Local Development Plan 2017-2021

Annual Monitoring Report 2022

Contents

1. Introduction

A review of monitoring since the adoption of the Local Development Plan

The Local Development Plan (LDP) was adopted on 16 December 2016. We have revised our timescales for the next plan to closely align with the new planning legislation (Planning (Scotland) Act 2019) and guidance. The next plan will be a 10-year plan (2024-2034) and preparation has commenced on this. More on this can be found in the Development Plan Scheme.

In 2017 a monitoring framework was set up to provide meaningful insights into how the Local Development Plan is functioning. The annual monitoring reports have been designed to monitor progress against delivering the Plan's vision and strategy and can be found on our website: Local Development Plan Monitoring and Audits.

Annual monitoring allowed for dynamic feedback throughout the plan's life, and provided the data required to assess performance of plan policies over the last five years and development activity within the National Park.

The continuous reporting has assisted the Planning department in improving processes and identifying where additional guidance was required. Each iteration of the monitoring report sought to streamline the data capturing and presentation of findings. Nevertheless, rigorous manual checks of the data remained necessary to build a robust data set for the 5-year plan period. Furthermore, the annual reports included a summary narrative of the development activity where further context allowed for better transparency and interpretation of the data.

By the end of 2021, 5 years' worth of monitoring data and analysis had been collected and publicly available on the website. The data results of those five years will be published separately alongside our evidence report for the next Local Development Plan.

Through the process of monitoring, it is apparent that there is a risk in attempting to draw conclusions based on a limited period and small data sample, as planning approval and implementation of a permission are governed by a multitude of factors. The 5-year monitoring review will cover the themes and issues in more detail.

Monitoring report 2022

In 2022, we have been working with, and supporting, communities to prepare Local Place Plans (LPPs) and undertaking research to prepare our Evidence Report for the Gatecheck. The monitoring reports contribute to the evidence base of the next Plan. Additionally, the lessons learned from monitoring the Local Development Plan 2017-2021 – the 5-year monitoring review, will be used to inform how we will monitor the next LDP and implementation of the National Planning Framework 4 (NPF4) policies.

We commissioned research in several areas, which provide a more in-depth analysis of themes such as Housing Market including the impact of short-term letting and second homes, nature networks, sustainable transport, and play parks. We have also undertaken internal research into infrastructure provision, local living and local service provision. Given the resource intensive nature of monitoring, coupled with the fact that the last five years provide sufficient information on the use of the LDP and its performance, the monitoring report 2022 has been simplified.

The predominant development types in the National Park (apart from minor applications like household extensions) are for housing and tourism. The 2022 monitoring report will be covering the number and type of housing approvals and tourism accommodation approvals in 2022. The Housing Land Audit 2022 reports the completions of housing units on Local Development Plan allocated housing sites, and the programming of housing on these sites.

Housing

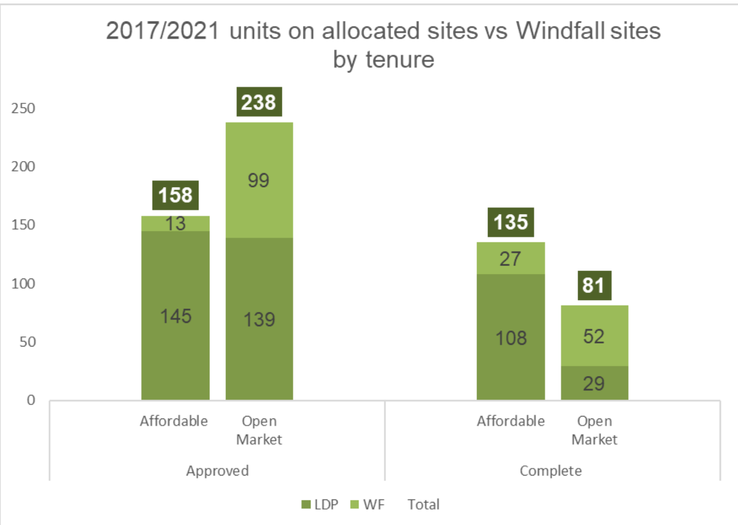
A Housing Land Audit is undertaken annually to ensure there is an effective housing land supply and the Local Development Plan and the Action Programme tracks the progress of the allocated housing sites in detail. It is a priority of the National Park Partnership Plan (Outcome 12: Sustainable Population, 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.

