

Callander South Masterplan Framework Update Final Draft

September 2023



7N Architects
nick wright planning



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Concept design for proposed new footbridge

Executive Summary

This report outlines the updated masterplan for Callander South, a strategic site in the Loch Lomond and The Trossachs National Park.

This masterplan builds upon the approved Callander South Masterplan which, in turn, was derived from the outcomes of the Callander Charrette of 2011 which engaged the local community on a plan for the future of their town.

An updated Callander South Masterplan was prepared in 2022 to support and facilitate the delivery of these outcomes to create a people-focused, active and walkable extension to Callander. Consultation on this took place during 2023 and minor amendments were made to reflect stakeholder comments.

The key piece of infrastructure to facilitate development, which was identified in the engagement, is a new pedestrian and cycle footbridge across the River Teith to make the whole town a connected, 20 Minute Neighbourhood.

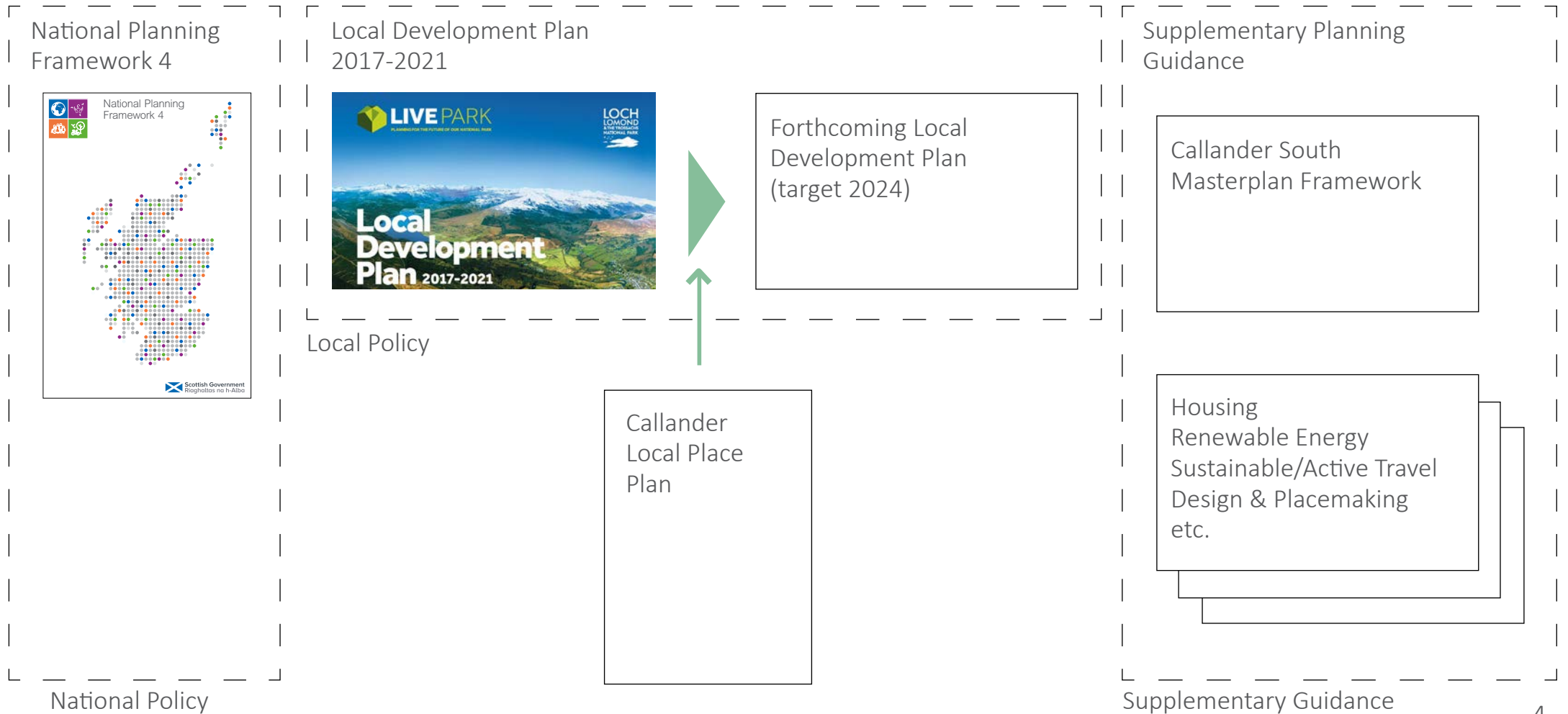
The masterplan has been prepared for Stirling Council and the Loch Lomond and The Trossachs National Park Authority by 7N Architects, with assistance from Nick Wright Planning.

It has been prepared in consultation with landowners, developers, internal consultees at the local authorities, key agencies and The Callander Partnership who are playing a key role in the delivery of their Local Place Plan for Callander.

The masterplan has formal status as Planning Guidance, meaning that it should be treated as a material consideration in determining planning applications. The next page illustrates how this sits within the wider planning framework.

Status of Masterplan Framework

The following will form the planning context for planning applications within the Callander South Masterplan area:



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Introduction



Location

The masterplan 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 beautiful Teith Valley.

The development of Callander has historically been predominantly in a linear shape along the Stirling Road/A84, concentrated to the north of the River Teith. The area masterplanned for Callander South is a natural and logical place to concentrate development to help rebalance the town across both banks of the river, to make a more compact, walkable place, and to provide a renewed focus and connection between the town and river.

The masterplanned area and adjacent sites provide opportunities for new economic development, visitor attraction, education, public open space, and housing within the Callander area.



Satellite view of Callander with masterplan area outlined in red



Callander High Street (c. National Park Authority)



Aerial view of Callander South (c. Savills)



River Teith

The Site

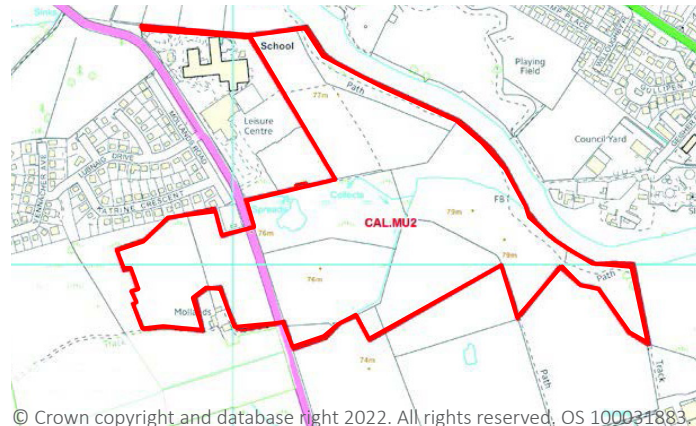
The site is composed of two designations from the Local Development Plan (LDP), which are referred to as mixed-use site MU2, and housing site H3.

MU2 is the larger of the two designations, and is majority owned by Claish Farms. An affordable housing development by Rural Stirling Housing Association has been developed on a portion of the land adjacent to the A81 since the previous masterplan was prepared, and the rest of the land remains farmland.

The majority of the MU2 designation sits between the A81 and the River Teith, with a small portion of the site on the west of the A81 on an area known as Mollands.

The site is host to a number of water bodies and eskers, mature trees, peatland, and riverbank all of which should be used as key site assets in the design process to be retained and protected.

It also has several national and international designations in proximity to the site relating to the cultural and natural heritage interests of the area. This includes the River Teith which is designated as a Special Area of Conservation and Mollands Special Site of Scientific Interest (SSSI). Careful consideration will be required to ensure there are no adverse impacts on the features of the relevant designations.



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MU2 site designation from the LDP



View from A81 into the portion of MU2 referred to as the Mollands



View from A81 looking east across site designation

The Site

The second LDP designation within the masterplan area is H3, on the land known locally as Churchfields.

This is an area of land to the north of the McLaren High School and Leisure Centre complexes, bound by Manse Lane and houses to the north, and by a steep footpath to the west. This land runs down towards the river to the east.

This site is zoned for a nominal 30 houses in the LDP, with vehicle access to be from the A81. The footpath that runs down the east side of this site will need to be regraded or adjusted to form a longer, more gentle incline in due course, as it is not fully accessible in its current form.



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Churchfields H3 site designation from the LDP



View into Churchfields from A81



View of area of proposed new junction into Churchfields site



View of entrance to footpath along east side of Churchfields site

Planning and Consultation History

Over the past decade there have been a number of community consultations and planning documents prepared with respect to Callander South, which are summarised here.

In 2011 a whole town community-focused workshop called the Callander Charrette was held as part of the Scottish Government's Scottish Sustainable Communities Initiative, which created a vision for Callander's future development.

One of the outcomes of this workshop was that the area of farmland to the immediate south of the River Teith was identified as the best location for the town's necessary expansion.

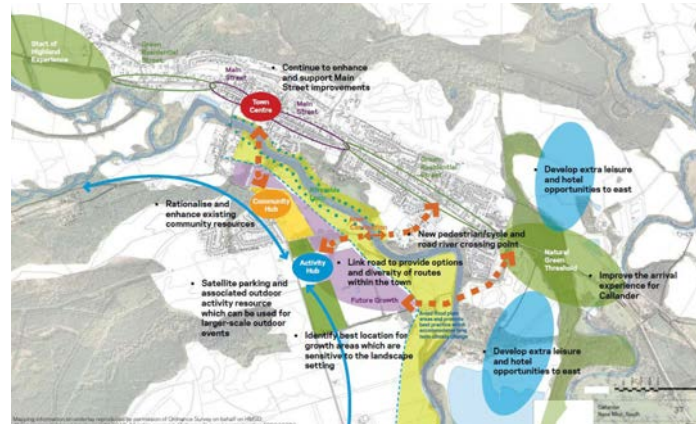
Another significant outcome of the Callander Charrette was the clear requirement for a new footbridge across the River Teith to improve access from the east of the town to the McLaren Campus, amongst other important connections.



Callander Charrette report cover



Visual from Callander Charrette report



Callander Charrette Strategic Plan



Callander Charrette consultation

Planning and Consultation History

The Callander Charrette was followed in 2015 by the Callander South Masterplan Framework prepared by Loch Lomond and The Trossachs National Park Authority, and the Local Development Plan 2017-2021, which will be in effect until at least 2024.

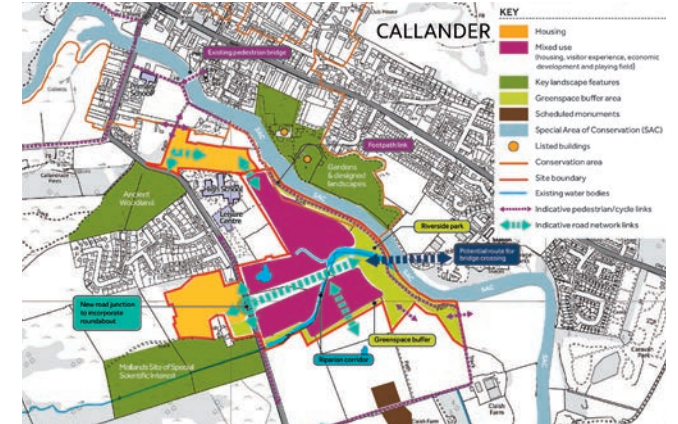
These documents formalise Callander South as the key development area within the town of Callander, and a key development area within Loch Lomond and The Trossachs National Park as a whole.

The masterplan framework sets out proposed land use, pedestrian and vehicle connectivity, greenspace buffers, the importance of a new footbridge across the River Teith, and interconnectivity between sites in the Callander South area.

The masterplan update contained within this report builds upon the framework, requirements and aspirations set out in these two key planning documents, as well as further consultation and stakeholder engagement during 2023.



Callander South Masterplan Framework, cover



Callander South Masterplan Framework layout



Local Development Plan, cover



Callander map extract from LDP

Recent Developments

Since the Callander South Masterplan Framework was adopted by the National Park Authority there have been a number of pertinent developments within the masterplan area.

A 50 home affordable housing development for Rural Stirling Housing Association has just completed adjacent to the A81, in the area south of the McLaren Campus.

This development has been constructed with a new junction from the A81, which is intended to form the primary vehicle access into the Callander South masterplan area as a whole.

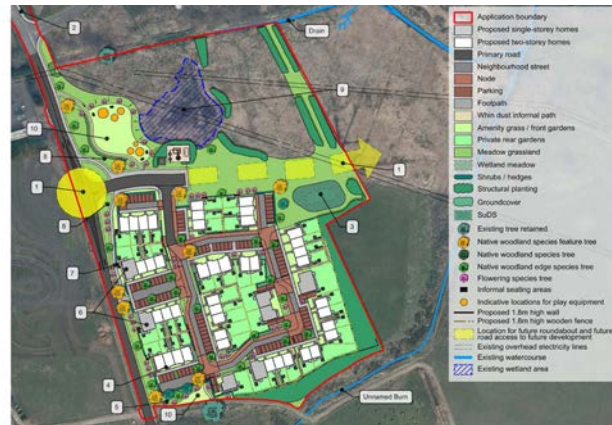
The fields to the east of the McLaren Campus are in the process of being procured by Stirling Council and is proposed will form the site of playing fields and the new Callander Primary School.



View of new affordable housing development travelling north along the A81



View of new affordable housing development and link road into Callander South masterplan area



Affordable housing development plan and new road safeguard



View from within fields intended for the new playing fields and Callander Primary School, looking towards Churchfields (c. Geddes Consulting)

Engagement



Engagement Summary

During the preparation of this masterplan update, a wide range of stakeholders have been consulted, including landowners, developers, internal consultees at Stirling Council and the National Park Authority, and community groups. Comments received during the consultation process have shaped the masterplan update.

