

8. GLOSSARY

Affordable Housing: Housing that is available to people on modest incomes who generally cannot afford to buy or rent accommodation on the open market.

Ancillary Use/Operation: A subsidiary or secondary use or operation closely associated with the main use of a building or piece of land.

Amenity: A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.

Article 4 Direction: A Direction that introduces additional planning controls to protect sensitive areas.

Biodiversity: Diversity or richness of plant and animal life and their habitats.

Biodiversity Action Plan: Identifies priority species and habitats where action to conserve and enhance is required.

Built environment: Buildings and structures made by people, as opposed to natural features.

Climate Change: Changes to the global climate that evidence suggests is mainly a result of human behaviour.

Commuted Sum: A payment by developers to the Park Authority, or Local Authority, to provide a service or facility, rather than the developer providing it directly themselves.

Conservation Area: An area of special architectural or historic interest designated by the National Park authority in consultation with local communities.

Core Path Networks: Comprises many different types of paths that cater for all different types of users, satisfying the basic path needs for local people and visitors and providing links to the wider path network and countryside.

Development: The carrying out of building, engineering, mining or other operations in, over, or under land, or the making of a material change in the use of any buildings or other land.

Development Brief: A document prepared to show in some detail, how best to develop a site, and can include details of infrastructure, stages of development and design proposals.

Ecosystem: A community of interdependent organisms and the environment they inhabit.

Environmental Assessment (EA): An assessment of the environmental impacts of development.

Environmental Impact Assessment (EIA): A process by which information about the effects of a proposed development is collected, assessed and used in reaching a decision on whether development should go ahead or not.

European Protected Species: Species listed on Annex IV of the Habitats Directive as species of European Community Interest and in need of strict protection.

Fractional Ownership: The division of an asset into portions or shares. If the "asset" is property, the title or deed is legally divided into shares. Shares are sold to individual owners. Typically, a company manages the asset on behalf of the owners. Owners tend to pay monthly/annual fees for this management service plus variable usage fees. Fractional ownership is not the same as timeshare – the difference with fractional ownership is that the purchaser owns part of the title as opposed to units of "time".

GCR Sites (Geological Conservation Review Sites): Form the basis of conserving geological and geomorphological sites in the UK.

Geodiversity: The natural range (diversity) of geological (rocks, minerals, fossils), geomorphologic (land-form, processes) and soil features. It includes their assemblages, relationships, properties, interpretations and systems.

Geology: The science of the history and composition of the earth's crust.

Geomorphology: The study of land forms and the processes that shape them.

Habitat: Place in which a particular plant or animal lives. Often used in a wider sense, referring to major assemblages of plants and animals found together.

Habitats Directive: Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora.

HGD (Historic Garden and Designed Landscape): An area of significant parkland and woodland, generally centred upon a castle or mansion house, which has been laid out for artistic effect and identified in the Scottish Inventory of Gardens and Designed Landscapes.

Housing Market Areas (HMA's): Relatively self contained areas within which most people move house when their needs or circumstances change.

Infrastructure: Refers to transport and domestic services, such as water and electricity to support development and allow it to take place.

Land use: The human modification of natural environment or wilderness into built environment such as fields, pastures, and settlements.

Landscape Character Assessment: A method of analysing and describing the landscape.

Legal Agreement: Any of several legal agreements that may be required to make the grant of planning consent acceptable. These may include: Section 75 Planning Agreements, Section 48 or 96 Roads Agreements or Restoration Guarantee bonds.

Listed building: A building or structure of architectural or historic interest included on the list of buildings compiled by Historic Scotland on behalf of Scottish Ministers.

Local Housing Strategy (LHS): A comprehensive assessment of housing needs and conditions resulting in the production of a strategy to tackle the housing problems in any given area.

Local Nature Reserve: Habitat of local significance that contributes to nature conservation and provides opportunities for the public to see, learn about and enjoy wildlife. LNR's are designated by local authorities under section 21 of the National Parks Access to the Countryside Act 1949.

Local Needs Housing: Housing that meets the needs of people currently living in the area with a form of housing need and/or households that require to live in the area for employment or social reasons.

