

STRATHARD LOCAL PLACE PLAN - OVERARCHING SUMMARY

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INTRODUCTION

The Strathard Local Place Plan is composed of three CLPs (CLPs) -Aberfoyle, Kinlochard, and Stronachlachar and Inversnaid. These are defined by historical community council sub-ward boundaries, appearing as Ward 1, Ward 2, and Wards 3 and 4 combined in the Figure below.

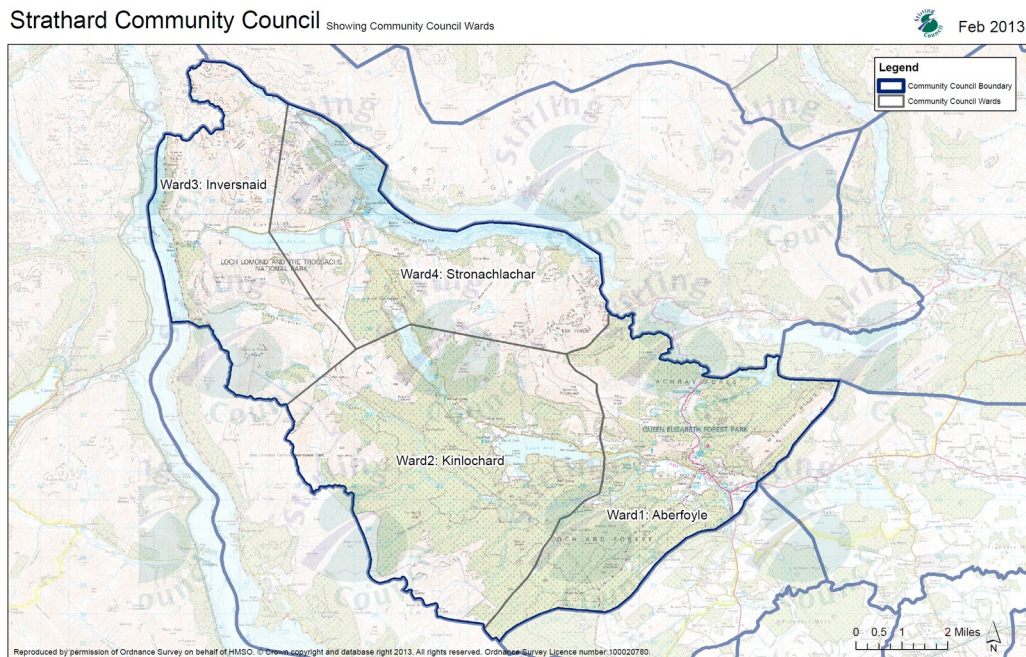


Figure 1: Strathard Community Council Ward Boundaries

Our residents see Aberfoyle as our main hub for development, providing local services, tourism and enterprise opportunities, which would also benefit from better access and carbon neutral transport options beyond the Strath. We are working towards better management of visitor accommodation and support the development of affordable housing to meet the the needs of all generations of residents. Nature-based solutions to enhance the local environment including finding a solution to flooding will be prioritised over other forms of intervention.

Kinlochard is a tranquil village with a strong sense of community. Community-led development, ownership and working towards greater self-sufficiency have built social cohesion in the village. Residents are also proactively working to protect and enhance the natural environment through a range of activities and support a more balanced approach to visitor management, where residents and visitors alike can enjoy our peaceful and scenic landscape.

Stronachlachar and Inversnaid are places with rich histories, wilderness and community. Residents aspire to see more year-round local economic opportunities which balance the needs of residents and visitors. The repurposing of disused and underused buildings alongside a limited amount of new developments can help provide small-scale and affordable accommodation. Holistic management of the surrounding landscape, so that it is more resilient to the impacts of climate change is another important local priority.

A Dynamic Simulation and Measure of Progress. Each CLP constitutes an holistic and systemic snapshot of residents' agreed strategic aspirations and priorities, and articulates the deeper foundations and principles underpinning them. We are committed to keeping our CLPs up-to-date. Those of Kinlochard, and Stronachlachar and Inversnaid were refreshed in 2022 and 2023, respectively. Both incorporated significant amendments to reflect local changes and learning in the 4 years since their first versions.

This adaptive capacity of our CLPs is a key strength, one of great value to the local planning system. They provide a dynamic accurate simulation and measure of progress on our journey towards being sustainable, liveable and productive, for the National Park, and our other partners and stakeholders. We face times of unprecedented uncertainty, necessitating new thinking and approaches, effective partnership, and sensitivity and responsiveness to challenges and opportunities. The ability to ascertain whether or not the longer-term aims of NPF4, the LDP and the Strathard Framework are being actualised in Strathard is contingent on the ongoing feedback and reflective practice that our CLPs are enabling.

An Integrative Context for Planning and Partnership. The structural purpose of Local Place Plans is to fill a gap in the planning system at the community level. Successful actualisation of NPF4 is contingent on a local layer which shares, and can enable, the framework's holistic vision, aims and spatial principles. The rich, consensual and grounded context provided by the Community Life Plans and Strathard Framework provide an essential integrative foundation for building collaboration, trust and realising the subsidiarity principle. Without it, truly mutual aims are impossible, as is joined-up, efficient and effective partnership between communities, agencies departments and stakeholders around their delivery.

Our CLPs are open-ended, and broad and deep in scope. Their community-led consensus-building approach allows for the emergence and inclusion of anything and everything deemed important to Place, and its capacity to survive and thrive. This encompasses and interweaves planning, land use, important places and qualities, and the natural environment. It also includes matters related to local governance, action and communications within and between our communities, and with neighbours, stakeholders, and networks relevant to realising our CLPs. This totality of the CLPs can be considered to be our best effort at a full manifestation of The Place Principle.

The richness of the CLPs was a key enabler of the Strathard Framework: the UK's first project to seamlessly braid planning and land use into a single vision and delivery plan. Led by the National Park, this guidance sets out the road to transition by 2040, and may be unique in the UK for being consented to by all who contributed to its co-production. This includes a significant majority of all Strathard residents, two authorities, landowners, agencies and other stakeholders. The Strathard Framework provides Scotland with an exemplar, catalyst and foundation for joined-up partnership-working and collaboration around climate adaptation and a just transition. It is significant that the main amendments we propose for the new LDP are priorities arising from our CLPs not explicit in the current LDP, but included in and foreshadowed by the Strathard Framework. The CLPs and the Strathard Framework can be considered ahead of the curve in that they manifest the aims and principles of NPF4, and yet preceded it by up to 6 years.

