Local Development Plan – Draft Topic Paper

Cultural Heritage and Place

May 2025

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Introduction

Thanks for taking an interest in this Topic Paper, which is part of the evidence we're drawing together for our new Local Development Plan. The following notes explain what the Topic Papers cover and how these fit into the process to prepare the new Plan. At the bottom of the notes, you will find a list of guidance and information should you wish further details.

What is a Topic Paper?

The first stage in preparing a new Local Development Plan is the evidence gathering stage, which is the stage we are currently in. This involves collating information on key relevant policies, strategies and data for an Evidence Report which the National Park Authority has to submit to the Scottish Government for a review that is called a 'gate check'. This to ensure that sufficient information is available to start preparing a new Local Development Plan. The next step, after the gate check, is preparing a Proposed Plan which will set out policies, proposals and priorities which will be formally issued for a period of consultation.

To break the gathered evidence up into manageable blocks, we have created 10 Topic Papers by grouping the most closely related national planning policies of NPF4 (see Table below). Each of these 10 Topic Papers aim to summarise relevant national, regional and local evidence and information for the given topic area. Whilst we have grouped these national planning policies into 10 Topic Papers we fully acknowledge that there are overlaps and linkages between these policies; for example, matters such as climate, nature, and flooding are of relevance to all of the topic areas. We have aimed to highlight these links, where explicit, in the Topic Papers.

How are the Topic Papers structured?

The Topic Papers cover all National Planning Framework 4's policies, as summarised in the table below.

Topic paper 1: Climate and Land Use	Topic paper 2: Biodiversity, Natural Places, and Forestry, Woodland and Trees	Topic paper 3: Infrastructure First	Topic paper 4: Flooding, Water Management and Blue and Green infrastructure	Topic paper 5: Energy, and Heat and Cooling
1. Tackling the Climate and Nature Crisis 2. Climate Mitigation and Adaptation 5. Soils 10. Coastal Development Land Use	3. Biodiversity 4. Natural Places 6. Forestry, Woodland and Trees	18. Infrastructure First 24. Digital Infrastructure	22. Flood Risk and Water Management 20. Blue and Green Infrastructure	11. Energy 19. Heat and Cooling

Topic paper 6: Sustainable Transport	Topic paper 7: Housing	Topic paper 8: Living Well Locally	Topic paper 9: Cultural Heritage and Place	Topic paper 10: Rural Economy
13. Sustainable Transport	16. Quality Homes 17. Rural Homes	15. Local Living and 20 Minute Neighbourhoods 23. Health and Safety 9. Brownfield, vacant and derelict land and empty buildings 21. Play, recreation and sport 12. Zero Waste	14. Design, Quality and Place 7. Historic Assets and Places 31. Culture and Creativity	29. Rural Development 30. Tourism 28. Retail 27. City, town, local and commercial centres 26. Business and Industry 32. Aquaculture 33. Minerals 25. Community Wealth Building

Each of the Topic Papers has the same format, as follows:

- List of the relevant sections of the Planning Act (and any other relevant legislation and statutory requirements);

- Links to the Evidence that informs that Topic Paper;

- Context of National Planning Framework 4 (NPF4) and the National Park Partnership Plan (NPPP)

- Summary of the selected Evidence for that Topic Paper;

- Implications that the Evidence presents for the preparation of the new Local Development Plan.

Additional sections in the Papers (i.e. Summary of Stakeholder Engagement & Statement of Agreement/Dispute) will be added upon the completion of this engagement phase and prior to the completion of the Evidence Report and its submission to Scottish Government.

It is important to note that the Topic Papers do not present any proposals– such as proposed sites for development. As these Papers are technical and follow a structure and template required by the Scottish Government, an additional 6 Area Summaries have also been prepared. These are separate map-based reports which have been designed to provide a summary of how this technical content relates to different areas of the National Park, for the series of in-person workshops during May and June. These also include a summary of the Local Place Plans prepared by communities, which the majority of communities have either prepared or are under preparation. While these reports will be primarily be used at in-person workshops, they will also included on the website if you would prefer to feedback on those.

The Topic Papers are engagement drafts; these are not the final ones that we will include within our Evidence Report. The Topic Papers have been prepared by National Park staff with advice and comments incorporated where possible from public bodies such as SEPA, Historic Environment Scotland, NatureScot, Transport Scotland and the Councils that cover the National Park. Where data or information has not been available, incomplete or is currently in the process of being finalised, this has been highlighted in the Topic Paper and where relevant this will be actioned for the final versions for the Evidence Report.

We are now sharing the Topic Papers with wider stakeholders who would like to review and provide us with feedback, helping us to identify any gaps or pieces of evidence we should also consider for the Evidence Report. This feedback can be given by filling in the survey available on our website.

The Topic Papers are technical and present a lot of information. This is due to their nature as baseline information to be reviewed by Scottish Government, as the foundation for the new Local Development Plan. We have also created shorter map-based summaries for different areas of The Park to be more accessible, as introduced above.

Feedback will help finalise the Topic Papers. Once we have completed the 8-week engagement period, we will review all the responses we have received. We will make changes to the Topic Papers where required and collate these into the full Evidence Report, which will also summarise the outcomes of our engagement. It is this full – finalised - Evidence Report that The Park Authority Board will need to approve before it can be submitted to the Scottish Government for review at the 'gate check'.

Next stage. Once we have received Scottish Government's feedback on whether we can either proceed or need to amend the Report the next stage is preparing the Proposed Plan (draft Local Development Plan). As noted already, there will be formal public consultation on the Proposed Plan.

Further information

[Scottish Government's Guidance on preparing a Local Development Plan](#)

[National Planning Framework 4](#)

[Loch Lomond and the Trossachs National Park Development Plan Scheme](#)

Contact
If you need help with any of the above or have queries on the Topic Papers, please contact localdevplan2@lochlomond-trossachs.org or call us on 01389 722600.

