

Local Place Planning

Reflections from the National Park
Authority

Fiona Jackson and Susan Brooks
Communities and Place Planning Team

Loch Lomond and The Trossachs National Park

Population 14,700

Communities 21

Area 1,865km²

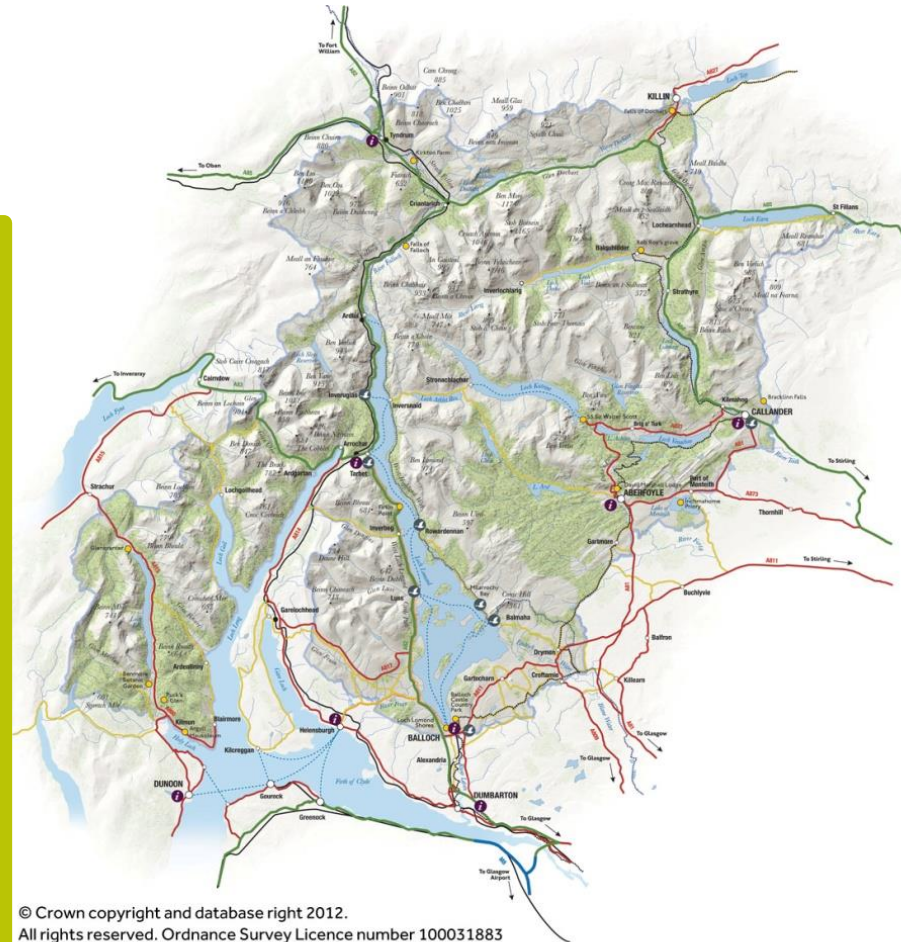
4 Statutory Aims

Conserve and enhance the **natural and cultural heritage**

Promote the sustainable use of the natural resources

Promote **understanding and enjoyment** of the special qualities (including recreation)

Promote sustainable economic and social development of communities



Communities & Planning Team

- Community development and capacity building
- Community-led influence and participation
- Community-led project delivery
- Local Place Plans
- National Park Partnership Plan
- New Local Development Plan & Land Use Framework
- Responding to national policies: Climate, nature, land reform, community benefit, CWB, empowerment...



Community Activity Snapshot 2022/23

Community-Owned Assets (approx)	Social Enterprises run from owned assets (approx)	Community- Managed Assets (approx)
52	34	10
Community Wealth Funds (approx)	Pipe-line Projects in 2022 (approx)	
10	46	
Funding Brought into NP by Community Trusts in 2021/22 (Income: OSCR website)	Funding spent on NP by Community Trusts in 2021/22 (Expenditure: OSCR website)	
£972,934.00	£750,351.00	



