

7.00pm. 26 January. PUBLIC MEETING Ardentinny Village Hall

Dear Resident,

Following the Ardentinnny Local Plan Open Day in July 2007 when residents expressed support for 'some housing on the field next to Ardfin Avenue and also behind Barnacabber House' (Report prepared by the Planning Policy Team Loch Lomond and The Trossachs National Park Authority. 1 November 2007), and the publication of the Draft Plan in early 2009, a Working Group was formed to work on your behalf.

Since we last circulated you with an update on our work regarding the National Park's proposal to build affordable housing at Lochview, Ardentinnny, there have been further developments.

First of all, the Working Group received a response (dated 18 December) to its letter to Diana Worthy of 7 December. That response plus the Working Group's and National Park's subsequent replies are attached, for your information. Also attached is an extract from the National Park's 'Finalised Draft Local Plan' which pertains to Ardentinnny.

Secondly, a PUBLIC MEETING has been arranged for the 26th January, 2010 at 7.p.m. (doors open at 6.30 p.m.) in Ardentinnny Village Hall, to which you are all invited. The National Park Authority has confirmed that Gordon Watson, Director of Planning and Rural Development will attend. Anyone unable to attend but who would like to pose a question to the Park Authority can do so, in writing, to Ardentinnny Community Council and deliver it to one of the following addresses:

Elaine Allan (Secretary), Blink Bonny Cottage (first cottage in row next to Old School House) or email: dundaraich@aol.com; Bill Williamson, (Councillor) 1 Ardfin Avenue; Val Kennedy (Convener), Glen Finart Hotel; Pauline Gordon (Acting Chair, Working Group), 36 Ardenfield.

Finally, a small group of working group and community council members visited the Park's headquarters in Balloch to view all the consultation documents pertaining to Ardentinnny. The response from the community was: 2 in support of the proposal and 91 objections. Numbers could have been higher, had all names of residents at one address replied.

We hope that all of the attached will help inform you prior to the Public Meeting and The Finalised Draft Local Plan consultation which begins on Friday 19 February 2010 and closes on Tuesday 6 April 2010 (as published on the National Park's website).

Yours sincerely,

Pauline Gordon,
on behalf of Ardentinnny Proposed Housing Development Working Group.
January, 2010.

Thread of email responses to and from the Working Group between 18th
December, 2009 and 8th January, 2010

SM Stuart Mearns PG Pauline Gordon

SM From: Stuart Mearns
Subject: RE: File Ref: FOI/RD/FP/60712 / Date: Fri, 8 Jan 2010 16:15:27 +0000

Pauline

It is disappointing to read that you felt some of my response was misleading. I will respond to each point you highlighted below briefly which I hope helps clarify the points. Again, if I can help further please don't hesitate to contact me.

Regards
Stuart

Stuart Mearns
Forward Planning Manager
Loch Lomond & The Trossachs National Park

From: Pauline Gordon / Sent: 08 January 2010 08:24 / To: Stuart Mearns
Subject: File Ref: FOI/RD/FP/60712

PG Dear Stuart,

Thank you for your email of 18th December addressing the points raised in our email sent to Diana Worthy on 7th December. We are concerned to note the misleading nature of a number of the points you raise, and would draw your attention to the following.

With reference to your first paragraph which reads as follows:

SM 'Having reviewed our file, all correspondence received has been replied to. This is - a letter dated 25 February, which a reply was sent on the 10 March. We received a further letter on the 20 April to which a reply was sent on the 15 May. Subsequent to this we received an email from yourself on the 23 October which was replied to on the 26th October. The questions posed were responded to in our replies. Perhaps you can check that I have listed all the correspondence the Working Group has sent in case there is something we have not received?'

PG We agree that, as you say, we have received 'responses' to our correspondence, but these responses have only been in the form of acknowledgement and/or explanation as to why we have not received the information/action we requested and/or were promised. They have not directly addressed the questions raised.

SM My reading of the file is that each question has received a reply, though note that it is considered that the responses have not directly addresses the questions. If the points below do not cover all these then please forward them on and I will prepare a response.

PG 1. I quote para 2 of a letter from Councillor Bruce Marshall to Dr. Keith Hacking regarding Ardentiny Proposed Housing Development:

'I had already heard from the secretary of the Community Council and others, not to mention the local paper, what had transpired at the meeting which by Ardentiny standards was a very well attended meeting. I have already been in contact with Park Planners letting them know the situation and as far as they are concerned there will be no imposition of a policy in the Draft Plan that is so overwhelmingly opposed by a local community. Park planner, Susan Brookes, has intimated to me that she intends to have a follow up meeting in Ardentiny which I am sure will allay concerns.'

