

Callander South Masterplan Framework

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Introduction

This guidance provides information on how the land to the south of Callander should be developed. The guidance is aimed at landowners, applicants/agents, developers, architects, as well as members of the public. The purpose of the document is to provide guidance on:

- the details to be considered in preparing design documents to be submitted alongside future planning applications for proposed development in the Callander South area
- when planning obligations may be required and what for

AND

- a steer to how future planning applications should be assessed for this area

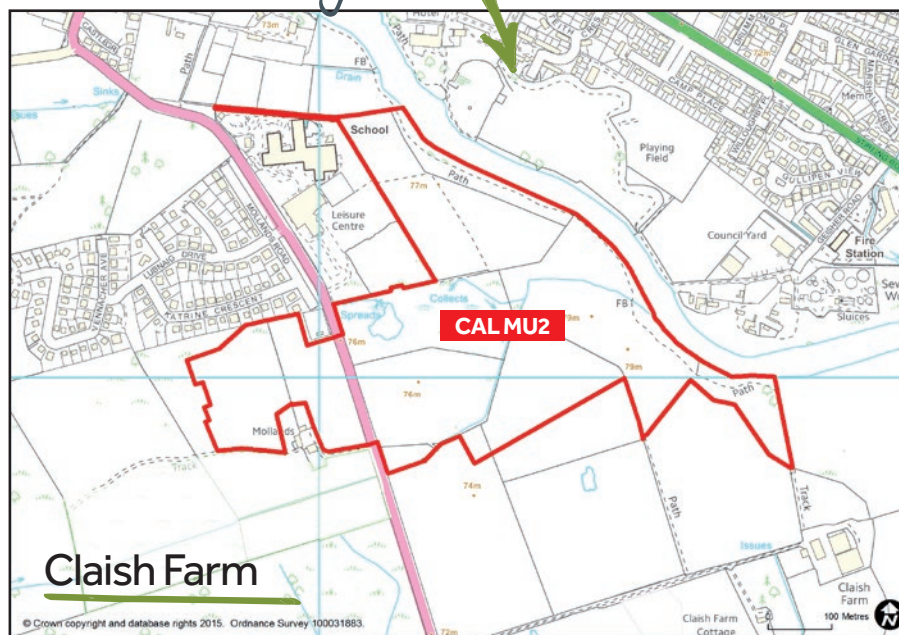
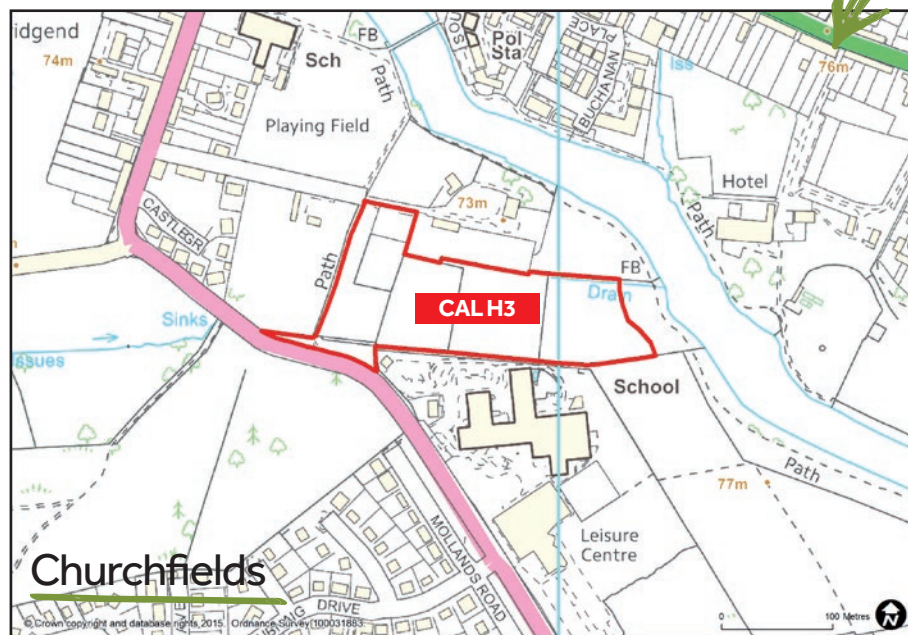
This planning guidance is one of a series that supports policies in the **Local Development Plan** and it is a material planning consideration in determining planning applications. This guidance should be read in conjunction with the **Local Development Plan**. It should be noted that contributions towards affordable housing is set out in the **Supplementary Guidance on Housing Development**.



1. The role of the Callander South Masterplan Framework

Callander is the main eastern gateway into the National Park and Highlands.

Callander South includes two land holdings



Callander South represents the largest land release for future development in the National Park for the foreseeable future. Callander South includes two land holdings at Claish Farm and Churchfields. The role of the master plan framework is to guide and co-ordinate future planning

applications in this area whilst considering the numerous development factors which have to be juggled to deliver the Local Development Plan Vision. Any proposed development in the Claish Farm site will require a masterplan to follow this framework whereas the Churchfield site

will require a design and access statement to follow this framework. This framework will form Planning Guidance as part of the Local Development Plan and will be a material consideration in the assessment of future planning applications in the Callander South area.