Local Housing Strategies: Document prepared by the local authorities setting out the housing strategy and an implementation programme.

Modal Shift: A change from one mode of transport to another, for example from car to train or cycle.

NNR (National Nature Reserves): Contain examples of some of the most important natural and semi-natural eco-systems in the United Kingdom. They are managed to conserve their habitats or to provide special opportunities for scientific duty of habitats' communities and species represented within them.

NSA (National Scenic Area): An area of land considered of national significance on the basis of its outstanding scenic interest which must be conserved as part of the country's natural heritage.

Natura 2000 site: Protected areas established for the protection of habitats or species under the Birds Directive (Special Protection Areas) and the Habitats Directive (Special Areas of Conservation).

Open Space: Green space consisting of any vegetated land or structure, water or geological features in an urban areas, including trees, woodlands and paths and 'civic space' consisting of squares, market places and other paved or hard landscaped areas with a civic function (Source: SPP11 Physical Activity and Open Space).

Proposals Map: Illustrates, on an Ordnance Survey base, the effect or extent of the policies, proposals and recommendations contained within the written policy statement.

Ramsar Site: Nature conservation sites designated as wetlands of international significance under the Ramsar Convention, especially as a waterfowl habitat.

Registered Social Landlords (RSL's): A not-for-profit housing provider, eg housing association or housing co-operative.

Renewable Energy: Those sources of energy which are naturally occurring within the environment and which can either be tapped without consuming the resource, or where the resource can renew itself on a human timescale. Examples include wind, solar, hydro, wave and tidal.

Residential Amenity: The benefit enjoyed from physical external space which forms part of the private home.

Rights of Way: A right for members of the public to pass peaceably and without the expressed or implied permission of the landowner between two public places along a more or less defined route.

RSPB: Royal Society of the Protection of Birds.

Rural Business: Business associated with a rural location such as agriculture, forestry or tourism related activities.

Rural Diversification: The establishment of new enterprises in rural locations. This can mean existing businesses entering into new areas of activity or the creation of entirely new enterprises.

SAC (Special Area of Conservation): As per Natura 2000 site.

SAM (Scheduled Ancient Monuments): The secretary of State for Scotland is required under Section 1 of the Ancient Monuments and Archaeological Areas Act, 1979 to maintain a schedule of monuments of national importance.

Section 75 Legal Agreement: A legal agreement between a developer and a local authority which guarantees that certain works will be carried out, or financial contributions are paid in accordance with a planning permission.

SEPA (Scottish Environment Protection Agency): Public body with a remit for environmental protection.

SNH (Scottish Natural Heritage): Its role is to look after the natural heritage, help people to enjoy and value it, and encourage people to use it sustainably.

SPA (Special Protection Areas): As per Natura 2000 site.

SSSI (Site of Special Scientific Interest): part of a network of sites designated by Scottish Natural Heritage that represents the best of Scotland's natural heritage (sites designated for plants, animals or habitats, their rocks or landforms, or a combination of such features).

Strategic Environmental Assessment (SEA): Involves assessing and taking into account the environmental effects of a plan or programme.

Supplementary Planning Guidance: Guidance on planning matters which supplement the development plan and which may be a material consideration for planning purposes and usually published by the planning authority in connection with a structure plan or local plan.

Sustainability: The capacity to carry out an activity over time. Often used in the context of sustainable development.

Sustainable Development: Development that meets the social, economic and environmental need of the present without compromising the ability of future generations to meet their own needs.

SUDS (Sustainable Urban Drainage System): A comprehensive approach to surface water management which aims through a combination of design measures to minimise the quantity and improve the quality of water before it is discharged from the development site so as to help prevent flooding and pollution.

TPO (Tree Preservation Order): Made by a local authority under the Town and Country Planning (Scotland) Act 1977 to protect trees of importance for amenity.

Wildlife Habitats: Areas containing assemblages of wild plants and animals.

Windfall: Housing development that is granted consent on land or buildings not specifically identified for housing in the draft local plan. Examples could include development on small gap sites within settlements or development on sites currently used for other purposes.