An Holistic and Systemic Lens. The LDP amendments table below provides a guide to our CLPs relevant to statutory duties. However, wise decision-making still depends upon *always* considering proposals through the holistic lens the CLP's represent.

In our experience, planning decisions tend to be based principally on a broken down, narrow and fragmented view by discrete policies. A community is a complex living system, where everything is interrelated and interdependent. If this whole is not a material consideration, decisions often lead to unintended consequences which weaken the foundations and fabric of community sustainability. It is for this reason that policies which, on the face of it, align with the main aims of Key Plan/Strategies, too often can end up undermining them.

In some respects, Strathard has improved over the duration of the last LDP. In others, our CLPs bring to light evidence and experiences of systemic erosion, decline and disintegration which may have been otherwise downplayed or unseen. This Plan, the next LDP and NPF4 cover a critical 10-year period for Strathard, and Scotland. We cannot afford to wait 10 years before discovering that strategies and action are failing in their aims, and responding appropriately to learnings.

“The Whole” as Material Consideration. In summary, each CLP constitutes a dynamic, integrative, whole-systems model of what a specific community has agreed by consensus is the best route to regeneration and a just transition. Each draws upon and embodies a great weight of collective knowledge, lived experience and fine-grained appreciation of place. Each has been agreed by consensus following the participation and deliberation of a significant majority of its permanent residents, young and old.

As such, each CLP is as rich, reliable and nuanced a framework for becoming a sustainable, liveable and productive place for that Place at this time. It follows, therefore, that each CLP should also be considered by authorities and developers to be best available framework for realising and satisfying NPF4 and the National Park's four main aims within its boundaries.

On this basis, the totality of each CLP must be treated as a material consideration and regulatory framework in its own right, and which carries due weight in local planning decisions. We ask that any new proposals within the boundary of each CLP demonstrate regard for and alignment with the relevant Core Principles, Important Things, Themes and Zones agreed by consensus by that community. In the next section, we provide guidance to authorities and developers on how to do this, and CLP map layers in support.

Where potential for misalignment or conflict with our CLPs is perceived, we ask that this is dealt with proactively, preventatively and preemptively via engagement with the relevant CLP Working Group (via the Community Council). This can enable an upfront, constructive exploration of possible benefits and synergies, or costs and remedies, and facilitation of broader community engagement, if required. In the long run, this will save time, money, loss of trust and adversarial dynamics, and will ensure proposals never undermine the fragile foundations and fabric of our Places. If there is shared understanding, agreement and confidence that new proposals contribute to the fulfilment of our CLPs, NPF4 and the

National Park's four main aims, we are happy to amend our CLPs accordingly, so as to incorporate them.

So too, do we request that for the National Park commit to a presumption and support for proposals which a community has agreed by consensus contributes demonstrably to the fulfilment of their CLP. Bureaucracy, policy interpretations, complex processes and procedures, and funding regimes and schedules are so often ill-suited to the nuance of a small community or remote rural context. The onerous burden for community development routinely and increasingly falls on the shoulders of local volunteers, the pool of which is diminishing fast nationwide on account of workload, apathy and burnout. We are in great need for the National Park and other partners in our transition to listen and seek workarounds to barriers or policy amendments, so as to facilitate support, continuity, and momentum in progress on-the-ground.

Most importantly, this commitment relates to working to enable and remove barriers to community-led enterprise, or third sector partnerships, seeking to build community wealth, capacities and self-sufficiency. It also pertains for support in any developer discussions towards ensuring fair and clear agreements around community benefit or planning gain, where our CLPs provide the basic framework.

It is no exaggeration to say that our future, and the success of NPF4, depends on addressing these hidden barriers to change at a community level. What resource, time, money and energy we have must be channeled into sustainable development, instead of forever running to a standstill. Improvement is wholly consistent with, and can inform, The Scottish Government's aspirations in regard to Community Empowerment, Land Reform, and the effective application of their guiding Principles of Place and Subsidiarity.

To conclude, we consider it vital that mindfulness of the 'whole' represented by our CLPs, and of the barriers inherent in the policy and support environment, is hardwired into planning processes in the implementation of the next LDP. If is not, or if decisions are guided by a business-as-usual mindset of development for the sake of growth, the result will certainly be disintegrative. As such, it will be in conflict with NPF4, National Park aims, and other national aspirations mentioned. Strathard faces a perfect storm of climate and cost crises, and of ever-declining public spend and services. The long-term viability, sustainability and adaptiveness of our communities and economic health will be contingent on the weight and support given to the totality of our CLPs.

A GUIDE TO CONSIDERING OUR CLPS

Each of the three CLP shares the same continuous structure, with features which reflect the order of stages they are co-produced by our communities. Each feature emerges organically from and remains interconnected to the one proceeding.

Anyone considering a proposal within a CLPs ward boundary, or wishing to engage with its community, should engage with the features of their CLP in the same order.

A tree is a useful metaphor for understanding the structure and features, which are as follows:

Important Things, which provide the deep roots of our CLP. These are the places, assets and qualities that we cherish and hold in common to be vital to our lived experience of Place, and which we aspire to improve and safeguard for posterity.

Core Principles constitute the permanent unshakeable trunk of our CLPs. These Principles provide a fundamental guide, measure and regulatory mechanism for local activities, ensuring alignment with our Important Things and Themes and Priorities for Action. As such, we expect any proposal for development or action in Strathard to demonstrate how it aligns with the Four Core Principles of the relevant CLP.