Brief overview of 2017 -2021

The annual housing target set by the National Park is 75 units a year, 375 over the five-year plan period. In 2017-2021 the approved number of units was at 396, exceeding the 5-year target. Within the same period, 216 housing units were delivered on the ground and shows the discrepancy between approvals and delivery. The data review evidences that most units are being delivered on the allocated housing sites as opposed to windfall developments. Windfall does nevertheless provide a steady contribution towards the overall housing supply in the National Park.

The National Park Partnership Plan 2017-2023 set a minimum target to deliver 25% of all homes completed to be affordable and this has been exceeded as of 2021; as 63% of completions in 2017 were delivered as affordable homes. That is 135 affordable units out of a total of 216 completed units in the period from 2017-2021. It should be noted that each allocated site requires a different percentage of affordable housing to be delivered as affordable depending on location and this can vary from 25% up to 50%.

The graph 1 below highlights the difference between numbers approved compared to the number of completions within the same period. Furthermore, it demonstrates the pro-active delivery of affordable housing; affordable housing made up less than half of the approved housing units at 40% of total units approved in 2017-2021, yet surpasses the number of open market housing in terms of delivery with 63% of all completions in 2017-2021 being affordable units.



1Graph 1 units on allocated sites vs Windfall sites by tenure approvals and completions 2017-2021

It should be noted that houses recorded as open market include those that have been approved under an exemption of the affordable requirement and include permissions which have provided a commuted sum, are tied to a rural business, involving a change of use or met another exemption criterion.

Most units from 2017-2021 were approved on allocated sites which are predominantly within settlements; out of 396 total approved units 318 were in towns and villages.

2022 Housing Findings

In 2022 we continued to monitor housing approvals by tenure to help inform the evidence base of the next Local Development Plan. In 2022:

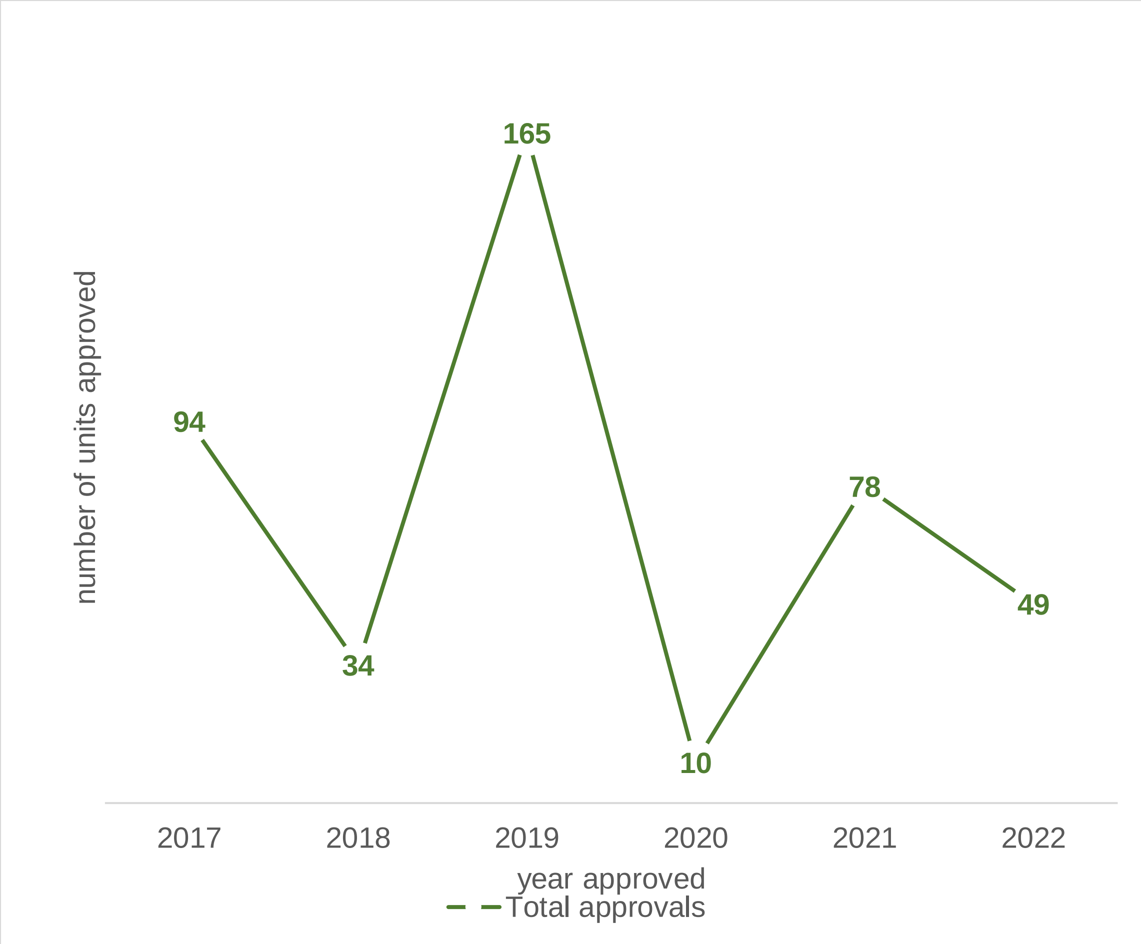
- **49 units were approved** which is consistent with the Median average of housing approvals from 2017-2022, which is 50 units a year.
- **20 units were completed**, 8 of these were on an allocated site with the remainder being windfall units. **note that given a change in recording in 2022 (view the Housing Land Audit) there might be a discrepancy between actual windfall completions and those that have been recorded as completed*
- Of the 49 units approved: **35 Open Market and 14 Affordable**. The 14 affordable units are to be delivered on an allocated housing site in Croftamie.
- **80% of the approved units were in towns and villages** rather than in the countryside in accordance with the Local Development Plan Strategy which directs housing to Towns and Villages.
- In the **Countryside** (inc Building Groups) there were 6 applications for a total of 10 units approved. These met the policy criteria set out in the Local Development Plan for permitting housing in these locations and were either for a conversion of an existing building or tied to an Agricultural or Tourism Business.
- Of the 49 units approved in 2022, **35 units were windfall** and 14 units on LDP housing allocation. Windfall development provides a steady contribution to the overall housing supply in the National Park and have therefore been included in monitoring.

