

Statement supporting submission of Luss & Arden Local Place Plan to Loch Lomond & The Trossachs National Park Authority

Tuesday 21st March 2023

0. INTRODUCTION

This statement accompanies the submission of Luss and Arden Local Place Plan to the National Park Authority by Luss and Arden Community Council. The Local Place Plan and this statement have been prepared in accordance with:

- [Town and Country Planning \(Local Place Plans\) \(Scotland\) Regulations 2021](#)
- [Scottish Government Planning Circular 1/2022 Local Place Plans](#)
- [LLTNPA Check List: Information to be included in a Local Place Plan](#)

The Local Place Plan is referred to throughout this statement and can be seen online here: bit.ly/LALPP2023

The Plan covers the Luss and Arden Community Council area, which includes West Loch Lomondside from Duck Bay to Inverbeg, including part of Glen Fruin and much of the Luss Hills.

The primary purpose of the Plan is to provide an up-to-date statement of current issues we face and our aspirations for the next 5-10 years, to help public bodies, landowners, businesses and funders consider how they can best support positive change in the area.

There are three strategic objectives (retain and attract families, strengthen the local community and manage visitor pressure) and five priority action areas: Life in the Community, Population and Homes, Visitor Management, Getting About and Jobs & Business.

This statement contains the following sections:

1. Contact details for the Community Council.
2. Evidence of meeting the requirements for consulting on the Local Place Plan.
3. Statement explaining of regard given to the Local Development Plan and National Planning Framework in preparing the Local Place Plan.
4. Explanation of the Community Council's view of the level and nature of support for the Local Place Plan.
5. Statement explaining how the Local Development Plan should be amended.

1. CONTACT DETAILS

Andy McClay, Convenor, Luss and Arden Community Council
andypmccloy@hotmail.com

2. MEETING CONSULTATION REQUIREMENTS

The draft Local Place Plan was emailed on 2nd February 2023 to:

- Each local authority Councillor.
- Adjoining Community Councils (and, for information, Community Development Trusts).

Those two emails constituted the Information Notices required to comply with Section 4 of the Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021. Copies are attached to this statement as appendices.

The following Councillors were emailed the Information Notice, because the Community Council area takes in parts of two Wards:

Ward 9: Lomond North:

- mark.irvine@argyll-bute.gov.uk
- maurice.corry@argyll-bute.gov.uk
- iainshonny.paterson@argyll-bute.gov.uk

Ward 11: Helensburgh and Lomond South (Arden area):

- gemma.penfold@argyll-bute.gov.uk
- math.campbell-sturgess@argyll-bute.gov.uk
- PaulDonald.Kennedy@argyll-bute.gov.uk

The adjoining Community Councils (CCs) and Community Trusts which received the Information Notice were:

- Kilmaronock CC (West Dunbartonshire Council area)
- Alexandria CC (West Dunbartonshire Council area)
- Cardross CC (Argyll and Bute Council area)
- Helensburgh CC (Argyll and Bute Council area)
- Rhu and Shandon CC (Argyll and Bute Council area)
- Garelochhead CC (Argyll and Bute Council area)
- Arrochar, Tarbet and Ardlui CC (Argyll and Bute Council area)
- East Loch Lomond Community Trust
- Drymen Community Trust

There were no active Community Councils for Buchanan CC area (Stirling Council area) or Balloch and Haldane CC area (West Dunbartonshire Council area) at the time of serving the Information Notices.

3. REGARD GIVEN TO EXISTING PLANS

In preparing the Local Place Plan, the community had regard to the following plans:

- [National Planning Framework 4 \(NPF4\)](#)
- [Loch Lomond and the Trossachs Local Development Plan](#) adopted in 2016
- [West Loch Lomondside Rural Development Framework](#): Supplementary Guidance, 2017
- [Helensburgh and West Lomond Locality Plan 2017-18](#)
- [Loch Lomond and the Trossachs National Park Plan 2018-2023](#)
- [West Loch Lomond Strategic Tourism Infrastructure Development Framework](#) 2022

As explained on page 7 of the Local Place Plan, it reflects national planning policy aims of creating sustainable, liveable and productive places as expressed in NPF4. The Plan takes account of the other documents in developing the vision, priorities, aims and actions contained in sections 3 and 4 of the Plan, alongside the community issues and aspirations summarised in section 2 of the Plan.

4. SUPPORT FOR THE LOCAL PLACE PLAN

The community engagement process used to develop the Local Place Plan, along with the levels of participation, is explained in section 2 of the Plan (pages 8 to 29).

The Community Council is satisfied that the Local Place Plan provides an accurate and evidence-based view of local residents and should be treated as representing ‘the voice of the people’.

A number of reports document each of the four main stages of community engagement:

1. Report of community survey results (included in Local Place Plan as an appendix).
2. [Report of first community event.](#)
3. [Report of second community event.](#)
4. [Report of consultation responses to draft Plan.](#)

Each stage of engagement was overseen by a steering group drawn from the local community, with a diversity of ages from school age to retirement, from different parts of the Community Council area, and the majority not being members of the Community Council. The steering group met approximately once a month and was closely involved in each stage of the process.

5. AMENDMENTS TO THE LOCAL DEVELOPMENT PLAN

The Local Place Plan proposes some changes to the current local planning and policy framework. These are listed in a table on pages 64-65 of the Local Place Plan, together with reasons for the proposed changes. Each proposed change is explained in more detail in the relevant part of Section 4 of the Local Place Plan, as detailed in the table.