No such meeting has ever taken place. We accept that information via a third party cannot be held to account and, for that reason, we wish to communicate directly with the National Park Authority.

SM Unfortunately I am not aware of such a commitment. Where we received a request for a meeting with a community council we attended over the summer. I would stress that a further round of consultation begins later in February.

PG 2. I quote para 4 of the National Park's letter to Dr. Hacking, Ardentenny Proposed Housing Development Residents Working Group of 10th March, 2009.

'We have received a large number of responses to the draft plan consultation. Over the coming months we will be analysing these responses and preparing a Report on Consultation which will summarise the process undertaken and present all responses received sorted by policy topic and/or proposal. Once completed, this Report will be available on our website for information. This will include responses from our partner agencies and organisations.'

SM Due to the number of responses we had to delay the date for consultation on the Finalised Draft Local Plan and preparing the formal report of consultation. This update was contained within the link to the updated Development Plan Scheme notified to the working group in August 2009.

PG 3. I also quote para 4 of Diana Worthy's letter to Dr. K J Hacking, Ardentenny Proposed Housing Development Working Group of 15 May 2009:

'We received around 470 responses to the consultation and we are currently inputting these into our consultation database. Consequently, at this time I am unable to inform you of the responses received from our partner agencies in reference to the proposed Ardentenny housing site as you requested. However, as stated in my previous letter we will be preparing a Report on Consultation which will summarise the process undertaken and present all the responses received sorted by policy topic and/or proposal and our analysis of these. It is anticipated this report will be made available in autumn 2009.'

We are now in deep mid-winter January 2010 and have still not received the aforementioned report.

SM As above, this will be issued with the consultation on the Finalised Draft Local Plan in February.

PG 4. Ref. your para 2.

SM 'There have been a small number of meetings with respondents, where further information or clarification has been considered necessary. The letter was making this as a general statement and there was no meeting held in respect of the proposal Ardentenny.'

PG In a reply within the context of the Ardentenny Proposed Housing Development, Ms. Worthy's reference to meetings that had nothing to do with the said development were irrelevant, if not misleading.

PG 5. Ref. your para 3:

SM 'We have reviewed all responses and considered them in preparing the Finalised Plan. Further Consultation on the Finalised Plan takes place formally starting in late 6 February for a 6 week period. We are currently preparing a small programme of consultation meetings and drop in meetings to accompany this consultation and I hope to be able to confirm this early in January. Councillor Marshall has indicated that the 27 January may be suitable date for a public meeting in Ardentenny following this week's Community Council meeting. I would be grateful if (you) could confirm and I will also contact the Community Council.'

PG First of all. Are you referring to the Finalised Draft Plan currently on your website?

SM Yes, I was referring to the Finalised Draft Local Plan. This was approved by the National Park Board in December for consultation. The papers from this meeting of the Board are available on our website. The Finalised Draft Local Plan is being prepared for publication in February and will be placed on our website when the consultation is launched. Copies of the plan will also be available on request and will also be able to be viewed at local libraries.

PG Secondly, we consider that the lack of promised face to face consultation with the residents of Ardentenny in light of their overwhelming opposition to the proposed development, together with delays in and/or complete lack of promised information with regard to your initial proposal to build 36 houses and now changed to build 10, a formal consultation period of six weeks is unreasonable and unacceptable.

SM As stated above, unfortunately I or my colleagues were not aware of a request. The delay in publishing the Finalised Draft Local Plan and its accompanying documents is regrettable, however necessary in order to manage the workload. The information you requested in the form of the report of consultation will be made available when the Finalised Draft Local Plan is launched. We will be able to outline this at the public meeting to ensure that the working group and the community is informed when considering the formal consultation on the Finalised Draft Local Plan which starts almost three weeks after the meeting.

PG Thirdly, Ardentinny Community Council, apart from fully supporting the formation of and activity of the Working Group, sent a detailed response to the Draft Plan in February last year which outlined 10 major concerns arising from the Plan and included several direct questions. We understand that the Community Council has to date received no further information and no answers apart from the standard acknowledgement sent to other respondents. A new Community Council has recently been formed and is working closely with ourselves to ensure full participation of Ardentinny residents in consultation with the National Park. The date proposed for a public meeting with yourselves by the Community Council was January 26th at 7.30 p.m. I would be grateful if you could confirm this, on receipt.

