



Planning and Access Committee

Meeting: 29 April 2024

Agenda item 5: Appendix 1 Local Development Plan Scheme

Preparing our new Local Development Plan



Development Plan Scheme

April 2024

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What is a Development Plan Scheme?

The Development Plan Scheme outlines the programme for preparing and reviewing our Local Development Plan. It provides high level information on what is likely to be involved at each stage.

This Development Plan Scheme provides:

- An update on the focus of our work over the coming year.
- An indication of timescales for preparing the new Local Development Plan.
- Information on how and when we will engage with our communities and stakeholders (this is called our Participation Statement).

What is a Local Development Plan?

In Scotland, the planning system operates on a plan-led approach, with development plans playing an important role in setting out how land should be used and developed for long-term public interest. Local Development Plans outline the expected changes to areas over time and specify where development should or should not occur based on policies and proposals. Overall, the Local Development Plan serves as a guiding document for planning decisions on new development projects.

For the National Park, the statutory development plan comprises both [National Planning Framework 4 \(NPF4\)](#) and the [Local Development Plan](#), forming the basis for determining planning applications. The Local Development Plan outlines a vision for development over the next 20 years, alongside a spatial strategy guiding land use and development.

Currently, we are in the early stages of the process of preparing our new Local Development Plan, and this update provides an indication of our timeline for this.

Monitoring and Delivery

We monitor delivery of the Local Development Plan's development strategy and use of policies. This is published in our annual monitoring report and contributes towards the evidence base for the next plan. A key tool to help co-ordinate the delivery of the plan is our Delivery Programme. The Delivery Programme identifies what is to be done, who is responsible and when it will be achieved. The Delivery Programme was last updated in October 2023 and is available on our website: [Our Local Development Plan - Here. Now. All of us. - Loch Lomond & The Trossachs National Park \(lochlomond-trossachs.org\)](#)

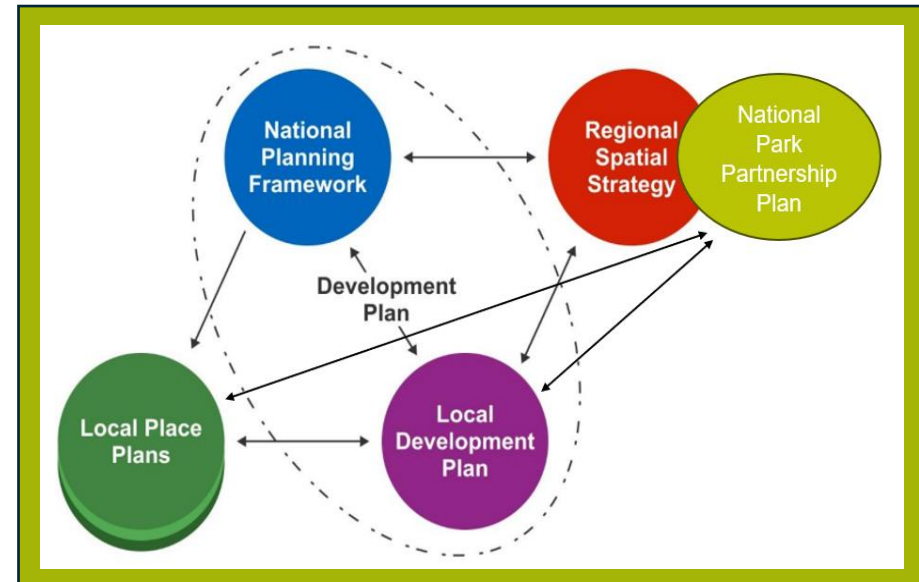
Reforming the Planning System

The Planning (Scotland) Act 2019 introduced significant changes to the Scottish Planning System. One notable adjustment is the revised frequency for preparing Local Development Plans, extending the requirement from every five years to ten years. Additionally, local communities now have the opportunity to create Local Place Plans which are to be considered when preparing the Local Development Plan.

As part of these reforms, [the National Planning Framework 4](#) (NPF4), adopted in February 2023, has been elevated to a higher status within the statutory development plan, alongside the Local Development Plan (see Figure 1). Covering the period until 2045, NPF4 outlines the policies and proposals set by the Scottish Ministers regarding land development and use.

In May 2023, the Scottish Government published Local Development Planning Guidance which sets out Scottish Ministers expectations for implementing new style Local Development Plan.