APPENDICES (OVERLEAF)

Information Notices emailed to local Councillors and adjoining Community Councils.

nick wright planning

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Nick Wright <nick@nickwrightplanning.co.uk>

Fwd: Information Notice to Cllrs: proposed Luss and Arden Local Place Plan for comment

1 message

Nick Wright <nick@nickwrightplanning.co.uk>
To: Nick Wright <nick@nickwrightplanning.co.uk>

11 March 2023 at 10:08

From: andy mcclay**Sent:** Thursday, February 2, 2023 18:12**To:** Corry, Maurice <Maurice.Corry@argyll-bute.gov.uk>; Irvine, Mark <Mark.Irvine@argyll-bute.gov.uk>; Paterson, Iain Shonny <IainShonny.Paterson@argyll-bute.gov.uk>; gemma.penfold@argyll-bute.gov.uk <gemma.penfold@argyll-bute.gov.uk>; math.campbell-sturgess@argyll-bute.gov.uk <math.campbell-sturgess@argyll-bute.gov.uk>; PaulDonald.Kennedy@argyll-bute.gov.uk <PaulDonald.Kennedy@argyll-bute.gov.uk>**Subject:** Information Notice: proposed Luss and Arden Local Place Plan for comment

Dear Councillors,

I am contacting you on behalf of Luss and Arden Community Council. We have been working on a Local Place Plan for our Community Council area, involving community engagement over many months.

We have now prepared a draft Local Place Plan. It has just been published online for public consultation at www.bit.ly/luss-arden-LPP until 28th February. Please share that link around your local networks in Luss and Arden, and encourage people to look and respond.

We are legally required to send each local authority Councillor for our Community Council area (which takes in parts of Ward 9 Lomond North and Ward 11 Helensburgh and Lomond South), the following information, to comply with Section 4 of the [Town and Country Planning \(Local Place Plans\) \(Scotland\) Regulations 2021](#):

The Plan covers the Luss and Arden Community Council area, which includes West Loch Lomondside from Duck Bay to Inverbeg, including part of Glen Fruin and much of the Luss Hills. A plan showing the subject area is contained in the draft plan.

The primary purpose of the Plan is to provide an up-to-date statement of current issues we face and our aspirations for the next 5-10 years, to help public bodies, landowners, businesses and funders consider how they can best support positive change in the area.

There are three strategic objectives (retain and attract families, strengthen the local community and manage visitor pressure) and five priority action areas: Life in the Community, Population and Homes, Visitor Management, Getting About and Jobs & Business.

If you have comments on the proposed Local Place Plan, please email them to me or complete the anonymous form on the consultation website www.bit.ly/luss-arden-LPP.

Luss Hills.

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There are three strategic objectives (retain and attract families, strengthen the local community and manage visitor pressure) and five priority action areas: Life in the Community, Population and Homes, Visitor Management, Getting About and Jobs & Business.

* If you have comments on the proposed Local Place Plan, please email them to me or complete the anonymous form on the consultation website www.bit.ly/luss-arden-LPP.

The deadline for comments is Sunday 5th March 2023, a few days after the public deadline of 28th February.

If you need more time to respond, please let me know.

The above information comprises the 'information notice' to which the Regulations refer.

Please let me know if you have any queries.

Best regards,

Andy McClay

Convener, Luss and Arden Community Council

nick wright planning

people | place | planning

Nick Wright <nick@nickwrightplanning.co.uk>

Fwd: Information Notice to CCs: Proposed Luss and Arden Place Plan for comment

1 message

Nick Wright <nick@nickwrightplanning.co.uk>
To: Nick Wright <nick@nickwrightplanning.co.uk>

11 March 2023 at 10:09

From: andy mcclay**Sent:** Thursday, February 2, 2023 18:59**To:** 'Kilmarnock CC' <secretary@kilmarnockcc.org>; harrymccormack.alexandriacc@gmail.com <harrymccormack.alexandriacc@gmail.com>; duncan_stirling@yahoo.co.uk <duncan_stirling@yahoo.co.uk>; sarahd Daviesde@yahoo.co.uk <sarahd Daviesde@yahoo.co.uk>; secretary@rhuandshandoncommunity.org <secretary@rhuandshandoncommunity.org>; Bentley.carachristine@gmail.com <Bentley.carachristine@gmail.com>; ATandAcommunitycouncil@yahoo.com <ATandAcommunitycouncil@yahoo.com>; secretary@ellct.scot <secretary@ellct.scot>; secretary@drymen.org <secretary@drymen.org>**Subject:** Information Notice: Proposed Luss and Arden Place Plan for comment

Dear Fellow Community Councillors and Trust Members,

I am contacting you on behalf of Luss and Arden Community Council, which shares a boundary with your Community Council or Community Trust. We have been working on a Local Place Plan for our Community Council area, involving community engagement over many months.

We have now prepared a draft Local Place Plan. It has just been published online for public consultation at www.bit.ly/luss-arden-LPP until 28th February. If you have contacts who might be interested, please share that link with them.

We are legally required to send each adjoining Community Council the following information, to comply with Section 4 of the Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021:

- * The subject boundary plan can be downloaded from www.bit.ly/luss-arden-LPP.

- * The Plan covers the Luss and Arden Community Council area, which includes West Loch Lomondside from Duck Bay to Inverbeg, including part of Glen Fruin and much of the

The deadline for comments is **Sunday 5th March 2023**, a few days after the public deadline of 28th February.

If you need more time to respond, please let me know.

The above information comprises the 'information notice' to which the Regulations refer.

We are sending similar information notices to our adjoining (active) Community Councils in Argyll and Bute, Stirling and West Dunbartonshire Council areas, as required by the Regulations.

Please let me know if you have any queries.

Best cigars,

Andy McClay
Convener, Luss and Arden Community Council