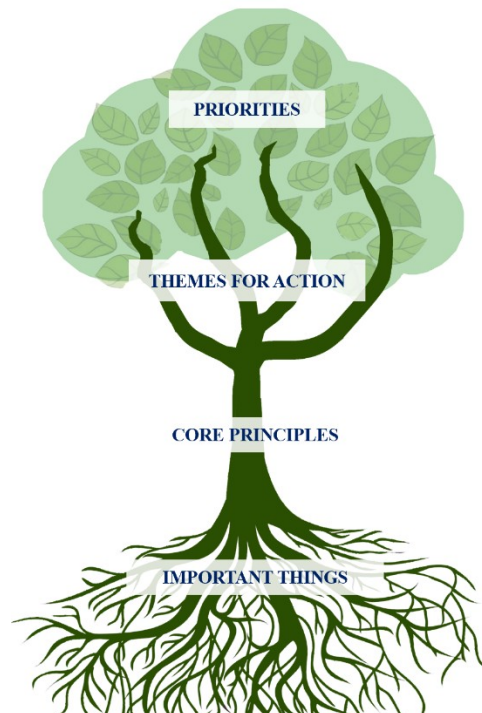


Figure 2: CLP Structure and Features

Themes and Priorities for Action: These are the main branches of our CLPs, which change and evolve over time. These group our aspirations and priorities for action, and for protecting and enhancing our Important Things. Each of our CLPs features four interrelated and inseparable Themes for Action.

Interdependencies between the Features. All features are, and must be treated as, intrinsically linked parts of an inseparable whole.

The Core Principles stem from the Important Things, and guide the realisation of all Themes and Priorities. In turn, related activities are seen to strengthen and enrich the Principles. The Core Principles act as a lens through which we can better discern the kinds of developments and actions which we need or aspire to see in our communities towards protecting and enhancing the Important Things.

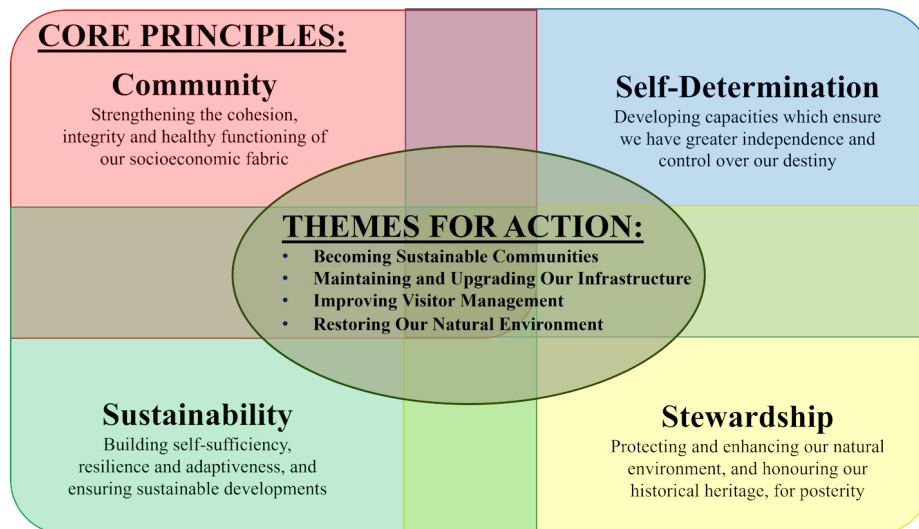


Figure 3: Shared Principles and Themes for Strathard

Remaining mindful of these systemic interrelationships and interdependencies, and acting in accordance with them, is how our communities have agreed we can prosper in a genuinely integrated and sustainable way that benefits all. The Figures above and below provide two representations of this holism in regard to some shared principles and themes for Strathard outlined in the next section.

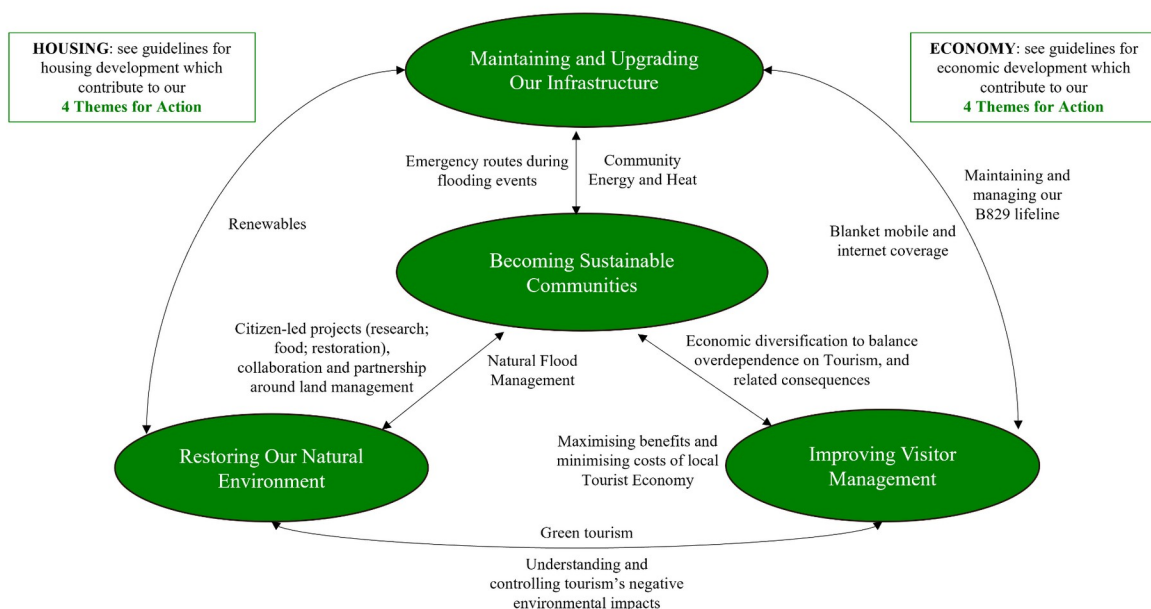


Figure 4: Some Systemic Interrelationships between Strathard's Shared Themes for Action

OVERVIEW OF GENERAL PRINCIPLES AND THEMES FOR STRATHARD

While each CLP is unique in its expression of these features, they do share broad underlying themes. On the basis that these may offer a useful introduction to what is important to, and connects, Strathard communities as a whole, we provide an overview below. **Nevertheless, we must stress that this overview is not the Strathard Local Place Plan, which is formed by the three CLPs, each of which stands and must be considered and consulted on its own terms.**

Our overview of Principles and Themes shared by Strathard as a whole are:

