	81	81
Year	Total approvals	Total completions																														
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2020	24	10																														
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Plan Outcome	Indicator	Analysis
An increase in supply of affordable housing and a mix of different housing types, sizes and tenures.	Number of housing approvals and completions on sites of under 4 units (including no. where financial contribution/affordable (including tenure) was agreed).	<p>Housing Policy 1(a) allows for housing in towns and villages on small infill sites of under 4 units. In the more pressured Loch Lomondside and Stirling villages development on such sites requires either on site affordable housing provision or a financial contribution towards affordable housing provision elsewhere. In 2021 18 applications were approved for 21 individual infill units on sites of 3 units and less:</p> <ul style="list-style-type: none"> 12 homes in the remote rural area where no financial contribution/affordable units are required. 6 house in the Loch Lomondside and Stirling villages area. 4 of these were exempt as they were a change of use/conversion of an existing building to residential use. One was a renewal which was granted an exemption from the affordable housing policy, and the other home previously had a planning permission in principle and will be providing a financial contribution to affordable housing.
An increase in supply of affordable housing and a mix of different housing types, sizes and tenures	Approvals and completions over 4 units: % of on-site affordable housing delivered per site compared to Local Development Plan requirement of: 25% in Remote Rural 33% in Accessible Stirling Villages 50% in Loch Lomondside (excluding Balloch) 100% on windfall adjacent to villages	<p>In 2021, three applications were approved at LDP allocated housing sites:</p> <ul style="list-style-type: none"> Arrochar H1 Cobbler's Rest Planning Permission in Principle (2019/0299/PPP) Balloch H1 Craiglomond Gardens (2020/0247/DET) for 8 homes. Luss H1 Land North of Hawthorn Cottage (2016/0391/DET) for 11 homes. <p>Both Arrochar and Balloch applications were renewals as the previous permissions for the sites had lapsed. The site in Balloch started construction soon after permission was granted and is nearing completion.</p> <p>In terms of LDP Housing site completions:</p> <ul style="list-style-type: none"> Callander MU2 Land At Claish Farm Callander – 50 affordable housing units were completed (2019/0098/DET) Balloch MU2 Carrochan road Balloch, 19 open market units were completed in 2021 bringing the total to 24 units (5 of these were completed the previous year) (2019/0019/MSC). This proposal did not require affordable housing contribution given delivery of public car parking as planning gain. <p>In terms of windfall sites, there were no sites with planning permission for 4 or more units. There was however a 4 unit flatted development completed at the old Scout Hall in Callander which was exempt from on-site affordable housing, as there was an off-site affordable delivery at Cross Street (old telephone exchange) another allocated site.</p>

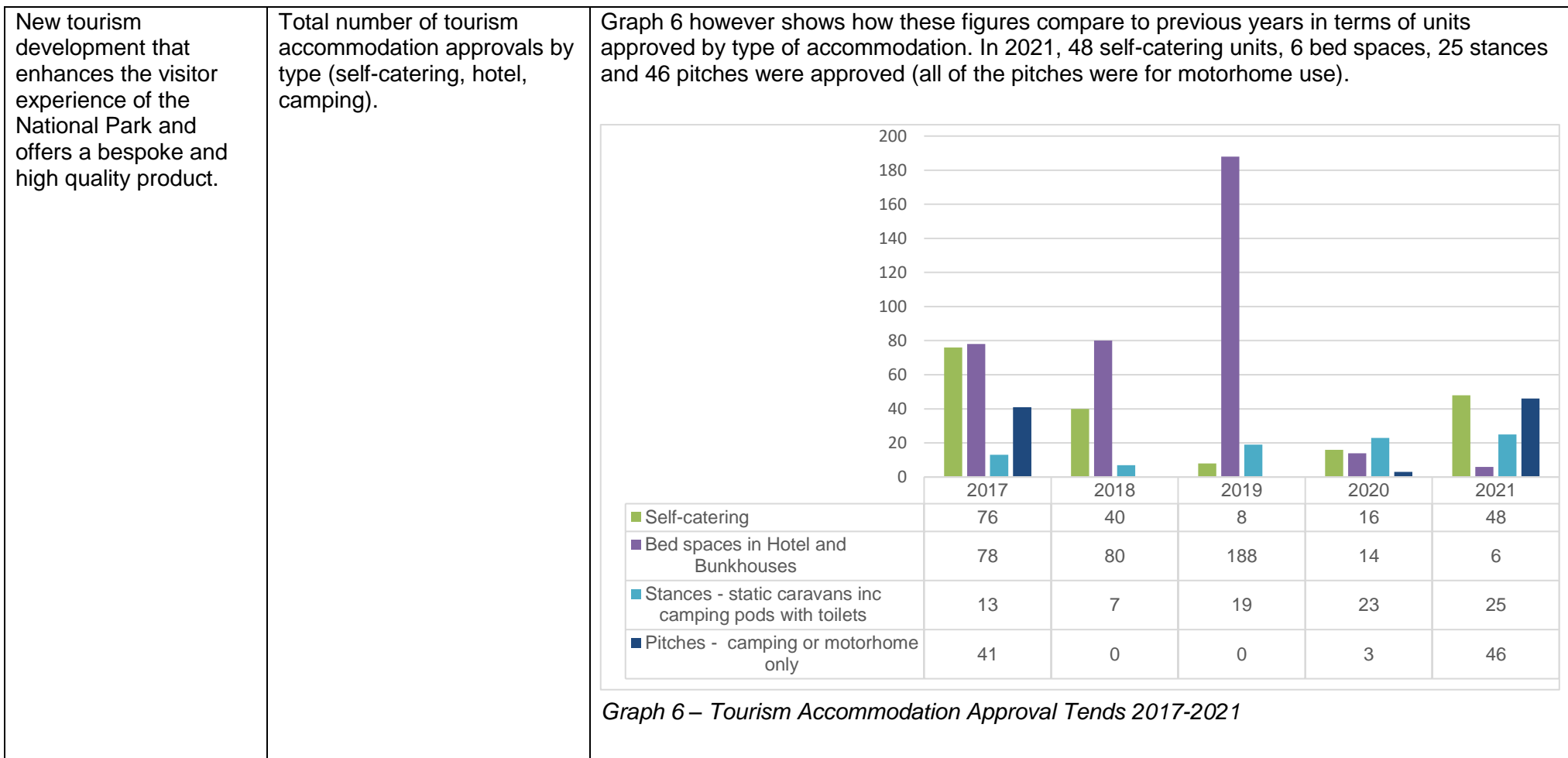
Plan Outcome	Indicator	Analysis
Delivery of housing on identified housing sites in the town and villages and small-scale provision in wider rural area	Location of Housing and Development Activity	<p>In 2021, 41 units were approved in the towns and villages (20% of these units are on allocated sites and 21% on infill/windfall sites), 3 units in the countryside, zero in a small rural community, and 4 in building groups and 1 on the edge of settlements.</p> <p>All of the 3 housing units that approved in the countryside are tied to a rural business; two are linked to two separate existing agricultural businesses based in Gartocharn and one is for the erection of a croft house in the Lochgoilhead area (the principle of use of the land for crofting had already been established by a consent granted in 2010).</p> <p>In terms of Development Activity as of end 2021, there were 18% (122 units) of the units with approval under construction. Of these 96 units stem from two LDP applications: Drymen H1 and LT1 – Stirling Road. The remaining 26 units under construction come from 21 different windfall permissions.</p>