Figure 1: National Park Statutory Development Plan and Related



The following related plans and strategies are discussed in more detail on the following page:

- National Park Partnership Plan
- Regional Spatial Strategy
- Local Place Plans

Additional Plans and Strategies

Various other plans and strategies will help inform preparation of the next Local Development Plan. These are summarised below to illustrate their role and correlation with one another.

National Park Partnership Plan

The purpose of the National Park Partnership Plan is to guide how all of those with a role to play in looking after the National Park will work together to manage the National Park and achieve a shared vision for the area, as shown below.

Following the approval of the National Park Partnership Plan for 2024 – 2029 in December 2023 by the National Park Authority, the Scottish Ministers have recently issued their formal approval and it is due to be published in May 2024.

National Park Partnership Plan Vision

'By 2045 the National Park is a thriving place that is nature positive and carbon negative.'

National Park Partnership Plan Core Outcomes

- **A thriving place:** Helping communities and businesses to thrive through greener ways of living and working.
- **Nature positive:** Halting and reversing nature loss so that nature is more abundant.
- **Carbon negative:** Going beyond Net Zero so that the National Park absorbs more carbon than it emits.

Whilst not forming part of the statutory development plan, the National Park Partnership Plan is used as a material consideration in the determination of planning applications and will also guide and inform the preparation of the new Local Development Plan.

In turn the Local Development Plan for the National Park is an important tool to help deliver the four statutory National Park aims (as set out in the National Parks (Scotland) Act 2000) as being:

- To conserve and enhance the natural and cultural heritage of the area
- To promote sustainable use of the natural resources of the area
- To promote understanding and enjoyment (including enjoyment in the form of recreation) of the special qualities of the area by the public
- To promote sustainable economic and social development of the area's communities

These aims are to be pursued collectively however, if there is conflict between the first aim and any of the others, greater weight must be given to the first aim (section 9.6 of the National Parks (Scotland) Act).

Local Place Plans

Local Place Plans are governed by a Circular ([Circular 1/2022: Local Place Plans](#)), offering guidance for both communities and planning authorities on the preparation, submission and registration of Local Place Plans. Once registered by the planning authority, these plans carry legal weight, necessitating their consideration in the formulation of the Local Development Plan. In line with our commitment to community engagement, we have long supported communities in preparing their own Community Action Plans and in July 2022 we formally invited communities to prepare Local Place Plans, a legal obligation. However, many communities have prepared plans prior to this date. Ahead of our new Local Development Plan, we have been actively supporting more communities in their plan preparation.

As of Spring 2024, we have registered seven Local Place Plans for the following communities:

- Callander
- Luss and Arden
- Arrochar, Tarbet and Ardlui
- Drymen
- Balquhidder, Lochearnhead and Strathyre
- St. Fillans
- Strathfillan

Regional Spatial Strategy

The Planning (Scotland) Act 2019 introduced a new requirement for the creation of a Regional Spatial Strategy, which identifies long-term spatial development needs within specific areas. While Regional Spatial Strategies are not included in the statutory development plan, they will inform future National Planning Frameworks and Local Development Plans. The part of the Planning Act that requires Regional Spatial Strategies has not yet come into force however, the National Park Partnership Plan 2024 – 2029 is anticipated to serve as the Regional Spatial Strategy for the National Park.