A brief summary of the key feedback received during this engagement process is provided below:

- Delivery of a new footbridge over the River Teith is the critical piece of infrastructure that provides most benefit to the residents of Callander and unlocks the whole site for development.
- Preferred location for the new footbridge is to be determined by further investigation and stakeholder engagement.
- Upgraded and formalised paths on the south side of the River Teith will provide an important walking and cycling route from east Callander, connecting this area with new developments within the MU2 allocation. These should connect directly into the expanded McLaren Campus including new primary school and playing fields.
- Existing footpath, “The Creep” between the town centre and the McLaren Campus, along the west boundary of the Churchfields site, should be upgraded to an accessible and safe gradient. *(Note - This cannot be readily implemented without acquiring land which is currently in private ownership).*
- Existing footbridge over the River Teith should be refurbished and enhanced to make it safe for cyclists.
- Aspiration for the site to demonstrate NPF4 guidance in relation to heat and energy, biodiversity and flooding considerations.
- There are numerous walking and cycling paths within the wider area, which should be connected into and upgraded to an accessible standard.
- Demand for community growing space in Callander, with an aspiration that some of this is located in Callander South.
- Demand for new development in the area, including housing, tourism development that compliments the rest of the town and the new primary school.

Approach

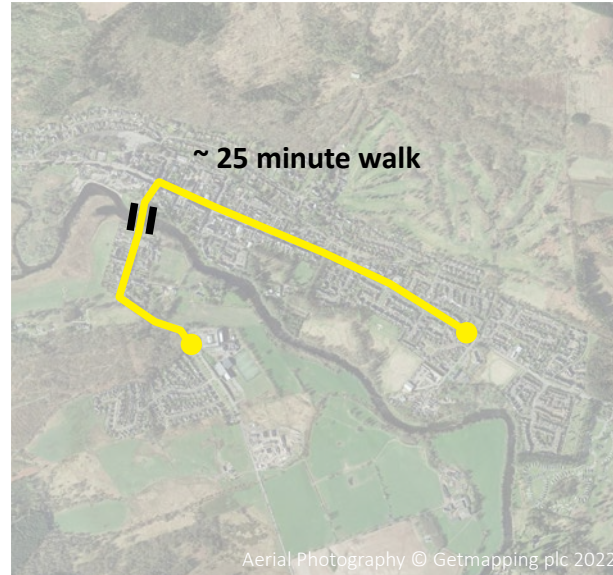


Creating a 20 Minute Neighbourhood

The concept for the Callander South masterplan is 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'.

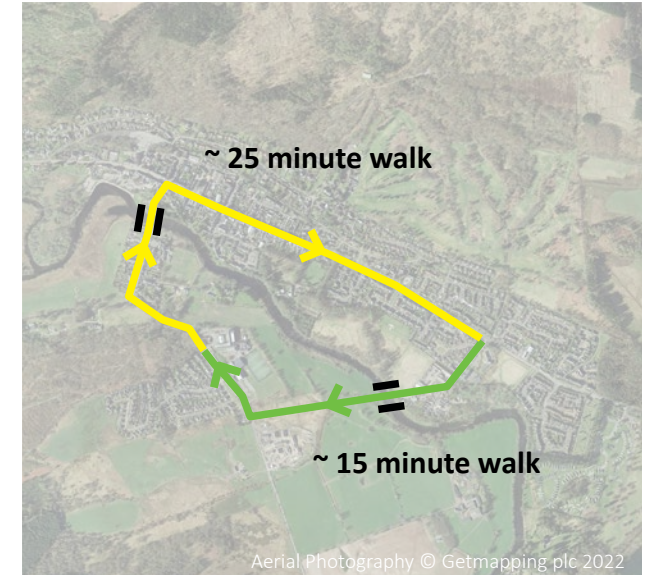
A 20 Minute Neighbourhood is a mixed-use area in which essential services can all be reached within 800m, or a 20 minute walk there and back. 20 Minute Neighbourhoods feature in the Scottish Government's current Programme for Government and National Planning Framework 4 (NPF4).

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.



As Existing: Current accessible pedestrian journey between east Callander and the McLaren Campus (shorter journey along footpath to west side of Churchfields is not accessible).

Currently an approximately 25 minute walk.



As Proposed: New footbridge creates a circular, accessible 20 Minute Neighbourhood in Callander, reducing walking and cycling journeys to school.

Shortens walking journeys between east Callander and the high school to approximately 15 minutes.

Mixed-use Approach

A key component of 20 Minute Neighbourhoods is the integration of a range of uses, so that people are able to work, live and play all within easy walking distance.

In this spirit, the Callander South masterplan is set out with a range of uses, including potential for housing, visitor experience, economic development, community growing space, education and playing fields.

As well as the mix of uses provided in the masterplan, there are two significant development sites to the immediate north of Callander South (sites ED1 and RET1 in the LDP). Planning permission has been granted for a new care home on the RET1 site. The community's Local Place Plan (2022-2032) identifies that ED1 should be used for recreational playing fields and the new footbridge location for the river crossing. It will be for the new Local Development Plan process to consider any change to the proposed use here.

Both sites, whatever their final use will further diversify the range of land uses within the area. It will be important for development proposals to consider how these connect with the Callander South area.



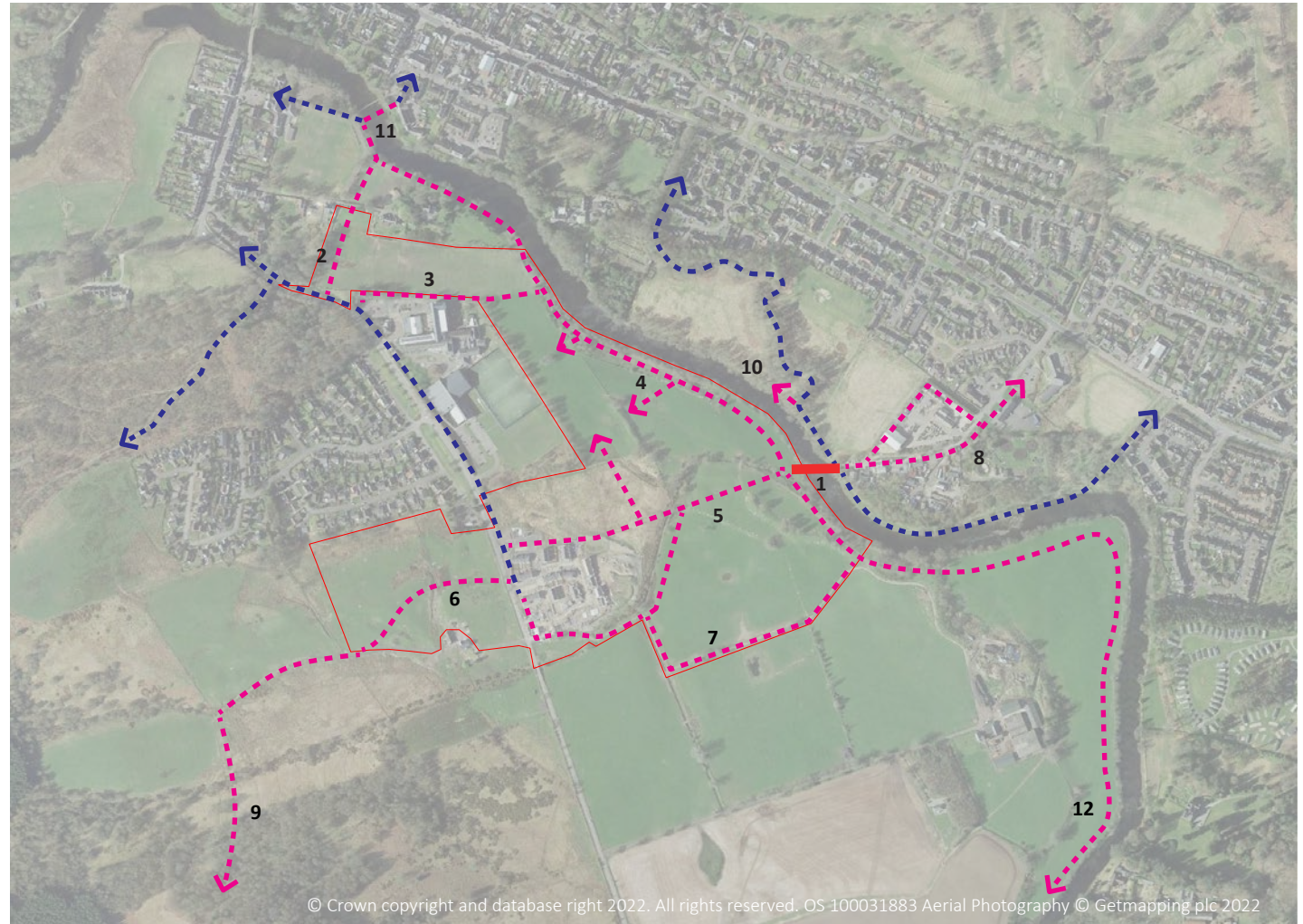
Key	Housing	Tourism/Visitor Experience	Education/playing fields
	Mixed-use	Community growing space	Key sites outwith masterplan area

Improving Connectivity

Critically important to the success of the Callander South masterplan is the delivery of a comprehensive and accessible network of walking and cycling paths, to be delivered in partnership between public bodies, landowners and developers. This builds upon the existing network and formalises many informal paths that are currently not fully accessible. The below list is not necessarily in priority order and will be informed further by Stirling Council as part of the development planning process for the new primary school and consideration of safe routes to school requirements and preferred routes and standards.

1. New footbridge over the River Teith.
2. Upgrade existing footpath along west edge of Churchfields.
3. Install new footpath along north edge of McLaren Campus.
4. Upgrade existing riverside path, recommended min. 3m wide.
5. New spine footpath through MU2 designation.
6. New footpath through Mollands to connect to existing farm path.
7. Upgrade existing farm paths to south of MU2 designation.
8. Upgrade existing path between Geisher Road and new footbridge.
9. Potential footpath to connect to existing walking routes.
10. Potential walking connection to Roman Camp site.
11. Upgrade existing pedestrian cycle bridge.
12. Upgrade existing informal path to southern edge of river.

Dashed lines indicate the principle of the route, not the precise alignment. Details of path design will need to take into account localised ground conditions and flood risk.



Key

- Existing path
- Upgraded or new path
- New footbridge (location to be confirmed)

A new footbridge

The landmark piece of infrastructure that unlocks the whole of the Callander South area is a new footbridge across the River Teith, to connect the east end of the town to the south bank of the river.

The footbridge provides its own opportunities as a viewing point on the River Teith, and for associated leisure and visitor attraction use in the vicinity.

The recommended location for the footbridge is in the vicinity of the end or to the north of Geisher Road. The exact location within this area won't be determined until the early stages of the footbridge design process.

The detailed design of the footbridge should also take into account the 1 in 200 year flood plain and any connecting paths graded to suit.



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Concept Design For New Footbridge



Working with the flood plain

There are areas within the Callander South site that are subject to flooding, some of which are on a fairly regular basis, and others which are less frequent.

The masterplan has taken cognisance of the SEPA 1 in 200 year flood plain, and retains extensive areas of green buffer adjacent to the river which will be able to accommodate the periodic flooding.

There are existing areas of marshy grassland and peatland, these should be retained in their current condition.

Landowners and developers should make themselves familiar with the SEPA information with respect to flooding in Callander, including taking account of the implications of climate change allowances, commission their own detailed Flood Risk Assessments, and integrate sustainable drainage measures to attenuate water on-site and slow the rate of discharge.



Landowners should familiarise themselves with the SEPA flood maps and commission their own Flood Risk Assessments for their sites to fully understand the developable area. This should include an appraisal of future flood predictions as per SEPA guidance at the time of submitting.

A sustainable masterplan

This masterplan has been designed with sustainability at its heart, through the compact 20 Minute Neighbourhood approach and through the prioritisation of pedestrian and cycling links throughout.

Extensive green space has been retained in the masterplan, allowing for a biodiverse environment that is equipped to handle the greater rainfall and flooding anticipated as a result of climate change.

Green-blue infrastructure can have a pivotal role in better managing surface water during storm events. Designing public areas and open spaces to convey and store flows from storm events on the surface will provide resilience to properties, businesses, and communities as well as providing biodiversity and amenity benefits.

The provision of the new footbridge and enhanced walking and cycling routes will make Callander a more sustainable place, less reliant on vehicle journeys, as the masterplan is delivered.

Sustainability and climate change response in detail is captured in a number of policies within the National Park Authority's Local Development Plan, which landowners and developers should familiarise themselves with.

The Masterplan is aligned with NPF4, including, but not restricted to:

- Tackling the climate and nature crises
- Climate mitigation and adaptation
- Biodiversity
- Natural Places
- Forestry, woodland and trees
- Sustainable transport

- Design, quality and place
- Local living and 20 minute neighbourhoods
- Quality homes
- Infrastructure first
- Blue and Green Infrastructure
- Play recreation and sport
- Flood risk and water management
- Health & Safety

- City, town, local and commercial centres
- Rural development
- Tourism

Any planning application coming forward for sites within the masterplan area will themselves be subject to NPF4.