6. TOURISM ACCOMMODATION

Development Theme 3 is tourism accommodation. For the purposes of monitoring and reporting, the type of accommodation is categorised as follows:

- Self-catering – these can range from apartment refers to a range of types from apartment style, detached cottage to Chalets.
- Bedspaces –these are only counted for serviced accommodation such as Bed and breakfasts and hotels.
- Stances – this refers to static caravans, the caravan design may vary from standard static caravan, pod style (with facilities) or timber clad to look like a chalet.
- Pitches – this counts sites for camping provision and can refer either to pitches for motorhome use, basic glamping pods (different from caravan style as they have no facilities) or for tents. Although the figures for these two types are summarised in pitches, the monitoring report will highlight where these have been pitches for tents.

Outcome of Policies	Indicator	Analysis												
Delivery of key strategic visitor experience sites at Callander, Balloch, Arrochar & Tarbet and Drymen.	Strategic Locations - Allocated tourism sites within the LDP –planning status across all the LDP sites.	In 2021 there was no applications for sites allocated for tourism.												
New tourism development that enhances the visitor experience of the National Park and offers a bespoke and high quality product.	Total number of tourism accommodation approvals by type (self-catering, hotel, camping).	<p>Graph 5 provides an overview of the number of Tourism accommodation applications approved by year disregarding number of units demonstrating an increase of activity in this sector compared to the previous few years.</p>  <table><caption>Data for Graph 5: Tourism Accommodation by number of applications granted approval (not units)</caption><thead><tr><th>Year</th><th>Number of applications approved</th></tr></thead><tbody><tr><td>2017</td><td>30</td></tr><tr><td>2018</td><td>26</td></tr><tr><td>2019</td><td>17</td></tr><tr><td>2020</td><td>17</td></tr><tr><td>2021</td><td>32</td></tr></tbody></table> <p>Graph 5 – Tourism Accommodation by number of applications granted approval (not units)</p>	Year	Number of applications approved	2017	30	2018	26	2019	17	2020	17	2021	32
Year	Number of applications approved													
2017	30													
2018	26													
2019	17													
2020	17													
2021	32													



Outcome of Policies	Indicator	Analysis
New tourism development that enhances the visitor experience of the National Park and offers a bespoke and high quality product.	Campsites, caravan, motorhomes –number and type of pitches approved and number of pitches created (i.e. camping, touring/motorhome).	In 2021 there were 46 new camping pitches approved and there were 0 completions of camping pitches or motorhome stances.
	Hotels – Number and type of rooms approved and number of rooms built/available shown on a graph per year.	In 2021, there were 6 new bed-spaces approved and 0 completions of bed spaces.
	Self-catering – Number and type of self-catering approved and built shown on a graph per year.	<p>In 2021, 48 self-catering units were approved and 7 units were built.</p> <p>The number of units stem from 17 applications and will be delivered in a variety of types ranging from apartments, farm building conversions to chalets.</p> <p>10 applications came from existing business, for either change of type of business or expansion of a business and 7 were for a new business.</p> <p>The sizes of self-catering units approved, range from smaller units for couples to units that can host a family or groups.</p>
	Location and type of tourism development - number and type of approvals per LDP area and the number of approvals by type and location.	<p>The LDP seeks to direct most tourism development, particularly larger scale, towards towns or villages or to be located within close walking distance of a town or village and near to services.</p> <p>Graph 7 below shows approvals for Tourism accommodation by location and business type from 2017-2021. This shows that the majority of approvals were located in green shaded areas. This is the area identified as have opportunities for small-scale tourism on Page 17 of the LDP given these locations are near to recreational networks and areas with visitor infrastructure. The graph also shows the large number of tourism accommodation proposals submitted by existing businesses, either in the countryside or in the towns and villages. This demonstrates that existing businesses are thriving across the Park by the supportive policies and allowances given to them.</p>