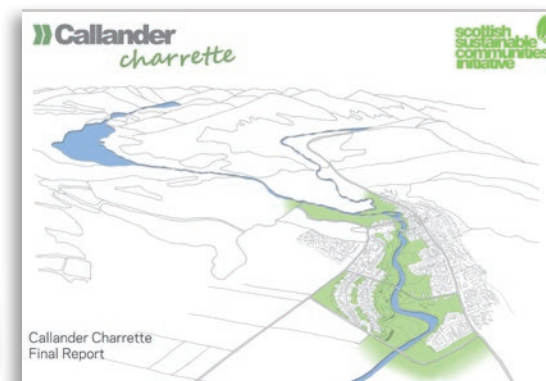
2. How did we get here?

The journey so far...

The Callander South Masterplan Framework has evolved from the 2011 Callander Charette, our Main Issues Report consultation, Additional Sites Report consultation and the Callander South Masterplan Workshop of 2014.

The Charrette was a Community led collaboration with landowners and their agents, community organisations, key agencies, Stirling Council and the National Park Authority. It identified a future Vision for Callander and a direction for growth for the whole of Callander including various key initiatives, some of which have already been successful such as a new use for St Kessog's and public realm improvements have been delivered on Main Street.

Following on from the charette, the design principles and priorities outcomes were issued as formal planning guidance in 2012 and the Community Action Plan was updated. Moving the development vision into the formal planning documents, we published two public consultations; the Main Issues Report and Additional Sites Report which highlighted the specific development sites throughout Callander. Reflecting the consensus established at the Charrette, there was general support for the sites identified. Finally there was a Callander South Workshop at the end of 2014 which focused solely on the southern part of Callander and discussed ideas on how to progress and support future growth.



3. Proposed development

Housing site at Churchfields:

30 homes (indicative number)

Mixed Use development at Claish Farm including:

90 homes (indicative number),
60-bed hotel, riverside park and walk, community events space, outdoor recreational centre, community heating scheme and a longer term vision for a bridge link across the River Teith.

Infrastructure requirements:

- Nursery and Primary Schools capacity – build rate of new homes will require to be restricted to match capacity or additional capacity supported by developer contributions
- Roundabout to access Claish Farm either side of the A81 public road
- Road access into Churchfields site
- Sustainable drainage systems at Claish Farm and Churchfields sites
- Safeguard long term bridge across River Teith at Callander East
- Local paths/routes for pedestrians and cyclists to ensure connectivity with existing public access networks and proposed
- Drainage and sewerage
- Car parking
- Riverside park
- Biodiversity enhancements to the landscape and Mollands Burn on Claish Farm site
- Landscaped gateway approach from south on Claish Farm site
- Natural flood mitigation measures
- Community heating scheme linked to leisure centre



*Housing site at
Churchfields:
30 homes
proposed*



*Mixed Use
development at
Claish Farm inc.
• 90 homes
• 60 bed hotel.*


4. Site characteristics - current status

A key part of any future planning application will be to have a site appraisal which assesses all the different factors existing in and around the site which will impact on the overall development layout and design.

The points within this section highlight the existing baseline factors (i.e. not exhaustive) to be included within the site appraisal to be submitted alongside any future planning application to demonstrate compliance with the Local Development Plan.