Sustainable Places



Liveable Places



Productive Places

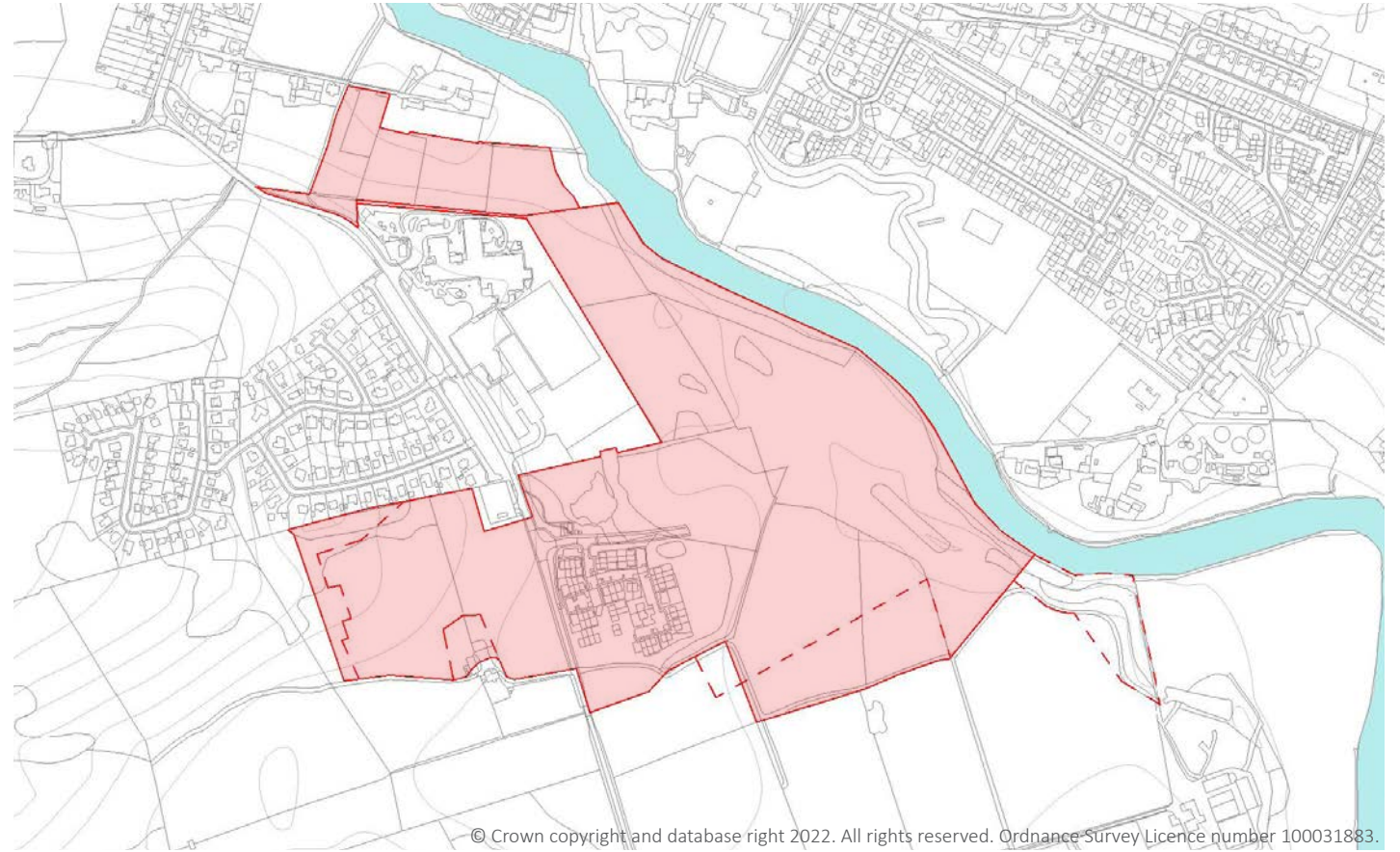


Masterplan area boundary

There have been a number of minor adjustments to the southern and western boundaries to the masterplan area, compared to the 2015 Callander South Masterplan Framework, to tie in better with existing landscape features such as fence lines, and following dialogue with landowners. This provides a more compact and logical working area for the masterplan.

Key

- Masterplan area
- Masterplan boundary
- 2015 masterplan boundary

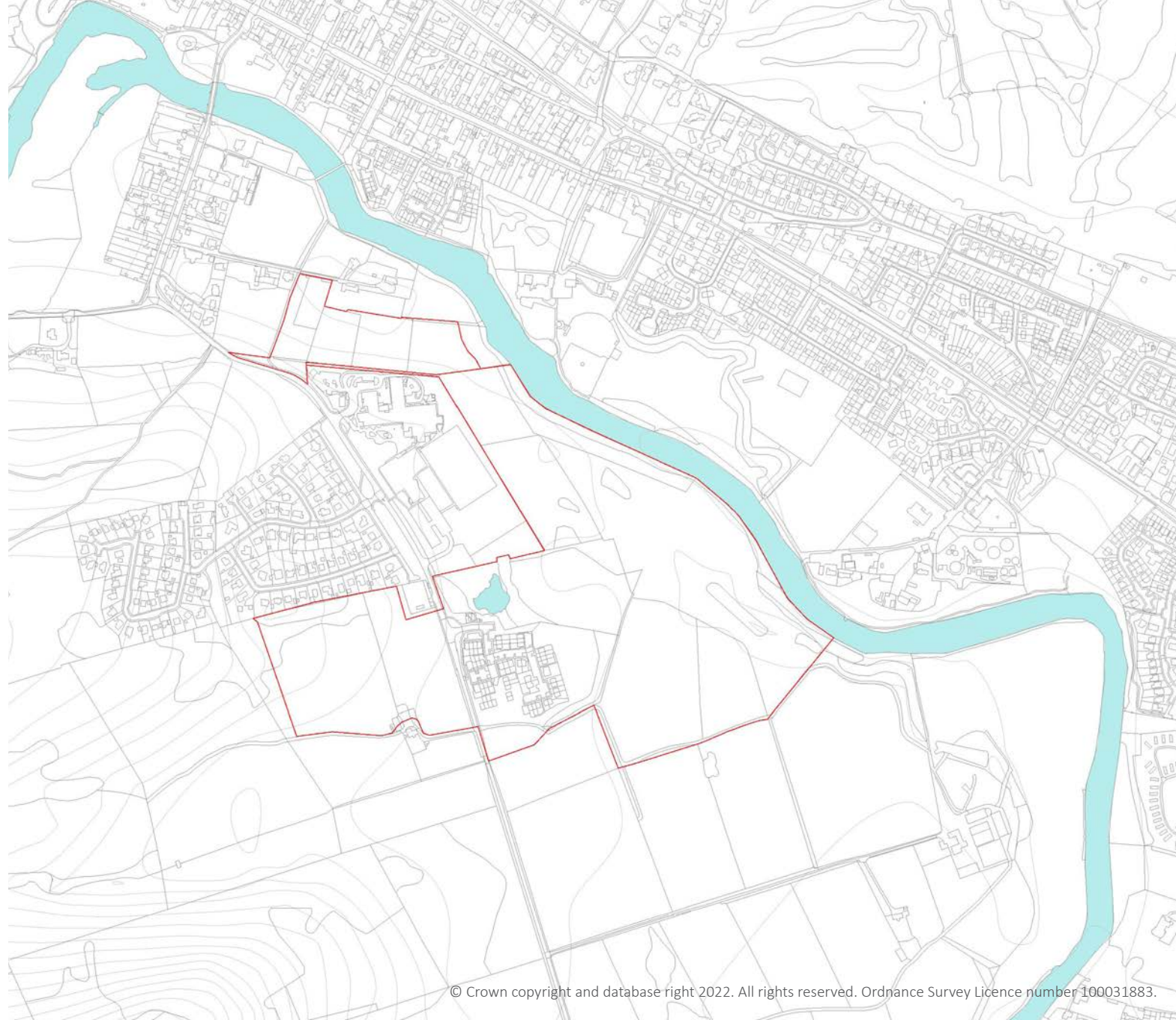


Plan showing change to masterplan boundary

Masterplan



Masterplan
Site As Existing

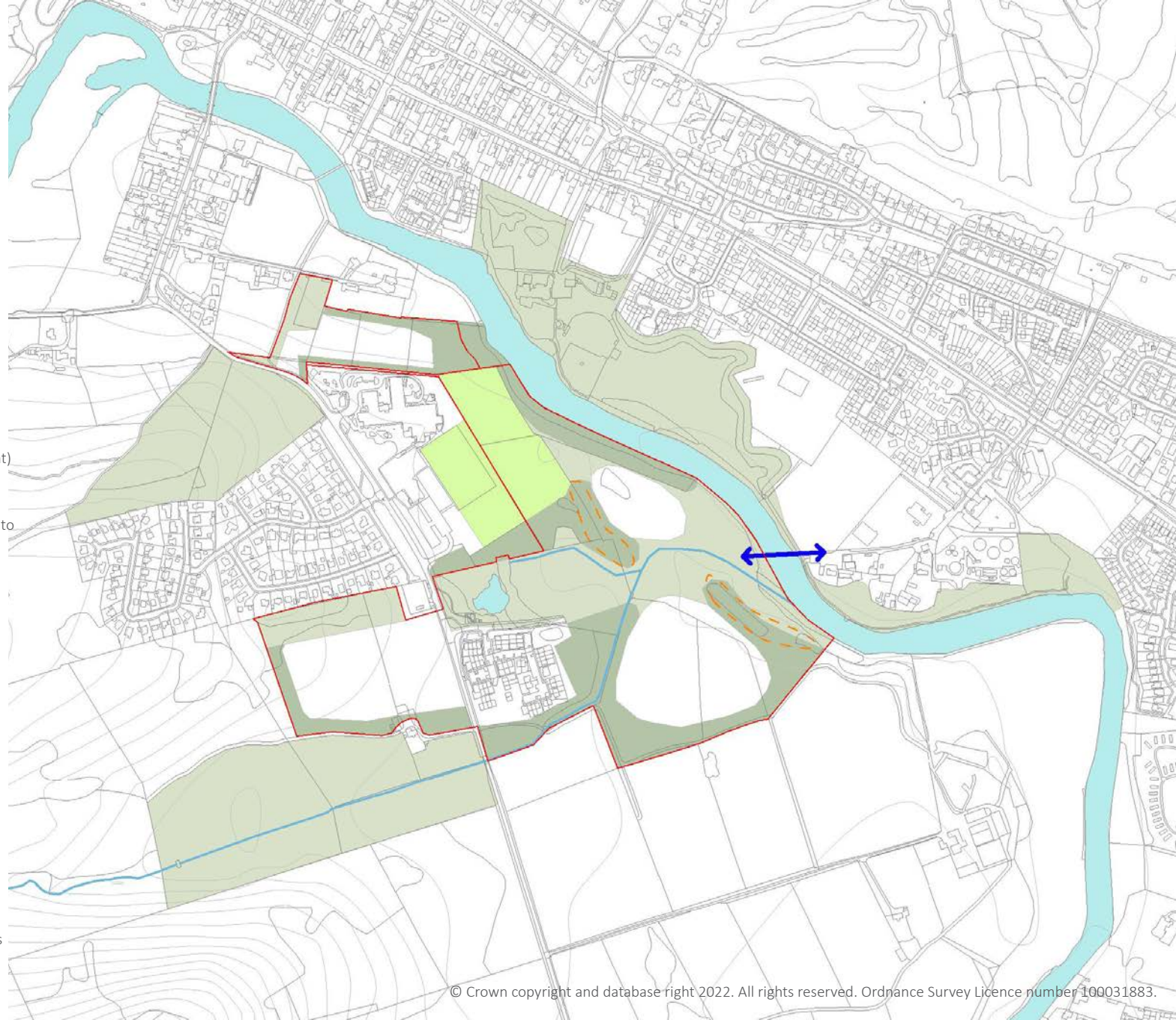


Masterplan

Landscape framework

The masterplan retains extensive amounts of green space, creating a new parkland with specific and clear areas for development. This public parkland helps stitch together significant green spaces north and south of the river. Characteristic landscape features of the site, such as eskers, are retained and protected.