Four Shared Principles for Strathard

- **COMMUNITY:** *Does this development/action complement or strengthen the cohesion, integrity, healthy functioning, and unique qualities of our Communities, and our connectedness to our neighbours and stakeholders?*
- **SELF-DETERMINATION:** *Do we (or how can we) have influence over this development/action sufficient to ensure it aligns with our Core Principles and CLPs?*
- **SUSTAINABILITY:** *Does this development/action contribute to the socioeconomic sustainability, resilience and self-sufficiency of our Communities, and our capacity to adapt to immediate challenges and future uncertainties?*
- **STEWARDSHIP:** *Does this development/action protect, enhance, communicate or properly consider the natural and historical heritage we cherish, and which is under serious threat from climate change and other factors?*

Four Shared Themes for Action for Strathard

Four shared Themes for Action for Strathard are Becoming Sustainable Communities, Restoring the Natural Environment, Maintaining and Upgrading our Infrastructure, and Improving Visitor Management. Further information on these is as follows:

- **BECOMING SUSTAINABLE COMMUNITIES.** In order to support our healthy functioning we recognise the need to develop initiatives which enable economic regeneration and build community wealth, self-sufficiency and resilience. We share an aspiration to become low carbon, low impact, fully environmentally aware and responsible, and to continue building a visitor proposition around these values. We also agree on the need for an economy not overdependent on seasonal tourism, and which is locally regenerative, rather than extractive. We need more diverse, year-round employment, providing higher wages, and capitalising on potential opportunities around the digital economy and homeworking. This in turn depends on and can drive demand for places to

accommodate local businesses and people, necessitating availability of appropriate affordable stock sufficient to enable churn. In this regard, a shared priority goal is to retain and support our young people, providing homes and opportunities sufficient to enable them to live and thrive in the area. We recognise that in today's economic environment, these aspirations are no longer likely to manifest if left solely to market forces and the public sector.

We are also acutely aware of the vulnerability of our Important Things, and the potential for this to be misunderstood or underestimated by people who do not live in Strathard. To address this, each CLP defines clear guidelines on appropriate and inappropriate development zones and types for their ward, and the infrastructural upgrades deemed necessary to provide stable foundations. Without these guidelines, we have genuine fears that developments could cause irreversible harm to our Community's integrity and sustainability. For all these reasons, we strongly commit to increasing our influence as a Community and believe that greater independence and self-determination underpin our aspirations for achieving community sustainability.

- o **Economic diversification.** We recognised that our overdependence on a seasonal tourist economy is a vicious cycle if not balanced by other opportunities. We are therefore open to opportunities which are of higher-value, ecological in nature, and those which provide year-round revenue.
- o **Opportunities for Young People.** Our young people have reached consensus on their desire to contribute meaningfully to their community, and the lack of affordable local opportunities for them.
- o **Community Ownership and Enterprise.** We recognise the opportunity represented by asset-locked enterprises developed for the community, by the community. These can contribute to local economic regeneration, support further community wealth-building and help to address our basic needs for food and energy security particularly during the cost crisis. We believe these opportunities should be recognised as our ambition to realise NPF4's principles for just transition, and therefore better supported through planning policy. See also Upgrading Essential Infrastructure for Community Energy and Heat projects.
- o **Public Transport and Access.** We acknowledge the significant challenges represented by Strathard's lack of public transport (worse since the loss of an effective DRT service) and weight of car visitors to Strathard. Solutions are fundamental to our a local net zero strategy. Given that locally, this disproportionately impacts our younger residents and those without cars, we wish to explore alternative transport options, particularly a B829 shuttle between the wards, and connections with Callander and the cities. We see an effective solution also serving to reduce car visitors and the increasing weight of traffic on the B829.
- o **Housing.** While we recognise the fairness of housing allocation, we also feel strongly that the integrity of our community is an important consideration, and therefore providing for local residents is our first responsibility. Recent developments such as

the Stronachlachar Storehouse suggest the market is no longer able to develop and cover its margins if it aims to meet goals for social and affordable housing in more remote communities. Community housing may therefore be the only solution to meeting our needs and has emerged as a top priority in all CLPs.

- o **Flooding and Resilience.** Flooding is one of the four themes in the Aberfoyle CLP, and also affects the rest of Strathard due to the impacts on the few roads which we depend on heavily. Flooding also restricts development in Strathard and a group is exploring natural flood management and provisions among other options. Key amongst these is reinstatement of a historical alternative emergency right-of-access via the forest for Strathard communities.
- o **Spaces and Opportunities to Congregate.** We recognise these are important foundations of a community which also supports our aspiration for greater self-determination. Across the ward, but particularly in Stronachlachar and Inversnaid, we lack appropriate, inclusive and affordable amenities.
- **RESTORING OUR NATURAL ENVIRONMENT.** The wilderness and wildlife which surrounds us, our dark skies, and the beauty, enjoyment, peace and tranquility they afford, are fundamental to our experience of Place, and its tourist appeal. In light of Scotland's Climate Emergency and Biodiversity Strategy, we also recognise the urgent need for an optimal consensual 'net-zero' and carbon-capturing ecological strategy for Strathard. Without the collective wisdom, observation and participation of resident communities it is difficult to envisage an effective response of the scale and attention required. To reverse the decline in biodiversity and work towards net-zero, we must ensure developments are appropriately-sized and sensitive to the finer details, working carefully with our vulnerable habitats, flora and fauna, history-rich landscape and iconic views. Common priorities we share include:
 - o **Environmental Restoration.** We share the aspiration of establishing a continuous restoration programme across Strathard and for putting environmental stewardship at the heart of our tourist proposition. Proposals for volunteer or citizen-led action include assessment of water quality and invertebrates; ecological audits of naturally-rich areas; natural flood management schemes; native and broadleaf tree replanting; community litter-picking; and restoring peatlands, soil health, and heritage upland grazing practices.
 - o **Meaningful Involvement in Land Management Planning.** We are conscious and respectful that the majority of our Wards fall under the ownership of large landowners with a commercial purpose. However, exclusion from land management decisions often promotes divisiveness, cynicism and mistrust. Particular areas of concern across Strathard include forestry, the right and ease of access, wildlife culling, the water environment, peatlands, controls of invasive species and the protection of vulnerable ones. All CLPs also identify sensitive zones agreed to be of importance to the local ecology and landscape, but which are otherwise without statutory protections.