9. APPENDICES

APPENDIX A: PLANNING IN THE NATIONAL PARK

INTRODUCTION

This appendix contains information about planning in the National Park and the context within which the local plan is administered. It sets out the framework for how we operate as a planning authority and how this differs from other planning authorities in Scotland. It explains the changes being introduced to the planning system as a result of the new planning legislation, the Planning etc. (Scotland) 2006 Act and how the preparation of our local plan has been modelled on this modernisation. This appendix also outlines the key stages involved in preparing the local plan and the sources of information used to influence the plan's development, including how it relates to other National Park documents.

OUR ROLE AS PLANNING AUTHORITY

The National Park Authority is a non-departmental public body and the statutory planning authority for the National Park with responsibility for receiving and determining all planning applications and for preparing a local plan. We have a unique planning role in that we must ensure that our local plan and the planning decisions that we take fully accord with our statutory duty to deliver the four National Park aims. This makes us a very different from other planning authorities in Scotland and underpins the focus of the draft local plan. As a planning authority, we must deliver a planning framework which protects and enhances the Park's special qualities and enables sustainable development. This local plan will provide a new focus for development in the Park area and is clearly aligned with the National Park aims and the vision and objectives of the *National Park Plan 2007-2012*.

PLANNING REFORM

The draft local plan has been prepared under the existing legislation, the Town and Country Planning Act (Scotland) 1997.

The planning system in Scotland is undergoing a period of change to ensure that it is more efficient, inclusive, fit for purpose and sustainable. At the heart of this modernisation is the introduction of the Planning etc. (Scotland) Act 2006, which is not expected to come fully into force until early 2009. Once introduced, in most areas of Scotland there will no longer be two types of development plan for the National Park (a structure plan and a local plan), instead there will be a new style single plan which will be called a Local Development Plan.

Although these changes to the Scottish planning legislation are expected, it is considered necessary and good practice to proceed with developing a new local plan under the current 1997 Act, but as far as possible incorporating elements of the Planning etc. (Scotland) Act 2006. This will ensure that the local plan as far as possible reflects the benefits of the new modernised planning system. It will also ensure that we can provide a robust and up-to-date planning framework that will provide direction, certainty and guidance to stakeholders and the wider community.

