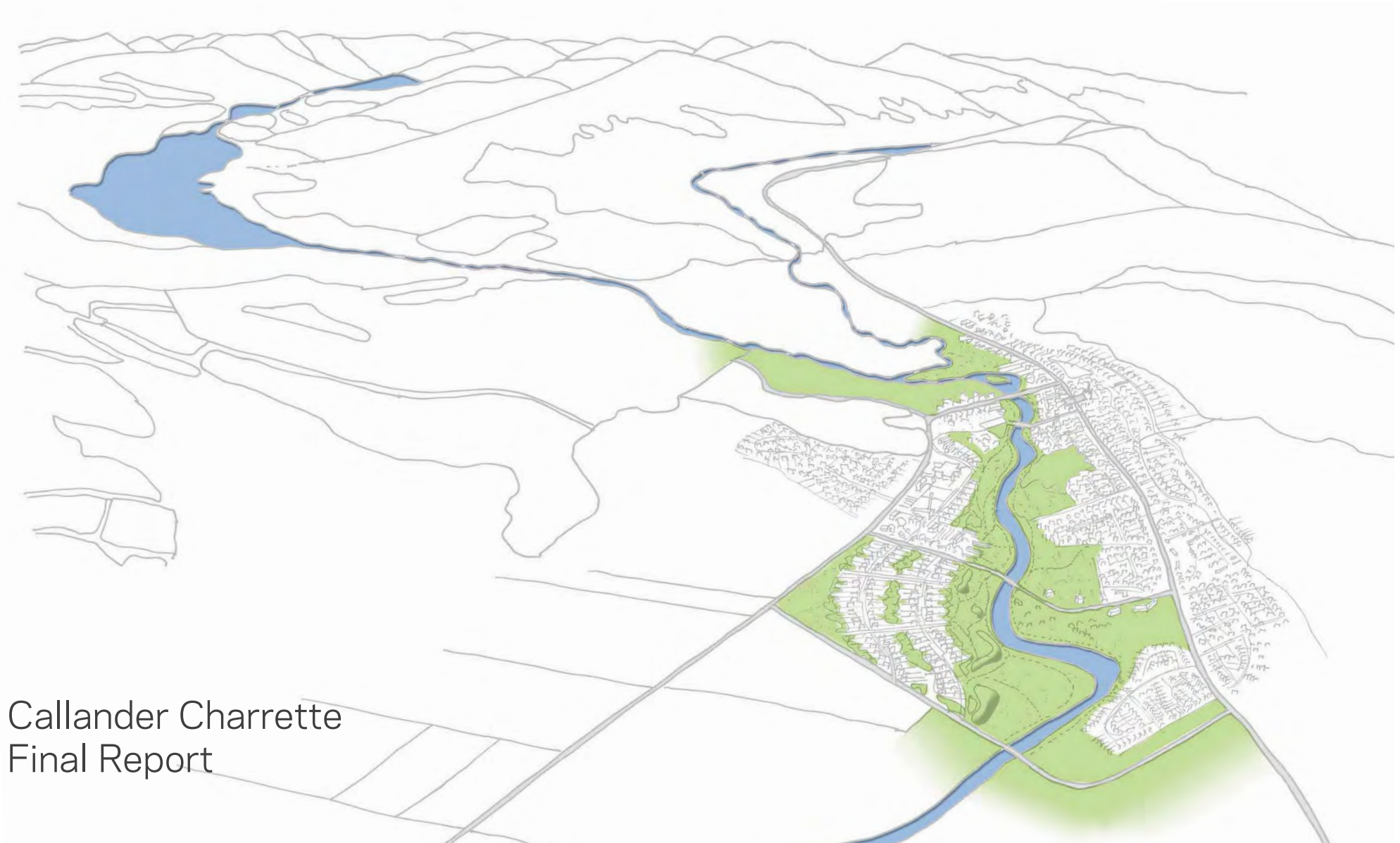


Callander *charrette*

scottish
sustainable
communities
initiative



Callander Charrette
Final Report

Callander Winter Festival 2012

Callander Winter Festival 2012





This report summarises the process and outcomes of the Callander Charrette, a design led workshop involving the local community and agencies of Callander which was held in the town over five days in November 2011.

