

Loch Lomond & The Trossachs National Park

Pàirc Nàiseanta Loch Laomainn
is nan Tròisichean

CONSULTATIVE DRAFT **LOCAL PLAN**
NOVEMBER 2008

NATIONAL PARK
local
plan





Loch Lomond & The Trossachs National Park is a wonderful and vibrant place. Our role is to protect and care for its special and unique qualities. Working together with you, our partners, we will deliver practical solutions to ensure the continued enjoyment and conservation of this magical landscape.

FOREWORD



I am delighted to introduce the first draft of the new National Park local plan, setting out our proposals and supporting guidelines for the kind of new development that will be encouraged in the Loch Lomond and The Trossachs National Park over the next five years.

New development within the area can help to achieve the Park's four statutory aims and support the delivery of Scotland's national goals including sustainable economic growth. Most importantly, the National Park Authority is charged with ensuring that development does not harm our Park's special environment. This draft local plan sets out how we believe this can be achieved. It provides a strong basis for safeguarding the Park's unique and diverse natural and cultural heritage, whilst providing a robust framework for guiding and influencing new development in the Park.

The draft local plan focuses on delivering the outcomes promoted in our National Park Plan which was approved by the Scottish Ministers in 2007. Its preparation has built on a significant volume of work progressed over recent years including extensive community consultation undertaken throughout 2007. During this time, over 1,000 local people told us what development they feel is needed in their communities. With the release of the draft local plan, it is now time for you to tell us what you think of our proposals.

This draft local plan deals with a series of important issues including the need to ensure that new development does not exacerbate the causes and effects of climate change. New developments therefore need to be appropriately located and built as sustainably as possible. Our new National Park Headquarters, Carrochan in Balloch, opened earlier this year and was built to high standards in sustainability, achieving an excellent pre-contract stage BREEAM rating (the industry standard for sustainability). The draft local plan provides a basis for encouraging all new development to be as sustainable as possible.

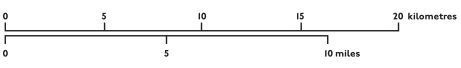
Development is required to help support our communities and the local economy, particularly by providing more homes and jobs. Read on to see how we want to address the shortage of affordable housing in the Park and help stimulate and diversify the local economy. We also want to improve opportunities for people to experience the Park and this draft local plan will help to do so by identifying opportunities for new tourism development and improvements to visitor infrastructure. This can all be achieved through working together with our partner agencies, local communities and businesses.

Our plan is relevant to everyone living in, working in or visiting the National Park, so it is critical that we gather your views on our proposals for the types and locations of new development in the National Park in the future. As such, the plan is very much a consultative draft and your comments are welcomed up until 28 February 2009. At the end of this consultation period, we will review all the comments we receive and prepare a final draft of the local plan during 2009.

I encourage you to take this opportunity to let us know your views. Log onto our website at www.lochlomond-trossachs.org or contact us at 01389 722600 to find out more about the consultation and events that will be held over the winter months.

Fiona Logan
Chief Executive

Loch Lomond & The Trossachs National Park Authority



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I. HOW TO USE THIS DOCUMENT

Loch Lomond and The Trossachs National Park Authority is publishing this draft local plan for consultation from 28 November 2008 until 28 February 2009.

The draft local plan provides a spatial framework for the development and use of land in the National Park. This is set in the context of achieving the National Park's four statutory aims and in delivering the outcomes identified in the *National Park Plan 2007-2012* that have a land-use planning component.

It focuses on development that is to be achieved over the next five years within a longer-term strategic vision. The draft local plan identifies proposed development sites and policies to guide development to appropriate locations whilst ensuring that the Park's outstanding natural and cultural heritage is safeguarded.

The draft local plan contains the following chapters:

2. PLANNING AND DEVELOPMENT IN THE NATIONAL PARK

This chapter explains the special context and circumstances for planning and development in the National Park. All development will contribute to achieving the four statutory National Park aims.

3. DEVELOPMENT STRATEGY

This chapter outlines our main proposals for development in the National Park over the next five years and identifies specific places where it should be located. We identify new development sites for housing, tourism and recreation, economic development and transport proposals.

4. ENABLING AND MANAGEMENT POLICIES

This chapter contains a range of important policies that we will use to ensure that, where development does take place, it does not harm the National Park's special qualities and that, where possible, it enhances them. These policies will apply to all development proposals.

This chapter also contains a range of policies that support development needed to achieve sustainable communities. This includes developments such as renewable energy projects, shops and other community facilities. No specific sites are identified for these, instead the policies in this section will be used to set out the appropriate circumstances in which these types of development can take place.

5. ACTION PROGRAMME AND MONITORING

The policies and proposals identified in this draft local plan must deliver the types of development intended. The successful delivery of some types of new development, or of development in certain locations, will depend on various actions by us or our partners. This chapter sets out our thoughts on what we need to do to support the delivery of the policies and proposals in this draft plan. We will use the consultation process to help refine and develop our action programme as we consult further with our partner agencies, our communities and the wider public.

We have prepared a series of accompanying documents to the draft local plan and these are published for consultation too. These include:

- **Supplementary Planning Guidance on sustainable design and advertisements.**
- **Eight draft appraisals of existing and proposed new conservation areas.**
- **Sustainability checklist.**
- **A Strategic Environmental Assessment (SEA) and an Appropriate Assessment (AA).**

Strategic Environmental Assessment is a process for identifying and assessing the environmental effects of the draft policies and proposals so that these are taken into account as the local plan is prepared. This process ensures that environmental considerations are placed at the heart of decision making and that alternatives are considered fully and transparently before final decisions are taken.

The Appropriate Assessment assesses the effects of the local plan on Special Protection Areas, Special Areas of Conservation and the one Ramsar site in the Park. Under the EU Habitats Directive, local plans can only be approved after an appropriate assessment of the policies and proposed sites for development has determined that there will be no significant adverse effect on designated sites for conservation. The local plan has been modified to reduce effects identified in the appropriate assessment.

This is your opportunity to tell us whether you support our policies and proposals for development in the National Park over the next five years.

Send your comments to the Park Authority by the **28 February 2009** using the response form or visit our website to respond online.

If you have any questions about the National Park Local Plan, please contact the Forward Planning team at the National Park Headquarters:



01389 722600



localplan@lochlomond-trossachs.org

ALL LOCAL PLAN DOCUMENTS ARE AVAILABLE FROM THE PARK AUTHORITY:



Request a copy by telephone: 01389 722600



View in person at local libraries within and bordering the Park area or at one of our offices

Carrochan
20 Carrochan Road
Balloch
G83 8EG

National Park
Callander Office
52-54 Main Street
Callander
FK17 8BD



Download from our website: www.lochlomond-trossachs.org



2. PLANNING AND DEVELOPMENT IN THE NATIONAL PARK

This chapter explains the special context and circumstances for planning and development in the National Park and why it is important that all new development contributes to achieving the four statutory National Park aims.

2.1 NATIONAL PARK AIMS

Loch Lomond and The Trossachs National Park was designated in 2002 as Scotland's first National Park under the National Parks (Scotland) Act 2000.

National Parks throughout the world are very different in terms of both their landscapes and management objectives. Some are wilderness areas where conservation is the primary objective, whilst others are living and working landscapes that have multiple objectives, including conservation. The World Conservation Union (IUCN) classifies all protected areas into six categories, based on their primary management objective. Loch Lomond and The Trossachs National Park is Category V Protected Landscape/Seascape, which means the management of the area has to achieve multiple objectives, including securing the wellbeing of communities that have been integral to shaping the Park's character through time.

IUCN Category V National Parks

“Area of land, with coast and sea as appropriate, where the interaction of people and nature over time has produced an area of distinctive character with significant aesthetic, ecological and/or cultural value, and often with high biological diversity. Safeguarding the integrity of this traditional interaction is vital to the protection, maintenance and evolution of such an area.”

The National Parks (Scotland) Act 2000 sets out four statutory aims for National Parks in Scotland. These are:

- 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 collectively. 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.

The scope of the Act's statutory aims also sets Scotland's National Parks apart from those of England and Wales, as we are required to also promote sustainable use of natural resources, the sustainable economic and social development of local communities and place more of a focus on recreation.

Policy NPI Development in the National Park

All development proposals will contribute towards the collective achievement of the National Park's four statutory aims and planning decisions will be based on an understanding of the impact of the development on the area's special qualities.

Where development proposals may create conflict between the first and any of the other three statutory National Park aims, the Sandford Principle will apply and greater weight will be given to the conservation and enhancement of the natural and cultural heritage of the area.

Where the effects of the development proposal could potentially result in significant damage, or loss to, the special qualities of the Park, but where there is uncertainty or a lack of knowledge over the nature of the likely impacts, the Precautionary Principle will apply and such development will be resisted.

2.2 NATIONAL PARK PLAN AND THE LOCAL PLAN

This draft local plan is a major tool for enabling the delivery of the vision and outcomes identified in the *National Park Plan 2007-2012* and ultimately the National Park aims. The National Park Plan is a management plan that sets out how the four aims of the Park are to be achieved through all our activities. It is a plan for us and our partners to guide and inform our work and corporate plans. Scottish Ministers approved our first National Park Plan in March 2007. It has a strong focus for delivery over the next five years, set within a long-term vision for the Park over the next 20 years.

The National Park Plan establishes the following vision for Loch Lomond and The Trossachs in 2027:

1. Well-managed diverse landscapes that enrich the Park's scenic qualities.
2. Well-managed and conserved terrestrial, geological and aquatic environments supporting a wealth of biodiversity and a healthy network of habitats.
3. A high-quality built and historic environment that reflects local character and distinctiveness.
4. Wise use of resources by the Park Authority and its partners, businesses, communities and visitors.
5. An extensive range of leisure and recreation opportunities for all that is in harmony with the special qualities of the Park.
6. More engaging and memorable experiences in the Park that enhance awareness and understanding of the Park's special qualities.
7. A strong identity and pride for the Park and Scotland, and a shared passion and commitment for the Park's future wellbeing.
8. Vibrant sustainable and inclusive communities that are active in shaping their future and celebrating their distinctive cultural heritage.
9. A prosperous living and working countryside that maximises the Park's social, economic and environmental assets.

2.3 SPECIAL QUALITIES

We define the National Park's special qualities in a document published with the National Park Plan, *An Evaluation of the Special Qualities of Loch Lomond and The Trossachs National Park* (described in this draft plan as the Special Qualities Technical Report). It draws together existing information including the Landscape Character Assessment (SNH), the Historic Land Use Assessment (Historic Scotland and RCAHMS, 2001), the Park's Built Environment Survey, Biodiversity Audits and Geological SSSI records.

The evaluation includes an analysis of the benefits from individual features or qualities in categories such as landscape, scenic qualities and local distinctiveness, the historic environment, the diversity of plants and animals and geology. It evaluates the importance of each benefit, assesses who it is important to and at what level, and considers the features' distinctiveness, vulnerability, historic continuity, quality and condition, representativeness, accessibility, rarity, setting/context and popularity. It also analyses how the feature and benefit has been affected by past trends or may be affected by future trends and explores the management opportunities.

It is very important that development proposals take account of and are carried out with reference to the Special Qualities Technical Report. Information on features or qualities and their importance as described above, together with possible management options, should be considered by developers when designing their projects. Similarly, we should assess planning applications using the best available knowledge to ensure that the merits of features or qualities are not eroded. The analysis of the special qualities of the Park is constantly being updated and refined through further survey, analysis and monitoring.

2.4 CONTRIBUTING TO A MODERNISED SCOTTISH PLANNING SYSTEM

The planning system in Scotland is undergoing the most significant modernisation in over 60 years. The planning system is seen as key to delivering the Scottish Government's objective of increasing the rate of sustainable economic growth. We are implementing the provisions of the new 2006 Planning Act by:

- **Placing an up-to-date development plan firmly at the heart of our planning system and ensuring that new development is directed to the right places in support of the shared long-term vision for the future of the National Park;**
- **Ensuring that our planning service is fit for purpose and responds to different types of development proposals in the most appropriate way;**
- **Delivering greater efficiencies in development plan preparation and in the determination of planning applications;**
- **Making it easier for people to get involved in the planning process and to help shape the future of their communities; and**
- **Ensuring that planning has a central role in delivering sustainable development.**

Appendix A provides further information on planning in the National Park and our contribution to the modernised planning agenda.



3. DEVELOPMENT STRATEGY

This chapter outlines our main proposals for development in the National Park over the next five years and identifies specific places where it should be located. It identifies new development sites for housing, tourism and recreation, economic development and transport proposals. These are shown on the proposals maps that accompany the policies and schedules in this section.

There will also be other important forms of development in the Park during the lifetime of the local plan, for example renewable energy schemes or new community facilities. The local plan's policies support these types of development, although it does not identify specific locations or a spatial strategy for them; these policies are included in Chapter 4 Enabling and Management Policies (p52).

3.1 OUR VISION

The overall vision for this draft local plan is to provide:

'A robust development and land-use planning framework to 2015 that will deliver high quality, sustainable development in an area of outstanding landscape and environmental quality. New development will contribute to the Park's special qualities, directly supporting the social and economic development of the Park's communities and a growing rural economy, contributing to Scotland's prosperity, improving the range and quality of opportunities to experience the National Park, and enhancing its standing as an international visitor destination.'

3.2 PLANNING CONTEXT

LAND-USE CHANGE AND THE PARK'S SPECIAL QUALITIES

- Land cover in the Park broadly comprises a mixture of upland and moorland vegetation (around 50%), woodlands and forestry (around 26%), enclosed agricultural land (around 15%) and water (around 7%).
- Principal land uses include agriculture (mainly rough grazing for sheep and cattle in the uplands, livestock with a limited amount of dairying in the south), woodlands and forestry (two-thirds of this is managed as productive coniferous forestry) and the management of sporting estates.
- Agriculture is changing rapidly and many remaining in this sector rely increasingly on non-agricultural income sources. This has the potential to lead to major changes in landscape character and vegetation cover as grazing levels reduce and the risk of abandonment of farm units increases. There is a need to provide more supportive policies for diversification and appropriate rural development to grow the rural economy and enable the retention of land management activities which sustain the Park's special qualities.
- The Park has internationally important lochs and water catchments many of which are used for water extraction and hydro power generation. The Park's forest resource can also potentially contribute to renewable power generation. Planning policies require to enable suitable scale hydro and biomass power generation.
- The geodiversity of the Park has led to a significant heritage of quarrying for building materials which has contributed to the distinct character of the area's built heritage. Metalliferous resources, particularly gold, also exist near Tyndrum. There is a need to consider the circumstances where special cases for extraction may be accommodated without detriment to the Park's special qualities.
- Growing demands for tourism and recreation are leading to changes in patterns of land use particularly around the south of Loch Lomond where many estates and their policies have been converted to golf courses and holiday accommodation. Such change can, if appropriately handled, present opportunities to better manage and enhance important landscape features and habitats as well as provide wider recreation opportunities. Such demands are expected to continue to grow and there is a need for a clear directional planning policy to guide these to sustainable locations.

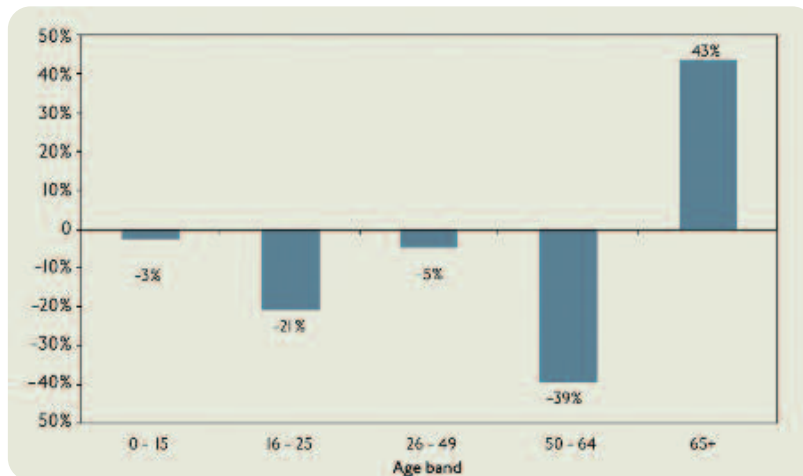
LOCAL ECONOMY

- The Park's economy is dominated by tourism, land-based businesses and the service sector. A tourism economic baseline assessment in 2007 estimated the total tourism expenditure within and close to the Park to be around £226 million (based on the most recently available 2005 data), generated mainly from overnight staying visitors and high numbers of day visitors.
- Scotland's National Parks are key assets for Scotland in attracting international tourism and supporting ambitious Scottish Government targets for increasing visitor numbers by 20% and spend by 50%. They also attract many visitors from around the UK. Loch Lomond and The Trossachs can play a role in providing high quality outdoor experiences related to the internationally important environmental qualities and resource base of the area. There is a need for sustainable forms of development which contribute to growing the tourism sector and enhancing the visitor experience. This will mainly be through providing for improved infrastructure for recreation activities as well increased accommodation and services where there is capacity to accommodate these. The Europarc Federation recently awarded the European Charter for Sustainable Tourism in Protected Areas to the Park Authority. All new tourism development in the Park will contribute towards implementing the principles of this charter.

POPULATION

- The Park's population of 15,600 (2001 census) is aging, in common with Scotland as a whole. Population projections for 2006–2031 show the population of the Park declining by 5% and household numbers growing by only 1% with a significant increase in the proportion headed by people aged over 60. The age structure is projected to change with significant growth in people aged 60+ and a decrease in all other age groups with people of working age predicted to decrease by 13%. Figure 1 shows the predicted change to population by age group.

Figure 1 Projected change in population by age group 2006–2031 (GRO Scotland)



- A continuing trend of population decline, an increasingly elderly population and a decrease in population of working age will not achieve the Park Plan's vision and the National Park's fourth statutory aim to support sustainable social and economic development of its communities. Feedback from communities so far, through their Action Plans and Local Plan Open Days (see p95), shows support for some growth in population to help support and retain sustainable communities. To achieve these outcomes the draft local plan needs to provide more proactive policies to redress predicted population decline and to achieve a stable or growing population. If the draft plan is to be successful in enabling growth in the tourism sector and the rural economy it must create the right conditions to provide a local labour pool. This may mean enabling more in-migration and stemming out-migration, particularly in the younger age groups, through policies supporting more homes (particularly affordable homes), jobs, services and facilities.

HOUSING

- If the draft local plan is to reverse population decline and a significantly aging population, as well as grow the rural economy, improved access to housing needs to be a crucial component of the development strategy. The housing supply in the Park needs to be fit for purpose, meet the needs of its communities and support a healthy economy. Currently, the supply is dominated by owner-occupied and larger sized houses and only 13% of all housing in the Park is affordable (comprising mostly social rented accommodation). Second and vacant homes comprise 17% of all household spaces, although this varies considerably between different communities. The housing supply needs to be broadened to better meet the full range of household needs, including those of increasing numbers of smaller sized households and to address the significant backlog and newly arising number of households that are in need of an affordable home. Evidence shows an inflated housing market in the Park which has a direct impact on migration patterns. Most movement out of the park (out-migration) is in the lower sections of the housing market where households are moving away to access more affordable housing.

TRANSPORT AND INFRASTRUCTURE

- Key strategic transport routes run through the National Park, such as the A82 and the West Highland railway line, which are crucial links between central Scotland and the highlands and islands. The large numbers of visitors accessing the Park by car can create negative impacts associated with road congestion, pollution and disruption to community life. There are opportunities to promote alternative transport opportunities for visitors which can add value to the National Park experience, such as increased water transport on the lochs. Communities also have transport needs, particularly to access services, education and employment. Improved interchange between different transport modes will be key to facilitating better tailored transport services for both visitors and residents.
- The A82 Trunk Road between Tarbet and Crianlarich is in an extremely poor state of repair and is the source of continuous comment and complaint from road users, communities and businesses served by the road corridor. We will work closely with Transport Scotland to ensure that the route can be upgraded sensitively and appropriately and in a manner befitting the special qualities of this most sensitive part of the National Park. Specific projects at Pulpit Rock and Crianlarich Bypass will require careful design considerations. Similarly, road realignments will require non-standard design approaches responding to local character and sensitivities.
- Facilities which encourage better use of public transport options will be supported, such as a bus and rail interchange at Balloch and facilities which promote scheduled water transport services building on existing pier and jetty infrastructure in both inland and sea lochs. Infrastructure issues in individual communities must be addressed, particularly where parking management is required to balance community and visitor needs.
- The potential for growth in some communities needs to be supported with appropriate investment in water and sewerage infrastructure capacity improvements which ensure that water quality in the Park is not put at risk. This includes ensuring that private treatment systems meet minimum standards in remoter areas.
- New developments, particularly commercial and tourism facilities, will require to develop waste reduction and management facilities to support recycling and overall reduction in waste generated in the Park.

3.3 DEVELOPMENT STRATEGY

The main drivers for the Development Strategy are to provide the basis for the National Park's planning function to deliver new sustainable development that:

- Contributes to creating more sustainable communities, particularly through more affordable housing to address existing and newly arising housing needs within the Park and to support the retention, expansion and establishment of businesses and opportunities for economic development.
- Attracts and facilitates investment to grow the tourism sector in a sustainable manner, promoting higher quality facilities and experiences in keeping with the capacity of the Park's resource base and adhering to the principles of the National Park's recently attained European Charter for Sustainable Tourism.
- Supports development that diversifies and grows a more robust rural economy and helps to retain important land management activities to help conserve the special qualities.
- Responds to climate change by reducing energy requirements associated with new developments, encouraging more small-scale renewable energy schemes to meet energy needs in the Park and ensuring that new development responds appropriately to increasing flood risks.

Table 1 provides a summary of the development strategy for the National Park, which is also shown in a Development Strategy Map on p173.

Table 1: Development Strategy Summary

DEVELOPMENT STRATEGY The strategy for new development and land will help deliver the following outcomes:	DELIVERY How will the draft local plan achieve this?
DEALING WITH CLIMATE CHANGE	
Location of new development Development in the Park will be increasingly more sustainable. It will minimise its contribution to, and exacerbation of, the causes and effects of climate change.	By directing most new development to the settlements, where the local availability and accessibility of services, facilities and infrastructure can reduce the need for car based journeys. By directing most new development away from high to medium flood risk areas. As many settlements in the Park are located in or close to high to medium flood risk areas, flood risk assessments will be required to demonstrate that development proposals can adequately address flooding issues. SUDS (Sustainable Urban Drainage Systems) will be required to minimise volume and rate of surface water run-off associated with developments.
Sustainable Design The carbon dioxide emissions associated with new buildings will be reduced requiring better utilisation of sustainable building technologies	Sustainability checklists will be required for all planning applications (large and small-scale) to demonstrate the sustainable development principles have been considered and incorporated from an early design concept stage, with larger proposals requiring a more detailed sustainability appraisal. All development (excluding minor and small-scale householder applications) will be required to incorporate a 20% reduction in carbon dioxide emissions beyond the 2007 building regulations emissions standard. This will contribute to achieving the National Park's second statutory aim. The Park Authority will pursue discussions with the building control departments of the local authorities to explore how this can be delivered effectively in practice.
Green Practices Developments will increase the capacity of communities and businesses in the Park to use renewable energy sources and adopt more sustainable waste management practices.	The Park's natural resources have the potential to support a range of renewable energy developments. Landscape sensitivities and unsuitable topography are constraints to large-scale wind or hydro schemes. Enabling policies in the draft plan seek to encourage more small-scale renewable energy projects such as run-of-river hydro and biomass. Many communities are actively addressing waste management through local projects. The draft local plan seeks to enable greater potential for commercial developments to include on-site provision for waste management facilities as well as stand-alone facilities for more sustainable waste management.
PLACE MAKING	
Development will be of a high quality design, directly contributing to reinforcing local distinctiveness and character of communities and landscapes.	Design statements will be required for all planning applications (excluding minor and small-scale householder applications). Supplementary Design Guidance will assist in providing advice and guidance.
SAFEGUARDING THE ENVIRONMENT	
Development will ensure that the outstanding landscape, natural and cultural heritage of the Park are safeguarded and, wherever possible, enhanced.	By directing most development away from areas that are protected by statutory conservation designations. We will use the enabling policies in the environment section (p52) to ensure that where development does take place, it does not have an adverse environmental impact on identified conservation interests. Statutory protection of the built environment will be strengthened through proposed new conservation areas at St Fillans, Blairmore, Strone and Kilmun and amendments are proposed to some existing conservation area boundaries. Recent conservation area appraisals will help to ensure new development enhances important historic characteristics.

