



LIVE PARK

PLANNING FOR THE FUTURE OF OUR NATIONAL PARK

**LOCH
LOMOND
& THE TROSSACHS
NATIONAL PARK**



Local Development Plan 2017-2021

Plana Leasachaidh Ionadail

LIVE Park is all about helping realise the future potential of the National Park as a place to Live, Invest, Visit and Experience. It sets out how planning can improve Loch Lomond & The Trossachs National Park - from housing to jobs, and everything in between.

Find out more at:

www.ourlivepark.com

Tha LIVE Park mu bhith a' coileanadh comas na Pàirce Nàiseanta mar àite airson Còmhnaidh (Living), Cur-an-seilbh (Investing), Tadhail (Visiting) is Fiosrachadh (Experiencing) san àm ri teachd. Tha e a' cur an cèill mar as urrainn do phlanadh Pàirc Nàiseanta Loch Laomainn is nan Tròisichean a leasachadh - bho thaigheadas gu obraichean - agus anns a h-uile dòigh eile.

Barrachd fiosrachaidh:

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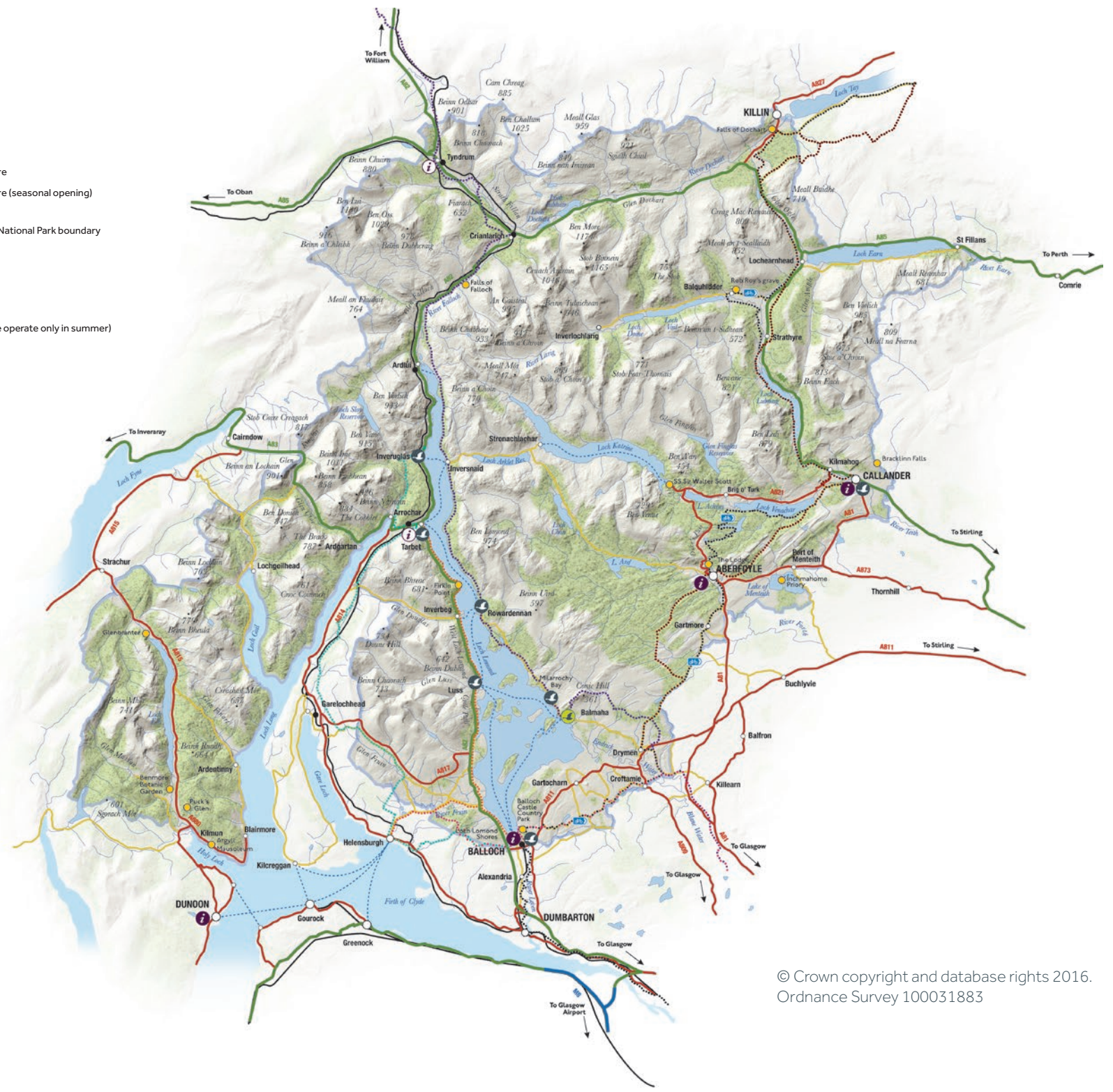
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Key for Site Map Icons

Within Section 3 the site maps include a series of icons that represent the key considerations to be taken into account before submitting a development proposal. We've used this fold-out panel to provide quick access to an explanation of what the icons mean. We hope you find it useful. A more detailed explanation can be found in Appendix 4.

	ACCESS		LINKAGES TO BE PROVIDED
	ACTIVE TRAVEL PLAN		LOCHSHORE PROTECTION
	ARCHAEOLOGICAL ASSESSMENT		LONG TERM SITE
	BUILT ENVIRONMENT		NATURA DESIGNATION
	CORE PATH(S) ON OR ADJACENT TO SITE		NATURAL ENVIRONMENT DESIGNATION
	DESIGN DOCUMENT		OPEN SPACE PROVISION (PLAY AREAS)
	DEVELOPER CONTRIBUTIONS		PLACE-MAKING PRIORITY
	DRAINAGE IMPACT ASSESSMENT		PROTECTED SPECIES
	FLOOD RISK ASSESSMENT		PUBLIC PARKING REQUIRED
	GEOLOGY		ROAD SAFETY
	HISTORIC ENVIRONMENT		SUSTAINABLE DRAINAGE SYSTEM (SUDS)
	LAND CONTAMINATION ASSESSMENT		TRANSPORT ASSESSMENT
	LANDSCAPE ASSESSMENT		WASTE CAPACITY
	LANDSCAPE CONTEXT		WOODLAND/ ANCIENT WOODLAND

-  National Park Visitor Centre
-  National Park information
-  VisitScotland Information Centre
-  VisitScotland Information Centre (seasonal opening)
-  Point of interest
-  Loch Lomond & The Trossachs National Park boundary
-  M8 Motorway
-  A85 Trunk road
-  A873 Major road
-  Minor road
-  Railway/station
-  Ferry, cruise or water bus (some operate only in summer)
-  National Cycle Route 7
-  West Loch Lomond Cycle path
-  West Highland Way
-  Rob Roy Way
-  Three Lochs Way
-  John Muir Way



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Foreword

Adopting this Local Development Plan brings to life the shared vision for development in the National Park established through extensive award-winning engagement and consultation during its preparation process.