The Charrette is one of the Scottish Government's Charrette Mainstreaming Programme projects facilitated by the Scottish Sustainable Communities Initiative.

The outcomes of the Charrette encapsulate a shared vision for the town's future development and wellbeing that will inform future agency strategies and local Community Action Plans.

Ten Principles for Callander's Future

1. Sustainability

Callander will have:

An holistic approach to sustainability encompassing a sustainable approach to environment, economy and community;
Means of generating its own energy;
Means of dealing with waste responsibly;
A focus on healthy lifestyle and local produce.

2. Community

Callander will:

Be an inclusive community for all ages;
Continue to support and nurture the strong existing community and support further initiatives.

Callander will have:

Further education opportunities;
Appropriate community facilities;
Local health care facilities;
Superfast broadband.

3. Town Environment

Callander will be:

A capital for the national park;
A safe, clean and friendly pedestrian environment;
An attractive well maintained town.

Callander will have:

A consistent identity and character for the town;
Accessible local amenities.

People will know where Callander is and where things are.

4. Natural Environment

Callander will:

Encourage the enjoyment of the natural environment for all;
Look after its natural surroundings and take a lead on promoting responsible use of natural places.

5. Tourism and Leisure

Callander will be:

An attractive visitor destination;
Capital of the National Park;
An adventure capital.

Callander will have:

Leisure facilities for all ages.

6. Retail

Callander will be:

A retail hub for the local people, surrounding area and tourists.

Callander will:

Offer a variety of choice in a quality retail environment;
Encourage local products.

7. Employment

Callander will have:

A range of job opportunities and training for local people;
Flexible, affordable premises to sustain a variety of local businesses and business types.

8. Housing

Callander will have:

A diverse range of housing types;
Adequate provision of affordable housing that remains affordable in the long term and meets local needs;
A growth strategy that includes the efficient use and improvement of existing housing stock.

9. Transport

Callander will have:

Excellent connections, both within, and to and from the town, including walking, cycling and affordable public transport;
A parking strategy for all users.

Callander will be:

An integrated and sustainable transport hub for the area and the National Park;
Safe for everyone.

10. Flooding

Callander will have:

And continue to develop, a comprehensive flood protection and management strategy including community response.

Callander Charrette Masterplan



Key Initiatives

Short Term

- Find a new use for St Kessog's which will revitalise Ancaster Square.
- Improve the public realm on Main Street in consultation with Transport Scotland regarding the trunk road, including pedestrian safety, parking and amenity.
- Improve connectivity and cycle paths and enhance river walks.
- Build a new footbridge to improve connections to the High School / Leisure Centre and to begin to transform perceptions of the land to the south.

Long Term

- Develop the strategy for new development to the south integrating an Activity Hub for visitors, a Community Hub clustered around the High School and a new, sustainable residential neighbourhood within the landscape.
- Deliver a new road bridge connections to open up the land south of the river and serve the new Hubs.







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Introduction and Charrette Process