- o **Visitor Management** (See Improving Visitor Management and the Tourist Economy Theme below). We share a desire for greater control of and action on the negative impacts of tourism on the natural environment. These include litter, vandalism, and activities or uses which may be environmentally inappropriate. This priority has increased in urgency since the Covid-19 pandemic due to significant increases in tourist numbers and activity in the area.
 - o **Dark Skies.** We are unanimous in treasuring our views of the star-filled heavens (increasingly rare in modern times) and in our aspiration to formalise conditions which preserve them for posterity. Community-led light monitoring by a Dark Skies group is in progress (led by a young person), as is building evidence of Strathard's eligibility for dark sky status.
- **MAINTAINING AND UPGRADING OUR INFRASTRUCTURE.** Deliberation has highlighted our dependency on a functioning infrastructure, in order to flourish and attract new residents and enterprise. Without effective evaluation, maintenance and improvement, we have genuine concerns regarding the additional pressure visitor numbers or developments put on systems which are already under strain. Strong shared themes include:
- o **Roads.** Particularly, the B829, which is a lifeline for Inversnaid, Stronachlachar and Kinlochard, and under pressure by a significant increase in traffic since 2020. The B829 is also increasingly frequently cut-off during flooding events, necessitating the reinstatement of our historical alternative emergency right-of-access via a forest route at such times. The issue of road safety was also a strong theme particularly in the Aberfoyle area.
 - o **Communications.** A good reliable internet/mobile connection is a general expectation for visitors and a requirement for safety, accessing services (e.g. 2-factor identification), and for participating in the digital economy. The latter is a key driver of, and opportunity for, local economic regeneration. Outwith the settlements, and in wilderness areas, connections and coverage are still poor to non-existent.
 - o **Community Energy or Heat Schemes.** We recognise an imminent risk of fuel poverty locally, our dependency on external fuel suppliers, and the need to address these as a pillar of a wealth-building and resilience strategy. This underpins a strong desire across all CLPs to progress community heat and renewables schemes.
 - o **Medical Services.** Our access to medical services has worsened since 2019, exacerbated by our reliance on the B829 and poor mobile coverage. Our more remote communities in particular require a failsafe first response strategy, as residents' lives may depend on leveraging residents with first-aid/medical skills.

- o **General Infrastructure.** We would welcome assessment of and upgrades to our already-overburdened electricity and water infrastructure, before additional demand is placed on them by new developments.

- **IMPROVING VISITOR MANAGEMENT.** While we are proud of Strathard's historical role in the tourist industry, and recognise its importance to our local economy, we have experienced a significant increase in visitor numbers, traffic and antisocial behaviour since 2020. Our concerns regarding the pressures on our communities, environment and strategic priorities have therefore now become one of our highest priorities. These concerns underpin our desire and commitment to a more sustainable tourism proposition which aligns with our Important Things and Core Principles.

We welcome support towards creating an ongoing, joined-up partnership strategy which will encourage long-stay year-round visitors who love and respect Strathard for the same reasons we do. This should also entail evidence-driven interventions which manage visitor flow while placing greater weight on Community Sustainability (see above). Through such interventions, we hope to achieve a more harmonious coexistence between residents and visitors.

- o **Broader collaboration with communities around visitor management.** Co-production and implementation of a coherent strategy and action plan, including effective research and data-gathering. A key aim is effective channeling or transport to locations and facilities where they can be better catered for.
- o **Sustainable tourism proposition.** Better articulating and supporting developments and actions which align with our Important Things and Core Principles. These include outdoor activities; achieving dark sky status; and making more of our rich local heritage, geology and folklore in order to attract longer-stay year-round visitors. Improvements to existing facilities are also proposed.
- o **Strategies for dealing with antisocial behaviour.** Littering, fires, environmental damage, irresponsible camping, noise, and human waste have been highlighted as general Strathard-wide issues. Suggested interventions for which we need support are included in the Life Plans.
- o **Effective controls on factors undermining our visitor proposition, principles and themes.** A key erosive dynamic is the loss of rental and residential properties to Air BnB and second homes. In each case this means one less household of permanent residents, with younger and older residents most affected, and also contributes to pricing out locals and creating a barrier to community ownership and enterprise. Without appropriate regulatory policy new developments may exacerbate the challenges (see also Community Sustainability). Another closely related theme is community infrastructure (see Upgrading our Essential Infrastructure).

STATEMENT SHOWING REGARD TO OTHER PLANS/STRATEGIES

In preparing the LPP, Strathard Community Council and the three working groups which enable and represent the CLPs have given regard to a number of key plans and strategies. It was agreed by consensus that the CLPs are entirely consistent with NPF4 aims and principles, and, other than a few exceptions which are resolved in the Strathard Framework, consistent with the overarching priorities and vision of the LDP.

So too did we agree that the realisation of the journey is contingent on the holistic approach to consulting our CLPs, as previously articulated, as this systemic context can be lost in planning processes and decision-making, thereby leading to the developments which undermine the aims and principles they purport to work towards.

NPF4. This first is the [National Planning Framework 4](#) (NPF4) which sets out the Scottish Government's priorities and policies for planning, including how development should contribute towards reaching net-zero and a 'sustainable Scotland' by 2045.

NPF4 aims to create *sustainable, liveable and productive places*, through the realisation of **six spatial principles:** *healthy, pleasant, connected, distinctive, sustainable and adaptable*.

LDP (LDP) and National Park Partnership Plan. LDPs outline the planning priorities and policies at a regional level, reflecting the principles set out in NPF4.

Strathard is covered by the (currently 2016) Loch Lomond and The Trossachs National Park Development Plan (hereafter, the National Park). The National Park Authority must adhere to the National Parks (Scotland) Act 2000, which sets out their responsibilities, including statutory planning and access.

The National Park's Partnership Plan (hereafter, Partnership Plan) sets the strategic direction for the work of the National Park and the many other named partners within the Plan, and where Stirling Council is a core stakeholder.