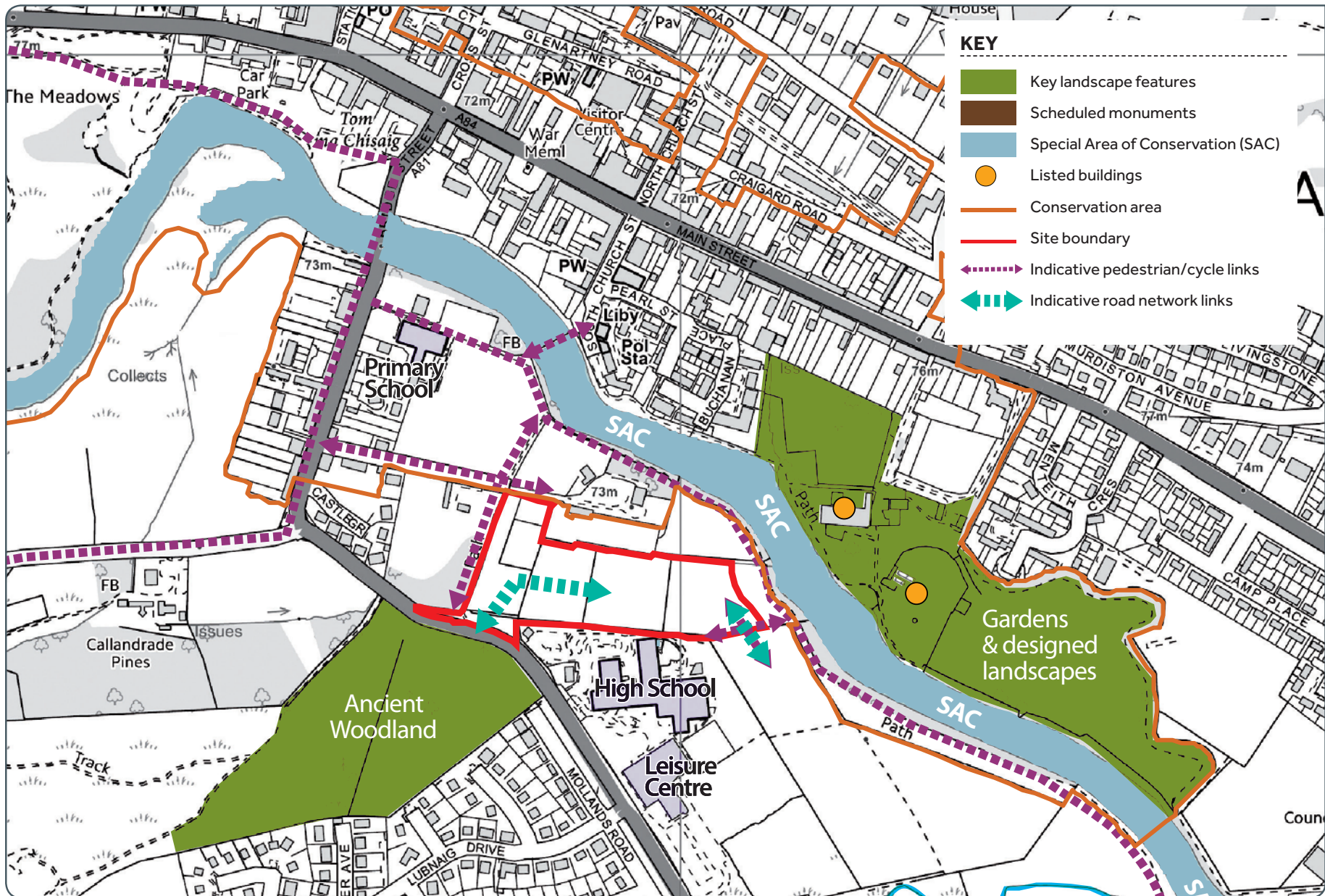
What area do these sites cover?

- Claish Farm mixed use site **MU2** covers an area of **23.1Ha**
- Churchfields housing site **H3** covers **2.5Ha**
- The Claish Farm long term site **LT2** covers an area of **25.06Ha** is not proposed during the short term