The challenge we set ourselves from the outset was for the Plan to be upbeat and engaging, especially to young and working age people and to our communities. We also wanted the Plan to be an outcomes focussed, place-based plan with a strong delivery framework, supported by a proactive policy framework that is responsive to the opportunities and challenges arising within a protected rural area.

Called LIVE Park, it sets out how development can help the National Park to be a great place to Live, Invest, Visit and Experience through a clear vision and spatial strategy depicted through lots of illustrations, sketches, aerial maps and annotated plans.

We have focused our efforts on updating the key policy areas needed to support the delivery of the vision, including increasing the supply of rural housing for people living and working in the Park, supporting the sustainable growth and diversification of the rural economy; raising the quality of the Park as a visitor destination, as well as addressing infrastructure limitations at key locations to support future development.

Underpinning this strategy are core cross-cutting themes of sustainability, climate change, design and placemaking that are central to achieving the Plan's vision.

We want this Plan to be used as a shared resource by all concerned with development and enhancing places within the National Park, whether this is a community group wanting to improve a public space in their village, or a business looking to diversify or invest. It provides a strong basis for partnership working over the next ten years and the focus going forward will be to secure continued investment and influence development delivery at the key placemaking priority sites identified in our towns and villages, with a focus on Callander, Balloch, Arrochar and Tarbet.

We believe that this Plan sets out an ambitious and achievable vision for the National Park, and that this will truly enhance and improve place and quality of life for all living, working and visiting this special area.

Linda McKay

Convener
Loch Lomond & The Trossachs
National Park Authority

Gordon Watson
Chief Executive Officer

Facal-Tòiseachaidh

Tha gabhail ris a' Plana Leasachaidh Ionadail seo a' toirt beò na lèirsinn coitcheinn againn airson leasachadh sa Phàirc Nàiseanta, a chaidh a chruthachadh tro obair mhòr a thaobh com-pàirteachaidh is co-chomhairleachaidh a rinneadh tron phròiseas ullachaidh agus a bhuannaich duaisean.

B' e an dùbhlán a chuir sinn oirnn fhèin bhon toiseach tòiseachaidh gum biodh am Plana brosnachail agus tarraingeach, gu sònraichte do dhaoine òga agus daoine aig aois obrach, agus do na coimhearsnachdan againn. Bha sinn airson 's gum biodh fòcas a' Phlana air toraidhean agus gum biodh e stèidhichte air an àite, le frèam libhrigidh làidir, agus le taic bho fhrèam poileasaidh for-ghnìomhach a tha freagairteach do na cothroman is dùbhlain a tha ag èiridh ann an sgìre dhùthchail a tha dìonta.

Is e LIVE Park an t-ainm a th' air agus tha e a' cur an cèill mar as urrainn don Phàirc Nàiseanta a bhith na deagh àite airson còmhnaidh, cur-an-seilbh, tadhail is fiosrachadh, no sa Bheurla, Live, Invest, Visit agus Experience, tro lèirsinn shoilleir agus tro ro-innleachd spàsail a tha air a shealltainn tro gu leòr de dhealbhan, mapaichean air an togail bhon adhair agus planaichean le nòtaichean.

Chuir sinn fòcas gu sònraichte air a bhith ag ùrachadh nam prìomh raontan poileasaidh a tha a dhìth gus taic a chumail ri cur an gnìomh na lèirsinn, a' gabhail a-steach taigheadas ann an sgìrean dùthchail airson daoine a tha a' fuireach is ag obair anns a' Phàirc, a bhith a' cumail taic ri fàs seasmhach agus ri eugsamhlachadh na h-eaconomaidh dùthchail; a' togail inbhe na Pàirce mar àite do luchd-tadhail, cho math ri bhith a' toirt aghaidh ri laigsean sa bhun-structar ann an àiteachan cudromach gus taic a chumail ri leasachadh san àm ri teachd. Mar bhun-stèidh don ro-innleachd seo, tha bun-chuspairean a tha a' dol tron phlana air fad:

seasmhachd, atharrachadh cliomaid, dealbhachadh agus dèanamh-àite a tha uile air leth cudromach ann a bhith a' coileanadh lèirsinn a' Phlana.

Tha sinn airson 's gun tèid am Plana seo a chleachdadh mar ghòireas co-roinnte leis a h-uile duine aig a bheil ùidh ann an leasachadh àiteachan sa Phàirc Nàiseanta, bho bhuidhnean coimhearsnachd a tha airson àite poblach a leasachadh sa bhaile aca gu gnìomhachas a tha ag iarraidh eugsamhlachadh no airgead a chur an seilbh. Tha e a' toirt dhuinn bun-stèidh làidir airson obair com-pàirteachaidh thairis air an ath dheich bliadhna agus 's e am fòcas a bhios againn feuchainn ri barrachd airgead-seilbh fhaighinn agus a bhith a' toirt buaidh air leasachadh ann an prìomh àiteachan a chaidh a shònrachadh anns na bailtean againn, le fòcas air Calasraid, Am Bealach, An t-Àrchar agus An Tairbeart.

Tha sinn den bheachd gu bheil am Plana seo a' cur an cèill lèirsinn airson na Pàirce Nàiseanta a tha dùbhlànach ach a ghabhas coileanadh, agus gun leasaich seo an dà chuid an t-àite fhèin agus a' chàileachd beatha airson a h-uile duine a tha a' fuireach, ag obair no a' tadhal air an àite shònraichte seo.

Linda NicAoidh
Neach-gairm

Gòrdan Watson
Ceannard

SECTION 1

Introduction

This Plan is all about how development can make the National Park a great place to Live, Invest, Visit and Experience. This section provides an overview of the Plan and a brief summary of its preparation.

1.1 What is this Plan and what does it do?

This Plan is all about how development can make the National Park a great place to Live, Invest, Visit and Experience.

Section 2: Vision - sets out the Vision for how the National Park should change over the next 20 years and the Strategy needed to deliver the physical development.

Section 3: Place - identifies new opportunities and the development needed to support our communities, visitors and local economy, whilst ensuring the ongoing conservation and enjoyment of the area's outstanding environment.

Section 4: Policies - sets out the planning policies that will be used by us to guide and determine planning applications.

This Plan shows development for the next 10 years and an indication of development for the subsequent 10 year period. The Plan covers the period 2017 to 2026.

This Plan replaces the existing local plan and will be updated regularly (every 5 years) so it is kept up to date and is responsive to change.