The LDP must reflect the Partnership Plan and support the delivery of the four main aims of National Parks, namely:

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

Strathard Framework and Delivery Plan. The Strathard Framework is an exciting partnership project that takes a holistic view of our Strathard area to create a shared vision that will support a healthier, more climate responsive Strathard from now until 2040. This builds on and aligns with existing plans and strategies, including our CLPs, NPF4 and the current LDP. Our communities came together with businesses, landowners and public agencies in a series of workshops to create a new, innovative piece of guidance that for the first time incorporates both development opportunities and land use aspirations. A broad

consensus between all was reached on the Framework and a Delivery Plan which set out 10 partnership projects towards making the ambitious vision a reality:

- **Visitor Management and Infrastructure**
- **Sustainable and Active Travel**
- **Aberfoyle Public Realm/Mobility Hub**
- **Community Self-Sufficiency/Economic Diversification/Affordable Housing**
- **Landscape Tranquillity and Dark Skies**
- **Community Resilience, Flood Adaptation, Mitigation and Management**
- **Improve Water Quality and Utility Infrastructure**
- **Peatland/Ecological/Biodiversity Protection/Restoration**
- **Woodland Management and Creation**
- **Renewable Energy**
- **Land Diversification**

ENGAGEMENT EVIDENCE

The Strathard Community Council and the three communities have demonstrated that there is support for the principles, themes, priorities and proposals in our CLPs. Descriptions of the level of engagement and related activities are provided as follows:

- **Aberfoyle CLP:** Appendix F.
- **Kinlochard CLP:** Appendix A
- **Stronachlachar and Inversnaid CLP:** Appendix E.

In regard to the estimation of the number of participating residents, these are expressed as percentages of the total community, according to information on electors and households provided by the Electoral Registration Office. These estimates are based on counts and registers at workshops and survey responses. A significant majority have signed up to a mailing list for receiving all updates on matters relevant to the Life Plans and related engagements. Percentages correspond to approximate totals, as follows:

- **Aberfoyle CLP:** 400 participants (60% of all electors represented)
- **Kinlochard CLP:** 80 participants (55% of all electors and 70% of all households, represented)
- **Stronachlachar and Inversnaid CLP:** 18 participants (60% of all electors and 90% of all households, represented).
- **Strathard Total:** 500 participants (approximately 58% of all electors).

Consensus-building processes were used for the CLPs. While there was some variation, broadly speaking these entailed convening a working group considered demographically and geographically representative of each ward. The working group then worked with facilitators to harvest a database of residents who wished to participate in the process, via door-knocking, mail drops, social media, word-of-mouth and other methods.

Employing the database, there then followed deliberative face-to-face community workshops where important things and strategic priorities were discussed and agreed. Young people in Aberfoyle and Kinlochard (there are no young people in Stronachlachar and Inversnaid currently) led separate engagements ahead of the adult meetings to agree what was important to them. Their outcomes and maps were subsequently shared with the adults to front-end, and provide a starting point for, their deliberations, in both cases supported without strong objection. Event outputs were then shared with the database via a follow-up online survey, to check with attendees that these were represented faithfully and accurately, and allowing those unable to attend to propose improvements or strong objections to what attendees had agreed.

What this means is that elements of the CLPs are never expressed in terms of a summary of views expressed for and against them. Rather, the Important Things, Core Principles, Themes and Priorities can be considered to be a description of what was discussed and agreed, and to be consented by all who participated. Different perspectives or experiences relevant to specific Priorities are included together in their content. In rare exceptions where residents did object strongly to a Priority, the objection and the numbers of objectors are recorded in bold under the proposal.

STATEMENT SETTING OUT LDP AMENDMENTS

This LPP considers the following amendments should be made to the current LDP 2016.

Although separated into different categories, the themes listed under 'Priority in LPP' are closely interrelated and affect one another. When viewing the table we request that the relevant CLP policies are referred to in order to gain a fuller understanding of the relationship between the priorities, and to the Principles expressed in each CLP.

Priority in LPP	Suggestion/Proposal/Priority	Suggested amendment/ consideration for LDP
Community Sustainability	Community development and wealth building opportunities, including right-to-buy assets, in order to support community empowerment and responsibility sharing.	<p>Our aspirations for community sustainability express our ambitions for realising NPF4's Spatial Principles of Just Transition and Local Living.</p> <p>Addition /amendment to LDP Overarching Policies 1, 2 & 3, and Economic Development Policy:</p> <ul style="list-style-type: none"> ● Guideline criteria determining developments which fall under categories of community-led wealth-building and sustainable development e.g. community-led enterprise and asset ownership. ● Policy prioritising developments which support community-led wealth-building and sustainable development, and specific support for communities to overcome barriers which constrain such development. ● Developer Contributions (Overarching Priority 3), planning gain and community benefit to include contributions which enable community-led wealth-building e.g. asset co-ownership, community benefit payments.

Priority in LPP	Suggestion/Proposal/Priority	Suggested amendment/ consideration for LDP
	Increased self-determination and agency, greater influence over local planning decisions, so we can better support meeting the needs of our places.	<p>Addition /amendment to LDP Overarching Policy 2:</p> <ul style="list-style-type: none"> ● Policy prioritising our aspirations outlined in our LPP, particularly in cases where proposed developments conflict with our CLPs. ● Policy which prioritises developments which specifically align with aspirations set out in our LPP.
Greater Community Resilience	Developing opportunities for community energy generation, necessary for enabling local resilience, wealth-building and sustainable development.	<p>The amendments below reflect our ambitions for achieving NPF4's Spatial Principles of Just Transition and Local Living.</p> <p>Addition /amendment to LDP Overarching Policies 1 & 2 and Renewable Energy Policy 1:</p> <ul style="list-style-type: none"> ● Policy prioritising community-led renewable energy generation over other forms of renewable energy development, and planning support to enable it. ● See ACLP 2.1.3, KCLP 2.4.2, SICLP 2.3.3. ● See also appropriate development zones: ACLP Appendix E, KCLP Appendix D, SICLP Appendix D.
	Increasing local food production and security, as we are vulnerable to changes in supply-chains and it promotes health, wellbeing and biodiversity.	<p>Addition /amendment to LDP Overarching Policies 1 & 2, and Open Spaces Policy:</p> <ul style="list-style-type: none"> ● Policy in support of local food production using