Preparing the new Local Development Plan

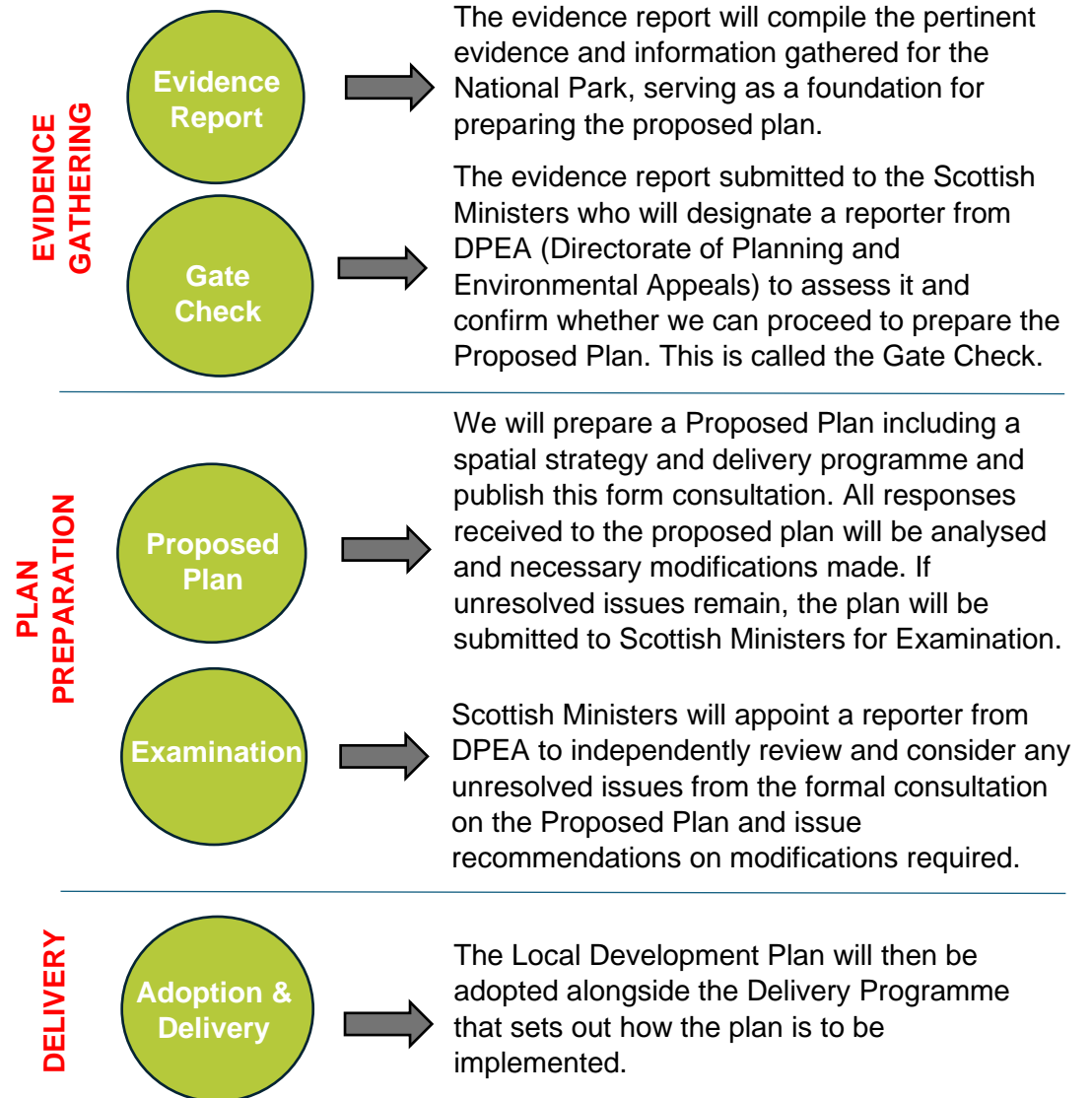
In 2024, our primary focus is on reviewing and enhancing our evidence base to compile our Evidence Report for Gate Check submission to the Scottish Government. Gate Check is the stage in which our evidence base is assessed before initiating the development of the new proposed plan. Simultaneously, our annual monitoring has continued, which will contribute to the evidence base of the next Plan.

Our ongoing commitment extends to supporting communities in their efforts to prepare Local Place Plans to ensure they are taken into consideration in the preparation of both the Evidence Report and the new Proposed Plan going forward.

At the time of drafting this Development Plan Scheme we are in the process of setting up the project management and wider project team with tasks still being scoped. This includes engagement planning and techniques to be used at the various stages of plan preparation.

It is important to emphasise that this document provides a high-level overview of the Local Development Plan preparation process and anticipated dates for key milestones. These will be continuously reviewed and updated it as we progress through the stages of the plan preparation, on an annual basis or bi-annually once further confirmation of timescales or engagement opportunities is available.

