**Local Place Plan Submission Statement**

Dear Planning Authority

Please find linked, a digital copy of the proposed [St Fillans Local Place Plan 2023-2033](https://drive.google.com/file/d/1ibQAJ9UIFi0GVVehRLjUoH2ZbNTgQGuM/view) (LPP).

**Community Body**

The community body submitting this LPP is St Fillans Community Council. Our community body’s contact details are: Donna Littler, 13 Dundurn Walk, St Fillans, Crieff, PH6 2NA.Telephone -07808135698. Email – donna@stfillanscc.co.uk

**Supporting Information**

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

* Our community body’s written constitution.
* A copy of the Information Notice sent to all councillors and adjoining Community Councils.

**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 responses were gathered from the councillors or adjacent community councils.

No changes to the Local Place Plan were required 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 our Community’s Vision, summarised below:

*“Our Vision is for a cohesive, connected, sustainable, inclusive and fun community, where everyone is valued. An ambitious community where businesses can thrive and grow, and we can reach our full potential to meet current and future needs.”* Page 17.

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 villages centres, more active travel options and off-road connections, a thriving economically active rural economy, support the needs of everyone, safeguarding historic buildings and precious natural and cultural assets as well as high quality development that enhances towns and villages
* Loch Lomond and the Trossachs draft [National Park Partnership Plan 2024-2029](https://www.lochlomond-trossachs.org/park-authority/get-involved/consultations/draft-national-park-partnership-plan-2024-29/) which details how the NPA will work with stakeholders to deliver their vision of a healthy, sustainable and thriving 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 six to nine.

This comprised of:

* A Community Survey based on the Place Standard. It was issued online and hardcopies made available for those who wanted them. In all, 73 people completed the survey, comprising 32% of the community. The results found that ‘feeling safe’ and ‘outdoor access’ scored the highest for satisfaction, while ‘public transport’ and ‘potential climate change impacts’ were of the highest concern for the community.
* Community Open Day was held. This fed back the results of the survey and provided a venue for round table discussions about the priorities raised. This was manned by the coordinator and Steering Group. Over 40 people attended, including a group of local teenagers. Discussions focused on public transport, housing and community facilities.
* Business and Landowner survey was issued and received six replies from the larger businesses and landowners. The results were very interesting, and they are keen to work with the community to resolve issues around parking and facilities.
* Primary School Consultation was held at Comrie Primary School with pupils from St Fillans. Ten children attended. There were very lively discussions around caring for the environment, noise and litter, and parking issues.
* Final options survey was issued to the community online, where they could rate the priorities and actions identified as of low, medium or high priority. The results of which would form the LPP.