*Please see pages
9 - 11 for maps*

Callander H3: Churchfields 30 Homes



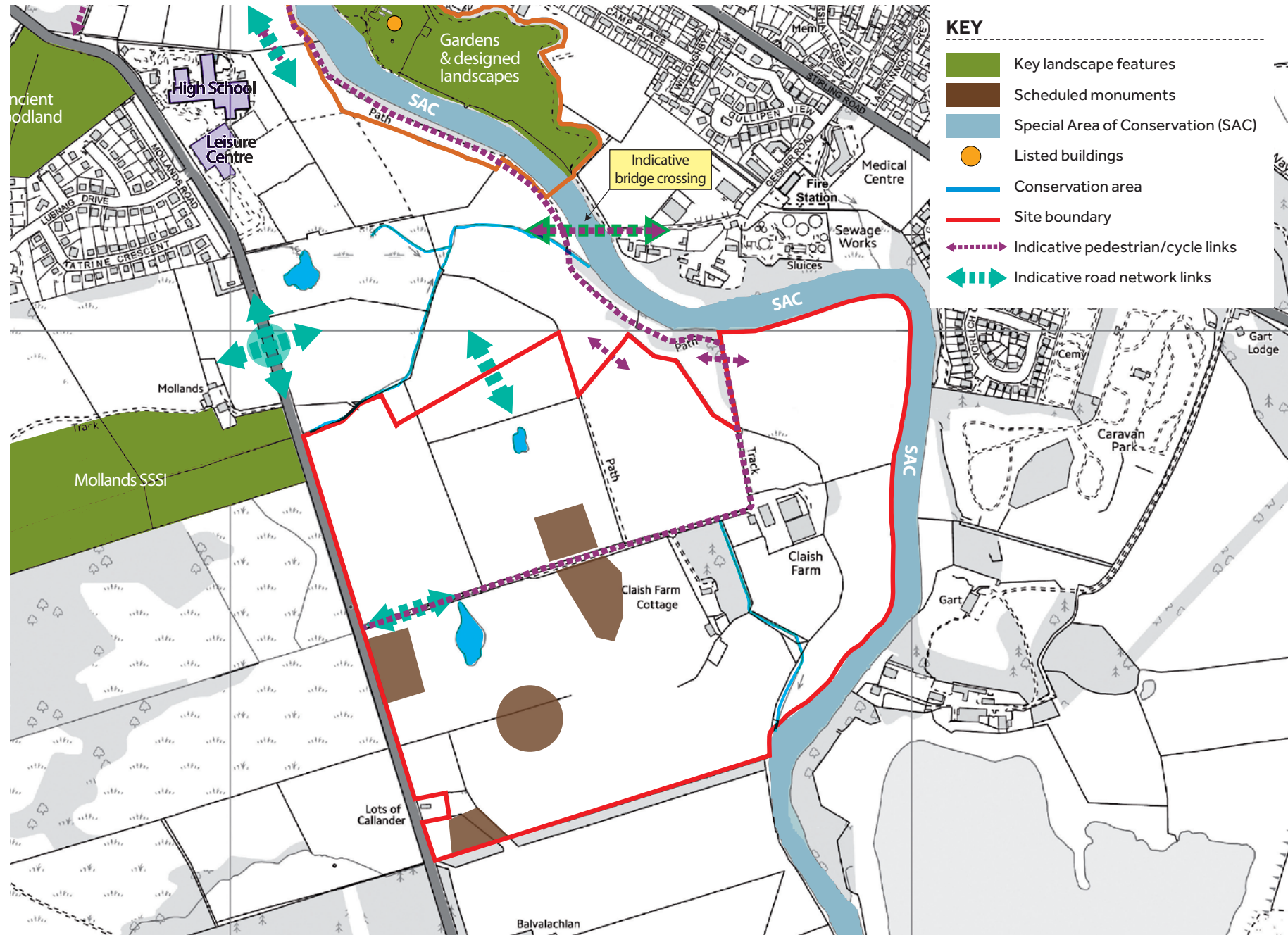
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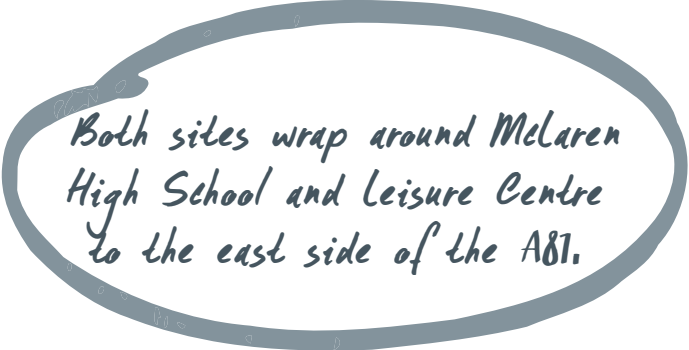
- Key landscape features
- Scheduled monuments
- Special Area of Conservation (SAC)
- Listed buildings
- Conservation area
- Site boundary
- Existing water bodies
- Indicative pedestrian/cycle links
- Indicative road network links

The map shows the River Nith flowing through Callander. Key features include the Primary School, High School, Leisure Centre, Ancient Woodland, Mollands SSSI, Gardens & designed landscapes, and various streets like Main Street and Livingstone Avenue. A red line indicates the site boundary, and a dashed line shows the indicative bridge crossing.

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LT2 Claish Farm – Long Term Mixed Use: housing, hotel, leisure & recreation, business, community heating scheme and open space





Both sites wrap around McLaren High School and Leisure Centre to the east side of the A81.

Location, location, location

There are a number of town centre shops, services and facilities (including convenience stores, post office and pharmacy) within 1,250m walking distance. Callander Primary School is northwest of Churchfields site with Callander Youth Project directly opposite the Primary school. Both sites wrap around McLaren High School and Leisure Centre to the east side of the A81. Regular bus services operate along main street and twice daily between the leisure centre/high school and town centre. There is no local provision of play facilities within adjacent housing developments.

A superb landscape

Callander has a special landscape setting by virtue of its dramatic natural backdrop and unique location straddling the Highland Boundary Fault. This geological feature runs through the area and offers a range of landmark features that give the town and the area its visual distinctiveness. These well known landmarks are; Ben Ledi, Callander Crag, Ben Gullipen, Samsons Stone and Leny Park.

The town is located at the transition from the settled pastoral lowlands to the rugged wilder Highlands giving the appearance of it guarding a Gateway through the spectacular Pass of Leny. As a planned town Callander is linear in form with a well ordered and traditional character overall. This linear form has been influenced by the River Teith which runs through it and the distinctiveness of its built heritage has developed this tourist town from Victorian spa and railway times.

In addition several designed landscapes; Gart, Roman Camp, Cambusmore, Trean and Leny have recognisable landmark features which contribute to the wider scenery and pinpoint them in the landscape, woodland, parkland, wooded approaches and tall exotic conifers.

The appreciation of legibility and intervisibility of the area's landmarks are intrinsic to Callander's visual and scenic qualities. These features and the sense of place they generate are appreciable on the site through views in and out of the site and the adjacent areas of valuable landscape character.

Special landscape qualities and landscape character

An understanding of the landscape and visual baseline of the site; Special landscape qualities, landscape character and visual amenity is crucial to inform the design of the sites. References include; Special Landscape Qualities of Loch Lomond and The Trossachs National Park (2010); Landscape Character Assessment (2009) and Landscape Character Assessment review (2015). The Callander Landscape Capacity Study (2013) assesses the sites in terms of local landscape character, visual context and identifies important viewpoints.



