



LIVE PARK
PLANNING FOR THE FUTURE OF OUR NATIONAL PARK



Taking forward the Local Development Plan

Development Plan Scheme 2022/23

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What is a Local Development Plan?

The Local Development Plan (the Plan) provides the statutory basis for guiding development in the National Park and acts as the basis for determining planning applications.

The Plan was adopted in December 2016 and sets out the vision for development over the next 20 years and a clear spatial strategy to guide future land use and development up to 2027, as well as detailed policies and proposals to make sure the right development happens in the right place.

What is a Development Plan Scheme?

This Development Plan Scheme sets out the programme for preparing and reviewing our Local Development Plan, and explains what is likely to be involved at each stage.

This Development Plan Scheme will cover the following:

- Provide an update on the focus of our work over the coming year,
- Indication of timescales for preparing a new Local Development Plan,
- Participation statement outlining how and when we will engage with our communities and stakeholders.

Monitoring and delivery

We monitor delivery of the Plan's development strategy and use of its policies. This is published in our annual monitoring report and contributes towards the evidence base of the next Plan. A key tool to help co-ordinate the delivery of the Plan is our Action Programme. The Action programme identifies what is to be done, who is responsible and when it will be achieved. This is a live document that is updated bi-annually to reflect the changes on the ground. The latest version was published in May 2022 and we have been recently undertaking a consultation with landowners to update this early 2023. The Action Programme and is available on the website: [Our Local Development Plan](#).

Planning (Scotland) Act 2019

The Planning (Scotland) Act includes a broad range of changes across the planning system but in particular there are new arrangements for preparation of development plans. One of the key changes is the requirement to prepare a Local Development Plan from every five years to preparing one every **ten years**. Another key change is that local communities will have the opportunity to prepare Local Place Plans which are taken into account in the preparation of Local Development Plans.

The original '[Transforming Planning in Practice](#)' work programme aimed to implement most of the Act by 2021, however much of this work has been delayed as the Scottish Government focused on responding to the Covid-19 emergency. They have since prepared and consulted on [draft Development Planning regulations and guidance](#) in early 2022 as part of implementing the Act and alongside [Local Place Plan regulations and guidance](#).

The Government has published the **revised draft National Planning Framework 4 (NPF4)** in November 2022 following an extensive consultation and review. It had been anticipated that the final NPF4 will be adopted/approved by Parliament in January 2023. Given this delay, and regulations still not being finalised, we expect the Development Planning Regulations to be available early 2023. We have therefore not been able to make significant changes to our timeline but we still hope to adopt our next Local Development Plan in 2024. When we have firm dates on the publication and enactment of the regulations and Gatecheck process then we will amend our timescales and we will prepare a new Development Plan Scheme in 2023.

What is happening now and looking ahead

The main focus of our work in 2022 has been inviting communities to prepare Local Place Plans and preparing our Evidence Report for the Gatecheck. We have been utilising the recent research on housing and short-term letting, nature networks and 20 minute neighbourhood (Forth Environment Link Study of Drymen) alongside our annual monitoring reports, action programme reviews to help us. We have also recently commissioned new research in terms of an Open Space Audit and a Play Sufficiency assessment. Looking ahead to early 2023 we will be undertaking targeted stakeholder engagement, seeing our participation statement below alongside our National Park Partnership Plan/Regional Spatial Strategy engagement.

We have also keeping our planning guidance up-to-date and recently prepared three new planning guidance – Strathard Framework, Active and Sustainable Travel and Safeguarding Important Local Facilities and Business. Our [Supplementary and non-statutory Planning Guidance](#) can be found on our website.

Other Plans and Strategies

Various other plans and strategies are currently being developed and these will help inform a future review of The Plan. We have developed the timetable below to show how these plans interrelate.

National Park Partnership Plan

The [National Park Partnership Plan](#) was approved in Spring 2018 and we are currently preparing a new plan. Engagement will start on the new plan early 2023. This plan sets out how the National Park Authority and a wide range of other organisations and interests, can work together over the next five years to look after, enhance and make the most of the special landscape of Loch Lomond & The Trossachs National Park. The focus of the new plan will be tackling the climate and nature emergencies. We have made the decision that the National Park Partnership Plan will also be our Regional Spatial Strategy.