01

The Scottish Sustainable Communities Initiative Mainstreaming Programme

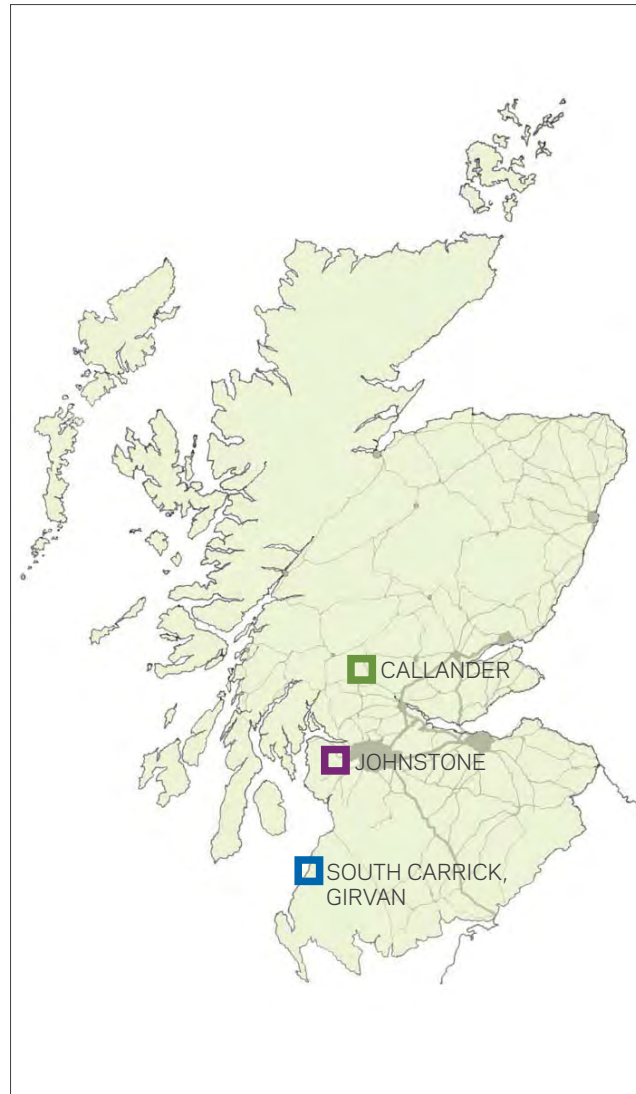


Building on the success of the SSCI Charrette Series which ran in March 2010, the Scottish Government has launched a new Charrette programme, aimed at mainstreaming this innovative approach to development in the built environment within Scotland.

The SSCI Charrette Mainstreaming Programme involves a further series of Charrettes across the country, linking new projects with specialist Charrette facilitator teams. The programme is designed to assist projects to adopt and deliver design-led approaches to development and to help embed Charrette style working in the Scottish planning system.

Following the submission of 12 projects for the Mainstreaming Programme, the initial projects which have been selected to participate in the initiative are:

- o Callander: Proposer, Callander Community Council on behalf of The Callander Partnership
- o Johnstone South West: Proposer, Renfrewshire Council
- o South Carrick, Girvan: Proposer, South Ayrshire Council



Johnstone sw
charrette

The Callander Charrette Project Overview



The
Callander
Partnership

The purpose of the Callander Charrette was to prepare a shared vision for the town's future development and wellbeing and create priorities and a masterplan to inform future agency strategies and local Community Action Plans.

The Callander Charrette enabled people from different sectors of the community and agencies to collaborate through workshops and discussions, where they could draw on the knowledge of the Charrette team and share, discuss and develop their own ideas and opinions. This strengthened and built links between different groups and sectors, helped further develop working relationships, and inspired ideas.

There were three major strands to the Callander Charrette:

1. Masterplan and Vision
2. Community Group Interaction and Input
3. Dedicated Youth-Focused Workshops

1. Masterplan and Vision

The Charrette was first tasked to produce a masterplan to set out how Callander could grow sustainably over the next forty years, showing the appropriate locations for different types of uses and identifying short and medium term key projects that would stimulate growth. In order to steer the creation of the masterplan, a vision that defined Callander and the principles that should underpin it needed to be developed from the engagement with the Callander community. The earlier community and youth workshops in the Charrette focused on this, deciding on "Callander, the Outdoor Capital of the National Park" and identifying ten principles to underpin the vision. Masterplan and project ideas were tested by the design team and community, before the masterplan was finalised and presented on the closing night of the Charrette. These are explained in more detail in Sections 02 and 03 respectively.

2. Community Group interaction and Input

When the Callander Partnership applied to hold a Charrette, they noted that a physical land use plan alone was not sufficient to deliver the sustainable future that Callander desired. The second

strand of the Callander Charrette focused on how community groups and different sectors could work more effectively to generate ideas for the next edition of the Callander Community Action Plan 2012-2015. Many of these ideas cannot be drawn on a map, and to deliver them successfully, different parts of the community - residents, community groups, the public sector and the private sector - will need to work together to deliver the plan objectives. Different organisational and funding models for delivery were discussed during the Charrette with recommendations included in Section 3 of this document.

3. Dedicated Youth-Focused Workshops

The need for a third strand became apparent during the preparation for the Charrette. Young people expressed frustration as they believed that they were viewed as a nuisance, and felt they had little opportunity to put their views across or to work with other groups in the town. Young people from both junior and high school and from Callander Youth Project were enthusiastic about contributing their views during the pre-Charrette exercises and in a number of displays they provided for the wider community to view. The Charrette therefore ran a dedicated series of events to work with young people, where they were

involved in commenting on what was happening in the community sessions and their ideas and opinions were drawn out to feed back to the community.

