

Paper for decision

Summary

Submitted By:	Director of Rural Development & Planning
Subject:	Local Development Plan: Callander South Masterplan Framework Planning Guidance and Developer Contribution Supplementary Guidance
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1. Introduction

1.1 This report outlines the proposed amendments to the Draft Planning Guidance on Callander South Masterplan Framework, which was issued for consultation in 2015 with the Local Development Plan (the Plan) and included as Appendix 1 to this report. It also outlines proposed amendments to the Draft Planning Guidance Developer Contributions which was also issued for consultation in 2015 with the Local Development Plan (the Plan). Following the examination of the Plan and a recommendation of the reporter it will now become Statutory Guidance rather than non-statutory Planning Guidance (included as Appendix 3).

2. Recommendation

2.1 That **Members:**

- a) **Approve and adopt** the amended Planning Guidance on Callander South Masterplan Framework and agree to delegate responsibility to the Director of Rural Development and Planning for approving any final design and minor editorial amendments, and
- b) **Approve and adopt** the amended Supplementary Guidance on Developer Contributions and agree to delegate responsibility to the Director of Rural Development and Planning for approving any final design and minor editorial amendments to the Developer Contributions Supplementary Guidance. Procedurally, following Member approval to adopt the guidance, a copy of this must be submitted to Scottish Ministers who then have 28 days to scrutinise it. Only once this period has lapsed can the guidance be formally adopted.

3. Background

(a) Planning Guidance on Callander South Masterplan Framework

3.1 Draft Planning Guidance on Callander South Masterplan Framework was prepared and consulted on alongside the Proposed Plan. It provides information on how the land allocated for development to the south of Callander in the Local Development Plan should be developed. The planning guidance is intended to provide information on:

- Details to be considered in preparing design documents to be submitted alongside future planning applications in the Callander South area
- When planning obligations may be required and
- Guiding how future planning applications should be assessed for this area.

3.2 We have reviewed and amended the draft planning guidance to reflect comments received during consultation on the Plan. The main changes are in response to comments received from our statutory consultees including Scottish Natural Heritage (SNH) and Scottish Environmental Protection Agency (SEPA), SportScotland and the Scottish Government whose comments covered Historic Environment Scotland's advice. There were also responses from two individuals as well as comments from McLaren Leisure Centre, Cambusmore Estates and the Claish farm owners. We have also inserted some minor additional text to take account of additional information we now have since the draft was consulted upon. This does not introduce anything substantive or any new major issues that would require us to undertake further consultation on this guidance.

3.3 The main changes resulting from the draft guidance include:

- **Developer Contributions** - Work is still ongoing to establish how a new bridge crossing would be funded and also consider how a Strategic Infrastructure Fund will operate (if required). Therefore to enable this Planning Guidance to be finalised additional text has been inserted to advise that the document will be updated in the future. This will include the projected costs for the bridge and any necessary developer contributions.
- **Minor changes to the maps to more clearly highlight existing environmental and physical issues** - Consultation feedback sought additional details to be included on the maps which developers should have regard too and ensure that planning applications take account of these and where possible enhance these. This includes highlighting existing watercourses, environmental designations, greenspace buffers and active travel routes within and outwith the site.
- **Insertion of a diagram highlighting a riparian zone and the benefits it can provide** - The insertion of an illustrated indicative cross section to describe and show what is meant by a riparian corridor and benefits it could provide either side of the Mollands Burn.

- **Additional information on Mollands SSSI** - The Mollands Special Site of Scientific Interest (SSSI) is located next to part of the MU2 Claish Farm allocation. Additional text has been included to explain the reason for its designation, a link to more information and highlight that development must ensure that their proposals will not impact on the hydrology of the SSSI.
- **Potential impacts of development on scheduled monuments** – Historic Environment Scotland highlighted potential impacts from development, particularly from roads, on the nearby scheduled monuments. Text has been added to highlight more clearly the cultural heritage and that developers should carefully consider the impacts of new roads and upgrade of existing tracks on cultural heritage assets and also name Historic Environment Scotland in the list of contacts in the back of the guidance.
- **Drainage and flood risk** – Text has been added to address SEPA comments seeking a stronger statement on flooding to ensure that all development should be located outwith the 0.5% annual probability (200 year) flood extent determined by the flood risk assessment.
- **Open space provision** – Sportscotland and McLaren Leisure raised queries on the size and location of the open space shown on the map. Whilst the map was indicative, to ensure there is flexibility it was considered more appropriate to not identify and state a specific area and size for open space provision but instead add appropriate text. This allows the most suitable location for open space pitch provision to be determined at the planning application stage and will also address concerns from the two of the consultation responses over flooding in this area and if the previously identified area was most appropriate.

A copy of the final version of the Planning Guidance on Callander South Masterplan Framework is provided in Appendix 1. A summary of each of the individual comments received during the consultation are provided in Appendix 2 along with our response to them. The verbatim comments can be found in Appendix 5.

(b) Supplementary Guidance on Developer Contributions

3.4 Draft Planning Guidance on Developer Contributions was prepared and consulted on alongside the Proposed Plan. It supports the developer contributions policy in the Plan and provides further explanation on Overarching Policy 3: Developer Contributions as to what types and level of contributions would be expected. The status of the developer contributions guidance has been increased following the examination of the Plan. It is now to become statutory Supplementary Guidance rather than Planning Guidance. Unlike Planning Guidance, Supplementary Guidance once adopted, forms part of the statutory development plan, having equal weight and status in terms of decision making. Consideration was given as to whether to re-consult on this guidance, given the change

in status from planning to supplementary guidance, however it was not considered necessary to undertake further public consultation as the amendments are very minor in nature and no new significant developer requirements are introduced. Further, the guidance does not set out specific monetary values so it is not considered likely to have significant new impact on current and prospective developments.

3.5 Having this Supplementary Guidance in place helps developers, architects, applicants as well as members of the public who are undertaking a medium to large scale development proposal have a better understanding of how the development contribution policy will be applied in practice.

3.6 We have reviewed and amended the draft guidance to reflect comments received during consultation on the Plan. These were all quite minor in nature. The main changes are in response to comments from our statutory consultees SportScotland the Scottish Government and Strathclyde Partnership for Transport. A copy of the comments received during the consultation is provided in Appendix 4 along with our response to them. The verbatim comments can be found as Appendix 6. We have also inserted some additional text to the guidance to take account of the current work being undertaken to establish costs and funding options for a new bridge crossing in Callander. The guidance states that a future update of the Callander Masterplan Framework Planning Guidance (rather than the Developers Contributions Supplementary Guidance) will set out the details of any developer requirements identified as being necessary to deliver a new bridge crossing. A copy of the final version of the Supplementary Guidance on Developer Contributions is provided in Appendix 3.

3.7 List of Appendices

Appendix 1: Amended text for Callander South Masterplan Framework Planning Guidance

Appendix 2: Summarised consultation comments and responses on the Callander South Masterplan Framework Planning Guidance

Appendix 3: Amended text for Developer Contributions Supplementary Guidance

Appendix 4: Summarised consultation comments and responses on the Developer Contributions Supplementary Guidance

Appendix 5: Verbatim consultation comments on the Callander South Masterplan Framework Planning Guidance

Appendix 6: Verbatim consultation comments on Developer Contributions Supplementary Guidance