Regional Spatial Strategy

The Planning (Scotland) Act 2019 established a new duty for a planning authority, or authorities acting jointly, to prepare and adopt a Regional Spatial Strategy. These are long-term strategies which identify the need for strategic development, its outcomes, and priorities for delivery along with proposed locations for these. It is very similar to our National Park Partnership Plan hence the decision to join up the processes and make them the same plan.

In early 2021 we submitted our **Indicative** [Regional Spatial Strategy](#) to the Scottish Government. This draft sets out our early thinking on the key strategic planning and land use issues and opportunities within the National Park up to 2050. It highlights the strategic-scale changes that are needed to support a transition to net zero carbon, green recovery and a more inclusive society. See further information below on our timeline for preparing our Regional Spatial Strategy which will be incorporating into our National Park Partnership Plan.

Regional Land Use Framework (RLUF)

Regional Land Use Frameworks are being set up in Scotland and are expected to be prepared by a newly formed Regional Land Use Partnership. They are to help achieve climate change targets through land use change. We are one of the five pilots that will form a partnership who will produce Frameworks to be in place by end of 2023. The aim of the pilots is to test governance options and partnership working on a regional scale to understand how best to work collaboratively; develop a framework to identify potential land use changes; and to facilitate and signpost funding opportunities for land owners, managers and community groups. We are considering the option of whether the RLUF and the LDP can be one plan and we are hoping to test that approach.

Local Place Plans

Local Place Plans are a new requirement of the Planning Act, and the government has published a Circular ([Circular 1/2022: Local Place Plans](#)) which provides guidance for both communities and planning authorities on the preparation, submission and registration of Local Place Plans. Once they have been registered by the planning authority, we have a legal responsibility to take them into account in the preparation of the Local Development Plan. We have included further detail within our timetable below on the steps we have taken this year to invite communities to formally prepare Local Place Plans back in July 2022 and we are now supporting a number of communities in the preparation of their plans prior to preparing our Proposed Local Development Plan.

Local Outcome Improvement Plans

There are four Community Planning Partnerships that cover the National Park and each is required to prepare a Local Outcomes Improvement Plan during 2017 by the Community Empowerment Act (Scotland) 2015. These plans set priorities for improvement locally, as well as 'locality plans' for areas experiencing particular disadvantage. Active community participation is a core element of the locality planning process. We are represented on each Community Planning Partnership to ensure alignment of community planning priorities with the National Park Partnership plan and the next Local Development Plan.

Participation and Engagement so far

Our four actions identified are for 2021/22 have now been completed:

- Training community councils and trusts on Local Place Plans – *event ran in September 2021.*
- Continue to seek opportunities to engage young people in the planning process as decisions made now will impact on future generations – *Learning from other authorities and speaking to our inhouse education team who run a Youth Forum.*
- Linking with Community Planning Partnerships and strengthening the links between spatial and community planning – *a few meetings with Community Planning colleagues in the various councils.*
- Building stronger links between Community Action Plans and the Local Development Plan and support communities that have aspirations to develop Local Place Plans – *two Local Place Plans completed in 2021/22 at Strathfillan and also Balquihidder, Lochearnhead and Strathyre.*

Our actions for 2022/23 are also underway:

- Workshop on Housing and Short-term Lets with invited group of stakeholders including communities across the Park, Housing Authorities, Housing Associations, Estate Agents and Housing Developers – *event ran in June 2022.*
- Invite to Communities to prepare Local Place Plans, launch new webpages on how the process works and work with a few communities who have not yet prepared one. – *invites sent July 2022 and new webpages launched.*



Impact Assessments of the Local Development Plan

The public sector has a duty to assess and review the impact of its policies. This includes compliance with the equality duty and a requirement for all Local Development Plans to undergo environmental assessments.

Strategic Environmental Assessment

The Environmental Assessment (Scotland) Act 2005 requires a Strategic Environmental Assessment of the Local Development Plan to be undertaken. This is a process of identifying and assessing the environmental effects of proposed strategies, plans and programmes so that these are taken into account before they are approved or adopted. It is a vital tool which places environmental considerations at the heart of decision-making process and ensures that alternatives are fully and transparently regarded before final decisions are taken. We will consult with Nature Scot, Historic Environment Scotland and Scottish Environmental Protection Agency in preparing our Strategic Environmental Assessment and compile an Environmental Report. There are opportunities to comment on this document as well as the Plan.