On the final evening a young person from McLaren High School gave an excellent presentation summarising the perspectives of young people. Other young people watched the whole evening's presentation via a live video feed so that they could discuss it "live". Feedback received from the youth was that they were keen to work on further shaping and helping to deliver some of the ideas and concepts coming from the Charrette and are more aware than most that the future of Callander is inextricably tied up with their own future and opportunities.

The public reaction to the final Charrette presentation was a warm endorsement of the outline masterplan, however one of the key concerns expressed was that the outcomes mandated in the Charrette should actually happen. The Charrette team have therefore provided additional design detail for the masterplan in this report to give more guidance on how it can be delivered.



The Charrette Team

BRE - Project Manager

BRE fulfilled the role of Project Manager throughout the Charrette process, co-ordinating and administering the event.

BRE was established 1949 to support post war reconstruction and to establish better Scottish Building Standards. It operates across the UK with offices in East Kilbride, Inverness, Watford and Port Talbot; over 600 employees and many world experts in their respective fields.

Parsons Brinckerhoff - Charrette Manager

Parsons Brinckerhoff provided a Lead Facilitation role due to particular expertise in the Charrette process. They also provided technical input in support of the Charrette workshops.

Parsons Brinckerhoff is a global consulting firm assisting public and private clients to plan, develop, design, construct, operate and maintain hundreds of critical infrastructure projects around the world.

7N Architects - Architects/Masterplanners

7N Architects provided the role of Masterplanners and Design Leaders for the Charrette.

7N Architects is a multi-disciplinary design studio where architecture, urban design, masterplanning, landscape design and economic development combine to bring a holistic approach to creating environments. The Edinburgh-based team has extensive UK wide and local experience.

The Supporting Team

The core Charrette Team were supported by the following consultants, who contributed their extensive experience, knowledge and skill to the Callander Charrette process. Their respective expertise responded directly to key issues facing Callander.

Jura Consultants - Tourism

Roger Tym and Partners - Economic Development

Simpson and Brown Architects - Historic Buildings

Invited Guest
Paul O'Donnell (Dawn Developments)



Community Consultation, 7N

Participants



The Callander Partnership

Loch Lomond & the Trossachs National Park
Stirling Council
The Callander Community Council
The Callander Community Development Trust
Callander Enterprise
Callander Youth Project
McLaren Leisure Centre

Community organisations involved included:

Ben Ledi View
Callander and Climate Change
Callander and District Heritage Society
Callander Enterprise
Callander Community Hydro Ltd.
Callander Primary School

Callander Youth Project
McLaren Community Leisure Centre
McLaren High School

Stakeholder Partners

Forestry Commission
Central Scotland Police
Forth Valley
NHS
Rural Stirling Housing Association
Historic Scotland
Scottish Enterprise
Scottish Water
SEPA
Scottish Natural Heritage
Transport Scotland
Visit Scotland

Community and Agency Attendance

Saturday	80
Sunday	25 and 60
Monday	45 (excl technical sessions)
Tuesday	70 + 14 young people
Wednesday	100

Total Turnout 400 approx.

Pre Charrette questionnaire responses 450 approx.

* Figures are based on sign in sheets, we are aware that some people did not sign in.



Callander Overview



The Town

Callander is a rural town of approximately 3,400 inhabitants, positioned on the Highland boundary fault and within the Loch Lomond and the Trossachs National Park. Once a Victorian tourist destination facilitated by the railway, it now acts as a gateway to the National Park and a centre for the surrounding rural area.

Callander faces similar issues to many other rural towns in Scotland, a sensitive natural and built heritage, the challenges of balancing the economic benefits of tourism and local community needs, and an aging population.



The Project Team

The 'project team', Callander Partnership, are the organisation who applied for Government funding to have the Charrette and who shaped the brief. They also formed the core management group during the Charrette. The Callander Partnership is a partnership between key stakeholders Stirling Council, the National Park Authority and key community groups including the Callander Community Council, The Callander Community Development Trust and Callander Enterprise. It was established in 2009.

Bringing community groups and local government together in this way allows a strong approach to collaborative engagement in supporting local initiatives and planning for Callander's future.



