



Planning and Access Committee

Meeting: 29th November 2021

Agenda Item 6

SUBMITTED BY: Director of Place

SUBJECT:	Local Development Plan: Action Programme – Update
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1. Summary and reason for presentation

1.1. This paper provides Members with an updated version of the Local Development Plan Action Programme, which is included as Appendix One to this report.

2. Recommendation

2.1. That Members:

- **Consider and Note** in the publication of the updated Local Development Plan Action Programme (Appendix One).

3. Background

- 3.1 The purpose of the Action Programme is to set out how the National Park Authority proposes to progress implementation of the Local Development Plan.
- 3.2 Members may recall that since adoption of the Local Development Plan, an updated Action Programme is usually presented to the Planning and Access Committee every six months. This is mainly shared with Members for information however it is used by the Place Planning and Communities team as part of our role in supporting development delivery within the Park in accordance with the local development plan strategy. It is a statutory requirement to keep our Action Programme under review and update it at a minimum of every two years. The last update was published in August 2020.
- 3.3 The impact of the COVID-19 pandemic resulted in delays on a number of sites and actions, however since the easing of restrictions momentum has quickly resumed with some significant activity on several key sites now imminent. In order to capture these updates, it was decided to push back an earlier scheduled review of the Action Programme to allow a more complete picture of the most current status of allocated sites and place making priorities.
- 3.4 Whilst this update therefore is later than the usual 6 monthly update, it is still within the two year requirement set by the Scottish Government. For this review no formal consultation has taken place, it has been updated using information from planning records and information from ongoing stakeholder engagement. It captures the main changes and activity on all sites allocated within the Local Development Plan, this allows us to use the document to track and better manage our role in influencing delivery

4. Summary

- 4.1 Members can view the headline summary of progress over the last three years on Page 4 of the Action Programme (Appendix One) however a summary of progress and achievements is provided below to give an overview of development activity across Local Development Plan sites, including the strategic growth areas, place making priorities and transport routes:

- **Callander**

Rural Stirling Housing Association (RSHA) is making good progress at Claiash Farm with the majority of the 50 units already built.

- **Aberfoyle**

The re-location of the Co-op store to larger premise across the street has relieved some of the traffic management problems on the Main Street as well as re-developing a vacant site. The community had proposed to re-use the former Co-op building however plans fell through for this and a new use requires to be identified for this now vacant building.

- **Arrochar and Succoth**

A new multi-partner destination group has been established with the long term strategic aim to place sustainability at the heart of a thriving visitor economy and realise the full potential of this attractive place. Actions include improving active and sustainable travel, vacant sites, public realm and visitor infrastructure. In 2021, a community survey was undertaken by the destination group with regards to tourism opportunities and issues to help shape a new strategy. There were 67 responses to the survey and this survey will feed into developing a Tourism strategy for the area.

In terms of updates on allocated sites there have been the following progress:

- The former Torpedo site was sold to a new owner in September 2021. The National Park Authority will liaise with partners and the new owner to discuss how to take the site forward.
- Cobbler's Rest Housing Site - A planning application for planning permission in principle was approved in 2021 with potential to deliver 12 homes. The site is now being marketed.
- Land adjacent to the Three Villages Hall - This key development site received approval in January 2020 to renew the planning permission in principle for a mixed use proposal for village centre facilities, retail, holiday accommodation and residential development.

- **Balloch**

At West Riverside, the major land allocation by River Leven, the applicant submitted a Proposal of Application Notice to formally advise that they are about to start their pre-application consultation process for a new proposal at this site. It is anticipated that the applicant will submit a planning application in due course.

In terms of the housing sites, the following progress is being made:

- Carrochan Road – Most of the housing construction is completed with only minor works outstanding to complete the flats.
- Craiglomond - A renewed application was approved and a site start has been made.

- **Balmaha and Buchanan South Rural Development Framework**

The East Loch Lomond Community Trust have submitted an asset transfer request to Stirling Council to own and manage Balmaha car park and the picnic area.

Forestry Commission Housing Site - Site start delayed, Rural Stirling Housing Association is currently discussing minor amendments with architects for cost saving purposes and are to submit these proposed changes for assessment by LLTNPA soon, upon agreement site start is anticipated to be imminent.

At the key redevelopment site in Balmaha, formerly the West Highland Way Hotel, the restaurant is now under construction.

- **Drymen**

Drymen Square Place Making priority - Drymen Community Development Trust

has completed phase 1 of the Square improvements with renewal of the parking bays and pavement area. In June 2021, funding was awarded to deliver some of the aspirations such as; further heritage interpretation panels, a heritage trail, and establish a website for the community and visitors alike.

- **Luss and West Loch Lomond Rural Development Framework**

Planning Permission has been granted to create a mixed use development including distillery, warehouse, retail, restaurant and visitor centre to replace the existing smoke house.

The Section 75 Legal agreement was signed off for the 29 homes in the West Loch Lomond Rural Development Framework area to ensure discounted sale. This included the allocated site at the edge of Luss of 10 new homes (Luss H1).

A new car park to the south of Luss was completed in May 2021, providing 250 additional spaces to address traffic management issues.

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

A Planning permission has been renewed for six retail units in Luss.

- **St Fillans**

St Fillans Housing Site H1 - Detailed application received for 18 houses and there is discussion regarding the affordable housing contribution.

- **Croftamie**

Croftamie Housing Site H1 – Detailed application received for 14 affordable homes following approval of planning permission in principle.

- **Strategic Transport Routes**

A public consultation was launched on the 6th October 2021 (to run for 6 weeks) on the proposed upgrade of the A82 between Tarbet and Inverarnan. Transport Scotland's work continues on the A83 design options at the Rest and Be Thankful with the next public update and consultation currently planned for Spring 2022.

5. Conclusion

- 5.1 The Local Development Plan Action Programme is an effective tool to track and help implement delivery of development across the National Park and to support and strengthen partnership working. Members are asked to consider and note the progress that is being achieved towards supporting development in support of the LDP strategy. The revised Action Programme will be published on our website following the meeting of the November Planning and Access Committee and the interactive map will also be updated accordingly thereafter.

6. List of Appendices

Appendix One: Local Development Plan Action Programme – November 2021