A number of documents accompany this Plan:

Supplementary Guidance and Planning Guidance

These explain in more detail how the policy or strategy requirements of the Plan can be met. Adopted Supplementary Guidance and this Plan form the development plan, and hold that status. Planning Guidance does not form part of the development plan, but it still supports this Plan and forms a material consideration on a range of topics which may be expanded in the future.



Supplementary Guidance
is available for the
following topics:

- Housing
- Design and Placemaking
- West Loch Lomondside Rural Development Framework
- Buchanan South Rural Development Framework
- Developer Contributions



Planning Guidance
is available for the
following topics:

- Callander South Masterplan Framework
- Listed Buildings and Conservation Areas
- Visitor Experience
- Renewable Energy



Strategic Environmental Assessment, Habitats Regulations Appraisal and Equality Impact Assessment

Like all government bodies, we carry out a series of assessments of our Plans and policies. Strategic Environmental Assessment assesses the potential positive and negative environmental impacts of implementing the policies and proposals contained in this Plan.

The Habitats Regulations Appraisal is a further requirement to ensure that there are no likely significant effects on internationally important sites and nature conservation through the Plan's implementation.

We have also undertaken an Equality Impact Assessment which ensures against discrimination to prescribed groups of the contents of the Plan and its implementation. These three assessments are published with this Plan.



1.2 How did we get here?

We have considered a wide range of information in preparing this Plan.



We invited people from our communities, businesses, landowners and partner organisations to get involved in a series of events, workshops and three formal consultations to help inform this Plan since 2011.

Whether it was at the Main Issues Report or Additional Sites consultation phases, or earlier on in the process at one of the community planning and design workshops (or "charrettes"), a broad range of people took the opportunity to help shape this Plan.

The Main Issues Report consultation held between April and July 2014 identified 4 main issues that we should be focusing on or expect the most amount of change over the next 20 years;

- **Rural Economy,**
- **Housing,**
- **Visitor Experience, and,**
- **Infrastructure & Services.**

We felt that the rest of the topics covered in the existing Local Plan, in the form of strategies and policies, only needed updated rather than changed.

Opportunities for new development were also identified in the consultations, with 80 potential development sites suggested and ideas for improvements to our towns and villages proposed.



Planning in the National Park

Planning in National Parks is different to all other areas of Scotland. The National Parks (Scotland) Act 2000 sets out our responsibilities including statutory planning and access functions. Our four local authorities (which the Park overlaps) provide other key services such as education, roads, housing and parks / open space and we work closely with them. The Act also requires us to produce a Management Plan – our National Park Partnership Plan - to set out how the Park is to be managed with all partner public agencies. This Plan must adhere to the National Park Partnership Plan and contribute to achieving the four aims of National Parks:

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

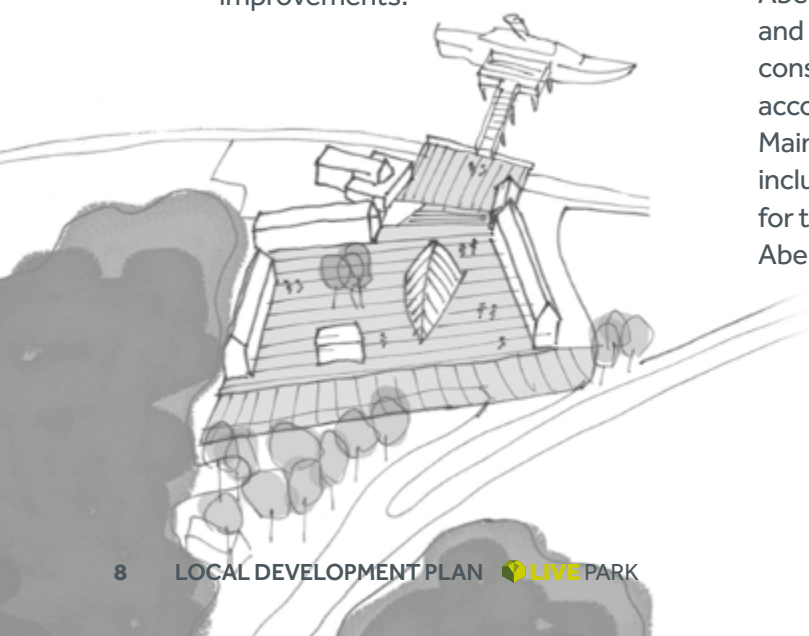
These aims are to be pursued together. However, if it appears that there is conflict between the first aim, the conservation and enhancement of the natural and cultural heritage, and any of the others, we must give greater weight to the first aim (Section 9(6) of the National Parks (Scotland) Act 2000). This is often referred to as the 'Sandford Principle.'



Main Changes

Before you read on, we thought it would be helpful to set out some of the main changes from the 2011 Local Plan:

- Policies have been updated or included for the following topics; climate change (reductions in greenhouse gas emissions), requirements for peat removal, flexibility in economic development, woodland removal, the National Walking and Cycling Network, design and placemaking and lastly in respect of development associated with unconventional gas extraction.
- Most new development is still directed to our Towns and Villages, but with Callander and the Arrochar/Sucloth area being a focus for larger scale housing, tourism and infrastructure improvements.
- Two areas in the Park – West Loch Lomondside and Buchanan South - have been identified as countryside areas requiring greater clarity on what development would be supported or resisted due to their unique development pressures and opportunities. Rural Development Frameworks have been prepared and are being issued with this Plan.
- New sites for development are identified in Arrochar and Sucloth, Balmaha, Callander (south of the river and a long term housing site at Balgibbon Drive), Crianlarich, Drymen, Aberfoyle, Gartocharn, Tarbet, Killin and Gartmore. All these sites were consulted on during 2014. The visitor accommodation site proposed in the Main Issues Report at Braeval is not included, however support is included for this type of development in the Aberfoyle area.
- The affordable housing percentage requirement within our Towns and Villages for housing developments for 4 or more homes has been changed – this will be either 50% in the Loch Lomondside Villages (including Tarbet, Luss, Gartocharn, Croftamie and Drymen), 33% in the more accessible and pressured Stirling Towns and Villages including Callander, Gartmore and Aberfoyle, and 25% everywhere else.
- The 10 year restriction on the occupancy of new homes in the Loch Lomondside Villages has been removed.
- Housing developments up to three homes in Loch Lomondside Villages, Gartmore, Aberfoyle and Callander will require either to be an affordable home or alternatively a financial contribution will be required which in turn will be used to help fund affordable housing provision elsewhere within the local area.



SECTION 2

Vision

This section outlines the vision for how the National Park should change over the next 20 years, including the strategy needed to deliver the physical development along with the policy approach for key topics.

2.1 Vision for the next 20 years

This Plan shows how development can significantly contribute to achieving the National Park Partnership's Plan Outcomes, which form the Vision for this Plan. The following pages illustratively articulate this Vision, highlighting its key elements. Section 2.2 explains the development strategy that will help deliver it.