Outcome of Policies	Indicator	Analysis																																																						
		<div><p>Tourism Accommodation by business type and location 2017 to 2021</p><table><thead><tr><th>Location/Type</th><th>Self-catering</th><th>Bedspaces</th><th>Stances</th><th>Pitches</th><th>Total</th></tr></thead><tbody><tr><td>Countryside- New Business</td><td>2</td><td>1</td><td>2</td><td>2</td><td>7</td></tr><tr><td>Countryside - Existing Business</td><td>13</td><td>6</td><td>2</td><td>1</td><td>22</td></tr><tr><td>Green Shaded Area - New Business</td><td>20</td><td>1</td><td>7</td><td>1</td><td>29</td></tr><tr><td>Green Shaded Area - Existing Business</td><td>16</td><td>0</td><td>4</td><td>3</td><td>23</td></tr><tr><td>Walking distance of Town/Village - New...</td><td>6</td><td>0</td><td>2</td><td>0</td><td>8</td></tr><tr><td>Walking distance of Town/Village -...</td><td>4</td><td>0</td><td>2</td><td>1</td><td>7</td></tr><tr><td>Town/Village - New Business</td><td>6</td><td>3</td><td>3</td><td>0</td><td>12</td></tr><tr><td>Town/Village -Existing Business</td><td>12</td><td>6</td><td>4</td><td>1</td><td>23</td></tr></tbody></table><p>No of applications approved</p><p>■ Self-catering ■ Bedspaces ■ Stances ■ Pitches</p></div> <p><i>Graph 7 – Tourism Accommodation by Business Type and Location 2017-2021</i></p>	Location/Type	Self-catering	Bedspaces	Stances	Pitches	Total	Countryside- New Business	2	1	2	2	7	Countryside - Existing Business	13	6	2	1	22	Green Shaded Area - New Business	20	1	7	1	29	Green Shaded Area - Existing Business	16	0	4	3	23	Walking distance of Town/Village - New...	6	0	2	0	8	Walking distance of Town/Village -...	4	0	2	1	7	Town/Village - New Business	6	3	3	0	12	Town/Village -Existing Business	12	6	4	1	23
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	Location of Development Activity across the park shown on a map – detailed permission, completed, expired, extant, under construction over last 5 years.	This map was previously not available for reporting purposes as it required several years’ worth of data for a meaningful visual. Figure 1 on the following page provides a spatial representation of all the Tourism approvals made in the period of the current Local Development Plan and the current planning status of these.																																																						

