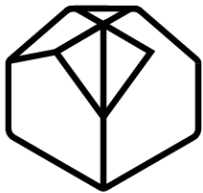


**LOCH
LOMOND
& THE TROSSACHS
NATIONAL PARK**



LIVE PARK

PLANNING FOR THE FUTURE OF OUR NATIONAL PARK



**Callander South Masterplan Workshop
Notes of Meeting**

Thursday 27th Nov 2014
Callander Youth Project
Bridge Street, Callander

Notes of meeting

The following is a summary of the key points raised during the workshop. The agenda and attendance list is attached as an appendix.



Ewan Anderson setting the scene from the Callander Charrette

Natural Environment

Scottish Natural Heritage (SNH) – Great potential to adopt an Ecosystems Services Approach which will have added value to the overall development, reducing over engineered solutions, increasing attractiveness and setting of houses, hotel and businesses, enhancing biodiversity, improve aesthetics and increase amenity value with natural solutions. This solution will have added value to overall development, improve aesthetic appearance, enhance biodiversity, increase habitats, better connections for habitats and open space, reduce development costs with less over engineered / concrete solutions.

Scottish Environment Protection Agency (SEPA) and Loch Lomond and the Trossachs National Park Authority (LLTNPA) have previously flagged the master planning process as a potential example Ecosystem Services project that could be a partnership project within the park. Need to provide contact details between SEPA and agents.

Development considerations:

- wider setting of Callander settlement
- soften approach from the southern approach
- retain key views to Ben Ledi and Callander Crags (attractive to tourists, house buyers and potential businesses)
- relationship to existing development (integration)
- hedgerows and tree planting to link to drainage surface water management
- natural edge to River
- natural habitats very connected down to and along river
- landscaping should consider woodland setting of Callander and compliment such



Various attendees discussing key points during workshop

Built Environment

West of Scotland Archaeology Service – Callander has significant archaeology. There is farming evidence from medieval period showing different agricultural practices. There are potential direct and indirect impacts on archaeology with: a) development ruining archaeology, and b) setting impact. Important that setting is designed in from the start regardless of archaeology being below ground. Careful consideration of woodland planting as trees absorb water which can adversely impact the hydrology which safeguards the archaeology. Survey work is required. This can be covered by condition and site guidance.

Historic Scotland – although there is a designated landscape on the opposite side of the River in which there are setting issues, the greater concern relates to the Scheduled Ancient Monuments (SAMs) and their interrelationship. A rare monument includes the Neolithic timber hall. It is important to keep the SAMs as open space and maintain their interrelationship/ connections. Solution is for master plan layout to provide appropriate setting of SAMs and for design guidelines to indicate a small scale and low density the closer to the SAMs.

Water Environment

Scottish Water (SW) – future capacity should be known by end of 2014. Additional growth potential for sewage works given SW own land adjacent which is currently rented out to Stirling Council.

- It is crucial that the water quality of Teith River maintained as it's an SAC
- Need to adhere to SuDS guidelines (keep SuDS separate from foul drainage)
- West of site there are concerns over surface water drainage and sewage capacity issues
- Potential solution and gains from adopting an Ecosystems Services Approach by looking at landscape, biodiversity and water environment holistically. This is

achieved by working with the environment rather than against it and looking for a more natural and sympathetic approach to development.

Liv (Water Env Advisor) to advise if proposed re routing of burn by fisheries board (only at proposals stage) includes archaeological survey work and any necessary mitigation prior to works commencing.

Scottish Water (SW)

- Modern guidelines are to separate surface water treatment / SuDS from foul drainage
- If necessary, there is the potential for an extension of existing sewerage treatment works by taking back rented land from Stirling Council over the medium to long term. Consequently, a new waste water treatment works will not be required.
- Confirmation from SW of existing remaining capacity to be known by end of 2014. (December update: Scottish Water (SW) proposes to undertake a further review of the available capacity of Callander WwTW to accommodate future growth in the catchment by analysis of 2011 census data and up to date information relating to current and projected tourist and visitor activity. However, as at December 2014, SW advise an interim figure of available capacity of 100 housing units for the Callander catchment for all existing and future planning applications. This figure will be subject to ongoing review as more detailed information relating to the existing population demand on the Callander catchment is secured and reviewed.)

Scottish Environment Protection Agency (SEPA) - Flooding on site. Flood Risk Assessment (FRA) required for Claish Farm site. Flood mitigation required for both Churchfields and Claish Farm sites. Callander Strategic FRA provides good baseline data for Claish Farm FRA.

Infrastructure/Housing/Services Group feedback – below are the notes that captured the key points from this group.



Please see Appendix 1 for the transcript of notes on map within above image

Roads –

- A81/84 junction is the key pinch point, with the suggestion by Alex Sneddon that it could accommodate 180 more trips.
- Transport Scotland require further information to demonstrate cumulative impacts and capacity.
- Community reps highlighted the need for a new bridge access, though funding options are not clear.
- Agreed that it is important to scope bridge crossing options sooner rather than later.

Housing – SM and TT highlighted that the need for family and smaller housing is the greatest, not large homes.

Trunk Roads – Alex Sneddon (Claish Farm Transport consultant) to provide additional traffic information to address road concerns.