The process to prepare a Local Development Plan



Local Development Plan Timeline

CORE MILESTONES	Q1 Apr- Jun 2024	Q2 Jul- Sept 2024	Q3 Oct- Dec 2024	Q4 Jan- Mar 2025	Q1 Apr- Jun 2025	Q2 Jul- Sept 2025	Q3 Oct- Dec 2025	Q4 Jan- Mar 2026	Q1 Apr- Jun 2026	Q2 Jul- Sept 2026	Q3 Oct- Dec 2026	Q4 Jan- Mar 2027
Project Set up & Governance Development Plan Scheme and Participation Statement												
SEA Baseline & Scoping												
Evidence Gathering & Stakeholder Engagement												
Draft Evidence Report & Board Approval												
Gate Check (assumed 3 months)												
Call for Ideas and Sites stage												
Site Assessments												
Draft Proposed Plan												
Publish Proposed Plan for consultation												
Modifications to Proposed Plan												
Examination												
Adoption & Publication												
Publish Delivery Programme												

Indicative Participation Statement and Engagement

As well as the timetable for preparing the new Local Development Plan, this Development Plan Scheme seeks to provide details on engagement and consultation opportunities and methods throughout the process to prepare the Plan. This is to ensure that stakeholders are aware of when consultation is likely to take place and what form it will take.

The preparation of the new Local Development Plan is at an early stage and the scoping of the detailed tasks and work requirements is still underway. As a result, this participation statement reflects our current thinking and high-level opportunities for engagement and consultation at each of the key milestones. This is still to be fleshed out in more detail and views sought from the public.

Previous Engagement

The National Park Authority recently prepared a new National Park Partnership Plan for 2024 -2029 (NPPP) and this is due to be published in May 2024 following Ministerial approval. Extensive consultation was undertaken as part of the preparation of this Plan and took a variety of forms – online consultation, in person surveys, discussions with key agencies, meetings with community groups etc. A concerted effort was made to ensure that the views of children and young people were sought during this consultation period as well as other key stakeholder groups. The variety of views gathered throughout this consultation period are reflected in the final NPPP ([linked here](#)).

As we begin to develop our engagement strategy for the new Local Development Plan, we will use this consultation as a solid base of evidence and will build on the work that has already been undertaken. As a result of this work, we have a sound understanding of the issues within the National Park and the views of most of the groups set out in the Planning (Scotland) Act 2019 – the public at large, children and young people, key agencies, community councils and disabled people. However further work is required with some additional stakeholder groups to elicit views and follow on engagement on more specific local development planning matters with other stakeholders.

We have continued our programme to support Local Place Plans and have been engaging with and supporting communities as they prepare, and for some begin to implement, their Local Place Plans. Within the National Park there are a total of seven registered Local Place Plans and several others at various stages of development. This engagement has been invaluable and will be an essential source of information as we begin to prepare our Evidence Report and next Local Development Plan. The Local Development Plan team have been working closely with communities throughout this process and have developed an understanding of the community perspective within the National Park.

As we prepare the Evidence Report and Local Development Plan, we will continue a dialogue between all sectors of the community across the National Park and will continue to encourage harder to reach groups to get involved, including young people, families with children and people in full time employment. Social media has proved particularly helpful in this regard, alongside the more traditional forms of engagement.

Overriding Principles of the Consultation and Engagement Plan

As we develop our engagement strategy for the preparation of the Evidence Report and Local Development Plan, we will provide more detail on the specific forms of engagement likely to take place and when these will be carried out.

Engagement will be informed by Scottish Government published guidance on [Effective Community Engagement in Local Development Planning](#). The consultation draft was published in May 2023 and sets out the level of engagement expected at each stage of the plan making process.

The different levels of engagement highlighted in the guidance include:

- Inform/Informing
- Consult/Consulting
- Involve/Involving
- Collaborate/Collaborating
- Empower/Empowering

We will provide more information on each of these engagement techniques against key milestones as we prepare and finalise our project planning.

As part of the engagement strategy, we will also be referring to the National Standards for Community Engagement (VOICE) and will be developing our strategy using these guiding principles. The seven standards of community development will form the baseline of our engagement practices to ensure that we are approaching the consultation in a way that will best suit each of the stakeholder groups and will be inclusive and informative.

The diagram below illustrates the seven standards of engagement that we will be adhering to throughout the development of the Local Development Plan 2:



Who will we engage with?

We are required by the Town and Country Planning (Scotland) Act 1997 (as amended), to engage and consult with specific stakeholder groups, alongside internal National Park services, external organisations, and the public.

These specific groups include:

- Children and young people
- Gypsies and Travellers
- Disabled People

As part of the development of the detailed engagement strategy we will be focussing specific engagement activities on the groups detailed above and within the Planning (Scotland) Act 2019, however, we will actively encourage anyone with an interest in development and land use, community development, climate change and nature recovery to get involved in the next Local Development Plan. Participation will be open to everyone including individuals, our communities, businesses, landowners, local authority partners, the Key Agencies, and the development sector.