Local Place Plans within the National Park

2020/21	2022	2023/24
<ul style="list-style-type: none"> • Early Pilots • 4 communities • Spatial considerations • LPP community sounding board set up to help prepare LPP training event • LPP training event for Community Councils and Development Trusts • Identified staff resource and budget 	<ul style="list-style-type: none"> • Formal Invite to prepare sent to all communities • Information on our website <input type="checkbox"/> In-kind technical support in mapping, engagement, process and planning to 8 communities <input type="checkbox"/> funding so communities could choose to commission and manage their own specialist support. <input type="checkbox"/> Also tried to ensure communities thought more widely than they historically have on climate, nature, land, assets and enterprise. <input type="checkbox"/> Monitored, reviewed the LPP Programme 	<ul style="list-style-type: none"> • LPP preparation ongoing with 6 communities • Drafted LPP validation procedures • 4 LPP validated and on Public Register • Retrospective validation for 4 communities • LPP Advisory Group ToFR • Considering support to facilitate delivery of NPPP • Considering delivery support, not just process to prepare • Considering reporting framework • Dilemma! 5 communities not yet started/unclear on intention to prepare

LPP Event Flyers

**KILMARONOCK
LOCAL PLACE PLAN**

CALLING ALL RESIDENTS!

**PUBLIC
CONSULTATION**

KILMARONOCK MILLENNIUM HALL

TUESDAY 28 MARCH

2 - 8 pm

Tea, coffee & baking provided

Come and tell us your views!

Following on from our initial questionnaire, we are hosting a session in the Millennium Hall to canvas more views from local residents.

We'd like to identify specific issues and improvements you'd like to see, so we can present it to the local authorities and hopefully make a positive impact for our community and our area.

Want a say in how St Fillans develops over the next 10 years?

**Community Place Plan
Open Day**

Sunday, March 26th

Sandison Hall, 2pm to 5pm

Make sure your voice is heard.

Find out the results of the Place Plan Survey

The Open Day is open to ALL residents, don't miss out on having your say. And spread the word; tell your family, friends and neighbours!

Programme

- 2pm: short presentation on the survey results.
- 2.30pm to 5pm: round table discussions on the community priorities identified.

Refreshments available

For more information on the Open Day, please email the St Fillans Place Plan Steering Group at stfillansplaceplan@gmail.com

thanks

Thanks to everyone who completed our survey!

During the summer, 120 people shared their aspirations for Luss & Arden, which is about 1/3 of the population. The survey responses are a fascinating insight into the community as it is now, and what we want it to be.

We'd like to share the results with you, and agree how we should tackle the key issues facing the community.

We would like to invite you to **Luss Village Hall** on:

- **Wed 9th November** to agree the priorities, and
- **Wed 7th December** to discuss what we do about them.

Both events will be between **2-4pm & 6-8pm**. Please come along at whatever time best suits you.

We'd love to see you there (and we'll bring the food and drink!)

You can see a taster of of results before coming along by scanning the QR code or at at www.bit.ly/luss-arden-results



We've taken huge steps together in the last few months, but this next part is critical in making our voices heard.

This is **OUR PLACE** and this is **OUR FUTURE**

This flyer is being circulated on behalf of Luss & Arden Community Council and Luss Estates Company



LPP workshop material

POPULATION & HOMES

Short-term lets
The 30 of these
in Alderley
is excessive

More
is bed
houses with
gardens the
families

I agree whole
proposed areas.
However, it is important
to remember a detailed map
of the area is a key document
in the development of the area is
the a document to help it is
possible, but so far it is a
document to help it is possible.

Policy of social
housing associations
has to work
with local
community
needs.

SCHOOL TO
EXCEED
CURRENTLY SHOWN
TO ATTRACT
NEW FAMILIES

Prioritise affordable
let at low rental or
buy for young residents
with no or low income
to buy from
their own

More affordable
homes, And
family homes.
to allocate to
Not just pe

Out of the box
Thinking the house
"Affordable" houses

The town is ugly
to prevent the house
development, the house
was made by the people
the house plan, a new
to make it more attractive
and it is attractive.

I choose not to
send my son to the
local primary school
because of the
negative press about
SMRT in the primary

Aldrey lets bring
in a great deal of
money to the shops
and hotels. I would
like to see the house
the house plan, a new
to make it more attractive
and it is attractive.

Prioritise
local
'people'
for existing families

2+3 bed
houses to
grow family
demographics

Make the area
a C&A in
the town. Low
Carbon zone. Use
the house plan, a new
to make it more attractive
and it is attractive.

More affordable houses
and family houses
to attract local people
to the house plan, a new
to make it more attractive
and it is attractive.

If the school is
not reaching high
educational aims
of East Cheshire
Schools, you will
not attract families
to play in the village.

