**Balquhidder, Lochearnhead and Strathyre (BLS) Community Place Plan: Submission Statement**

Dear Planning Authority

Please find attached and linked, a digital copy of the Proposed BLS Place Plan - <https://www.blscc.org/index.php/filing-cabinet/fc-place-making> (LPP).

**Community Body**

The community body submitting this LPP in partnership with Balquhidder, Lochearnhead and Strathyre Community Trust is **Balquhidder, Lochearnhead and Strathyre (BLS) Community Council**. Our community body’s contact details are: - David Johnston, Gardener’s Cottage, Balquhidder, FK19 8PB, 01877 386227, [chair@blscc.org](mailto:chair@blscc.org)

**Supporting Information**

Attached or linked is information supporting the LPP or documents referred to in the LPP:

* Our community body’s (BLS Community Trust) written constitution: -   
  <https://drive.google.com/file/d/1W2G6k6NgeXx-9qk5ps3UILRpUfJuZpAP/view?usp=sharing>
* A copy of the Information Notice sent to all councillors and adjoining CCs. These include:
* Councillors:
* Martin Earl: [earlm@stirling.gov.uk](mailto:earlm@stirling.gov.uk)
* Gene Maxwell: [maxwellg@stirling.gov.uk](mailto:maxwellg@stirling.gov.uk)
* Elaine Watterson: [wattersone@stirling.gov.uk](mailto:wattersone@stirling.gov.uk)
* Community Councils:
* Callander
* Killin
* Strathfillan
* St Fillans

**Consultation Evidence – Information Notice**

A copy of the information notice sent to councillors and community councils has been included as an attachment to this submission.

As part of this process, no comments or change requests were made to the Local Place Plan or made following the 28 day consultation.

**Statement Showing Regard to Other Plans/Strategies**

In preparing the LPP, our community body has had regard to the [National Planning Framework 4](https://www.gov.scot/publications/national-planning-framework-4/), which aims to create sustainable, liveable and productive places. These national policies are reflected in our mission “*By working with local agencies, businesses and residents over the next ten years we will create a community where we have a range of sustainable transport options and good cycling connections; excellent visitor and community managed facilities; fantastic village amenities; good digital and mobile connectivity; safe roads; a range of mixed housing for all that need it; and a healthy, well managed landscape with fantastic biodiversity, resilient to the impacts of climate change, and open for everyone to enjoy.”*

It is also reflected in our priorities and actions summarised in the following sections of the Local Place Plan: Community and Heritage, Transport and Roads, Health and Social Care, Economy, and Housing.

This plan has also taken account of:

* Loch Lomond and the Trossachs [Local Development Plan](https://www.lochlomond-trossachs.org/planning/planning-guidance/local-development-plan/) adopted in 2016 – which vision is to create thriving town and village centres, more active travel options and off-road connections, a thriving economically active rural economy, support the needs of everyone, safeguard historic buildings and precious natural and cultural assets as well as high quality development that enhances towns and villages.
* Loch Lomond and the Trossachs National Park’s Partnership Plan 2018-2023 – which outlines the National Park Authority’s vision of how it will deliver conservation, land management, visitor experience and rural development benefits for nature and people, working with groups, landowners, and agencies across the National Park.

**Engagement evidence**

Our community body has demonstrated that there is support for the priorities and proposals in our LPP as demonstrated in the information set out on pages 3 - 13. The views of the community are set out in the Local Place Plan pages 14 - 58.

In summary this included:

* Phase 1 – Community Action Plan Consultation in 2019. This included open days in all three villages and an ‘on-line’ survey in Balquhidder.
* Phase 2 Part 1 - Place Plan Consultation Lochearnhead 2020. This was conducted by Alan Jones Consultants and funded by Sustrans.
* Phase 2 Part 2 – Place Plan Consultation Balquhidder and Strathyre. A steering group from the BLS Community Council and the BLS Community Trust began Place Plan consultations and surveys across Balquhidder, Lochearnhead and Strathyre partly during coronavirus lock down restricting normal face to face consultations.
  + The online Place Standard survey carried out with 94 responses mostly from Balquhidder and Strathyre but including some from Lochearnhead provided a good return particularly when combined with the 2019 CAP return and the Alan Jones data from Lochearnhead.
* Phase 3 – Online Events and Primary School Survey 2021.
  + Online Zoom Call with Residents from all 3 villages.
  + Online Zoom Call with Young Families from all 3 villages.
  + Online Zoom Call with Young People from all 3 villages.
  + Online Zoom Call with local Businesses from all 3 villages.
  + Strathyre Primary School questionnaire developed, and the teachers worked with the primary students to complete it.
* Phase 4 – Development of a Delivery Plan and priority consultation.
  + Online survey conducted in order to prioritise the actions detailed in the Delivery Plan.