Our Communities

Input from local communities (including community councils, trusts, and other interest groups) is particularly important, especially at the early stages of preparing the Plan. It is hoped that the aspirations of local communities will be articulated through their Local Place Plans which will help show priorities for communities and influence the outcomes of the planning process. However, we will also be undertaking targeted engagement with community councils to gather issues for the next plan.

Young People

We will be seeking to be actively involved and work with young people across the National Park to help prepare the new plan. We will do this in several ways for example, by engaging directly with our Youth Committee and Youth Volunteer programmes as well as engaging with young people through education services across the area.

Local Authority Partners

The National Park Authority has the statutory responsibility for Planning in the National Park. However, the Local Authorities of Argyll and Bute, Stirling, West Dunbartonshire, and Perth and Kinross have responsibility for discharging all other local government functions (for example Roads and Transportation, Housing Investment and Policy, Education and Environmental Services). Their input into policy development and coordination with their service delivery priorities are integral to delivering the strategy and aims of our Plan.

Key Agencies

Key Agencies are bodies specified by Scottish Ministers who are required to co-operate with planning authorities at certain stages in the development plan preparation process. The intention is that, through this full and early engagement, plan-making authorities will have early access to much of the key information they need to produce effective plans. The plans themselves will therefore be realistic and deliverable and tie in with the strategic objectives of other agencies, with these agencies 'buying-in' to the strategy and proposals of plans and assisting in their delivery.

Development Sector (inc. Businesses)

Developers, landowners, businesses and investors are all significant stakeholders in this process. Through land that they own, finance they are looking to invest or businesses which wish to expand or set up, these interests are critical to realising the vision identified in the Plan. We will be developing further engagement activities to ensure this stakeholder group has a meaningful input into the Local Development Plan.

How will we engage?

We will make it easy as possible for everyone with an interest to engage in the preparation of the Local Development Plan. Engagement techniques are yet to be considered and determined however some of the ones used previously that have worked well and are likely to form part of engagement include:

Publication/Information:

- Availability of information and consultation documents through our website promoted by social media, email and letter updates.
- Social media: Increased information feeds and sharing feedback through Facebook, LinkedIn and X, and regular consultation updates to be provided during the consultation via blogs on our website promoted by social media.
- Provide updates at key stages to those who have requested to receive updates or responded to the development plan consultations i.e. via our Live Park mailing list.
- Prepare an Interactive online mapping of the Proposed Local Development Plan and investigate developing this further to allow the public to add comments on to an interactive map.
- Placing articles and adverts in local and community media (magazine / newspapers / websites etc.)
- Disseminate information through Community Councils, Development Trusts, National Park Destination Group, Land Management Forums and other networks.

Engagement:

- Community drop-in events and/or workshops may be offered in key locations and/or virtual sessions for those who are not able to attend in person. This will be informed by feedback from stakeholders on the preferred approach to be used.
- Explore with the National Park Youth Committee and schools how best to continue engagement with children and young people. We will use the Local Place Plan information where the communities have gathered views from young people in their community engagement.
- Identify key stakeholder groups that we need to engage with and seek their views on how best to do so and co-design approaches.
- Arrange briefing meetings for Councils and key agencies.
- Attend public meetings and other community meetings and events where we haven't had an opportunity to engage with the community in other ways.

Other:

- Staff available to answer questions or provide information in person at our offices or via telephone, email and social media.
- Staff available to answer questions or provide information in person at our offices or via telephone, virtual meetings, email and social media.

When will we engage?

The following timetable indicates proposed timings, methods, and audiences for each stage of engagement. Once approved and published, the engagement and consultation strategies for each stage will provide more detail on the Who, How and When.

As we progress through the plan making process, we will produce our more detailed engagement and consultation strategy for each stage, which will be published when it has been approved and updated annually in line with the DPS and this participation Statement.