DEVELOPMENT STRATEGY The strategy for new development and land will help deliver the following outcomes:	DELIVERY How will the draft local plan achieve this?
POPULATION GROWTH	
<p>Development will contribute to reversing projected population decline and support modest growth, particularly to retain and increase working age groups.</p>	<p>The draft local plan will support more in-migration and try to stem out-migration, particularly in the younger age groups, through policies supporting more affordable homes, jobs and improved and new services and facilities.</p> <p>A new housing land requirement has been identified to support household growth by providing for around 75 new dwellings a year. This is higher than previous development trends, recognising the need to address the backlog of unmet local housing needs.</p>
HOUSING	
<p>New housing will meet the identified housing needs of local communities and allow for an element of inward migration to support balanced and mixed communities.</p>	<p>Housing allocations have been identified in most villages, with larger allocations directed towards the settlements with the biggest range of services and facilities and the landscape capacity to accommodate growth.</p> <p>A proportion of affordable housing is required on allocated and windfall sites of four or more units in all settlements, except for Luss, Tarbet, Gartocharn, Drymen and Croftamie. In these settlements, local households need to compete with very strong mobile housing demand from the adjoining Glasgow Housing Market area and, in order to improve access to housing and address housing needs in these communities, 100% affordable housing will be required on sites of four or more units. Sites with less than four units will be for either affordable or local needs housing.</p> <p>Some settlements experience constraints to development because of topography (steep or rocky ground conditions), landscape sensitivities and flooding and it has not been possible to identify housing allocations in all settlements. For this reason, support may be given to housing development outwith settlement boundaries where this helps address identified affordable housing needs.</p> <p>Throughout the wider rural area, small-scale and individual affordable housing will be supported in the small rural communities and within existing building groups in the countryside. This is intended to encourage small community led and/or self build affordable housing opportunities and to help address affordable housing needs throughout the rural area.</p>
RECREATION	
<p>Opportunities for recreation will be enhanced through encouraging improvements to visitor infrastructure on land and water and associated commercial activity.</p>	<p>Support is given to recreational infrastructure recognising that different areas are capable of accommodating different types and levels of recreational activity.</p>

DEVELOPMENT STRATEGY The strategy for new development and land will help deliver the following outcomes:	DELIVERY How will the draft local plan achieve this?
TOURISM	
<p>New tourism development will support the principles of the European Charter for Sustainable Tourism in Protected Areas, taking the carrying capacity of special qualities of the Park and the needs of communities and visitors into account. Improvements will be delivered across all tourism sectors, helping to establish the National Park as an internationally recognised sustainable tourism destination that provides an exceptional visitor experience.</p>	<p>A strategic opportunity is identified at Callander for a large-scale tourism resort of international significance. This will directly contribute to the Government’s Scottish Tourism Framework for Change and also enhance the role of Callander as a tourism gateway to the National Park. Potential sites are also identified in Balloch, Drymen and Arrochar & Tarbet for larger-scale tourism developments promoting visitor activities suited to local special qualities and recreation opportunities. These areas are capable of successfully absorbing further tourism development to help improve their visitor offering and deliver economic benefits to communities.</p> <p>For the rest of the Park the draft local plan supports tourism development that will help deliver the aspirations of the Destination Development Frameworks* that cover the six different visitor destinations within the Park. Support will be given to high quality development that is in keeping with the special qualities and the carrying capacity of each area.</p>
ECONOMY	
<p>More opportunities for economic development throughout the rural area will help existing businesses to expand and new enterprises to establish.</p>	<p>Economic development is encouraged on allocated sites within settlements, in the countryside at four identified rural activity areas (Callander East, Strathfillan, Drymen South and Strachur South) and through diversification of traditional land-based industries.</p>
TRANSPORT	
<p>More sustainable travel patterns and improvements to infrastructure will secure benefits for the Park’s communities and visitors. Nationally important strategic routes running through the Park will be improved, minimising impacts on special qualities.</p>	<p>The need to travel will be minimised by locating the majority of new development in or adjacent to settlements. Transport infrastructure will be enhanced through improvements to the A82 trunk road at Crianlarich and north of Tarbet. A shift to more sustainable travel choices will be encouraged through a new transport interchange at Balloch and opportunities in settlements for visitors to leave their cars and travel around the Park via alternative means (buses, boats, cycling and walking). New and improved infrastructure on the sea lochs and Lochs Lomond, Katrine and Tay will support marine access and water transport opportunities.</p>
INFRASTRUCTURE	
<p>Improvements in water and sewerage infrastructure will enable developments in the Park to proceed.</p>	<p>In some areas of the Park the successful delivery of a number of the sites identified for development is likely to depend on improvements to water and sewerage infrastructure. The sites identified in this draft local plan will be used as a basis for discussions with Scottish Water to assess existing, and agree future, infrastructure requirements. Developer contributions may also be required for some developments to support upgrading and improvements to infrastructure.</p>

* Strategic framework documents developed for the visitor destination areas of the Park by the National Park Authority and partners. These set out a framework for investment in tourism and visitor infrastructure in accordance with carrying capacity of the special qualities of the area.

3.4 LOCATIONAL STRATEGY

Where will new development be supported?

THE SETTLEMENTS

The draft local plan directs new development to the most sustainable locations in the Park. Most new development is supported within the settlements listed in Table 2. This recognises the need for some development in these communities to support the continued viability of local services and facilities, create jobs and provide housing to meet communities' housing needs. Concentrating development in the settlements reduces the need to travel to access services, makes best use of existing infrastructure and offers better opportunities to improve infrastructure than a dispersed settlement pattern would. This approach reflects the aspirations of local communities as expressed in their community action plans and at the local plan open days, held during 2007. A description and summary of the development strategy for each settlement accompanies the proposals maps on page 92.

THE COUNTRYSIDE

The draft local plan acknowledges that the wider countryside area also offers some scope to accommodate certain types of development. This approach differs from previous and existing local plans which are very restrictive towards new development in the countryside. However the approach applied to date has helped to ensure that the National Park's outstanding landscapes and environment have been protected from strong development pressures. It is important to ensure that the revised approach in this draft plan does not undermine this important objective.

The approach now proposed reflects the aims of *SPP15: Planning for Rural Development* which generally encourages a more supportive approach towards appropriate development in rural areas, including National Parks. In doing this, it must also reflect the National Park Authority's statutory requirement to achieve the Park's four aims and to apply the Sandford Principle.

Support is focussed on enabling development in the countryside that will directly support the sustainable social and economic development of the Park's communities. This includes economic development that supports, strengthens and diversifies the rural economy, tourism in areas that are capable of supporting some additional development and a moderate increase in visitor numbers (such as making better use of the Forest Parks) and affordable housing to help address some of the backlog of housing need in the countryside adjacent to settlements, the small rural communities listed in Table 2 and existing building groups in the countryside.

Table 2: Locational Strategy

SETTLEMENTS	DEVELOPMENT STRATEGY
Callander Balloch	Callander and Balloch are gateway settlements to the Park and play a strategic role in meeting the needs of the wider rural area. Significant tourism investment, improved recreational opportunities, open market and affordable housing, economic and community development are supported.
Aberfoyle Ardentiny Arrochar/Succoth Blairmore/Strone/Kilmun Carrick Castle Criarlarich Gartmore Killin Lochearnhead Lochgoilhead Strathyre St Fillans Tyndrum	These settlements will support a mix of open market and affordable housing, tourism, recreation, economic and community development.
Croftamie Drymen Gartocharn Luss Tarbet	These settlements will support affordable and local housing needs, tourism, recreation, economic and community development.
SMALL RURAL COMMUNITIES	DEVELOPMENT STRATEGY
Balmaha Balquhidder Brig O'Turk Milton Milton of Buchanan Kinlochard Port of Menteith	Small-scale housing development to help address affordable housing needs. Small-scale tourism, recreation, economic and community development.
COUNTRYSIDE	DEVELOPMENT STRATEGY
The countryside area comprises all of the rural area outside the settlements and the small rural communities.	Rural diversification, small-scale renewable energy, opportunities for affordable self-build housing within established building groups in the countryside, tourism and recreation opportunities.

3.5 HOUSING

The main focus of the housing policies in this draft plan is to secure the delivery of more affordable housing to broaden the range and choice of housing tenure in the Park.

POPULATION AND HOUSEHOLD PROJECTIONS

The General Register Office for Scotland (GRO) has prepared forward population and household projections for the National Park to the year 2031 (with a base date of 2006). These indicate how the population is predicted to change in the future and the number, type and size of households that are likely to form. The projections show that by 2031 the National Park's population is predicted to decrease by 5%. Population decline is expected to be across all age groups except for the 65+ age group which is expected to rise significantly. The most significant decrease in population is predicted in the 16-25 and 50-64 age groups. Household change is expected to be similar to national trends with an expected increase in smaller sized households. The total number of households is expected to increase by only 1% (40 households). This extremely low level of projected household growth is a reflection of the declining population and equates to roughly one new household per year.

HOUSING NEED AND DEMAND

Housing need refers to households unable to meet their housing requirements independently in the housing market (by buying or renting) and who need some form of assistance. Local authority housing needs studies show that there are significant levels of housing need (backlog and newly arising) in the Stirling Council area of the Park and also in the Loch Lomondside (including Arrochar) area of Argyll and Bute. This is in part a reflection of the low proportion of affordable housing and the low rate of new provision over recent years.

Housing demand refers to the number and type of housing which households wish, and are able, to buy. This takes account of the willingness and ability of households to meet their own housing aspirations. GRO projections are normally used as a starting point to calculate demand, as the projections include migration patterns. Other information sources, such as sasines data (records of all house sales), are also used to show where households are moving to and from and the price they are willing to pay for housing.

Analysis of sasines transactions reveals strong demand for housing, which has had a consequent effect on house prices. Most demand comes from outside the Park with 66% of all houses sold between 2003 and 2007, and 77% of all new build houses sold in this period, being purchased by households from outwith the area. Inward migration is necessary to sustain and support rural communities. However such high demand has pushed up house prices making it more difficult for existing and newly forming households to access a home independently on the open market.

HOUSING TRENDS

A total of 314 new dwellings were given planning permission in the National Park between 2003 and 2007. This is an average of 63 units a year. Of these, 75% (237) were on windfall sites and most of these were small sites of under four units or single dwellings (116), making an average of 47 dwellings a year from windfall sites. It is reasonable to assume that small windfall sites will continue to contribute towards the housing land supply in the Park and to factor an allowance for this into the new housing land requirement.

THE NEW HOUSING LAND REQUIREMENT

SPP3: Planning for Homes requires that land is identified for housing for 10 years from the expected date of adoption of the local plan. This draft local plan is expected to be adopted during 2010. This goes beyond the timeframe of the current structure plans, however it is necessary to establish and provide a long-term strategic framework for new housing provision.

The level of growth indicated in the GRO household projections (one unit a year) is not used to calculate the new housing land requirement as it is clear that a more ambitious target for household growth is needed to prevent population decline. One option would be to plan for similar levels of household growth to recent trends and assume a continuation of around 63 units a year. The GRO projections incorporate migration trends for the last five years (sasines analysis shows that new-build housing has had a key role in attracting inward migration over this period) and are likely to have this level of growth factored in. It could therefore be argued that to continue with the current 63 units a year would have a limited impact on the projected population decline and would result in limited household growth.

A revised target of 75 units a year has therefore been identified to enable higher rates of household growth. This supports a modest increase to tackle population decline and is based on an assessment of the Park's capacity to support growth in landscape, environmental and social terms, while acknowledging that there are existing infrastructure constraints in water and sewerage. The new housing land requirement up to 2020 is shown in Table 3.

Table 3: Housing Land Requirement

Phasing	(A) Total units required by 2015	(B) Total units for 2015-2020	(C) Current land supply at 2008	(D) Number of new units required		(E) Final new requirement to be identified in local plan (minus windfall allowance)	
				To 2015	2016 - 2020	To 2015	2016 - 2020
Number of Units Required	525	375	142	447	311	230	156

Columns (A) and (B) identify the number of units required for the medium and longer term. Column (C) factors the current land supply into the calculation. This figure represents the total number of units from allocated sites that have not yet been given planning permission. It does not include sites with planning permission that are still to be developed. Column (D) shows the revised numbers of units required after the current housing land supply is subtracted. These have been adjusted to reflect constrained sites to 2015 (+64 units) and the assumption that these constraints will be overcome in the longer term to 2020 (-64 units). Column (E) factors in a reduced windfall allowance of 31 units a year.

NEW HOUSING LAND SUPPLY

A new housing land supply has been identified to meet the housing land requirement. Schedule 1 shows the housing sites identified for the medium term and also potential long-term housing sites. These are also shown on the proposals maps (see page 92). The schedule and proposals maps also include sites that currently have planning permission but that are still to be developed (these total an additional 212 units and have not been included in the housing land requirement calculation). There is a shortfall in the medium term and a surplus of sites in the longer term due to constraints involving ownership, access and water infrastructure. A number of these are likely to be resolved in the medium term and the shortfall should be resolved during 2008-2015. To achieve this some of the 2015-2020 sites will be brought forward and support will be given to housing on non-identified adjacent settlement boundaries under Policy HOUS3 (p26).

Schedule 1: Housing Allocations

Settlement	Address/ Development Guidelines	Estimated capacity - allocated land/sites with planning permission	Estimated capacity - New Allocations	Phasing	
				2008-2015	2016-2020
Ardentinny	Site south of Lochview (Retention of open space at rear of site and southern boundary.)		36	36	
Arrochar	Cobbler's Rest	12		12	
Arrochar	Church Street		12	12	
Balloch	Carrochan Road	23		23	
Balloch	Former garage site, Balloch (Mixed use site for housing and commercial)	17		17	
Balloch	Land north of Craiglomond Gardens	8		8	
Balquhidder	Stronvar House and its grounds	10		10	
Brig O'Turk	Glenfinglas Road	4		4	
Callander	Pearl Street	5		5	
Callander	Stirling Road	30		30	
Callander	Tannochbrae	67		67	
Callander	Churchfields (Retention of open space adjacent western boundary and footpath. No development on easternmost field adjacent to river – landscape and flooding constraints.)	28		28	
Callander	Old telephone exchange, Station Road	10		10	

Settlement	Address/ Development Guidelines	Estimated capacity - allocated land/sites with planning permission	Estimated capacity - New Allocations	Phasing	
				2008-2015	2016-2020
Callander	The Gart Caravan Park (Potential long-term housing opportunity. The site at present makes a valuable contribution to the tourism sector and any re-development would be subject to relocation of existing site.)		174		174
Callander	Site north of Lagrannoch Drive (Potential long-term opportunity subject to resolving access.)		28		28
Carrick Castle	Former hotel site		6	6	
Croftamie	Buchanan Crescent	5		5	
Croftamie	Main Street		12		12
Drymen	Gartness Road (Mixed use site for housing/car parking/open space.)	25		25	
Drymen	Stirling Road (south of football field)		66		66
Gartocharn	France Farm	4	2	6	
Killin	Lyon Road (former auction mart)	4		4	
Killin	Open space near Ballechroisk Terrace		6	6	
Lochearnhead	Lochearnhead Holiday Centre	12		12	
Lochgoilhead	Land west of primary school	28			28
Lochgoilhead	Land north and east of Donich Park	20		20	
Luss	Land north of Colquhoun Arms		12	12	
St Fillans	Station Road	6		6	
St Fillans	Station Road, land west of Kiloran Road		20	20	
Succoth	Site west of forestry houses	26			26
Tyndrum	Mansefield	5		5	
Tyndrum	Clifton (Mixed use site for housing and economic development)	5			5
Tyndrum	Site north of Mansefield Road		12		12
		354	386	389	351

Policy HOUS 1 New Housing Development in Settlements

New housing development will be supported on allocated housing sites included in Schedule 1 and on appropriate infill sites within settlement boundaries. This will provide a range of different house sizes, types and tenures, including affordable housing in accordance with the following:

- a) A percentage of affordable housing will be required on all allocated and infill sites of four or more units, in accordance with Table 4;
- b) In the Loch Lomondside villages identified in Table 4, new housing will be for affordable housing needs only on all allocated and infill sites of four or more units. Single dwellings and small sites of up to three units will be expected to meet affordable housing and/or local housing needs through the use of planning conditions and Section 75 Legal Agreements in accordance with Policy HOUS2.

On-site affordable housing provision will be required in perpetuity in all instances. Commuted sums will only be supported where on-site provision is demonstrated as unfeasible.

Developer contributions may be required in accordance with Policy DCON 1. Relaxations or exemptions from the affordable housing requirements of this policy will only be considered where it is demonstrated that there are abnormal site costs or other demonstrable community benefits that are delivered as part of the proposal.

Reason for Policy

Policy HOUS1 directs the majority of new housing to the settlements in accordance with the development strategy. The new housing land requirement assumes a continued windfall contribution on infill sites, in recognition of the significant role that windfall development has in the National Park. All sites of four or more units will be required to make a contribution to affordable housing at the proportion shown in Table 4. All sites should be developed in keeping with the surrounding build form and building density. Proposals of under four units are not expected to be supported where the site is considered capable of accommodating a higher density of development.

The percentage of affordable housing required in each settlement is informed by Local Housing Strategies and more recent Housing Need Studies. Where a revised Housing Need Study illustrates significant levels of need the percentage requirement will be adjusted to reflect this through future supplementary planning guidance. The preferred delivery of affordable housing will be through a Registered Social Landlord (RSL) and applicants will be required to demonstrate partnership working with an RSL and the local housing authority. Affordable housing will be expected to be provided in perpetuity in order to provide for future housing needs and recognising that many communities have constraints to future development due to topography, landscape and flooding. Commuted sums will only be considered where it is demonstrated that on-site provision is not feasible.

100% affordable housing is required on allocated and windfall sites in the Loch Lomondside villages on all sites of four or more units. Below this threshold housing will be required to meet either affordable or local housing needs. Households in these communities have to compete for housing with strong mobile housing demand from the Glasgow housing market area and this policy ensures that new housing is provided for those households unable to compete and meet their housing needs independently on the open market.

Table 4: Affordable Housing Requirement in Settlements

Settlement	% Affordable Housing Requirement
Aberfoyle	50%
Ardentinny	25%
Arrochar/Succoth	50%
Balloch	25%
Blairmore/Strone/Kilmun	25%
Callander	50%
Carrick Castle	25%
Crianlarich	50%
Croftamie	100%
Drymen	100%
Gartmore	50%
Gartocharn	100%
Killin	50%
Lochearnhead	50%
Lochgoilhead	25%
Luss	100%
Strathyre	50%
St Fillans	25%
Tarbet	100%
Tyndrum	50%

Settlements in **bold** are the Loch Lomondside villages.

Policy HOUS 2 Local Housing Needs in the Loch Lomondside Area

Where new housing is provided to meet local housing needs, a planning condition and a Section 75 legal agreement will be used to ensure that the proposed dwelling meets the needs of existing and future households that:

- a) currently live in the area and have a form of housing need; or
- b) require to live in the area for employment or social reasons.

Reason for Policy

Policy HOUS2 aims to make access to housing easier for households in the Loch Lomondside communities. A number of households have benefited from a similar form of policy in Loch Lomondside for over 20 years. This has provided a small pool of houses that are available to a restricted market of local households. Their contribution to the housing supply will continue and is not altered by the revised policy. Under the new policy, households will be expected to demonstrate that they are unable to meet their housing needs independently on the open market. This is to ensure that genuine housing needs are met. Details of household income are likely to be required as evidence of this and will be compared to average and lower quartile house prices for the sub area of the National Park in which the proposed dwelling is located.

Where housing need is based on employment or social connection, details of this will also be required. Verification of employment from an employer or, for an independent business, a business plan or other supporting information will be required. Social reasons will be where a household has a well established connection with the area and contributes to its social vitality and wellbeing and could be where a home is required to help support family in the area or for someone who has retired from working in the area.

The occupancy of the new house will be restricted to households in these categories from the community council area within which the house is located and neighbouring community council areas. A planning condition will be used to restrict the occupancy of the dwelling to households within these categories. In order to ensure that future occupants of the property are informed and aware of the restricted occupancy, a legal agreement will also be used to ensure that this is registered in the title deeds for the property. This is necessary as planning conditions are not always identified during property transactions.

Policy HOUS 3 New Housing Development Adjacent to Settlements

Exceptionally, new housing development outside the settlements will be supported where it meets identified housing needs for affordable housing in perpetuity and where it is demonstrated that there are limited opportunities within the settlement boundary.

In these instances the proposed development should be:

- a) located either immediately adjacent to or in close proximity to the settlement boundary in order to avoid the need for car journeys to access services and facilities;
- b) located within an appropriate landscape setting and capable of being successfully integrated with the surrounding built and natural environment; and
- c) of an appropriate scale to the size of the host community.

Reason for Policy

The new housing land requirement aims to deliver more affordable housing in the Park. Sites have been identified in a number of settlements for open market and affordable housing development, and in some for affordable housing only. The expectation is that development will largely be directed to these sites. However, in some settlements land is either constrained or it has not been possible to identify land for housing within the settlement boundary. In order to help meet housing needs in these communities this policy provides support to affordable housing development on appropriate sites adjacent to or in close proximity to the settlement.

Policy HOUS 4 New Housing in the Small Rural Communities and Building Groups in the Countryside

Small-scale housing development within the small rural communities and single dwellings within existing building groupings in the countryside will be supported where this meets affordable housing needs in perpetuity.

Due to the sensitive landscape setting of these areas proposals will be:

- (a) Located within, and help consolidate, a defined building grouping and not appear as prominent, sporadic or ribbon development within the landscape; and
- (b) An appropriate scale and density in keeping with the character of the surrounding built form and development pattern.

Reason for Policy

A number of settlements in the Park are very rural in nature, located within sensitive countryside areas and, in some instances, have a very dispersed development pattern. These are identified as small rural communities in Table 2 and settlement boundaries have not been identified. There are also areas of the Park with existing clusters of buildings in the countryside and where a limited amount of housing development could help consolidate and enhance the building group. These are typically groups of buildings that are:

- long established, have an identifiable local character and are well integrated into the countryside
- Identifiably separate from nearby development
- Have a close association and dependency on nearby settlements and have reasonable transport links.