**Statement Setting Out LDP Amendments**

This LPP considers the following amendments should be made to the current Local Development Plan 2016.

|  |  |  |
| --- | --- | --- |
| Top Priorities in LPP (pg19) relevant to LDP | Detailed comments in LPP | Suggested amendment/ consideration for LDP |
|  |  |  |
| Community and Heritage:  *Reduce litter and anti-social behaviour by visitors and protect and improve the health and appearance of our beautiful landscapes* | What Young People said: ‘Although we love our natural spaces, we are worried about the amount of litter, broken glass, and waste across the area. We would really like to see more bins and recycling points in all three villages.’  What Children said ‘We really love our area, especially the hills, rivers, fields, and lochs. We are worried about litter and broken glass,  especially along the loch and riversides.’ | See Map on Page 52 of the LPP – There is great concern about the amount of litter and waste left behind by visitors along the paths, riverbanks loch shores and the side of the roads and at laybys. |
| Community and Heritage:  *There is concern about how the land around the three villages is managed and how this, especially the forestry, impacts on the community and the local environment.* | What the Residents said – ‘We would like to make sure that the land is managed to improve environmental health and increase biodiversity, like more mixed, native woods replacing plantations when they are taken out, and to make sure that land practices do not contribute to flooding, which is already having an impact.  What Businesses said – ‘We would like to see better communications with local landowners and agencies, especially in forestry, to make sure their activities do not impact the community and environment.’  What the National Park Partnership Plan said – ‘We will enhance the National Park’s special landscape and enjoyment of them by:   * Protecting views to lochs, high summits, and landmark features * Improving woodland design * Celebrating dark skies * Underground transmission lines where practical * Protecting tranquil qualities, particularly on undeveloped loch shores * Protecting wild land qualities, particularly in upland areas | See Map on Page 52 of the LPP – There is a need for better channels of communication between the three communities, agencies and in particular the various forest owners to allow a suitable land management plan to be developed. Current channels pay scant attention to community views and attempts to discuss ‘community benefit’ from the forestry sector have made no progress. In the absence of good will, this will likely require action from agencies with more power than a Community Council.  See Page 31 of the National Park Partnership Plan.  All of these bulleted points are relevant and are priorities for the three villages as identified in the LPP. |
| Transport and Roads:  *Manage traffic volume and speed through all three villages* | What Young Families said, ‘We really need some traffic calming measures. People drive too fast and there is too much traffic, so it can be scary walking and cycling with young children. We need to find ways to reduce speed and traffic volumes. | See Map on Page 50 of the LPP – Speed and volume of traffic of great concern on the A84 in Strathyre and the A85 and A84 in Lochearnhead as well as the C33 and Stronslaney and Ballimore Roads in Balquhidder. |
| Transport and Roads:  *An improved bus service and timetable that meets the needs of the whole community – especially working and young people.* | What Young Families said, “Current public transport arrangements are not suitable, we really need better scheduling to fit in with people’s lives, such as after school clubs, or better weekend service so young people can visit friends easily without relying on the taxi of mum and dad.’ | See Map on Page 50 of the LPP – Limited bus services from and between Lochearnhead and Strathyre and no bus at all in Balquhidder.  The C60 is currently under threat and on a limited timetable. There is a need for a more integrated service which will also allow young people to attend after school activities in Callander. |
| Economy:  *Improve opportunities for increasing and supporting local jobs, business, and training opportunities over the year.* | What Businesses said, ‘We know that we have to balance the unique, rural area we live in with economic development, we don’t want to spoil it. However, there is a disconnect between locals and tourists. We need tourists to support our economy, but we don’t like their impact. | See Map on Page 55 of the LPP – There is a balance to be struck between economic development and maintaining the unique nature of the three villages. |
| Housing  *Increase affordable homes for this that need them and reduce house being sold as holiday homes,* | What the Residents said*,* ‘Our main concerns focus on the lack of affordable housing available, especially for young people or families who already live or want to move to the area, and the number of houses built or sold as second or holiday homes.  What the Local Development Plan says – Lochearnhead…Future development includes housing on the west side of the A84 south of Kendrum Road and a mixed-use site at the former garage to support housing and new businesses. | See Map on Page 55 of the LPP – The defined villages of Lochearnhead and Strathyre have the potential for further housing development but there is cross village concern, particularly in Balquhidder as to the number of properties used as holiday homes or the development of further tourist developments.  See pages 76 and 77 of the Park’s Local Development Plan and Map on Page 28 of the LPP. |

Link to the BLS Community Place Plan – <https://www.blscc.org/index.php/filing-cabinet/fc-place-making>

Link to the BLS Community Trust Constitution - <https://drive.google.com/file/d/1W2G6k6NgeXx-9qk5ps3UILRpUfJuZpAP/view?usp=sharing>

Copy of information notice –

**Local Place Plan Information Notice**

**Balquhidder Lochearnhead and Strathyre Community Place Plan**

**Emails to local Councillors and adjoining Community Councils**

Sent on 01 November 2023.

**DRAFT EMAIL 1 - COUNCILLORS**

**Information Notice: proposed *Balquhidder, Lochearnhead and Strathyre (BLS) Community Place Plan 2022-2032* for comment**

Dear Councillors,

I am contacting you on behalf of BLS Community Council and BLS Community Trust. We published our Local Place Plan for our Community Council area, involving community engagement last year, and now it’s time to register it formally with the Planning Authority, which means doing some additional engagement.