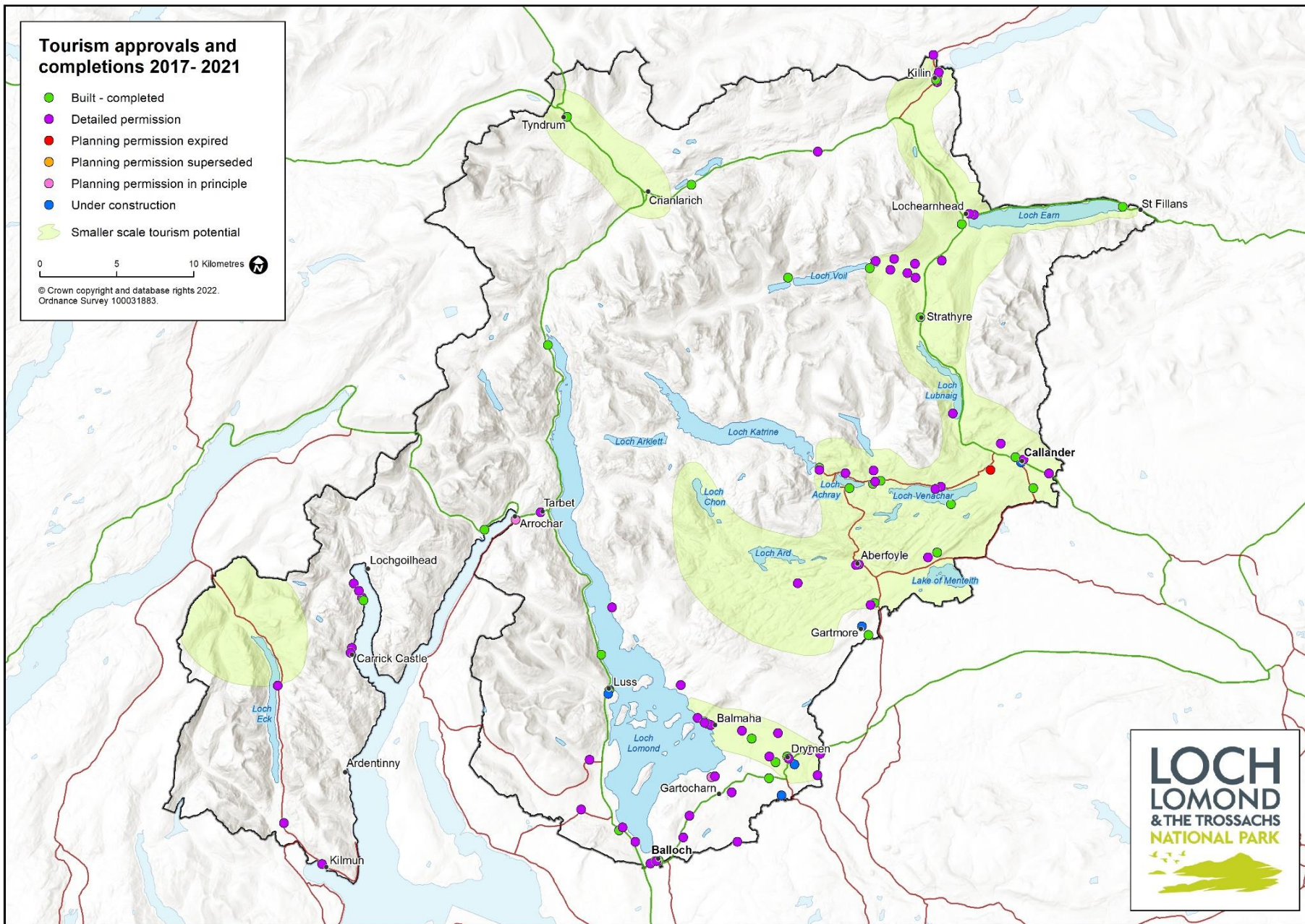


Figure 1 Location of Development Activity

7. VISITOR FACILITIES, RECREATION AND TRANSPORT

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

Outcome of Policies	Indicator	Analysis
Increase and improved connections between places, paths, piers, bus stops, train stations and open space	Number and type of recreation developments- Length of recreational paths approved and completed per year	In 2021, there were 3.5km of recreational paths constructed and ~3.2km approved. (Recreational path ¹)
Improved and increase in provision of recreation infrastructure.	Number and type of recreation developments- <ul style="list-style-type: none"> Contribution to path network – long distance/strategic, upland, local network 	<p>In 2021 a variety of recreational routes were approved:</p> <ul style="list-style-type: none"> <i>Long Distance/Strategic</i> – There was approval for ~1.2 km of strategic/long distance path restoration in the Malling Forest in the Menteith Hills. This forms part of the Rob Roy Core Path between Aberfoyle and Callander. Although this is not creating a new route, there has never been a built path and the muddy route was contributing to low-quality visitor/recreational experience. The project is part of the Nature Scot's Improving Public Access programme. In addition an 11m long pedestrian bridge was approved, a crucial element in the continued effort to improve active travel between Drymen and Balmaha. <i>Upland</i> – ~1.7km of upland paths have been completed at Cashel Native Forest Centre, Rowardennan. <i>Local</i> – 2km of local paths were approved in 2021. Among other this includes ~1.8km of trails at the Community Bike Skills Park in comprising of: all abilities route, blue trail, red trail, pump track and a jump track and a new footpath as part of the Roderick Dhu viewing tower project at Loch Katrine. <p>In addition there was completion of a 470m at Drumbeg Farm at Drymen. This path is designed as a sculpture trail within a woodland. The paths are accessible to people attending the associated workshop or guests of the glamping facilities on site.</p>
	Number of new visitor facilities (car parking, picnic areas, toilets, visitor centres, water based recreational facility etc).	<p>In terms of water infrastructure, 0 applications were approved in 2021.</p> <p>There was one completion of a pontoon extension at Balmaha.</p>

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

Outcome of Policies	Indicator	Analysis
		<p>In terms of visitor car parking spaces, in 2021 there was approval for 213 visitor car parking spaces. A large proportion of these visitor parking spaces are part of a wider group of projects to address visitor management issues (demands for car parking and littering issues).</p> <ul style="list-style-type: none"> - 70 spaces at Ben A'an - 60 spaces for Ben Lomond access (Rowardennan) <p>A significant number of parking spaces were approved in 2020 and these have now been completed. The majority of these were created at Luss and Balmaha</p> <p>In 2021 –445 car parking spaces were built</p> <ul style="list-style-type: none"> • 245 spaces at the edge of Luss as part of a larger scale redevelopment of the village. • A renewal for the temporary spaces at Balmaha. • Overflow parking earlier in the year at visitor hotspots of Ben A'an and Ben Lomond. <p>In addition in 2021 approval was given for two visitor toilets; one at Loch Katrine, one outside Tyndrum (Dalrigh) linked to a bike skills park proposal.</p> <p>In 2021 two visitor facilities were approved. Although minimalistic in terms of scale, these type of small scale quality developments contribute positively to a sense of place benefitting both the community and visitors alike. These included:</p> <ul style="list-style-type: none"> • A shelter and storage area associated with a community bike skills park in Dalrigh, also includes site furniture including seats, benches and picnic tables. • An active travel hub in Balmaha, associated with larger project to improve active travel opportunities between Drymen and Balmaha. Providing a bike with cycle parking stands, e bike charging facility, a bench and bike repair stands with tools. <p>In addition to the above 2021 saw the approval of an application to build a new viewpoint at Roderick Dhu Watch Tower, Loch Katrine providing a platform to gain views across Loch Katrine. This project has been developed jointly between the Steamship Sir Walter Scott Trust and the Friends of Loch Lomond and The Trossachs.</p>
	Major road upgrades – reporting on the consultations on transport	<p>No formal consultations have been received, however engagement continued with Transport Scotland on the proposed upgrade on the A82 from Tarbet to Inverarnan and the National Park is part of the A83 environmental steering group who meet regularly to discuss pertinent environmental and project related issues and updates.</p> <p>Upon review of the monitoring report, it has been decided that this indicator will be removed in future monitoring reports. Although major road upgrades fall under the theme of transport, consultations on projects of this scale are informed by more than one set of policies and are long</p>