Habitats Regulations Appraisal




A Habitats Regulations Appraisal of the potential impacts of the Plan on European Sites will be undertaken as part of the Local Development Plan. There are a number of designated 'Natura' sites within the National Park and our plans and policies will be considered against their potential to have an adverse impact on these protected sites and species.

Equalities Impact Assessment

Under the Equality Act 2010 (Statutory Duties) (Scotland) Regulations 2011 we have a duty to undertake an Equalities Impact Assessment of proposed policies and practices.

Timeline for Preparation of the Local Development Plan

Overview of Indicative Programme

	2023	2024	2025
National Park Partnership Plan / Regional Spatial Strategy*			
Local Place Plans*			
Local Development Plan and Delivery Plan			

Important changes since last Local Development Plan prepared

National Planning Framework 4 has heightened status as a development plan unlike the previous National Planning Framework 3 and contains policies that development in the National Park must comply with and also it sets the parameters for preparing a Local Development Plan. Updates on this can be found on the government's website - <https://www.transformingplanning.scot/national-planning-framework/>.

* The plans marked with asterisks are **new** legislative requirements in addition to our existing requirements to prepare a National Park Partnership Plan and Local Development Plan. And Local Place Plans are prepared by communities not the Authority but are still a new requirement and Authorities have several duties including inviting communities to prepare one, provide resources to communities as well as validating and registering the plans.

Key Stages and Indicative Programme for Local Development Plan

Stage 1 - Evidence Gathering - Year 2022 - update

Local Development Plan/Local Place Plans

- Complete research work for evidence report and undertake targeted stakeholder engagement to elicit views, such as on housing or nature crisis - **completed**.
- Send out invite to communities to prepare Local Place Plans (LPP) in Summer 2022 - **completed**.
- Support and work with communities wishing to prepare a Local Place Plan and those communities not undertaking a Local Place Plan then ensure they have appropriate ways to engage in different way to inform Local Development Plan – **underway**.

Regional Spatial Strategy/National Park Partnership Plan

- Undertake early engagement for our Regional Spatial Strategy and National Park Partnership Plan to inform the draft Strategy and Plan with initial focus with Board Members and internal staff – **completed**.

Statutory Assessments

- Prepare an Equalities Impact Assessment in relation to the consultation of the RSS and National Park Partnership Plan and plan content - **draft prepared**.
-

Stage 2 – Engagement, Evidence Report and Gatecheck + Consultation on RSS - Early 2023

Local Development Plan/Local Place Plans

- Review and analyse final research commissions and finalise the Evidence Base.
- Prepare and publish evidence report – March 2023.
- Validate any Local Place Plans received.

Note: NPF4 is expected to be adopted Jan 2023 and Development Planning Regulations should also come into force early 2023. If there are any delays then this will mean our timescales will be adjusted.

Regional Spatial Strategy/National Park Partnership Plan

- Undertake external focused engagement on Park Plan and RSS.
- Prepare draft plan and strategy to be submitted to Board in March 2023.
- Consult on Draft RSS and National Park Partnership Plan – minimum 6 week consultation period – April/May 2023.

Statutory Assessments

- Prepare a scoping report in relation to our Strategic Environmental Assessment for each plan and at the end of the year a draft environmental report for the National Park Partnership Plan alongside a Habitats Regulations Appraisal.
- Publish the draft environmental report for consultation for the Draft RSS and National Park Partnership Plan.

Stage 3 – Proposed Plan and Approval of Regional Spatial Strategy – Mid/Late 2023

Local Development Plan/Local Place Plans

- Continue to validate Local Place Plans as and when they become available.
- Submit Evidence Report to Gatecheck which is dependent on Scottish Government and enactment of Development Planning Regulations.
- Start preparation of Proposed 10 Year Plan (aligning with adopted NPF4) and taking account of Local Place Plans and draft National Park Partnership Plan and RSS.
- Finalise Proposed Plan and gain sign off for formal consultation with all stakeholders.

Regional Spatial Strategy/National Park Partnership Plan

- Send NPPP/RSS to Scottish Government for approval.

Statutory Assessments

- Prepare updated environmental report for RSS and National Park Partnership Plan and a final Habitats Regulations Appraisal.
- Prepare a draft environmental report for the Proposed Local Development Plan.
- Prepare an Equalities Impact Assessment in relation to the consultation of the Proposed Local Development Plan.