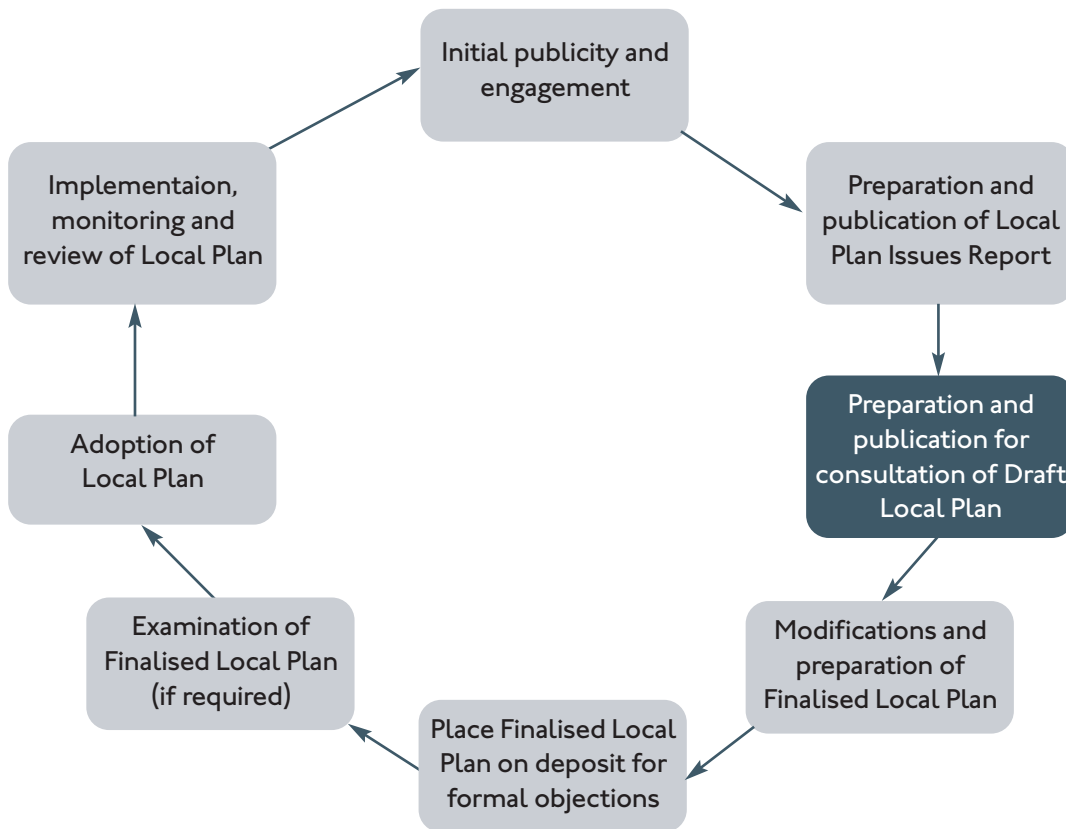
PREPARING THE LOCAL PLAN

This local plan is the result of over 18 months of preparatory work, which started in February 2007 when we notified the public of our intention to prepare the Park's first local plan. It provides a robust planning framework which has been informed by a number of sources of information. As a National Park Authority, our remit is to contribute to the

delivery of the National Park Plan's objectives, and ultimately the achievement of the National Park aims. This remit provides the foundation for our draft local plan and how we operate as a planning authority. However, our local plan also has to consider and deliver in the context of the Park, the Scottish Government's aspirations for sustainable development, particularly sustainable economic growth, as well as a number of international, national and local challenges and issues. The Government's aspirations are set out as national planning policy and strategy in a national policy framework and a suite of Scottish planning policy, planning advice notes, etc. Other sources of information which informed this draft local plan included technical research, structure plan policy and an extensive community engagement programme.

Key stages in preparing the local plan include:

For more information on the preparation of the local plan and how you can be involved in each stage of the process, please refer to our Development Plan Scheme, which is available from our offices, can be downloaded from our website (www.lochlomond-trossachs.org) or viewed at local libraries.



EXISTING STRUCTURE PLAN POLICY

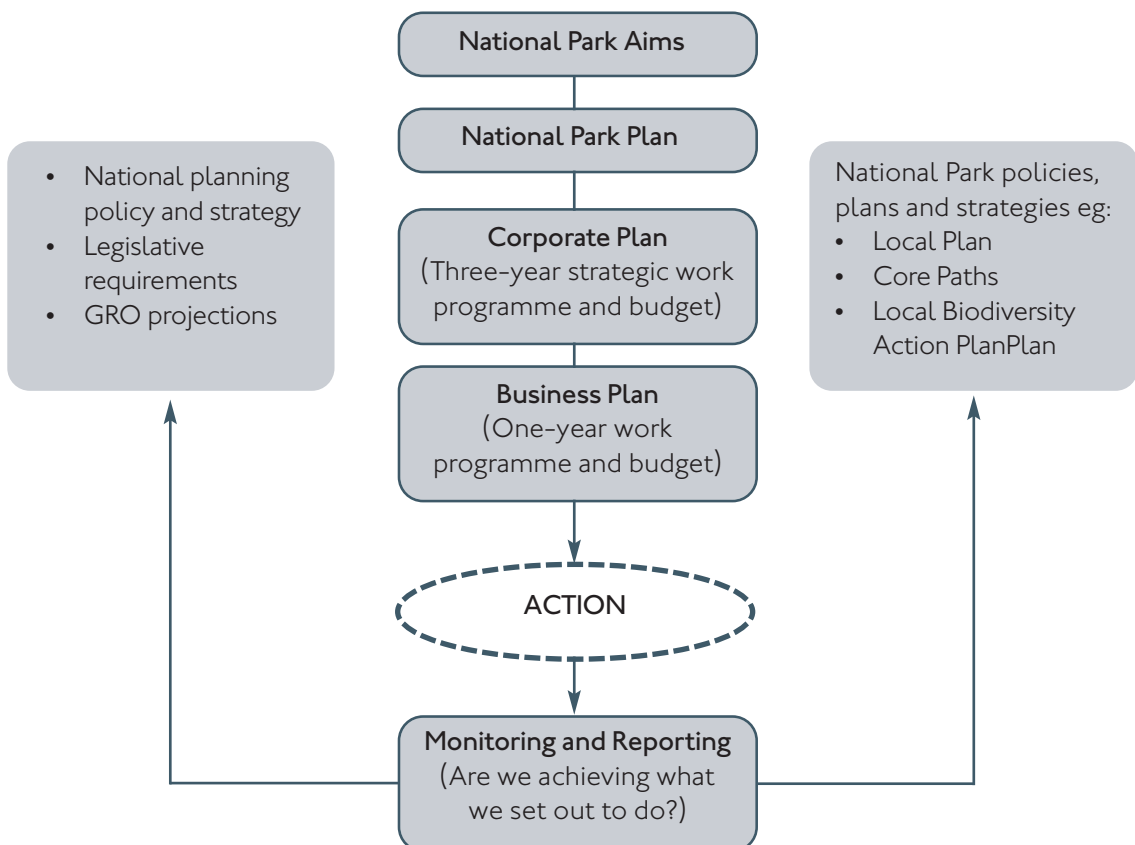
Under the existing planning legislation, the Town and Country Planning (Scotland) Act 1997, planning authorities are required to produce development plans. The development plan for an area consists of two types of plan – a structure plan and a local plan. Structure plans provide long-term strategic guidance for an area and local plans translate this into site-specific proposals and detailed planning policies. On the establishment of the Park, we inherited a suite of development plans from the four local authorities, illustrated on the table overleaf.