Issue: Topic/Place	**Topic Paper 9 - Cultural Heritage and Place**
Information required by the Act regarding the issue addressed in this section	**Policy 7 - Historic Assets and Places -** Town & Country Planning (Scotland) Act 1997 Section 15(5), as amended • The principal physical - cultural, built heritage and environmental characteristics of the district. **Policy 14 - Design Quality and Place -** Town & Country Planning (Scotland) Act 1997 Section 15(5), as amended • The principal physical, cultural, economic, social, built heritage and environmental characteristics of the district. **Policy 31 - Culture and Creativity -** Town & Country Planning (Scotland) Act 1997 Section 15(5), as amended • The principal cultural, economic, social and built heritage characteristics of the district; The desirability of maintaining an appropriate number and range of cultural venues and facilities (including in particular, but not limited to, live music venues) in the district. **Other relevant legislation** • The aims of the National Parks in Scotland as set out in the National Parks (Scotland) Act 2000. • Planning (Listed Buildings & Conservation Areas) (Scotland) Act 1997. • Ancient Monuments and Archaeological Areas Act 1979.
Links to Evidence	**National Park Partnership Plan** National Park Partnership Plan 2024-2029 **Policy 7 – Historic Assets and Places**

	[Our Past, Our Future | Historic Environment Scotland | History](#) [Historic Environment Policy for Scotland | Hist Env Scotland](#) [Historic Environment Scotland Circular | Historic Environment Scotland](#) [Managing Change in the Historic Environment](#) [Talking About Heritage | Historic Environment Scotland | HES](#) [Guidance for Peatland Restoration and the Historic Environment in Scotland | ALGAO](#) [Delivery of Public Benefit and Social Value Guidance | ALGAO](#) [Pointing the Way to the Future | Historic Environment Scotland](#) [Green Recovery Statement for The Historic Environment | HES | History](#) [A Guide To Climate Change Impacts | Historic Environment Scotland](#) [Local Development Plan 2017-2021 (policies)](#) [LDP Supplementary Guidance - Listed Buildings and Conservation Areas](#) GIS Mapping: • Listed Buildings - [LLT WebGIS v1.2 (nationalparks.scot)](#) • Conservation areas - [LLT WebGIS v1.2 (nationalparks.scot)](#) • Gardens and Designed Landscapes - [LLT WebGIS v1.2 (nationalparks.scot)](#) • Scheduled Monuments - [LLT WebGIS v1.2 (nationalparks.scot)](#) [Conservation Area Appraisals](#) • Callander • Killin • St Fillans

- Drymen
- Gartmore
- Luss

Boundary Maps of Conservation Areas:

- [Callander](#)
- [Drymen](#)
- [Gartmore](#)
- [Killin](#)
- [Luss](#)
- [Milton](#)
- [Tyndrum](#)
- [St Fillans](#)

[Interactive map of West of Scotland Archaeology Service (wosas.net)](#)

[Your Search Results | Buildings at Risk Register](#)

[Vacant and Derelict Land in Scotland](#)

Policy 14 – Design Quality and Place

[Creating Place - A Policy Statement on Architecture and Place for Scotland](#)

[The Public Health Scotland Strategic Plan 2022 - 2025](#)

[Designing Streets toolkit: guidance and templates - gov.scot (www.gov.scot)](#)

[Designing Streets: A Policy Statement for Scotland](#)

[A New Future for Scotlands Town Centres (www.gov.scot)](#)

Local Development Plan 2017-2021 (policies)

SG-Design-and-Placemaking-2018-Adopted.pdf

NPPP-2024_RGB.pdf

Open Space Settlement maps (jpegs)

LLTOS Final Audit report_August

Policy 31 - Culture and Creativity

Scotland's Creative Learning Plan | Creative Scotland

A Cultural Strategy for Scotland (2020)

The National Gaelic Language Plan – Bòrd na Gàidhlig

Local Development Plan 2017-2021 (policies)

Callander's Landscape Legacy - Here. Now. All of us. - Loch Lomond & The Trossachs National Park

DRAFT 3rd edition Gaelic Language Plan (lochlomond-trossachs.org)

Events - See Loch Lomond :: What to do in Loch Lomond and Trossachs

The Scottish Household Survey 2022

Employment Statistics for jobs in the creative industry

National Planning Framework 4 (NPF4) Context

This evidence report combines three NPF4 policy areas which all focus on enhancing the cultural offer of a place. The National Park is known for its unique and dramatic landscapes but the history and sense of place within the towns and villages is also a valuable component of The Park's overall worth.

Policy 7 Historic Assets and Places requires Local Development Plan's to support the sustainable management of the historic environment. They should identify, protect, and enhance valued historic assets.

Policy 14 Design Quality and Place requires LDP's to be place based and in line with the Place Principle. LDP's should provide clear expectations for design, quality, and place taking account of local context, characteristics, and connectivity of the area. Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.

Policy 31 Culture and Creativity seeks to ensure that local distinctive places reflect the diversity of communities and support regeneration and town centre vibrancy, that cultural and creative industries are expanded, provide jobs and investment, and that communities have access to cultural and creative industries.

Annex D: Six Qualities of Successful Places alongside the Place Standard, the six qualities of successful places provides a framework for assessing and delivering successful places.

National Park Partnership Plan (NPPP) 2024 – 2029 Context

Historic Assets and Places

The National Park Partnership Plan (NPPP) highlights the importance of preserving the historic environment within The National Park. It acknowledges that the natural and cultural heritage, including historic buildings, monuments, and landscapes, are integral to The Park's identity. The plan emphasises the need for careful management and conservation efforts to ensure that these historic assets are protected while accommodating sustainable development. Climate change poses additional risks, such as extreme weather conditions that could damage historic structures and landscapes. Thus, adaptive measures are necessary to protect the historic environment from deterioration.

The plan promotes balancing the preservation of cultural heritage with modern development, ensuring that new construction respects the historic environment and the broader landscape. This aligns with the National Park's overall vision of maintaining its natural beauty and cultural significance for future generations while responding to climate challenges.

Design Quality and Place

The NPPP includes a strong focus on design quality and place-making. The document emphasises the need to balance development with the natural landscape while ensuring high standards in design that contribute to both community well-being and environmental sustainability. A coordinated, place-based approach is essential for investing in high-quality visitor facilities across public sites. This approach ensures that developments address local needs, preserve environmental sensitivities, and cater to visitor demand, with a focus on sustainable travel, accessibility, and responsible tourism. The document highlights the importance of integrating nature-based design principles, such as using sustainable materials and protecting biodiversity. This is part of The Park's commitment to the Future Nature and Mission Zero initiatives, ensuring that infrastructure development contributes to climate resilience.

Infrastructure improvements are targeted at key visitor hubs, such as Balloch, Callander, and Arrochar. This includes the development of sustainable travel networks and the enhancement of non-motorised access to reduce car dependency, manage visitor numbers, and encourage responsible behaviour.

Culture and Creativity

The NPPP emphasises the role of culture and creativity in enhancing community wellbeing, supporting sustainable tourism, and fostering local identity. The plan highlights the importance of conserving The Park's cultural heritage, promoting creative industries, and integrating arts and culture into public spaces. It encourages local cultural initiatives, events, and activities that connect residents and visitors to The Park's natural beauty and historical significance as part of broader efforts to promote sustainable development and a thriving rural economy.