In the Capacity Study the site is divided into Claish Farm Plainland and Mollands Farmed Wooded slopes. These areas have broken down the larger landscape character types into local landscape character areas which better relate to the sense of place, local distinctiveness and how the landscape is experienced.

This baseline should be used to inform a full site appraisal of local landscape character and visual context of the site;

- land-cover and land-use; mixture of land-uses; wide level arable fields, smaller undulating pasture fields, unmanaged rush pasture, and, existing development; farm buildings and tracks on field boundaries.
- levels range from approximately 84m on the western boundary to approximately 68m on the eastern boundary of the Claish Farm site. The Claish Farm site has a gradual fall to the north east towards the River Teith. Slope angles generally range between 1 and 10 to 1 in 80 across the Claish Farm site. To the west of the A81, the land rises toward Coilhallan Wood. The Churchfields site is mainly level after sloping down from the A81.

Cont.



Claish Farm site - looking towards McLaren Leisure Centre and McLaren High School



Claish Farm site - looking towards River Teith



Claish Farm site - looking looking from the A81



Claish Farm site - looking into Mollands side of MU2 allocation

- landscape features include; a riparian zone along the River Teith, wooded knolls and eskers, wetland area, burns, ditches, individual trees; parkland and field boundary trees and hedges, estate gates and fencing.
- access and recreation include; existing paths; along riparian edge of river, path links to; the school, conservation area, leisure centre, pitches and designed landscapes.
- biodiversity on sites include; wetland habitats, riparian woodlands, hedgerows, field boundary trees, woodlands and parkland trees.
- cultural heritage includes; prehistoric sites, relict farmland, designed landscapes and scheduled monuments.
- visual and scenic qualities include; local visual features link to the wider town setting; river, woodland, riverside, conservation area and designed landscapes that are seen from higher ground and the southern approach to the town.



Site H3: Churchfields - looking north east



Site H3: Churchfields site - looking north from existing access path

Cultural identity below ground

Callander has significant archaeology. There are Scheduled Monuments within the long term Claish Farm site including a rare monument - Neolithic timber hall. There is a designated landscape on the opposite side of the River from Churchfields and Claish Farm sites in which there are further setting issues. There is farming evidence from medieval period showing different agricultural practices. There is also Mollands Special Site of Scientific Interest (SSSI). It is a key locality in a network of sites where pollen analysis and radiocarbon dating of sediments have been used to constrain the timing and extent of the last phase of glaciation in Scotland.

Further details on the SSSI can be found at the Scottish Natural Heritage website: <http://gateway.snh.gov.uk/sitelink>

There are two potential adverse impacts on archaeology; direct and indirect. Careful design considerations required for potential impacts:

- i) on hydrology,
- ii) building development on site, and
- iii) on setting.

Water environment

River Teith is a Special Area of Conservation for Atlantic Salmon and lamprey; and runs adjacent to the eastern boundaries of Claish farm and Churchfields sites. The Mollands burn runs through the Claish Farm site into the River Teith and offers potential spawning areas for Salmon. Flooding occurs adjacent to the River Teith with surface water ponds forming on both sites, especially to the southern long term Claish Farm site. There are concerns over surface water drainage on site and limited capacity with sewerage treatment works (although Scottish Water own additional land adjacent to the treatment works which potentially could accommodate future capacity if required).



Photo showing 1in50yr flood event (SEPA)



Photo showing 1in50yr flood event (SEPA)



Biodiversity

The Claish Farm and Churchfields sites include a mosaic of woodland including riparian trees, scrub, hedges, individual specimen and field boundary trees. These natural assets should be used to enhance the drainage, water management, recreation and access provision for these sites through landscape design.

Existing path, cycle and public transport connections

There are numerous options for pedestrian and cycle routes in and around Callander. There is an immediate path adjacent to the western side of Churchfields site connecting the A81 to the pedestrian bridge which in turn provides easy access to school and nursery as well as South Church Street which is the direct route into town centre services and facilities. Bus stops are located along Main Street and Station Road car park.

Transport Scotland and Stirling Council have confirmed that there is a limit in the capacity in the Main Street (A84) and Bridge Street (A81) junction. There are limitations with existing pedestrian and road bridges summarised below.

Education services

Stirling Council has confirmed that there are capacity constraints with Callander Nursery and Primary Schools, and that McLaren High School may require extension of existing playing fields to accommodate future growth. Primary school currently has capacity for 290 pupils and a current roll of 222 pupils.



Path adjoining western boundary of Churchfields site links pedestrian/cyclist from bridge/town centre towards McLaren High School and McLaren Leisure Centre



Callander Paths leaflet showing numerous walks in and around Callander. Paths run adjacent to and through Callander south sites



'Stories in the Stones' Callander Heritage Trail is an interesting walk around Callander to discover snapshots of the history and culture of Callander



Pedestrian footbridge links sites to town via South Church Street (of limited life span)

Note: Members of the community have road safety concerns of primary school kids accessing school along the A81 from town, especially with vehicle speeds, heavy goods vehicles traffic and limitations on road bridge.