Conservation:

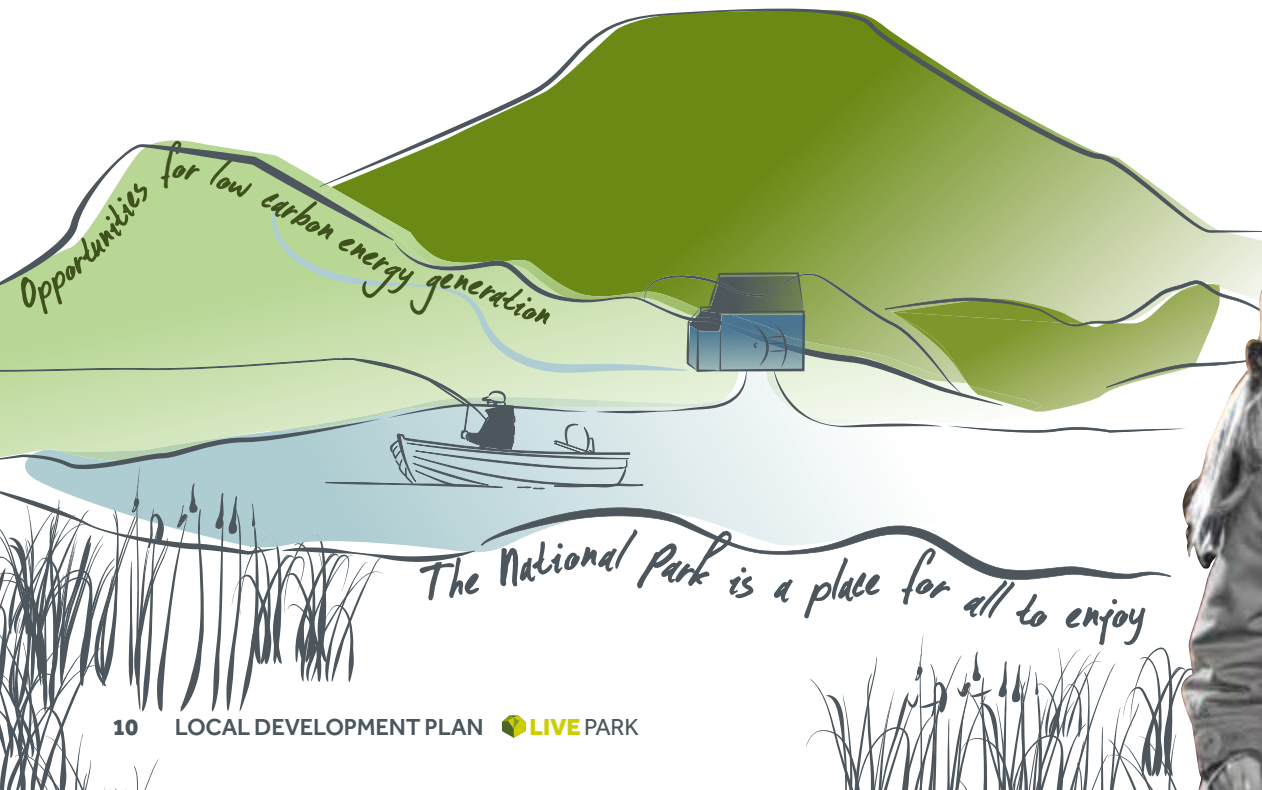
An internationally renowned landscape where the natural beauty, ecology and the cultural heritage are positively managed and enhanced for future generations.

Visitor Experience:

A high quality, authentic experience for visitors, with many opportunities to appreciate and enjoy the natural and cultural heritage within an internationally renowned landscape that compares to the best on offer around the world.

Rural Development:

In the National Park businesses and communities thrive and people live and work sustainably in a high quality environment.



High quality visitor accommodation in a range of locations



Safeguarding our precious natural and cultural assets



More places to camp and experience the outdoors





Safeguarding our historic buildings to retain a strong sense of place

supporting the needs of everyone

More opportunities to travel on the Park's lochs and experience being by the water

High quality development enhances our towns and villages for our communities and visitors to enjoy



Thriving towns and village centres



Young people have a future living and working in the Park





Thriving economically active rural economy

More active travel options and off-road connections

2.2 How do we all deliver this Vision?

The following pages set out our Strategy for how this Vision can be delivered, explaining the approach to the identification of development sites - in the **place** section - and the **policies** in the following section which will help shape development.

What's the Strategy?

Towns and Villages

We are directing most new development to our Towns – Callander and Balloch - and Villages. These are the locations, that have the greatest range of existing public services, employment, facilities and transport or path networks.

The Arrochar area (including Succoth) and Callander are where we are directing the greatest amount of new development over the next 20 years, and are where we expect to see the most change.

There is good potential within these areas for new homes, a range of businesses and investment in the supporting services and infrastructure.

By focusing on these two locations in particular, we have the greatest potential for a sustainable pattern of development, where people can live, work and find everything they need close by. Visitors can also find a range of accommodation and facilities.

Outside the Arrochar area and Callander, there are other new development opportunities – for example in Aberfoyle and Drymen. Elsewhere, existing sites are included that have yet to be developed. This includes Balloch, Blairmore and Tyndrum. Support is also provided for new visitor accommodation in the Aberfoyle area, although a site has not been identified.

The proposed improvements to the A82 which form part of Transport Scotland's A82 Taret to Inverarnan Upgrades are included as a strategically important project.

Small Rural Communities

We also have a number of smaller Villages, with less capacity to grow; we have called them Small Rural Communities . The Plan distinguishes these from villages such as Aberfoyle or Drymen due to their very rural nature and characteristics, more limited range of services and facilities, sensitive locations within the countryside and for some, very dispersed development pattern.