Outcome of Policies	Indicator	Analysis
		term ongoing processes. Therefore projects of this nature do not fit neatly under one theme and are inconsistent with the remaining report which focuses on planning decisions and outcomes by calendar year. In addition updates on these strategic projects are already reported on in the Action programme.
	Sustainable travel – number of tourism and housing applications that link to active travel networks and/or public transport	<p>In 2021, LDP Transport Policy 2 in relation to sustainable travel was referenced in the decision of 52 approvals. The approvals were linked to development for tourism and housing, but also included economic uses such as retail, path formation and event spaces.</p> <p>Whilst sustainable travel and active travel opportunities factor into the overall assessment, a proportion of the approvals in 2021 made additional positive contributions towards sustainable travel.</p> <p>Some of the examples from 2021 include:</p> <ul style="list-style-type: none"> • Erection of cycle shelters. • Transport assessments. • Active travel plans and brochures for visitors to local destinations which can be accessed using sustainable travel. • Promotion of the Demand Responsive Transport and plan to set out how active travel will be further encouraged and supported by facilities to cater for those arriving by bicycle. • Assessment of pedestrian access to a destination which factored in experience of the route in terms of safety, convenience and enjoyment. • Bicycle repair stands.

8. NATURAL ENVIRONMENT

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

Outcome of Policies	Indicator	Analysis																																																			
Protect special landscape qualities and minimise visual impact, including areas of wild land Safeguarding and enhancing biodiversity and geodiversity	Use of the safeguarding natural environment policies	<p>Natural Environment is currently covered by LDP Natural Environment Policies 1-16 which address a wide range of issues. In 2021, the following policies were cited in recommendation reports (approvals):</p> <table> <tr> <th>Policy reference</th><th>Category</th><th>No. of times used 2021</th></tr> <tr> <td>NE1</td><td>Landscape</td><td>107</td></tr> <tr> <td>NE2</td><td>Natura</td><td>17</td></tr> <tr> <td>NE3</td><td>Protected Sites</td><td>11</td></tr> <tr> <td>NE4</td><td>Protected Species</td><td>78</td></tr> <tr> <td>NE5</td><td>Species and Habitats</td><td>27</td></tr> <tr> <td>NE6</td><td>Enhancing biodiversity</td><td>59</td></tr> <tr> <td>NE7</td><td>Geological sites</td><td>3</td></tr> <tr> <td>NE8</td><td>Trees</td><td>51</td></tr> <tr> <td>NE9</td><td>Woodlands</td><td>34</td></tr> <tr> <td>NE10</td><td>Peatlands</td><td>3</td></tr> <tr> <td>NE11</td><td>Water Env</td><td>36</td></tr> <tr> <td>NE12</td><td>Surface and Waste Water</td><td>73</td></tr> <tr> <td>NE13</td><td>Flood Risk</td><td>33</td></tr> <tr> <td>NE14</td><td>Marine</td><td>0</td></tr> <tr> <td>NE15</td><td>Coastal</td><td>0</td></tr> <tr> <td>NE16</td><td>Contamination</td><td>13</td></tr> </table> <p>When the compared to other years, the use of NEP policy in 2021 matches up with the level of anticipated use in the context of total number of applications.</p> <p>In 2021 there were 9 refusals, at least four of these cited Natural Environment Policy criteria as a key determining factor for refusal along other policies.</p> <p>Monitoring demonstrates consistency and robustness of the Natural Environment Policies. The use of Natural environment policies is expected to fluctuate as it depends on the number of total applications within a year, as well as the nature of the application which will determine which Natural Environment</p>	Policy reference	Category	No. of times used 2021	NE1	Landscape	107	NE2	Natura	17	NE3	Protected Sites	11	NE4	Protected Species	78	NE5	Species and Habitats	27	NE6	Enhancing biodiversity	59	NE7	Geological sites	3	NE8	Trees	51	NE9	Woodlands	34	NE10	Peatlands	3	NE11	Water Env	36	NE12	Surface and Waste Water	73	NE13	Flood Risk	33	NE14	Marine	0	NE15	Coastal	0	NE16	Contamination	13
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Outcome of Policies	Indicator	Analysis
		<p>Policy is relevant to the assessment. Equally where a policy has not been recorded or mentioned in the reports, this does not mean that officers have not scrutinised the application against Natural Environment Policies, rather it shows where these have already been ruled out.</p> <p>Whilst the number of times the policy has been recorded provides limited insights without further context, an average of policy use from 2017 to 2021 suggests that some of the Natural Environment policies are frequently applied.</p> <p>The top 5 most commonly referenced Natural Environment Policies from 2017 -2021 are:</p> <ol style="list-style-type: none"> 1. NE1 - Landscape 2. NE12 - Surface and Waste Water 3. NE4 - Protected Species 4. NE8 -Trees 5. NE6 - Enhancing biodiversity
	<p>No of applications that deliver enhancements to the natural environment</p> <p><i>Note: this indicator has been amended since 2017 report.</i></p>	<p>This indicator refers to Natural Environment Policy 6 (NEP6) on 'Enhancing Biodiversity'. In 2021 the number of times Policy NEP6 has been recorded is 59 times.</p> <p>The types of biodiversity enhancements secured can vary, but predominantly appear to relate to planting of native species for hedges and trees or the removal of invasive species. Over the years other types of biodiversity enhancements have been secured.</p> <p>In 2021 a snapshot of cases quoting Natural Environment Policy 6, identified the following gains:</p> <ul style="list-style-type: none"> • Planting of native trees and shrubs to enhance setting and biodiversity –various applications. • Path formation reducing erosion and habitat loss by concentrating footfall on a reduced path width. • Planting condition that secures long-term retention and good management of hedges, trees and woodlands as well as requiring replacement of failed planting. • Streetscape enhancement includes benches and planters and logs (attractive to insects) and rain garden. • Condition to establish of measures to enhance the site value for birds post construction.