- - - Existing key pedestrian/cycle routes.
- - - Proposed and enhanced key pedestrian/cycle routes. (Dashed lines indicate the principle of the route, not the precise alignment)
- Proposed new roads
- Potential vehicle access points into sites, subject to consents
- Vehicle safeguard to neighbouring allocated long term development sites to south.
- ↔ New footbridge across River Teith in this vicinity. Precise location to be confirmed at next stage.
- Safeguard for potential new roundabout on A81
- Key green space.
- River and wetland
- Burn
- - - Eskers
- ~ Indicative areas of enhanced and new native tree planting
- Residential use.
- New playing fields and primary school
- Community growing space
- Mixed Use/Residential
- Tourism/Visitor Experience
- Indicative locations for new play parks
- - - - - Development opportunities on the north bank of the River Teith to be reviewed and co-ordinated with the LDP process.
- 1 in 200 year functional floodplain (approx.) Refer to Claisch Farms FRA and SEPA maps for details. Refer to Claisch Farms masterplan proposals for flood plain mitigation























Note: not all items on key appear on all diagrams

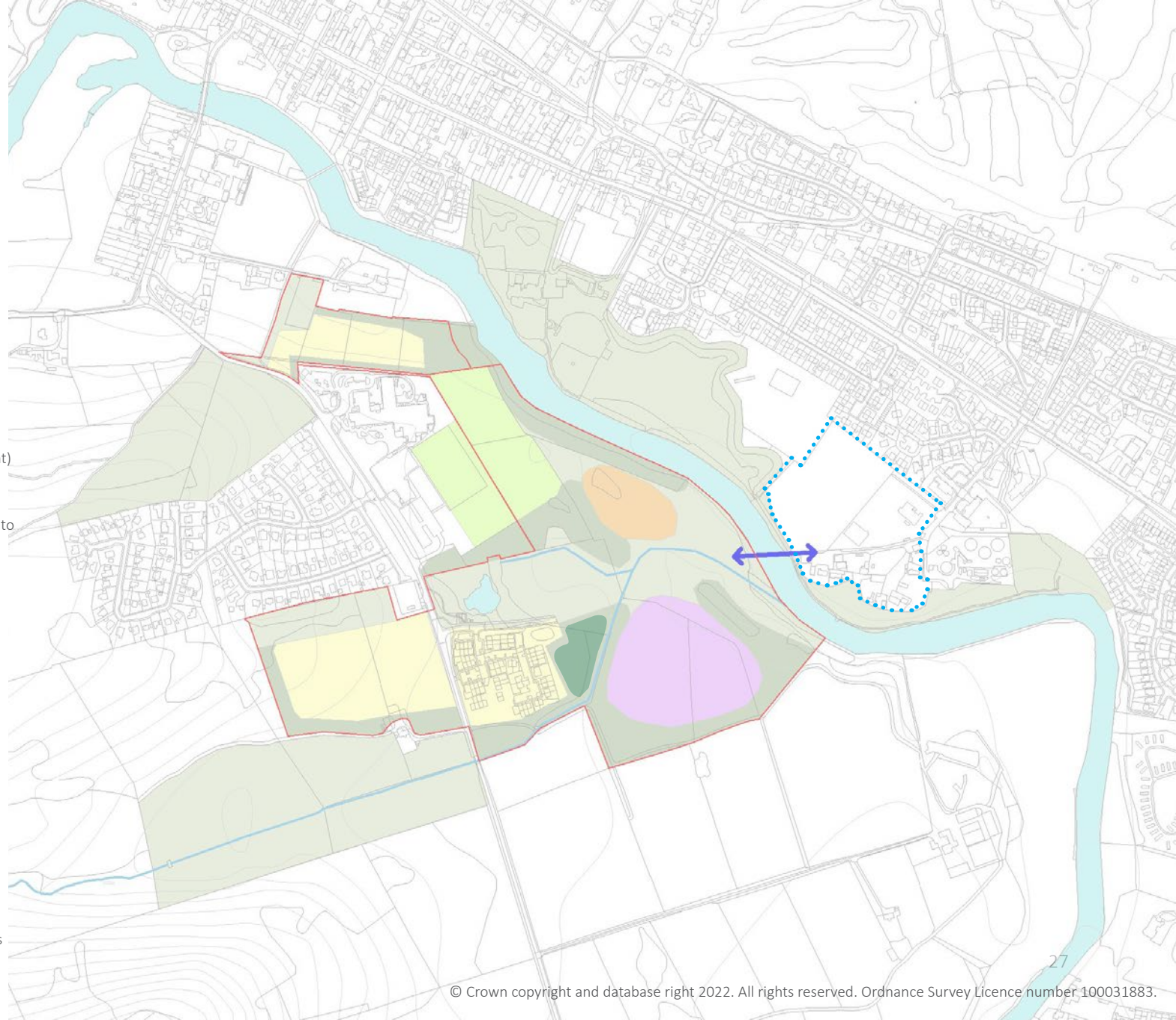
Masterplan

Land use

The masterplan is diverse in land use, in line with 20 Minute Neighbourhood principles, including areas for new housing, mixed-use development, hotel and attraction, playing fields, education, and community growing space, creating a place where people are able to live, work and play.

-  Existing key pedestrian/cycle routes.
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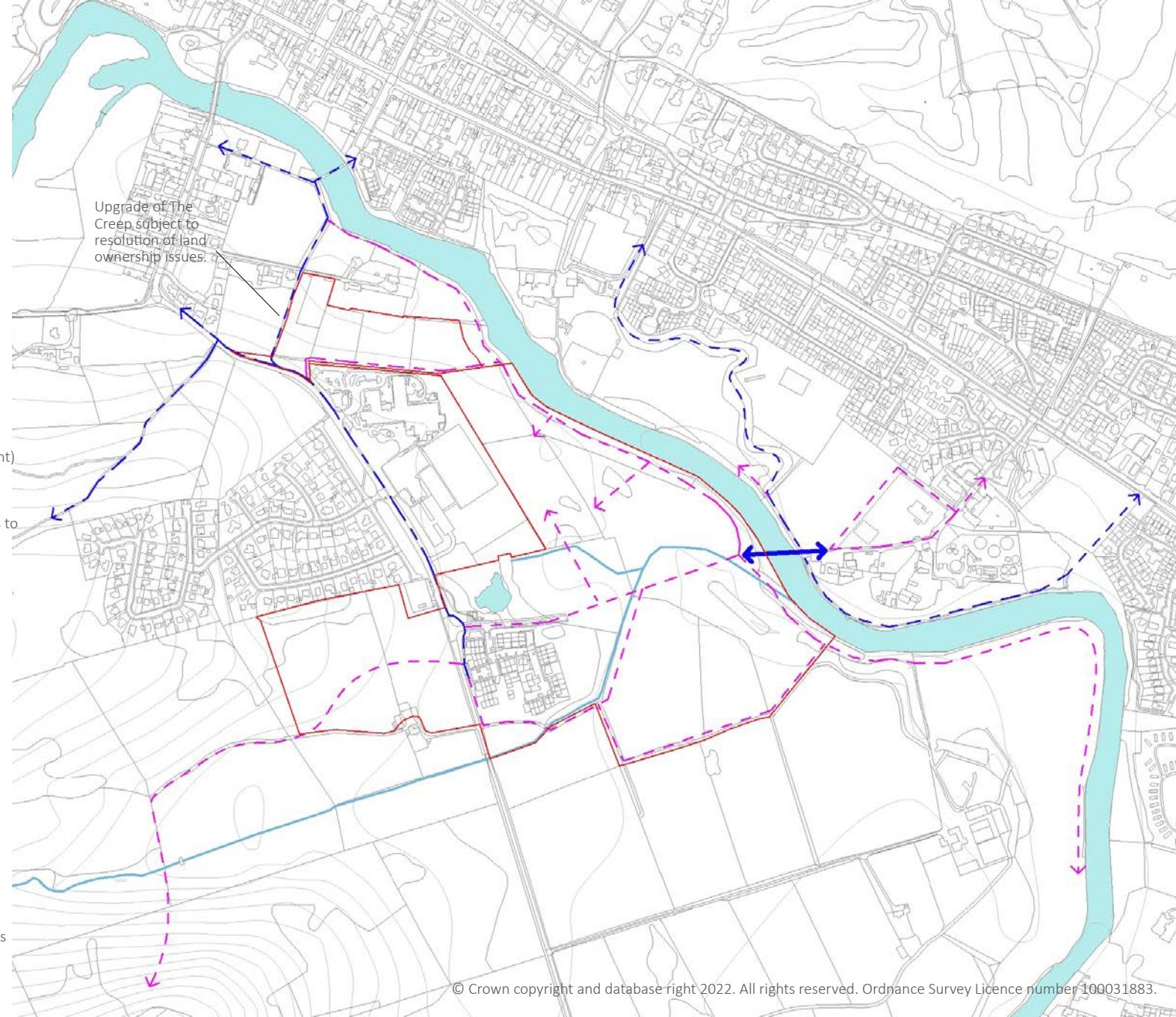


Masterplan Path network

The masterplan builds upon existing path networks in the area, formalising many informal and country paths to create a fully accessible network of walking and cycling routes. Refer to the 'Improving Connectivity' page within the Approach section for an itemised breakdown of footpaths.

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Masterplan Vehicular Movement

The masterplan has been designed to be pedestrian and cyclist focused. Land is safeguarded for a future roundabout on the A81 if required. A Traffic Assessment will require to be undertaken as part of a planning application. The scope of the Transport Assessment should be agreed with Transport Scotland (along with the National Park Authority) and there is potential that developer contributions may be required to offset the impact of the full development on the A84 Trunk road.

- - - Existing key pedestrian/cycle routes.
- - - Proposed and enhanced key pedestrian/cycle routes. (Dashed lines indicate the principle of the route, not the precise alignment)
- Proposed new roads

- Potential vehicle access points into sites, subject to consents
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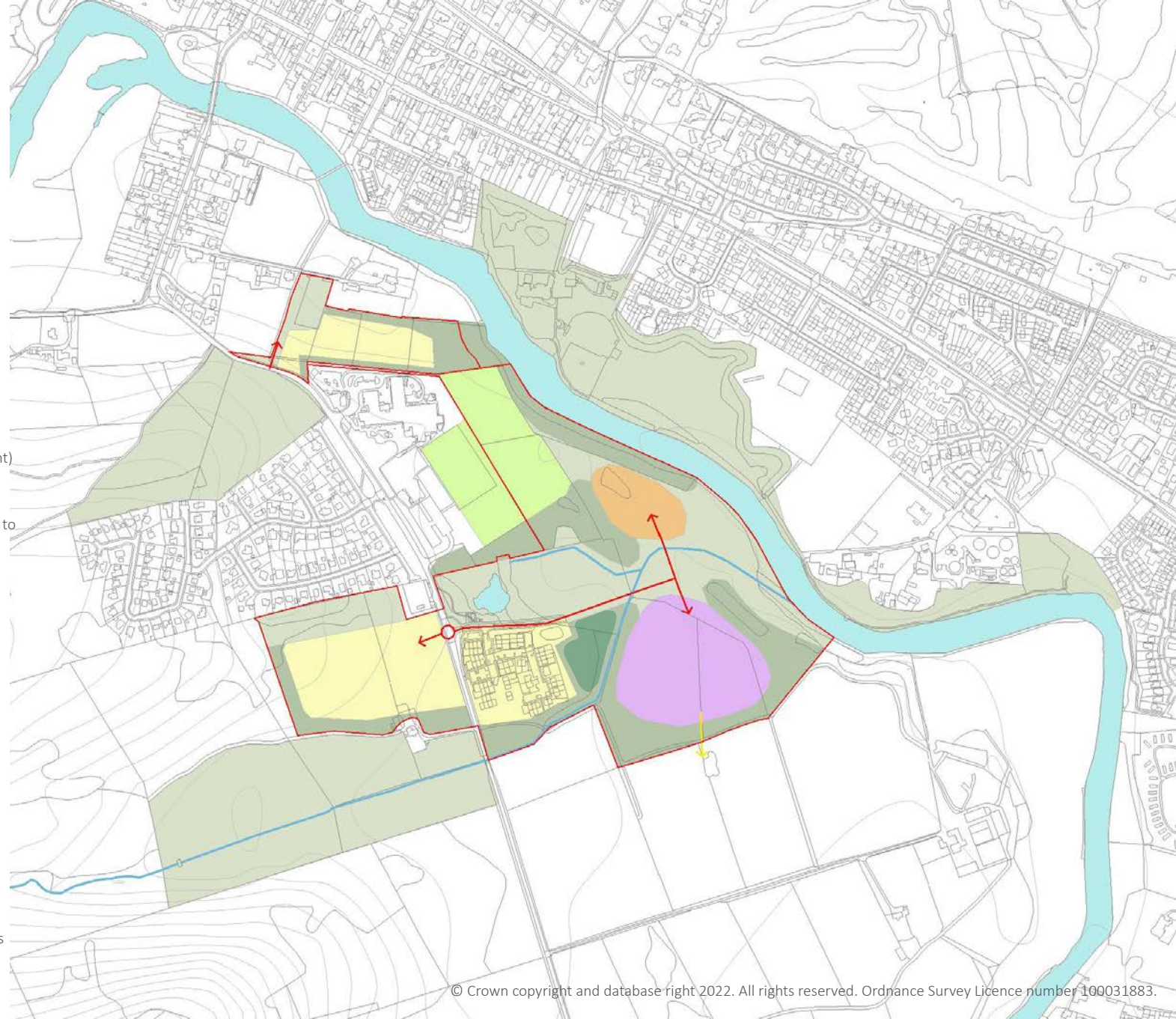
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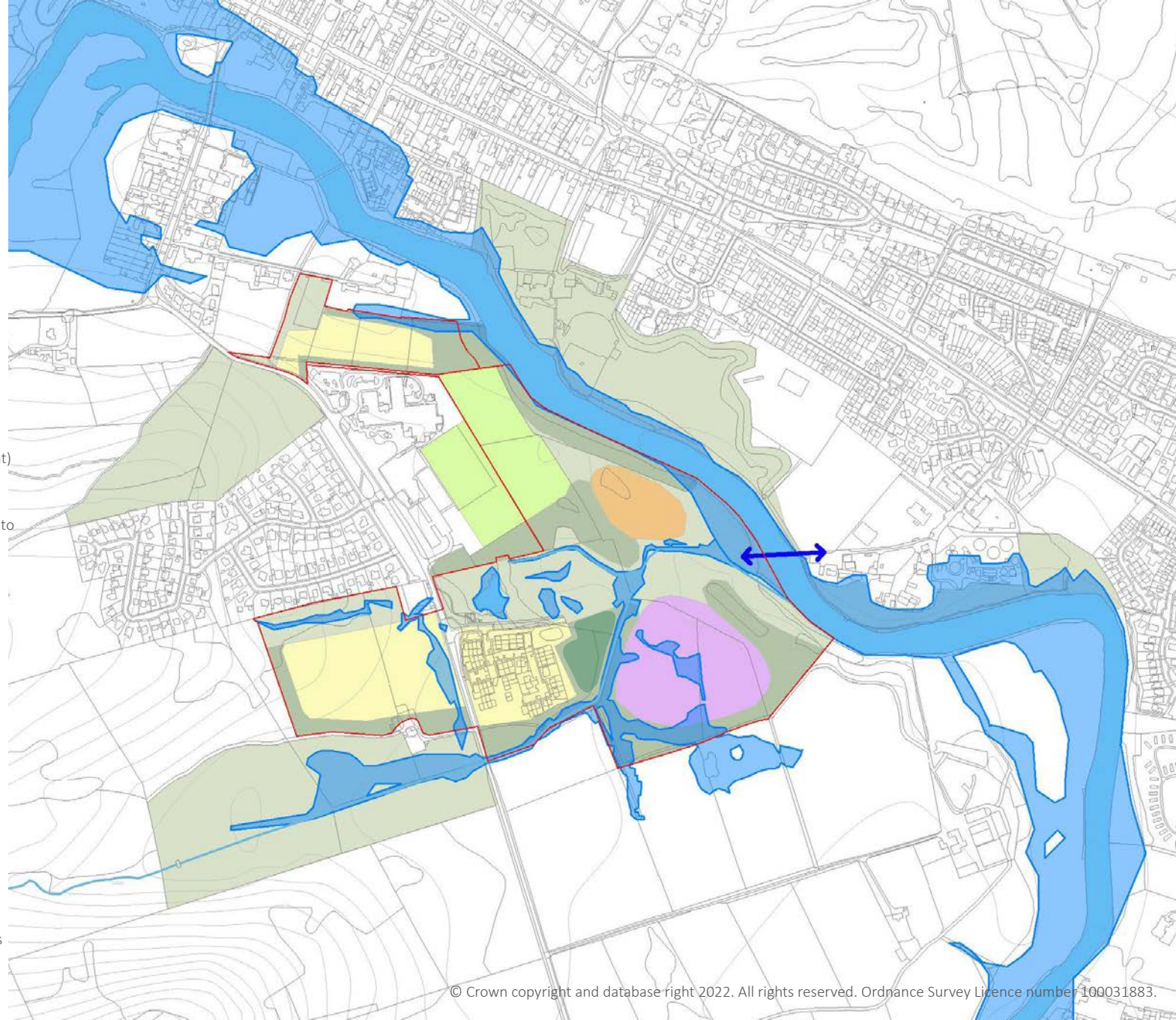
Masterplan