Stage 4 – Adoption of Local Development Plan – 2024









Local Development Plan

- Consult 12 weeks on Proposed Local Development Plan early 2024. If any Local Place Plans are submitted during this formal consultation period then they can be used as a representation to the Plan.
- Collate and respond to responses.
- Proposed Plan modified in light of consultation comments, and feedback given to explain changes made.
- Examination of Plan by Scottish Ministers – this is where a Reporter is appointed and looks at all the unresolved issues from the representations (comments).
- Adoption of Local Development Plan and associated delivery programme.

Statutory Assessments

- Prepare and publish a post adoption statement for Strategic Environmental Assessment (SEA).

Indicative Local Development Timeline Diagram

Local Development Plan Steps	Jan to Mar 2023	April to Jun 2023	Jul to Sept 2023	Oct to Dec 2023	Jan to March 2024	Apr to Jun 2024	Jul to Sept 2024	Oct to Dec 2024
Research and Evidence base preparation and Local Place Plans								
Gatecheck (unknown 3-6 months)								
Local Place Plan (Communities preparing and team supporting) then validation								
Drafting of Proposed Plan and Site Assessment work inc Infrastructure Appraisal								
Consultation of Proposed Plan								
Analyse responses and modify								
Examination								
Delivery Programme (draft then final)								
Adopt Local development Plan								End 2024

Indicative Participation Statement

Introduction

We want to continue a dialogue between all sectors of the community across the National Park, and will continue to encourage harder to reach groups to get involved, including young people, families with children and people in full time employment. Social media has proved particularly helpful in this regard, alongside the more traditional forms of engagement.

We have trialled new ways of engagement over virtual platforms, webinars, recorded videos and an interactive map for the Strathard Framework and will use similar techniques for our Local Development Plan engagement.

Who can participate in the preparation of the Local Development Plan?

We actively encourage anyone with an interest in development and land use, community development, climate change and nature recovery to get involved in the next Local Development Plan. Participation is open to everyone including individuals, elected Members and in particular our communities, local authority partners, the Key Agencies and the development sector.

Our Communities

Input from local communities (including community councils, trusts and other interest groups) is particularly important, especially at the early stages of preparing the Plan. It is hoped that the aspirations of local communities will be articulated through their Local Place Plans which will help show priorities for communities and influence the outcomes of the planning process. However, we will also be undertaking targeted engagement with community councils to gather issues for the next plan. In September 2021 we ran a training session to raise our communities awareness and understanding of the Place Standard and Local Place Plans and the work we have been piloting. It is also important that individuals, including young people, get involved in shaping the future of the National Park. We will be sending our official invite to communities to prepare Local Place Plans – see further information on this in the last section on Local Place Plans.

Local Authority Partners

The National Park Authority has the statutory responsibility for Planning in the National Park. However, the Local Authorities of Argyll and Bute, Stirling, West Dunbartonshire, and Perth and Kinross have responsibility for discharging all other local government functions (for example Roads and Transportation, Housing Investment and Policy, Education and Environmental Services). Their input into policy development and coordination with their service delivery priorities are integral to delivering the strategy and aims of our Plan.

Key Agencies

Key Agencies are bodies specified by Scottish Ministers who are required to co-operate with planning authorities at certain stages in the development plan preparation process. The intention is that, through this full and early engagement, plan-making authorities will have early access to much of the key information they need to produce effective plans. The plans themselves will therefore be realistic and deliverable and tie in with the strategic objectives of other agencies, with these agencies 'buying-in' to the strategy and proposals of plans and assisting in their delivery.

Development Sector inc Businesses

Developers, landowners, businesses and investors are all significant stakeholders in this process. Through land that they own, finance they are looking to invest or businesses which wish to expand or set up, these interests are critical to realising the vision identified in the Plan. We have recently been engaging with landowners via our current six monthly action programme review over summer 2022. This has gathered evidence in relation to the effectiveness of current sites.

Harder to Reach Groups

For harder to reach groups we will make a targeted effort to capture views. See some of the engagement techniques in the next section.

- Children & Young People
- Older and Disabled People

Gypsies and Travellers (note: there are no gypsy or traveller sites within the National Park and the Housing Need and Demand Assessments have not identified any specific need but we are still to consider if engagement is required).

When will participation take place?