We have now prepared a draft Local Place Plan. It is published online for public consultation on the Community Council website at <https://www.blscc.org/index.php/filing-cabinet/fc-place-making> until 29 October **2023** (28 days). Please do share that link around your local networks in the local area and encourage people to take a look and respond.

We are legally required to send each local authority Councillor for our Community Council area the following information, to comply with Section 4 of the [Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021](https://www.legislation.gov.uk/ssi/2021/353/contents/made):

**1. Proposed Local Place Plan**

Please see the attached plan, which can also be downloaded from our website: <https://www.blscc.org/index.php/filing-cabinet/fc-place-making>.

**2. Brief description of the content and purpose of the proposed Local Place Plan**

The Plan covers the BLS Community Council area, which covers the communities of Balquhidder, Lochearnhead, and Strathyre. A map of the Community Council area can be seen near the start of the Place Plan.

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

There are 33 strategic objectives or outcomes that reflect the community’s needs and aspirations. These include village specific outcomes, and more general or area-wide outcomes. See page 14 onwards of the Place Plan or view our Delivery Plan at - <https://www.blscc.org/index.php/filing-cabinet/fc-place-making>

**3. Information as to how and to whom any representations on the content of the proposed Local Place Plan should be made and the date by which they should be made**

* If you have comments on the attached proposed Local Place Plan, please email them to me at – [chair@blscc.org](mailto:chair@blscc.org)
* The deadline for comments is **19 November 2023.**
* If you are 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 ??? as required by the Regulations.

Please let me know if you have any queries.

Regards,

David Johnston

Chair

BLS Community Council.

*COUNCILLOR EMAIL ADDRESSES*

Martin Earl: [earlm@stirling.gov.uk](mailto:earlm@stirling.gov.uk)

Gene Maxwell: [maxwellg@stirling.gov.uk](mailto:maxwellg@stirling.gov.uk)

Elaine Watterson: [wattersone@stirling.gov.uk](mailto:wattersone@stirling.gov.uk)

**DRAFT EMAIL 2 – ADJOINING COMMUNITY COUNCILS**

**Information Notice: proposed Balquhidder, Lochearnhead and Strathyre (BLS) Community Place Plan for comment**

Dear Fellow Community Councillors,

I am contacting you on behalf of BLS Community Council, which shares a boundary with your Community Council. We have been working on a Local Place Plan for our Community Council area, involving community engagement over the last few months.

We have now prepared a draft Local Place Plan. It has been published online for public consultation at <https://www.blscc.org/index.php/filing-cabinet/fc-place-making> until **29 November 2023** (28 days). If you have contacts who might be interested, please do 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](https://www.legislation.gov.uk/ssi/2021/353/contents/made):

**1. Proposed Local Place Plan**

Please see the attached plan, which can also be downloaded from our website at <https://www.blscc.org/index.php/filing-cabinet/fc-place-making>

**2. Brief description of the content and purpose of the proposed Local Place Plan**

The Plan covers the Balquhidder, Lochearnhead and Strathyre Community Council area, which includes the communities of Balquhidder, Lochearnhead and Strathyre. A map of the Community Council area can be seen near the start of the Place Plan.

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

There are 33 strategic objectives or outcomes that reflect the community’s needs and aspirations. These include village specific outcomes, and more general or area-wide outcomes. See page 14 onwards of the Place Plan or view our Delivery Plan at - <https://www.blscc.org/index.php/filing-cabinet/fc-place-making>

**3. Information as to how and to whom any representations on the content of the proposed Local Place Plan should be made and the date by which they should be made**

* If you have comments on the attached proposed Local Place Plan, please email them to me at [chair@blscc.org](mailto:chair@blscc.org) .
* The deadline for comments is **29 November 2023**.
* If you are 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.

Regards,

David Johnston

Chair

BLS Community Council

*C.C. EMAIL ADDRESSES*

Killin - [communitycouncilkillin@gmail.com](mailto:communitycouncilkillin@gmail.com)

Strathfillan - [kelly@strathfillancdt.org.uk](mailto:kelly@strathfillancdt.org.uk)

St Fillans - [members@stfillanscc.co.uk](mailto:members@stfillanscc.co.uk)

Trossachs - [genethefarmer@aol.com](mailto:genethefarmer@aol.com)

Callander - [callandercc556@gmail.com](mailto:callandercc556@gmail.com)

*These are taken from local authority webpages, so no GDPR/privacy concerns about recipients seeing each other’s email addresses.*

**Community’s Submission Statement Appendix Checklist**:

|  |  |
| --- | --- |
| To Do | Done |
| 1. A digital copy or link to the Local Place Plan so it can be downloaded. | Y |
| 1. A copy of the written constitution of the community body if not a community council. | Y |
| 1. Copy of *Information Notice* | Y |
| 1. Copies of any other documents referred to in LPP (not NPA docs) | N/A |