Summary of Evidence

The evidence report is divided into three sections, each pulling together the relevant policies and data sets which will shape policy in this area for the new Local Development Plan (LDP).

The three policy areas are:

- Policy 7 - Historic Assets and Places
- Policy 14 - Design Quality and Place
- Policy 31 - Culture and Creativity

It is also important to acknowledge that there is overlap between the Cultural Heritage and Place paper and NPF4 Policy 1 (Tackling the Climate and Nature Crisis), Policy 2 (Climate Mitigation and Adaptation), Policy 9 (Brownfield, vacant and derelict land and empty buildings) and Policy 15 (Local Living and 20-minute neighbourhoods). These policy areas are explored in more detail in Topic Paper 1 (Climate Change & Land Use) and Topic Paper 8 (Living Well Locally).

Policy 7 – Historic Assets and Places

This section focuses on the current LDP position, existing conservation areas and historic buildings, buildings at risk and vacant and derelict land. There is also descriptions of relevant national and local policy which will help inform the direction of the new LDP.

National Context

This section sets out the National Policy which will be used to inform the new Local Development Plan (LDP) for the National Park.

Our Past, Our Future: The Strategy for Scotland's Historic Environment

"Our Past, Our Future: The Strategy for Scotland's Historic Environment" outlines Scotland's five-year strategy for preserving and enhancing its historic environment. Historic Environment Scotland published the strategy in 2023.

The strategy aims to sustain and enhance the benefits of Scotland's historic environment for people and communities, aligning with broader national goals such as building a wellbeing economy, creating resilient and inclusive places, and delivering a net-zero future in response to climate change.

Strategic Priorities:

- <u>Net Zero Transition</u>: The strategy emphasises the historic environment's role in achieving climate targets through sustainable practices and adapting to climate impacts.
- <u>Empowering Communities</u>: It focuses on using the historic environment to build resilient and inclusive communities, ensuring that heritage contributes to local identity and social cohesion.
- <u>Wellbeing Economy</u>: The strategy aims to integrate the historic environment into Scotland's wellbeing economy, emphasising heritage's role in job creation, tourism, and enhancing quality of life.

The strategy calls for collaboration across various sectors. Historic Environment Scotland will focus on enabling and facilitating partnerships and monitoring progress.

The strategy acknowledges significant challenges. However, it also highlights opportunities to leverage the historic environment for sustainable development, community empowerment, and economic growth.

The document provides important data, and the economic impact of heritage. It also highlights public attitudes toward heritage and the importance of maintaining Scotland's historic assets.

<u>Historic Environment Policy for Scotland</u>

The Historic Environment Policy for Scotland (HEPS) provides a comprehensive framework for managing, protecting, and promoting Scotland's historic environment. It emphasises that the historic environment includes both tangible and intangible elements and plays a vital role in shaping national identity, well-being, and sustainability.

HEPS is a non-statutory policy that aligns with broader Scottish and UK government policies, as well as international heritage conventions.

The core policies focus on recognising cultural significance, protecting heritage sites, mitigating negative impacts, promoting sustainable development, and ensuring decision-making processes are inclusive and well-informed. The policy encourages proactive management, balancing conservation with the evolving needs of communities and the economy.

In summary, the document serves as a strategic guide for the responsible management of Scotland's historic environment, ensuring that heritage is preserved, valued, and adapted in a way that benefits both present and future generations.

The Historic Environment Scotland Circular

The Historic Environment Scotland Circular outlines the regulations and procedures governing the management, designation, and protection of Scotland's historic environment. It provides guidance on the legal frameworks, including the Ancient Monuments and Archaeological Areas Act 1979, the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, the Environmental Assessment (Scotland) Act 2005, and the Marine (Scotland) Act 2010.

The document details the designation process for scheduled monuments, listed buildings, conservation areas, historic battlefields, and historic marine protected areas. It explains how sites are designated, the appeal process, and the legal exclusions applicable to listed buildings.

A major section is dedicated to Historic Environment Scotland's role in the planning system, highlighting its involvement in development planning, planning permission, environmental impact assessments, and strategic environmental assessments. The document sets out when and how Historic Environment Scotland should be consulted, ensuring that changes to heritage assets are appropriately managed.

Managing Change in the Historic Environment – Guidance Notes

Managing Change guidance notes support informed decision-making in the historic environment by outlining key considerations for proposed changes. They provide guidance on assessing impacts on cultural significance, relevant national policies, and sources for more detailed technical information. These notes apply to various types of changes, including alterations to historic buildings - such as window replacements, extensions, or adaptive reuse - works affecting heritage assets like scheduled monuments and historic battlefields, and large-scale developments that impact the wider historic landscape, such as housing projects or wind farms.

ALGAO Peatland Restoration and the Historic Environment Guidance

The Guidance for Peatland Restoration and the Historic Environment in Scotland outlines the significance of peatlands as both ecological and historical archives, offering a unique preservation environment for organic remains and archaeological evidence. It highlights that while peatland restoration supports climate change mitigation and biodiversity conservation, it must also consider the historic environment to prevent damage to buried archaeological resources. The document provides a framework for integrating heritage protection into peatland restoration projects.

The guidance also stresses that peatland restoration contributes to long-term historic environment preservation by preventing further erosion and degradation of buried sites.

The National Park has an active Peatland Restoration Programme underway and therefore this document will be vital in ensuring that there will be minimal negative impacts to the historic environment through this process.

ALGAO Delivery of Public Benefit and Social Value Guidance

The Delivery of Public Benefit and Social Value Guidance (Feb 2023) outlines how archaeology in the planning process can better support public benefit and social value, aligning with National Planning Framework 4 (NPF4). The guidance responds to new NPF4 requirements that, when impacts on the historic environment cannot be avoided, archaeological mitigation must deliver meaningful public outcomes - not just through excavation and recording, but also through broader engagement and educational activities.

The document defines the historic environment as a shared, irreplaceable resource that connects people to place, identity, and cultural heritage. It emphasises a proportionate approach where the scale of public engagement reflects the significance of archaeological findings. It outlines how developers, archaeological contractors, and local authorities should embed public benefit throughout the planning and mitigation process - from the initial Written Scheme of Investigation to final dissemination and community involvement.

Overall, this document serves as a practical framework to ensure archaeological work contributes positively to communities and aligns with broader goals of climate resilience, local identity, and sustainable development.