Need Gas
in the village.
The cost of
heating in an
all electric house

leave any other con...

COMMUNITY LIFE

CONSIDER
A NURSERY
TO ATTRACT
YOUNG FAMILIES

Playpark
has no
toddler or
disabled
facilities

for locals a
Museum, community
centre, sports and
leisure centre

happy unless
Residents are
prepared to
join the local
organisation.

Only to allow
10% of houses
in loss to be
holiday homes

Kickabout
area by
the playpark

School is
vital to keep
and attract
families to the
area

If people
come to
visit the house
to the house
to the house

To keep the school
the house is a
to the house for
family.

Volunteers are
required to
bring forward
the suggestions.
They will not

ENCOURAGE
PEOPLE/ORG
TO USE HALL

engage more
with children
and play facilities
the would use

Reduce number
of holiday
homes create
only permanent
homes

Local - only
access to
certain areas
of the beach/
water

Local - access
to the house
to the house
to the house

Community are at
the house (the house
to the house
to the house)

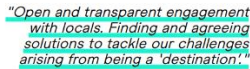
There are any
suggestions about
change, change, change
to the house
to the house
to the house

More
family homes

GROUP
CLASSES

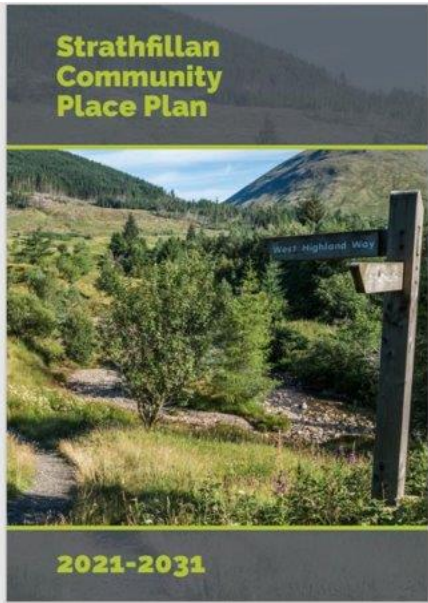
SURF People in Place Practice Network

"Ban jet skis from the Loch"



Killin





The map below pinpoints places, issues and opportunities for improvement referenced within the plan.

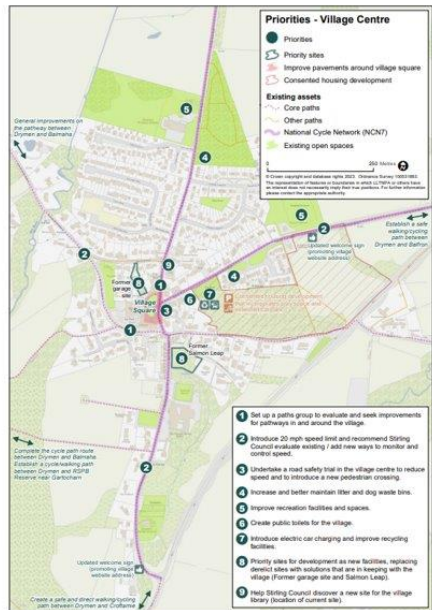
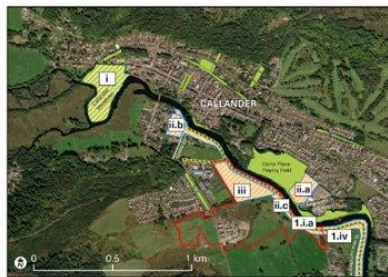


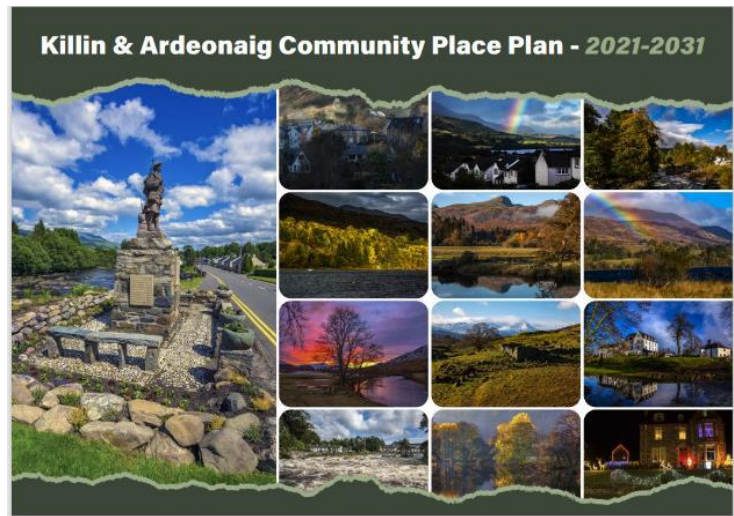
Figure 4. Green and active – proposal locations