Interface with floodplain

The river and burns running through the site are prone to flooding. Built development in the floodplain won't be supported and this has influenced the designation of development sites.





















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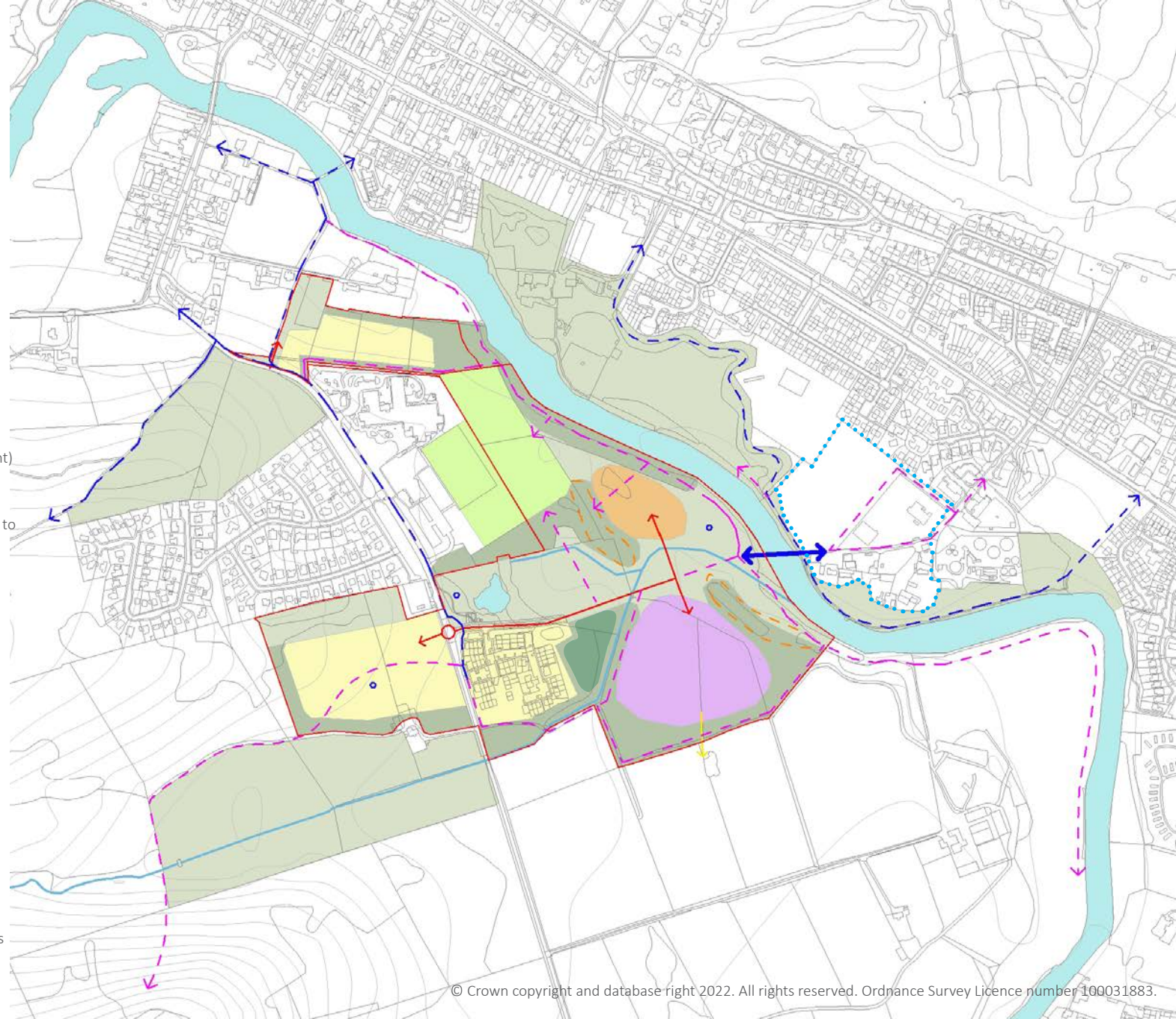


Masterplan Overview

The masterplan is designed as a vibrant and active extension to Callander, with a variety of uses, extensive new public green space, comprehensive walking and cycling routes, and balancing the town through providing a new centre of gravity and activity in the south-east of the area.

-  Existing key pedestrian/cycle routes.
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Shared Infrastructure
Apportionment and Phasing



Shared Infrastructure Phasing Plot Designations

Each development plot has been given a designation letter, with the following pages outlining an indicative apportionment of the overall common infrastructure that is assigned to each plot. Please note there could be further individual contributions required for each plot in addition to these. These will be discussed and agreed at the planning application stage- for example requirements regarding affordable housing requirement is calculated based on per development and not the wider allocation.

- - - Existing key pedestrian/cycle routes.
- - - Proposed and enhanced key pedestrian/cycle routes.
- Proposed new roads

- Potential vehicle access points into sites, subject to consents
- Vehicle safeguard to neighbouring sites to south.
- ↔ New footbridge across River Teith in this vicinity. Precise location to be confirmed at next stage.

- Safeguard for new roundabout on A81

- Key green space.
- River and wetland
- Burn
- Eskers

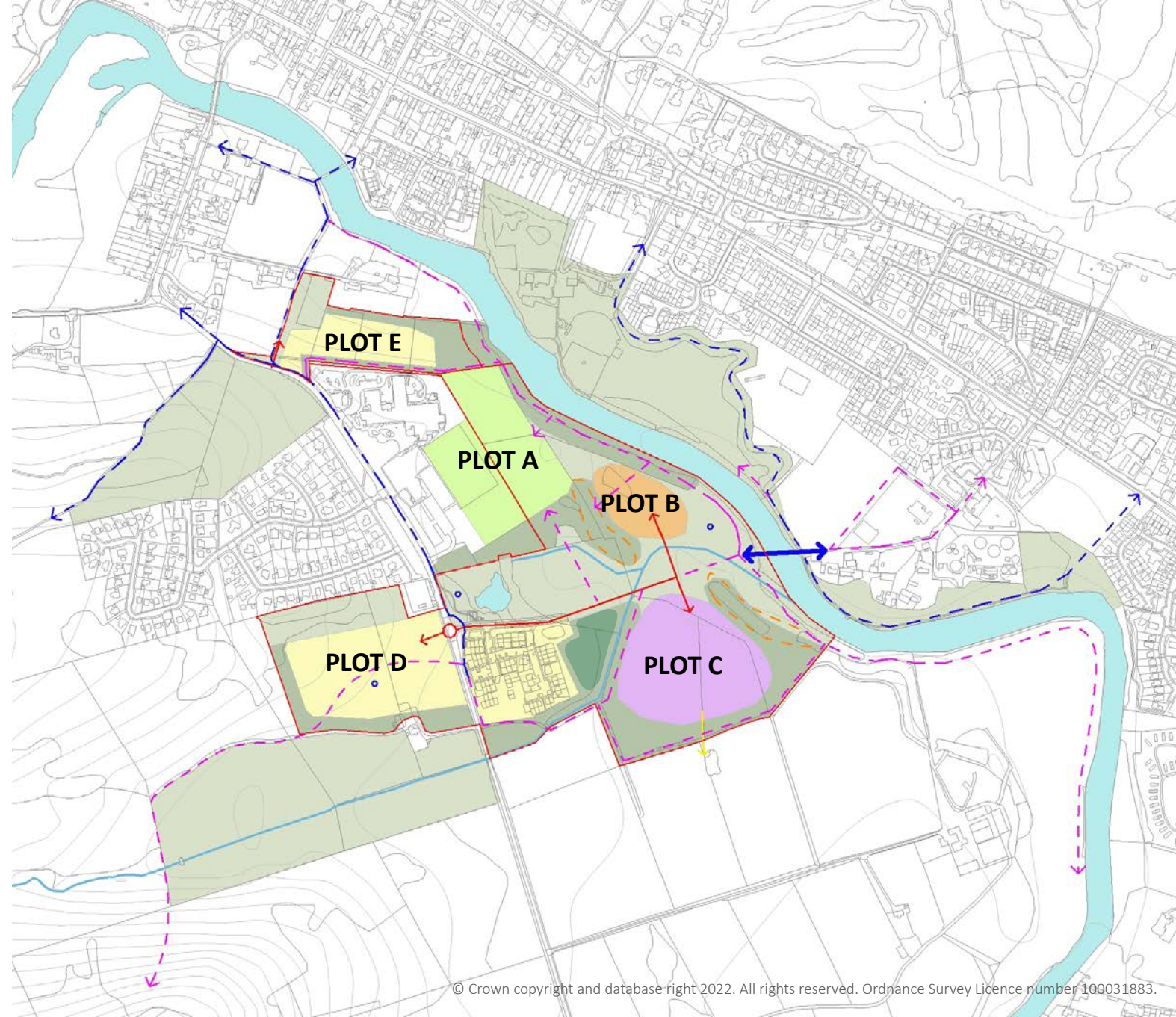
- Indicative areas of enhanced and new native tree planting

- Residential use.
- New playing fields and primary school
- Community growing space
- Mixed Use/Residential
- Tourism/Visitor Experience
- Indicative locations for new play parks

- ⋯ Development opportunities on the north bank of the River Teith to be reviewed and co-ordinated with the LDP process.