Pointing the Way to the Future

Pointing the Way to the Future (2023) outlines Historic Environment Scotland's (HES) approach to integrating climate action and sustainability into its regulatory and advisory roles. Recognising the climate and nature crises, it emphasises that decisions about the historic environment must support Scotland's net zero target by 2045. The document highlights the role of conservation, reuse, and sustainable development in climate adaptation, aligning with the National Planning Framework (NPF4). It advocates for adapting historic buildings rather than demolition to reduce carbon waste and promotes the circular economy through material reuse. Additionally, it underscores heritage conservation's social impact, ensuring a just transition to net zero while preserving cultural identity and addressing past injustices.

The Green Recovery Statement

The Green Recovery Statement for Scotland's Historic Environment, published by Historic Environment Scotland (HES), outlines how Scotland's historic assets can contribute to a green economic recovery while supporting the transition to a net-zero, climate-resilient society. It identifies key areas where the preservation, reuse, and adaptation of heritage sites can drive sustainability, including resource efficiency, supporting net-zero emissions, green job creation, localism, responsible tourism, land management, and digital connectivity.

The document emphasises that repurposing existing buildings can significantly reduce carbon emissions compared to new construction, aligning with Scotland's climate targets. when well-maintained and retrofitted, offer energy-efficient solutions while preserving cultural heritage. Furthermore, the repair and conservation of historic assets create skilled, green jobs, boosting local economies and reducing regional inequalities. Additionally, effective land management and digital technologies help protect Scotland's historic sites and landscapes from climate change.

Guide to Climate Change Impacts on Scotland's Historic Environment

The Guide to Climate Change Impacts on Scotland's Historic Environment, developed by Historic Environment Scotland (HES) in collaboration with the Our Place in Time Climate Change Working Group, provides an overview of how climate change is affecting Scotland's historic assets and offers strategies for mitigation and adaptation.

The guide highlights that climate change is already impacting Scotland's historic environment through increased rainfall, rising temperatures, extreme weather events, and sea-level rise. Many historic sites, including buildings, archaeological remains, and coastal heritage, are vulnerable to these environmental changes. Key risks identified include structural damage from flooding, increased biological growth on historic structures, ground instability leading to foundation movement, and accelerated coastal erosion.

To address these challenges, the guide provides a framework for assessing climate-related risks, understanding potential hazards, and implementing adaptation strategies.

Historical Sites within the National Park

The evidence listed above contains locations of all the historic assets within the National Park. A summary of the number of sites within the National Park is detailed below. This section goes into detail about each of the categories listed below:

	Heritage Designation	Number within the National Park
1	Listed Buildings	Category A - 27
		Category B - 203
		Category C - 334
		Total - 564
2	Conservation areas	8
3	Gardens and Designed Landscapes	7
4	Scheduled Monuments	61

Conservation Areas

Local Planning Authorities have a statutory duty under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 to designate areas which are of special historic or architectural interest as conservation areas. Local Authorities are also expected to review the conservation areas to ensure that the historic environment is protected, valued, and managed sustainably. To support National Planning Framework 4 (NPF4) Policy 7 (Historic Assets and Places), the new Local Development Plan will continue to protect and enhance its historic environment assets and places.

The table below lists the 8 designated conservation areas within the National Park and the date of their designation and a summary of each conservation area and it's importance to The Park is also detailed below. Of the 8 Conservation Areas three remain in draft form and it is the intention of the National Park to finalise these over the duration of the next Development Plan period.

Name of Conservation Area	Date Designated
Callander	1981, extensions August 2011 and October 2011
Drymen	1973, extension 2001 and October 2011
Gartmore	1976
Killin	1973, boundary amended 1978, extension 2001, further amendment 2011
Luss	1971, extension 1984
Milton, to west of Aberfoyle	1984
Tyndrum	1978
St Fillans	October 2011

Gardens and Designed Landscapes

The Inventory of Gardens and Designed Landscapes was first published in 1987. Balloch Castle, Benmore (Younger Botanic Garden), Rednock House, and Ross Priory were first included on the Inventory at this time. Inchmahome Priory, Rossdhu and The Roman Camp were added later in 2006-2007 as part of a project to extend the Inventory.

Buchanan Castle was removed from the Inventory in 2016 as part of an Inventory Gardens Review carried out by Historic Environment Scotland.

In 2012 the National Park Authority commissioned a Historic Designed Landscape project 2012 is (available on our publications section of our website). This addressed 37 site descriptions for non-inventory sites to assist in guiding sensitive design in and around these landscapes and continue to provide relevant management guidance.

Buildings at Risk Register – Loch Lomond and the Trossachs National Park Summary Report

Historic Environment Scotland (HES) prepared a summary report on the 2022 Buildings at Risk Register (BARR) survey conducted in Loch Lomond and The Trossachs National Park (LLTNP).

The Buildings at Risk Register (BARR) was established in 1990 to promote the repair and reuse of heritage buildings. It serves as a tool for raising awareness and understanding the pressures on Scotland's built heritage. The register includes information about the condition and risk status of heritage buildings and helps prioritise investment for their preservation. The Register is compiled through a fieldwork programme assessing building condition and risk, during which HES is supported by Local Planning Authorities.

The survey included site visits, desk-based research, and discussions with local stakeholders. It assessed the condition and risk of various heritage buildings within The Park. The survey was completed between winter 2021 and spring 2022 and some of the outputs are detailed below:

- A total of 28 new buildings were identified as at-risk during the survey, with most being in fair condition and classified as low or moderate risk.
- Over 40% of the at-risk buildings have been in this condition for at least 10 years. 7 pre-date the creation of The Park.
- 65% are classified as dwellings ranging in size from cottages to mansions. The residential category includes estate buildings such as stables or doocots collectively representing country house heritage.
- The survey identified concentrations of at-risk buildings in specific settlements within The Park, with no buildings found to be under restoration during the survey period.

The report notes that no buildings were under active restoration during the survey, with only one (a croft in Glen Ogle) removed from the at-risk register. Since the inception of the BARR, the ratio of saved to demolished buildings is 3:1, rising to 5:1 for listed buildings. Most at-risk buildings are in Stirling (14) and Argyll and Bute (13), primarily outside conservation areas. A quarter are concentrated in Strone (6), Callander (4), and Balloch (4). Buchanan Castle and its estate account for seven at-risk buildings. Public Health Scotland links derelict sites to negative health impacts, particularly in deprived areas.

Nationally, 17% of at-risk buildings are in high-deprivation zones (deciles 1-3), but in Loch Lomond and Trossachs National Park, this figure is under 4%, with only Woodbank House and Stables meeting the criterion.

Overall, the report provides a detailed analysis of the condition and risk of heritage buildings within Loch Lomond and The Trossachs National Park and emphasises the importance of continued efforts to preserve Scotland's built heritage.