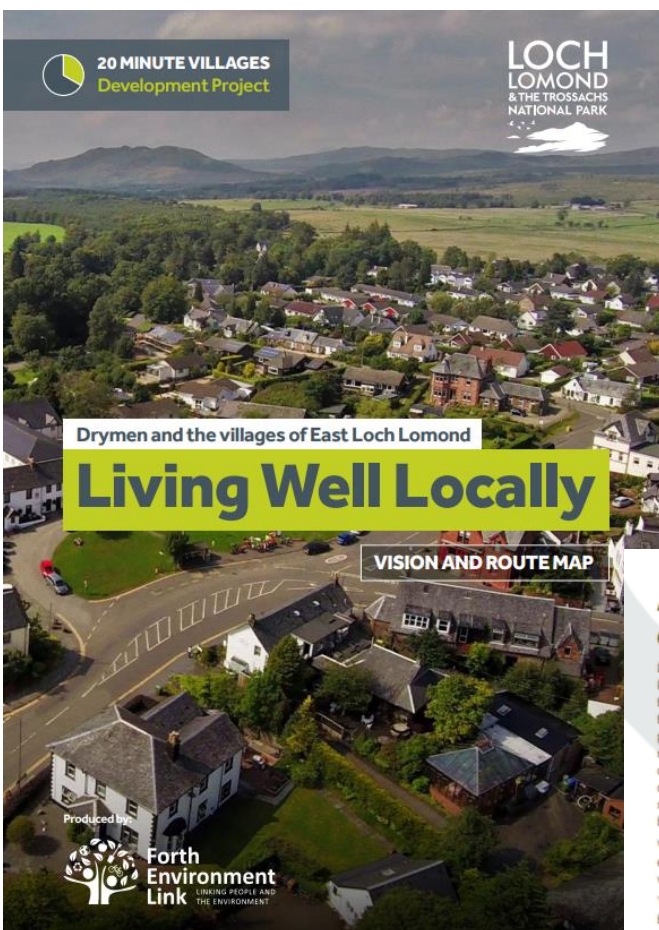
and that readers of our Place Plan should be reminded of some of its proposals.

While Callander's landscape is open and beautiful, in or near the town centre

there is very little suitable land available for play, team sports, recreation or large community gatherings. Where such land does remain unused, it has either been purchased for development, designated

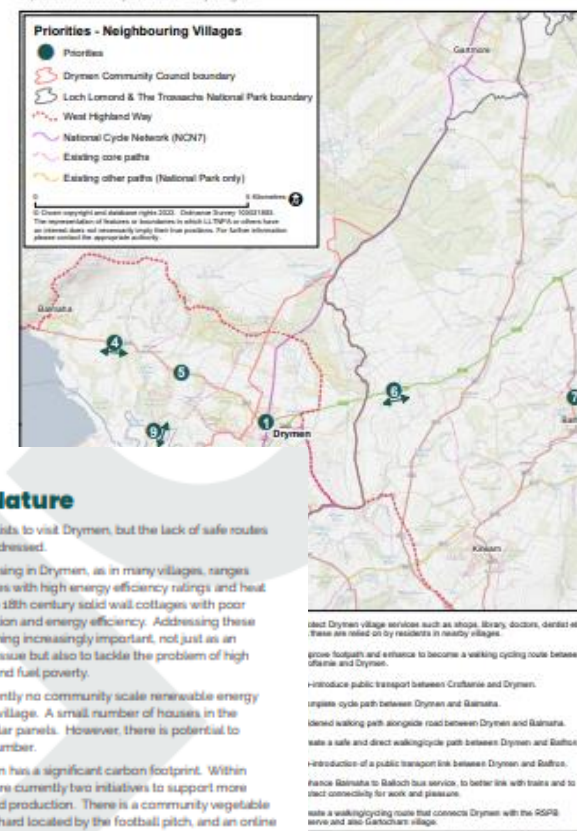


Local Place Plans – Drymen example



Working with Neighbouring Communities

Consulting with neighbouring communities and RSPB Loch Lomond for this plan has helped us understand the importance of facilities in Drymen, which are relied on by far more than just its residents, and the shared desire for improved connectivity between nearby villages.