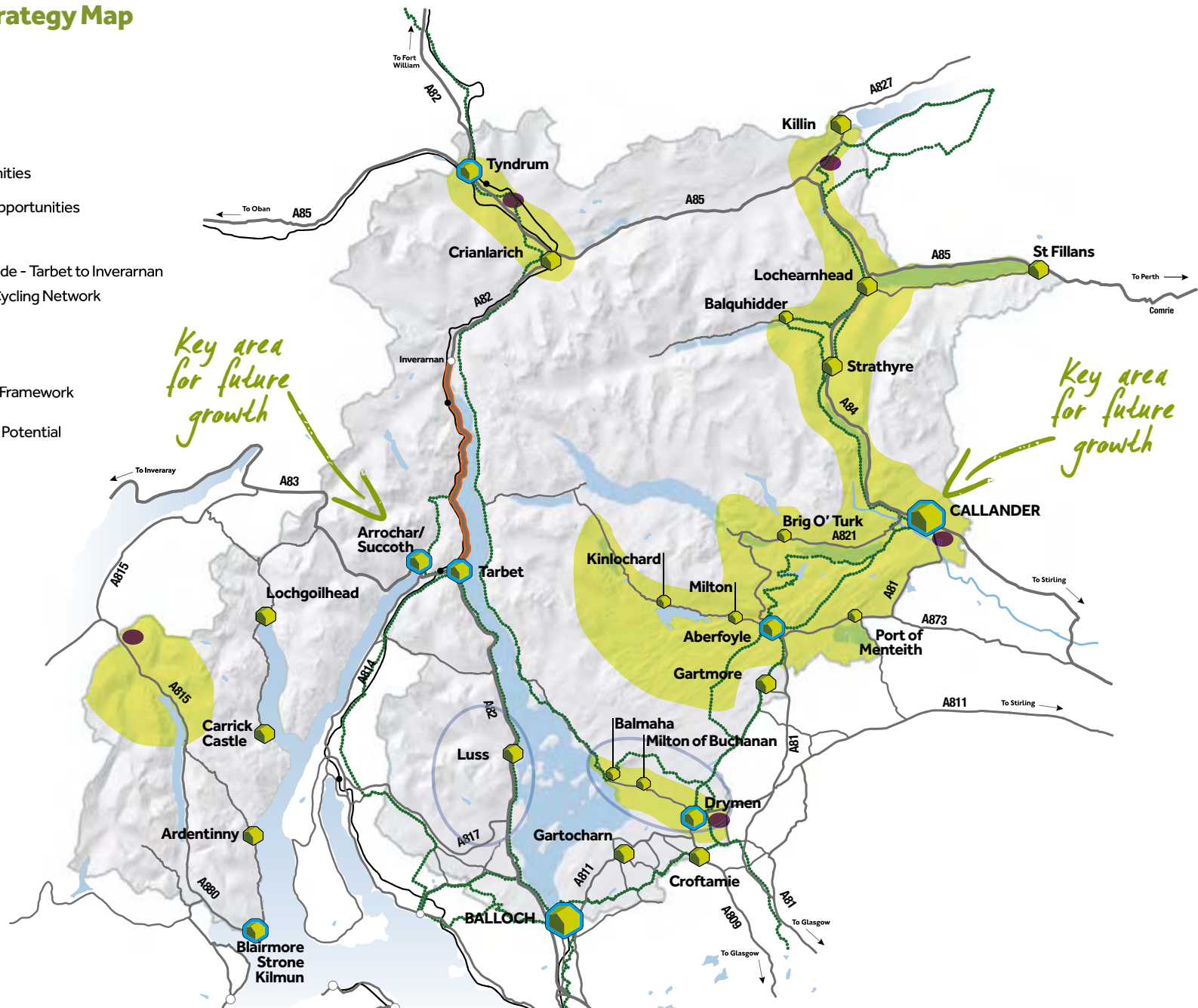
They have not been mapped individually in this Plan as no land for development has been formally identified with the exception of one housing site in Balmaha. This site has been identified through collaboration with the community, Forestry Commission and Rural Stirling Housing Association and is a local priority. In all other instances proposals for appropriate small scale development will be guided by Plan's policy guidance.



We are directing most new development to our Towns and Villages

Development Strategy Map

-  Towns
 -  Villages
 -  Small Rural Communities
 -  Strategic Tourism Opportunities
-
-  Proposed A82 upgrade - Tarbet to Inverarnan
 -  National Walking & Cycling Network
 -  Railway
 -  Roads
 -  Rural Development Framework
 -  Small Scale Tourism Potential
 -  Rural Activity Areas



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Countryside

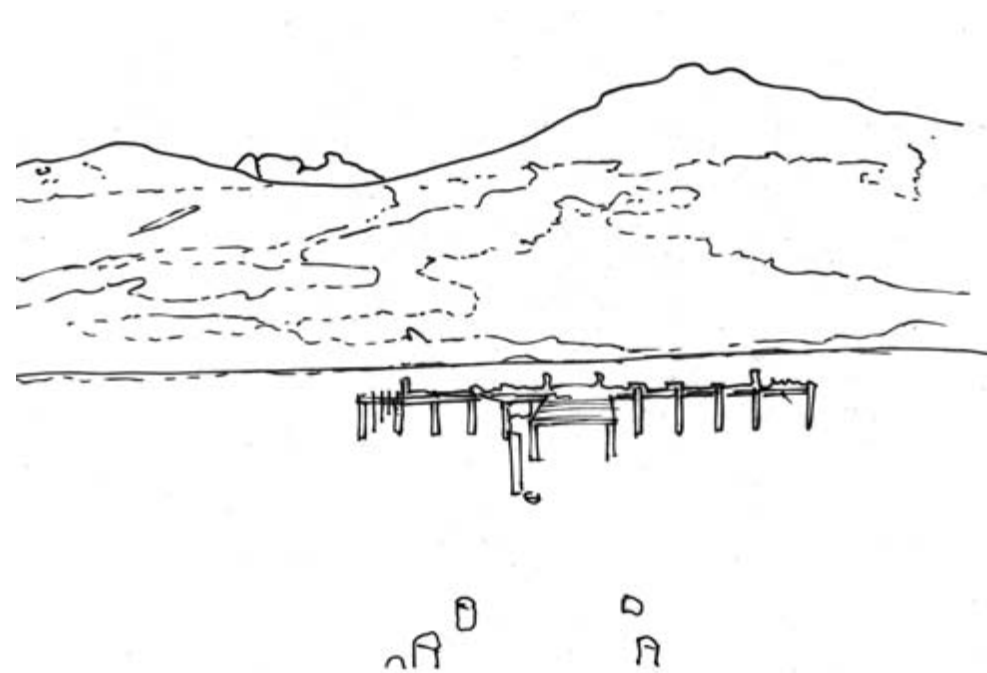
The countryside makes up the greatest area of the Park. We are introducing far stronger planning guidance in recognition of this and also the role of the countryside in supporting the rural economy.

The Plan supports diversification of rural businesses and encourages appropriately scaled housing and development which enhances the visitor experience.

We have also included two new pilot Rural Development Framework Areas. These outline a more comprehensive planning approach for the more pressured areas in South Buchanan and West Loch Lomondside.

Supplementary Guidance for these Frameworks outlines the area strategy for new development and provides guidance on:

- How planning policies will be applied, or varied when it is demonstrated that development will deliver the area strategy.
- The specific types of developments that are needed.



The path network includes a number of walking and cycling routes which cross the area, including national long distance routes such as the West Highland Way and the John Muir Way.

The Scottish Government has designated the National Walking and Cycling Network as a national development in the third National Planning Framework. The development of a strategic network of well-maintained long-distance paths and trails through Scotland will enhance visitor and recreation experiences for all users, as well as supporting active travel and improving health and well-being. Scottish Natural Heritage, along with Sustrans and Scottish Canals, are leading this project.