Development Management Trends within the Historic Environment

A report prepared by Historic Environment Scotland in April 2024 detailed the trends of applications received by the National Park with regards to the historic environment. These trends are detailed below:

- Generally, in the local authority areas within the National Park, we have seen a significant number of cases for the conversion of buildings to holiday lets and to significantly extend listed buildings, particularly in rural locations.
- There have also been a number of applications for upgrades and retrofits to listed buildings, especially improvements related to energy efficiency and climate resilience.
- HES have also been consulted on a number of proposals for demolition of both listed and unlisted buildings in conservation areas which are of interest or contribute positively to the character of the conservation area. Demolition continues to be a concern, particularly with the focus within National Planning Framework 4 on repair and reuse being the preferred option and demolition seen as the least preferred option.
- As the disposal of churches in ecclesiastical use gathers momentum, it is expected that more domestic/community use conversion schemes for churches in the area will be noted.

WOSAS Interactive Mapping

The role of archaeological advisor to the National Park Authority area is covered by the West of Scotland Archaeology Service (WOSAS) and they primarily provide the National Park with advice on planning applications, policy and guidance. WOSAS have also prepared interactive mapping services with links to HES PastMap to allow for Local Authorities to better understand the archaeological assets within their boundaries and therefore to make development and land use decisions which do not negatively impact on the historic environment. The mapping demonstrates that there are sites and monuments of archaeological importance across the National Park and it is recognised that these would need to be taken into consideration when preparing the final plan and spatial strategy.

Vacant and Derelict Land

The Scottish Vacant and Derelict Land Survey (SVDLS) is updated annually each autumn with data returns from Scottish local authorities to the Scottish Government and published the following spring. It involves reporting the annual change in the take-up of brownfield land and recording new sites which have become vacant or derelict. These are mapped and various details are recorded for them, including the former use of the land, the likelihood of it coming back into use and how soon this may take place. Sites are categorised according to whether they are:

- Vacant land – brownfield sites which are ready for new development, and which must be within settlements; or
- Derelict – brownfield sites which can either be inside or outside settlements, but are not ready for new development, for example due to the presence of unusable buildings.

SVDLS sites include those that are allocated for employment use or housing or are windfall sites where developers have pursued planning applications for housing but work on site has not yet started or has stalled. The SVLDS requires Councils to identify sites that have been removed from the survey since the last return, for example due to development on them commencing or due to them becoming naturalised. The SVDLS does not include vacant brownfield sites that are out with settlement boundaries.

The National Park has contributed annually to the SVDLS process, including visiting and mapping sites to verify their suitability for inclusion in the return. The latest SVDLS submitted to the Scottish Government was that of October 2024.

The National Park's October 2024 SVDLS submission reports no significant changes from previous surveys, listing eight vacant and derelict sites covering 7.26 ha. These sites, previously allocated for development, remain undeveloped.

The identified sites are spread across the National Park with no clear pattern. In Lochearnhead, *Station Cottages (0.92 ha)* remains under private ownership with no planning updates, while the *Holiday Centre (0.56 ha)* has planning permission for 12 homes but remains undeveloped. In Carrick Castle, a *former hotel site (0.53 ha)* has been vacant since 2001-2004, with plans for eight homes. Drymen's *Salmon Leap (0.25 ha)*, an ex-hospitality site, remains derelict with no planning updates. In Arrochar, the *Former Torpedo Range (3.61 ha)* has been derelict since 2001-2004. In Tarbet, both the *Tourist Information Centre (0.16 ha)* and *Former Harvey's Garage (0.42 ha)* have been vacant since the early 2000s under mixed ownership. In Balloch, *Woodbank (0.81 ha)*, a former residential site vacant since 1981-1985. An application for a major tourism development on this site was submitted to the National Park but was refused. The applicant has since appealed the decision, and the outcome is currently pending.

The development potential of these sites varies, with four deemed suitable for short-term development, three for medium-term, and one with an undetermined timeline.

Stirling Heritage Strategy 2025 – 2028

The Stirling Heritage Strategy 2025–2028 sets out a vision to protect, celebrate, and sustainably manage Stirling's historic environment. Developed by Stirling City Heritage Trust with input from a multi-agency steering group - including Loch Lomond & The Trossachs National Park Authority (LLTNPA).

The strategy applies to the entire Stirling Council area, including areas within the National Park, and emphasises the need for close collaboration between Stirling Council and The Park Authority. The strategy also references the National Park Partnership Plan 2024–2029 and highlights The Park Authority's role in managing heritage sites and recognises heritage as a key contributor to community pride, economic growth, tourism, and community wellbeing.

The strategy identifies major challenges such as climate change, building disrepair, skills shortages, funding constraints, and community disengagement, particularly in rural areas. In response, it sets seven strategic aims: conserving heritage assets, strengthening partnerships, promoting sustainable tourism, engaging communities, tackling climate change, supporting traditional skills, and enhancing heritage education and research.

The strategy calls for strong heritage maintenance, strong community involvement, and alignment with national frameworks such as NPF4 and "Our Past, Our Future." An action plan and regular monitoring would guide implementation, ensuring Stirling's heritage remains protected and relevant for future generations.

Policy 14 – Design Quality and Place

This section focuses on NPF 4 policy 14 – design quality and place and is broken down into national policy which will inform the policy direction of the new LDP and then the existing policy perspective and data for the National Park area.

National Context

Annex D – NPF 4 Six Qualities of Successful Places

Annex D of NPF 4 sets out the six qualities required for designing successful places. These are:

- Healthy – supporting the prioritisation of women's safety and improving physical and mental health
- Pleasant – Supporting attractive natural and built spaces
- Connected – Supporting well connected networks that make moving around easy and reduce car dependency
- Distinctive – Supporting attention to detail of local architectural styles and natural landscapes to be interpreted into designs to reinforce identity
- Sustainable – Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience and integrating nature positive biodiversity solutions
- Adaptable – Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can meet the changing needs and accommodate different uses over time.

Creating Places – a Policy Statement on Architecture and Place for Scotland

The document outlines a national policy on architecture and place, emphasising the importance of good design in creating vibrant communities and a thriving economy. The strategy focuses on embedding design in various policy areas, promoting low-carbon design, and ensuring high-quality outcomes in public projects. It advocates for meaningful community involvement and interdisciplinary collaboration to achieve these goals. The policy aims to create sustainable, walkable neighbourhoods and recognises the importance of architecture in shaping national identity.