The planning approach to date has been to only allow development connected to a land-based rural industry, such as farming or forestry, outwith the settlements. Policy HOUS4 amends this approach and recognises that these areas can contribute towards supporting and meeting communities housing needs, particularly where there are now constraints to new development in some settlements. New housing is restricted to affordable housing in these areas in order to achieve this objective.

It is intended that this policy will help deliver affordable housing on publicly owned land, such as Forestry Commission land. Registered Social Landlords are expected to play a role in delivery. However, as many opportunities are likely to be for individual dwellings, the main focus of the policy is to create and enable more opportunities for affordable self-build, allowing households to use grant assistance such as Rural Home Ownership Grants. This will help broaden the range and choice on affordable housing in the Park, which is currently characterised by social rented accommodation, mainly developed on larger sites within the settlements.

New housing will be expected to be for affordable housing needs in perpetuity and households will need to demonstrate that there is a mechanism in place to secure this. As the intention is to deliver affordable housing through grant support, the grant will normally require a rural housing burden or a claw back clause. Details of this will be required as evidence that the property will meet affordable housing needs of successive occupants, rather than using planning conditions and legal agreements.

Policy HOUS 5 Housing in the Countryside

Single houses in the countryside will be supported where demonstrated as necessary in connection with the operation of established rural business and where this necessitates a countryside location and full-time presence on site. Exceptionally, support may be given to a new house where this would meet the housing needs of a household that is retiring from working in an established rural business and where there is a long-established link between that household and the wider rural area.

Occupancy conditions shall be used to ensure that the dwelling is occupied by a household employed, or last employed, in the primary rural business.

New dwellings will require to be sensitively sited within the landscape and to be of an appropriate scale and design in keeping with the surrounding landscape and commensurate with the nature of the rural business for which it is required. Proposals for the re-use and conversion of redundant rural buildings will be supported in accordance with Policy ENV28 and for general needs housing.

Reason for Policy

To protect the landscape and to accord with the sustainable development strategy, new housing in the countryside, outside the small rural communities and building groupings in the countryside, will not normally be supported. However, Policy HOUS5 recognises that there will continue to be a need for new housing in the countryside to help sustain the rural economy and population.

Policy HOUS 6 Meeting the Range of Housing Needs

Support will be given to housing proposals that meet a broad range of housing needs and help to establish mixed communities through the provision of affordable housing and inclusion of more smaller-sized homes and of housing that helps to enable care in the community for particular needs households in developments.

Proposals for new privately owned sites for gypsies and travellers will be considered within the context of the availability of existing provision in and around the area and on the basis of the uptake and use of these sites.

The Local Housing Strategies will have a key role in this policy.

Reason for Policy

Policy HOUS6 supports the creation of mixed communities and a housing supply that meets a diverse range of housing needs.

Policy HOUS 7 Alterations and Extensions to Dwellings

Alterations and extensions to dwellings will be supported where they are smaller in scale to the original dwelling and where the design, siting and materials complement the character of the original dwelling and/or nearby dwellings and does not have any adverse impact on their amenity.

Reason for Policy

Policy HOUS7 ensures that residential amenity is protected and that extensions to dwellings are of an appropriate scale to the original dwelling. There has been a tendency for smaller houses in the countryside to be purchased with a view to significantly increase their floor space. This has seriously affected the appearance of some traditional cottages and decreases the supply of smaller-sized properties in the rural area, increasing their value considerably.

Policy HOUS 8 Replacement Dwellings

Support will be given to the demolition and replacement of an existing house where:

- a) it is of substandard quality and makes limited contribution to the quality of the built or natural environment; and
- b) the carbon footprint of the proposed new house will be significantly lower than that of the original; and
- c) the scale of the new house is similar to that of the original.

Reason for Policy

Policy HOUS8 supports replacement dwellings where the existing dwelling is in substandard condition and where replacement would deliver enhanced sustainability benefits. There is strong demand in the countryside area to demolish existing dwellings (particularly small cottages and houses) and replace these with a building of a much larger scale. This policy safeguards against this and aims to ensure that a range of different house types and sizes are retained in the countryside.

Links to National Park Plan Policies

Policy PCC4 A Sustainable Housing Supply

Policy PCC5 Increasing and Retaining Affordable Housing Opportunities



3.6 ECONOMIC DEVELOPMENT

The policies in this section are intended to provide a supportive policy basis for economic development in the Park. Settlements offer the greatest potential for economic development due to the availability of infrastructure, transport links and available workforce. In the countryside the general approach for policies to support rural diversification, recognising the changes taking place in land management and the need for many land-based industries to diversify and find alternative income streams.

Further work is required to gain a better understanding of economic development and employment needs within the National Park to inform future initiatives. Until such time, existing sites for employment and economic development will be retained and safeguarded from alternative forms of development.

Policy ED I Economic Development Opportunities

Development proposals for new or expanded business, general industry, storage or distribution (Use Classes 4, 5, 6^{*}) or waste management facilities will be supported where:

- a) they are located on the sites listed in Schedules 2 and 3 or on appropriate infill sites within settlement boundaries;
- b) residential amenity and character is protected and the proposal will not result in unacceptable levels of increased traffic movements, noise, emissions or hours of operation; and
- c) the proposal is of an appropriate scale and density in keeping with the character of the surrounding built form and development pattern.

^{*}The Town and Country Planning (Use Classes) (Scotland) Order 1997

Reason for Policy

Policy ED I directs economic development to the settlements and rural activity areas by providing opportunities for business, general industry and storage and distribution centres. Sites are identified in Schedules 2 and 3 and on the proposals maps on p92. There may be scope for economic development on appropriate infill sites within settlement boundaries and development proposals will be supported where they are in keeping with the built and natural environment and do not adversely affect residential amenity and landscape capacity.

Schedule 2: Economic Development Sites

Site	Potential Uses	Development Constraints/Requirements
Lagrannoch, Callander	Promote establishment of Class 4/5 uses	<ul style="list-style-type: none"> Flooding constraints on part of site located next to River Teith
South of McLaren High School, Callander	Promote establishment for Class 4/5 uses	<ul style="list-style-type: none"> Opportunity for shared campus supporting economic development/employment uses and existing community uses at McLaren Leisure Centre
Killin	Promote establishment for Class 4/5/6 uses	<ul style="list-style-type: none"> Small part of a larger site used as Council depot, bus turning circle and car parking Removal of Japanese knotweed required
Crianlarich	Promote establishment for Class 4/5/6 uses	N/A
Lochearnhead	Promote establishment for Class 4/5/6 uses	N/A
Tyndrum	Promote establishment for mixed use development for Class 1/3/4 and housing	<ul style="list-style-type: none"> Mixed use development of housing and economic development focusing on visitor facilities and local retailing and business uses.
Arrochar	Promote establishment for 4/5/6 uses	N/A

Schedule 2 lists sites that can accommodate a variety of economic development opportunities including start-up units, workshops, office space, small business, and storage and distribution centres. A number of these sites have been brought forward from previous local plan allocations as opportunities still remain to encourage economic development on these sites. Given that some sites are currently in use for purposes other than economic development and that the needs of businesses can change over time, opportunities to identify new sites which may be better suited to stimulating sustainable economic development will be explored.

Schedule 3: Rural Activity Areas

Site	Potential Uses	Development Constraints/Requirements
Callander East	Horticultural, small-scale wood processing, food processing and other business/industry	<ul style="list-style-type: none"> • Appropriate access, visibility and road safety provisions including protection of cycle route • Flooding, ancient woodland and geology constraints • Integration with approved mineral extraction • Retention and improvement of structural planting • Pedestrian link to Callander
Strathfillan	Opportunity for expansion of education and other research-related activities in association with existing farming and research operation by Scottish Agricultural College	<ul style="list-style-type: none"> • Potential for further limited development to group with existing buildings • Appropriate access, visibility and road safety provisions • Development brief to be prepared to ensure integration with the existing activities operated by the Scottish Agricultural College
Drymen South	Promote establishment of Class 4/5/6 uses	<ul style="list-style-type: none"> • Appropriate access, visibility and road safety provisions • Pedestrian link to Drymen • Siting, scale and design to be sensitive to rural setting
Strachur South, Cowal	Small-scale wood processing, sale of associated timber products and small rural business units	<ul style="list-style-type: none"> • Siting, scale and design to be sensitive to rural setting • Appropriate access and parking required • Possible flood risk • Protection of open rural character, trees and habitat in river corridor

The rural activity areas in Schedule 3 provide opportunities for the concentration of businesses in rural locations. These are intended to provide opportunities for a variety of uses for new and expanding businesses where opportunities are limited within the existing settlements. The delivery of this policy will be boosted by collaboration between local and national business support agencies, together with the business community to help stimulate development and encourage inward investment to these areas.

Policy ED2 Safeguarding Existing Economic and Employment Sites

There will be a general presumption against the change of use of sites and buildings from existing economic and employment uses. Redevelopment will only be accommodated where this promotes the efficient and sustainable use of land in accordance with other local plan policies, and where:

- a) it can be demonstrated that it is not possible to continue with the existing use; or
- b) the existing economic development use is unsuitably located and impacts on the built or natural environment, local character or neighbouring properties; and/or
- c) the existing use can be appropriately re-located to another suitable site.

Reason for Policy

The redevelopment of existing economic and employment sites for alternative uses can have a negative impact on the local economy and employment. Policy ED2 seeks to safeguard existing economic and employment sites and buildings and supports the ongoing provision of economic opportunities in the Park.

Policy ED3 Economic Development in the Countryside

Development or new uses which support economic activity in the countryside shall be supported, provided proposals can demonstrate that:

- a) they would assist in supporting and securing the retention of a land-based economic activity which provides wider environmental and social benefits for the Park; and
- b) their physical, visual or other environmental impacts, or cumulative impacts in association with existing developments, would not lead to detrimental impacts on identified special qualities associated with the particular location in the Park.

Where possible, proposals will utilise redundant structurally sound traditional buildings within the site. Where new build is required, buildings are to be sited and of a scale, design and finish sympathetic with the character of the area.

Reason for Policy

The traditional rural land-based activities in the Park mainly include upland sheep farming, forestry and some cattle and dairy farming in the south. The interaction of these with nature over time has shaped the special qualities of the Park and the values placed on landscape, as well as other aesthetic, ecological and cultural qualities of the Park, which are all dependent on retaining an active land management sector.

Planning policy to date has tended to presume against development in the countryside except where an 'operational need' existed or where a diversification proposal was necessary to sustain an existing viable operational rural land-based activity. Today, farming in particular is experiencing severe economic pressures and is going through a process of restructuring and this policy approach is no longer responsive to the issues experienced by this sector. Policy ED3 promotes a more flexible approach towards diversification in the rural area, supporting economic development that is not directly linked or tied to the primary or land-based activity.

Policy ED4 Working from Home

Development proposals which require the part change of use of a residential dwelling to enable working from home will be supported where:

- a) there is no adverse effect on the character of the house or neighbouring properties and residential amenity and character is protected;
- b) the proposal will not adversely affect residents through an increase in traffic movements, noise, emissions or hours of operations; and
- c) there is no advertising on the premises.

There will be a general presumption against development proposals which use working from home as the principle justification for new housing in the countryside.

Reason for Policy

Working from home can positively contribute to sustainable communities through reducing the need to travel and encouraging local entrepreneurial opportunities. Policy ED4 supports working from home provided this does not deter from the principle use of the site as a residential dwelling and does not have a negative impact on residential amenity. Although local plan policies encourage economic development within rural areas, working from home will not be supported as the principle justification for new housing in the countryside.

Links to National Park Plan Policies

Policy SE1 Strategy for Sustainable Park Economy

Policy SE2 Encouraging Sustainable Economic Growth

Policy SE4 Supporting Land-based Business



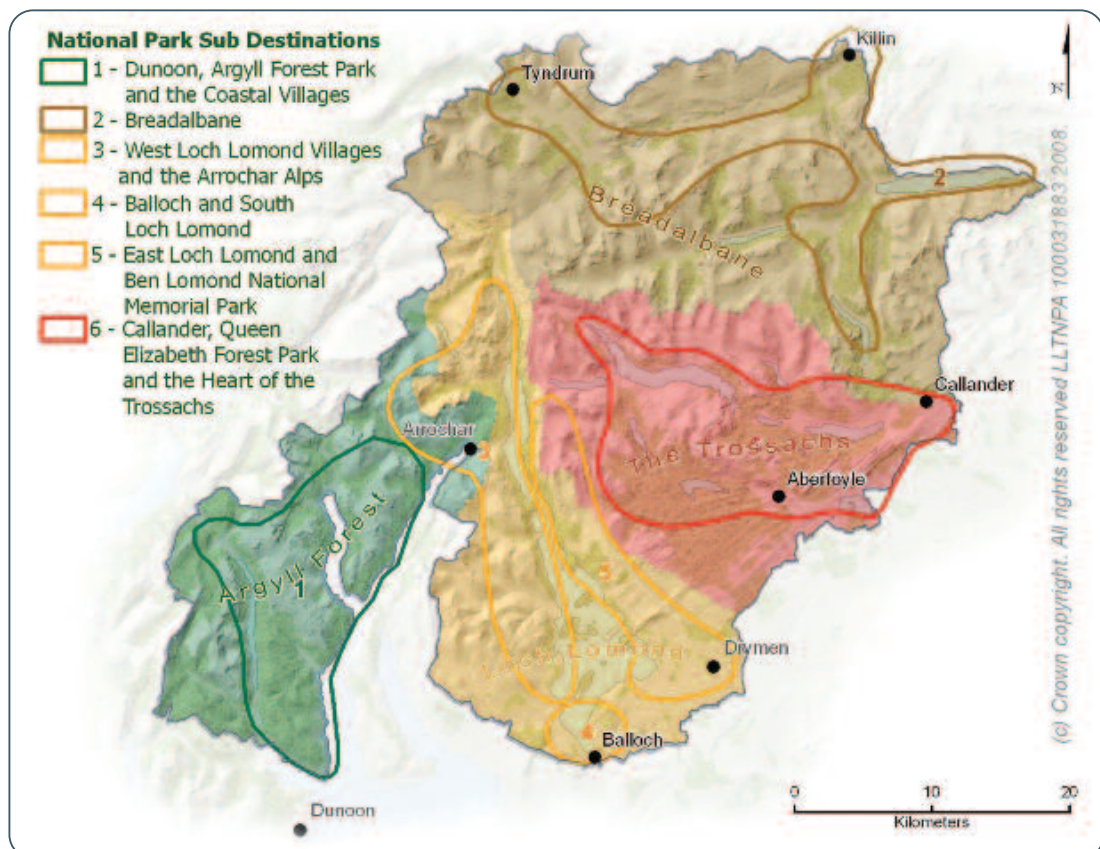
3.7 SUSTAINABLE TOURISM AND RECREATION

SUSTAINABLE TOURISM

The development strategy encourages and supports new sustainable tourism infrastructure development and directs this to the most appropriate locations within the Park, in keeping with the carrying capacity of the special qualities of the area and the principles of the recently attained Europarc European Charter for Sustainable Tourism in Protected Areas. This will help deliver the National Park Plan's vision for the National Park to become a world class destination that meets the future needs and expectations of visitors, promotes quality investment in facilities and services and directly contributes to the Scottish Tourism Framework for Change aspirations and targets.

The approach set out in this section of the draft plan builds on the destination development frameworks prepared recently for the six National Park sub-destination areas by the Park Authority, our partner agencies and members of the business community, and building on the community action plans generated through the Community Futures programme. These facilitate more coordinated development management and promotion of each sub-destination to provide a high-quality, integrated experience closely linked to the quality and capacity of the special qualities of each area. Map 1 illustrates the six sub-destination areas within the National Park.

Map 1: Visitor Destination Areas in the National Park



Policy TOUR I New Tourism Development

New tourism development will be supported within and adjacent to settlement boundaries and where:

- a) It fulfils the requirements of the larger-scale tourism development opportunity sites identified in Schedule 4; or
- b) Proposals located outwith the settlements and Schedule 4 sites accord with the strategy and local destination requirements identified in Schedule 5;

Where a proposal does not accord with these principles, support will only be given:

- c) in very exceptional circumstances where the proposed development would deliver a nationally important tourism asset on account of its exceptional quality and economic benefit, where it can be successfully integrated within the landscape has no adverse environmental impact and has demonstrable environmental benefits; or
- d) where it is small-scale development associated with a farm or other business diversification project.

Tourism development can place significant demands on the environment, existing infrastructure and facilities. Developer contributions may therefore be required. These are likely to relate to enhancing provision for issues associated with development sites and their future operation such as transport, landscaping, access, environmental enhancement and biodiversity.

Reason for Policy

Policy TOUR I supports tourism development within and adjacent to settlement boundaries where it will complement existing provision, utilise existing services and provide increased economic benefits for local communities and businesses. Schedules 4 and 5 provide a framework for guiding tourism development based on the aspirations of the respective destination development frameworks and the visitor management approach set out in the National Park Plan. These acknowledge that certain areas offer potential to absorb more visitors whilst others are already at capacity, with some locations requiring intervention to deal with and better manage visitor pressures. Opportunities for larger-scale tourism developments at strategic locations are identified in Schedule 4 and these are expected to deliver the majority of new tourism development throughout the Park. By directing major tourism investment to these areas, the policy aims to guide investment into the Park and safeguard the more sensitive countryside areas from potentially damaging tourism developments. The Special Qualities Technical Appendix and Landscape Character Appraisal will be used to identify and assess the capability and capacity of locations to accommodate development.

Schedule 4: Tourism Development Sites

Proposed Site/ General Area	Potential Uses	Development Constraints/ Requirements
Balloch		
Loch Lomond Shores/West Riverside and the Old Station	Range of accommodation types including hotel and self catering, youth hostel. New civic square at the Old Station including multi-modal transport interchange.	<ul style="list-style-type: none"> • Appropriate access • Flooding • Archaeology • Contaminated land • Landscape and visual assessment of wider landscape setting • Linkages to Balloch Castle Country Park (ferry crossing)
Woodbank House	Tourism uses	<ul style="list-style-type: none"> • Listed building • Ancient woodland • Archaeology • Appropriate access
Balloch Castle	Tourism uses	<ul style="list-style-type: none"> • Grade A building in very poor condition • Future use to secure retention of building as a public resource in Balloch Castle Country Park
St Kessogs, East Riverside and Moss O'Balloch	Tourism, recreation and public realm	<ul style="list-style-type: none"> • Retention and enhancement of riverside including opportunities for public realm and civic space
Arrochar		
Arrochar	Tourism accommodation and visitor facilities including retail/commercial development and new infrastructure to support marine access and public realm/civic space.	<ul style="list-style-type: none"> • Appropriate access • Flooding/drainage • Archaeology
Succoth	Site to be safeguarded for longer-term for potential community uses. Small-scale visitor facility linked to open space and informal recreation and community uses.	<ul style="list-style-type: none"> • Appropriate access • Flooding • Archaeology • Low-key development as site to be safeguarded for longer-term community uses • Scope for small-scale visitor facility linked to passive recreation and picnicking
Former torpedo range	Water-based recreational uses and associated facilities for sailing, diving and other non-motorised water recreation. Self catering and bunkhouse accommodation and ancillary food and drink uses.	<ul style="list-style-type: none"> • Appropriate access • Flooding • Archaeology • Landscape and visual Impact assessment of wider landscape setting

Proposed Site/ General Area	Potential Uses	Development Constraints/ Requirements
Tarbet		
Tourist Information Centre site and adjoining land	Tourism uses including accommodation, retail, food and drink.	<ul style="list-style-type: none"> • Appropriate access • Tree Preservation Order • Landscape/townscape considerations given prominence of site adjacent to trunk road
Central green area south east of Tarbet Hotel	Open space and recreational tourism uses. Improved water access and facilities for water transport and boat trips.	<ul style="list-style-type: none"> • Landscape considerations
Former Harvey's Garage site	Tourism uses including accommodation and/or food and drink.	<ul style="list-style-type: none"> • Appropriate access including water access • Protection of loch shore
Callander East		
Auchenlaich	Hotel on western part of the site to the west of farmhouse and buildings, some scope for self catering accommodation. Eastern side of the site to be retained for camping and caravanning.	<ul style="list-style-type: none"> • Appropriate access and road safety provisions including protection of cycle route • Flooding, geology, ancient woodland and archaeology issues • River Teith Special Area of Conservation • Protection of amenity and setting of Callander along the A84 • Retention and improvement of structural planting • Retention of features and patterns of past relict farming and land use • Interpretation of archaeological interests • An extended site area has been identified for camping and caravan provision on the eastern half of the site. This will be safeguarded as a potential future location for the existing static caravan provision at the Gart Caravan Park, should this site be identified as a long-term housing allocation.
Callander Town Centre including the Meadows car park, Dreadnought Hotel, St Kessogs and Station Road car park	Tourism/recreation/community uses including retail/food and drink, accommodation, improved car parking, civic space and public realm improvements, community and visitor facilities	<ul style="list-style-type: none"> • Opportunities to reposition and improve role of the town centre • Opportunities for twin façade buildings to integrate Meadows car park and Main Street • Traffic management and parking required • Enhanced links to pends and alleyways • Improvements to civic space around Ancaster Square • Community and visitor facility at St Kessogs

Proposed Site/ General Area	Potential Uses	Development Constraints/ Requirements
Callander East		
Cambusmore	<p>Large-scale tourism resort including hotel/spa, self catering/timeshare development.</p> <p>Recreational activity relating to low key walking/cycling and possible golf course or equestrian uses.</p>	<ul style="list-style-type: none"> • Long-term opportunity, site presently being worked for minerals and consents exist up to 2023 • Delivery requires longer lead-in time and early master planning to commence within the short to medium term • Site adjoins Stirling Council Planning Area • Appropriate access, visibility and road safety provisions including protection of cycle route • Flooding, ancient woodland and geology issues • River Teith Special Area of Conservation • Integration with approved mineral extraction • Protection of amenity and setting of Callander along the A84 • Retention and improvement of structural planting • Retention of features and patterns of past relict farming and land use • Pedestrian link to town including possible new footpath along the Teith linking the central area of Callander to the east • Landscape and visual impact assessment of wider landscape setting
Drymen		
Drumbeg, near Drymen	<p>Focus on tourism accommodation, facilities for walkers and equestrian activities.</p> <p>Accommodation comprising self catering, bunkhouse and camping.</p>	<ul style="list-style-type: none"> • Redevelopment subject to the restoration of the former sand and gravel quarry • Appropriate access required • Due to open landscape setting, new development to be sited in low-level areas • Links to West Highland Way • Archaeology issues and interpretation of archaeological interests • Landscape and visual impact assessment • Parking provision to be provided on site, transport assessment required to demonstrate no adverse impact on parking in Drymen • Pedestrian and cycle links to Drymen
Pirniehall, Croftamie	Hotel/educational facility	<ul style="list-style-type: none"> • Sensitive restoration of redundant building • Ancient woodland • Appropriate access
Kilmun, Strone and Blairmore		
Land opposite Blairmore Pier	Tourism including civic space, retail, food and drink	<ul style="list-style-type: none"> • Retention of open space • Improvements to public realm

Schedule 5: Tourism Opportunities in the Visitor Destination Areas

Tourism development should help deliver the visitor management strategy identified for each sub destination area. Support will be given where:		
(a) the proposal clearly demonstrates that it will contribute towards delivering the visitor management strategy and visitor experience defined for the sub destination, (b) the proposal consolidates and enhances the quality and range of tourist accommodation, visitor facilities and infrastructure in the area, and (c) the proposed site is within an appropriate landscape setting based on an understanding of landscape character, landscape and visual impacts, landscape sensitivities and capacity. The Special Qualities Technical Report and Landscape Character Assessment will be used to assess development proposals.		
Sub Destination	Visitor Destination Management Strategy	Tourism Opportunities/Constraints
Dunoon, Argyll Forest and the Coastal Villages	Promote Dunoon and Cowal as the marine gateway to the National Park encouraging greater use of the sea lochs for access to coastal communities. Greater promotion of the area's unique environmental and cultural resources. Moderate increase in visitor numbers provided safeguards are in place for more sensitive areas, such as Loch Eck.	<ul style="list-style-type: none"> • Support low-key self catering and other accommodation provision, and small-scale visitor facilities within Forest Park area linked to outdoor activity, exploration of Argyll Forest Park and the wider Cowal area. • Scope for improved tourism and recreational facilities in sea loch communities. • Resist further standalone development in Strath Eck and along the shore of Loch Eck.
Breadalbane	Encourage visitors to experience Breadalbane through promoting Strathfillan and the wider area as a destination as well as a stop over on the journey north. Settlements will continue to accommodate moderate numbers through consolidation and enhancement of the existing range of accommodation and improvements to infrastructure at key visitor hotspots including Lochs Earn and Lubnaig.	<ul style="list-style-type: none"> • Support for additional tourism accommodation and visitor facilities in Tyndrum, Crianlarich and Killin to strengthen their role as visitor destinations. • Support for small-scale infrastructure to support and better manage wild camping at Loch Lubnaig and Loch Earn. • Support small-scale diversification projects linked to specialist outdoor interests and pursuits.
West Loch Lomond Villages and the Arrochar Alps	Consolidate and improve visitor facilities and infrastructure with improved visitor management at Luss coupled with the creation of a wider range of activities and opportunities at Tarbet and Arrochar to supplement opportunities identified in Schedule 4 and enable exploration of the area through cycling, walking and water transport.	<ul style="list-style-type: none"> • Further proposals for significant standalone tourism development on West Loch Lomondside will be resisted unless these consolidate and enhance existing provision. Significant investment has recently been secured on South West Loch Lomondside, notably through the Carrick Resort and Spa. • Support for proposals, including commercial enterprise, that help improve visitor management and experience at Luss and ongoing operation of essential visitor facilities. • Support for new and improved infrastructure that facilitates interchange between bus, ferry, cycle routes and path networks. • Support for tourism and visitor facilities at Arrochar and Tarbet (including opportunities identified in Schedule 4).