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		<p>methods which protect the natural environment /contribute to biodiversity, reduce food miles and residents' dependencies on supply-chains.</p> <ul style="list-style-type: none"> ● See ACLP 2.1.3 and KCLP 2.4.2. ● See also appropriate development zones: ACLP Appendix E, KCLP Appendix D, SICLP Appendix D.
	<p>Better access to medical services, fundamental to our health, and as this is often hindered by poor road access and communications.</p>	<p>Addition /amendment to LDP Overarching Policy 3:</p> <ul style="list-style-type: none"> ● Supporting developments of, or those which make contributions to and community benefits towards, the running of medical services within the Wards. ● See KCLP 2.4.4 and SICLP 2.3.5.
Local Economic Diversification	<p>Exploring and developing sustainable, year-round opportunities in line with our criteria for economic development and tourism management strategy, in order to harness economic opportunities and make Strathard an attractive place to live and work.</p>	<p>Addition /amendment to LDP Overarching Policy 1 and Economic Development Policy:</p> <ul style="list-style-type: none"> ● A broader definition of economic diversification (beyond farm diversification). ● Policy identifying where developments in the tourism industry limit the opportunities or potential for economic diversification and community wealth-building, and a prioritisation of the latter categories where conflict between them and the former exists.

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		<ul style="list-style-type: none"> ● Policy giving greater support to development proposals independent of the tourism industry and which support community sustainability. ● See ACLP 2.1.2, KCLP 2.1.1 and SICLP 2.1.1. ● See also appropriate development zones: ACLP Appendix E, KCLP Appendix D, SICLP Appendix D.
	Economic development zones, including sensitive and exclusion zones.	<p>Addition /amendment to LDP Economic Development Policy:</p> <ul style="list-style-type: none"> ● A presumption against developments in exclusion zones and those which conflict with criteria outlined in the sensitive zones. See ACLP Appendix D, KCLP Appendix C, SICLP Appendix C. ● See Guideline Planning Criteria for Economic Development outlined in Sections 3.1 of ACLP, KCLP and SICLP. ● See also appropriate development zones: ACLP Appendix E, KCLP Appendix D, SICLP Appendix D.
Flooding	Determining and implementing appropriate flood responses, as it causes regular and worsening disruption and impacts safety.	<p>Addition /amendment to LDP Natural Environment Policies 11 & 13:</p> <ul style="list-style-type: none"> ● Policy supporting developer contributions, planning gain and community benefit towards local flood research, mitigation and

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		<p>defences, particularly where flooding has a recurring and detrimental impact on the water environment, riparian species, their habitats as well as to human safety. Wherever possible priority should be given to natural flood management interventions.</p> <ul style="list-style-type: none"> ● Flood risk areas include those identified in ACLP 2.2 and KCLP 2.2.1. See also ACLP Appendix E.
	<p>Establishing safe and appropriate alternative access routes at times of flooding, an urgent safety issue with severe consequences.</p>	<p>Addition /amendment to LDP Natural Environment Policy 13:</p> <ul style="list-style-type: none"> ● The urgent need for flood responses where concerns to safety and human life exist, including supporting proposals which include developer contributions towards responses and encouraging planning gain and community benefit towards meeting these aims. Wherever possible responses should follow natural flood management approaches. ● Locations in the Wards include those identified in ACLP 2.2 and KCLP 2.2.1
Housing	<p>Life-cycle affordable (or community) housing tailored to local need, including controls on new housing, to promote better community functioning and support younger and older residents to live/stay in our Wards.</p>	<p>Addition /amendment to LDP Overarching Policy 3 and Housing Policy 1:</p> <ul style="list-style-type: none"> ● Prioritisation given to life-cycle, affordable and community housing, as set out in ACLP 2.1.4, KCLP

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		<p>2.1.1 and 2.4.5.</p> <ul style="list-style-type: none"> ● Policy supporting the criteria for house types, sizes and tenures to be determined by the needs and aspirations set out in our CLPs. See Guideline Planning Criteria and Guideline Planning Conditions for Housing outlined in Sections 3.2 in ACLP, KCLP and SICLP. ● See also appropriate development zones: ACLP Appendix E, KCLP Appendix D, SICLP Appendix D.
	Controls on holiday-lets, Air BnB and second homes.	<p>Addition /amendment to LDP Overarching Policy 3 and Housing Policy 1:</p> <ul style="list-style-type: none"> ● Tighter controls on holiday lets and Air BnBs throughout the Wards, in order to increase the availability of housing types in relation to local need: life-cycle housing supporting young and older residents to stay in the Wards, and live and work units. ● See ACLP 2.1.4, KCLP 2.4.5.
	Housing development, sensitive and exclusion zones for new housing.	<p>Addition /amendment to LDP Overarching Policy 3 and Housing Policies 1 & 2:</p> <ul style="list-style-type: none"> ● See Guideline Planning Criteria and Guideline Planning Conditions for Housing outlined in Sections 3.2 in ACLP,

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		<p>KCLP and SICLP.</p> <ul style="list-style-type: none"> ● Policy safeguarding exclusion zones and respecting sensitive zones set out in LPPs; ACLP Appendix D, KCLP Appendix C, SICLP Appendix C. ● See also appropriate development zones: ACLP Appendix E, KCLP Appendix D, SICLP Appendix D.
Protecting and Stewarding the Natural and Water Environment	Greater participation and cooperation around improving biodiversity, local ecosystems and land management planning. We believe a proactive position on this issue is necessary in order that we can support reversing species loss and extinction.	<p>Addition /amendment to LDP Overarching Policy 1 and Natural Environment Policies 3, 4, 5, 6, 8, 9, 10 & 11:</p> <ul style="list-style-type: none"> ● Policy supporting the involvement of the Community Council and local residents in decisions related to environmental stewardship and action on reversing further species loss, in recognition of the need for greater local action on these issues. ● See further detail listed in ACLP 2.1.1, KCLP 2.4 and SICLP 2.4.
	Dark skies status, in line with local quality of life aspirations and as a further tourism proposition.	<p>Addition amendment to LDP Overarching Policy 2, also Natural Environment Policy, and Visitor Experience:</p> <ul style="list-style-type: none"> ● Policies which protect the aspiration for dark skies status against developments which may undermine its achievement in the Wards. Our ambition is set out in ACLP 2.3.2,