The Community

The community is very active in Callander, with at least 75 community groups. Current initiatives include the Callander Youth Project, a social enterprise organisation that provides support and facilities for young people in the area; Callander and Climate Change, an active group focused on environmental concerns in Callander and the Conservation Area Regeneration Scheme (CARS) which channels funding and support to conservation and regeneration in the town centre.

It was established from the outset that although Callander had no shortage of community engagement, it did need a co-ordinated approach and a shared vision.

Regional Context

Callander is located in central Scotland, in the council area of Stirling, and within the Loch Lomond and the Trossachs National Park (LLTNP). LLTNP is situated within an hour's travel time of 50% of Scotland's population and two international airports. The National Park was designated in 2002 as Scotland's first National Park under the National Parks (Scotland) Act 2000.

The National Parks (Scotland) Act 2000 sets out four statutory aims for National Parks in Scotland. These are:

- o To conserve and enhance the natural and cultural heritage of the area
- o To promote sustainable use of the natural resources of the area
- o To promote understanding and enjoyment (including enjoyment in the form of recreation) of the special qualities of the area by the public, and
- o To promote sustainable economic and social development of the area's communities.



Physical Context

Landscape

“The topography of Callander and the surrounding area is primarily shaped by its proximity to the Highland Boundary Fault and the effects of ice and river erosion that formed the river valley.” (Callander Conservation Area Appraisal p.8)

The dominant local landscape character is of farmed strath and glen floor, with some areas of forested strath and glen floor to the east of the settlement. The town is framed to the north by the Highland Boundary Fault Zone (HBFZ), a transitional landscape of parallel ridges including Callander Crag and Bracklinn falls. This forms a dramatic wooded backdrop to the key approaches to and from the town (particularly from the west and south), framing views of the settlement, and is a distinctive feature in the wider setting.

“The main thoroughfare, the A84 (Stirling Road, Main Street and Leny Road), runs on a very gradual slope from south-east to north-west, parallel to the River Teith. The streets running north, north-east and north-west from the A84 rise steeply and are cut into slopes of the river valley. The areas to the south, south-east and south-west of the town lie in the flat flood plains.” (Callander Conservation Area Appraisal p.8)