Structure Plans	Local Plans	Local Subject Plan
Glasgow and Clyde Valley (operative April 2008)	Dumbarton District Wide Local Plan (adopted March 1999)	Loch Lomond Local (Subject) Plan (finalised plan February 1996)
Clackmannanshire and Stirling (written Statement March 2002)	Stirling Local Plan (adopted December 1999) and Stirling Local Plan Alteration 1B (finalised plan June 2002)	
Argyll and Bute (approved November 2002)	Cowal Local Plan (adopted October 1995)	
Perth and Kinross (approved June 2003)	Strathearn Local Plan (adopted May 2001)	

OTHER NATIONAL PARK POLICIES, PLANS AND STRATEGIES

The local plan contributes to a suite of documents that jointly contribute towards achieving the National Park aims. The National Park Plan, described in more detail in Chapter 2, is a management plan that sets outcomes and target for for the Park Authority and our partners. Our Corporate Plan outlines our work programme over a three-year period, detailing how our activities directly contribute to the National Park Plan's objectives and themes. Our Business Plan provides a breakdown of activities on a yearly basis and the budget and staff resource required to undertake these activities. The *State of the Park Report 2005* provides comprehensive baseline of information about the Park, the changes and trends affecting it and the issues to be considered in achieving the National Park aims. Future updates on the *State of the Park Report* will gauge how the work of the Park Authority, alongside its partner agencies and the wider community, is contributing to the overall enhancement of the Park.

The following diagram illustrates our plans and policies and their relationship with the National Park aims and Park Plan.



COMMUNITY INVOLVEMENT IN THE LOCAL PLAN

Community involvement plays an important role in preparing local plans and in the planning system in general. Individual communities can identify their planning and development aspirations and influence the planning process to deliver these goals.

Since 2001 the Community Futures Programme has been operating in and around the National Park. This programme supports communities to link their aspirations with strategic planning, through preparing Community Action Plans, which a number of communities have recently reviewed and updated. The issues identified by these plans with a land-use planning component have helped to inform the local plan.

During 2007 we held a series of Local Plan Open Days in communities throughout the Park. Their purpose was to tell local residents about how the new local plan will be developed and to seek initial community views on planning and development. The feedback from these events has been used to inform the local plan.

Between 31 March and 12 May 2008, we prepared and published for consultation our Local Plan Issues Report. The purpose of this report was to outline the key land-use and planning issues faced in the Park and to invite feedback on how the local plan should address these. A report on consultation was prepared which details the responses received to this consultation. This was also used to inform this draft plan.