- 1 in 200 year functional floodplain (approx.)
Refer to Claisch Farms FRA and SEPA maps for details. Refer to Claisch Farms masterplan proposals for flood plain mitigation

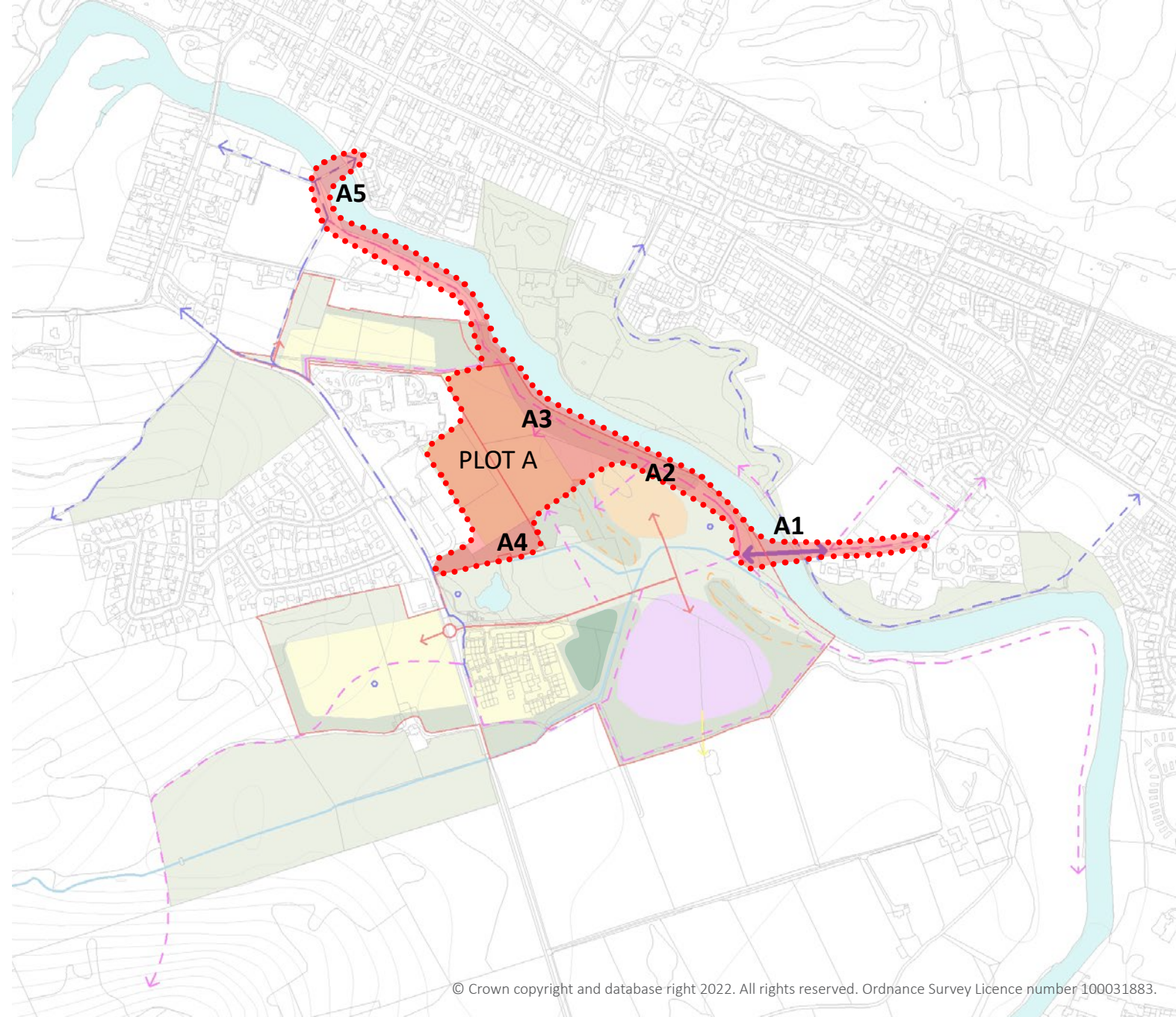
Note: not all items on key appear on all diagrams



Shared Infrastructure Phasing Plot A

Plot use: New McLaren Primary School, New
Playing Fields

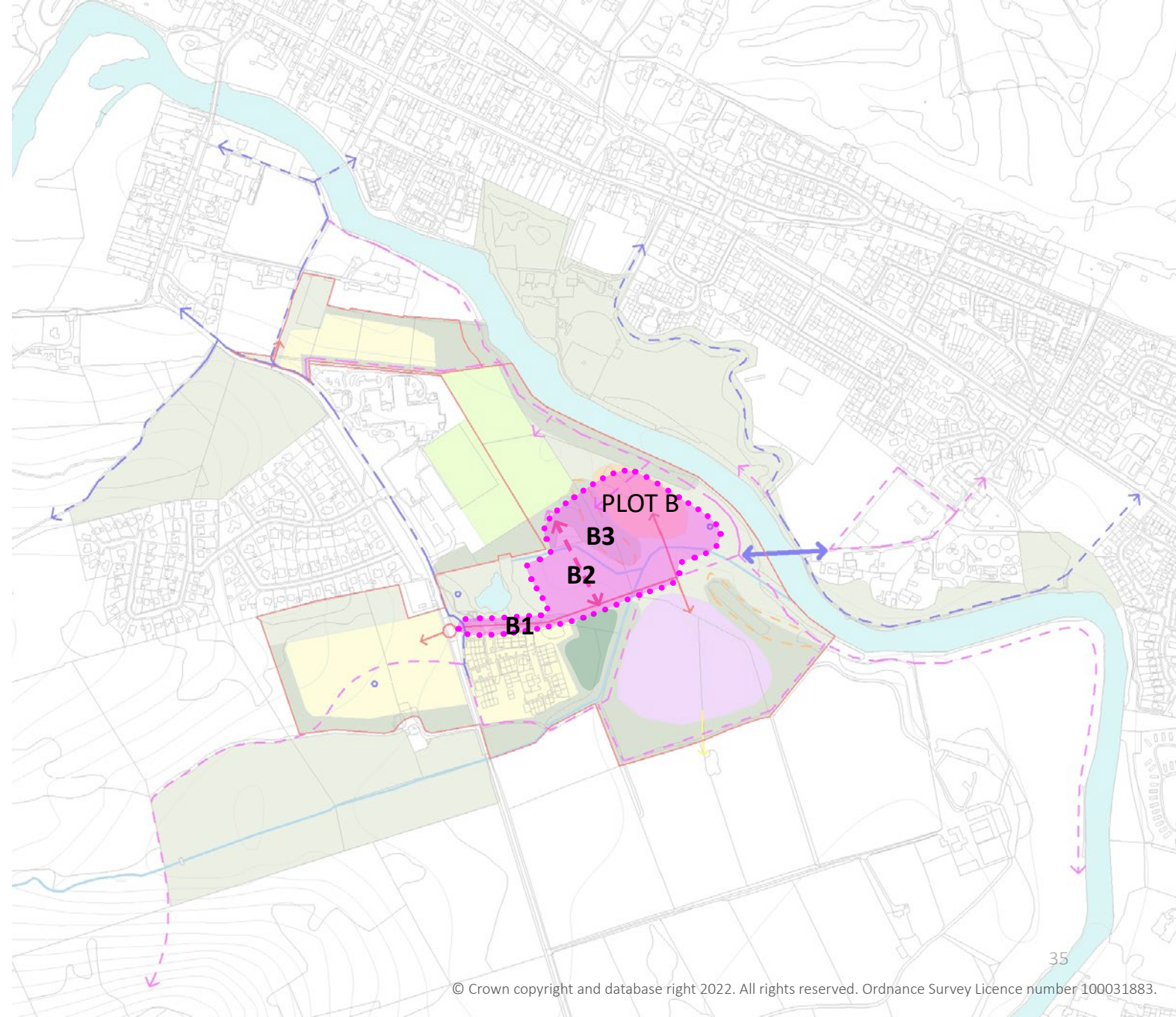
Item	Infrastructure Description	Who Leads	Priority (1 = lowest, 10 = highest)
A1	New footbridge over River Teith, plus 200m footpaths to north and 100m footpaths to south	Stirling Council / National Park Authority	10
A2	Footpath to south side of River Teith between new and existing footbridges, with connections up into MU2 sites	Stirling Council / National Park Authority	8
A3	Enhance landscape buffer to south bank of River Teith	Stirling Council / National Park Authority	4
A4	Enhance and extend landscape buffer to south of McLaren Campus	Stirling Council / National Park Authority	4
A5	Upgrade and refurbish existing footbridge over River Teith	Stirling Council / National Park Authority	4



Shared Infrastructure Phasing Plot B

Plot use: Tourism / Visitor Attraction

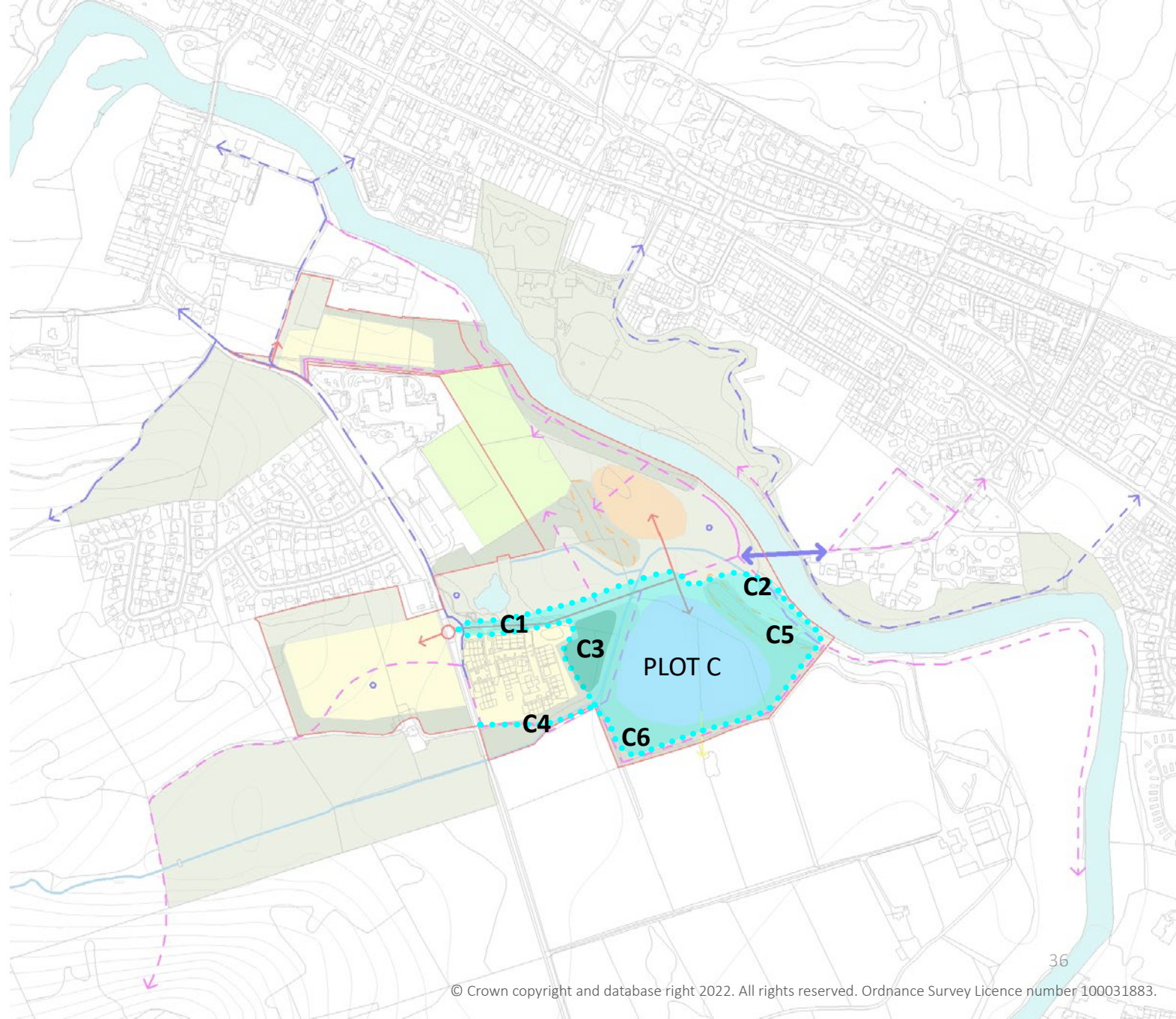
Item	Infrastructure Description	Who Leads	Priority (1 = lowest, 10 = highest)
B1	Complete spine road to A81 (shared with Plot C).	Landowner / Developer	8
B2	Complete portion of riverside park, including potential connection route to primary school if required by the school.	Landowner / Developer	6
B3	Enhance planting buffer on retained esker.	Landowner / Developer	4



Shared Infrastructure Phasing Plot C

Plot use: Mixed Use/Housing

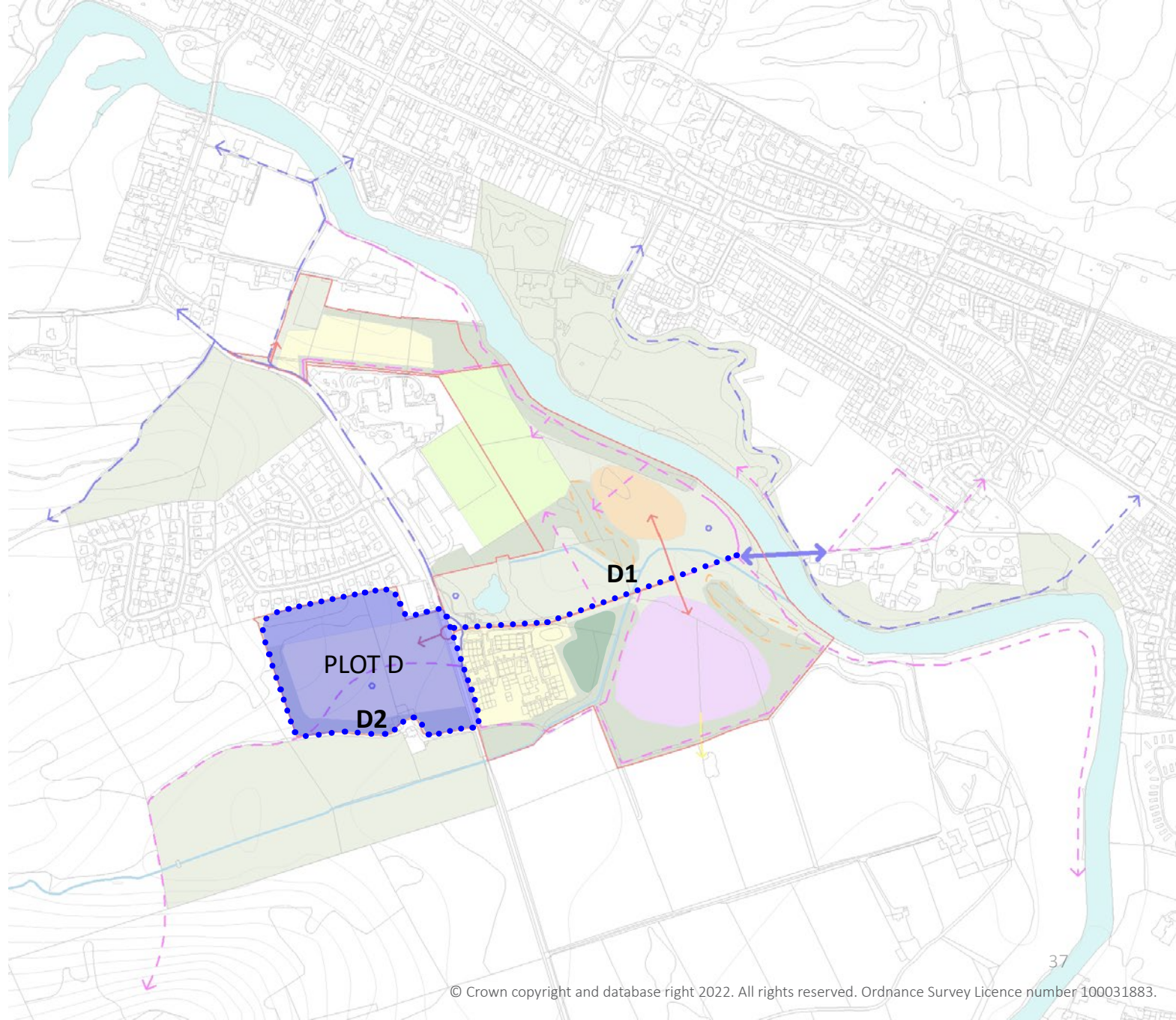
Item	Infrastructure Description	Who Leads	Priority (1 = lowest, 10 = highest)
C1	Complete spine road to A81 (shared with Plot B).	Landowner / Developer	8
C2	Complete portion of riverside park.	Landowner / Developer	6
C3	Complete community growing space site.	Landowner / Developer	7
C4	Complete and upgrade footpaths to southern boundary of site. Safeguard connection to future footpath link to south west of site.	Landowner / Developer	5
C5	Enhance planting buffer on retained esker.	Landowner / Developer	4
C6	Enhance planting buffer to south boundary of site.	Landowner / Developer	4



