



Mrs F Wood  
c/o Mr John White  
John H White Architects  
Ballat Crossroads  
Balfron Station  
G63 0SE

1 September 2015

Dear Sirs,

## **PRE- APPLICATION ENQUIRY RESPONSE**

**Reference Number:** PRE/2015/0160  
**Proposal:** Proposed holiday let development  
**Location:** Land At Ledard , Kinlochard,

Thank you for your pre-application enquiry for the above proposal. Please accept my apologies for the delay in responding.

### **Development Plan Policies**

There are a number of policy documents and material considerations which would be considered before a decision could be made on the proposal as you describe. The main policy document and relevant policies are listed below:

#### National Park Local Plan (Adopted 2011)

Key relevant policies:

TOUR 1 – New Tourism Development

TOUR2 – Supporting and Retaining a Range of Quality Tourism Accommodation

Other relevant policies:

Policy D1 – Design Quality

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

Policy SUSDEV1 – Sustainable Design

Policy ENV4 – Legally Protected Species

Policy ENV5 – Species and Habitats Identified in National Action Plans

Policy ENV6 – Enhancing Biodiversity

Policy ENV9 – Protecting Trees

ENV16 – Development in Medium to High Flood Risk Areas

TRAN3 – Impact of New Development on the Road Network

Please find details of the policies on our website at:

<http://www.lochlomond-trossachs.org/planning/adopted-local-plan/menu-id-904.html>

### National Park Aims

#### **LOCH LOMOND & THE TROSSACHS NATIONAL PARK AUTHORITY**

National Park Headquarters, Carrochan, Carrochan Road, Balloch, G83 8EG Long: 4°34'24"W Lat: 56°00'12"N

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Proposals will be determined with respect to the aims and can be found on our website at: <http://www.lochlomond-trossachs.org/looking-after>

### National Park Partnership Plan (2012-2017)

All planning decisions within the National Park require to be guided by the policies of the Partnership Plan, where they are considered to be material, in order to ensure that they are consistent with the Park's statutory aims. In this respect the following policies are relevant:

RD Policy 7: Sustainable Design and Construction

Con Policy 2: Natural Heritage

RD Policy 2: Spatial Development Strategy

## **Considerations**

### EIA Screening

The National Park is defined as a Sensitive Area within the Town and Country Planning (Environmental Impact Assessment)(Scotland) Regulations 2011. The proposal will therefore require to be screened in accordance with the Regulations. I would recommend that you submit a screening request prior to the submission of your application. Further guidance in this regard can be found on our website at <http://www.lochlomond-trossachs.org/images/stories/Planning/PDF/Advice%20notes/EIA.pdf>

### Principle

I have reviewed the proposal in light of Policy TOUR1. The site is located outwith the settlement boundary of Aberfoyle. Therefore, a new tourism development at this site would only be supported in principle if it were to be in accordance with the Visitor Destination Strategy for the Callander, Aberfoyle, Queen Elizabeth Forest Park and the Trossachs area (as detailed in the Local Plan Schedule 5). Schedule 5 of the Local Plan supports small-scale self catering, bunkhouse and camping opportunities within Queen Elizabeth Forest Park area around Aberfoyle and the Trossachs. Furthermore within the Park Partnership Plan, Loch Ard is identified as an area with smaller scale tourism potential. The principle of a small-scale tourism development would therefore be supported by Local Plan policy.

It appears that the nature of accommodation provided would be for short stay only. However for your information please note that Policy TOUR2 of the local plan states that the occupancy of new holiday letting developments will be controlled by conditions that limit the length of residency. The existing policy of the National Park Authority is to restrict occupancy, by one individual, group or family, to no more than 90 days in any year.

Please also note that a Planning Obligation may be necessary to ensure grounds, facilities and buildings are the subject of a single management arrangement to safeguard the development into the future. This will depend on the particular circumstances of the site and the development and can be discussed at any future application stage.

### Flooding

The site is identified within SEPA's flood maps as an area with a 0.5% (1:200) or greater probability of being flooded (fluvial flooding and surface water) in any given year. In the consideration of any application the Park Authority will therefore consult SEPA to receive their views on the proposal. **A Flood Risk Assessment is likely to be required by SEPA.** To avoid delay I would recommend that you contact SEPA direct to discuss any requirements for a full topographic survey and/or flood risk assessment.

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### Siting/Landscaping

The proposal would be assessed against Policy L1 of the local plan and I would welcome further discussions on proposed siting and landscaping to ensure that the development both conserves and enhances the special qualities of the Park. Partial screening of the site is provided by the existing road hedge and trees along the edge of the burn, however the site is generally open in character from the public road down to the road edge. Principal views into the site are from the public road directly to the north, the public road from the approach to the east, Loch Ard itself (including across the loch to the west and south) and surrounding hills. I am of the opinion that the site may be capable of sensitively accommodating a small scale camping development however careful consideration would need to be given to the siting of buildings, cars and tents i.e. locating the car park to the north of the site next to the boundary hedge would reduce the overall visual impact. Whilst landscaping would assist in screening the development it will be important to ensure the established character of the loch shore is conserved. Before you decide to submit any application for planning permission a site meeting with our Landscape Architect and your own Landscape Advisors would be welcomed.

On my site visit I also looked at the site directly to the west (on the other side of Ledard burn). It also has the same flooding constraints however, in landscape terms, has more existing established screening and is less visible from principal public view points. Notwithstanding this it also has the benefits of a loch shore location with wider views of the Trossachs. **I would recommend that this site be considered as an alternative location for the development.** This could be discussed further at any future site meeting.

### Design

I am not sure if the floor plans of the “chalets” relate to the photomontages provided. I can however confirm that the design and finish of the camping “pods” shown in the photographs would be compliant with Policy D1 of the Local Plan.

### Access

The proposed development would result in a material increase in traffic using the B829. The public road between Aberfoyle and Kinlochard is sub-standard in places and consultation with Stirling Council Roads Authority would be required. You may wish to contact them prior to the submission of your application to receive their advice.

### Protected Species Survey/Trees

Given the loch shore location an otter survey would be required in support of any application. If any trees are to be removed a bat survey will also be required. If trees are to be removed or development is to take place within the root protection area of existing trees then a tree survey would also be necessary. Please contact me if you require any further advice in relation to undertaking such survey's.

If you wish to pursue this proposal then you can apply online or download the necessary application forms at the government's planning portal at <https://eplanning.scotland.gov.uk/>. There are also guidance notes available to help you complete the forms.

**Please note** that any pre-application advice we provide is not a formal decision by the Authority and cannot bind its future decision making. Any views or opinions expressed are given in good faith and to the best of my professional ability, but are without prejudice to the formal consideration of any planning application following statutory consultation and evaluation of all available information.

If you have any queries regarding the content of this letter please feel free to contact me. You may also wish to contact Building Control for advice on whether a Building Warrant is required.

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Yours sincerely,

Vivien Emery

**Development Management Planner**

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