Action Plan: Environment, Climate & Nature

Current Situation:

Drymen is located in Loch Lomond and the Trossachs National Park, just a few miles from the shores of Loch Lomond, and the beauty of its surrounding landscapes are highly valued by the community. Drymen is surrounded by a mixture of grazing pasture, commercial forestry, deciduous woodland and grazed moorland. Many of these habitats are already poor in terms of supporting biodiversity and are increasingly threatened by climate change. Conversely, sensitive management of the land surrounding Drymen can significantly increase its capacity to both support biodiversity and fight climate change.

Within the village there are some excellent initiatives to encourage wildlife and biodiversity, such as the wildflower verges and the orchard next to the football pitch.

The lack of public transport and safe active travel routes between Drymen and its neighbouring villages and cities means that there is currently a high level of reliance on private cars. As society transitions to electric cars, there will be a growing requirement for chargers, particularly for tourists visiting the village. There is currently no charging provision in Drymen.

While there are many keen cyclists (including e-bikers) within

encourage cyclists to visit Drymen, but the lack of safe routes needs to be addressed.

Residential housing in Drymen, as in many villages, ranges from new houses with high energy efficiency ratings and heat pumps, back to 18th century solid wall cottages with poor levels of insulation and energy efficiency. Addressing these issues is becoming increasingly important, not just as an environmental issue but also to tackle the problem of high energy prices and fuel poverty.

There are currently no community scale renewable energy projects in the village. A small number of houses in the village have solar panels. However, there is potential to increase this number.

Food production has a significant carbon footprint. Within Drymen there are currently two initiatives to support more sustainable food production. There is a community vegetable garden and orchard located by the football pitch, and an online local food market, Neighbourfood, which allows customers to order food from local producers and collect weekly in the Village Hall.

Domestic waste management within the village includes fairly comprehensive recycling, although some specialist waste



Local Place Plans – Lochgoil Land Use

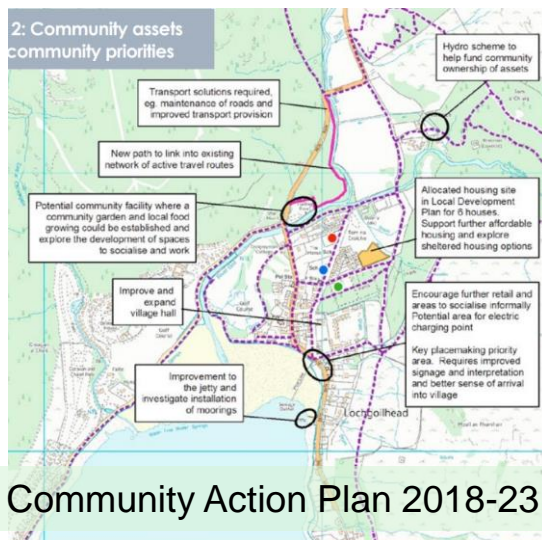


To protect and sensitively develop our natural assets, in order to build a socially diverse and economically sustainable community

On the western extremes of Loch Lomond and The Trossachs National Park, our small, coastal community is dominated by tourism and productive forestry. Maintaining and developing a community identity in this environment is our key challenge.

Specifically, our community vision is one where land use decisions:

- Are made with improved levels of influence with all stakeholders, both public and private sector, reflecting an empowered community, working collaboratively for greater socio-economic impact.
- Build resilience to climate change
- Promote improvements in biodiversity
- Recognise the social needs of the community, and secure land use for community facilities, including recreational, community housing and economic activity
- Build on the natural capital strengths of the area, facilitating outdoor activities, heritage preservation and eco-tourism opportunities

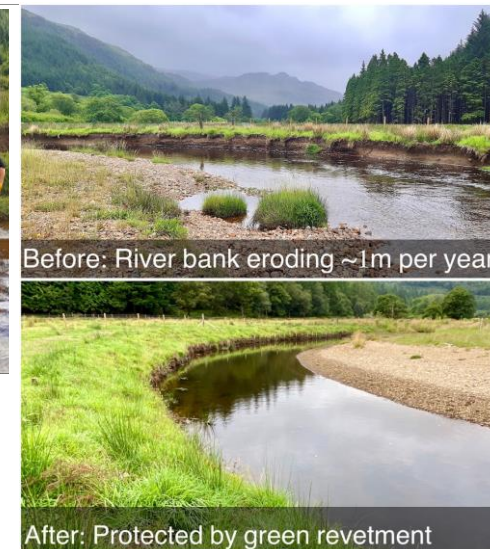


Community Action Plan 2018-23

River Walk



**Supporting
Atlantic
Salmon**



Before: River bank eroding ~1m per year

After: Protected by green revetment

Local Place Plans – our thoughts so far!