Outcome of Policies	Indicator	Analysis
New development does not exacerbate existing environmental constraints such as flooding.	Number of flood risk assessments submitted and outcomes from development proposals.	<p>Policy Natural Environment 13 covers flood risk and sets out criteria to ensure development will not be supported in areas that have been identified as being compliant with the Flood Risk Framework.</p> <p>Monitoring of this indicator has demonstrated that the policy is rigorously applied. It further evidences the constraints that development proposals in the National Park are faced with.</p> <p>In 2021, NEP13 was cited in 33 decided planning applications.</p> <p>For the majority of cases, the dialogue that ensues from the planning assessment process enables solutions to be found or a case to be withdrawn. For an insight to the level of dialogue and liaison; in 2021, input was requested from the respective council flood authorities for 65 applications that were decided in 2021, aside from approved cases (49), this also includes Pre-applications, Withdrawn cases and refusals. SEPA was also consulted for 33 of those cases, as well as a further 13 planning applications.</p>
Safeguarding the water environment including the coastal marine area.	Number of developments approved that connect to public foul drainage and number of private waste treatment works approved, to monitor capacity issues and ensure the water environment is protected.	<p>The Natural Environment Policy 12 (NEP12) is used frequently for all new housing, tourism, and economic development proposals that require a connection to the foul drainage network. In 2021 this policy was used in relation to 66 approvals and referred to in the determination of 7 refusals.</p> <p>In 2021 Scottish Water was consulted on 59 approvals, including but not exclusive to those noted above. As well as being consulted on 13 cases which were either pre-application, withdrawn or refused.</p>

9. HISTORIC ENVIRONMENT

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

Outcome of Policies	Indicator	Analysis
Safeguarding our historic buildings and environment to retain a strong sense of place and enhancing our built environment.	Use of listed building and conservation area policy and whether applications are being submitted that comply with policies or require amendments, through consultation requests.	<p>In 2021 23 applications were approved in relation to listed buildings and 19 applications were approved within conservation areas (excluding those that were listed buildings and also in conservation areas)</p> <p>The criteria set out by the Historic Environment policies along with specialist advice from Historic Environment Scotland and the Built heritage advisor, has proven critical in securing favourable outcomes for the Park's Built Heritage. In assessing the functioning of these policies the refusals provide an additional level of insight. In 2021 there were 6 refusals for applications where the Historic Environment Policies were one of the key policies cited in the assessment for refusal. In addition to cases which were withdrawn where a conflict with the policies was highlighted in early discussions.</p> <p>A snapshot into a number of cases citing Historic Environment Policies in 2021 offers an awareness of the numerous instances from minor to major, where the built heritage was protected. This ranges from protecting buildings of historic interest from being demolished, encouraging the re-use of historic buildings where possible and reasonable, retaining interesting build features, preserving the historic street patterns to protecting the tranquil character and appearance of a Conservation area.</p>
Safeguarding our historic buildings and environment to retain a strong sense of place and enhancing our built environment.	Number of applications for conversion and reuse of redundant buildings of vernacular quality and local historic/architectural interest.	<p>HEP5 on conversion and reuse of redundant buildings. Over the years this has led to the creation of additional residential development and involved the sustainable reuse of the National Park's built heritage whilst managing changes to ensure the proposals were sensitive to the buildings' original character and appearance.</p> <p>In 2021, 6 approvals involved the conversion of numerous redundant buildings brought back into use and retain the character of the built environment.</p> <p>There were an additional three cases where HEP5 was cited in the recommendation report for refusal.</p> <ul style="list-style-type: none"> In two instances a key element for failing to meet HEP5 was the extent of the proposed re-building and addition of new building elements. Therefore these proposals failed to meet the test of being considered sympathetic conversions or re-use of historic building of local/architectural interest.

Outcome of Policies	Indicator	Analysis
		<ul style="list-style-type: none"> The third case involved a building which whilst having features similar to historic buildings, was in fact a relatively modern construction further evidence by historic mapping. The building failed to meet the level of quality associated with the rural architecture or a genuine cultural association with the landscape
Safeguarding our historic buildings and environment to retain a strong sense of place and enhancing our built environment. Safeguarding our historic buildings and environment to retain a strong sense of place and enhancing our built environment.	Number of conservation area consents and listed building consents for demolition avoided and number of notifications for demolition of non-listed buildings outwith conservation areas avoided.	<p>Listed buildings and conservation areas – In 2021 there was 1 approval for the demolition of a Listed Building and none for buildings in the Conservation Areas.</p> <p>The approval for demolition was in part retrospective. The applicant had proceeded with the demolition of an outhouse without prior approval. Therefore the planning assessment determined whether it would be in the public interest and interests of the National Park's cultural heritage to require the applicant to rebuild and reinstate the outhouse to its former form, or accept the proposal as presented. In this case the building was at risk of collapse and required considerable repair/structuring. Whilst the building was of local historical interest, it was not visible from the wider locale or conservation area. This was the primary reason that led to the conclusion that no rebuild was required, but a condition was included to ensure that the salvaged stone was to be re-used.</p> <p>There was another proposal for the demolition of a building in a conservation area, however discussions between the planning officer, the Local Authority and Historic Environment Scotland led the applicant to withdraw the proposal in order to further explore the potential for the refurbishment and development of the existing cottage without demolition.</p> <p>Whilst the monitoring report focuses on approved planning applications, the example above demonstrates that refusals and withdrawn cases offer an additional level of scrutiny and data in the assessment of policy functioning.</p>
	Number of applications where the views/setting of Listed Buildings are protected/ enhanced.	We are no longer monitoring as there is no simplified method of gathering this data and resources do not allow for a manual analysis at this time.
	Number of applications adversely affecting Historic Gardens & Designed Landscapes and where the views/setting were protected.	<p>Over the years, cases affecting Historic Gardens & Designed Landscapes have been very low, around zero to one case a year. In all planning assessments it is determined that the proposal can be successfully integrated into the landscape without adversely impacting on the designed landscape and wider setting.</p> <p>In 2021 there was one application for two additional intakes to a Hydro scheme, which was within 500 m of a designated cultural asset – Edinchip military road however screening and the location of the intakes ruled out any effect as a result of the proposed scheme.</p>