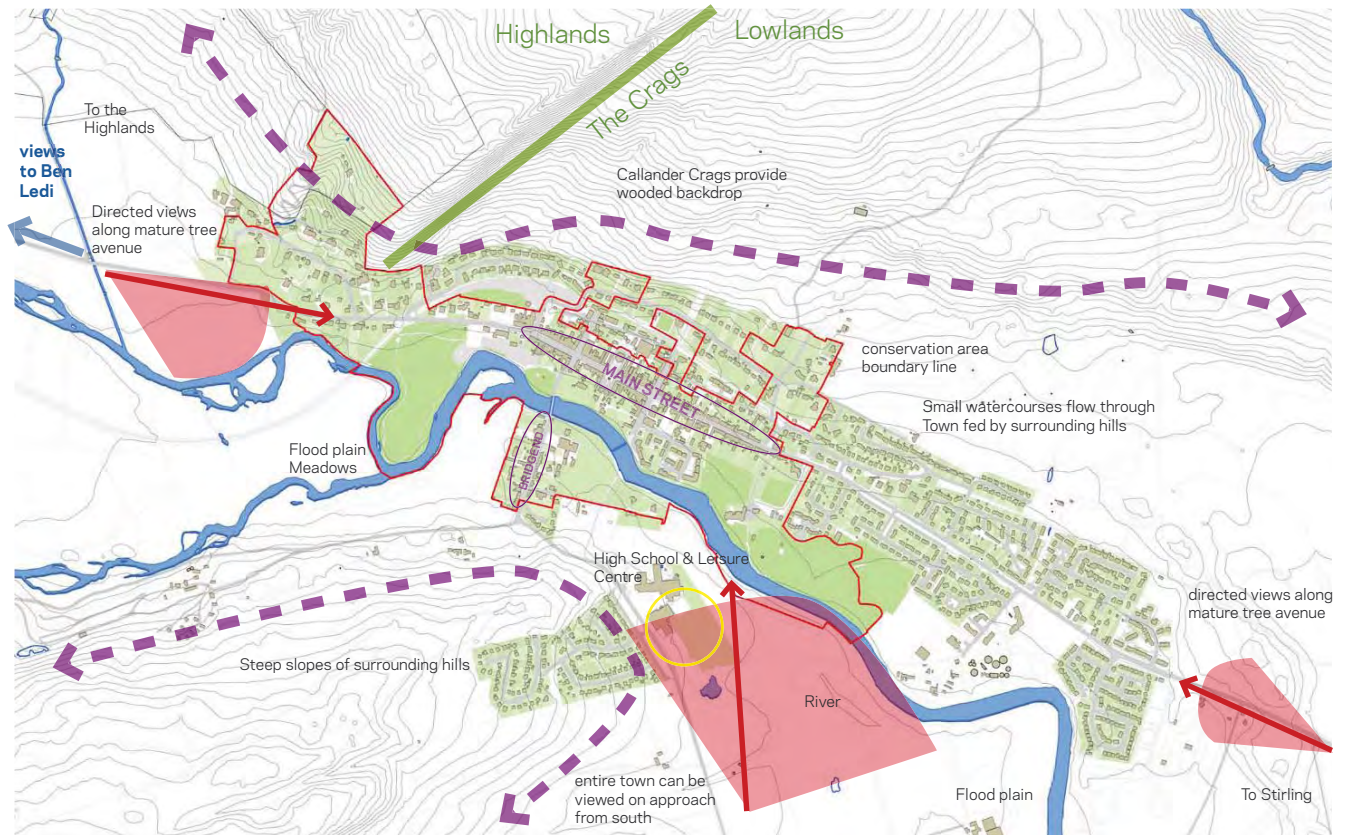
Physical Context Built Form

Callander was originally designed as a planned settlement in the 1730s, by James Drummond, Duke of Perth. His support of the 1745 Jacobite Rising resulted in his land being confiscated, but the Commissioners of the Forfeited Estates continued to favour the plan. Callander, in its key location north of the river, had linear plan with an east-west street running through a square, designed to funnel communication and trade, but also used to bring order, security and control to the surrounding area, enforced by a military presence. A bridge was constructed in 1764 and Ancaster Square was built in the 1770s to house army pensioners and the re-located kirk. By the end of the 18th century the town's population was over 1000, stimulated first by weaving, then by tourism.

The 1810 publication of Walter Scott's *The Lady of the Lake*, set in the Trossachs, promoted the area to a wider market resulting in Callander emerging as a Victorian tourist destination. More services were required for the visitors arriving by daily coach (from 1835) and by train (from 1858). Hotels were built including: the Eagle Temperance Hotel, the Ancaster Arms Hotel, and the Dreadnought Hotel. New churches, halls, banks, railway buildings and structures, a school, and a police station all followed.

With the arrival of the railway in the 1850s detached villa developments began to spring up on the outskirts, for a new type of middle class visitor who packed up their whole city households and moved to Callander for the summer season.

In the 20th and 21st centuries the town continued to grow, mainly to the east, but also in previously undeveloped areas of Tulipan Crescent, Ancaster Road, and the backlands of Main Street. There is a separate housing development to the west of the High School and leisure centre at Mollands Road.



Planning Context



The Loch Lomond and the Trossachs National Park is the designated planning authority for Callander.