The Park's move towards low carbon energy generation will continue to be delivered through support for smaller renewable energy developments across a range of technologies



The Your Park project has at its heart a desire to encourage everyone to make the most of the outdoors in the National Park, whether they come to camp or simply to visit for the day. Transforming the experience on some

of our busiest lochshores is a priority to encourage everyone to make the most of the recreational opportunities the National Park offers. You can find out more about this work at www.thisisyourpark.org.uk



The countryside area is of national significance for its landscapes and rich built, cultural and natural environment. There are many ways to enjoy and experience it.

Encouraging and supporting recreational and educational opportunities for all is a core part of our work, and this Plan supports the appropriate physical development to deliver this aim. This includes supporting improved paths and a broad range of accommodation options for visitors including increased camping provision.



The key policy areas in this plan are outlined here along with background information on our approach



Delivering our Strategy

Having set out overall what development needs to take place and where, the rest of this section briefly explains the policy context including those at national, regional level and local level which helped shape the policies of this Plan. It also sets out how the above Strategy will be delivered through our policies and sites identified.

National, Regional and Local Plans, Policies and Strategies

There are a wide range of Government policies and strategies that this Plan seeks to support, deliver or implement. This includes Scottish Planning Policy and the National Planning Framework and the National Marine Plan at a national level and a whole range of regional and local plans, strategies and investment programmes prepared by Local Authorities and Government Agencies, covering transport, economic development, housing, open space, education to name a few. All of these have been considered in the preparation of this Plan and are reflected in policies where appropriate.

As we are a National Park, this Plan needs to implement our Partnership Plan and help deliver all policies and priorities within it. This includes Visitor Experience, Visitor Management, Conservation and Rural Development and they are reflected in the Vision outlined earlier.

Delivery of this Plan is not something the National Park Authority can achieve alone; our role is to support landowners, communities, businesses, Local Authorities and developers to deliver the development identified.

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Sustainability, Climate Change, Design and Placemaking

Sustainability, Climate Change, Design and Placemaking are significant Government policy areas. There are specific statutory requirements that this Plan must set out. Across this Plan, these policy areas are central to achieving the Plan Vision.

Planning legislation requires us to work with the objective of contributing to sustainable development. Sustainability underpins all our policies to ensure new proposed development achieves the correct balance. Sustainability relates to protecting and enhancing the natural and historic environments, providing local jobs in the right place, increasing sustainable economic growth, supporting opportunities for active travel, directing new development in the correct location, and supporting local services and facilities.

Climate Change is central to our overarching policies. Planning has responsibilities under The Climate Change (Scotland) Act 2009 to ensure measures are put in place

to address the impacts of climate change including; adaptation, avoiding development in flood risk areas, reducing greenhouse gas emissions, introducing more natural solutions to design and striving to achieve a low carbon place. The Act requires the Plan policies to also include installation of low and zero carbon technologies in all new development.

Design and Placemaking are integral to our policies. Successful places are: distinctive, welcoming, adaptable, resource efficient, safe and pleasant, and easy to move around and beyond. Creating Places and Designing Streets (Toolbox) are Scottish Government policy statements which provide advice on successful places and

improving our relationship with streets where pedestrians and cyclists take priority over vehicle drivers. This Plan's policies and associated Supplementary Guidance on Design and Placemaking follow on from national level guidance and policy. We have also identified eight Placemaking Priorities in our Towns and Villages. This highlights support for improving their central area – pavements, signage, street furniture, car parks, higher quality design and use of materials.



Housing

More homes are needed in the National Park to help retain our population and attract inward migration.

The current Local Plan's annual housing target of 75 new homes per year is retained as it is a crucial part of the strategy towards addressing our ageing population and projected long term population decline, highlighted on page 39. This housing supply target is informed by a range of factors, including local housing authorities housing need and demand assessments.

Housing will help more people to stay in the Park and help create more sustainable communities, supported by a good range of services and facilities. New housing will be a mixture of open market and affordable housing. It will comprise mostly smaller sized and family sized homes to better meet the needs of people living and working here and provide a range of housing to allow families, young people of working age and elderly people to choose to remain within the National Park. The majority of new homes will be built within Towns and Villages, but the countryside will also support affordable housing, including self-build.

*More homes are needed
in the National Park
to help retain our
population and attract
inward migration.*





How many new homes are needed?

Whilst the local authority housing need and demand assessments reveal housing need and demand in the wider housing market areas which cover the Park, they do not set any formal housing supply targets for the Park. However, in order to support sustainable rural communities, it is important to plan for more housing in the Park. This needs to be a realistic assumption of what can be delivered whilst ensuring a generous supply of land is available to ensure that new housing is delivered.

Land for new housing is identified up to the year 2027 (10 years from the anticipated date of 'adoption' which is 2017 - when the plan has been fully agreed and comes into full force). The total housing land requirement over this term is 900 units^[1]. Land with development potential for around 556 homes is identified with a further 360 homes (30 new homes per year) coming from sites that are not presently identified but which

[1] Base year of 2015 (12 years x 75 homes = 900 homes)

may come forward unexpectedly (known as 'windfall' development), providing enough land for 916 homes overall.




Whilst directing the majority of development to sites identified in this plan, windfall development plays a significant role within the National Park (typically single dwellings on gap or infill sites within Towns or Villages) and it is important to acknowledge its contribution.