In response to changes in the planning system in Scotland, we want to offer a more responsive and user-friendly planning service. At the end of January 2008, we launched the National Park Planning Forum. The Forum helps us consult and involve the public, developers and interested local groups on planning matters; discuss informally and consult on the local plan; and to share views and experiences of the planning services and discuss ideas for improving it.

Alongside other planning authorities we are also implementing e-planning services to ensure we provide an efficient and modern planning service. Over the next few years we will be implementing a Government-led e-planning package which will move planning away from a paper process towards an electronic and more efficient way of working. The benefits of this include enabling our customers and the wider community to view and track planning applications, access public planning information and view a spatially linked local plan – all online.

For more information on community involvement in the local plan, please refer to the relevant pages on our website www.lochlomond-trossachs.org.

APPENDIX B: ARTICLE 4 DIRECTIONS

Article 4 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 allows the removal of permitted development rights, where it is considered appropriate to do so. In areas where this applies this is commonly referred to as an Article 4 Direction.

When the National Park was established, the Park Authority inherited a number of Article 4 Directions from the Councils, all of which were made under the provisions of either the then 1975 or 1981 General Development Orders. These directions are for the Luss and Killin Conservation Areas (see relevant proposals maps) and the Stirling and Dumbarton District parts of the 1986 Loch Lomond (Subject) Local Plan area as shown in Map 4.

A further Article 4 Direction relevant to those parts of the National Park Area designated as National Scenic Areas is the Town and Country Planning (Restriction of Permitted Development) (National Scenic Areas) Direction 1987 is also shown in Map 4. This was made by the Scottish Ministers.

Map 4: Article 4 Directions in the National Park (excluding Luss and Killin Conservation Areas)