Road bridge along A81 is listed and is only capable of pedestrian access on western side of road



A81 potential road access point to Churchfield



A81 potential roundabout access point to Claish Farm and gateway approach from south

5. Development principles

Development principles are building on the site characteristics above and incorporating the measures below into the overall development brief and design.

Development will meet the criteria to create Successful places of:

1. Place-making,
2. Sense of Place/Distinctive
3. Adaptable,
4. Welcoming
5. Resource Efficient
6. Easy to move around and beyond.

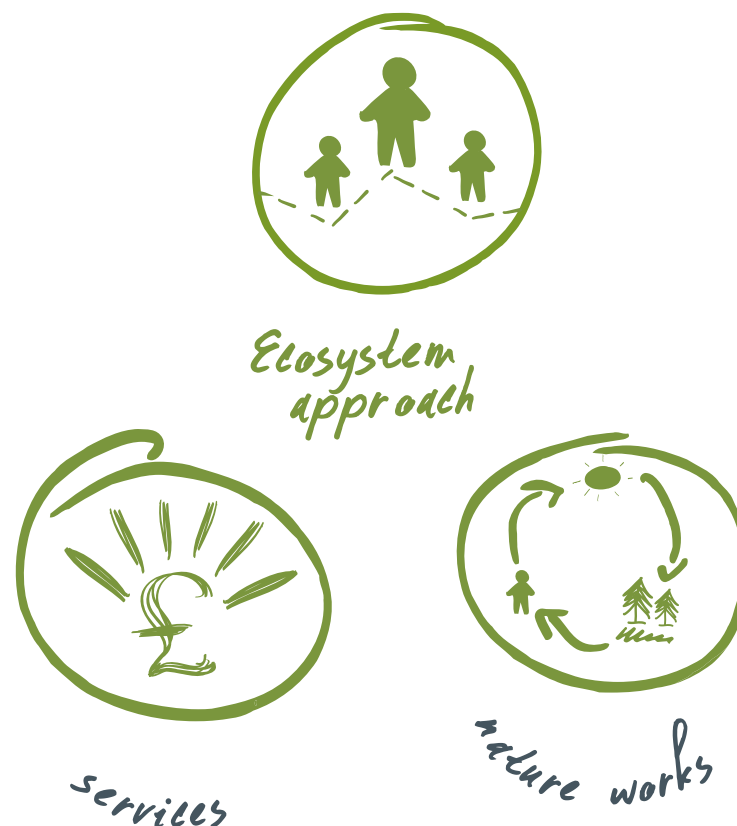
Ecosystems Services Approach

Development will incorporate the **Ecosystems Services Approach** to add value to the overall development. Ecosystems planning is a strategy for the integrated management of land, water and living resources that encourages conservation and sustainable use of existing ecosystems. The natural and cultural assets that define an areas character can be effectively integrated into the design; cost effective, sustainable, reduce visual impact, improve flood management and long term management.

Green and blue assets relate to landscape character, heritage, sense of place and community spirit. Underpinning the multiple functions of green and blue assets is the concept of Ecosystem services.

By using the outcomes of detailed site appraisals submitted during the planning application stage, design will complement the existing natural and historic environmental assets on and surrounding the sites. Support advice is available from Scottish Natural Heritage, Historic Environment Scotland and Scottish Environment Protection Agency for how best to adopt this approach (please see further information on page 25) on how to integrate this approach early in the planning application process.

Development should maintain, restore, improve and enhance the benefits of existing ecosystems.



Landscape

A full Landscape Appraisal should be provided along with any planning application assessing the likely landscape and visual effects of the proposed development; this would describe the existing landscape and visual baseline, the likely impacts, predict the effects how might they be mitigated as part of the wider site appraisal (as part of the design process) in order to iteratively design the whole site and its desired internal components.

This approach would integrate with an ecosystem approach where existing natural and semi-natural features and its scenic and visual qualities would inform the internal layout, axis and circulation and contribute to an ultimate sympathetic and integrated landscape design for the site. This approach would aid transparency, the consideration of options as well as the best opportunities for mitigation and enhancements.

The landscape appraisal should carry out an assessment of the development from agreed relevant landscape and visual receptors and at least include 3 contexts – long distance views (e.g. Ben Ledi,

Callander Crags, public roads), middle distance views (designed landscape opposite side of river, local roads and core paths) and local views into and out from sites (e.g. Conservation Area, riverside, local road and adjacent core paths).

Development must demonstrate how proposed buildings will sit within the special landscape to maintain the character of the overall setting of Callander and to protect the special landscape qualities of the National Park. Existing landscape features can be incorporated throughout the site(s) making it easier to navigate. Features may be existing distinctive landscape assets, new landscape features or new architectural elements.

It is important that proposed development on the Claish Farm site forms a well-considered layout and design to form the gateway approach from the south along the A81. Planting will also provide shelter from prevailing winds. The landscape design should be of high quality and in accordance with advice in the Place-making and Design Supplementary Guidance.