Shared Infrastructure Phasing Plot D

Plot use: Housing

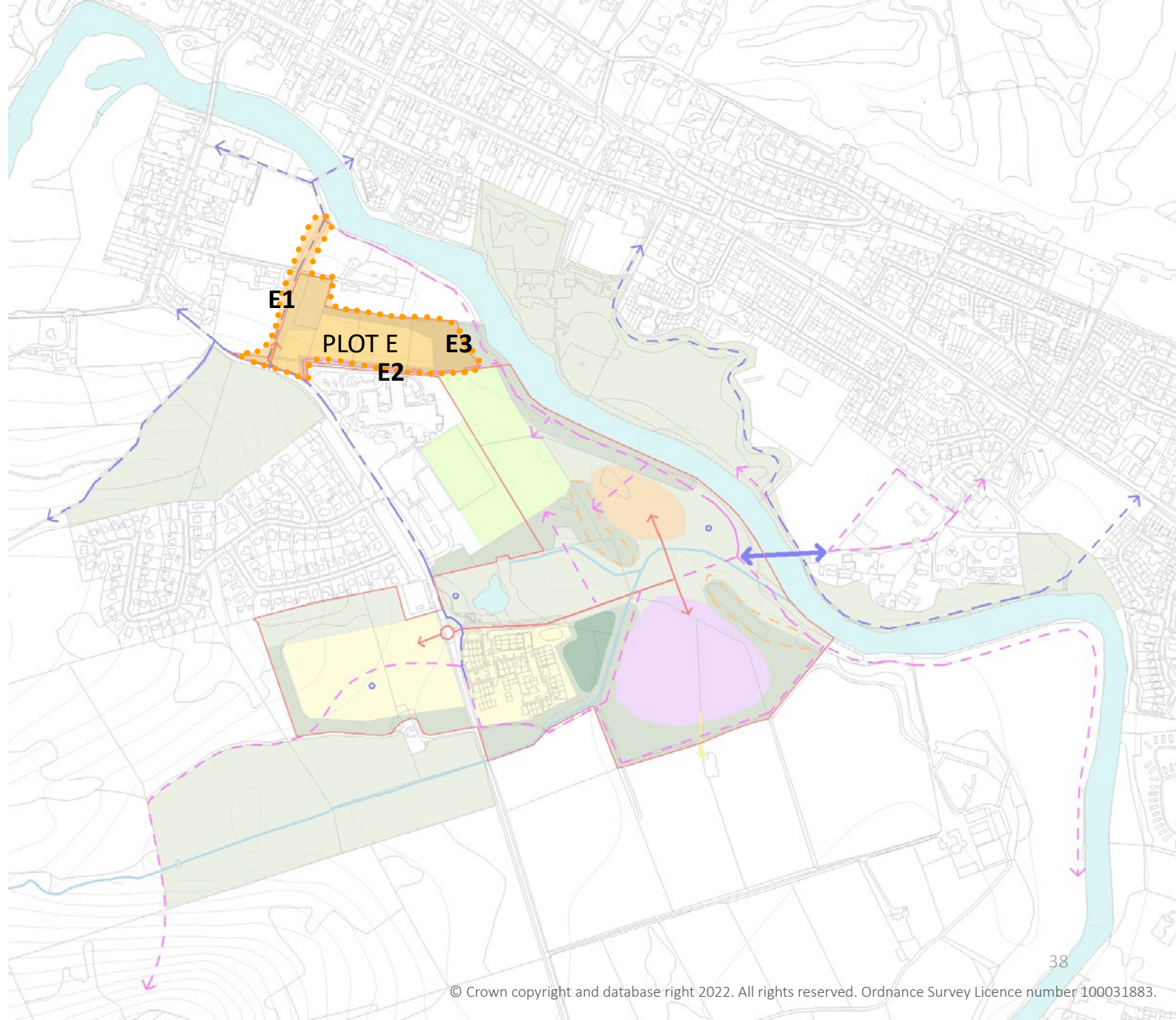
Item	Infrastructure Description	Who Leads	Priority (1 = lowest, 10 = highest)
D1	If plot comes forward after the completion of the bridge and before plots B and C, complete active travel link between A81 and new footbridge.	Landowner / Developer	8
D2	Enhance planting buffer to southern and western boundaries of site.	Landowner / Developer	4



Shared Infrastructure Phasing Plot E

Plot use: Housing

Item	Infrastructure Description	Who Leads	Priority (1 = lowest, 10 = highest)
E1	Upgrade footpath to west boundary of site to an accessible width and gradient.	Landowner / Developer	7
E2	Complete footpath between south boundary and McLaren Campus, connecting to A81.	Landowner / Developer	6
E3	Enhance planting buffer to River Teith and along northern and southern site boundaries.	Landowner / Developer	4

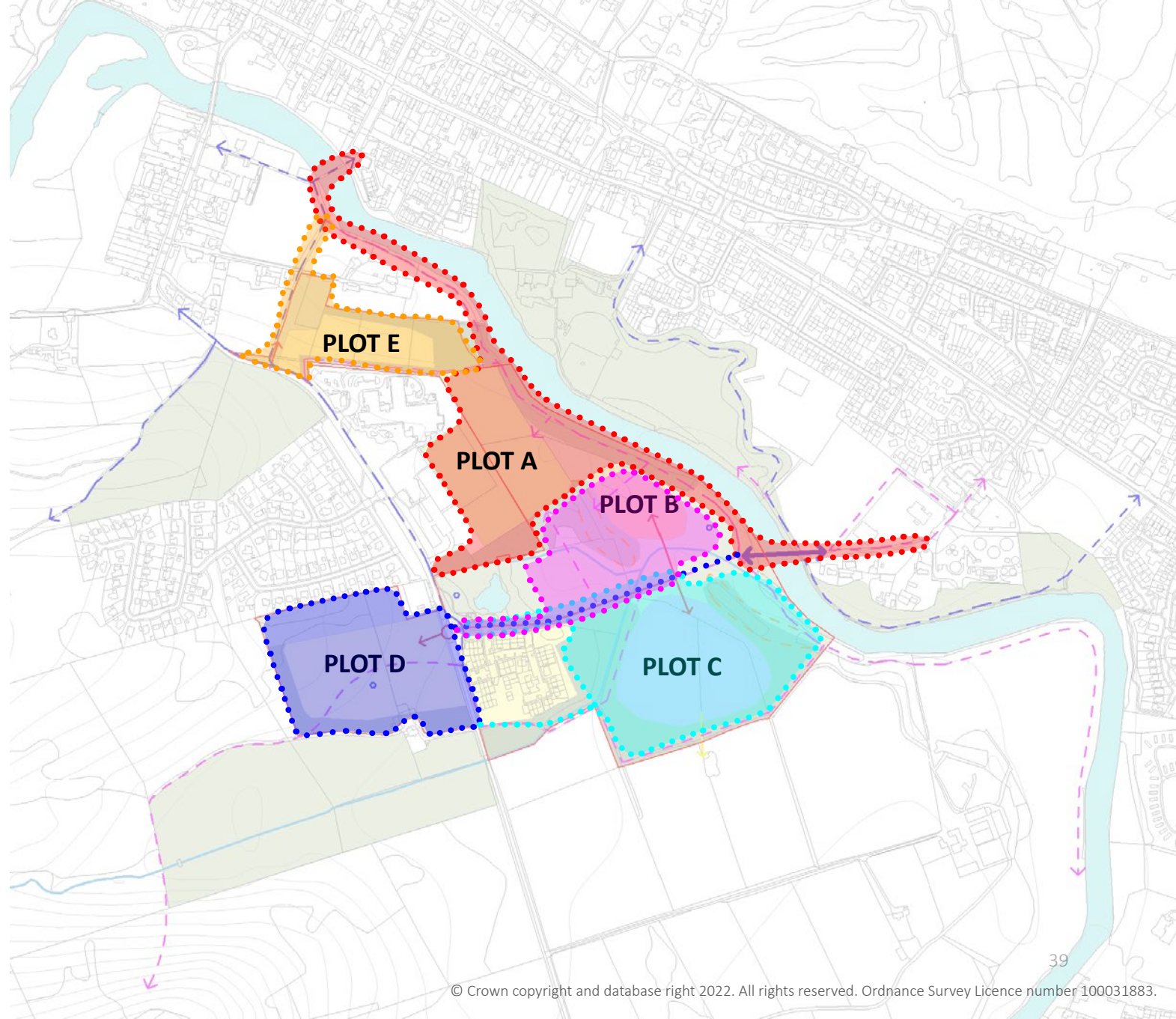


Shared Infrastructure Phasing Overview

This slide shows the overlay of all of the indicative common infrastructure apportionments. Note that some apportionments overlap, notable on the spine road and shared cycle path between the A81 and the new footbridge.

Where landscape features such as footpaths cross apportionment boundaries, these are to be continued to the same design standard and in the same materials to ensure a consistent finish to the landscape structure within which the development plots sit.

Landowners and developers are encouraged to work with one another across plot and apportionment boundaries, to help ensure the co-ordinated delivery of development and its landscape framework. Future proposals will need to give consideration to the design and delivery of shared infrastructure and its future maintenance to ensure the overall masterplan for the Callander South area is ultimately achieved as envisioned.



Design Guidance

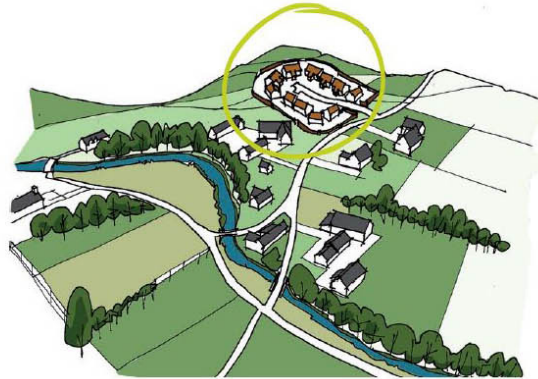


Siting

New developments within the Callander South masterplan area are to be carefully sited, integrated into the area and connected to neighbouring development sites. No site is to be developed as a 'closed-cell' development, but instead to be visually and physically permeable and interconnected with all neighbouring sites.

The pattern of new development is to be respectful and take inspiration from the historical build-up and pattern of the built environment in Callander, and be rooted in typologies found there and elsewhere within the national park, for example courtyard, steading and mews developments, both historical and modern.

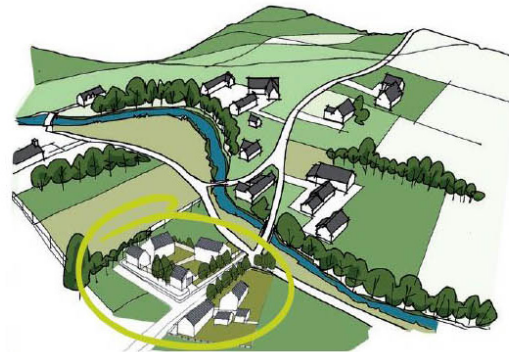
Boundaries are to be visually and physically permeable to the public parkland setting of the development, and walking routes to be provided through development sites, with no 'dead-end' cul-de-sac developments permitted.