Outcome of Policies	Indicator	Analysis
Record archaeological resources or sites that are affected by development.	Number of archaeological watching briefs secured and implemented and any resulting archaeological finds.	In 2021, WOSAS identified new planning applications as raising potential archaeological issues. In addition, further casework was carried out in respect of 11 planning applications which had been submitted in previous years. Altogether, of the new planning applications (identified for detailed assessment required some form of response by WOSAS to address the potential impacts of the proposals on archaeological remains.
	Number of applications adversely affecting scheduled monuments and other nationally important archaeological sites and where their setting was protected	<p>In 2021, there was 1 approval for a proposal in proximity/within sightline of a Scheduled Monument and one refusal.</p> <p>The approval was for the formation of a biodiversity pond at the Drumbeg Quarry near Drymen. The proposed site is adjacent to the Drumquhassle Roman fort and annexe which is a scheduled monument. Furthermore WOSAS advised that there several other features have been discovered in the vicinity of this monument including a roman road and cist burial. Measures will be taken to ensure the pond does not directly affect the Scheduled Monument.</p> <p>There was one refusal in 2021 citing scheduled monuments. This was for the installation of a replacement floating jetty in proximity of a scheduled monument. The increased commercial boat activity and associated visual clutter and noise was assessed as not being in keeping with the sense of tranquillity of the area and would adversely impact on the setting of the scheduled monument and therefore contrary to Historic Environment Policy 6.</p>

10. ECONOMIC DEVELOPMENT

Development Theme 7 is about economic development excluding the tourism accommodation, tourism facilities and retail which are covered in other sections. This theme concentrates on other businesses and rural employment including mining and quarrying.

Outcome of Policies	Indicator	Analysis
Thriving economically active rural economy through delivery of economic development on identified sites within and adjacent to towns and villages, in the countryside at identified rural activity areas and through diversification of traditional land-based industries.	Economic Development Approvals including Class 2,3,4,5 and 6 uses.	<p>In 2021 15 applications were approved that used Economic Development (ED) Policy. None of these approvals have been on the allocated ED sites.</p> <p>Use of ED policy may also relate to business extension or checking compliance with the policy on safeguarding an existing economic use where a change of use has been proposed. Economic development policy is also applied to erection of industrial or agricultural storage sheds.</p> <p>Of the 15 applications; 3 were in relation minor expansions or alteration to existing business including erection of ancillary buildings as use for office/storage/workshop. 5 applications were for a change of use from an economic use to another use such as tourism, retail and residential. In terms of new economic development or significant expansion, there was approval of:</p> <ul style="list-style-type: none"> Falls of Dochart Inn Killin - Change of use and extension of smokehouse to expand fish processing/smoking operations and storage. Luss Smokehouse – Change of use of the smokehouse , shop and dwellinghouse and erection of 2no. glasshouses, 1no. warehouse, 1no building and associated parking, access and landscaping to create mixed use development including distillery, warehouse, retail, restaurant and visitor centre Change of use from retail to dentist practice in Killin. Erection of a micro-brewery in Strathyre.
	Amount of vacant and derelict land.	<p>In 2021 there were 9 sites on the vacant and derelict land register. Eight of the sites are allocated for development in the Local Development Plan.</p> <p>One site has been removed from the register as it no longer falls into the criteria for Vacant and Derelict Land. This is in part down to the fact that the land is leased from the council by the community until 2025 and the use of car parking (for the village hall) can be considered formalised and the community have received approval to use the eastern side of the site as a community garden (in raised beds).</p>
	Amount of marketable employment land (this is the amount of land that has	<p>This figure is 14.95 hectares. This has not changed from 2019 as there were no changes to the allocated economic development sites in the Local Development Plan.</p>

Outcome of Policies	Indicator	Analysis
	planning permission for economic uses and allocated LDP sites).	<p>This figure includes all the economic development sites and mixed use sites that are for industrial/storage use (Class 4/5/6). It includes two mixed use sites where the exact area of economic development land cannot be calculated at this point as there are no live permissions. Therefore the figure, in reality, is slightly less.</p> <p>It excludes the sites that have been developed or have permission for Class 1/2 uses – Luss MU1 for instance has been excluded as permission given for Class 1/2 and Killin RA1 at Acharn excluded as electricity and heat generation not considered Class 4/5/6. Strathfillan RA1 is also excluded as this is designated to allow opportunities for expansion of research operation by Scottish Agricultural College.</p>
	No of expansion of existing or new mines or quarries within the Park.	In 2021 there were no applications for any mines or quarries.

