• Rural Stirling Housing Association (RSHA) in partnership with Lovell seeking Planning Permission for residential development at Claish Farm.

• The proposal is for 50 affordable homes.

• The site is located to the Southwest of Callander, on the East side of the A81, and adjacent to the McLaren Community Leisure Centre.

• The planning application boundary extends to approx. 3.9Ha.

• The site is allocated as part of the wider MU2 allocation in the adopted Loch Lomond & the Trossachs National Park Local Development Plan (LDP).
SITE CONNECTIVITY

- Proposals include path link to the existing Core Path Network which will link the site to the centre of Callander and wider countryside.
- National Cycle Route 7 (NCR7) runs 600m to the Northwest of the site.
- An existing bus stop is located 350m from the site connecting the site to the centre of Callander and wider settlements.
- The local Callander Primary School and McLaren High School are within walking distance, 1030m and 530m respectively.
- Facilities within walking distance of the site include; local shops, Co-operative and Tesco Express; McLaren Community and Leisure Centres; bank; pharmacy; bars/cafes and various retail stores.
SITE CONSTRAINTS SIGNIFICANT FEATURES & VEGETATION

- An unnamed burn runs to the South of the site, flowing from West to East.
- Tree cover within the site is limited, however, there is an area of mature trees along the Northern and Southern boundaries which are to be retained.
- Areas of peat to the North of the site which have a record of flooding creating an area of wetland.
- Flood Risk Assessment indicates an area to the South eastern edge of the site which is at risk of flooding in a 1:200 year climate change event, development should not be located in this area.
• Existing service provision for electricity, gas, water and BT to the site located within the Mollands Road development.

• Only existing services within the site are overhead electric lines.

• 33kv and 11kv overhead lines run through the North of the site, no development is proposed below these lines.

• Scottish Water, Scottish Hydroelectric, Scottish Gas Network and BT have all confirmed there is capacity within the network to facilitate development.
First Public Consultation event held on 20th February 2018 at the McLaren High School to present a draft proposal.

- Traffic speeds on the A81 are high.
- Inadequate existing path networks in the locality.
- Potential for increased flooding.
- Capacity of existing foul drainage network.
- Proposals lack 4 bedroom and larger 3 bedroom homes.
- The quality of homes and layout on a significant approach to Callander.
- Open space maintained as a biodiversity area of some form.

Matters raised were considered in advance of the second public consultation.
Second Public Consultation was held on 27th March 2018 at the McLaren High School to present an updated proposal.

- A number of further issues were raised;
  - Impact the proposal will have on infrastructure.
  - In addition to the usual play equipment for children, the addition of play equipment for teenagers and exercise equipment for teenagers and adults to be included.
  - Larger 3 or 4 bedroom houses required.
  - Impact the construction will have on local residents.

- Matter raised were considered and addressed as appropriate as the final proposals were developed.
CONSULTATION WITH NPA & STAKEHOLDERS

Land at Claish Farm, Callander
Consultation on proposals

Next Steps
Consult with local community and progress Proposal
taking account of feedback

A further Public Exhibition on Tuesday March 27th
to present updated Proposal

Application for Planning Permission to the National Park
Authority to be lodged in April 2018

Opportunity for public to comment on the application as
submitted to the National Park Authority

Determination by the National Park Authority in late Summer 2018

Construction potentially to commence by the end of 2018

COMMENTS AND FEEDBACK
The information contained on these boards can also be viewed online at:
www.npa-callaish.com

If you wish to comment on our proposals, please complete a Feedback Form and leave it with
a member of the project team.

Alternatively, you can send your comments by e-mail to:
info@pdeconsulting.com
or by post to:
Geddes Consulting, The Quadrant, 17 Baillie Street, Edinburgh, EH16 6PY

Please submit your comments by Tuesday 10th April 2018.
Further comments will also be invited after the second Public Exhibition.

PLEASE NOTE: Your feedback and comments on the proposal are to the prospective
applicant and not to the National Park Authority. Any comments you make at this stage are
therefore not a formal representation on the future planning application. Such representations
can be made to the National Park Authority once the application is submitted.

THANK YOU for your time and input to the process.

• Three pre-application meetings were held with NPA and other stakeholders including Stirling Council, SEPA and Historic Environment Scotland (HES). Key feedback included:

- An area of land requires to be safeguarded for a roundabout on the A81, and road alignment to potential future bridge over River Teith.
- Material finishes and detailing on buildings should be contemporary and inspirational but reflective of existing settlement.
- The proposal of maintaining the open space to the north as meadow grassland is supported.
- The ‘Gateway’ should deliver a welcoming and attractive approach to Callander.
• Proposal is for 50 new affordable homes with associated open space and road infrastructure.

• Design principles include:
  - Integration with surrounding area.
  - Land use and built form.
  - Green infrastructure.
  - Drainage and flood mitigation.
- A limited selection of high quality materials has been selected to create a clean aesthetic that is framed by the surrounding landscape.

- The external walls will be primarily white dry dash render with feature brick facing panels.

- The roofs will be dark grey, slate effect, concrete roof tiles.

- Dark grey windows and doors with matching dark rainwater pipes and gutters.

- The primary road surfaces will be finished in tarmac with key nodes and pavements being finished in paviours to provide a pedestrian first road layout.
A range of six different house types are proposed, from 1 to 4 bedrooms.

House types are a mix of detached, semi-detached and terraced house types.

Three of the proposed house types are fully accessible in accordance with local planning policy.

The house types are single and two storey.

The house types have a number of key features which reflect the local settlement character;
- Standard roof pitches with gable ends.
- Projecting gables to front elevations.
- Facing brick panels.

**HOUSE TYPE MIX**

- House Type A (2 Bed)
- House Type B (3 Bed)
- House Type F (1 Bed)
- House Type G (2 Bed)
- House Type H (4 Bed)
- House Type I (3 Bed)

- 1 Bed Houses: 1no.
- 3 Bed Houses: 15no.
- 4 Bed Houses: 3no.

Total no. Houses: 50no.
HOUSE TYPE A

- Number of Bedrooms: 2
- Number of People: 4
- Description: semi-detached or terraced
- Number of storeys: 2
- Number of units: 26
HOUSE TYPE B
HOUSE TYPE F

- Number of Bedrooms: 1
- Number of People: 2
- Description: semi-detached or detached
- Number of storeys: 1
- Number of units: 3
HOUSE TYPE G

- Number of Bedrooms: 2
- Number of People: 4
- Description: detached
- Number of storeys: 1
- Number of units: 3
HOUSE TYPE H

- Number of Bedrooms: 4
- Number of People: 6
- Description: terraced
- Number of storeys: 2
- Number of units: 3
HOUSE TYPE I

- Number of Bedrooms: 3
- Number of People: 5
- Description: detached
- Number of storeys:
- Number of units: 1