Education – current pressure on capacity on early years and primary provision. Primary has capacity for 290 pupils and has a current roll of 250. Phasing new housing development will be essential in the future to ensure there is capacity. Section 75 agreements are a potential tool to ensure the rate of development is controlled. 15/20 new family homes a year should be acceptable

Pedestrian bridge – suggested as a short term, more affordable option. It was noted that the current foot bridge will need replaced due to condition.

Road bridge – Callander Easy new bridge; perhaps more a long term (perhaps options could include Tax Increment Financing – Ewan to double check this funding option). Community consider this bridge is essential in the future.

Churchfields Agent – Philip

- Housing market resulted in slowing down development.
- A Flood Risk Assessment has already been carried out for Churchfields as part of lapsed outline permission for site
- An archaeological survey already produced along with mitigation as part of outline permission (now lapsed)

Claish Farm Agent – Bob

- 80 houses proposed – 60 general needs and 20 affordable (Stirling Council to determine final number of affordable required). Need to figure out no. Of bedrooms per house as this will inform education needs (supply and demand)
- Area for playing field adjacent to school
- Future proofing routes for long term development
- Hotel to southern part of site (Phase 1)
- Riverside development to respect river
- Some commercial development
- Education provision – will work with Stirling Council to address
- Parks department talks to secure crossing over River

Appendix 1 – transcript of infrastructure/housing and services group stickies

Area	Comment
<p>Callander Junction of A84 with Bridge Street</p>	<ul style="list-style-type: none"> • Key Constraint - Bridge - Junction Capacity • Tipping Point of A81/A84 junction? - How much development can this junction take? • Landowner Assessment - Junction can take +180 units • More sophisticated control on limits can also increase capacity
<p>Education</p>	<ul style="list-style-type: none"> • McLaren - opportunity for community campus approach • Primary can't expand and Stirling Council can't afford a new one - £10m (suggested cost) • Limited capacity will limit rate of growth
<p>Scottish Enterprise</p>	<ul style="list-style-type: none"> • Needs to be big scale for Scottish Enterprise to support
<p>Consider future expansion of McLaren Leisure Centre</p>	<ul style="list-style-type: none"> • Keen to develop as a visitor attraction • Community keen on a central education hub/campus at McLaren
<p>Preferred Site 37a</p>	<ul style="list-style-type: none"> • Site can be provided for affordable housing within proposals
<p>Alternative Site 37b</p>	<ul style="list-style-type: none"> • "Massive need for affordable housing". • "No need for large houses - need for smaller - Stirling Council
<p>Requirement for long term road bridge?</p>	<ul style="list-style-type: none"> • Explore options to deliver bridge infrastructure • Feasibility to identify and safeguard bridge crossing point • Safeguard land for future crossing
<p>Avoid areas at risk of flooding</p>	<ul style="list-style-type: none"> • Open space - Community Council keen on another River Park • Make the most of the river

Appendix 2 – Agenda and Attendance List

Agenda

(SM) Introductions
(EA) Charette outcomes – context
Round table development considerations from everyone attending – each Agency, Stirling Council and NPA reps to briefly highlight considerations and where there are constraints and how they might be addressed (potential solutions) in following order:
(DT) Trunk road
(DR) Stirling Council local roads
(CMc) - Education
(LMac + OB) - Flooding and drainage and water environment
(AG/EMc) – Water supply and waste water treatment
(MB/CO) - Open space playing field (TBC)
(AB + OB) Natural environment – biodiversity opportunity (Ecosystem Services Approach)
(AR + HMc) Built environment – Scheduled Ancient Monuments and local archaeology
(PN) Churchfields – overview of development site proposal and future steps
(BS + AS) Claiash Farm - overview of his clients' proposal and future steps (masterplan and phasing)
(SM) Summarise where we go from here
AOB

Attendees

Philip Neaves (PN) Mike Luti (ML)	Felsham Planning and Development (agent) Churchfields landowner
Bob Salter (BS) Alex Sneddon (AS)	Geddes Consulting (Claish Farm Agent) Transport Advisor
Ewan Anderson (EA)	7N Architects
Brian Luti (BL) + Dick Johnson (DJ)	Callander Community Council
Sheila Winstone (SW)	Town Co-ordinator
Frank Park (FP) + John Snodin (JS)	Callander Community Development Trust
Alex Mitchell (AM)	McLaren Leisure Centre
David Warnock (DW)	Board Member - LLTNPA
Tony Teasdale (TT)	Rural Stirling Housing Association
Steve Mason (SM)	Housing - Stirling Council
David Torrance (DT)	Transport Scotland
Darren Ryan (DR)	Roads - Stirling Council Estates - Stirling Council
Colin McMenemy (CMc)	Education - Stirling Council
Lorna MacLean (LMac)	SEPA
Ivan Clark (IC) + Janice Winning (JW)	SNH
Adele Gallagher (AG) Eric McQuarrie (EMc)	Scottish Water
Allan Rutherford (AR)	Historic Scotland
Hugh McBrien (HMc)	West of Scotland Archaeology Service
Greg Miller (GM)	Scottish Enterprise
Alan Bell (AB) Olivia Burns (OB)	Conservation – LLTNPA
Erin Goldie (EG)	Development Management – LLTNPA
Stuart Mearns (SM)	Head of Planning - LLTNPA
Hugh Killen (HK)	Development Planning - LLTNPA



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