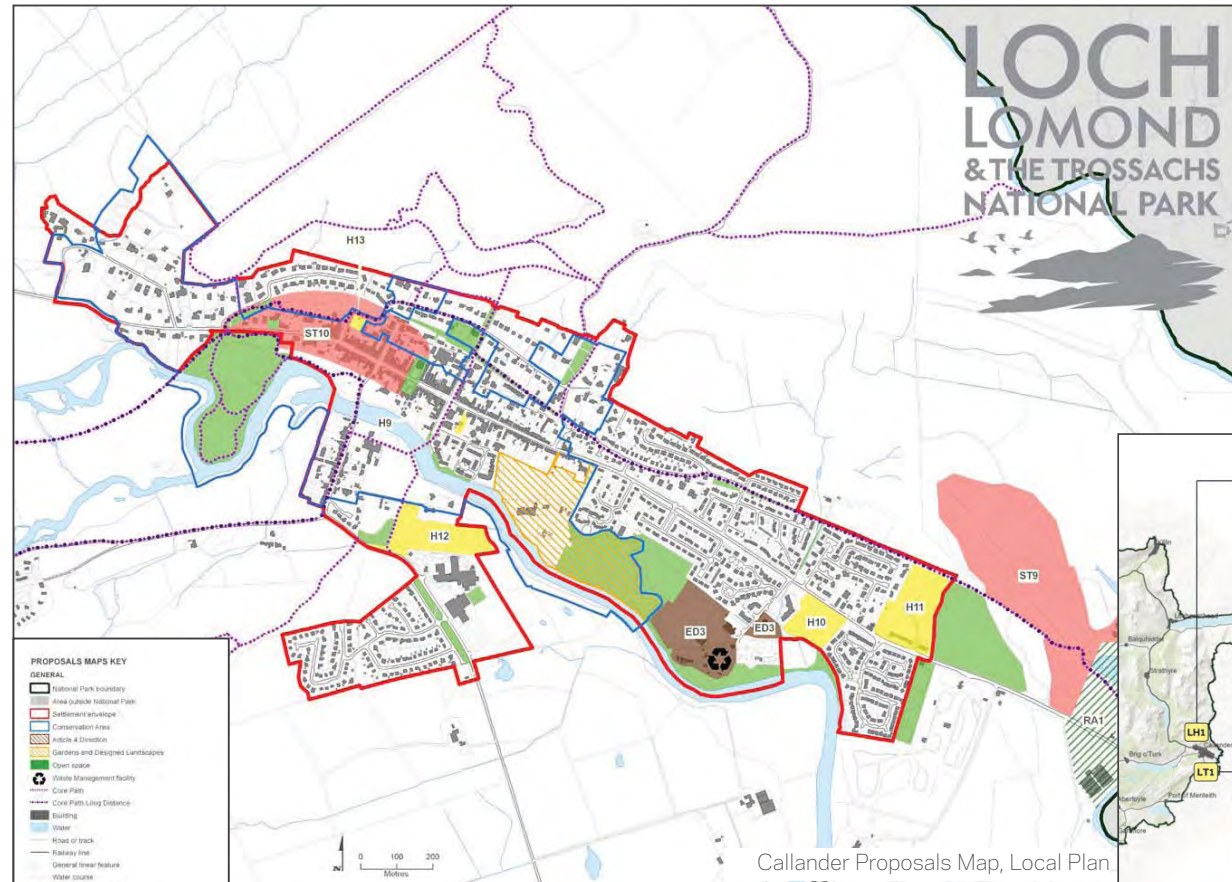
The National Park Plan 2007-2012 establishes the following vision for Loch Lomond & the Trossachs:

- o Well-managed diverse landscapes
- o Wealth of biodiversity and a healthy network of habitats
- o High quality built and historic environment
- o Wise use of resources
- o An extensive range of leisure and recreation opportunities for all
- o Engaging and memorable experiences that enhance awareness and understanding of the Park's special qualities
- o Strong identity and pride
- o Vibrant sustainable and inclusive communities
- o A prosperous living and working countryside

Local Plan

The Loch Lomond & The Trossachs National Park Local Plan and its supporting documents guide planning decisions, making sure that new development is of the highest quality, is in the right places and delivers the aspirations of communities and aims of the National Park.

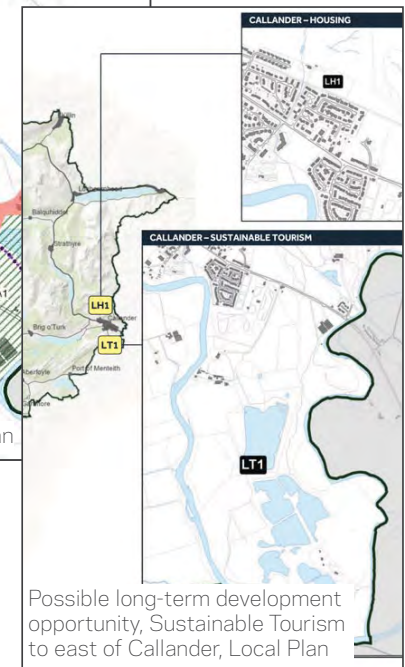
The Adopted Local Plan replaces all previous Local Plans and with the relevant structure plans forms the Development Plan for the National Park area.