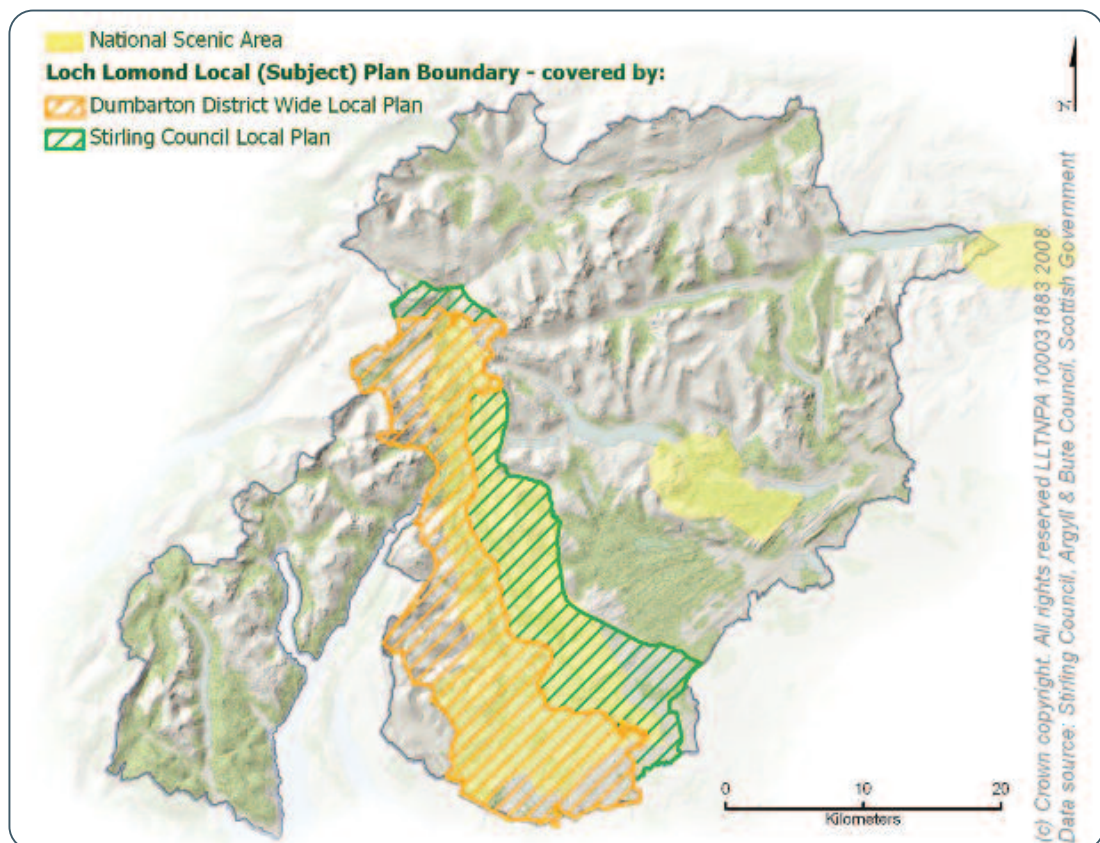


Table 5: Summary of existing Article 4 Directions and the Permitted Development Rights removed by these

Area	Classes Removed
Luss Conservation Area (as designated in 1971, i.e. excluding 1984 extension)	<ul style="list-style-type: none"> • Enlargements and alterations to dwellinghouses (Classes 1, 2 and 3); • The erection of gates, fences and walls (Class 7); • Development by local authorities (Class 30); • Development by gas and electricity undertakers (Classes 39 and 40); and • Development by the Post Office (Class 43).
Killin Conservation Area (as amended in 1978, i.e. excluding 2001 extension)	<ul style="list-style-type: none"> • Enlargements and alterations to dwellinghouses (Classes 1, 2, 3, 4, 5 and 6); • The erection of gates, walls and fences and the formation of accesses (Classes 7 and 8); • Temporary buildings and uses (Classes 14 and 15); and • Development by local authorities (Class 30).
Stirling Council part of the 1986 Loch Lomond (Subject) Local Plan area	<ul style="list-style-type: none"> • Open air retail markets including single stalls and caravans (Class 15)
Dumbarton District part of the 1986 Loch Lomond (Subject) Local Plan area	<ul style="list-style-type: none"> • All temporary uses of land (Class 15)
Loch Lomond and Trossachs National Scenic Areas	<ul style="list-style-type: none"> • The erection of agricultural or forestry buildings over 12 metres in height (Classes 18 and 22); • The construction of vehicle tracks for agricultural or forestry purposes (Classes 18 and 22); and • Local authority roadworks outside road boundaries costing more than £ 100,000 (Class 31).

CONSERVATION AREAS

At a national level, by virtue of the 1992 Order (as amended), permitted development rights are restricted in all Conservation Areas. These restrictions apply to small-scale development such as extensions and alterations to dwelling houses, stone cleaning or painting and certain works undertaken by electricity undertakers and the Post Office.

Article 4 Directions can further reduce these rights and are an effective mechanism for controlling the proliferation of relatively minor alterations to buildings and the public realm, which can cumulatively lead to the erosion of the reasons for designating Conservation Areas. The making of an Article 4 Direction does not preclude such development from taking place, but does bring it within the local planning authority's control.

NATIONAL SCENIC AREAS (AND THE LOCH LOMOND (SUBJECT) LOCAL PLAN AREA)

With the two National Scenic Areas (and the 1986 Local Plan area) the existing Article 4 Directions reduce the specified permitted development rights because of their potential impacts on landscape quality. This recognises that National Scenic Areas are areas of high quality scenery of national interest, and ensures that due consideration is given to their long-term protection.

APPENDIX C: AREAS OF SPECIAL CONTROL OF ADVERTISEMENTS

The Advertisement Regulations require all planning authorities to consider whether any part, or parts, of its area should be defined as an Area of Special Control; and also whether any existing Special Control Orders should be modified or revoked. It has been difficult to ascertain precisely Special Control Orders affecting the National Park, however it is believed that these are:

- The Combined County of Perth and Kinross (Area of Special Control) Advertisements Order 1950, other than the Burgh of Callander;
- The County of Dunbarton Advertisements (Area of Special Control) (Loch Lomond, Gareloch and Loch Long) Order 1950; and
- The County of Argyll Advertisements (Area of Special Control) (Argyll No. 1) Order 1952, other than Range near Arrochar and a coastal strip comprising, within the National Park, Blairmore, Strone and Kilmun.

All three of the above orders were made under the provisions of the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1948. The part of the National Park now within the Stirling Council area, but formerly outwith the scope of the 1950 Perth and Kinross Order, is not covered by any order. This substantial area includes Drymen and the east side of Loch Lomond through Balmaha to Rowardennan and Inversnaid.