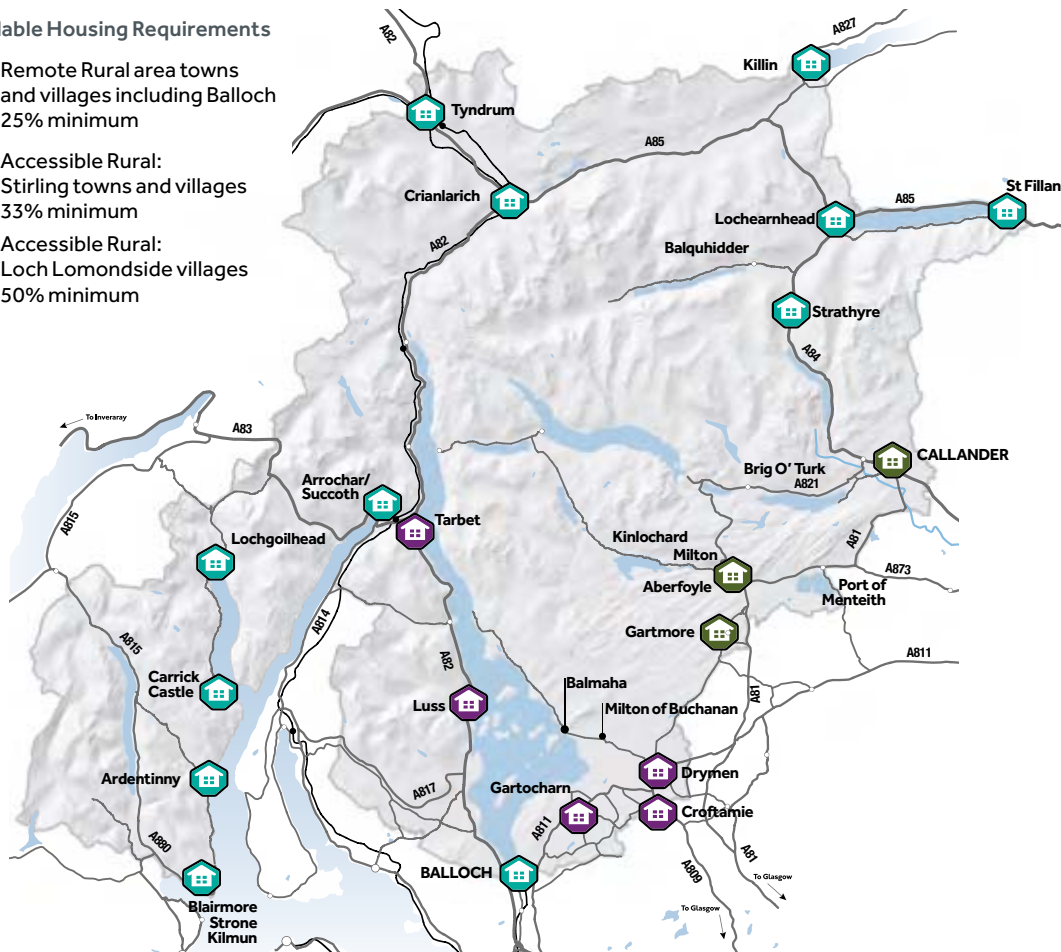
No flexibility allowance has been applied to the housing land supply target on the basis that the target is already considered to be generous and ambitious for the National Park. We are required by Scottish Planning Policy to be quite clear on our approach and methodology which is set out below and in more detail in our Population & Housing Background Report. This also explains the housing land requirement and the phasing for housing development sites.

The housing land supply to meet this requirement comprises:

Component of Housing Land Supply	Number of Homes
(a) Identified Housing Sites shown in Appendix 1	426
(b) Land with planning permission and still to be developed	130
(c) Future annual windfall assumption of 30 units (x 12 years)	360
Total housing land supply to 2027 = (a) + (b) + (c)	916

Affordable Housing Requirements

-  Remote Rural area towns and villages including Balloch 25% minimum
-  Accessible Rural: Stirling towns and villages 33% minimum
-  Accessible Rural: Loch Lomondside villages 50% minimum



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Where will new homes be built?

- Mostly within Towns and Villages
- By exception, on sites close to or adjacent to the Towns and Villages,
- Where appropriate, within Small Rural Communities and existing Building Groups in the Countryside
- Very rarely, within the countryside

What types of new homes will be built?

The housing need and demand assessments for the National Park show that there are high levels of housing need within the National Park and point to the need to provide more affordable housing, as well as homes for smaller sized households and more modest sized family homes.

All sites of 4 or more homes are required to make a contribution towards affordable housing provision, with the preference being on site provision. In most instances, the level of affordable contribution will be a minimum of 25% of the total number of homes being provided however this is higher within the more accessible rural Loch Lomondside villages including Tarbet, Luss, Gartocharn, Croftamie and Drymen (50% of the total number of homes will be affordable), and more accessible rural Stirling area Towns and Villages of Callander, Aberfoyle and Gartmore (where 33% of the total number of homes provided will be affordable). This reflects and responds to housing needs within these areas and housing market dynamics.

Given that the accessible rural areas of Loch Lomondside and Stirling area villages experience such strong housing demand from commuting, second, holiday and retirement homes and as a result suffers from more extreme affordability pressures, proposals for single homes and developments of up to 3 houses will provide either; an affordable home or alternatively a financial contribution, which in turn will be used to help fund affordable housing provision elsewhere within the local area.

The countryside and more remote areas of the National Park also experience strong housing demand from commuting, second, holiday, retirement and 'lifestyle change' homes because of their proximity to cities and towns in the central belt of Scotland. Rather than providing for this demand, the clear focus in these areas remains on meeting the priorities of the National Park by facilitating more opportunities for affordable housing, and allowing new housing where this helps sustain a rural business or newly formed craft. Further details of the approach to housing in these areas is provided in the Population & Housing Background Report.

Our rural economy

Overview

The accessible countryside of the National Park offers great potential for business whether it's the formation of new or growth of existing businesses. We support the creation of local jobs and the increasing move towards a low carbon economy. Sustainable business opportunities are available within various locations throughout our Towns, Villages, Small Rural Communities and the wider countryside. Business proposals should consider proximity to existing services and facilities, proximity to public transport, how to incorporate renewable energy and how best to deliver any necessary infrastructure. Agriculture, forestry, tourism and modern telecommunications infrastructure are the backbone to our rural economy.

Some rural landowners have diversified their business with the introduction of small river hydro schemes which remains an opportunity for others.

The accessible countryside of the National Park offers great potential for business



Two pilot projects at Buchanan South and West Loch Lomondside are supported by Supplementary Guidance in the form of Rural Development Frameworks which help guide future development. These frameworks highlight opportunities where there is capacity for some development in the countryside that will complement the high quality natural environment and ensure businesses are able, with some certainty, to invest across traditional land management practices as well as newer diversifying ventures.

How will the Plan support existing and new businesses?

The Plan supports business throughout the Park with an emphasis on Town or Village locations where the majority of infrastructure and services are located. However, as a predominately rural area, there is support for business opportunities in the countryside; including the Rural Development Frameworks, five Rural Activity Areas and support for the reuse of traditional buildings located within building groups or the reuse of vacant or derelict land. As a result, the policies are more flexible than before.

Our Rural Economy

What do policies need to cover?

- Focus development in Towns and Villages
- Safeguard established business and industry land
- Identify land for new or expanded businesses and industries
- Flexibility to support more remote places of work



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Visitor Experience

The National Park offers a high quality, authentic experience for visitors, with many opportunities to appreciate and enjoy the natural and cultural heritage, within an internationally renowned landscape. It compares to the best on offer around the world. Tourism provides the major source of income and employment within the National Park and is vital for our local economy.

How will the Plan support enhancements of our visitors' experience of the Park?