While year on year fluctuations can be observed between the number of approved units on allocated sites compared to windfall, overall windfall development tends to be for single units and housing allocations deliver a comparatively large number of units. As can be seen from the table 1 below, in the period of 2017-2022 most housing units are delivered on allocated sites.

Number of approved units as % of total approved units in that period		
	2017-2022	2022
Windfall approvals	36%	71%
LDP allocated sites approvals	64%	29%

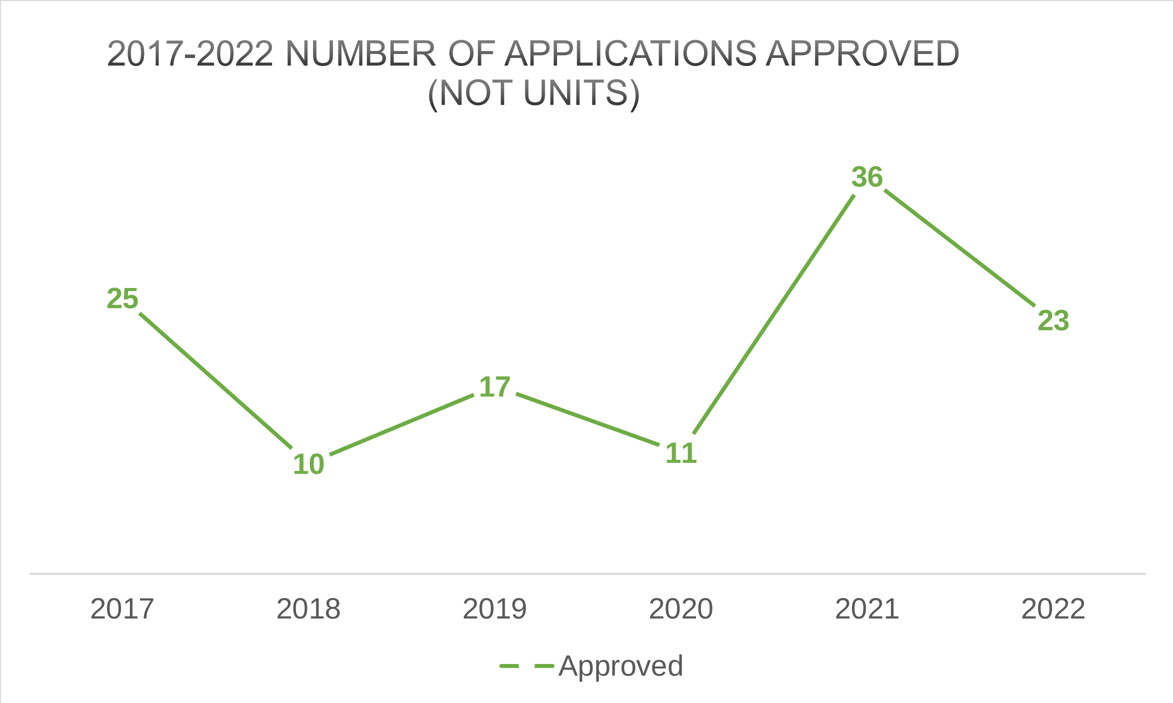
Table 1 – number of units approved on allocated sites vs Windfall