Road access

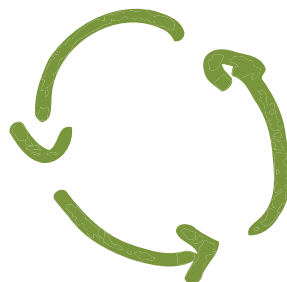
Road access will be taken from the A81 public road for all three sites. Churchfields and Claish Farm long-term sites are likely to require a T-junction whereas the Claish Farm MU2 site is likely to require a roundabout to access land on both sides of the A81. In the long-term access through the Claish Farm site could be via a new road bridge. Discussions on any developers contributions will be held at the planning application stage. Formation of new roads or upgrade of existing tracks require careful consideration of impacts on the cultural heritage assets.

Movement

Development proposals will prioritise place before movement and shall demonstrate compliance with Scottish Governments 'Designing Streets - a policy statement for Scotland' and SCOTS guide in consultation with Stirling Council. Development layout will provide ease of movement into and out from sites with multiple connections for pedestrian, cyclist and vehicle users. Streets will be designed to prioritise pedestrian and cyclists above vehicle users, reduce vehicle speeds and accommodate a number of uses for roads within each site. Internal routes through the site will provide a welcoming, distinctive, safe and pleasant environment.

The street hierarchy will maximise permeability. An integrated network of routes will connect all areas of each site (including a riverside path), establishing hierarchy of pedestrian and cyclist priority streets. Road accesses will be from Glasgow Road. Street layout will incorporate SCOTS National Roads Development Guide to inform best choice of location of roads and bridges and preferable connections prioritised for pedestrians and cyclists. Design Manual for Roads and Bridges should also be adhered to in relation to roads and long term bridge with improved circulation around town.

Details should illustrate connections to leisure centre, Primary school, McLaren High school, town centre, core paths and cycle routes, new bus stop and extended bus route. Active Travel Plans should consider how to address potential closure of pedestrian bridge at southern end of South Church Street as well as how the street hierarchy accommodates future bus services through or adjacent to the sites. Shared surfaces will be provided where possible, and street design will reduce traffic speeds encouraging pedestrian priority.



"By adopting the ecosystems service approach future development will work with and complement the natural environment."

Natural Environment

Site appraisals to be submitted with future planning applications will identify the natural assets on site including habitats and species. There are opportunities for improvements to complement green and blue infrastructure with various landscaping measures to areas of open space, riverside park and path, and the Mollands burn (please see further information on page 24). By adopting the ecosystems service approach future development will work with and complement the natural environment.

Historic Environment

Archaeology, Scheduled Monuments, Designed landscape – safeguards and mitigation measures should be built into the design and layout proposed. The Scheduled Monuments should be areas of open space and development layout should maintain their interrelationship/connections. A solution is for development layout to provide appropriate setting of Scheduled Monuments and for design guidelines to indicate a small scale and low density the closer to the Scheduled Monuments. The Historic Environment is also linked to the ecosystems approach. Detailed paths and modern art could be considered as ways of illustrating the historic environment on both sites.

Drainage and flood risk

Details of Sustainable Drainage Systems (SuDS) will be required for both sites. A SuDS Strategy will provide for the required level of treatment of surface water prior to discharge to surrounding watercourses. SuDS will incorporate natural design solutions for the benefit of general amenity and biodiversity.

Details of how development on the west side of the A81 does not adversely impact the hydrology of the Mollands Site of Special Scientific Interest will require to be submitted alongside any future application at Claish Farm site.

A Flood Risk Assessment will require to be submitted alongside any future planning application for sites. Development will not normally be permitted within the 0.5% annual probability (200 year) flood extent determined by the flood risk assessment. Where development is permitted, measures to protect against or manage flood risk will be required and any loss of flood storage capacity mitigated to achieve a neutral or better outcome.

Climate change adaptation measures would help address the medium to long term maintenance factors.

Education

Callander Primary School has capacity constraints and depending on the time and level of development additional capacity may be required. Developers should clarify the extent of potential contributions at the pre-application stage in consultation with the Parks Development Management team and Stirling Council's education team.

Careful phasing of new housing development could potentially help ensure there is sufficient capacity at the Callander Primary School. However, the school role is inclining and given that there is already some capacity constraints it is likely that developer contributions would be sought and be agreed at the planning application stage.

Open space

There is great potential to have added value with open space provision on sites. The site appraisals will identify all of the existing natural assets on both sites and this can be developed to determine the best outcome for the natural environment and humans using the area. Areas of open space are linked to the ecosystems services approach, natural environment, sustainable drainage and flood risk comments above. Land should be made available to accommodate various forms of open space including playing fields and children's play area. The existing river walk adjacent to the River should become a formal pedestrian and cycle path suitable for disabled access for Claish Farm and Churchfield sites.

Areas of open space should consider how best to include green infrastructure to complement existing hedgerows and trees to support biodiversity and for the enjoyment of future residents, visitors and employees. Open space should be located to the fronts of buildings to accommodate natural surveillance and feeling of safety. Development should include public art and furniture in areas of open space.