Sub Destination	Visitor Destination Management Strategy	Tourism Opportunities/Constraints
Balloch and South Loch Lomond	Promote Balloch as a readily accessible gateway to the National Park with a range of all year visitor facilities, accommodation, attractions and infrastructure that support an increase in the number of visitors using alternative (to the car) modes of transport to travel around and experience the Park (water transport, bus, cycling, walking). Links to other parts of the Park are important from this gateway location.	<ul style="list-style-type: none"> • Support for tourism accommodation, retail and restaurant provision in Balloch (including opportunities identified in Schedule 4). • Support small-scale infrastructure in Balloch Castle Country Park to support events and better linkages between the Country Park, Loch Lomond Shores and Balloch Main Street. • Loch Lomond (outwith Balloch) is sensitive to further development, including marinas and moorings, and further development proposals alongside the loch shore will be resisted. • Support further camping and caravanning (touring) provision.
East Loch Lomond and Ben Lomond National Memorial Park	Develop and manage the east shore as an area of quiet recreation and where traffic pressures are effectively managed to reduce visitor pressure at peak times, reducing impact on the roads infrastructure, quality of life for residents, the special qualities and the visitor experience.	<ul style="list-style-type: none"> • Further proposals for new tourism development in and north of Balmaha will generally be resisted. Support will only be given to small-scale improvements that consolidate and improve existing tourism and visitor facilities. • Support for infrastructure to encourage transport other than cars at Balmaha. • Enhancement of the marina and boatyard at Balmaha to encourage water transport opportunities. • Support for tourism development that will enhance the role of Drymen as a service hub for east Loch Lomondside (including opportunities identified in Schedule 4).
Callander, Queen Elizabeth Forest Park and The Trossachs	Callander and Aberfoyle continue to accommodate high visitor numbers through improvements to facilities and infrastructure. Loch Katrine and the Trossachs Trail attract high visitor numbers and require continued investment in visitor facilities.	<ul style="list-style-type: none"> • Support for visitor facilities and improvements to retail, food and drink facilities in Callander, and extend range and quality of visitor accommodation (including opportunities identified in Schedule 4). • Support for visitor infrastructure and small-scale self catering, bunkhouse, camping opportunities within Queen Elizabeth Forest Park area around Aberfoyle and the Trossachs. • Support for commercial enterprises which support compatible outdoor/recreation activity around the Trossachs and specifically Loch Katrine, retaining its distinct heritage character.
The Parkways	<p>The parkways include the great journey experiences through the National Park, specifically:</p> <ul style="list-style-type: none"> • A82 (Balloch to Tyndrum) • A84/A85 (Callander to Tyndrum) • A83/A815 (Tarbet to Dunoon) • West Coast Rail Line • West Highland Way • National Cycle Route 7 <p>These routes offer a range of opportunities to enjoy the scenic qualities of the Park as part of the journey experience. There are opportunities to enhance this through infrastructure improvements.</p>	<ul style="list-style-type: none"> • Support improvements to existing visitor infrastructure and facilities along these routes. • Use opportunities from infrastructure upgrades to road and rail networks to deliver improvements that enhance the visitor experience (such as new lay-by provision, vegetation management). • Support infrastructure improvements that encourage modal shift to buses, boats, cycling and walking.

Policy TOUR2 Supporting a Range of Quality Tourism Accommodation

(A) New Tourism Accommodation

New tourism development will be assessed against Policy TOUR I and the Supplementary Planning Guidance on Design. Where relevant, the following considerations will apply:

- i. New timber holiday units will generally only be supported within a managed woodland setting or where there is an established landscape setting that can sensitively accommodate the proposed development;
- ii. New sites for touring caravans/camping sites and extension of existing caravan/camping sites will be supported where they are well sited and designed, easily accessible and will have no significant adverse landscape impact. There will be a general presumption against new sites for static caravans (including the extension or replacement of existing sites) unless it can be demonstrated that the existing landscape setting is capable of sensitively accommodating the development;
- iii. The provision of new bed and breakfast accommodation will not be supported as the sole justification for building a new house in the countryside;
- iv. Staff accommodation required for a tourism enterprise will be supported where it is demonstrated that the existing or proposed new tourism facility has an essential need for on-site management/operation. New buildings will be of appropriate scale, siting and design and will be integrated with the development.

(B) Maintenance and Management of Tourism Accommodation

New holiday accommodation developments will be maintained to a high standard and controlled to prevent permanent residential use. Planning conditions, or a Section 75 Legal Agreement as necessary, will be used to:

- i. Control occupancy and ownership of new holiday letting accommodation which will normally include a limit on the number of short and long-term holiday lets to any one customer within a 12-month period.;
- ii. Retain grounds, facilities and buildings with the ownership of the site owner/operator or with an alternative single management arrangement;
- iii. Recognise fractional ownership models of accommodation for larger-scale developments where significant associated on-site facilities are also provided.

The specific terms of any agreement shall be defined by the Park Authority in consultation with the site operator/owner based on model conditions related to the scale and nature of the development and will seek to ensure new accommodation capacity contributes as fully as possible to the tourism economy of the Park and is sensitively operated and managed.

Reason for Policy

Development proposals for tourism accommodation must be high quality and contribute to improving provision across all sectors, year-round tourism, lengthening visitor stays and supporting visitor management objectives. Development must be carefully located, sited and designed to ensure that it does not compromise the special qualities of the Park. There has been pressure in the past to use accommodation, originally intended for tourism use, as permanent residential dwellings or second homes. In rural locations this raises issues in relation to housing in the countryside and can also result in buildings being vacant for long periods and taking on a more residential character. Furthermore, it can diminish the supply of holiday accommodation available to visitors for short-term letting and undermine the aim of growing the tourism sector in the Park. It is important that the ongoing management and maintenance of whole sites is retained to ensure that the integrity of landscaping and other site features is respected as part of the continued operation of the site. Larger developments may be required to prepare a five-year management plan.

Policy TOUR 3 Enhancing and Safeguarding Existing Tourism Sites

Proposals which enhance and improve existing tourism developments will be supported, including small-scale expansion where appropriate. Proposals for the change of use from tourism to non-tourism uses will not be supported. Exceptions will only be considered where:

- a) a lack of demand for the existing use, or any other tourism use, has been satisfactorily demonstrated; or
- b) the existing use can be appropriately relocated to another suitable site.

Reason for Policy

The redevelopment of existing tourism sites or buildings for alternative uses can result in the loss of important sites and impact on the range of uses or activities available in the Park. This policy seeks to retain existing tourism sites and buildings and support a range of tourism uses and facilities throughout the Park, and support their improvement.

Links to National Park Plan Policies

Policy SE2 Encouraging Sustainable Economic Growth

Policy SE3 Promoting Sustainability in Tourism

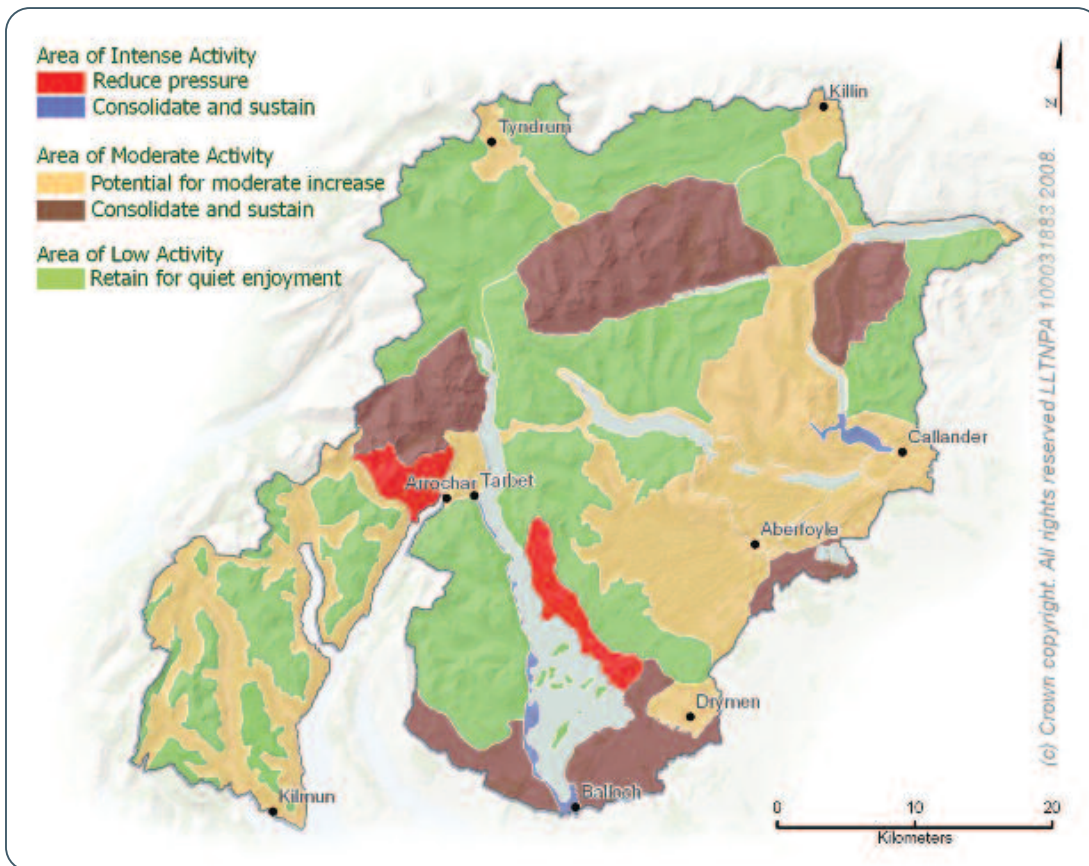


RECREATION

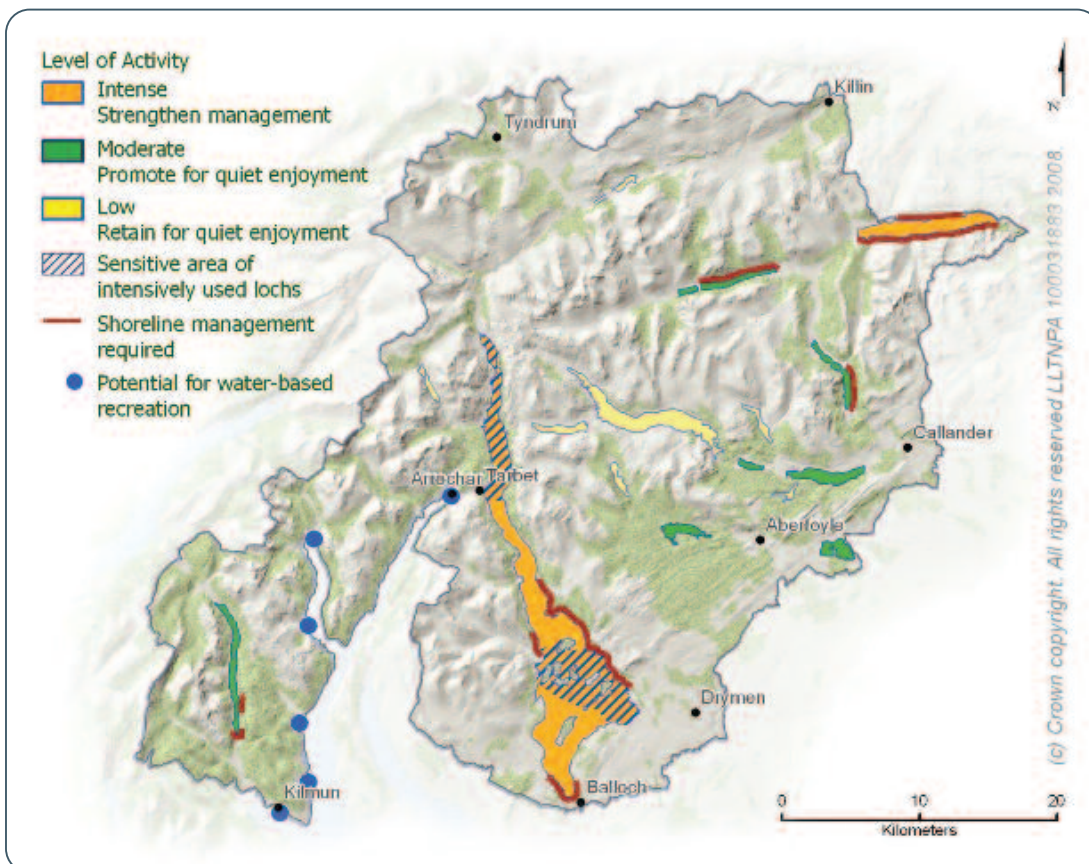
One of the National Park's aims is to promote understanding and enjoyment of the special qualities, including enjoyment through recreation. The Park provides opportunities for many different types of outdoor recreation and large numbers of people visit every year to experience the area's landscapes and scenery through both active recreational pursuits and quieter leisure activities.

The challenge for the Park Authority is to find a balance between encouraging and promoting recreation, whilst striving to conserve and enhance the special qualities. The National Park Plan provides the overall strategic approach to encourage and manage recreation in the Park. It identifies that different areas are capable of accommodating different types and levels of recreation activity, as shown in Maps 2 and 3. The local plan interprets this strategic approach by reflecting the relevant land-use planning implications arising from it.

Map 2: Management of Outdoor Recreation on Land



Map 3: Management of Recreation on Open Water



Policy REC I Recreation Development

Development proposals will be supported where they:

- a) accord with the strategy set out in Schedule 6; and
- b) are consistent with Policy TOUR I and Schedules 4 and 5.

Reason for Policy

Policy REC I and schedule 6 promote the National Park Plan's strategic approach to recreation by identifying that different areas of the Park are capable of accommodating different types and levels of recreation activity. Improvements to, and provision of new, infrastructure is required to help alleviate visitor pressures or to consolidate and sustain recreational activity. Policy REC I supports a moderate increase in recreational activity in those areas which can accommodate it.

Schedule 6 Recreation Opportunities within the National Park

Activity Area	Description and Main Focus	Specific Opportunities/ Constraints
Intense Activity – reduce pressure	<p>Areas of intense, concentrated recreation activity that experience pressures at peak periods – Arrochar Alps and East Loch Lomond.</p> <p>Intervention is required to reduce the impact of recreation use and manage visitor pressures while continuing to accommodate the current range of activities both on land and in and around the water. There is potential to promote further water-based recreation on Loch Long.</p>	<ul style="list-style-type: none"> • Support will be given to: <ol style="list-style-type: none"> a) measures or infrastructure which will help manage visitor pressures b) infrastructure that supports alternative transport to the car beyond the Pass of Balmaha such as water-based transport and bus services c) infrastructure that supports water-based recreational activity in the Arrochar area. • Development proposals that would result in increased visitor pressure and recreational activity on land will not be supported.
Intense Activity – consolidate and sustain	<p>Areas of intense recreation activity – West Loch Lomond and Kilmahog to Ben Ledi.</p> <p>Intervention is required to sustain current and any potential increases in activity levels. Improvements to existing visitor facilities and infrastructure will enable a better visitor experience and there is potential to promote some additional recreational opportunities.</p>	<ul style="list-style-type: none"> • Support will be given to development proposals which provide improvements to and provision of new infrastructure for recreation: <ol style="list-style-type: none"> a) at strategic locations along the west shore of Loch Lomond to deflect pressure from the east shore and Luss b) in the Kilmahog to Ben Ledi area where these will contribute to managing existing outdoor recreation opportunities.

Activity Area	Description and Main Focus	Specific Opportunities/ Constraints
Areas of Moderate Activity – potential for moderate increase	<p>Areas of moderate recreation activity with potential to accommodate a moderate increase, including in and around Drymen, Aberfoyle, Callander, Killin, Crianlarich, Tyndrum and the glens and loch shores of Cowal. Much of this is within the Argyll and Queen Elizabeth Forest Parks.</p> <p>Promote moderate increase in non-motorised activity in these areas, although a balance must be found to protect the tranquil nature of the open hills and quiet enjoyment of lochs in these areas. There is potential for further recreational activity on sea lochs in the Cowal area and infrastructure to enable access to the water.</p>	<ul style="list-style-type: none"> • Support will be given to development proposals which enable: <ol style="list-style-type: none"> a) recreational activities and infrastructure that encourage a moderate increase in non-motorised land and water-based recreation development b) restoration of Victorian infrastructure and provision of new infrastructure at strategic locations along the west shore of Loch Long and Loch Goil as identified on Map 3, to facilitate access to the water c) infrastructure improvements in Aberfoyle/Trossachs area to encourage outdoor recreation, particularly aimed at family activities such as walking, picnicking and cycling/ mountain biking. • Any development proposals that would introduce motorised activity on the land or motorised craft on inland lochs will not be supported.
Areas of Moderate Activity – consolidate and sustain	<p>Areas of moderate recreation activity, including South/South East Loch Lomond (excluding Balloch), Menteith South, Beinn Ime and Loch Sloy, Ben More and Braes of Balquhadder, and Glen Ample and Ben Vorlich.</p> <p>Intervention is required to consolidate existing infrastructure to sustain existing moderate levels of activity. Lochs in these areas will largely be protected for quiet recreational activity and enjoyment with the exception of Loch Earn, which has the opportunity to continue existing intensive levels of activity through appropriate management and adequate infrastructure provision.</p>	<ul style="list-style-type: none"> • Support will be given to development proposals which will enable improvements to and provision of new infrastructure at strategic locations, particularly car parking.
Areas of Low Activity – retain for quiet enjoyment	<p>Areas of low activity, being large semi-remote areas of the Park.</p> <p>Safeguard quiet recreational use and upland semi-remote experience. Limited intervention and pre-emptive management techniques to ensure minimal impact of activities on the landscape or enjoyment of the area by others. Lochs will be protected for quiet recreational activities.</p>	<ul style="list-style-type: none"> • Support will be given to development proposals which enable small-scale infrastructure improvements that encourage informal recreation activities. • Development proposals that would introduce new or intensified formal recreation development which may impact on the quiet enjoyment of this area will not be supported.

Policy REC2 Enabling Recreation on Open Water

Development proposals that enable recreation on open water will be supported where:

- a) the water resource has the ability to accommodate the development proposal without any adverse impact on the character of the landscape, water quality and aquatic ecosystems; and
- b) it is compatible with existing land- and water-based activities; and
- c) if possible, is located within existing built areas and/or re-uses redundant infrastructure and/or buildings; and
- d) it is consistent with Map 3, Policy REC1 and Schedule 6.

Reason for Policy

The Park has a significant water resource, comprising numerous river systems and both inland and sea lochs, all of which accommodate a wide range of passive and active recreational pursuits. In some areas there are opportunities to either develop the potential of this water resource or manage existing pressures by encouraging appropriate development proposals which enable easy shore access and recreational activities. This can include shore-based infrastructure such as jetties, pontoons, piers and moorings.

Recreation development proposals on and around the Park's open water will be guided by the capacity of each water body to accommodate particular types and levels of activity and the character of its special qualities as identified in Map 3. Each development proposal will be assessed on its individual merits as well as any cumulative impacts on landscape character, water quality and aquatic ecosystems. It is particularly important that any environmental impacts are considered as this can have an adverse effect on tidal flows, seaweed growth, silting, etc. Where possible, proposals will be located within existing built areas and/or re-use redundant infrastructure and/or buildings to ensure sustainable development and to reduce landscape and environmental impacts. Development must be compatible with existing uses and sustainable means of transport and technologies will be encouraged (in relation to motorised activity) in conjunction with the transport policies (p47).

Depending on the size and scale of the development proposal, applicants may be required to either register or obtain licences from SEPA under the Water Environment (Controlled Activities) (Scotland) Regulations 2005.

Links to National Park Plan Policies

[Policy REC1 Improving Opportunities for Leisure and Recreation](#)

[Policy REC2 Outdoor Recreation and Access Opportunities](#)

[Policy REC3 Managing Recreation on Water and at the Water's Edge](#)

[Policy REC4 A Positive Recreation Experience](#)



3.8 TRANSPORT AND ACCESS

Transport, particularly travel patterns, has been used to inform the draft local plan's development strategy for guiding new development to appropriate locations, reducing the need to travel in ways that produce carbon dioxide and promoting sustainable travel choices as an alternative to the private car. Local plan policies on transport and access provide the opportunity to support and promote innovative and sustainable transport solutions in the National Park.

Policy TRAN I Safeguarding Sites to Improve the Transport Network

Land will be safeguarded for, and support will be given to, the transport infrastructure proposals identified in Schedule 7.

Reason for Policy

A number of transport infrastructure proposals have either been agreed or are proposed to be delivered by various agencies during the lifetime of the local plan. Policy TRAN I ensures that these proposals are supported and their sites are protected from inappropriate development which would hinder the delivery of these projects.