TIMESCALES	STAGE of PLAN PREPARATION	WHO WE MAY ENGAGE WITH (not exhaustive)	METHODS WE MAY USE	AIM
EVIDENCE GATHERING				
2023	Consultation on National Park Partnership Plan	The public at large, children and young people, disabled people, older people, key agencies, infrastructure providers, landowners, community councils, community groups	Commonplace online consultation, emails, in person surveys, online and in person meetings, social media	Inform, Involve, Consult
2023	Invite communities to prepare Local Place Plans and support communities to develop these	Local Communities, Community Council, Board Members, Internal teams	Emails, Website information, in person and online meetings, workshops, consultant time	Inform, Involve, Empower
Q1 2024- Q2 2024	Development Plan Scheme and Participation Statement	Community Councils, Key agencies, Board Members, Youth Committee, wider public	Email, Survey, Meetings, workshop, online consultation	Inform and involve
Q1 2024 – Q3 2024	Data collection and engagement for Evidence Report	Public at large, specific stakeholder groups, key agencies, infrastructure providers, local authorities, board members, community councils, community groups	<ul style="list-style-type: none"> • Meetings in person and online to discuss information and data need. • Workshops and tailored events specific to each stakeholder grouping. • Email requests and discussions with key agencies and stakeholders. 	Inform, Involve, Consult

			<ul style="list-style-type: none"> Online consultation to determine agreements and disputes. 	
Q1 2024 – Q3 2024	SEA Scoping, Baseline, drafting and submitting and other necessary assessments	The consultation authorities, key agencies, Scottish Government, key stakeholders and expert groups	Online and in person meetings, email requests for data and information	Involve, collaborate
GATE CHECK				
December Q4 2025	Evidence Report to be approved by National Park Board	Board Members of the National Park Authority	In person meeting and presentation	Inform, Consult
Q4 2025	Submission of Evidence Report to DPEA	No requirements to engage specifically at this stage		
Q1 2025	Publication of Evidence Report	No requirement to engage at this stage	Evidence Report will be published on National Park website	Inform
DEVELOPMENT OF PROPOSED PLAN				
Q4 2025	Open call for sites and ideas	Public at large, specific stakeholder groups. infrastructure providers, the local authorities, board members, community councils, community groups, housing developers, landowners	Emails, LDP Pages on National Park Website, Advertisement, social media, Interactive Events & Information Meetings, Online & in person	Inform, Involve, Collaborate

Q3 2024 – Q3 2025	Plan preparation – including associated assessments	Public at large, specific stakeholder groups, key agencies, infrastructure providers, the local authorities, board members, community councils, community groups, housing developers, landowners, local authorities	<ul style="list-style-type: none"> • Workshops and interactive events specific to stakeholder groups. • Emails • In person and online meetings to gather views • Surveys • Local Place Plans • Previous National Park Partnership Plan consultation results 	Inform, Involve, Collaborate
Q4 2026	Consultation on draft proposed plan	Public at large, specific stakeholder groups, infrastructure provides, the local authorities, board members, community councils, community groups, housing developers, landowners, local authorities	Advertisement, physical copies made available, Neighbour Notification social media Interactive Events & Information Meetings - online & in person, Online consultation	Consult
EXAMINATION				
Q2 2026	Submit proposed plan to Scottish Ministers	No requirement to engage at this stage	Submit to Scottish Ministers	Inform
Q2 2026	Examination period including modification of the plan	Members of the public – objectors	Advertisement in local newspaper and libraries Notify those who made representations during consultation	Inform
ADOPTION				
Q3 2026	Adopt proposed Plan	Members of the Public Scottish Members People who commented on Proposed Plan	Submit to Scottish Ministers Publicise online and in local newspaper Notify those who commented on the plan	Inform

Q4 2027	Prepare and publish delivery programme	Scottish Ministers Members of the Public	Email, workshops and interactive events, online and in person meetings, LDP pages on National Park Website and hard copies to be made available.	Collaborate
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Contact Us

We hold a Local Development Plan database which is a list of all individuals and organisations that want to be kept up to date on Local Development Plan process and delivery. In the last few years, we have sent a newsletter keeping people up to date on our Action Programme (this is about site and place delivery) and our Monitoring Reports and Audits. As we move into the next stage the LivePark newsletter will be used to inform people of the engagement we are undertaking and information on Local Place Plans.

If you are interested in receiving our newsletter and being kept informed of the various stage of the preparation of all our Local Development Plan, then please contact us through any method below:

Email: Livepark@lochlomond-trossachs.org

Telephone: 01389 722600 and ask for Development Planning team.

Write: National Park Authority Headquarters, Carrochan Road, Balloch, G83 8EG

You can also keep up to date on our various Live Park social media feeds:

[Twitter.com/ourlivepark](https://twitter.com/ourlivepark)

[Facebook.com/ourlivepark](https://facebook.com/ourlivepark)

<https://www.linkedin.com/company/lomondtrossachs/>