By supporting our:

- Tourism Strategy
- Biodiversity Action Plan
- 'YOUR Park' – protecting our natural environment and providing tourism accommodation
- Core Paths Plan and Outdoor Recreation Plan - access, sport and recreation
- Policies which encourage more sustainable forms of travel e.g. linkages to public transport
- Placemaking priorities in our town and village centres
- Opportunities which exist for the creation of new tourism services, facilities and accommodation throughout the National Park
- Policies which improve our Scenic Routes with infrastructure improvements to popular viewpoints
- Strategic tourism locations - Aberfoyle, Arrochar, Balloch, Blairmore area, Callander, Drymen, Tarbet and Tyndrum
- Buchanan South and West Loch Lomondside Rural Development Framework Areas

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Within the countryside, the focus is on improving the visitor experience of the National Park through provision of high quality recreation and access opportunities including a network of paths, visitor facilities and infrastructure.

The Plan identifies Aberfoyle, Arrochar, Balloch, Blairmore, Callander, Drymen, Tarbet, and Tyndrum as locations where new strategic tourism development opportunities will be supported. Development in these areas will assist in establishing and reinforcing the character and role of these places as visitor destinations and gateways within the National Park.

Visitor Experience

What do policies need to cover?

- Locations for new tourism development – detailed policy with examples in Planning Guidance
- Types of tourism development, and scale – in Planning Guidance
- Management and maintenance of tourism accommodation
- Enhancing and safeguarding existing tourism sites
- Provision of recreation and outdoor sport

The National Park offers a high quality, authentic experience for visitors

Historic Environment

The Park is proud of its rich and varied historic environment, which contributes to a sense of place and cultural identity. It helps create places where people want to live, work and visit. It also shapes and supports the regeneration of communities and engenders community spirit.

The changing needs and activities of people can affect our historic environment. It is important therefore, that the special qualities of the Park's historic environment are safeguarded for future generations to benefit from and enjoy. New development proposals should consider, from the outset of their site appraisals, how to protect and complement this valued resource.

The aims of the policies are to:

- protect the historic environment and ensure development proposals safeguard its uniqueness;
- promote a wider understanding and awareness of the historic environment, local building traditions and materials; and
- safeguard the distinctive character of local areas and ensure new development reflects historic settlement patterns and contributes to a sense of place

Our listed buildings and Conservation Areas have statutory protection and therefore alterations, and extensions, affecting their character or appearance or demolition works, will require either listed building consent, Conservation Area consent and /or planning permission.

The park is proud of its rich and varied historic environment, which contributes to a sense of place and cultural identity.



Encouragement will be given to the repair, restoration and re-use of these important assets, while acknowledging that there may be instances where sympathetic, high quality contemporary solutions are appropriate.

Trees and woodland contribute significantly to the setting of historic buildings and Towns and Villages. Some are protected by Tree Preservation Orders requiring consent to carry out tree works while similarly tree works within a Conservation Area should always be notified to us beforehand.

Article 4 Directions apply in certain Conservation Areas requiring planning permission for what is normally considered permitted development. These directions ensure that the character of the Conservation Area is protected. Scheduled Monuments also have statutory protection and Scheduled Monument Consent is required where affected by development.

Much of the Park's archaeology remains unrecorded so other archaeological resources or sites with unknown archaeological potential that are affected by development will be protected through the planning application process.

Historic Gardens and Designed Landscapes make an important contribution to the landscape character and experience of the National Park and every effort will be made to ensure they are protected, conserved and enhanced.

It is also considered important to safeguard other buildings of architectural or historic merit and sites and features that contribute to the Park's diverse cultural heritage but have no statutory protection.

All of these important assets are to be safeguarded along with their setting. The historic environment policies have been prepared in line with the Historic Environment Scotland Policy Statement.

Historic Environment

What do policies need to safeguard, protect and enhance?

- Listed buildings
- Conservation Areas
- Historic gardens and designed landscapes
- Scheduled monuments
- Local archaeology
- Trees and woodland
- Traditional buildings, and
- Wider built environment and cultural heritage



Natural Environment

By its very nature, the National Park is an extraordinary and diverse environment with its spectacular landscapes including; lochs and coastline, impressive woodlands, rich heritage of plants and animals, dramatic mountains and rolling hills contrasting with the pastured setting of the farmland and designed landscapes of the low ground and straths.

We work with landowners and developers to deliver improvements to safeguard and enhance our natural environment. Proposals will be supported where they demonstrate development will complement and work with our natural environment; design solutions which have multiple add on benefits for ecosystems such as; measures which enhance biodiversity; integrate with the landscape special qualities, minimise hard engineering; manage flood risk and are future proofed to reduce long term maintenance.

How will policies safeguard, protect and enhance our Natural Environment?

Environmental considerations should be integrated into the design of development at an early stage. EU Directives, national legislation and Scottish Planning Policy establish the statutory environmental framework for development proposals. Plan policies are designed to guard our natural environment against adverse impacts from proposed developments throughout the Park and to enhance it where possible.

The plan policies cover various levels; national, regional and local. The policies clarify what criteria are required to be met in order to protect our natural environment and to gain planning permission. As well as planning permission, licenses or authorisations may also be required from the Scottish Environment Protection Agency for activities that affect air, water and waste.

Natural Environment

What do policies need to safeguard, protect and enhance?

- Special areas of conservation and special protection areas
- Sites of special scientific interest
- National nature reserves
- Ramsar sites
- Biodiversity
- Habitats and species
- Water environment
- Geological sites
- Trees and woodlands
- Historic gardens and designed landscapes
- Landscape special qualities



Infrastructure & Services

All development requires infrastructure and service provision at different levels. New development should consider materials which reduce long term maintenance and not exacerbate existing environmental constraints such as flooding. We recommend early discussions to consider what infrastructure and services may be required for proposed developments, especially as we may need to consult local authorities or key agencies.

How will policies ensure Infrastructure and Services are provided?

The policies set out the various factors which may require physical or financial contributions to ensure existing community infrastructure and services can cope with new development proposals. The associated Guidance on Developer Contributions and Housing provide further advice on the sums developers can expect to be asked for during the planning application stage. Conditions would be attached to planning permissions to ensure suitable provision where needed.

Infrastructure & Services

What do policies need to cover?

- Affordable housing
- Education provision
- Transport infrastructure
- Open space, parks, public access and playing fields
- Water and sewage infrastructure (including surface water drainage)
- Flood prevention in key areas
- Community facilities, and
- Waste management facilities including recycling

What types of developments are likely to require contributions to support infrastructure needs?

Considering the typical scale of development in the National Park, and that the majority of development is directed towards areas that have the infrastructure or services in place, there are a limited number of developments which are likely to be required to make contributions outwith affordable housing requirements. Typically this will be at our bigger development sites and in Callander in particular.

Over the short term Callander's nursery and primary schools have limited capacity and the pedestrian bridge has a limited life span. Over the long term, there is limited capacity of the A81/A84 junction with a road bridge being required beyond development of approximately 120 homes and a 60-bed hotel. Waste water treatment works are likely to require to be extended in due course to meet development needs medium to long term.