All transport-related projects, which require Scottish Government's approval and/or funding, require to be appraised in accordance with the Scottish Transport Appraisal Guidance (STAG). In other circumstances, STAG can be used as best practice to find transport solutions to evidence-based transport problems and potential opportunities.

Schedule 7 Transport Infrastructure Proposals

Location	Transport Infrastructure Proposals	Development Constraints/Requirements
Old Station, Balloch	Transport interchange	<ul style="list-style-type: none"> Integrate with West Riverside and Old Station tourism development
Killin	Bus turning circle	<ul style="list-style-type: none"> Removal of Japanese knotweed
Crianlarich	Village bypass	<ul style="list-style-type: none"> Landscape and visual impact assessment Investigate potential uses of land released between bypass and village Development brief required to ensure integration with village
Balmaha Road, Drymen	Car park	<ul style="list-style-type: none"> Low density overflow car park which accommodates existing trees and grass surface
Gartness Road, Drymen	Mixed use site for housing, car park and open space	<ul style="list-style-type: none"> Development brief required
A82, north of Tarbet	Improvements to the trunk road corridor	<ul style="list-style-type: none"> Landscape and visual impact assessment
Pier, Arrochar	Infrastructure to enable marine access	<ul style="list-style-type: none"> Link to adjacent tourism development. Landscape and visual impact assessment

Policy TRAN2 Promoting Sustainable Travel and Improved Travel Options

Development proposals will make a positive contribution towards encouraging sustainable travel and improving travel options throughout the Park by enabling opportunities for:

- a) sustainable transport modes, based on a hierarchy of walking, cycling, public transport and motorised transport; and/or
- b) marine access and opportunities for water transport on the sea lochs and on some inland lochs; and/or
- c) modal change from private car to more sustainable transport modes within settlements including the provision of integrated new or improved transport infrastructure.

Support will be given to proposals that are consistent with National Park Plan Policy TR2 Improving the Transport Network and its accompanying Map II Strategic Transport Opportunities.

Reason for Policy

The need to encourage more sustainable travel patterns is a challenging issue in rural areas where many people rely on private car by necessity rather than choice. In line with national transport guidance and wider government policy agendas, Policy TRAN2 requires that development proposals offer the opportunity to enable sustainable travel and improved travel options which reduce reliance on the private car, relieve traffic pressure and assist in reducing negative environmental impacts.

Additionally, there are a number of opportunities within the settlements to promote modal shift by encouraging visitors arriving by car to transfer to alternative transport modes using footpaths, cycleways, ferry services and buses. This will help visitors to experience the Park and minimise the use of the private car. This policy implements and reinforces the National Park Plan's Policy TR2 Improving the Transport Network and its accompanying Map II Strategic Transport Opportunities.

Policy TRAN3 Impact of New Development on the Road Network

To ensure that development proposals will not adversely affect traffic flows on the existing road network, development proposals will be required to:

- a) complete a transport statement for all development proposals as part of the sustainability checklist (excluding minor and small-scale householder developments); or
- b) complete a full transport assessment to assess the implications of development and prepare a travel plan indicating measures to reduce the impact of travel to and from larger-scale developments.

Development contributions may be required to meet deficiencies in existing transport infrastructure in accordance with Policy DCON1 Developer Contributions.

Reason for Policy:

Private cars are the dominant mode of transport for both residents and visitors in the Park. Forecasts indicate that the levels of usage and ownership of cars is to increase nationally. The Park's desirability as a tourism destination combined with through traffic on trunk roads (A82, A83, A84, A85), means that during peak periods the volume of traffic can affect the quality of life of both residents and visitors. New development should not adversely affect traffic flows upon the existing road network, particularly trunk roads.

To ensure that the likely transport impacts of new development proposals are taken into account and that sustainable transport options are promoted, a transport statement will be required as part of the sustainability checklist for all development proposals (excluding minor and householder developments). The Scottish Government's *Transport Assessment and Implementation: A Guide* (2005), outlines the thresholds and guidance for when a transport assessment and travel plan is required for development proposals over a defined size and scale, although these thresholds are indicative only. An assessment and travel plan may be required for development proposals which are: (a) considered significant in the context of the Park, or (b) where the initial transport statement identifies a significant impact on the transport network.

Policy TRAN4 Provision of New Roads and Road Improvements

New road proposals, including road accesses and road upgrading, will be required to apply road engineering principles that are sensitive to the Park's special qualities.

Reason for Policy

Adopted and private new roads or improvements to the existing road network, particularly where required in association with large development proposals, should be constructed in a manner that minimises any adverse impacts on the Park's special qualities. To ensure this, Policy TRAN4 requires that sensitive road engineering principles are used. These should ensure that the design and location of new access and roads or improvements to existing roads, including forestry roads, have minimal impact on the built and cultural heritage, landscape and natural environment, and uses sustainable materials. Development road guidelines prepared by the roads authorities will assist in providing guidance on how this can be achieved.

Policy TRAN5 Development off Substandard Roads

Where development proposals require access from a non-adopted road or a road that is considered to be substandard on account of its poor condition, capacity or safety issues, support will only be given where the road and/or junction is improved to an adoptable standard or to a standard acceptable to the planning and roads authorities.

Reason for Policy

Policy TRAN5 ensures that development served by minor, single track or private roads gives adequate consideration to the likely impacts of the development on the road from additional vehicular traffic. Some rural communities are served by single track roads and new development should give adequate consideration to roads capacity and safety issues. There are also a small number of back roads in the Cowal area of the Park which provide access to existing housing within settlements. These roads are in poor condition due to a combination of narrow layout and substandard surface conditions.

Policy TRAN6 Encouraging Outdoor Access

Development proposals will encourage outdoor access by:

- a) safeguarding, enhancing or providing appropriate alternative provisions to existing access rights, core paths, rights of way, and the wider access network of formal and informal paths; and
- b) enabling access opportunities for the public including appropriate provision for users such as pedestrians, cyclists, and people with disabilities and encouraging local and longer-distance journeys by providing on-site access and appropriate safe links to the wider area.

Reason for Policy

Policy TRAN6 protects the general right of responsible access to the outdoors, including core paths, rights of way and the wider access network of both formal and informal paths, from inappropriate development. These provide functional access and safe links between settlements, local facilities and services as well as linking with public transport. Access corridors can link with open spaces and function as biodiversity corridors. On-site links also encourage physical activity and provide opportunities for exercise.

The Draft National Park Core Paths Plan identifies the essential paths that provide reasonable and sufficient access to the Park area, linking with the informal network of paths and wider areas in general access rights. Access rights and core paths will be material considerations in determining applications for planning permission and, where appropriate, we may attach conditions to planning approvals to ensure continuing outdoor access. Development proposals should provide sufficient and appropriate on-site access relevant to the user demands in the area. This may include provision for pedestrians, cyclists, people with disabilities, horse riders or other users.

Policy TRAN7 Parking Provision

Development proposals will provide parking provisions in consultation with the roads authorities and will be assessed against their standards to determine an appropriate level of provision. There may be situations where the nature of development proposal and/or the constraints of the site will require flexibility and it is at the discretion of the Park Authority and/or roads authority to justify a variation to the policy.

Proposals for new public car parks will be supported where they:

- a) include appropriate parking for bicycles and motorbikes; and
- b) help promote sustainable travel options, such as park and ride; and/or
- c) alleviate congestion on the road network; and/or
- d) contribute to alleviating existing community and visitor parking pressures.

Reason for Policy

The roads authorities have maximum car parking standards for on-site parking at new development as required in *SPP17 Planning for Transport*. Setting maximum standards aims to limit the number of car parking spaces and encourage a shift towards more sustainable travel options including walking, cycling and public transport. In the National Park, however, it is likely that the high level of residential car dependency combined with the significant amount of visitor traffic will require some provision of car parking to meet the needs of both communities and visitors. Safeguarding sites for identified new public car parking opportunities will be addressed through Policy TRAN1 and Schedule 7.

Links to National Park Plan Policies:

Policy TR1 Reducing the Environmental Effects of Travel

Policy TR2 Improving the Transport Network

Policy TR3 Traffic and Parking Management

Policy REC1 Improving Opportunities for Leisure and Recreation

Policy REC2 Outdoor Recreation and Access Opportunities

Policy INF1 Addressing Infrastructure Constraints and Improvements





4. ENABLING AND MANAGEMENT POLICIES

The policies in this chapter will be used to ensure development in the National Park does not harm its outstanding natural and cultural heritage. The policies are grouped in two main sections.

ENVIRONMENT

This section contains all the policies for sustainable development and the protection and enhancement of the natural, historic and built environment in the National Park. All proposals must fully accord with these policies before development can take place. This will ensure that new development is supported in the Park but that this is sensitive to, and in keeping with, its special qualities.

SUSTAINABLE COMMUNITIES

This section is supplementary to the local plan's Development Strategy (p 14) and contains enabling policies for other important types of development that will support our communities and the rural economy.

4.1 ENVIRONMENT

LANDSCAPE

The Park contains four distinctive landscape areas: Argyll Forest, Loch Lomond, The Trossachs and Breadalbane. The National Park's landscapes provide a context for people's daily lives, a major attraction for tourists and a setting for outdoor recreation. They are a source of refreshment and inspiration for the nation. Landscape value is based on quality and condition. How people experience and perceive the landscape also contributes to its value.

Landscapes evolve continuously in response to climatic, economic, social and technological change and the needs of local communities and visitors. Inappropriate development pressures, which result in the loss of landscape features or introduce noise and artificial light, can erode rural character and lead to the gradual erosion of landscape quality and experience. Many areas and features have national or regional designations to ensure their continued conservation. There is a hierarchy of landscape designations across the Park, with three National Scenic Areas (NSAs) designated for their national importance and a series of local landscape designations reflecting local or regional importance. A significant body of landscape assessment work has been carried out to highlight the value of the Park's landscapes, including the National Park Landscape Character Assessment, the Historic Land Use Assessment, the Special Qualities Technical Appendix to the National

Park Plan, as well as a landscape and visual analysis tool produced in association with Stirling University. Work has started on a park-wide landscape strategy to define the scope for, and guide, landscape change in different parts of the Park. Further landscape assessment work will be required before being able to confidently move away from present landscape designations to rely on a system of National Park landscape designations.

Policy L1 Conserving and Enhancing the Diversity and Quality of the Park's Landscapes

Development proposals will be required to conserve and enhance the special landscape qualities of the Park and demonstrate that:

- a) They do not erode local distinctiveness, diversity and quality of the Park's landscape character areas, the historic dimension of the Park's landscapes, visual and scenic qualities of the landscape, or the quality of landscape experience;
- b) They safeguard views, viewpoints and landmarks from development that would detract from their visual integrity, identity or scenic quality;
- c) They safeguard the tranquil qualities of the Park's landscapes;
- d) They provide high quality standards in landscape design, including landscape enhancement and mitigation schemes when there is an associated impact on landscape special qualities;
- e) They incorporate measures for protecting and enhancing the ecological, geological or geomorphological, archaeological, historic and visual amenity elements of the landscape; and
- f) They conserve the experience of the night sky in less developed areas of the Park through design solutions with low light impact.

Until it is possible to assess the acceptability of development proposals against a Park-wide landscape strategy, associated local landscape capacity studies and local objectives, there shall be an overriding priority given to the conservation and enhancement of National Scenic Areas as a landscape entity.

Reason for Policy

Policy L1 is designed to guide development to ensure valued landscape is not lost, to conserve and enhance the special qualities of the Park's landscapes, to reinforce local distinctiveness and, where possible, to deliver enhancements to natural and historic landscapes. It recognises that more assessment is needed to take into account landscape experience, where human perception becomes central, where the senses, feelings, memories and community perspective, scenic qualities, natural beauty, amenity, historic elements (sense of place), tranquillity, remoteness, wildness, cultural and spiritual issues all become part of the consideration.

The progressive policy approach outlined in Policy L1 is required to safeguard landscape interests in the Park. This accords with recent advice to Scottish Ministers from Scottish Natural Heritage (SNH), which suggests that a review of the existing landscape designations in the Park should eventually supersede previous landscape designations.

Links to National Park Plan Policies

- Policy LS1 Conserving and Enhancing the Diversity and Quality of the Park's Landscapes
- Policy LS2 Landscape Character
- Policy LS3 Landscape Experience



DESIGN QUALITY

High standards of design are fundamental to safeguarding the special cultural qualities of the Park. Progressive design is being promoted by the Scottish Government through their series of Planning Advice Notes which provide advice on good design and give examples of good practice. *Designing Places: A Policy Statement for Scotland* (Scottish Executive, 2001) outlines six key qualities that are at the heart of good design for urban and rural development. These comprise; identity, safe and pleasant spaces, ease of movement, a sense of welcome, adaptability and good use of resources, and should underpin all new development in the National Park.

Policy D I Design Quality

Development proposals must be of a high quality design that:

- a) demonstrates an understanding of landscape setting and historical context as appropriate;
- b) reinforces and enhances the distinctive character of local areas, reflects settlement patterns and contributes to a sense of place;
- c) conserves and enhances the special qualities of the area through either vernacular or contemporary architectural styles, materials and skills, or contemporary designs appropriate to the local context; and
- d) demonstrates an understanding of local building traditions and materials.

All development proposals should accord with the design principles and advice set out in the Park Authority's *Supplementary Planning Guidance on Design* and any subsequent design guidance that may be produced. In so doing, development proposals should be distinctive, safe and pleasant, easy to get to and get around, welcoming, adaptable and resource efficient.

Design statements will be required for all new development proposals (excluding minor and small-scale householder developments) and should be prepared in accordance with the advice contained within the Authority's *Supplementary Planning Guidance on Design*.

Reason for Policy

Policy D I promotes high quality design that enhances the special qualities of the Park and reinforces local distinctiveness. It aims to ensure that high quality design is integral to all new development. The Park Authority has published draft *Supplementary Planning Guidance on Design* for consultation. This sets out the key design principles that should underpin all new development and provides advice and guidance on how new development can be consistent with the policy.

A well thought out design process can provide a clear basis for discussion and negotiation and can assist in assessing the merits of a development proposal. The policy requires the submission of design statements in support of planning applications for new development. Design statements should explain and illustrate the design principles and design concept in terms of proposed layout; landscape; scale and mix; details and materials; approach to sustainable design and maintenance. Design statements need not be elaborate and the detail required will depend on the nature and scale of development and sensitivity of the site.

Links to National Park Plan Policies

[Policy PDQ I Raising Design Quality](#)

[Policy PDQ2 Sustainable Design](#)



SUSTAINABLE DEVELOPMENT

Sustainable design integrates the principles of environmental, social and economic sustainability in the built environment. It aims to produce places, products and services that reduce the use of non-renewable resources, minimise environmental impact and encourage vibrant communities that have beneficial relationships with the natural environment. Sustainable development that is of a high quality design is fundamental to achieving the four Park aims.

Policy SUSDEV I Sustainable Development

All new development will be designed, sited and built to be sustainable and will demonstrate how the following sustainable development principles have been taken into account:

- a) building design and layout;
- b) sustainable materials;
- c) efficient energy supply including opportunities for renewable energy;
- d) water conservation and management;
- e) conservation of important historic and cultural assets;
- f) facilities to minimise waste;
- g) safety and security, including community impact;
- h) economic vitality;
- i) enhancement and creation of biodiversity; and
- j) facilitation and encouragement of sustainable transportation.

All development proposals will be required to demonstrate this by completing a sustainability checklist supplied by the Park Authority. Larger-scale developments will be supported by a more detailed sustainable development appraisal.

Reason for Policy

Designing Places: A Policy Statement for Scotland (Scottish Executive, 2001) defines sustainability as “the measure of the likely impact of development on the social, economic and environmental conditions of people in the future and in other places”. Sustainable buildings can help deliver long-term benefits, including efficiency savings, vibrant communities and a built environment of which the Park and its communities can be proud. The policy seeks to ensure that, all new development in the Park is designed, built and managed sustainably.

The Park Authority’s sustainability checklist should be used as a starting point and a basis for factoring sustainability into development proposals from the very outset of the design process. The sustainability checklist is intended to be used as a tool to assist and prompt consideration of sustainable design into new development. All new development proposals, including minor and small-scale applications, will be expected to be accompanied by a completed sustainability checklist (although some sections of the checklist may not be relevant to developments of a smaller scale or nature).

Policy SUSDEV2 Reducing Carbon Emissions in New Development

All development proposals (excluding minor and small-scale householder applications) will be required to incorporate on-site zero and low carbon equipment contributing at least an extra 20% reduction in carbon dioxide emissions beyond the 2007 building regulations' carbon dioxide emissions standard. In certain cases, off-site developer contributions will be considered for environmental projects that would assist in reducing carbon emissions in the Park.

Reason for Policy

Buildings account for over 40% of our carbon dioxide emissions. Heating and lighting buildings consumes a significant proportion of energy used in the domestic sector. The Scottish Government supports a move towards low and zero carbon development through the use of energy efficient, micro-generating and de-centralised renewable energy systems. Policy SUSDEV2 seeks to reduce carbon emissions by requiring improved energy efficiency in new development. It requires developers to explore opportunities for incorporating low and zero carbon equipment and is consistent with *Scottish Planning Policy 6: Renewable Energy and Planning Advice Note 84: Reducing Carbon Emissions in New Development*.

DEVELOPER CONTRIBUTIONS

Policy DCON1 Developer Contributions

Developer contributions may be sought where a development would create or exacerbate deficiencies in existing infrastructure or services or where necessary to mitigate adverse environmental impacts. Contributions will be related in scale and type to the development proposed and, where appropriate, will be secured through a Section 75 Agreement.

Reason for Policy

Development proposals can create or exacerbate burdens on exiting facilities. In these circumstances, to enable a development to proceed, it may be appropriate to secure contributions towards essential public infrastructure and/or mitigate the impact of the development through appropriate compensatory measures. Contributions may be required to meet the social and economic needs of the Park's communities, to support their sustainable development and to ensure the special qualities of the National Park are protected, promoted and enhanced. In some instances the cumulative impacts of developments will require to be considered.

The requirement for developer contributions will be guided by various documents and guidance, including other Local Plan policy objectives, Supplementary Planning Guidance, Development Briefs, Transport Assessments/Statements, the National Park Core Paths Plan, Biodiversity Action Plans, consultation responses and third party representations. Contributions may be secured through a Section 75 legal agreement in accordance with Circular 12/1996 which provides guidance on Planning Agreements. It is recognised that development proposals in the National Park may have implications on services that (a) are provided outside the Park and/or (b) that the Park Authority is not responsible for delivering, such as education and health care. In these circumstances contracts with local authorities and other service providers may be necessary. Examples of where developer contributions may be required are outlined below (this list is not exhaustive and contributions towards miscellaneous works or facilities may be required). Affordable housing requirements are set out in Policy HOU1 Housing Development in the Settlements.

Developer contributions may be required for the following:

- **Education provision:** new education provision and/or associated facilities. The need for new provision will be assessed against school roll data.
- **Transport infrastructure:** provision of new or improved transport infrastructure, including sustainable travel options as identified through Green Travel Plans; improvements or provision of public transport and/or provision of new or improved traffic or parking management solutions.
- **Water and sewerage infrastructure:** provision of new or improved water and sewerage infrastructure (including the maintenance of Sustainable Urban Drainage Systems in perpetuity).
- **Landscaping, trees and woodlands, open space and public access:** in addition to the provision of new open space and/or planting there may also be a requirement for contributions towards the long-term maintenance and management of existing woodlands.
- **Community, leisure and recreational facilities (including water recreation):** provision or contribution towards new or improved community/leisure facilities where a particular need has been identified.
- **Healthcare:** provision of new or improved healthcare facilities where a specific need has been demonstrated through the Primary Care Trusts.
- **Recycling facilities:** provision of new or improved recycling facilities.
- **Biodiversity:** securing environmental enhancement relating to landscape/nature conservation, including appropriate remedial or compensatory environmental action where necessary and having regard to Biodiversity Action Plans.
- **Built and natural heritage:** securing environmental enhancement relating to the built and natural heritage, including townscape improvements and improvement or provision of public realm (for example street furniture and public art).

[Links to National Park Plan Policies](#)

Policy SE1 Strategy for a Sustainable Park Economy



NATURAL ENVIRONMENT

Environmental considerations should be integrated into the design of development at an early stage. EU Directives and national legislation establish the statutory environmental framework for development proposals. As well as planning permission, licenses may also be required from the Scottish Environment Protection Agency (SEPA) for activities that affect air, water and waste.

BIODIVERSITY

Biodiversity refers to the number and variety of all living things, including species, habitats, ecosystems and ecological processes. Protecting and enhancing biodiversity through the local plan requires a comprehensive approach involving the protection of statutory nature conservation designations, while ensuring biodiversity is protected and enhanced across the entire Park area.

Policy ENVI Natura 2000 Sites (SACs and SPAs) and Ramsar sites

Development likely to have a significant effect on a Natura 2000 site or a site identified as internationally important under the Ramsar Convention will be subject to an Appropriate Assessment. Where an Assessment cannot conclude that the development will not adversely affect the integrity of the site either individually or in combination with other development, the proposal will only be permitted where:

- a) there are no alternative solutions; and
- b) there are imperative reasons of overriding public interest including those relating to human health or public safety, beneficial consequences of primary importance for the environment, or further to an opinion from the European Commission (through Scottish Ministers), other imperative reasons of overriding public interest.

Reason for Policy

Policy ENVI supports the Park Authority's duty to further the conservation of biodiversity in areas covered by statutory nature conservation designations. It requires the Authority to undertake an assessment where it concludes that a development is likely to have a significant effect on a Special Area of Conservation (SAC), Special Protection Area (SPA) or Ramsar site. SACs and SPAs are protected under the Conservation (Natural Habitats, etc) Regulations 2004, which give effect to the Habitats and Birds Directives. These sites together make up the network of European sites known as Natura 2000 sites. The one Ramsar site in the Park is protected under the Ramsar Convention on Wetlands of International Importance 1971. Wetlands of international importance for birds listed through the Ramsar Convention are given the same protection as Natura 2000 sites in the UK.

The Natural and Cultural Heritage Maps (p 156) shows the location of the eight SACs, one SPA and one Ramsar site in the National Park. Their purpose is to restore and maintain the abundance and distribution of endangered or vulnerable habitats and species. Further information about these can be obtained from the Park Authority or Scottish Natural Heritage.

Policy ENV2 Sites of Special Scientific Interest and National Nature Reserves

Development that affects a Site of Special Scientific Interest or a National Nature Reserve will only be permitted where it is demonstrated that:

- a) there is no adverse effect on the site that would compromise the objectives and overall integrity of the designated area; or
- b) any adverse effects on the qualities for which the area has been designated are clearly outweighed by social or economic benefits of national importance.

Reason for Policy

Policy ENV2 ensures that the overall integrity of Sites of Special Scientific Interest (SSSIs) and National Nature Reserves (NNRs) is maintained. SSSIs are areas of land (including land covered by water), which are considered by Scottish Natural Heritage to be of special interest for their natural features. Natural features include flora, fauna, geological or geomorphological features. Scottish Natural Heritage has a statutory duty under the Nature Conservation (Scotland) Act 2004 to publicly notify SSSIs. All public bodies have a requirement under the Act to take reasonable steps to further the conservation and enhancement of SSSIs when exercising their functions. There are 60 SSSI sites at least partly in the National Park. Fifty sites are notified for ecological features, eight for geological or geomorphological features and two for a combination of these.