Working well ...

National Park
context- working well

Strong legacy
Community Action
Plans

Relationship building
for us with
communities

Relationship building
within and between
communities
Empowering

Golden opportunity
for us to engage at
this stage

“Local Framing Drives
Engagement”

*(The Climate Commons: How Communities
Can Thrive in a Climate Changing World
(IPPR, March 2021)*

Local Place Plans – our thoughts so far!

Working less well...

All different – good thing but **content varies**

Support generally needed on **spatial elements**

Support needed on **data and stats, wider policy context**

Limited staff time and resource and capacity for some communities

How to encourage community consideration of **new national or important NP issues?**

Still tendency to be **inward looking** when some common issues better addressed at wider area-based level

Local Place Plans – thoughts on process

Funding Empowers

Community capacity?
Consultants?
Variable costs

Funding Contracts

Enable our involvement
and influence

Balancing Purpose

Planning vs community
expectations

Mapping

GIS offer
Mapping software
Bespoke support

LDP Timeline

Slipping, so
changing LPP
submission date

Cross Boundary

Validation issues for
communities and
other planning
authorities

Local Place Plans – thoughts on process

How to Submit the Local Place Plan to Loch Lomond and The Trossachs National Park (Planning) Authority

Before LPP Submission

Before submitting a Proposed Local Place Plan (LPP) to the planning authority for validation and registration, the community body must send a copy of the proposed LPP and an *Information Notice* to:

- each councillor for the local place plan area,
- a community council (CC) any part of whose area is within, or adjoins, the LPP area (see [CC Boundary map on this webpage](#)).

The *Information Notice* must include:

- a brief description of the content and purpose of the proposed local place plan – detailing any specific proposals and their potential impacts,
- information as to how and to whom any representations on the content of the proposed local place plan should be made and the date by which they should be made.
- The date by which representations should be made must be a date which is not less than 28 days after the date on which the notice is sent.

A template *Information Notice* is set out in *Appendix 1*, below.

Submission Statement to the Planning Authority

Once the 28-day consultation with councillors and CCs is over, and any relevant amendments to the LPP have been incorporated, the Proposed LPP can then be submitted to the planning authority for validation and registration. It must be submitted with the following information:

- A copy of the written constitution of the community body (if the local place plan is submitted by a community body which is a community-controlled body (as defined in [section 19 of the Community Empowerment \(Scotland\) Act 2015](#)).
- The contact details for the community body.
- A copy of the *Information Notice* containing the all the information outlined above.
- A statement explaining how the community body has, in preparing the LPP, had regard to:
 - the local development plan for the LPP area,

- An estimation of the number of interests of people/organisations involved (that would be in a survey or workshop),
- A summary of the views expressed in both support and [opposition](#)
 - the basis on which the community body has reached that view, including a description of any consultation by the community body in respect of the proposed local place plan.
- a copy of any document which is referred to in the local place plan (other than a document which is prepared or published by the planning authority to whom the local place plan is submitted).

A Sample *Submission Statement* is in *Appendix 2*, below.

Submission Support
Validation checklist
Information Notice
Submission statement
Retrospective
validation

[Text in red to be amended for each LPP]

Local Place Plan Officer Validation Check List:

XXX Local Place Plan 2023-32

Link to **xxx LPP**

Validation Requirement	Officer Checks Satisfactory (Yes/No/N/A)	Comments	Communities and Place Planning Manager Checks Satisfactory (Yes/No/N/A)
significance to the local			

Local Place Plans – more process thoughts

Registration/Sharing
NPA Board, Staff
Other stakeholders



Local Place Plan Register

This is the official Local Place Plan Register. This is where a Plan has been submitted and validated under the Local Place Plan Regulations.

On this webpage (below the map), you can also find information on:

- Links to all the Community Action Plans and Place Plans in the National Park.
- How registered Local Place Plans link to the Local Development Plan?
- What is the Local Development Plan timeline and when is the deadline to submit a Place Plan?
- What happens if you miss this deadline?
- Local Place Plan Support Enquiry Form download.