The six qualities of successful places are identified as:

1. Distinctive
2. safe and pleasant
3. easy to move around
4. welcoming
5. adaptable
6. resource efficient.

The Scottish Government commits to embedding these principles across public sector decisions and actions, with Architecture and Design Scotland playing a key role in championing high standards in architecture and place-making.

Overall, the document sets out a comprehensive approach to creating places that are sustainable, inclusive, and reflective of Scotland's identity, with a strong focus on quality design as a driver for positive social, economic, and environmental outcomes.

The Public Health Scotland Strategic Plan 2022 – 2025

The Public Health Scotland Strategic Plan 2022–2025 outlines the goals and strategies for improving public health in Scotland over three years. The plan aims to create a Scotland where everyone thrives, focusing on improving life expectancy and reducing health inequalities, particularly between wealthier and poorer communities. It is recognised within the document that placemaking is an important factor to improving health outcomes.

A Policy Statement for Scotland - Designing Streets

Designing Streets: A Policy Statement for Scotland outlines Scotland's national policy on street design. The primary principle is that street design must prioritise the sense of place over vehicle movement. This means designing streets that enhance local identity, social interaction, and pedestrian safety rather than merely facilitating the flow of motor traffic. The policy encourages a shift from rigid, standards-based approaches to street design towards more flexible, context-sensitive, and design-led processes. The emphasis is on creating streets that are well-integrated with their surroundings and serve multiple functions beyond just transportation.

The policy suggests that street design should be considered early in the planning process and run concurrently with the Road Construction Consent (RCC) process. This integration ensures that street design is not an afterthought but a core part of the development process. The document provides detailed guidance on various aspects of street design, including pedestrian and cyclist considerations, street structure, junction design, and public transport integration. It also addresses technical issues such as visibility, street width, and materials.

Overall, Designing Streets represents a significant shift in Scotland's approach to street design, focusing on creating spaces that are people-friendly, adaptable, and reflective of local character.

A New Future For Scotland's Town Centres

A New Future for Scotland's Town Centres is a report by the Town Centre Action Plan Review Group, published in February 2021. The report provides an in-depth analysis and recommendations for revitalising Scotland's town centres in the context of contemporary challenges.

The report identifies several key issues affecting town centres, including:

- Decentralisation and Disaggregation: Over the past 60 years, activities have moved away from town centres, leading to a decline in their economic and social vitality.
- Environmental Impact: Current patterns of development and transportation are unsustainable and contribute to environmental degradation.
- Economic Disadvantages: Town centres face higher operating costs compared to out-of-town developments, making them less attractive for businesses.
- Social Exclusion: Some town centres are perceived as unwelcoming or inaccessible, particularly for marginalised groups.

The report makes three main types of recommendations:

1. Strengthening the Role of Town Centres in Planning: This includes integrating town centres into the National Planning Framework and ensuring that local community needs are at the forefront of planning decisions.
2. Reforming Tax and Development Systems: The report calls for a review of taxation and funding mechanisms to level the playing field between town centres and out-of-town developments. This includes considering digital taxes and introducing levies on out-of-town car parking.
3. Supporting Demonstration Projects: The report advocates for expanded funding for projects that demonstrate innovative approaches to town centre revitalisation, focusing on themes like town centre living, digital development, and climate change response.

The concept of 20-minute neighbourhoods, where residents can access most of their daily needs within a 20-minute walk or cycle, is highlighted as a key strategy for making town centres more sustainable and vibrant. The report suggests that this approach can be adapted to fit the unique circumstances of different towns.

The report concludes that town centres have a critical role to play in achieving Scotland's broader social, economic, and environmental goals. It emphasises the need for collaboration across sectors and levels of government to ensure that town centres can thrive and meet the needs of their communities.

National Park Context

National Park Partnership Plan – Park Wide Place Standard

Many of the National Park's communities have assessed the quality of their places through their Local Place Plans and using the Place Standard tool. Figure 1, below, shows the combined results of assessments undertaken at the time of writing the National Park Partnership Plan, taken from seven recently completed Local Place Plans from communities across different parts of the National Park. The Park Authority works with 20 communities in total and will update this when new assessments are undertaken.

Despite geographic differences, the results so far are very similar across communities and common concerns identified are issues around lack of public transport, available housing, jobs and rural services. These are essential ingredients to support thriving places and rural communities. The Place Standard tool assesses 14 themes about a place, the higher scores located closer to the outside of the circle are considered to be strengths for a place, whilst lower scores, closer to the middle of the circle, are themes needing improvement.
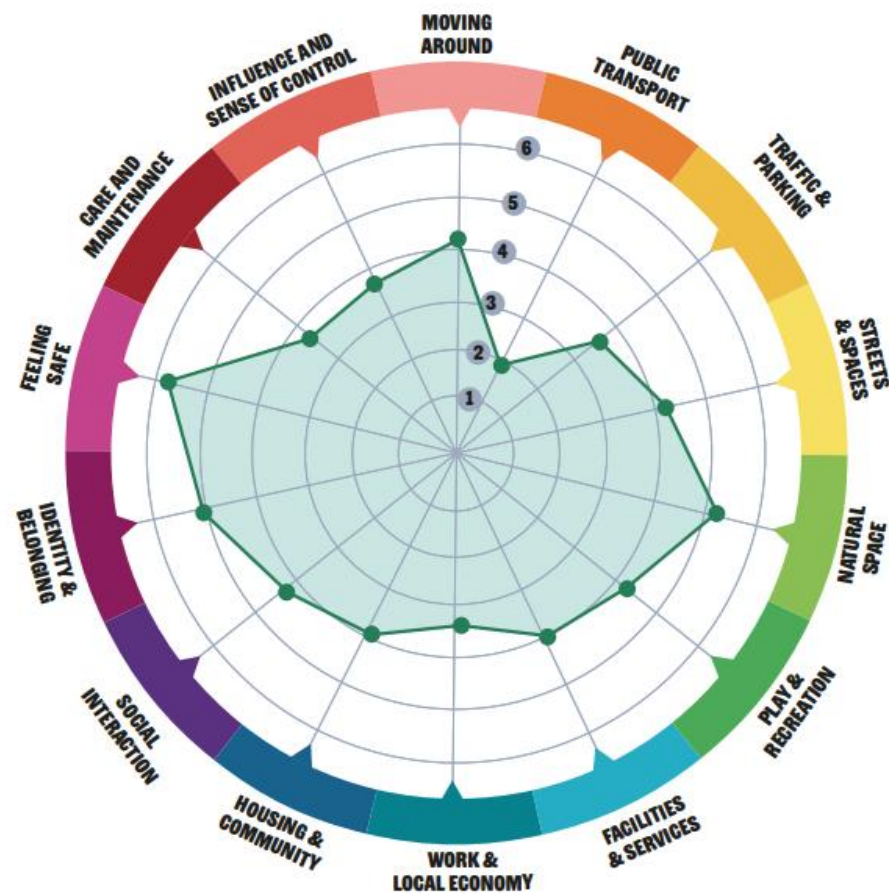
Figure 1 – Indicative Place Standard Results (compiled for National Park Level)

Results are compiled from Place Standard assessments undertaken by the following communities: Balquhidder, Lochearnhead and Strathyre, Callander, Drymen, Lochgoil, Killin and Ardeonaig, Strathfillan and St Fillans.