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		KCLP 2.3.4 and SICLP 2.4.3.
Tourism / Visitor Management	Developing a coherent visitor management strategy across the Wards and addressing the increase in visitor numbers since 2020. Necessary for balancing residents' and visitor needs while protecting our status as a popular tourism destination and to avoid exerting additional strain on existing infrastructure and services.	<p>Addition /amendment to LDP Overarching Policies 1 & 3, Visitor Experience Policies 1 & 2, and Transport Policy 3:</p> <ul style="list-style-type: none"> ● A criteria for evaluating the impact of new developments on visitor numbers, and any mitigation measures proposed. ● Where relevant, encouraging developer contributions towards measures of evaluation and those which alleviate the problem. ● Particular areas of current concern exist in Aberfoyle around waste management /maintenance /facilities, transport and pressure on housing stock. See ALCP 2.3.1. ● Around Kinlochard parking, anti-social behaviour, uses of Loch Ard and Chon have been identified as challenges, see KCLP 2.3.1 ● Access to areas around Loch Arklet and Katrine and to the Comer Estate, litter and anti-social behaviour, as well as signage have been raised in Stronachlachar and Inversnaid, see SICLP 2.2 and in particular Appendix B. ● Along the B829 between Inversnaid and Kinlochard,

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		<p>regulation of the frequency of coach convoys is proposed as a matter of safety, see SICP 2.3.1.</p> <ul style="list-style-type: none"> ● See also appropriate development zones: ACLP Appendix E, KCLP Appendix D, SICLP Appendix D.
	<p>Revitalising existing facilities and offering new options to adapt to changing needs and demand.</p>	<p>Addition /amendment to LDP Visitor Experience Policy 3:</p> <ul style="list-style-type: none"> ● Policy prioritising developments which revitalise existing facilities in the Wards (as well as those which safeguard them). ● See SICLP 2.2.3, ACLP 2.3.2, KCLP 2.3.1 for more detail and specific locations /facilities.
<p>Infrastructure: including, Telecommunications, Waste Management, and Natural Environment Policy.</p>	<p>Communications infrastructure including broadband and mobile coverage, another dependency for businesses, daily life needs and a general expectation of tourists.</p>	<p>Addition /amendment to LDP Overarching Policy 3 and Telecommunication Policy 1:</p> <ul style="list-style-type: none"> ● Prioritisation of infrastructure maintenance and improvements where mobile coverage currently does not exist along B829, around Loch Chon and Katrine among other areas. See SICLP 2.3.2. This is seen as a safety concern. ● Broadband coverage in Stronachlachar and Inversnaid are seen as important for attracting tourists and running /starting businesses (economic diversification). See SICLP 2.3.2.

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		<ul style="list-style-type: none"> ● See also KCLP 2.2.2.
	<p>Effective waste management, critical to our tourism potential, biodiversity and wellbeing and which has worsened significantly since 2020.</p>	<p>Addition /amendment to LDP Overarching Policy 3 and Waste Management, also Visitor Experience Policies 1 & 2 and Natural Environment Policy 6:</p> <ul style="list-style-type: none"> ● A requirement for new developments to make meaningful and proportionate contributions towards maintenance, upgrades, and where appropriate waste management facilities and operations. See ACLP 2.1.3. ● See also Tourism/Visitor Management section above.
	<p>Review upgrade requirements for septic tanks and wastewater treatment. Fundamental to protecting water environments, species and tourism potential.</p>	<p>Addition /amendment to LDP Overarching Policies 1 & 3 and Natural Environment Policies 11 & 12:</p> <ul style="list-style-type: none"> ● Upgrades to existing systems and facilities set out in KCLP 2.2.3. ● Requirement for appropriate new developments in the Wards to meaningfully and proportionately contribute towards water quality assessments, so that water quality can be monitored over time. ● Requirement for appropriate new developments to meaningfully and proportionately contribute towards upgrades to waste

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		<p>water treatment systems and facilities.</p> <ul style="list-style-type: none"> ● See KCLP 2.2.3 for further detail.
Transport	Addressing road safety	<p>Addition /amendment to LDP Overarching Policy 3 and Transport Policies 1 & 3:</p> <p>Prioritisation of developments and those which make contributions towards addressing our road safety concerns listed in ACLP 2.4.3:</p> <ul style="list-style-type: none"> ● Appropriate signage for the Manse Bridge and Road. ● 20mph speed limit on A821 between the surgery and playground. ● Road markings and school crossing patrol on B820 outside the school. <p>See also SILP 2.3.1 and below.</p>
	Maintaining roads and access, as many depend on these for meeting daily life needs and emergencies.	<p>Addition /amendment to LDP Overarching Policy 3 and Transport Policies 1 & 3:</p> <p>Prioritisation of maintenance and improvements to roads listed in KCLP 2.2.1 and SICLP 2.3.1:</p> <ul style="list-style-type: none"> ● Pot holes along B829 and road to Lochend Cottages (see KCLP 2.2.1) ● Road repair, passing places and parking along B829 between Inversnaid and Kinlochard. (see SICLP 2.3.1) ● Addressing overgrown borders to maintain road width and sightlines (see SICLP 2.3.1) ● See also Flooding section above.

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	<p>Sustainable and active transport options, infrastructure and facilities, linking communities within the Wards and routes beyond, including maintaining, improving and establishing new footpaths, cycle and bridleways. Supports our move towards carbon neutrality and those without private cars.</p>	<p>Addition /amendment to LDP Overarching Policy 1 and Transport Policies 1 & 2:</p> <p>Maintenance, construction and support for developments of and those which offer contributions towards the following routes and places:</p> <ul style="list-style-type: none"> ● Aberfoyle residents' aspirations to promote outdoor activities and tourism, in particular cycling infrastructure and facilities, see ACLP 2.3.2. ● Better maintenance of Cycle Route NCN 7, see ACLP Appendix C. ● The development of a cycle trail between Aberfoyle and Kinlochard, and maintenance/re-establishment of existing footpaths, see KCLP 2.2.4. ● A number of access and signposting concerns listed in SICLP 2.2.2