Graph 2 below shows the number of approved units from 2017-2022.The peaks in approved number of units reflect the approval (or renewal) of a large housing site.



2Graph 2 Number of units approved 2017-2022

While Graph2 shows a quite large variations year on year, as previously stated these "peaks" are due to the approval being given for development on the allocated housing sites which have been identified as suitable to accommodate larger developments. Graph 3 below is a different representation of housing approval activity, as these shows the annual trend from 2017-2022 by number of applications (not units) approved for housing. As can be seen from Graph3 there are less significant fluctuations. In addition, it shows that a "peak" in number of units approved does not necessary mean that there was a high number of applications for housing that year. Graph 3 indicates a steady level of activity in terms of applications for housing coming forward in 2022. While there has been a dip compared to 2021, which had seen the highest number of applications since 2017, the number of approved applications in 2022 (23) is above the average of number applications approved from 2017-2021 (17).



3Graph 3 number of applications for housing approved each year 2017-2022

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.

Brief Overview of 2017-2021

The table 2 below shows the number of units or bedspaces approved each year.

Number of units approved each year by type of Tourism Accommodation						
Type of Tourism Accommodation	**2017**	**2018**	**2019**	**2020**	**2021**	**2017-2021**
Self-catering	76	40	8	16	48	**188**
Bed spaces in Hotel and Bunkhouses	78	80	188	14	6	**366**
Stances - static caravans inc camping pods with toilets	13	7	19	23	25	**87**
Pitches - camping or motorhome only	41	0	0	3	46	**90**

Table 2 – Number of units approved each year by type of tourism Accommodation 2017-2021(note bedspaces counts 1 double bed as 2 bedspaces)

Whilst this is a useful data set in our monitoring, it is difficult to make a comparison between types of accommodations based on the table above. For starters the way we record for Hotels and Bunkhouses is in bedspaces, this aside the creation of a caravan stance is not equal to the developing a self- catering unit in terms of development impact as an existing caravan site can accommodate an expansion of 15 stances without significant disruption or impacts, however 15 self-catering units would be classes as a substantial development. From 2017-2021 most applications have been for Self-catering units, which covers a wide range of types from Glamping pod with facilities, chalet to apartments.

Table 3 provides an overview of serviced accommodations approvals and completions from 2017-2021:

Hotels and Guesthouses - Approvals and Completions	Total number of bedspaces 2017-2021
Approvals	366
Completions	134

Table 3 – Serviced accommodation Approval vs Completions 2017-2021

In terms of whether applications are being made by new or existing businesses then this graph provides an insight. It demonstrates that the majority of new businesses are setting up in the area of small-scale tourism opportunity (known as the green shaded area from pg17 of the Local Development strategy map), but most tourism developments stem from existing businesses which are expanding. These existing business expansions account for 58% of all approvals, rising 66% when excluding approvals in the green shaded area.

2022 Tourism Findings

In 2022, the following tourism accommodation types were approved.

- **35 Self-catering units approved**, which is at similar levels to the the Median average of self- catering approvals from 2017-2022 which is 37.5. The majority of approvals for Tourism accommodation since 2017 have been for self-catering operating models. The same has been observed in 2022, with15 applications being for self-catering and 6 for other types of accommodation. One application proposed a mix of self-catering and basic camping pod provision.
- **14 bedspaces approved** – serviced accommodation i.e., hotels and guesthouses Applications for serviced accommodation includes extensions of existing businesses, therefore a high number of bedspaces in one year may be the result of a single application. Overall, since 2017 the number of approved bedspaces compared to number of applications has been consistent and made up of mostly small-scale expansions with a couple of medium sized applications in each year. The 14 bedspaces in 2022 are from a single application for an existing business looking to diversify by providing serviced accommodation.
- **52 stances approved for static caravans approved** including camping pods with toilets. This has been the largest number of stances approved since 2017. The median average for caravan stances from 2017-2022 is 21 per annum. These have predominantly been extensions to existing caravan parks.
- **0 camping pitches or motorhome only pitches approved –** from 2017-2022 the number of approvals for this type of tourism accommodation has been low overall, with most new camping pitches having been delivered by the Loch Lomond and The Trossachs National Park Authority. In 2021 there was however a notable spike in applications for motorhome pitches.

