



## Planning and Access Committee

Meeting: 25 September 2023

Agenda item: 5

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

**SUBJECT:** Finalised Draft Planning Guidance – Callander  
South Masterplan Framework Update 2023

**COMMUNITY COUNCIL  
AREA** Callander

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### 1. Summary and reason for presentation

1.1. This report is presented to the Planning and Access Committee to request approval of the finalised draft of the Callander South Masterplan Framework Update 2023 (the Masterplan Framework), to be used as Planning Guidance in support of the Local Development Plan. This follows on from consultation undertaken on an updated draft version of the Masterplan Framework earlier in 2023 and additional stakeholder engagement held in July 2023 to enable additional discussion on common themes and issues arising from the comments received to the consultation.

1.2. The Masterplan Framework has been amended based on comments received and raised through engagement and it is now presented in its final form for approval. Once approved, it will serve to guide and influence the

types of development, infrastructure and land uses identified as necessary and desirable by a range of stakeholders. Development of Callander South is identified as necessary to secure the sustainable growth of Callander to the south of the River Teith, an aspiration first identified over ten years ago and an important component of the Local Development Plan's development strategy recognising the important role of Callander as the National Park's biggest settlement. This is also the largest land release proposed by the Local Development Plan within the National Park.

## 2. Recommendation

### 2.1. That Members:

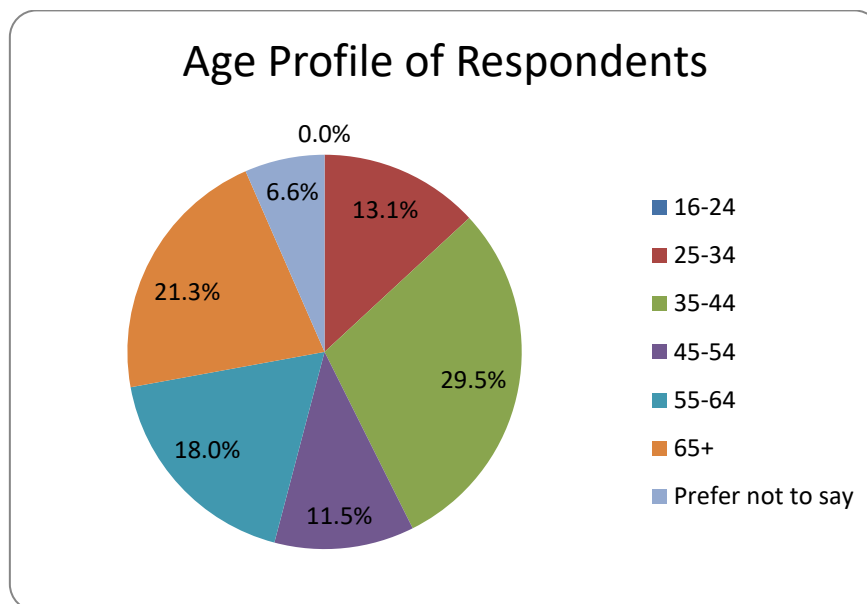
- 2.1.1. Approve the final version of the Callander South Masterplan Framework Update 2023 set out in Appendix One of this Report, and
- 2.1.2. Agree to delegate responsibility to the Director of Place to make any further minor design and formatting amendments as required to the Callander South Masterplan Framework Update 2023.

## 3. Background

- 3.1. Members will recall that an [earlier report was considered at a meeting of the Planning and Access Committee in December 2022](#). At this meeting approval was given to publish an updated draft of the Masterplan Framework for consultation over a six-week period during January and February 2023. The reason for the update was to provide additional content on the delivery and phasing of development to support and steer development delivery.
- 3.2. By way of recap, the Masterplan Framework concerns an area of land referred to as "Callander South" and includes land located to the south of Callander on land bounded by the A81 to the west and the River Teith to the north. A mix of development and land uses are identified including housing, tourism, open space, allotments, education, playing fields, parklands/green space, tree planting and paths. Significant new infrastructure provision is required to enable the development, including a new pedestrian footbridge over the River Teith.
- 3.3. Consultation undertaken during January and February 2023 comprised the creation of a dedicated information page on our website, an online survey form to enable and encourage responses with also an option for people to respond via email, in writing or in person. An article was run in the Stirling Observer to promote the consultation. An in person drop in event was also organised reflecting the advice of community representatives where people could talk with a planning officer, ask questions and share views and comments.
- 3.4. A total of 78 responses were received to the consultation: 66 via the online survey and 12 received in person or via email. Of the submitted online survey 59% agreed with the contents of the updated Masterplan Framework, with