There are two National Nature Reserves in the Park, established under the National Parks and Access to the Countryside Act 1949. They are at Loch Lomond and Ben Lui and both are designated as SSSIs and Natura 2000 sites. The primary aim of these reserves is to safeguard the natural heritage for which each reserve was identified. The reserves also provide opportunities for research, recreation, demonstrating specialised management and raising national awareness of Scotland's wildlife.

The sites are identified in the Natural and Cultural Heritage Maps (p 156).

Policy ENV3 Local Nature Conservation Sites

Developments that affect the wildlife interest and conservation management of local nature conservation sites will not normally be permitted unless it can be demonstrated there will be no adverse effect to the overall integrity of the site.

Reason for Policy

Policy ENV3 ensures that non-statutory nature reserves and sites are also protected from inappropriate development. Non-statutory nature sites contribute to the natural wildlife areas of the Park and include land around Ben Lomond and the Ben Lomond National Memorial Park, as well as part of the land designated as the Argyll and Queen Elizabeth Forest Parks. Some of these areas are also SSSIs. Landowners include RSPB Scotland, Scottish Wildlife Trust, National Trust for Scotland and the Forestry Commission. This policy also provides protection for future nature conservation sites that may be established either as part of new developments or as separate reserves.

Policy ENV4 Legally Protected Species

Development will not be permitted where it would have an adverse impact on any European protected species or any species protected under national legislation (badgers, species listed in schedules 1, 5 or 8 of the Wildlife and Countryside Act 1981 (as amended) and/or the EU Birds Directive Annex I or Habitats Directive Annexes II and IV), wherever they occur unless it is demonstrated that:

- a) it would not be detrimental to the maintenance of the United Kingdom population or conservation status, and integrity of the species and/or habitat concerned;
- b) there is no alternative; and
- c) the applicant can demonstrate public health, public safety or other imperative reasons of overriding public interest, including those of a social or economic nature, and that there are beneficial consequences of primary importance for the environment.

Where there is evidence to indicate that a protected species may be present on a proposed development site, an ecological survey will be required to determine whether the species is present, the likely impacts on the species or habitat, and any mitigation and compensation measures that will be undertaken.

Reason for Policy

Policy ENV4 ensures that development does not have a significant negative effect on species given protection under national and international legislation. Certain species are protected under the Conservation (Natural Habitats, etc) Regulations 1994, which give effect to the Habitats Directive and the Wildlife and Countryside Act 1981. Badgers are protected under the Protection of Badgers Act 1992. Licences may be required from the Scottish Government for the disturbance of a species or its habitat. Licences may also be required from Scottish Natural Heritage for scientific, research or educational purposes.

Policy ENV5 Species and Habitats Identified in National Action Plans

Development that would have an adverse impact (including cumulative impact) on habitats or species identified in the UK Biodiversity Action Plan or on the Scottish Biodiversity List will only be permitted where:

- a) it is demonstrated that the need and justification for the development outweighs the local, national or international contribution of the area of habitat or populations of species;
- b) significant harm or disturbance to the ecological functions, continuity and integrity of the habitats or species populations is avoided, or minimised where harm is unavoidable, and appropriate compensatory and/or management measures are included either within or outside of the site; and
- c) the functions of woodlands, peat and bog lands for carbon sequestration will not be impaired.

Reason for Policy

Policy ENV5 ensures that species and habitats identified in national action plans and lists are given consideration in planning application decisions. The Park Authority has a duty under the Nature Conservation (Scotland) Act 2004 to further biodiversity across the Park. The UK Biodiversity Action Plan and Scottish Biodiversity List help to prioritise and inform which species and habitats should be recognised and protected in planning decision making, to help further biodiversity. The Park Authority will consider the type and scale of the proposed development in relation to the species and/or habitat and determine the appropriate level of protection required. The draft National Park Biodiversity Action Plan includes action plans for enhancing species and habitats across the Park and provides further guidance for the implementation of this policy.

Policy ENV6 Enhancing Biodiversity in New Developments

New developments involving the construction of new buildings and the significant restoration and remodelling of existing buildings in the Park will enhance biodiversity by:

- a) securing the protection, management and enhancement of natural landscape, wildlife and wildlife habitat, and where possible the creation of new wildlife habitats; and
- b) aiming to have native species planted and preventing the planting of invasive species including those listed in Schedule 9 of the Wildlife and Countryside Act 1981.

Reason for Policy

Policy ENV6 ensures that biodiversity enhancement is incorporated into the design of new development. The policy aims to ensure that biodiversity is a consideration for development across the Park, and not just in areas with statutory nature conservation designations. This policy has links to Policies ENV1, ENV2, ENV3, ENV4 and ENV5 for protecting and enhancing biodiversity, Policies ENV10 and ENV12 for protecting and enhancing the water environment and Policy SUSDEV1 for requiring sustainability checklists to be completed for all new developments.

Links to National Park Plan Policies

Policy BD1 Biodiversity Enhancement

Policy BD2 Integrated Approach to Biodiversity



GEODIVERSITY

Geodiversity can be defined as the variety of rocks, minerals, fossils, landforms, sediments and soils, together with the natural processes which form and alter them. Geodiversity features contribute to the natural heritage and landscape values of the Park. Features range from the Highland Boundary Fault (an iconic feature of the Park) to specific sites identified as Geological Conservation Review (GCR) sites and Sites of Special Scientific Interest (SSSIs). GCR sites form the basis of conserving geological and geomorphological sites in the United Kingdom. The Review also provides a public record of the features of interest and importance, some of which have been notified or considered for notification as SSSIs for their earth science features.

Policy ENV7 Protecting Geodiversity

Development that affects a Geological Conservation Review Site or Site of Special Scientific Interest will only be permitted where it is demonstrated that:

- a) there will be no adverse effects on the overall integrity of the identified site or to opportunities to access the site for research purposes; or
- b) any adverse effects on the qualities for which the area or site has been identified are outweighed by social or economic benefits of national importance.

Sites of geological importance in the National Park identified through future research and audit will be recognised and appropriately protected from any significant adverse effects.

Reason for Policy

Policy ENV7 ensures that development on or close to sites of geological or geomorphological importance will not have a significant adverse impact on their integrity. There are 22 locations in the Park that are recognised as Geological Conservation Review (GCR) sites with 11 of them notified as Sites of Special Scientific Interest (SSSIs). The GCR sites are considered to be of either international importance, contain exceptional, rare or unique features, or to be representative of the geological heritage of the United Kingdom. Sites that are notified as SSSIs are already afforded protection under the Wildlife and Countryside Act 1981 and Nature Conservation (Scotland) Act 2004, however the remaining unnotified sites do not have statutory protection. The policy will ensure that all 22 sites are afforded consideration and appropriate protection from significant adverse effects of development. Access to these sites for geological study is also a consideration for all types of development on or close to the sites. The policy also ensures that new sites of geological or geomorphological importance identified through future research are recognised and protected accordingly.

GCR sites are identified in the Natural and Cultural Heritage Maps (p 156). The location of each GCR site is indicated rather than the actual area of each site.

Links to National Park Plan Policies:

Policy G I Conserving Geodiversity



WOODLANDS AND TREES

Woodlands make up approximately one quarter of the land area of the National Park. There are ancient, long-established and semi-natural coniferous and broadleaved woodlands across the Park, most of which are outside of statutory nature conservation designations. Woodlands are important for many different values and uses including recreation, landscape, biodiversity and timber production. Issues associated with the management of woodlands and trees include conserving and restoring biodiversity, managing the spread of invasive species, recognising the contribution of forests and woodlands to the landscape character and cultural history of the National Park, ensuring public access to and enjoyment of woodlands, and ensuring that forests and woodlands continue to contribute to the economy of the Park.

Policy ENV8 Ancient, Long-established and Semi-natural Woodlands

Planning permission will not be granted for any development that would result in the loss or deterioration of an ancient, long-established or semi-natural woodland unless there are social and economic benefits of national importance from the development that outweigh the loss of the woodland habitat. Where development is accommodated compensatory planting is to be undertaken to replace the loss. Compensatory planting must achieve the aims of the Loch Lomond and The Trossachs Woodland and Forestry Framework.

Reason for Policy

Policy ENV8 ensures that ancient, long-established and semi-natural woodlands are protected from inappropriate development. These woodlands do not have statutory protection unless they are designated as an SSSI, SAC or SPA, even though they are of a high conservation value and are an important part of the natural heritage of the National Park. Loch Lomond oak woods are one the largest areas of semi-natural woodlands in Britain and are designated as an SAC. Proposals in or near ancient, long-established and semi-natural woodlands will need to demonstrate how the development will deliver economic or social benefits of national importance and how any loss of woodland will be compensated for, either on or away from the proposed development site. In some cases replacement planting may not compensate for the loss of unique biodiversity habitat.

Policy ENV9 Development Impacts on Trees and Woodlands

The Park Authority will resist development likely to lead to the loss or damage to important individual trees or groups of trees, or woodlands that contribute to local amenity, the character of the area and/or are of nature conservation value or historic significance.

Where important trees or woodlands may be potentially affected by development or land-use change, the Park Authority will:

- a) ensure that adequate provision is made for the preservation, management and planting of new trees and woodlands in keeping with distinctive landscape character of the area and where possible enhance existing or create new wildlife habitat;
- b) use Tree Preservation Orders to protect important trees or groups of trees or woodlands perceived to be under threat of damage or removal if it appears expedient in the interests of amenity, and/or the trees/woodlands are of cultural or historical significance; and,
- c) use Management Agreements and/or legal agreements to encourage positive management of woodlands on or adjacent to development sites.

Where development is proposed that may affect trees or woodland of amenity and/or historic or cultural value on or adjacent to the site, measures following the recommendations and guidance in British Standard 5837:2005 Trees in Relation to Construction (4) shall be followed to identify trees to be retained and adequately protected so that they form part of the finished development.

Reason for Policy

Policy ENV9 ensures that trees and woodlands are provided for as part of new development proposals and are formally protected where appropriate. The Town and Country Planning (Scotland) Act 1997 places a duty on planning authorities to ensure that, whenever appropriate, planning permissions make adequate provision for the preservation or planting of trees or groups of trees. Where development involves the loss of trees, permission should normally be conditional on a replanting scheme with native trees where appropriate. The policy also provides for the protection of the value of trees to the historic and cultural interests of settlements and landscapes. In some cases, the planting of non-native species may be more appropriate.

Where it is not possible to provide for trees and woodlands through the development management process, other forms of protection can be secured through Tree Preservation Orders under the Town and Country Planning (Scotland) Act 1997, management agreements and legal agreements. To assess both the suitability of the trees or woodlands for protection and the expediency of making a Tree Preservation Order the Park Authority will use the Tree Evaluation Method for Tree Preservation Orders and Woodland (TEMPO) (Ref 2,3).

Links to National Park Plan Policies

Policy LM3 Woodlands and Forests Providing Multiple Benefit

Policy LS2 Landscape Character

Policy BD I Biodiversity Enhancement



WATER ENVIRONMENT

The National Park's water environment is made up of many inland water bodies of high environmental quality and 39 miles of Argyll coastline. It includes:

- 22 larger lochs (covering 6.5% of the Park area)
- Numerous smaller lochs and lochans
- Approximately 50 rivers and larger burns
- Many smaller burns
- Three sea lochs: Loch Long, Loch Goil and Holy Loch

The water bodies in the Park are important for numerous reasons including natural heritage, recreation, drinking water, hydroelectricity generation, transport, tourism and economic development opportunities. Loch Katrine, Loch Achray, Loch Lomond and Loch Eck are important drinking water sources. There are hydroelectricity generation schemes at Loch Sloy and Auchtertyre.

Policy ENV 10 Protecting the Water Environment

Where appropriate, new development will be required to:

- a) protect and enhance the natural heritage and landscape values of water bodies (including biodiversity, geology and geomorphology);
- b) minimise any potential negative impacts that development may have on water quality;
- c) protect opportunities for recreation and enjoyment on and around lochs, rivers, burns, wetlands and the coastal marine area; and
- d) have regard to any international designated bathing waters in the Park.

Reason for Policy

Policy ENV 10 ensures that new development is located and designed to minimise any negative impacts on the natural heritage, landscape and physical characteristics of water bodies including surface and groundwater, aquatic ecology, river corridors, river geomorphology and hydrology. Many activities involving water bodies such as discharges to the water environment, water abstractions and engineering works are regulated by SEPA under the Water Environment (Controlled Activities) (Scotland) Regulations 2005. The Park Authority also has responsibilities under the Water Environment and Water Services (Scotland) Act 2003 for requiring new developments to avoid unacceptable risks of water pollution and to ensure the sustainable use of water resources.

Planning authorities also have a responsibility to assist in meeting the Water Framework Directive requirement for all rivers, lochs, estuaries and coasts to meet good ecological and chemical status by 2015. SEPA has developed River Basin Management Plans and Area Management Plans which contain objectives for water bodies that have been identified as at risk of not meeting good ecological and chemical status by 2015. The local plan can assist in maintaining good water quality and quantity status and in meeting objectives for 'at risk water bodies' by ensuring that development impacts on the water environment are minimised. Impacts include loss of natural heritage, including biodiversity, geodiversity and landscape quality, as well as deterioration in water quality.

Development must also consider and mitigate any impacts on any designated bathing waters in the National Park under the EU Bathing Water Directive. There is currently one designated bathing water at Luss on the western side of Loch Lomond.

Policy ENV II Connection to Sewerage and Water Supply

New development will be expected to connect to the public sewerage system unless:

- a) it is in a small settlement (population less than 2,000) with no collection system or a constrained system and it is demonstrated that the development of a public collection system is not achievable;
- b) it is in a larger settlement (population over 2,000) with a constrained collection system but the settlement or area has been identified in the Scottish Water investment programme for upgrade work.

Private sewerage systems must:

- a) not have any significant adverse or cumulative adverse effects on the natural and built environment (including the water environment) or the amenity of the area;
- b) be designed and built to a standard to allow future connection to public sewerage systems for developments within or close to the boundaries of settlements with a population greater than 2,000 and other sewered areas;
- c) encourage discharge to land soakaway rather than to surface waters; and
- d) consider new technology solutions for wastewater treatment.

Private water supplies will only be supported where a public water supply system and/or capacity are unavailable and where there is no adverse effect on the water environment or the lawful interests of other land and water users.

Reason for Policy

Policy ENV II ensures that new development is connected to public sewer systems where available, and ensures that new private systems have a minimal impact on the water environment through appropriate design and maintenance and compliance with the Water Environment (Controlled Activities) Scotland Regulations 2005. Planning applicants will be required to indicate how foul drainage will be disposed of. Where there is a lack of capacity in public systems, private systems may be permitted where they comply with Scottish Water and SEPA standards for design and maintenance.

Private water supply systems are generally not permitted where there is a readily available public supply that can be connected to. However, there are some properties in the Park where there is no public supply available and the policy recognises that private supplies are necessary in some circumstances. Water abstraction licenses from surface and groundwater sources are regulated by SEPA under the Water Environment (Controlled Activities) Scotland Regulations 2005. Opportunities for efficient water collection and use will also be considered by applicants when completing a sustainability checklist for new developments.

Policy ENV I2 Surface Water Drainage

Sustainable Urban Drainage Systems (SUDs) will be required in most instances except where there is a surface water discharge to coastal waters. SUDs will be incorporated into the design of developments at the pre-planning application stage. Consideration should also be given to the impact of discharging surface water from large developments to any watercourse by undertaking a Drainage Impact Assessment.

Reason for Policy

Policy ENV I2 safeguards and enhances the water environment by minimising the impacts on water bodies from surface water run-off through incorporating Sustainable Urban Drainage Systems (SUDs) into the design of new developments. Development reduces surface permeability by replacing vegetated ground with roads and paved areas. SUDs can help to drain excess surface water and can act as filter systems for polluted water before it enters ground and surface water bodies. SUDs can include porous surfaces, soakaways, infiltration trenches, filter drains and strips, swales, detention basins and purpose built ponds and wetlands.

SUDs should be incorporated into the design of development at an early stage as additional land is likely to be required. The responsibilities for future maintenance of SUDs should also be determined at this stage. Planning applicants will be required to submit details of drainage designs and/or strategies for the treatment of surface water with planning applications. An ecological approach is preferred, such as providing opportunities for habitat enhancement through ponds and wetlands. SUDs should be developed in compliance with government guidance including the *CIRIA SUDs Manual C697* and *PAN 61 Planning and Sustainable Urban Drainage Systems*.

For large-scale developments SUDs will be incorporated into a drainage assessment for a particular site. Drainage assessments will need to demonstrate that surface water will be disposed of in a satisfactory way. Guidance on the scope and level of detail required for assessments is contained in *Drainage Assessment: A Guide for Scotland*, available from SEPA.

The policy is linked to Policies ENV I6 and ENV I7 for Sustainable Flood Management and to Policy SUSDEVI for requiring sustainability checklists.

Policy ENV I3 River Engineering Works and Culverts

Canalising, diverting or culverting of water bodies that would have a significant adverse effect on water quality, quantity or flow rate, ecological status, riparian habitat, protected species or floodplains, either up or downstream from the works will not be supported.

There will be a presumption against the culverting of watercourses unless there is no alternative. Proposals for culverting of watercourses for land gain may only be justified if the applicant can demonstrate that:

- a) no other practical option exists that would allow the watercourse to remain open;
and
- b) the proposed development is of over-riding public interest.

Reason for Policy

Policy ENV I3 ensures that river engineering works that may be required for fisheries management, flood defence, erosion control or transport do not have a significant adverse environmental effect on any water body. The intention of this policy is to encourage the protection, restoration and enhancement of the natural heritage value of running waters, and allow water courses to remain open and unaltered.

The policy also discourages the development of unnecessary culverts which are often used to create artificial and closed channels. SEPA has statutory powers and duties under the Water Environment (Controlled Activities) (Scotland) Regulations 2005 to ensure that water courses remain open and that unjustified culverts are not created. Culverts can cause pollution of water courses as a consequence of mis-connected sewers, overflows from blocked sewers or discharges of contaminated surface water. They can also cause erosion downstream and result in loss of natural in-stream and riparian habitats and fish passage. All proposals for culverts will require registration and authorisation from SEPA.

Policy ENV I4 Marine and Inland Aquaculture

Shellfish and finfish aquaculture will be supported where there is no significant adverse effect directly, indirectly or cumulatively on:

- a) statutory protected nature conservation sites, habitats or species, and native fish populations;
- b) landscape character;
- c) communities and settlements;
- d) any area controlled by the Ministry of Defence that is used by the United Kingdom, NATO and Allied nations for training purposes;
- e) navigational and fishing interests;
- f) sites of historic or archaeological interest and their settings;
- g) recreational interests;
- h) water quality, and
- i) existing aquaculture sites.

Reason for Policy

Policy ENV I4 ensures that aquaculture in the National Park takes place without having a significant adverse effect on the marine and inland water environment. Negative impacts from aquaculture can include a decline in water quality, a reduction in native fish populations from the escape of farmed species and the spread of disease, visual impact on landscape character, loss of fishing and recreational opportunities, and over fishing of wild stocks of species that are used to produce food pellets. Planning applications will need to demonstrate mitigation of these negative impacts. Depending on the scale of the development an environmental impact assessment is likely to be required. An appropriate assessment will also be required for any proposal that may have a negative impact on a Natura 2000 site.

Planning controls cover aquaculture in territorial marine waters out to three nautical miles as well as aquaculture in the freshwater environment. The coastal area in the National Park is designated as zone 6 in the Town and Country Planning (Marine Fish Farming) Order 2007 for the purpose of marine aquaculture. Shellfish farming is promoted under the EC Shellfish Waters Directive 2006 which designates Loch Long and Loch Goil as Shellfish Waters. The coastal area of the Park is also recognised as suitable for some forms of finfish aquaculture under Locational Guidance produced by

the Fisheries Research Services. The Guidance designates the area as Category 3 which indicates areas with better environmental conditions for accommodating finfish aquaculture. Aquaculture in Loch Long and Loch Goil is restricted under byelaws administered by the Ministry of Defence which identify the lochs as areas that are used by the UK, NATO and Allied nations for military training.

Policy ENV 15 Development in the Coastal Marine Area

Development along the coastline will be supported where it:

- a) is located within a settlement or is consistent with Policies TOUR 1 and REC 1;
- b) does not adversely affect habitats and species protected by Policies ENV 1, ENV 2, ENV 3, ENV 4, ENV 5 and ENV 6;
- c) is of a scale and character appropriate to the surrounding area;
- d) is located outside an area at high risk from flooding or erosion;
- e) is sensitive to any cumulative impacts from existing development in the area;
- f) is outside the natural foreshore unless the development is considered essential for public utility services, water-based leisure or recreational uses in accordance with other local plan policies;
- g) is able to protect public access to and along the coast; and
- h) does not have a significant adverse effect on water quality.

Reason for Policy

Policy ENV 15 seeks to protect the coastline from inappropriate development. The coastal area of the National Park can be classified as undeveloped in accordance with Scottish Guidance *NPPG 13 Coastal Planning* and *PAN 53 Classifying the Coast for Planning Purposes*. Much of the coastal area of the Park includes small settlements surrounded by extensive natural and managed landscapes, particularly for forestry and agriculture. The policy presumes against development on the natural foreshore in recognition of its unique natural heritage value. The natural foreshore constitutes the area between mean high water and low water springs which has been largely unaltered by human activity. This, together with adjacent shallow waters, is an important ecological area containing several habitats and species in the UK Biodiversity Action Plan and provides for shellfish farming, access to the sea, as well as harbour and waterfront infrastructure such as piers, jetties and moorings.

The policy recognises that some development can be accommodated where this is of an appropriate scale and nature and where it will contribute to achieving the National Park Plan objectives of enhancing the role of the sea loch communities as a marine gateway to the National Park through providing new and improved opportunities for water based recreation and transport.

Links to National Park Plan Policies

Policy WMI Safeguarding and Enhancing the Water Environment

Policy FMI A Strategic Approach to Fisheries Management

Policy REC 3 Managing Recreation on Water and at the Water's Edge

Policy LS1 Conserving and Enhancing the Diversity and Quality of the Park's Landscapes

Policy LS2 Landscape Character



SUSTAINABLE FLOOD MANAGEMENT

Flood management is a significant issue for many areas of the Park. Predicted climate change is expected to result in increased rainfall for south western Scotland and a rise in sea level, adding to existing flooding pressures. Indicative flood maps, produced by SEPA, show that the immediate areas around most major inland and coastal waterways in the Park are at risk of flooding. This includes flooding from water courses, coastal flooding from rising sea levels and increased storm surges, and flooding of urban areas from a combination of increased rainfall and inadequate drainage. Flooding can affect the provision of services, transport, homes and businesses and can also affect tourism and recreation. Environmental impacts include damage to habitats, loss of biodiversity, degraded water quality, and erosion of river banks, loch shores and hillsides.

Policy ENV 16 Development in High to Medium Flood Risk Areas

New developments will be considered on the basis of the risk framework as defined in *Scottish Planning Policy 7: Planning and Flooding* or subsequent national planning guidance. New development involving the construction of new buildings and the significant restoration and remodelling of existing buildings in the National Park that are located in areas that may be at high to medium risk of flooding or which have the potential to increase flood risk elsewhere will be required to provide a Flood Risk Assessment with planning applications.