Recommendation 4 of the Loch Lomond Local (Subject) Plan 1986 recommended that the then Secretary of State extend the Area of Special Control to cover the whole of the Plan area. No such recommendation was made.

APPENDIX D: MAPPING DATA SOURCES

GENERAL DISCLAIMER

The information shown on the maps in this report is for illustrative purposes only. The representation of features or boundaries in which Loch Lomond and The Trossachs National Park Authority or others have an interest does not necessarily imply their true positions. For further information please contact the appropriate authority as listed below.

These maps were all produced by Loch Lomond and The Trossachs National Park Authority for the draft local plan during 2008.

Ordnance Survey

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Ordnance Survey original products used in the creation of this report:

Strategi® (A5 National Park overview map

1:250 000 Scale Colour Raster all A3 overview maps

OS MasterMap™ all A4 proposals maps)

Land-Form PROFILE™ all A5 maps

All other data derived or based upon Ordnance Survey data is indicated as appropriate.

Loch Lomond & The Trossachs National Park Authority

Data created by the Park Authority is not acknowledged specifically as a data source on the maps.

The following data was digitised by National Park staff using Ordnance Survey mapping with reference to other information sources:

Visitor Destination Areas Map 1

National Park boundary all maps

The following data was digitised by National Park staff using Ordnance Survey mapping:

Lochs and river systems all A5 maps

Management of outdoor recreation on land Map 2

Management of recreation on open water Map 3

Munro summits A5 National Park overview

Settlements A5 National Park overview map, Map 1, Map 2, Map 3

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For further information please contact Sally Newton

email: sally.newton@lochlomond-trossachs.org or the GIS team at the National Park Headquarters tel 01389 722600.

Argyll & Bute Council

Conservation Areas data Luss proposal map

Article 4 Direction data Luss proposal map

Community Council boundary data Map 4

All ABC data is derived from Ordnance Survey mapping and is © Crown Copyright.

For further information please contact Graham Whitefield, GIS Manager, Development Services, Kilmory, Lochgilphead, PA31 8RT, Graham.Whitefield@argyll-bute.gov.uk.

Historic Scotland

Scheduled Ancient Monuments data (Map C) obtained in July 2008

Gardens and Designed Landscape data (Map C) obtained in May 2008

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For further information please contact GI Manager, Historic Scotland, Longmore House, Salisbury Place, Edinburgh, EH9 1SH on 0131 668 8600, or HSGIManager@scotland.gsi.gov.uk or visit www.historic-scotland.gov.uk.

Scottish Government

National Scenic Area data Map 4, Map C

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For further information on SG datasets please contact alma.jones@scotland.gsi.gov.uk or Scottish Government GIS Data Team, K Spur, Saughton House, Edinburgh, EH11 3XD, 0131 244 6637.

Scottish Natural Heritage

RAMSAR, Sites of Special Scientific Interest, National Nature Reserves, Special Protection Areas, Special Area of Conservation and Geological Conservation Review sites data (Map A) obtained during 2006-2007.

Inventory of Ancient and Long-established Woodland sites data (Map B) obtained in February 2007.

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For further information please contact Mark Robson mark.robson@snh.gov.uk or SNH Geographic Information Group on 01463 725111.

Stirling Council

Article 4 Direction data: Killin proposal map

Conservation Areas data: maps of settlements in Stirling Council area

Community Council boundary data: map 4

All Stirling Council data is derived from Ordnance Survey mapping and is © Crown Copyright.

For further information on archaeological data please contact Lorna Main, mainl@stirling.gov.uk.

For further information on other Stirling Council datasets please contact fvadmin@forthvalleygis.co.uk.

APPENDIX E: DEVELOPMENT STRATEGY MAP



- Key**
-  Housing
 -  Tourism development
 -  Economic development (settlements)
 -  Economic development (rural activity)
 -  Transport infrastructure
 -  Water transport opportunities
 -  Environmental management and improved visitor experience

Drawing not to scale.

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NOTES

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NATIONAL PARK

Local plan



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