Open Spaces Loch Lomond and the Trossachs National Park

The Loch Lomond and the Trossachs National Park Open Space Audit (2007), conducted with Land Use Consultants (LUC), was commissioned to assess the role of open spaces in rural settlements. Unlike urban areas, rural communities have abundant open space beyond settlements but limited options within built-up areas. The audit examined 28 settlements across the four local authority areas, defining open space based on the SPP 11 Consultation Draft (2006) to include green spaces, water features, and civic areas.

Findings highlighted that most open spaces fell under amenity greenspace, with a fairly even distribution of other types. However, gaps were identified, particularly in play and sports provision for older children in smaller settlements. While some areas had poor-quality open spaces, others demonstrated high-quality environments. The audit also recognised the historic character of some villages, where central greens play a vital role in settlement identity.

Given the audit's age, the National Park Authority is considering developing an updated Open Space Strategy, emphasising connectivity and addressing community needs. While natural spaces are widely accessible, dedicated open spaces serve distinct functions, and community input will guide future planning.

Policy 31 - Culture and Creativity

This section focuses on culture and creativity matters specific to Loch Lomond and the Trossachs National Park. As with the above chapters this section will also include any relevant national policy positions but will also pull together specific data for the National Park.

National Context

Scotland's Creativity Learning Plan

Scotland's Creative Learning Plan, first published in 2013, established a shared vision for the role of creativity in education, developing a common understanding of creativity skills. Its aims include integrating creativity into policies, encouraging innovative teaching practices, and increasing parental support for experiential learning. In response to the evolving educational landscape, particularly the impact of COVID-19, the plan has been refreshed to ensure learners can develop and apply creativity in a rapidly changing world.

The updated three-year outcomes focus on embedding creativity in curriculum design, enhancing mental well-being, empowering learners to influence their own creative learning, ensuring they apply creativity across contexts, and making quality cultural experiences accessible to all.

A Cultural Strategy for Scotland (2020)

A Culture Strategy for Scotland (2020) outlines the Scottish Government's strategic vision and approach to culture. Culture is considered central to Scotland's identity, social cohesion, and prosperity. The strategy envisions Scotland as a place where culture is valued, protected, and nurtured, impacting every community and being celebrated globally.

The document outlines three areas for strategic action:

- National Partnerships and Collaborations: Establishing a National Partnership for Culture to advise the government and build on this strategy, ensuring the ongoing development of Scotland's cultural sector.

- Supporting Cultural Organisations: Continuation of support for Scotland's National Performing Companies and international cultural exchanges, showcasing Scotland's creativity on the global stage.

- Addressing Challenges: Working to address issues related to immigration, trade, and mobility that affect the cultural sector, ensuring Scotland can maintain its cultural leadership globally.

The document serves as a comprehensive guide for the future development of Scotland's cultural landscape, aiming to integrate culture into all aspects of life and governance, thereby enriching society and enhancing Scotland's global cultural standing.

National Gaelic Language Plan 2023 - 2028

The "National Gaelic Language Plan 2023-2028" outlines the Scottish Government's strategic approach to promoting and revitalising the Gaelic language in Scotland over a five-year period.

The primary aim is to increase the number of people speaking, learning, using, and supporting Gaelic across Scotland. This plan is part of the legal framework established by the Gaelic Language (Scotland) Act 2005 and builds on the successes and lessons learned from previous plans.

Despite progress in Gaelic education and media, challenges remain, particularly in maintaining Gaelic use in traditional communities and ensuring the language's survival in modern contexts. Declines in Gaelic-speaking populations in key areas like the islands and rural northwest require holistic solutions, including economic support and infrastructure development.

The plan identifies several priority areas, including:

- Community Support: Enhancing Gaelic use in communities through networks, community plans, and supporting Gaelic officers and events.
- Home Use: Promoting Gaelic in the home by developing digital resources, supporting Gaelic-medium education (GME), and encouraging family use of Gaelic.
- Creative Industries: Supporting Gaelic in broadcasting, arts, and publishing to maintain its cultural impact and increase its appeal, especially among young people.
- Education: Expanding and strengthening Gaelic-medium education at all levels, from early childhood through adult learning.
- Targets: Specific targets are set for each priority area, such as developing community Gaelic plans, increasing Gaelic-medium childcare services, and enhancing support for Gaelic in creative industries.
- Implementation: The plan emphasises that success depends on collaboration across various sectors, including public authorities, Gaelic organisations, communities, and individuals.

Overall, the plan seeks to not only preserve but also grow the Gaelic language, ensuring it remains a vibrant part of Scotland's cultural and social fabric.

National Park Context

Loch Lomond and the Trossachs Gaelic Language Plan 2024 – 2029

The *2024-2029 Draft Gaelic Language Plan* for The National Park Authority has been prepared under Section 3 of the Gaelic Language (Scotland) Act 2005. The plan aims to promote and support Gaelic within the National Park, recognising its historical and cultural significance. It aligns with the objectives of the National Gaelic Language Plan and commits to increasing the use, learning, and promotion of Gaelic over the next five years.

It outlines strategic commitments to encourage Gaelic use among staff, visitors, and local communities. These include expanding bilingual signage, offering training for employees, promoting Gaelic heritage in interpretation materials, and ensuring public

communication is accessible in both Gaelic and English. Specific high-level goals include integrating Gaelic into public services, increasing opportunities for learning, and actively promoting the language's visibility and relevance.

The Plan was approved by Ministers in March 2025, with the final version due to be published shortly.

<u>Cultural Sector Mapping</u>

The National Park is a predominately rural area and therefore the majority of cultural venues are located within the larger urban centres within close proximity to The Park. LDP guidance provides examples of cultural venues as museums, galleries, theatres, cinemas, music venues, studios, recording spaces and space for art/craft activities.