Development proposals will not normally be permitted in areas that are:

- a) outwith existing settlements that have been identified as high to medium flood risk on SEPA's indicative flood maps or in areas known to flood frequently that have not been identified by SEPA unless:
 - i. the location is essential for operational purposes such as navigation and water-based recreation uses, agriculture, transport or utilities infrastructure;
 - ii. an alternative lower risk location is not physically available; and
 - iii. a flood risk assessment in compliance with (b) i, ii, iii, iv, v can demonstrate that the risk can be mitigated.
- b) within existing settlements that have been identified as high to medium risk on SEPA's indicative flood maps or in areas otherwise known to flood frequently unless a flood risk assessment is submitted and can demonstrate that:
 - i. the assessment has been developed in consultation with SEPA and complies with SEPA's Technical Flood Risk Guidance;
 - ii. the development will not increase the occurrence of flooding elsewhere and where land raising is proposed on functional floodplains new development will provide compensatory flood storage to ensure that the lost storage volume is replaced in full;
 - iii. the design and construction of the development can accommodate flooding;
 - iv. the ecological value of water bodies, riparian margins and habitats is not reduced; and
 - v. Sustainable Urban Drainage System (SUDs) principles are incorporated into the development design in compliance with Policy ENV 12.

Reason for Policy

Policy ENV 16 directs new development away from high to medium flood risk areas but recognises that many existing settlements in the Park are located in or close to such locations. Future development in settlements will need to take place cautiously and reflect the findings of specific flood risk assessments for each development proposal. High to medium flood risk areas include flood plains, other land along water courses, land with drainage constraints and low lying coastal land. High to medium flood risk areas are based on SEPA's indicative flood maps which identify locations at greater than 0.5% (1 in 200 year) probability of flooding in a year and areas identified in a future Strategic Flood Risk Assessment undertaken for the Park. Indicative flood maps can be viewed on the SEPA website at www.sepa.org.uk. Areas which are known to flood but have not been included on SEPA's maps, such as catchments smaller than 3km square, or subject to the effect of culverts, blockages, bridges or buildings on water courses, are also regarded as high to medium risk.

Policy ENV 17 Natural Flood Management

Flood prevention schemes will be expected to adopt a natural flood management approach which involves the restoration of riparian areas of water bodies, wetlands and floodplains to slow water flow. Traditional hard engineering approaches for flood prevention will only be supported where it can be demonstrated that a natural flood management approach is not feasible and where there will be minimal adverse effects on the natural, cultural and historic environment.

Reason for Policy

Policy ENV 17 seeks to ensure that flood management solutions are sustainable and enhance the natural environment. It recognises that in order to allow land allocations in built up areas of high to medium flood risk there needs to be either flood prevention measures in place or planned as part of long-term development strategies such as future Flood Risk Management Plans developed under new legislation on sustainable flood management. The Park Authority is supportive of future flood prevention measures that aim to take a long-term natural flood management approach.

Links to National Park Plan Policies

Policy WMI Safeguarding and Enhancing the Water Environment
Policy BD 1 Biodiversity Enhancement
Policy BD2 Integrated Approach to Biodiversity



AIR QUALITY

Air quality in the National Park is generally high. It can be affected by industrial and vehicle emissions, the use of coal and gas and combustion processes, such as quarrying and forest fires. The local plan has a role in ensuring that air quality does not deteriorate as a consequence of new development.

There are six air quality monitoring sites in the Park operated by local authorities. Under the Environment Act 2005 local authorities are required to determine whether National Air Quality Standards and Objectives are being exceeded. The local authorities monitor nitrogen dioxide and sulphur dioxide levels in the Park due to these being the most significant pollutants. The main source of nitrogen dioxide is from road transport and sulphur dioxide from the domestic burning of coal. The level of both pollutants in the Park is well below national and European standards.

Policy ENV 18 Protecting Air Quality

Development proposals will not be supported where they would have a significant adverse effect on air quality, could cause harm to human health or be damaging to the natural or built environment.

Reason for Policy

Policy ENV 18 ensures that new development does not cause deterioration in air quality. Licences for emissions into the air from industrial sources are required from SEPA. However, the land-use planning process needs to ensure that developments do not result in a deterioration of the Park's high air quality.

This policy is linked to Policies TRANS1, TRANS2, TRANS3, TRANS4, TRANS5, TRANS6 and TRANS7 on transport and access, Policies SUSDEV1 and SUSDEV2 for requiring sustainability checklists and reducing carbon emissions in new development and Policy D1 for design quality.

Links to National Park Plan Policies

Guiding Principles 1, 2, 3 and 4 A Sustainable Approach
Policy R2 Reducing Energy Consumption
Policy TR2 Improving the Transport Network
Policy DQ2 Sustainable Design



CONTAMINATED LAND

The planning system has a role in ensuring that land is suitable for re-use and in regarding land contamination as a material consideration. Former industrial sites in the Park may have some traces of contamination, particularly quarry sites, former petrol stations and sheep dip locations on agricultural land.

Policy ENV 19 Contaminated Land

Development proposals on or close to contaminated land will be required to provide a risk assessment which demonstrates that:

- a) the site has been remediated or the development proposal provides for remediation of the site;
- b) opportunities for new and existing wildlife habitat are provided for; and
- c) proposed activities on the site will not pollute groundwater or surface water bodies.

Reason for Policy

Policy ENV 19 ensures that existing hazardous or contaminated sites are remediated before they are re-used for future development. Development proposals will be required to demonstrate that any risks will be appropriately dealt with and that the site will be adequately remediated to accommodate future use through submitting site risk assessments with planning applications. Site risk assessments should comply with *PAN 33 Development of Contaminated Land, Appendix 1*.

This policy is linked to Policy MIN1 for Mineral Extraction and Policy SUSDEV1 for requiring sustainability checklists.

Links to National Park Plan Policies

Policy LM1 Integrated and Sustainable Land Management



HISTORIC AND BUILT ENVIRONMENT

The Park's historic and built environment includes historic landscapes and gardens and designed landscapes, archaeological sites and settings, settlements and buildings, and plays an essential role in the quality of life of people living, working in and visiting the National Park. The historic environment changes over time in response to natural processes and the changing needs and activities of people. It is important that these changes are managed to meet the needs of society while also ensuring that the special qualities of the Park's historic environment are looked after for present and future generations to enjoy.

Only a small proportion of the Park's historic environment has statutory protection from loss or damage through designation as listed buildings, conservation areas and scheduled ancient monuments. The planning system is therefore an important mechanism for securing the wider conservation of this heritage and policies in the local plan seek to both conserve and enhance this valued resource.

Policy ENV20 Conservation Areas

Development within a conservation area or affecting its setting will only be supported where:

- a) it preserves or enhances its character and appearance and is consistent with any relevant conservation area appraisal or management plan that may have been prepared;
- b) its design, materials, scale, layout and siting is appropriate to the character and appearance of the conservation area and its setting. Replacement windows and doors on unlisted buildings within conservation areas should match the original in relation to materials, proportions, method of opening and appearance;
- c) development outside a conservation area does not detract from its character or appearance or adversely affect important views of, or into, the area.

Trees which are considered by the planning authority to have amenity value will be preserved in accordance with Policy ENV9 Development Impacts on Trees and Woodlands. Outline planning applications will not normally be considered appropriate for developments in conservation areas, due to the importance of assessing detailed design matters.

Policy ENV 22 will apply where an existing building contributes positively to the character or appearance of the conservation area. In all other circumstances proposals for demolition will not be considered in the absence of a detailed planning application for a replacement development that enhances or preserves the character of the conservation area. Demolition will not begin until evidence is given of contracts let for the approved development. The Royal Commission on the Ancient and Historical Monuments of Scotland (RCAHMS) shall be formally notified of all proposals to demolish listed buildings to enable features to be recorded.

Reason for Policy

Policy ENV20 ensures the preservation and enhancement of conservation areas as an important means by which the Park Authority can protect the built environment. Conservation areas are areas of special architectural or historic interest, the character or appearance of which it is considered important to preserve or enhance.

At present, there are seven conservation areas in the National Park. Comprehensive appraisals of the character of five of these have been published for consultation with the draft local plan, as draft Supplementary Planning Guidance. Appraisals have also been undertaken for areas where new conservation areas are proposed. The proposed

boundaries for new or amended conservation areas are shown on the proposals maps. Following consultation formal designation procedures for new conservation areas will commence. The main implication of conservation area designation is that consent is required for specific types of development that otherwise would not require permission. This level of control can be extended through Article 4 Directions which remove certain classes of permitted development. Article 4 Directions currently apply within Luss and Killin conservation areas (the permitted development rights that are removed are detailed in Appendix B). The Park Authority may propose further Article 4 Directions in other conservation areas at a later date.

The Park Authority administers a Conservation Area Regeneration Grant Scheme for Killin Conservation Area, using funding from the Park Authority and Historic Scotland. Applications have been made to Historic Scotland to establish similar grant schemes in other Conservation Areas within the Park.

Policy ENV21 Listed Buildings

Development affecting a listed building or its setting will preserve the building, or its setting or any features of special architectural or historic interest which it possesses. The layout, design, materials, scale, siting and use of any development will be appropriate to the character and appearance of the listed building and its setting.

Development will be supported where a listed building is seriously at risk from neglect as a result of the inability to stabilise its decay or to find an appropriate new use. It will be necessary to demonstrate that financial assistance is not available from any other source and that development will be restricted to the minimum required to secure the long-term future of the building.

Policy ENV22 Demolition of Listed Buildings

Proposals for the total or substantial demolition of a listed building will only be supported where it is demonstrated beyond reasonable doubt that every effort has been exerted by all concerned to find practical ways of keeping it. This will be demonstrated by inclusion of evidence to the planning authority that the building:

- (a) has been actively marketed at a reasonable price and for a period reflecting its location, condition and possible viable uses without finding a purchaser; and
- (b) is incapable of physical repair and re-use through the submission and verification of a thorough structural condition report produced by a qualified structural engineer.

The Royal Commission on the Ancient and Historical Monuments of Scotland (RCAHMS) will be formally notified of all proposals to demolish listed buildings to enable features to be recorded.

Reason for Policies

Buildings of special architectural or historic interest are listed by the Scottish Government. The purpose of listing is to ensure that any demolition, alteration, repair or extension that would affect the building's special interest is controlled. When determining planning applications the Park Authority has a duty to have special regard to the desirability of preserving a listed building, its setting, or any features of special architectural or historic interest which it possesses. There are 722 listed buildings within the National Park (a recent resurvey of the area by Historic Scotland added many new buildings to the statutory list).

Although listing does not mean that a building must remain unaltered in all circumstances, alterations and extensions should, as far as possible, preserve its special character, and demolition will not normally be supported unless in exceptional circumstances. There are a number of important listed buildings in the Park that are in a ruinous condition and it is recognised that, to secure the long-term future of such buildings, some limited development may be necessary.

Policy ENV23 The Wider Built Environment and Cultural Heritage of the Park

Where applicable development proposals will be expected to protect, conserve and/or enhance a building or feature of architectural and/or historical merit or of cultural significance. Buildings or features of merit which contribute positively to the cultural heritage of the National Park should be retained and incorporated in new developments where possible and any adverse impacts of the development should be avoided or mitigated.

Reason for Policy

Policy ENV23 aims to safeguard buildings, sites and features that contribute to the Park's rich and diverse cultural heritage but have no statutory protection. These buildings may be particularly vulnerable to demolition or unsympathetic alteration and their loss can diminish the cultural richness of the National Park.

Policy ENV24 Historic Gardens and Designed Landscapes

Development affecting historic gardens and designed landscapes will protect, conserve and enhance such places and will not have an adverse impact on their character, important views to, from or within them or their wider landscape setting. Significant development proposals within historic gardens and designed landscapes will require management plans as a condition of any planning permission.

Reason for Policy

Historic gardens and designed landscapes make an important contribution to the landscape character and experience of the National Park. Even when their condition is poor or where there are only remnants of the original historic gardens and designed landscape, these places continue to make a contribution to the Park's special qualities through features such as specimen trees, gatehouses, entranceways and boundary walls.

The Inventory of Gardens and Designed Landscapes is a material consideration in the determination of planning applications and the Park Authority has a statutory duty to consult Historic Scotland on any development likely to affect a site on the Inventory. Five lie entirely or mostly within the Park: Buchanan Castle, Benmore, Ross Priory, Rossthdu and Balloch Castle.

Policy ENV25 Scheduled Ancient Monuments and Candidate Scheduled Ancient Monuments

Scheduled monuments will be preserved in situ within an appropriate setting and development will not be permitted which adversely affects scheduled monuments or their settings. The Park Authority, in consultation with its archaeological advisors and Historic Scotland, will deal with candidate sites for scheduling as if they were scheduled.

Reason for Policy

There are currently 61 Scheduled Ancient Monuments in the National Park protected under the Ancient Monuments and Archaeological Areas Act 1979 and 3,500 unscheduled sites and finds identified on the Park's three Historic Environment Records. Not all nationally important remains which merit scheduling are yet scheduled. Much of the Park's archaeology remains unrecorded as the Park has still to be fully surveyed and the National Park Plan identifies that a significant number of archaeological sites are at some degree of risk and need remedial work.

Policy ENV25 gives a primary level of care to nationally significant Scheduled Ancient Monuments and Candidate Sites for scheduling. There is a raised expectation on the Park Authority to safeguard resources of national significance due to its statutory aims, and it is not considered appropriate to consider any relaxation of the principle of preservation in situ even in exceptional circumstances. A precautionary approach is proposed for candidate sites.

Policy ENV26 Other Unscheduled Sites of Archaeological Importance

Unscheduled archaeological heritage will be expected to be retained, protected and preserved in situ in an appropriate setting. This includes all significant sites, structures, buildings, landscapes and battlefields of archaeological or historical interest. Where it can be demonstrated that the preservation of the archaeological interest in situ is not possible, planning approval will be conditional upon satisfactory compliance with a programme of archaeological work, a written scheme of archaeological investigation, archaeological protection, mitigation, monitoring, post-excavation analysis and publication as required by the Park Authority.

Reason for Policy

Policy ENV26 presumes in favour of preservation in situ in all other cases, unless material considerations dictate otherwise. This is consistent with current national planning policy on archaeology. In cases where it is not possible or reasonable to preserve in situ, best practice archaeological mitigation measures are required at the developer's expense.

Policy ENV27 Sites with Unknown Potential for Archaeological Evaluation

Development proposals on sites which are considered to have significant archaeological potential will be supported when the developer has submitted an archaeological appraisal, investigation and evaluation before determination of the planning application. This is expected to establish the sensitivity of the site to development. In cases where the preservation of the archaeological interest in situ is not possible, planning approval will be conditional on satisfactory compliance with a programme of archaeological work, a written scheme of archaeological investigation, archaeological protection, mitigation, monitoring, post-excavation analysis and publication as required by the Park Authority.

Reason for Policy

Policy ENV27 ensures that in all cases where archaeological potential is unknown, archaeological appraisal, investigation and evaluation are undertaken. For major sites archaeological obligations will typically require assessment against trigger maps, desk-based analysis of historical maps and statutory records, intrusive trial trenching before determination across 5% of the application site, archaeological evaluation, an archaeological programme of works, a scheme of investigation, fencing, access and monitoring obligations, archaeological recording, mitigation plans, the preservation, transport and accommodation of finds, post-excavation analysis, publication of results, provision of public information and management of archaeological preservation zones. For smaller sites in the Park, archaeological obligations are likely to be less onerous and at the smallest scale may involve only a site appraisal, evaluation and watching brief. As a whole-scale requirement, this is only likely to be imposed where there is major archaeological excavation taking place, returning significant amounts of visible archaeological material.

Policy ENV28 Conservation and Re-use of Redundant Buildings

Proposals for sympathetic conversion and re-use of redundant buildings of vernacular quality and local historic and/or architectural quality will be supported where this will stop the building from falling into disrepair and where the building is structurally sound and capable of conversion without significant degrees of rebuilding or new building elements.

Reason for Policy

There are a significant number of redundant listed buildings and unlisted buildings of local historic and architectural interest in the National Park. Many are deteriorating and some are included on the National Buildings at Risk Register. These buildings often make an important contribution to the Park's landscape and heritage. Many are redundant traditional rural buildings in the countryside, such as barns. Policy ENV28 supports the retention of buildings of attractive vernacular quality, local historic and/or architectural interest and supports new uses provided they do not have adverse impacts on the local environment or create unacceptable demands on rural infrastructure, including road access.

Major extensions or alterations and far-reaching enabling development are considered inappropriate as this would erode the original proportions and qualities of the redundant building and its presence and contribution within the built or natural environment. Further considerations include the condition of buildings. The urgency of conversion works to stabilise buildings varies, along with the capacity of buildings and sites to absorb physical alteration or support infrastructure.

Legal agreements may be required when enabling development is proposed off site. In cases where it is not possible to retain all or part of the original building, following planning approval and the start of building work, planning permission will become subject to separate approval by the planning authority.

Links to National Park Plan Policies

Policy BH1 Caring for our Built Heritage
Policy BH2 Traditional Building Materials
Policy DQ1 Raising Design Quality
Policy DQ2 Sustainable Design



OPEN SPACE

Open space is an important element of the historic and built environment, contributing to the quality and character of our settlements and local amenity. Open space provides opportunities for active and passive recreation; protects and enhances cultural, historical and biodiversity values; contributes to the wider access network and has a number of indirect economic benefits, particularly through tourism.

The proposal maps show the open spaces which have been identified through an open space audit of the National Park. They also show other open spaces identified as having community value by local people at the Local Plan Open Days in 2007. The draft local plan consultation provides an opportunity for feedback on these sites or to identify other sites which might also be included in the audit.

Policy ENV29 Protecting Playing Fields and Sports Pitches

Development proposals on playing fields and sports pitches will not be supported unless it is demonstrated that:

- a) the proposed development is ancillary to the principal use of the site as a playing field and/or involves a minor area of the playing field thereby not affecting its continued use and potential for sport and recreational activities; or
- b) the playing field or sport pitch, or part of it, which would be lost as a result of the proposed development, would be replaced by:
 - i. a new playing field of comparable or greater benefit for sport in a convenient and accessible location; or
 - ii. the upgrading of an existing playing field to provide a better quality facility, either within the same site or another convenient distance and accessible location and which maintains or improves the overall playing capacity in the area; or
- c) a playing field strategy prepared by the responsible local authority has demonstrated that there is a clear excess of sports pitches to meet current and anticipated future demand in the area and that the site could be developed without detriment to the overall quality of provision.

Reason for Policy

Policy ENV29 protects playing fields and sports pitches from unrelated development and supports the improvement of these for the benefit of the community.

Local authorities' playing fields strategies and/or sport facilities strategies (where applicable) will be used to help inform this policy. Sportscotland will be consulted on any development proposals which could prejudice or lead to the loss of land used for playing fields and sports pitches as outlined in SPP II.

Policy ENV30 Protecting Other Important Open Space

Development on formal and informal open space in public or private ownership will generally not be supported unless it can be demonstrated that:

- a) the open space is not of community value and has no other multifunctional purposes such as cultural, historical, biodiversity or local amenity value; and
- b) the proposal meets other local plan policies and an alternative high quality formal open space provision within a convenient distance and accessible location is provided; or
- c) the proposal complements the principal use of the site and will result in improved maintenance or enhancement of open space.

Reason for Policy

Policy ENV30 recognises that, combined with the wider rural landscape, the Park has vast areas of both formal and informal open space which contribute to the special qualities of the area and enhance the quality of life for communities. Policy ENV30 protects valued open space and supports appropriate ancillary development, such as toilets, bridges, paths, benches, and interpretation signs, where this provides opportunities to either maintain or enhance existing areas of open space.

Policy ENV31 New Open Space Opportunities

Where appropriate, development proposals will:

- a) provide for new active and passive open space provision; and
- b) retain and maintain for the long term such open space; or
- c) provide a commuted sum in lieu of either open space provision or maintenance, in accordance with Policy DCON1 Developer Contributions.

Reason for Policy

New development, particularly larger-scale development proposals, offers the opportunity to make provision for well located, accessible and functional new open space opportunities as part of the overall development scheme. This policy will be applied where appropriate to medium-to-larger scale development proposals. New open spaces will be well designed and landscaped so that they contribute to wider biodiversity and enhancement objectives, such as using native planting, and be integrated with existing open space and path networks.

Where it is impractical or undesirable to provide for new open space as part of a development proposal, a commuted sum will be required. The Park Authority will also reserve the right to request a commuted sum to contribute towards the long-term maintenance of new open space provision. To ensure the long-term sustainability of new open space, a variety of methods such as conditions attached to planning approvals, Section 75 agreements, commuted sums or factoring arrangements to ensure that new open space is properly managed and maintained.

Links to National Park Plan Policies

Policy REC1 Improving Opportunities for Leisure and Recreation

Policy REC2 Outdoor Recreation and Access Opportunities

Policy REC3 Managing Recreation on Water and at the Water's Edge

Policy BDI Biodiversity Enhancement



4.2 SUSTAINABLE COMMUNITIES

COMMUNITY FACILITIES

Community facilities, and the associated services they offer, provide a key role in contributing to community wellbeing and helping to retain sustainable communities through providing day-to-day services, local employment, recreational opportunities and meeting places. Local service provision also reduces the need to travel to other areas to access services and facilities. At the Local Plan open days and through the actions arising from the Community Futures Action Plans, most communities have identified a need to either improve existing facilities and services or acquire support and/or funding to progress specific projects.

Policy COM1 New Community Facilities

New and/or improved community facilities will be supported where they are:

- a) located within or immediately adjacent to settlements;
- b) compatible with existing or proposed adjoining land uses; and
- c) readily accessible by public transport (where available), walking and cycling.

Reason for Policy

Policy COM1 seeks to encourage new or improved facilities and their associated services that contribute towards retaining sustainable communities.

Policy COM2 Change of Use of Community Facilities

The change of use of a community facility to other uses will generally not be supported unless it can be demonstrated beyond reasonable doubt that it is not viable to continue operating as a community facility by:

- a) remaining vacant for a minimum of 12 months; and
- b) the existing use has been marketed at an appropriate price for 12 months as demonstrated in a marketing plan.

Reason for Policy

Many community facilities and services are under threat due to a combination of changing population dynamics, travel patterns, maintenance, funding and economic issues. In other instances there are strong development pressures for change of use, particularly to private housing. Policy COM2 aims to help retain facilities as far as practically possible, by resisting their change of use to alternative uses.

To demonstrate that a community facility is no longer viable, developers will be required to produce a marketing plan with evidence of the marketing details for a minimum 12-month period. The marketing plan will include valuation by the District Valuer to ensure that the property has been marketed at an appropriate price.

For the purposes of Policy COM2, community facilities includes shops, pubs, halls, post offices, banks, petrol stations, libraries, public toilets, churches and schools. This list is not exhaustive and some communities may have other community facilities and services that are of value. Where this is the case, this policy will be expected to apply.

Links to National Park Plan Policies

Policy PCC3 Sustaining Services and Facilities



RETAIL

Retail development contributes to the vitality and viability of the Park's settlements and the sustainability of the rural economy. The settlements play a key role in meeting the essential shopping requirements of residents and also providing a range of retail opportunities for visitors and tourists. Retail opportunities will largely remain small-scale in the Park in keeping with supporting local community needs and associated with tourism-related economic development.

Policy RET1 New Retail Development

New retail opportunities will be supported:

- a) in the settlements;
- b) in conjunction with Sustainable Tourism Policy TOUR I and Schedule 4; and
- c) at Loch Lomond Shores, Balloch, for tourism and leisure-related retail.