those stating they did not agree providing comments relating to points of detail rather than objecting to the principle of Masterplan Framework.

3.5. Of those who responded 26% were male, 69% female and 5% preferred not to say. Figure One shows the age profile of respondents.



3.6. 88% were individual responses and 12% were from organisations (including SportsScotland, Callander Local Group of the Scottish Wildlife Trust, Callander Allotment Development Group, Callander Community Development Trust, Scotways (The Scottish Rights of Way and Access Society), Callander Primary School Parent Council and Climate Action Callander).

3.7. A copy of all verbatim responses is provided in Appendix Two however the responses can be summarised into the following points:

- a) Support the principle of a new bridge, however some concerns about the suitability of Geisher Road as the landing location;
- b) Support for community growing space but some comments around size and location with 2ha minimum asked from community and some requests for a possible location nearer school. [clarification has since been provided that it is around 2 acres that is thought to be required, not 2 hectares];
- c) Questions over the potential of flooding on any riverside path;
- d) Questions around the infrastructure capacity of the site and seeking more detail on this;
- e) A landowner requesting more flexibility on two of the identified plots and their proposed uses to support development viability;
- f) Greater recognition of National Planning Framework 4 and the climate and nature emergency including opportunities for community heating.

3.8. Whilst the in person drop-in event was well attended, after the event several community representatives voiced their dissatisfaction of the both the venue and level of resourcing for the event given the high level of attendance

received on the day. Taking this feedback on board, and in response to the volume of comments received to the consultation and common themes identified in these, an additional follow up workshop session was held in July for everyone who had participated in the consultation to attend and including the Community Council.

3.9. In total the workshop session involved 17 participants representing landowners, members of the public, the Community Council, Climate Action Callander, Stirling Council, the National Park Authority and 7N Architects. The main purpose of the session was to facilitate an opportunity for further discussion and allow stakeholders to raise and share their views, queries and comments. It was also an opportunity to clarify the status and role of the updated Framework. The main discussion points included:

- a) NPF4 (National Planning Framework 4) – the extent to which the Masterplan Framework aligned to NPF4 (which was published after the Masterplan Framework was prepared). All agreed that the Masterplan Framework is compliant.
- b) District Heat and Energy – support opportunities for this and consideration of timings for this alongside new development including the proposed new primary school.
- c) Land to the north of the River Teith located adjacent to the masterplan area – acknowledgement that the current Local Development Plan allocates this for economic/industrial uses however the more recent Local Place Plan identifies a different preferred use as a recreation/playing field.
- d) Bridge location – Further investigative work is required and engagement with landowners and community on the location and design of the bridge.
- e) Paths designation and location - acknowledged the riverside routes raise questions in relation to flooding and that the nature/type of path specifications needs more detailed assessment and landowner engagement.
- f) Safe routes to schools - more detailed information on this was sought from Stirling Council as part of the planning for the new primary school.
- g) Active Travel Group is to be established by the Community Development Trust and will be a helpful group to help consideration of new routes and requirements.
- h) Flooding – overlaid map-based information with 2080 new predictions and on the whole no significant changes arising. Some areas are showing some further encroachment, including Plot E with some of the area now shown as a landscape buffer area however it will be for detailed design at planning application stage to ascertain developable areas within the plots and how to address any flooding consideration, in consultation with SEPA. Discussion also flagged the need to build resilience within any new development parcels to retain and slow water discharge onsite. (SUDS solutions).
- i) Wildlife and ecology – seeking to improve this as part of new development. Nature Scot submitted supportive comments in relation to this.
- j) The need for biodiversity net gains and also working to net zero as part of any new development was raised and discussed.