**Statement Setting Out LDP Amendments**

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

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| Top Priorities in LPP relevant to LDP and NPPP | Detailed Actions in LPP | Suggested amendment/consideration for LDP or NPPP |
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| Land and Nature:  Increase and improve paths and trails for cycling and walking. | *Action: Upgrade the War Memorial Path to all-abilities*  *Action: Work with the National Park and local landowners to improve path access and maintenance.* | See Theme 1 Map  LDP: War Memorial Path identified as a Core Path on p81.  **Amendment to LDP for Memorial Path upgrade**.  NPPP Objective: “*Investment in the National Park’s recreational path network will focus on keeping the existing network and statutory core paths in good condition*”.  **Consideration for partnership working in NPPP.** |
| Improve access and safety on the loch. | *Action: Establish a formal community and public access area to the loch.*  *Action: Create a safe area for swimmers and paddleboarders.* | LDP: Area classified as Open Space on p81. Ambition for safe area to be included in LDP.  NPPP Objective: “*Promoting Visitor Safety: A co-ordinated approach will be taken across responsible bodies to ensure the safe enjoyment of publicly managed and other popular visitor sites.”*  NPPP Action*:* “*raise awareness of public safety issues and potential hazards in the outdoors, particularly in relation to water safety.”*  **Consideration for a safe swimming area in LDP and NPPP.** |
| The loch, land and forests are better managed for nature and people | *Action: Reduce monocultures and overgrazing by deer.*  *Action: Develop a Woodland and Tree Strategy that focuses on improving habitats and biodiversity.*  *Action: Work together to reduce littering and waste on the loch side.*  *Action: Lobby the police and National Park for better loch management* | NPPP Objective: “*To increase the number, species diversity and health of trees across suitable areas of the National Park”*  NPPP Objective: *“Reduce grazing, browsing and trampling pressures in order to promote recovery of key habitats and sites”*  NPPP Action: *“Encourage and support more projects and proposals that deliver healthy and diverse tree and shrub habitats in suitable landscapes in the National Park”*  **Consideration in the NPPP for more partnership working**.  NPPP Objective: “*To ensure a strong partnership approach to co-ordinating all public bodies with a role in supporting the safe and responsible enjoyment of the National Park.”*  NPPP Action: “*plan visitor management with partners to ensure a co-ordinated approach to staff presence on the ground, litter management…”*  NPPP Objective: *“To increase the quality, naturalness, and health of freshwater and marine bodies in the National Park”*  **Consideration to work together to improve loch management in NPPP**. |
| Climate Change and Energy  Ensure services and drainage are sufficient and able to cope with further development and climate change. | *Action: Work with relevant authorities to develop understanding of the capacity of the sewerage system for now and future developments.* | See Theme 2 Map  LDP: H1 Housing identified on p81.  **Consideration that sewerage capacity taken into account during planning assessment.** |
| Improve understanding of climate change and proposed mitigations. | *Action: Work with the National Park and local businesses to provide information for campers and visitors to encourage more sustainable tourism* | NPPP Objective: *“Outreach and outdoor learning programmes are focused on building understanding of the challenges facing our planet, inspiring action for nature and climate and promoting the wellbeing benefits of enjoying the outdoors.”*  **Consideration for partnership working included in NPPP.** |
| Flexibility in the planning system to help householders and businesses mitigate climate change and meet net-zero. | *Action: Allowing sympathetically designed solar panels and double glazing where needed.*  *Action: All new houses should be eco-homes as standard.* | LDP Overarching Policy 1: “*Reducing greenhouse gas emissions through sustainable design; use of energy efficient materials, passive solar design, landscaping and micro renewables, connecting or creating opportunities to a shared heating scheme”*  **Amendment to ensure that planning policy considers support for householders and businesses to incorporate green measures in conservation areas, and that new houses should be ‘eco-homes’.** |
| Ensure community benefit from local renewable schemes | *Action: Community Council to lobby for a ‘community gain’ planning condition on any proposed renewable schemes, such as windfarms and hydro schemes.* | LDP: Renewable Energy Policy does not incorporate a community gain into their criteria.  **Amendment in LDP that a community gain condition should be applied to every renewable scheme proposed in the National Park**. |
| Traffic and Parking  Improve parking across the community | *Action: Explore opportunities to improve and increase parking – proposed community hub site and near Play Park.* | See Theme 3 Map  LDP: H1 Housing site on p81.  **Amendment in LDP to reduce scope of H1 and incorporate small-scale parking for Play Park**.  **Consideration in LDP for public parking to be incorporated at the proposed Community Hub site**. |
| Village Amenities  Improve our community spaces | *Action: Extend social spaces and infrastructure across the village – community hub development at East End Bay.* | See Theme 4 Map  LDP Community Facilities Policy: *“New community facilities which contribute to the qualities of a successful place will be supported where they are located within Towns, Villages or within Small Rural Communities.”*  **Amendment to LDP to include the East End Bay proposal**. |
| Improve village facilities and infrastructure | *Action: Improve toilet facilities across the village – explore toilets near the play park and provision in the proposed community hub site.*  *Action: Include a shared business hub at the proposed community hub site.* | See Theme 4 Map  LDP: Visitor Experience Policy 1 states that “*New or improved/expanded/altered visitor facilities”* will be supported where the development “*will help deliver a Visitor Management strategy or action identified in theNational Park Partnership Plan”*.  NPPP: Visitor Experience p27. They will support “*Opportunities which exist for the creation of new tourism services, facilities and accommodation throughout the National Park”*.  **Amendment in LDP to include public toilets in proposed community hub at East End Bay.**  **Consideration in LDP to explore toilets at H1**.  NPPP Action p103: “*Support opportunities to re-purpose and for multi-use of existing facilities including halls, local business hubs and valued heritage assets within communities”.*  LDP: Currently no provision for this kind of development.  **Consideration of inclusion of a business hub in the LDP at the proposed community hub at East End Bay**. |
| Housing  More smaller homes for those who need them.  More affordable homes for families and young people | *Action: Ensure that any new developments include a mix of homes to buy and rent – affordable homes, sheltered accommodation, self-builds* | See Theme 5 Map  NPPP Action p97: *“Through the National Park Authority’s planning role and working with housing partners, ensure new housing more closely corresponds to identified requirements of communities and the local labour force”*.  NPPP Objective p103: *“Housing within the National Park better meets the needs of young and working-age people who want to work and live in the National Park, directly supporting the rural economy and vibrant rural communities”*.  NPPP Action p103: “*Through the new Local Development Plan, ensure that new housing responds to meeting local housing needs of both communities and the rural economy though a continued focus on affordable housing provision and securing delivery of a broader range of housing types and tenures”*.  LDP St Fillans p81, H1 housing allocation.  LDP Housing Policy 1: “*A range of house types, sizes and tenures will be provided on all sites to help meet the needs of everyone living and working within the National Park”*.  LDP Housing Policy 2: “*Sites for 4 or more homes shall provide for affordable housing needs in accordance with Affordable Housing Requirements”* 25% for St Fillans.  **Consideration in LDP for an increase in the percentage of affordable homes and sheltered housing**. |
| Ensure new housing developments are in-keeping with the village character | *Action: Reduce Scope of proposed H1 housing.*  *Action: Ensure community consultation by planning for any development beyond self-build.* | See Theme 5 Map  LDP Housing Policy 2: “*Each site shall be developed to a density which is in keeping”*.  LDP Housing Policy 2: will be supported “*where new housing is sensitive to the scale and character of the host small rural community or where a new house/new houses will help reinforce the character of an existing building group”*.  **Consideration in the LDP for full community consultation for any housing development.**  **Amendment to reduce scope of H1 to increase parking**. |
| Recreation, Cohesion and Identity  Improve the community relationship with local landowners, authorities and agencies.  Reduce antisocial behaviours across the area. | *Action: Better enforcement of the Byelaws and the Scottish Outdoor Access Code.*  *Action: More National Park presence for littering, irresponsible camping, jet-skis, vandalism, and managing loch access and maintenance.* | See Theme 6 Map  NPPP Action p76: “*Jointly plan visitor management with partners to ensure a co-ordinated approach to staff presence on the ground, litter management, visitor information campaigns and operation of publicly managed visitor facilities”*.  **Consideration of more community partnership working in NPPP to mitigate visitor impacts**. |

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

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