Reason for Policy

Policy RET1 guides new retail development to the Park's settlements. Sustainable Tourism Policy TOUR I and Schedule 4 include a number of tourism development opportunities, some of which incorporate a retail element which contribute to the Park's overall sustainable tourism objectives. Loch Lomond Shores in Balloch presents an out-of-centre retail location that contributes to the wider Glasgow metropolitan area, as identified in the Glasgow and Clyde Valley Structure Plan 2006 (and alterations).

Policy RET2 Safeguarding Existing Retail Units

There will be a general presumption against the change of use of existing retail units and their redevelopment will only be accommodated where this would promote the efficient and sustainable use of land in accordance with other local plan policies and:

- a) it can be demonstrated that it is not possible to continue with the existing use; or
- b) the existing retail use is unsuitably located and impacts on the built or natural heritage, local character or neighbouring properties; or
- c) the existing retail use can be appropriately re-located to another suitable site.

Reason for Policy

The redevelopment of existing retail units for alternative uses can have a negative impact on essential shopping requirements and the local economy and can result in the loss of local employment opportunities. Policy RET2 safeguards existing retail units and buildings to support sustainable communities and the ongoing provision of economic opportunities within the Park.

Policy RET3 Mobile Snack Bars

Mobile snack bars in the countryside will not generally be supported if there are potential negative impacts on landscape character and highway safety, and where there are suitable existing alternatives offering similar services in nearby settlements. Support from the police and or landowner on potential security benefits will also be a material consideration.

Reason for Policy

There are a few existing operating mobile snack bars within the National Park which are long established and well frequented. These are generally located in remote countryside, in car parks and well-managed viewpoints away from settlements. However the introduction of new mobile snack bars in others areas of the Park could have a detrimental impact on the landscape as well as the experience and enjoyment of remote undeveloped places. They can also generate highway safety issues associated with increasing right-turning traffic and inadequate parking capacity in lay-bys. Such facilities will not generally be supported at locations where there are existing facilities in nearby communities better suited to providing for visitor requirements.

Policy RET4 Design of Shop Frontages

New or altered shop frontages, including awnings and security measures, will be supported where they are sympathetic in scale, design and colour to the host and neighbouring buildings. Illuminated and standardised generic advertisements will normally be resisted.

Reason for Policy

Poorly designed shop frontages, including awnings and security measures, can have a negative impact on the built environment, settlement character and the wider landscape setting. Policy RET4 seeks to ensure that shop frontages are designed to contribute positively to the vibrancy of the area, and enhance local amenity and character.

Policy RET5 Display of Advertisements

Applications for the display of advertisements will be assessed on the basis of their potential impacts on amenity and highway safety. All applications should be prepared in accordance with the design and siting principles and advice set out in the Park Authority's Supplementary Planning Guidance on Advertisement Control.

Reason for Policy

Whilst it is desirable that people are informed of the many businesses and attractions in the National Park, a proliferation of signs advertising individual premises can harm the character and appearance of the area, and can represent a highway danger. It is therefore important that a rational and co-ordinated approach is taken to the control of advertisements. This will generate significant visitor management benefits by providing the public with helpful information. It will also bring about environmental improvements, and will help to sustain the local economy.

Appendix C provides further information on the areas of special control of advertisements.

Link to National Park Plan Policies

Policy SE1 Strategy for Sustainable Park Economy
Policy SE2 Encouraging Sustainable Economic Growth
Policy SE4 Supporting Land-based Business
Policy PCC3 Sustaining Services and Facilities
Policy BHI Caring for our Built Heritage



RENEWABLE ENERGY

Scale and Type of Renewable Energy

For the purposes of the local plan, large-scale wind energy is defined as wind farms generating over 20MW with multiple wind turbines; medium-scale wind energy as a scheme generating between 1MW and 20MW with multiple turbines; and small-scale wind energy as a scheme generating below 1MW with turbine(s) below an overall height of 20 metres, including micro-generation.

Large-scale hydro power is defined as all hydro generating over 1MW and small-scale hydro power is defined as all hydro generating below 1MW.

Biomass and solar technologies are not separated by scale.

Policy REN1 Wind Renewable Energy Projects

Proposals for medium and small-scale wind energy generation will be supported where:

- a) the siting, design, access and scale of the proposal, its cumulative impact and required future support infrastructure do not create a detrimental impact on landscape, natural or cultural heritage;
- b) there are no significant adverse impacts on residential amenity or disruption to the tranquil enjoyment of parts of the Park by virtue of proximity, noise generation, shadow flicker, lighting or visual impact;
- c) all power line connections are placed underground or do not appear prominent in the landscape;
- d) any necessary access provision does not adversely affect highway safety or the rural road network; and,
- e) there is provision for the site to be restored once equipment is redundant.

Large-scale wind renewable energy projects will not be supported within the Park boundaries. An Environmental Assessment will normally be required for any large-scale schemes submitted.

Reason for Policy

Policy REN1 takes account of the particular landscape and ecological and cultural sensitivities of the National Park, together with the Renewable Energy Resource Assessment for the National Park, radar issues and grid capacity, which make the acceptability of large-scale wind energy production proposals in the Park unlikely.

Proposals for small-scale wind turbine developments designed to serve local communities and businesses will be supported where they do not have adverse impacts on the landscape or other conservation interests. The incremental development of wind turbines in any locality will be resisted where this would harm the character of the landscape through cumulative impact.

Policy REN2 Hydro Renewable Energy Projects

Proposals for small-scale hydro energy generation will be supported where:

- a) engineering works, the siting, design or scale of turbine house, other ancillary buildings or works, access requirements and other support infrastructure do not generate a detrimental impact on landscape or natural or cultural heritage individually or cumulatively;
- b) they do not alter the river profile and the supply to the turbine would not result in an inadequate flow of water in any stream which would reduce its ecological value or visual attractiveness as a natural feature;
- c) they do not, by virtue of cumulative impact, create a detrimental impact on landscape, natural or cultural heritage;
- d) noise generation does not result in significant adverse impacts on residential amenity, disturbance to protected species or disrupt tranquil enjoyment of parts of the Park;
- e) pipes to, and power lines from, the turbine house would be placed underground; and
- f) sufficient landscaping measures are included to integrate the proposal into the landscape setting and reinstatement measures are proposed to restore the physical conditions of the site once the operation is redundant.

Large-scale hydro renewable energy projects will not be supported within the Park boundaries. An Environmental Assessment will normally be required for any large-scale schemes submitted.

Reason for Policy

Policy REN2 recognises and supports the potential for small-scale hydroelectric schemes where they do not impact on the landscape or ecology of the river system. In cases where a community hydro scheme is proposed, a statement showing land ownership, management responsibility, and extent and time period of community benefit shall be expected to be submitted.

Policy REN3 Energy Generation From Biomass

Energy generation from biomass heating or combined heat and power combustion plants will be supported where:

- a) the siting, scale, design and likely future support infrastructure, and
- b) noise generation, deliveries or associated changes in land use for raw materials do not result in an adverse impact on the natural or cultural heritage of the surrounding area and any protected species; and nearby residential amenity.

Reason for Policy

Policy REN3 recognises the significant potential of the forestry and woodland resource in the Park to generate electricity and heat from biomass products. Biomass plants tend to raise fewer landscape integration issues than large-scale wind energy and hydro schemes. There may be potential positive benefits for biodiversity by enhancing habitats through increased forestry plantations, as well as negative effects through sudden change in land use to meet market demand. The policy accordingly places an emphasis on assessing where biomass raw materials will be sourced and effective land-use monitoring.

Policy REN4 Small-scale Energy Generation from Solar Energy Systems

The use of passive solar energy systems in the design and orientation of buildings will be encouraged as an integral element of sustainable and high quality design. Installation of solar panels will be supported where they do not adversely affect the character of buildings of vernacular or other architectural merit or cause other adverse effects on the overall visual qualities of the surrounding area.

Reason for Policy

Policy REN4 for solar energy recognises that widespread use of solar panels or photovoltaics in the National Park could result in a substantial departure from the design of traditional buildings. Accordingly, design assessments particularly for listed buildings and conservation areas, is considered vital.

Policy REN5 Renewable Energy Development Adjacent to the National Park Boundary

The National Park Authority as a statutory consultee will object to renewable energy developments outwith the Park where:

- a) they will individually, or cumulatively with other developments or proposals, have an adverse visual impact on the landscape setting of the Park (principal gateways to the Park have been identified as being particularly sensitive to landscape change);
- b) they result in significant negative impacts upon Natura 2000 sites, protected species or biodiversity within the Park, from cross boundary effects; and
- c) they result in significant adverse impacts upon residential amenity by virtue of proximity, noise generation, shadow flicker, lighting, or visual impact.

Reason for Policy

Renewable energy developments close to the National Park boundary can have a significant visual impact on the Park area. The Park Authority has an obligation to ensure that natural heritage, community, recreational and tourism values are taken into account in decision-making on development proposals.

Links to National Park Plan Policies

Policy R2 Reducing Energy Consumption
Policy R3 Energy from Renewable Resources
Policy R4 Small-scale Renewables



MINERAL EXTRACTION

There is a substantial history of mineral extraction in the Park with building materials tending to reflect the nature of the local geology. The use of building materials in the Park has changed with evolving social and economic conditions, fewer local quarries and ease of access to materials further afield. An effect is that the shortage of locally sourced building materials is eroding the historic character of traditional buildings and conservation areas in the Park and requiring the transportation of materials from outside of the Park.

Policy MIN I Proposals for Re-opening Old Mineral Sites and New Mineral Extraction

Support will be given to proposals to re-open old mineral sites where this would assist in replenishing the stock of traditional building materials in the Park, and where:

- a) there will be no adverse effect on the Park's special qualities, communities, traffic generation or flooding by virtue of the quarry or support infrastructure;
- b) the site will be subsequently restored and enhanced to provide benefits for the local community, biodiversity and the landscape; and
- c) there is provision to facilitate the recycling and re-use of waste resulting from mineral extraction and processing.

New mineral extraction will only be supported in exceptional circumstances, where it can be demonstrated conclusively that there is an overriding national interest and there is no reasonable alternative source outwith the Park, or that the material to be extracted is required to facilitate the enhancement and maintenance of the Park's built environment. An Environmental Impact Assessment will normally be required for all new workings and a bond will be required in most instances for restoration and enhancement of ground conditions.

Reason for Policy

Policy MIN I recognises that it is important to support appropriate mineral extraction proposals in the correct circumstances with appropriate safeguards. Appropriate circumstances for mineral extraction in the Park may include the reopening of disused quarries for the small-scale extraction of traditional building materials. Proposals which help to sustain existing rural employment, generate additional permanent local employment, help to sustain viable rural communities and services, cater to an established local economic need, provide local materials which are in short supply, and/or deliver management agreements which help to restore land will be expected to receive particular support, provided the above criteria is satisfied.

There is a history of planning consents for exploratory and extraction workings for gold at Connonish near Tyndrum. The Park Authority recognises that this is an exceptional resource. However, as well as meeting the requirements associated with Policy MIN I, any future proposals will have to consider potential impacts of on-site processing activities on water courses associated with the Tay SAC. Also wider social and economic impacts and opportunities associated mining operations will need to be considered should any project proceed. In particular the implications for Tyndrum for services, transport and accommodation requirements will need to be taken into account.

Links to National Park Plan Policies

Policy R1 Using Resources Wisely
Policy R6 Using Minerals Efficiently
Policy R7 Mineral Extraction



TELECOMMUNICATIONS

The radio telecommunications industry encompasses mobile, fixed radio access, microwave link, television and radio broadcasting, paging, police, taxi and private telecommunications systems. The telecommunications industry has undergone significant expansion, most notably through the development of third generation (3G) systems delivering high speed multiple services across the globe. This expansion supports business growth, enhances personal safety and wellbeing and enables home working, which offers benefits for the environment. At the same time, however, there are sensitivities in relation to the impact on the environment and public health concerns.

Policy TEL I Telecommunications Development

Telecommunications development proposals in the Park will be supported where:

- a) there is an established operational need for the telecommunications development;
- b) all technically suitable alternative site locations have been investigated, including the sharing of existing telecommunications apparatus support structures, or in the case of radio masts, siting antennas sensitively on existing buildings or other structures (proposals on hilltop locations or those which from skyline from principal public locations will be resisted);
- c) in cases where new free standing support structures, plant equipment and accesses are required, suitable measures are taken to integrate the telecommunications development into the landscape and built heritage setting. Proposals should take advantage of topography and vegetation; include enclosures for plant equipment that are suitable in design, scale and finish to the area; have adequate landscaping and boundary treatment; should underground equipment where possible; have environmentally sensitive construction of access tracks and should paint support structures in non-reflective recessive colours; and should propose management agreements for the long-term maintenance of sites; and
- d) they do not, by virtue of cumulative impact with other similar proposals, or through likely future support infrastructure, generate an excessive detrimental impact on the landscape setting or the built and historic environment.

Reason for Policy

Policy TEL I supports telecommunications developments proposals provided they do not raise adverse implications for the natural and built environment, either individually or cumulatively.

Proposals which cater to an established local need; provide support to emergency services; improve opportunities for public access; deliver management agreements with a clear timetabled agreement for the decommissioning of the site; and make adequate provision for the site to be subsequently restored to its original condition or another suitable condition relative to the special qualities of the Park, will be expected to receive particular support, provided the criteria of the policy is satisfied.

The policy seeks to reduce the proliferation of new masts by encouraging mast sharing and location on structures and buildings where practicable. However, consideration in certain instances should also be given to locating two or more telecommunications structures where there are less significant environmental implications, than a single conspicuous larger mast. A visual impact assessment comprising zones of visual influence, photomontages and diagrams will normally be required for all new telecommunications in the rural area.

The policy does not make provision for public health matters as the Scottish Government has provided guidance that radio frequency emissions and health concerns are not a material planning consideration although proposals should confirm that they comply with international guidelines on public exposure to electromagnetic radiation.

Links to National Park Plan Policies

Policy SE1 Strategy for a Sustainable Park Economy

Policy SE2 Encouraging Sustainable Economic Growth

Policy LS1 Conserving and Enhancing the Diversity and Quality of the Park's Landscapes

Policy LS2 Landscape Character

Policy LS3 Landscape Experience



SUSTAINABLE WASTE MANAGEMENT

The main forms of waste generated in the Park comprise household waste, litter and commercial municipal and agricultural waste. Waste that is not recycled in the Park goes to landfill sites outwith the Park. Such waste by its very nature means that natural resources are being depleted unnecessarily and there are potentially negative impacts on the natural environment and human health. Landfilling of biodegradable waste has adverse environmental impacts through the generation of leachate and the emission of methane, a particularly damaging greenhouse gas, with global effects. The transport of waste for collection and disposal uses significant amounts of energy and produces carbon dioxide.

Policy WAS1 Waste Management Requirement for New Developments

Development proposals will be supported where appropriate commensurate on-site provision for waste management is provided and/or developer contributions are made to suitable alternative local waste management facilities or operations. Special attention should be given to waste identified in the Area Waste Plan as a Priority Waste Stream Project. Proposals which are accompanied with waste management plans and provision for regular environmental audits are expected to receive particular support.

Policy WAS2 Proposals for New Waste Management Facilities

New proposals for waste management facilities that support the reduction in waste generated in, and the transportation of waste from, the Park will be supported where it can be demonstrated that:

- a) they accord with the principles and help deliver the objectives of the National Waste Strategy, National Waste Plan and Area Waste Plans;
- b) there is a local operational need (either for an established waste flow in the local area or in connection with an approved development);
- c) they offer the Best Practicable Environmental Option (BPEO);
- d) in cases where buildings and infrastructure are required, proposals are of a scale, design and finish which is sympathetic with the character of the area;
- e) there is adequate support infrastructure, including road access (proposals should have good connectivity to a road of adoptable standard and significant proposals are expected to require a Traffic Impact Assessment), water and drainage, and do not raise adverse implications for the neighbouring areas in terms of traffic generation, smell or noise generation; and
- f) they do not, by virtue of the proposal itself or through cumulative impact, adversely affect the Park's natural and/or built environment once the operation is redundant, the site will be subsequently restored and enhanced to provide benefits for the local community, biodiversity and the landscape.

Reason for Policy

Policies WAS1 and WAS2 help deliver the targets set by the National Waste Plan for sustainable waste management in Scotland up to 2020 and to meet the aspirations of the Scottish Government in the National Planning Framework 1 and 2 for a zero waste Scotland. The policies also aim to reduce the current practice of disposal and transportation of waste over long distances to landfill sites, which is unsustainable and a misuse of natural resources. This situation is not consistent with the Park Authority's statutory aim to promote the sustainable use of the natural resources of the area.

It is considered that large-scale commercial developments such as tourism developments offer the most opportunities for on-site recycling provision. In smaller-scale schemes and housing allocation sites of four or more houses, developer contributions to suitable alternative local waste management facilities or operations is expected to be more feasible. Provisions for household waste for smaller-scale housing developments and individual houses will be expected to be dealt with on a community basis with bin store provision operating in tandem with local recycling via planning condition.

An environmental impact assessment will normally be required for all new major waste management facilities. Proposals which are accompanied with provision for regular environmental audits are expected to receive particular support. In appropriate circumstances, developer contributions may be required through planning gain for sustainable waste management projects. New landfill sites are not expected to satisfy the above criteria due to the sensitive nature of the Park's special qualities.

Links to National Park Plan Policies

Policy R5 The Reduction and Sustainable Management of Waste



5. ACTION PROGRAMME AND MONITORING

This draft local plan identifies our proposals for development and land use in the Park up to 2015. The successful delivery and implementation of much of this will depend on a range of actions by us and our partner agencies.

Table 5 summarises the intended outcome of the policies. They will be monitored to measure whether they are achieving their intended outcomes.

Table 5: Draft Local Plan Policy Outcomes and Monitoring

Development Theme	Intended outcome of policies	Monitoring: How will we measure outcomes?
Environment	Protection and enhancement of: <ul style="list-style-type: none"> • biodiversity and geodiversity • the water environment including sustainable flood management • the historic and built environment. 	<ul style="list-style-type: none"> • Conservation objectives and site condition of designated sites • Monitoring the condition of species populations under the National Park Biodiversity Action Plan • Water quality and ecological health of water bodies (SEPA) • Monitor the number of developments in high, medium and low flood risk areas and in developed and undeveloped areas • More settlements with Conservation Area status • Fewer applications being refused on design grounds
Housing	<ul style="list-style-type: none"> • Population growth through an annual housing land target of 75 dwellings a year. • Delivery of housing on identified housing sites in the settlements and small-scale provision in wider rural area. • An increase in supply of affordable housing. 	<ul style="list-style-type: none"> • Annual housing audit • Level of funding and investment in affordable housing in the National Park
Economic Development	<ul style="list-style-type: none"> • Delivery of economic development on identified sites within and adjacent to settlements, in the countryside at four identified rural activity areas and through diversification of traditional land-based industries. 	<ul style="list-style-type: none"> • Annual audit of business land • Number of new business start ups
Sustainable Tourism and Recreation	<ul style="list-style-type: none"> • Growth in tourism revenue through identification of strategic tourism opportunities at Callander, Balloch, Arrochar & Tarbet and Drymen. • Tourism development and improvements to recreational infrastructure that will help deliver the visitor management strategy identified in the six Destination Development Frameworks. 	<ul style="list-style-type: none"> • Annual audit of new tourism developments delivered in the National Park
Transport Infrastructure	<ul style="list-style-type: none"> • Improvements to infrastructure at key locations. • Modal shift to more sustainable forms of transport, more integrated transport services and opportunities for water transport. 	<ul style="list-style-type: none"> • Annual monitoring of projects and completions

A detailed action programme to support the delivery of these policy outcomes is not identified at this stage. This will accompany the final local plan when it is produced next year, after we have refined the draft plan in response to the feedback received during the consultation period. Instead, we have identified the actions necessary to progress this draft local plan through to a finalised draft local plan next year and have highlighted who we need to engage and work with to help us to do this.

The actions required are in three distinct categories:

Enhancement of the Natural and Built Environment

Protecting and enhancing the environment.

Overcoming Infrastructure Constraints

How and when constraints to development will be overcome, particularly water and sewerage.

Funding, Marketing and Promotion

How new development will be funded and delivered.

How new development opportunities will be marketed.

Tables 6, 7 and 8 identify the main actions required to deliver the policy outcomes identified in Table 5 and the agencies and organisations that will be responsible for these. We will consult with these partner agencies during the local plan consultation period to help us develop a more refined action programme to accompany the final local plan next year.

Table 6: Enhancement of the Natural and Built Environment

Development Theme	Actions Required: What needs to be done to help deliver the policies?	Responsible Organisations: Who we need to work with	Intended Outcome: To be included in final local plan
Environment	<ul style="list-style-type: none"> • Supplementary Planning Guidance for Biodiversity • Undertake a Strategic Flood Risk Assessment of the National Park area to determine high, medium and low flood risk areas, and incorporate into either Supplementary Planning Guidance and/or a Flood Risk Management Plan • Formal designation of new Conservation Areas 	<ul style="list-style-type: none"> • Scottish Natural Heritage • Scottish Environment Protection Agency • Historic Scotland • Local authorities 	<ul style="list-style-type: none"> • Improved conservation and enhancement of the natural and built environment

Table 7: Overcoming Infrastructure Constraints

Development Theme	Actions Required: What needs to be done to help deliver the policies?	Responsible Organisations: Who we need to work with	Intended Outcome: To be included in final local plan
Housing	<ul style="list-style-type: none"> Identify where improvements to existing and new infrastructure provision are required, particularly for water and sewerage Resolve ownership and access constraints 	<ul style="list-style-type: none"> Scottish Water Scottish Environment Protection Agency Landowners Developers Local authorities Transport Scotland 	<ul style="list-style-type: none"> Agreed investment programme for National Park area Development briefs, agreed programming and phasing for key development sites
Economic Development			
Sustainable Tourism and Recreation			
Transport Infrastructure			

Table 8: Funding, Marketing and Promotion

Development Theme	Actions Required: What needs to be done to help deliver the policies?	Responsible Organisations: Who we need to work with	Intended Outcome: To be included in final local plan
Housing	<ul style="list-style-type: none"> Ascertain and agree public funding for affordable housing investment Develop a rural housing enabler project Supplementary Planning Guidance for Affordable Housing 	<ul style="list-style-type: none"> Local authorities Scottish Federation of Housing Associations Homes for Scotland 	<ul style="list-style-type: none"> Agreed investment programme Agreed phasing and programming
Economic Development	<ul style="list-style-type: none"> Identify public funding and grant support for economic development and business start ups Marketing and promotion of land for economic development opportunities 	<ul style="list-style-type: none"> Local authorities Scottish Enterprise Small Business Federation 	<ul style="list-style-type: none"> Marketing plans Details of funding agencies
Sustainable Tourism and Recreation	<ul style="list-style-type: none"> Development briefs and master planning required Marketing and promotion 	<ul style="list-style-type: none"> Local authorities Scottish Enterprise Scottish Development International VisitScotland 	<ul style="list-style-type: none"> Agreed phasing and programming Draft development briefs
Transport Infrastructure	<ul style="list-style-type: none"> Public funding investment and other European grant funding required 	<ul style="list-style-type: none"> Local authorities Transport Scotland SPT 	<ul style="list-style-type: none"> Agreed funding and phasing