



## Planning and Access Committee

Meeting: 19 December 2022

Agenda item: 4

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**SUBMITTED BY:** STUART MEARNIS  
DIRECTOR OF PLACE

**SUBJECT:** Draft Planning Guidance – Updated Callander South Masterplan Framework

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### 1. Summary and reason for presentation

1.1. This report seeks the Planning and Access Committee’s approval of an update to one of our existing planning guidance documents, for a six week consultation period. This covers an update to existing masterplan framework planning guidance for Callander South, the site is the largest land release for future development in the National Park identified in the Local Development Plan.

1.2. The updated masterplan framework has been drafted by appointed consultants with input from Stirling Council and the National Park Authority. As

part of the process to develop the planning guidance engagement was undertaken with a wide variety of interested parties including landowners/developers, Key Agencies such as Transport Scotland, NatureScot, SEPA and Scottish Water, internal consultees from National Park and Stirling Council and community groups. This process has helped ensure that the updated guidance has taken appropriate account of further information now available since the initial masterplan was developed of the baseline environmental and infrastructure conditions and reflect current aspirations from landowner, developer and community interests in the masterplan area.

- 1.3. It is intended that as a result of this process the updated planning guidance will help provide everyone with greater clarity on the type and location of infrastructure and development types across the site. It will also highlight how it is to be delivered and by whom which aims to help deliver a more co-ordinated approach to development.

## **2. Recommendation**

### **2.1. That Members:**

- a) Approve the draft updated Callander South Masterplan Framework Planning Guidance, as set out in Appendices 1, for a 6 week consultation starting January 2023 to ending mid-February 2023; and
- b) Agree to delegate responsibility to the Director of Place to make any amendments to the design and formatting prior to consultation; and
- c) Agree to delegate responsibility to the Director of Place to approve/issue the supporting technical assessments to be available with the consultation.

## **3. Background**

- 3.1. As Members will be aware we have re-programmed the preparation of our next Local Development Plan to 2024 in light of the changes to development planning that are being introduced new Planning (Scotland) Act 2019. In the intervening period we have identified there may be a requirement to issue additional or updated planning guidance to cover issues that arise where necessary.
- 3.2. Callander South includes two land holdings at Claish Farm and Churchfield in Callander. It is a strategic site in the National Park and represents the largest land release for future development within the existing Local Development Plan. The land in question has quite a long planning history and was first discussed at the Callander Charrette in 2011 where a whole town community focussed workshop called the Callander Charrette was held. One of the outcomes was the land to the immediate south of the River Teith was identified as the best location for the towns necessary long term expansion and another significant outcome was the clear need for a new access over the River Teith to improve access from the east of the town to the McLaren Campus.

- 3.3. Many of the outcomes from the Charrette are included in the existing Local Development Plan and the existing Callander South Masterplan Framework which was prepared in 2015. Whilst many of the priorities and information contained within the existing planning guidance are still considered relevant it is considered that since the planning guidance has been in place for some time there is now pertinent new information available.
- 3.4. This is in relation to the site including recent planning approvals with success in opening up the site with the delivery of affordable housing, the inclusion of Callander South in the Stirling and Clackmannanshire City Deal and technical information which an update to the planning guidance can respond too. There has been increased development enquiries / interest and so we want to ensure there is clarity on co-ordination and infrastructure needs. The site is also the preferred site of Stirling Council to locate the new primary school. At the community level there has also just been a large amount of engagement undertaken as part of developing a Local Place Plan. From this process we have seen confirmation that the community support the aspiration for a new active travel bridge crossing which could potentially enhance connectivity within Callander.
- 3.5. Therefore, with all these factors it was considered an appropriate time to undertake a process to review and update the planning guidance and for it to form an updated annex to the existing planning guidance. Therefore, the masterplan update builds upon the existing masterplan framework seeking to reflect the current situation, requirements and aspirations for the site by all the different interested parties.

#### **4. Status and Statutory Requirements**

- 4.1. The planning guidance is known officially as 'non-statutory planning guidance', which can be used by planning authorities to provide detail on a range of subject areas. The benefits of non-statutory planning guidance (often just referred to as planning guidance) is that it can be prepared and updated quickly to address issues that arise during the lifecycle of the plan. Circular 6/2013 on Development Planning advises that it can be used to address various issues. Non-statutory planning guidance does not form part of the Local Development Plan but adoption of it by the Park Authority as planning authority will give it a degree of status and it can be used as a material consideration in decision making when planning applications come forward for consent within the site boundary. It is intended that with all the useful baseline information in the existing Planning Guidance we will still keep the existing masterplan planning guidance in place for the site and this update will form an annex. Therefore, both parts of the documents will have a material consideration in future planning applications for the site.
- 4.2. Following the 6 week consultation early in the New Year, all representations will be considered and the guidance's will be amended and returned to Committee for approval. The consultation will ensure we reach the widest audience possible reaching all interested stakeholders including Key Agencies, developers and the local community. There has been informal

engagement with each of these interested parties in the development of the document with their initial feedback already influencing the content of the document.