- k) Community growing space – Acknowledged that there is a significant number of people looking for an allotment (over 20 people expressed an interest). Climate Action Callander group considered that the location would be better placed at the school side of the site. Anticipated area likely to be required is around 2 acres.
- l) Tourism development - There was some discussion around the proposed uses on the land, specifically new tourism. To what extent would this compliment and boost tourism in Callander rather than harm it (reference made to some hotels struggling already). It is important to consider the types of tourism needed as part of Callander's overall offering.

#### 4. Consideration

4.1 The consultation and follow up engagement undertaken has reiterated that, whilst there is general support for the Masterplan Framework and consensus that it reflects the requirements of NPF4, there are still a specific details and technical matters that require more detailed consideration, landowner engagement and investigation. These include establishment of the more precise locational details for key elements of the infrastructure needed including new footbridge, new paths networks within the masterplan area (and connections with areas surrounding it) and options for district heat and energy provision.

4.2 The Masterplan Framework's primary function is to convey the overall package of development and infrastructure needed and to set out the indicative areas (plots) within the site and their land uses, as well as the interrelationships between these and with surrounding areas.

4.2 There are immediate actions to be progressed mainly by Stirling Council and landowners, specifically the new primary school, safe routes to school (which will help inform path locations and specifications), technical assessment for the bridge location and investigation of opportunities for district heat and energy opportunities.

4.3 Minor amendments have been made to the Masterplan Framework in response to the consultation undertaken in January, February and July 2023. This is provided in Appendix Two – Verbatim Comments. By way of summary, these include:

- (a) Removal of the reference to the bridge location being at Geisher Road, the preferred location is to be established.
- (b) Paths – retention of plan showing the extent of paths required (new and upgraded), with clarification that the path routes shown are indicative at this stage. Removal of plan that showed the standard and type of each path as this requires further engagement and design work.
- (c) NPF4 – new page inserted to show relationship between NPF4, the Masterplan Framework, Local Development Plan and Local Place Plan.
- (d) NPF4 – specific reference included on the role for the Masterplan area to positively deliver on NPF4 guidance in relation to sustainable design, heat and energy, for biodiversity and flooding.

- (e) Tourism – removal of reference to hotel and replacement with reference to tourism to enable a range of tourism uses to be considered that support and compliment the rest of the tourism offering in Callander.
- (f) New Primary School – inclusion of reference to this and consideration of the relationship between the new school and the Masterplan area, including in relation to new paths provision informed by determination of safe routes to school path requirements.
- (g) Retention of Plots B and C as separate plots (the landowner had requested these are mixed to support improved development viability via introducing more flexibility) however amendment to referencing to Plot C (Mixed Use) to confirm this includes an element of housing as part of the mixed uses for this Plot (now shown as Mixed Use/Housing).
- (h) Retention of Community Growing Space and amendment of the level of priority for this to be higher than in the previous draft given the established need for this. No change has been made to the indicative size of plot shown as stakeholder feedback confirms this should be sufficient based on current information.

4.4 Finally, responses were received to the draft Strategic Environmental Assessment (SEA) Environmental Report and the draft Habitats Regulations Appraisal that considered the potential impacts of the Masterplan Framework area on the River Teith Special Area of Conservation and the Mollands Site of Special Scientific Interest. These were received from Historic Environment Scotland, Nature Scot and Scottish Environment Protection Agency. No objections were raised with Nature Scot submitting positive comments on the masterplan. A post adoption statement requires to be prepared as the last stage of the SEA process to show how the SEA assessment and responses to the Masterplan and the SEA Environmental Report have been taken into account.

## **5. Conclusion**

5.1. In conclusion, the Masterplan Framework as presented to Committee is an Update for 2023. It will continue to act as a basis to stimulate and guide investment in Callander and as a basis upon which planning applications will be informed, considered and determined.