The [Local Place Plan Regulations 2021](#) require planning authorities to establish, maintain and publish a register of Local Place Plans and to make information about them available so that people can see if there is a Local Place Plan in their area. Specifically, the register must contain a copy of the Local Place Plan and a copy of the information submitted alongside it. For a Local Place Plan to be registered as valid it must comply with the very specific requirements set out in the legislation and which are more easily explained in [Scottish Government Circular 1/2022 – Local Place Plans](#). Subject to these requirements being satisfied, the planning authority must register the Local Place Plan and inform the submitting body.

Register:

Monitoring
LPP Delivery Plans?
Scot Gov 7-yr Review?
Co-design system?

Local Place Plans – future

Working on ...

Continued support
to LPPs with limited
staff capacity and
budget?

How to encourage
and enable LPPs to
say more on climate
and CWB
opportunities?

LPP role in land-use
decision-making
and Green Finance?

LPPs as evidence
for Asset Transfers
or CRtB?

Weight given to LPP
in decision making
pre-new LDP and if
LPP refreshed after
LDP2?

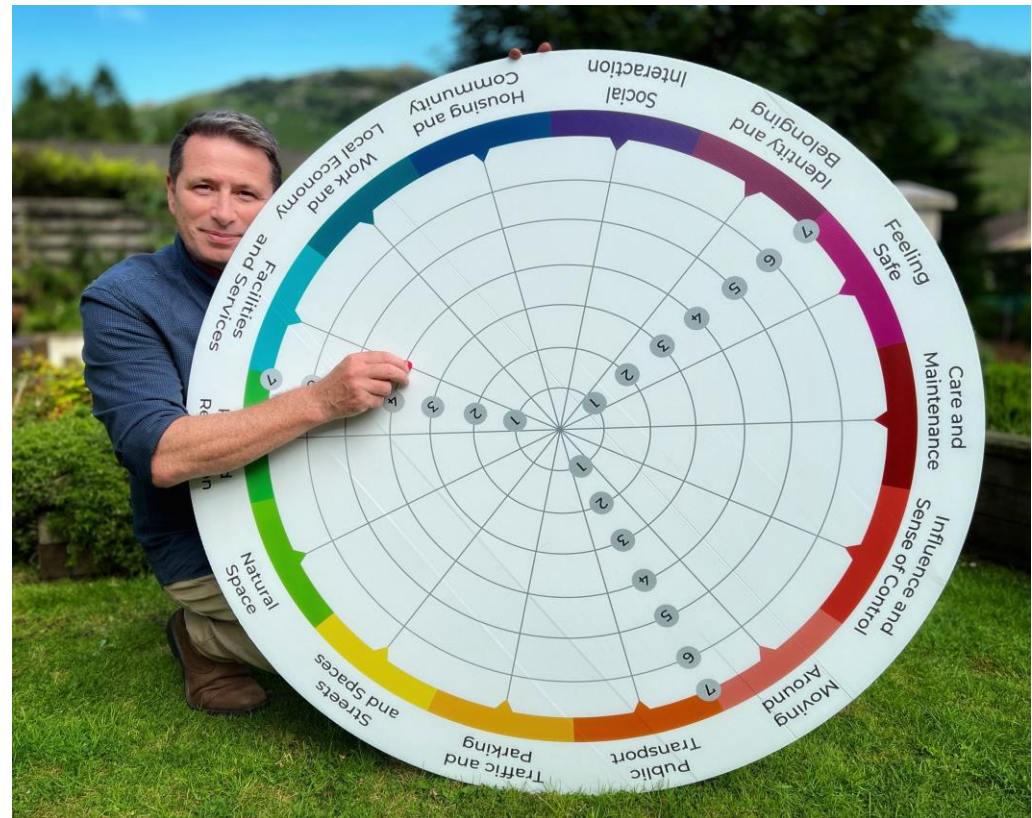
How to support
place-based
delivery of LPPs?

still learning...

Impact and Opportunities

Local Place Plans can have a key role for:

- Climate
- Nature
- Land Use – within & around communities
- Community Empowerment
- Wealth Building & Social Enterprise



**Thanks
for
Listening!**



Susan Brooks: susan.brooks@lochlomond-trossachs.org

Fiona Jackson: fiona.jackson@lochlomond-trossachs.org