Developments should not be closed, fenced-off islands (image c. National Park Authority)



Building should have an open aspect and engage with the landscape setting



Developments should be permeable and take inspiration from local typologies (c. National Park Authority)



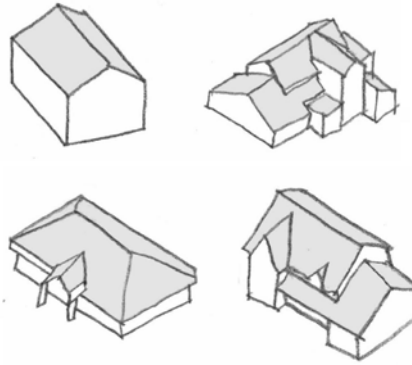
Buildings should be contained within a structured landscape setting

Building forms

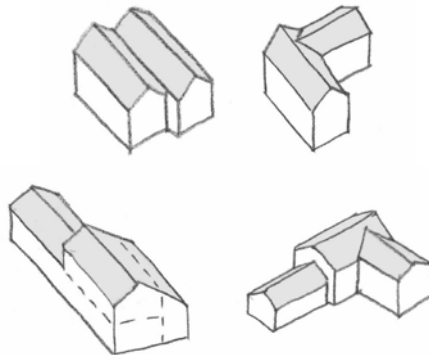
Building forms for the new developments in the Callander South masterplan area are to be respectful of the simple form and shape of traditional development in the area, with any large massing suitably broken up to suit the fine grain of development in Callander over centuries.

Large and deep plan buildings, including housing, should be broken up into simple building forms typical of the area. Within the Design and Access Statements for any proposed development in the Callander South area, information should be provided on proposed building forms, and how these are inspired by, and appropriate for, Callander and the Loch Lomond and Trossachs National Park.

Developers are encouraged to look at all historical building typologies in the area, including agricultural buildings and housing.



Examples of overly deep plan and complex building and roof forms



Examples of simple building and roof forms typical of the area



Example of appropriately articulated building form (c. Loader Monteith)



Example of appropriately articulated building form (c. Dualchas)

Materials

Materials should be chosen to be sympathetic to the immediate surroundings and the wider context of Callander and the National Park. The existing built context of Callander is composed of buildings of a small palette of materials, and this approach of keeping the palette simple, just as the building form is kept simple, should be continued at Callander South.

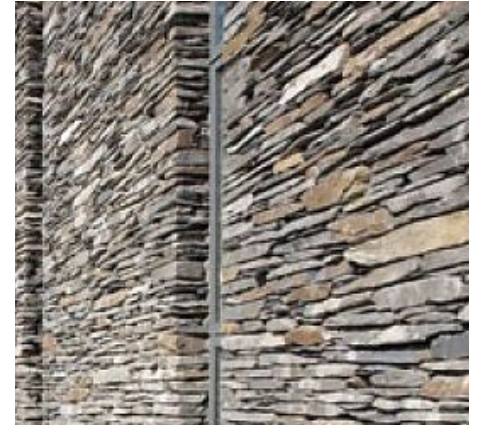
Robustness of materials and durability over time, including how they are to be maintained, should be considered at the design stage. The embodied energy of materials is also a consideration at design stage, as well as their long term re-useability and recyclability. How materials will weather over time, and their long-term appearance, should also be considered in proposals brought forward for the masterplan sites.



Example of timber cladding (c. Russwood)



Example of slate roofing



Example of stone cladding (c. National Park Authority)



Example of render finish



Example of local puddingstone (c. National Park Authority)



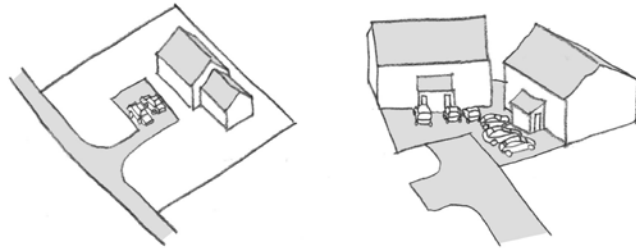
Example of stained timber cladding (c. OCA)

Access and parking

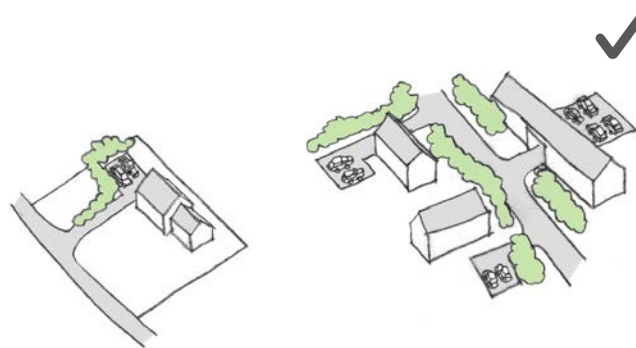
It's important for the parkland setting that parking is carefully considered and integrated in all new developments in Callander South. Where possible, parking should be located to the side of buildings, screened from building frontages, so that parking does not dominate the public environment.

Where parking cannot be located to the side of dwellings and screened, it should be coralled and concentrated to free up building frontages and minimise its impact on the public realm. Landscaping should be carefully considered to screen car parking, and areas of car parking greened as much as possible, including with trees and other planting.

Parking courtyards to the rear of developments should also be considered, again to minimise the impact of vehicle parking on building frontages and the public realm.



Parking should not dominate building frontages



Screen parking from building frontages through location and planting



Good example of building frontages unencumbered by parking (c. Proctor and Matthews)



Good example of coralled parking freeing up building fronts (c. Richard Gibson Architects)

Active travel

The masterplan is designed to be walking and cycling friendly, and this approach should also be taken into each of the development sites.

There should not be a clear edge and change in quality of infrastructure at the boundaries of development sites, but the routes and parkland quality should run through.

All enhanced and new pedestrian paths are to be provided as fully accessible, with surfacing under foot that is suitable for wheelchair users and cyclists. Stopping points should be provided along the way in the form of high quality parkland furniture, including seating areas. Developers may wish to engage with Stirling Area Access Panel to discuss their path proposals to help ensure they are accessible for all.

Signage and interpretation should be integrated into the masterplan and wider pedestrian and cycle network, with clear directional signage to all key destinations and walking routes.



Paths to be designed with suitable surfacing for cycling



Provide stopping points along active travel routes



All paths to be designed to be full wheelchair accessible (c. The Outdoor Guide)



Provide high quality signage to all new and enhanced footpaths (note: image is adobe stock)

Landscape

The masterplan is landscape-led, with parcels of developable land designed to feel as though they exist within a parkland setting, and that this setting does not stop at the site boundaries, but instead runs through the development sites.

Natural play is an important aspect of the new public parkland setting, with high quality natural play equipment to be provided in a number of strategic locations in the area as shown in the masterplan drawings.

There are sizeable areas of peatland and Groundwater Dependant Terrestrial Ecosystems (GWDTE) in the masterplan area, which should be retained and preserved. Developers should commission their own surveys to establish the precise extents.

A community growing space is to be provided on the masterplan site, this should be designed to be accessible to as many people as possible, including planting beds suitable for wheelchair users.



Integrate areas of natural play into public park and developments



Retain and preserve areas of wetland (c. Natural England)



Example of community growing space (c. Rankin Fraser)



Example of community growing space (c. erz)

Boundaries

Development site boundaries are to be visually and physically permeable, and development sites are not to sit as islands within the parkland environment, but to be fully integrated and a part of it. High timber fencing separating development sites off from the surrounding area are not to be permitted. Where the boundary is a road and there could be safety issues then appropriate solutions need to be considered.

Developers are encouraged to utilise boundary treatments in keeping with the area, including hedgerow, stone walling and high quality open slatted timber, these are recommended to be kept at a low level to maintain visual permeability throughout the masterplan area.

Routes in and out of the wider public parkland setting are to be provided through development sites, with gaps in boundary treatments integrated to suit. Developers are encouraged to consider gateway markers, interpretation and directional signage at significant crossing and entrance points in the masterplan area.



Avoid standard high timber fencing



Good example of hedging used as boundary (c. Malcolm Fraser Architects)



Good example of stone boundary wall



Good example of low-rise timber fence (c. Page Park)

Sustainability

The masterplan is designed with sustainability and climate resilience at its core, with pedestrian and cycle movement prioritised, working within the flood plain, vehicle movement minimised, and biodiversity retained and enhanced. Proposals for each development site should match this same level of ambition with respect to sustainability and be designed to be adaptable to the future impacts of climate change and facilitate biodiversity enhancement.

Low and zero carbon technologies are encouraged in development proposals, and these should be fully integrated into designs to avoid the 'bolt-on' appearance these can sometimes have.

Developers are encouraged to consider innovative energy standards for their developments, such as Passive House and the Platinum Standard in the building regulations. Developers are encouraged to take a look at innovative low energy building designs being constructed in the wider Loch Lomond and Trossachs National Park area.



Example of integrated in-roof solar panels



Example of screened air source heat pump



Passive House example in Loch Lomond and Trossachs National Park



Provide extensive thermal insulation to maximise building energy performance

Surface water management

As noted earlier in this report, the area is subject to flooding, both fluvial and pluvial, and landowners and developers should familiarise themselves in detail with the particular issues on each site.

Sustainable drainage measures should be incorporated in each development site, and within the masterplan area in general, which can take the form of SUDS ponds, rain gardens, swales, and clearly set out in the development proposals for each site. Such measures should accord with the CIRIA SUDS Manual C753.

Developers are encouraged to fully integrate sustainable drainage measures into their proposals, and for these not to take the form of featureless turfed SUDS ponds, fenced off and forgotten about, which are not permitted. A co-ordinated proposal with the landscape design is encouraged, integrating planting species that benefit from this wetter environment.



Example of successful integration of a SUDS pond



Example of a successful rain garden



Example of a successful rain garden



Example of a successful swale, with building entrance bridges over

Statutory Design Guidance

In addition to the design information contained within the masterplan, landowners are recommended to familiarise themselves with the full suite of national and local design guidance. This includes, but is not exclusive to:

National

- National Planning Framework 4
- Scottish Planning Policy
- Designing Streets: A Policy Statement for Scotland
- Roads for All: Good Practice Guide for Roads
- Creating Places: A Policy Statement on Architecture and Place for Scotland
- Cycling by Design- Transport Scotland/Sustrans

Planning Advice Notes

- Planning Advice Note 61: Sustainable Urban Drainage Systems
- Planning Advice Note 65: Planning and Open Space
- Planning Advice Note 68: Design Statements
- Planning Advice Note 72: Housing in the Countryside
- Planning Advice Note 79: Water and Drainage
- Planning Advice Note 83: Masterplanning
- Planning Advice Note 3/2010: Community Engagement

Local

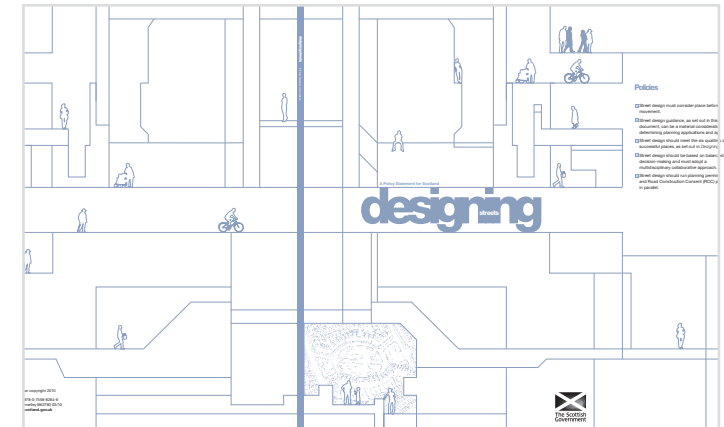
- Local Development Plan

Local Supplementary and Planning Guidance

- Design and Placemaking
- Housing
- Visitor Experience
- Listed Buildings and Conservation Areas
- Sustainable and Active Travel Planning Guidance



Example of relevant guidance: Design and Placemaking (National Park Authority)



Example of relevant guidance: Designing Streets (Scottish Government)

Recommendations



Recommendations and Priorities

Discussions have been had with consultees and the local community about what the priorities are with respect to Callander South. These are loosely itemised below, note that some of these will be linked to development, and that delay in the delivery of any one of them should not hold up delivery of others.

Note that this priority list is focused on the site-wide infrastructure, and development sites will come forward as developers and other interested parties bring forward planning applications. Some of the items below can and should be undertaken concurrently.

- Delivery of new footbridge over the River Teith. This is the critical piece of infrastructure that unlocks the whole site and provides most public benefit. Further feasibility work is required to determine the preferred route.
- If the bridge is located at the end of Geisher Road, upgrade paths between Geisher Road and new footbridge, and review if any improvements need to be made to Geisher Road to enhance pedestrian and cycling experience along this stretch of road.
- Upgrade existing and form new paths south of the River Teith, to provide an accessible walking route between the existing and new footbridge, and up to the McLaren Campus and into development sites in Callander South.
- Complete spine road and footpath to create vehicular and pedestrian linkage from new bridge and development sites to the A81 and beyond.
- Complete upgrade to existing and all new paths in masterplan area not prioritised higher on this list.
- Form new community growing space in Callander South.
- Plant new landscape buffers to screen development sites from approach from A81 south.
- Form new high quality natural play areas, indicative locations shown on masterplan drawings.
- Upgrade existing footpath to west edge of Churchfields site to an accessible gradient.
- Refurbish and upgrade existing footbridge over the River Teith.

Recommendations and Priorities

New developments at application stage must demonstrate how they would help deliver the infrastructure priorities and contribute towards the 20 Minute Neighbourhood objective.

Callander South will form an active and vibrant extension to the town, and this masterplan update provides a clear framework for development to be taken forward.

This is a landmark development area within the Loch Lomond and The Trossachs National Park, and within the wider Stirling Council locality, and developers are encouraged to bring forward applications that match the ambition for this important gateway site.



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