Self-catering accommodation is made of a variety of accommodation types. This has been further broken down in Table 4 below:

Type of Self-catering	2022	Totals 2017-2022

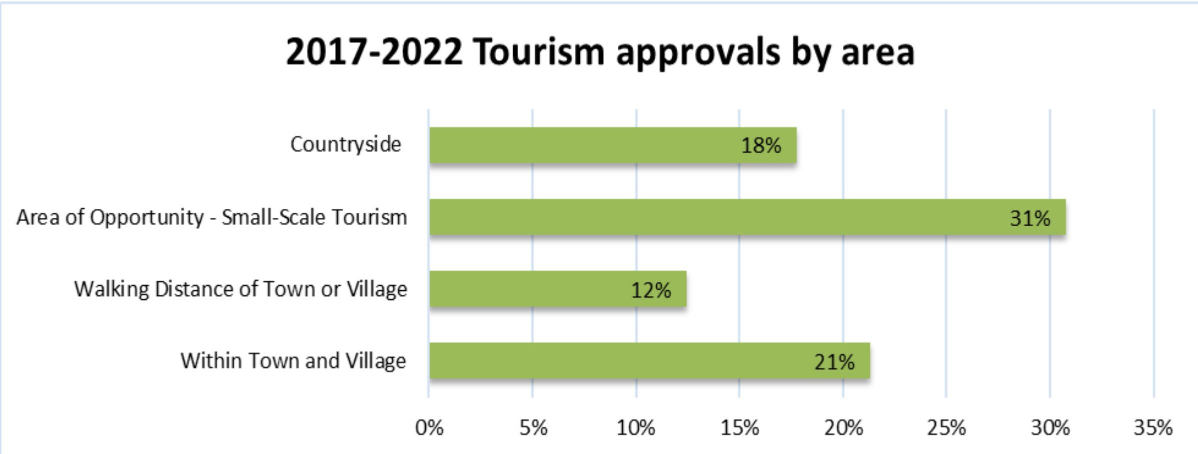
Apartment	**15**	**69**
House/Cottage	**9**	**47**
Chalet/Lodge	**3**	**102**
Houseboat	**0**	**0**
Static Caravan - Chalet	**0**	**7**
Static Caravan - Pod Style	**10**	**70**
Static Caravan - Traditional Static	**46**	**57**

Table 4 Self-catering by type as approved in 2022 and compared to overall approvals from 2017-2022

Location of Tourism Accommodation approvals

As with Housing development, the Local Development Plan spatial strategy sets out where new tourism accommodation may be supported.

Graph 4 below, provides further insights as to where the majority of approvals are in terms of location. As unit numbers can vary significantly depending on business model (i.e., Hotel or caravan stances), Graph 4 shows the number of applications approved (as opposed to units) in an area as a % of total Tourism approvals from 2017 to 2022 across the National Park. The Graph demonstrates that there is a near even split between approvals within, or at safe walking distance of Towns and villages and approvals within the area identified in the Local Development Plan as an Area of opportunity for small-scale Tourism (known as the green shaded area from pg17 of the Local Development strategy map). From past monitoring we have learned that where approvals stem from new business, these predominantly come forward in the in the area identified as suitable for of small-scale tourism, yet as previously stated the majority of tourism developments stem from existing businesses looking to expand.



Graph 4- number of Tourism Accommodation Applications approved by location as a % of total number of applications approved across the National Park, covering 2017-2022

The monitoring report summary of the last five years as well as the additional evidence prepared for the next Local Development Plan, will provide further details on these findings.

Graph 5 below, provides an overview of the number of Tourism applications approved each year 2017-2022. This gives an indication of the Development activity over the years in terms of planning approvals and shows the dip in applications during the Covid 19 pandemic.

Graph 5 – Number of applications approved for Tourism Accommodation by year 2017-2022

In 2022 there were 22 approvals for Tourism accommodation, there has been a marginal dip in applications approved compared to the previous years with the average of approved applications in the period from 2017 -2021 being 26.