SM All draft plan respondents received a formal letter confirming receipt of response. This is a standard approach in the preparation of a Local Plan. As indicated previously only a small number of meetings across the park were undertaken. The Park Authority's response to respondents' comments and questions will be contained within the report on consultation.

I understand that the Ardentinny.org website posed a number of questions relating to the Ardentinny housing site to the Park Authority during February 2009, and this was responded to by my colleague Diana Worthy and placed on their website. The Community Council made reference to Diana Worthy's response in their draft plan consultation response and raised further questions as you have noted above.

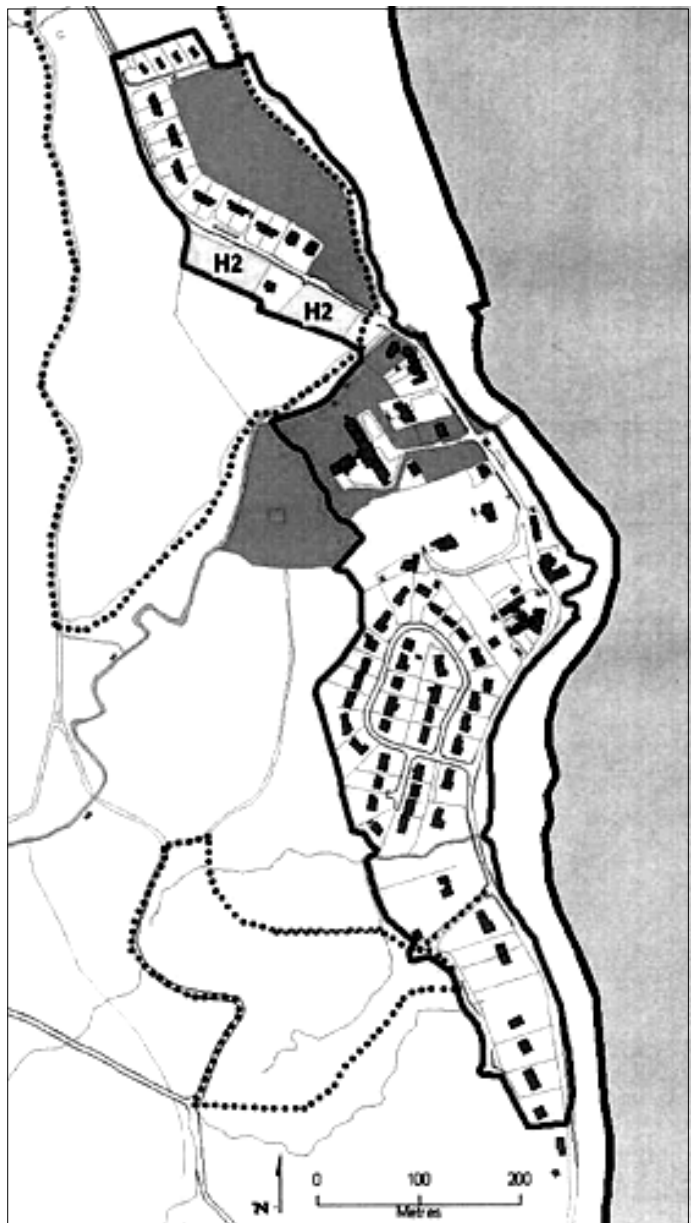
We are liaising with the Community Council at the moment and await their confirmation on the 26th January. If the questions raised by the Community Council in their draft plan response are still relevant, we will be happy to discuss these questions further at this time. We will discuss this issue with the Community Council directly when confirming this date.

PG Finally, as invited, we would like to propose a visit to your offices to view your consultation documents and responses, including those of 'your partner agencies and organisations' with regard to the the proposed affordable housing development in Ardentinny on Friday 15 January, 2009. Can you confirm, on receipt, whether this is convenient and, if not, suggest a suitable, prompt alternative.

SM This date is fine, we can make available the documents issued for consultation with the Draft Plan and copies of all the responses we received to the consultation. This will not include the detailed report of consultation.

Extract from Finalised Draft Local Plan

Ardentinny.
81 objections were received regarding the proposed housing allocation on the Site south of Lochview citing infrastructure issues, lack of employment opportunities, biodiversity qualities of site, and that the community is happy with the current size of the village. The site is owned by the Forestry Commission and could be released for affordable housing to provide new housing opportunities to rejuvenate the community. Given the limited housing opportunities in this area of the Park, it is proposed to retain an element of housing (10 units) on this site as well as introduce two new sites at Finnartmore, Kilmun (16 units) and High Road, Strone (10 units).



**PUBLIC MEETING
7.00pm. 26 January.**