11. SUSTAINABLE COMMUNITIES

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

Outcome of Policies	Indicator	Analysis
<p>Safeguard community and retail facilities to ensure communities thrive. This could include shops, cafes, bars, post offices, halls, banks, petrol stations, schools, pontoons, gardens, etc.</p> <p>Ensure open space and sports facilities are protected and enhanced</p> <p>Supporting community led projects</p> <p>Improving the connectivity of our communities</p>	<p>Number of cases of new retail and community facilities and number re-used to create thriving communities and number of facilities lost.</p>	<p><i>Community Facilities</i> - In 2021 the community facilities policy has been referred to in the decision of the approval of 8 new Community facilities. This includes;</p> <ul style="list-style-type: none"> • Installation of water bottle refill station in Balmaha and Aberfoyle as part of Scottish water project • Luss Smokehouse - Includes erection of community greenhouse and landscaping • Crianalrich Land at Station Yard - Change of use of land to community garden • Brig O'Turk Primary School - Change of use of school to mixed use community facility including cafe, shop and exhibition space • Dalrigh- East of Car Park - Construction of bike skills park including bike paths, pump track and erection of storage building and WC • Drymen Primary School - Erection of single storey Nursery School (noting that this was relocation of the nursery from Croftamie into a new building at the primary school) • Callander Main Street - Callander Community Development Trust application to change the use of upper floor offices to Tourism accommodation • Killin Main Street - Erection of street furniture including: wall with seating, benches, planters and cycle stands. <p><i>Retail</i> - In 2021, 20 applications referred to the retail policy. Of these 8 were Advertisement applications. There were 12 applications for new or significant expansion of retail space and these were at:</p> <ul style="list-style-type: none"> • Strathyre - Ancillary building to salon • Killin - Re-location of the co-operative in Killin to a larger site allowing for expansion and improved access • Aberfoyle – outside of settlement - Small sales area for pottery • St Fillans Hotel - conference room to shop • Balloch – Mobile Takeaway coffee unit • Balloch – Vacant retail unit to hair salon

Outcome of Policies	Indicator	Analysis
	<p>Number of community facilities, open space, retail units, and economic development sites safeguarded from change of use.</p>	<p><i>Safeguarded Community Facilities</i> - No cases where this policy was used.</p> <p><i>Safeguarded Retail</i>- There were 4 cases that related to loss of retail. One case was refused and the other three were approved. Out of the approved loss of retail one was to be used as a dental practice and another has a hair and beauty salon and one approved retail to holiday let where 12 month of marketing resulted in no offers and demonstrated that the existing use as retail was no longer viable.</p> <p><i>Safeguarded open space</i> – was not used in 2021.</p> <p><i>Safeguarding economic use</i>- there were 5 approved cases in 2021 where the safeguarding policy for economic use was applied</p> <ul style="list-style-type: none"> • Gartocharn (outside settlement) One change of use from a vehicle breakers yard to campsite and motorcaravan hire centre • Callander (outside settlement) - Change of an office building to residential (this was historically a dwelling) • Change of use from financial services to tourism accommodation – this is an application by the Callander - Callander Community Development Trust • Killin - Change of use from a Builders Yard to build retail unit (co-operative Killin) • Gartocharn- Change of use of a garage/personal workshop to residential (amendment to existing permission)
	<p>Number of cases where community facilities have been refurbished, extended, and altered.</p>	<p>In 2021, there has been 4 approvals related to the improvement, refurbishment or extension of a community facility. These were:</p> <ul style="list-style-type: none"> • Approval for 15 affordable homes Conic Way in Drymen. These are replacement of previous homes and therefore are not reported under new housing. The homes will be run by Hanover housing who cater primarily for older residents and their support needs, enabling them to stay within the local community and retain their independence. The homes will be built to Passivhaus standards, which are significantly more energy efficient than conventional buildings, thus reducing the fuel costs for residents. • Callander Golf Club - Erection of clubhouse to replace the loss of the previous clubhouse which proved unsuitable. • Port of Menteith Village Hall - Extension to existing car park including bike parking and electrical vehicle charging points. The additional spaces are anticipated to make the use of the village hall safer and contribute towards making the village hall a more attractive venue for hosting various activities and events and open up additional opportunities for revenue generating uses currently restricted by limited parking provision.

Outcome of Policies	Indicator	Analysis
		<ul style="list-style-type: none"> Erection of a replacement awning at the Village hall in Balqhuidder. The proposed design is for a more robust structure with a pitch roof supported by timber columns and this will better harmonise with the existing building.
	Amount of open space (green spaces, green networks) and sports facilities, created or enhanced. <i>Note: this indicator has been amended since 2017 report.</i>	<p>In 2021 there was one approval in relation to open and green space and no applications concerning sports facilities.</p> <ul style="list-style-type: none"> The approval was for the creation of new open space at the Old Station Yard in Crianlarich to be turned into a Community Garden
	Number of applications that are community led or have community benefit, including renewable energy schemes.	This indicator has been removed as the information has been covered by the indicators above.
	Number of new and improved telecommunications masts.	<p>In 2021 there was approval for one telecommunications mast and one refusal.</p> <ul style="list-style-type: none"> The approval (2021/0215/DET) was for a 30m mast near Stronachlachar. The proposed site for the telecoms mast has been identified as part of the Scottish Government and Scottish Futures Trust Digital Strategy for Scotland as an area with a total lack of coverage. The proposed mast would provide 4G coverage and would also provide coverage to the emergency services network (ESN). The refusal (2021/0191/DET) was for a mast to be situated in Balloch. The proposed siting of the mast was deemed contrary to the Local Development Plan as it would have had a significant adverse visual impact at a principle entrance to the National Park and key visitor attractions with a detrimental impact on Balloch's sense of place disrupting an existing, safe, pleasant and welcoming streetscape.

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