Developers should consider how they can enhance the riparian zone to deliver multiple benefits. A good proposal should benefit:

- Habitat and habitat connectivity,
- strengthen banks,
- diffuse pollution mitigation,
- reduces risk of flooding, and
- provides open space amenity and recreation

Design of buildings and low carbon development

New buildings should be built using a range of materials and details to create a quality neighbourhood with its own clear identity and sense of place. The scale and density of different types of buildings (homes, hotel, start-up business units, and a recreation activity centre) should consider the impact setting on the landscape, scheduled monuments, conservation area and designed landscape. Buildings should be orientated to achieve passive solar design and roves designed to be able to incorporate renewable technologies.

*Sites will provide
a minimum of
33%
affordable housing*

Housing

A variety of different house types, tenures and sizes should be provided on Claish Farm and Churchfields sites; especially smaller homes and family homes. This variety will provide visual interest and be sensitive to the various environmental designations nearby. Sites will provide a minimum of 33% affordable housing.

Pedestrian bridge

The current pedestrian bridge is a great resource for Callander residents accessing schools, leisure centre and town centre. The pedestrian bridge is of a limited lifespan (short to medium term). With the existing limitations of the existing road bridge (A81) there are concerns over the safe route to schools, leisure centre and town shops and facilities. Active Travel Plans submitted alongside future planning applications will need to consider how these road safety concerns will be addressed (especially with the potential closure of the pedestrian bridge and increased use from proposed developments).

Claish Farm

The initial application for the Claish Farm site must provide;

1. an indicative layout of the whole site showing types and location of development and phasing of development that clearly shows how it is designed to integrate and function with the existing landscape and how the sites connect (Churchfields, Claish Farm, and Claish Farm long-term).
2. an active travel plan in relation to pedestrian/cycle access to nearby schools and leisure centre, town centre, pedestrian bridge and future road bridge and public bus access including bus stop(s) existing and proposed.

Masterplan details should provide a distinctive southern gateway approach along the A81 and the roundabout. An outdoor recreation centre should be considered as a core activity hub. This may include a range of outdoor pursuits and should not affect the amenity of the locality. There is potential for the activity centre to integrate with McLaren Leisure Centre as complimentary uses.

A Riverside Park should form a principle element of the greenspace network and should include a pedestrian and cycle route along the River Teith which is disabled compatible.

Development may require an additional sports pitch at the McLaren Leisure Centre to meet future growth of the High School and this can be confirmed at the planning application stage. This should be incorporated if required. Mollands burn which runs through the site offers a strong foundation for both biodiversity and public amenity space. Improvements to this burn would provide species rich habitat for wildlife.

Long term bridge route

Safeguard route for bridge crossing connecting access towards Geisher Road via the Lagrannoch Industrial Estate from Claish Farm site. The potential bridge crossing points on both sides of the River should be safeguarded.

There has been work undertaken which has shown there is capacity on the existing A81/A84 junction for an additional 120 homes, beyond this there could be capacity issues. Further work is underway to better understand the traffic movements in Callander and its impact on the capacity of the junction.

All new development in Callander may have to contribute towards a strategic infrastructure fund. Details will be provided in an update to this Guidance and will clarify the amount of developer contributions proposed per development use based on future strategic infrastructure assessments and also consider the availability of public sector funding.

*A long term road
bridge will be required
at Callander South*

Design Documents

In order to still achieve a co-ordinated and joined up approach, a Design and Access Statement will be required for Churchfields site and a Masterplan for the Claish Farm site; both in line with this masterplan framework. These should be submitted alongside any future planning application when the finer details of proposed development will become available.

Maintenance of communal areas

A programme of maintenance will be submitted as part of the planning applications. Details will include medium to long term maintenance measures for Sustainable Drainage Systems, communal car parks and areas of open space.

Churchfields

The initial application for Churchfields site must show how the site relates to;

1. the Claish Farm site with a pedestrian and cycle connection
2. pedestrian bridge, and
3. provide an active travel plan showing relationship of site to nearby schools, leisure centre and town centre.
4. a realigned path with reduced gradient connecting A81 road to pedestrian bridge .



Indicative sketch drawing only (Geddes Consulting)

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KEY

- Housing
- Mixed use (housing, visitor experience, economic development and playing field)
- Key landscape features
- Greenspace buffer area
- Scheduled monuments
- Special Area of Conservation (SAC)
- Listed buildings
- Conservation area
- Site boundary
- Existing water bodies
- Indicative pedestrian/cycle links
- Indicative road network links

Existing pedestrian bridge

Footpath link

Riverside park

Potential route for bridge crossing

Greenspace buffer

Riparian corridor

New road junction to incorporate roundabout

Mollands Site of Special Scientific Interest

Ancient Woodland

High School

Leisure Centre

Primary School

Callander Pines

Club House

Station

Sluices

Claish Farm

Claish Farm Cottage

Caravan Park

Gart

Old M

6. Further information

For advice on Ecosystems Services Approach:

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