- 4.3. There are a number of technical assessments required to be considered in preparing the Guidance, namely Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA). A screening assessment was undertaken in relation to SEA which assesses the significant potential positive and negative environmental impacts of implementing the Guidance and it was determined that no SEA was required. This has been agreed with the Consultation Authorities that require to be consulted on it.
- 4.4. A draft HRA has been undertaken assessing the impact of the plan on European Sites. Given the potential connectivity with the the River Teith which is designated as a Special Area of Conservation then additional wording has been included within the planning guidance to highlight this designation and ensure that at the development management and construction stage there is careful consideration to ensure there are no adverse impacts on the qualifying features of the SAC. Naturescot will be asked as part of the consultation if they are in agreement with our draft HRA conclusions and identified mitigation measures.
- 4.5. Thirdly, the equality impact assessment that assess discrimination to prescribed groups has been prepared. These assessments will be issued with the consultation.

## **5. Updated Callander South Masterplan Framework**

- 5.1. The masterplan area is located to the south of Callander on an area that is bounded by the A81 to the west, and the River Teith to the north, and sits within the Teith Valley. The masterplanned area and adjacent sites are allocated to provide opportunities for new economic development, visitor attraction, education, public open space, and housing within the Callander area.
- 5.2. The updated Callander south masterplan framework planning guidance – attached as Appendix One to this report- builds upon the baseline evidence and information contained in the existing Callander south masterplan planning guidance. During the preparation of the updated masterplan a wide range of stakeholders have been consulted, including landowners, developers, internal consultees at Stirling Council and the National Park, Key Agencies and community groups through the Callander Partnership. The stakeholder engagement process has shaped the final document. The engagement has also been beneficial in helping get everyone behind the vision for the masterplan area. The updated masterplan highlights the key feedback from the engagement with a wide variety of issues raised including the priority for a new footbridge and associated path networks. Other issues raised included the demand for community growing space and the demand for new development in the area which includes the new primary school. A provisional

location is identified for the primary which will be assessed in more detail through the planning application process. There have been a number of minor adjustments to the southern and western boundaries to the masterplan area, compared to the land allocated in the Local Development Plan to tie in better with existing landscape features such as fence lines, and following dialogue with landowners.

- 5.3. The updated masterplan sets out that it aims to use the town expansion as an opportunity to build upon and reinforce Callander's current strengths to make the town a connected '20 Minute Neighbourhood'. A 20 Minute Neighbourhood is a mixed-use area in which essential services can all be reached within 800m, or a 20 minute walk there and back. 20 Minute Neighbourhoods feature in the Scottish Government's current Programme for Government and National Planning Framework 4 (NPF4).
- 5.4. Common features of 20 Minute Neighbourhoods include diverse housing, community facilities, educational opportunities, employment space, access to public transport, green space, and good cycling/walking routes, all of which are built into the Callander South masterplan and surrounding area
- 5.5. Critically important to the success of the updated masterplan is the delivery of a comprehensive and accessible network of walking and cycling paths, to be delivered in partnership between the local authority, landowners and developers. This builds upon the existing network and formalises many. The landmark piece of infrastructure proposed in the updated masterplan that unlocks the whole of the Callander South area is a new active travel bridge across the River Teith, to connect the east end of the town to the south bank of the river. The recommended location for the footbridge is in the vicinity of the end of Geisher Road. The exact location within this area won't be determined until the early stages of the footbridge design process and further studies have been undertaken.
- 5.6. The updated masterplan seeks to put climate and nature and wider sustainability at the heart of the approach, it sets out where extensive greenspace should be retained and enhanced. One of the principles that has informed the updated masterplan is working with the existing natural and cultural heritage features as a starting point ensuring its protection and then seeking to incorporate nature based solutions including through green and blue infrastructure to help deliver multiple benefits including to biodiversity and amenity.
- 5.7. A key addition in this updated masterplan is the inclusion of a shared infrastructure phasing plan. This highlights in a table the expected type of contribution each "plot" should make and prioritises these. This is to try and help provide developers with more certainty and inform discussions at development management stage and help deliver a co-ordinated development that will achieve the aspirations set out in the masterplan framework. To support this work a separate study has been undertaken to provide indicative costs for each of the listed infrastructure.

5.8. To help embed a co-ordinated approach and high design quality across the development site there is a whole bespoke section on design guidance included within the document. This sets out principles around siting, building forms, materials, access and parking, active travel, landscape, site boundaries, sustainability and surface water management

## **6. Conclusion**

6.1. The updated guidance offers an opportunity to ensure we have planning guidance for the site in place that appropriately responds and keeps abreast of the changing policy context and reflects the current site conditions. Further work has been undertaken to provide clarity on infrastructure delivery and it is considered that the updated guidance will also help provide a clear vision for the area and co-ordinate development across the site as and when planning applications are submitted.

6.2. Members are asked to agree the guidance for the 6 week consultation.

## **7. Appendix 1 Updated Draft Callander South Masterplan Framework**