We will prepare a detailed statement of how we will engage once details of the relevant Development Planning regulations and guidance is available. Our indicative programme indicates how we think we will engage. The start of the process was to invite communities to prepare Local Place Plans, prepare detailed evidence papers on each topic and engage with specific groups of interest.

Early 2023

- Topic-based engagement – Following the National Park Partnership/Regional Spatial Strategy Engagement and collation of the results and also following a review of our topic evidence papers then we will decide what further topics require further engagement.
- Place-based engagement – We intend to engage in a place-based way, looking at sub-areas of the National Park and bringing all the issues and proposals together to engage with communities within the Park and wider stakeholders – visitors, and key stakeholders such as road authority.
- Formal consultation will be underway on the National Park Partnership Plan and Regional Spatial Strategy following the March 2023 board sign off and the Evidence Report will be submitted to Scottish Ministers. It is unlikely that there will be any further engagement at this time. We will continue to work with communities to help them finalise and submit their Local Place Plans.
- Please note that at this point if your community has not prepared a Local Place Plan and one is not underway then we will be making arrangements to specifically speak your community to ensure we have sufficient information and views to inform the Proposed Plan.

Early 2024

- We will be formally consulting on the Proposed Plan over a formal 12 week period. The draft Regulations sets out various requirements such as publishing an advert in the local newspaper and sending notice to key agencies, neighbouring planning authorities and community councils. We will also publish the Proposed Plan online and promote using social media. We will use various engagement techniques as set out in the next section. The detail of this part of our engagement has not been formalised and further information will be published in our next Development Plan Scheme.

How will we engage?

We want to make it as easy as possible for everyone with an interest to engage in the preparation of the Local Development Plan. There are a number of engagement techniques that we will use along the way:

Publication/Information

- Availability of information and consultation documents through our website promoted by social media, email and letter updates
- Social media: Information feeds and sharing feedback through Facebook and twitter and regular consultation updates to be provided during the consultation via blogs on our website promoted by social media
- Provide updates at key stages to those who have requested to receive updates or responded to the development plan consultations i.e. via our Live Park mailing list.
- Prepare an Interactive online mapping of the Proposed Local Development Plan and investigate developing this further to allow the public to add comments on to an interactive map.
- Placing articles and adverts in local and community media (magazine / newspapers / websites etc.)
- Disseminate information through Community Councils, Development Trusts, National Park offices and local/mobile libraries.

Engagement inc Harder to Reach Groups

- Community drop-in events and/or workshops to be offered in key locations and also a virtual session for those who are not able to attend in person.
- Work with schools in the area to engage young people and hold special virtual sessions for young people who are in and have recently left school. We will also use the Local Place Plan information where the communities have gathered views from young people in their community engagement.
- Work with those that support the elderly and disabled across the park and hold a special session for this group of people – likely to be in person and at a venue that is easy to access. The details of this are to be worked through. We will also use the Local Place Plan information where the communities have gathered views from older and disabled people in their community engagement.
- Briefing meetings to be arranged for Councils and Government agencies.
- Attend Public Meetings and other Community Meetings and Events where we haven't had an opportunity to engage with the community in other ways (Community Council meetings or Community Area Network events).

- We are will also explore new ways of working with communities, such as virtual drop in sessions with interactive/live feedback. Or online participative workshops and pre-recorded presentations.

Other

- Staff available to answer questions or provide information in person at our offices or via telephone, email and social media.
- Staff available to answer questions or provide information in person at our offices or via telephone, virtual meetings, email and social media.

Contact us

We hold a Local Development Plan database which is a list of all individuals and organisations that want to be kept up-to-date on Local Development Plan process and delivery. In the last few years we have sent a newsletter keeping people up-to-date on our Action Programme (this is about site and place delivery) and our Monitoring Reports and Audits. As we move into the next stage the LivePark newsletter will be used to inform people of the engagement we are undertaking and information on Local Place Plans.

If you are interested in receiving our newsletter and being kept informed of the various stage of the preparation of all our Local Development Plan then please contact us through any method below:

Email: Livemark@lochlomond-trossachs.org

Telephone: 01389 722600 and ask for Development Planning team.

Write: National Park Authority Headquarters, Carrochan Road, Balloch, G83 8EG

You can also keep up-to-date on our various Live Park social media feeds:

Twitter.com/ourlivepark

Facebook.com/ourlivepark

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