While the majority of larger scale cultural venues will be located out with The Park (Helensburgh, Dumbarton, Glasgow, Stirling, Edinburgh), there are some opportunities for residents and visitors to the National Park to access cultural venues within the boundary too.

The National Park offers a range of cultural and community facilities across its settlements. There are four libraries located in Balloch, Callander, Drymen, and Killin. Community and village halls are more widespread, with approximately twenty-one venues available throughout The Park. A single occasional cinema operates at Cameron House, while two museums can be found in Balloch and Callander. Additionally, art galleries are located in Luss and Callander, contributing to The Park's cultural and artistic offering.

While traditional cultural venues, as described above, may be limited within the National Park, the area offers a diverse range of attractions that are well-suited to its rural setting. These experiences - accessible to both residents and visitors - enrich the cultural fabric of The Park and provide meaningful opportunities to engage with its unique heritage, landscape, and local traditions.

Examples of these types of venues are listed below and please note this list is not exhaustive:

- Sea Life Loch Lomond Aquarium
- RSPB Nature Reserve
- Golf Courses
- Benmore Botanical Gardens
- Pucks Glen
- Loch Lomond and Loch Katrine Cruises

- Balloch Castle Country Park

Events in The National Park

While the National Park may have comparatively limited numbers of cultural venues, there are a number of events which happen annually which contribute to the rural cultural heritage across The Park. The list below is not exhaustive but indicative of the range of events that communities and visitors can take part in each year:

- Go Swim is an annual event held on the shore of Loch Lomond in aid of MacMillan Cancer Support. There are a number of long and short-distance swim events which are suitable for people of all abilities.
- Piping on the Square is organised by Drymen Community Development Trust each year and provides residents and visitors with an hour of music in Drymen Square. The event supports local pipe bands to participate.
- Agricultural shows and country fairs are part of the rural cultural heritage and continue to this day across the National Park. The Drymen show is the longest running agricultural show in Scotland with approx. eight thousand visitors every year.
- Highland Games remain an event on the social calendar for residents and visitors to The Park with several happening throughout the year. There are notable Highland Games at Luss, Killin, Balquhidder and in Cowal.

Data Context

The Scottish Household Survey 2022

The Scottish Household Survey 2022 published statistics on the numbers of people who access or are involved in the cultural sector. There is not a specific set of data for The National Park area but there is information for the four local authority areas which cover the National Park. It should be noted the Stirling Council area has a large urban area within its boundary and therefore the data for this area is significantly different. The data set breaks down these figures further and interrogates them by providing details on the difference in accessing cultural activities between different protected characteristics. The data indicates that while the majority of the area covered by the National Park is above the Scottish average for cultural engagement, West Dunbartonshire is below the average percentage.

Between 2018 and 2022, cultural engagement among adults in Scotland remained high, with 88% participating in cultural activities. Engagement was above the national average in Argyll and Bute (93%), Perth and Kinross (97%), and Stirling (91%), indicating

strong cultural involvement in these areas. In West Dunbartonshire, engagement was lower at 82%, though still reflecting significant participation in cultural activities.

Employment Statistics for jobs in the creative industry

Employment in the Creative Industries sector stood at 90,000 in 2023, accounting for 3.4% of employment in Scotland and 5.4% of employment in Creative Industries across Great Britain. Employment in this sector increased by 2.3% over the latest year in Scotland.

Creative industries are those based on individual creativity, skill and talent, or which have the potential to create wealth and jobs through the development or production of intellectual property.

In 2023, employment in the Creative Industries sector was highest in Glasgow City (25,065) and City of Edinburgh (23,065), which comprised 27.9% and 25.6% of employment in this sector respectively.

Summary of Stakeholder Engagement

This section will be completed following the end of the engagement period, and prior to inclusion in the final Evidence Report.

Summary of Implication for the Proposed Plan

The implications of the evidence for the Proposed Plan may be summarised as follows:

Policy 7 – Historic Assets and Places

- The National Park Authority has clear obligations to protect and enhance built, archaeological, and cultural heritage. The new Local Development Plan (LDP) should consider options to take a proactive approach, preserving their significance while supporting climate resilience measures that respect their character. Consideration should be given to review heritage policies in light of NPF4 and other national and local strategies to consider locally specific approaches suited to The Park's unique context.

- Through the preparation of the new LDP consideration should be given to reviewing the current Conservation Area Appraisals, ensuring they remain relevant and continue to protect and enhance the unique character of the historic areas across the National Park.

- Updated guidance or advice should be considered on climate change adaptation, ensuring that there is more localised information for applicants to ensure sensitive and effective resilience measures for historic assets.

- The new Local Development Plan should ensure that site assessments fully consider The Park's built and cultural heritage assets, integrating their value into analysis and decision-making.

- The new LDP will support and recognise the historic environment as a vital contributor to key policy areas, including tourism, regeneration of brownfield and vacant sites, health and wellbeing, cultural identity, and the transition to net zero – ensuring its value is fully integrated into strategic planning policy.

- The new Local Development Plan should include policies to identify, protect, and support the reuse of buildings at risk. This could include maintaining an up-to-date register, assessing heritage value, and promoting adaptive reuse through sensitive restoration that preserves character and supports sustainability, local identity, and regeneration.

Policy 14 – Design Quality and Place

- The new LDP should be a place-based, visually engaging document guided by the six qualities of successful places outlined in NPF4 Policy 14 and Annex D.

- The National Park will continue to work closely with local communities through the Local Place Plan process to identify their long-term needs and aspirations, ensuring that development reflects the priorities of residents and businesses.

- The new LDP should integrate the Local Living principle into development planning by promoting walkable neighbourhoods, positive health outcomes, local services, and sustainable transport, while also encouraging resilient, climate-adaptive design that enhances biodiversity and delivers high-quality public spaces.

- The new LDP should aim to promote the adaptive reuse of vacant buildings to preserve cultural and architectural heritage while supporting economic and community development.

- The new LDP will actively encourage development on vacant and derelict land (V&DL) to improve environmental quality and stimulate investment on underutilised sites.

- The new LDP should identify and map priority brownfield sites and develop clear guidance for their redevelopment, ensuring alignment with sustainable design and development goals.

Policy 31 - Culture and Creativity

- The new LDP should recognise and support the role of cultural events, traditions, and attractions as key components of the National Park's community wealth, contributing to a vibrant tourism industry, local economic growth, and distinctive placemaking.

- The new LDP should support the ongoing use, maintenance, and improvement of cultural sites and facilities, to assist in them remaining accessible, sustainable, and valued by both residents and visitors.

Statements of Agreement / Dispute

This section will be completed following the end of the engagement period, and prior to inclusion in the final Evidence Report.