Callander Proposals Map, Local Plan

The National Park board adopted the **Local Plan 2010-2015** on 13 Dec. 2011.

The Local Plan provides a spatial framework for the development and use of land in the National Park. It is set in the context of achieving the National Park's four statutory aims and delivering the outcomes identified in the National Park Plan 2007-2012 that have a land-use planning component.



Possible long-term development opportunity, Sustainable Tourism to east of Callander, Local Plan

Local Community Community Groups

Callander has a population of around 3,400 residents and it has over 75 community groups. The main groups are introduced below and please see further detail in Section 3.

Callander Community Council is the most local tier of statutory representation, with rights, abilities and duties granted under the Local Government (Scotland) Act 1973. Community councils have a statutory right to be consulted on planning applications.

Callander Community Development Trust was established in 2003 as a membership based charity with volunteer Directors, who are voted in annually. It has a number of sub-groups working on activities such as "Greening of Callander" and "Friends of St Kessog's", 'Callander and Climate Change' and the Callander Community Hydro Ltd.

Callander Enterprise is a fee paid membership based organisation seeking to further business and commercial interests. Membership is open to anyone operating a business in the area. It operates a number of business led schemes and projects in Callander.

Callander Youth Project Trust is a charitable organisation which serves young people, defined as 11-25 year olds, in Callander and rural Stirling through a variety of activities. It works in partnership with a number of other organisations in Callander, including schools and service providers.

McLaren Community Leisure Centre is a charitable 'not for profit organisation' which belongs to the local community, is grant aided by Stirling Council and others, and led by a voluntary Board of Directors although a management team and staff are employed to undertake the operations of the centre.

The Ben Ledi View is a not for profit community newspaper organised by volunteers and funded through advertising to be delivered free in Callander. It provides news, articles, advertisements, a letters page and a monthly events calendar.



BEN LEDI VIEW
November 2011 CALLANDER COMMUNITY NEWSPAPER Issue 249
Delivered free in Callander Cover price £1

Charrette 19th-23rd November

What is the charrette?
A SERIES of community meetings, workshops and demonstrations held over a number of days where local residents, local groups, local agencies, landowners and planning professionals work together on developing a detailed masterplan for

times are in *What's On* on page 26.

Why Callander?
Callander is the largest settlement in Loch Lomond and The Trossachs National Park, a major tourism destination with a range of local businesses and an active community. There

things that you would not like to lose! If you have views, look out for the times of the workshops. They start on Saturday 19th November with a workshop for young people in the morning and an open workshop for everyone in the afternoon. Get involved!

Loch Lomond & The Trossachs National Park
2008 - 2011
COMMUNITY ACTION PLAN

CALLANDER

COMMUNITY ACTION PLAN 2008 - 2011
CALLANDER COMMUNITY FUTURES STEERING GROUP
LOCH LOMOND & THE TROSSACHS NATIONAL PARK AUTHORITY

LOCH LOMOND & THE TROSSACHS COMMUNITY FUTURES PROGRAMME

Key Issues Identified Pre-Charrette

Before the Charrette, a questionnaire was circulated throughout the community to highlight key issues which the community felt strongly about. Over 250 responses were received before the Charrette with a further 200 received over the weekend. These were collated into an exhibition for the entrance foyer of the Charrette Venue (see page opposite). This immediately introduced people to the process of sharing ideas and being aware of other people's perspectives. The key issues identified were:

✓ Likes ✗ Frustrations ✦ Magic Wand ▲ Priorities

Sustainability

- ✦ The Callander community express a strong desire to be sustainable in every sense of the word; a resilient local community, a tourist destination that is treated with respect by visitors, a town with increasing reliance on renewable energy and focused on minimising carbon emissions and waste.

Tourism

- ✦ The community largely acknowledges that Callander's local economy is dependent on tourism and identify the need to improve facilities, provide unique attractions and promote the surrounding countryside as well as the town itself.
- ▲ The community expresses a desire to prioritise the provision of quality accommodation, promote Callander as a destination for cyclists and make the most of the Highland Games as an outdoor event.

Community

- ✓ Callander is a small friendly place with an active community, and many initiatives such as the Ben Ledi View newspaper, the Youth Project and the Callander Community Hydro Ltd. scheme.
- ✦ There is a desire to revive the community spirit of the town, encourage more events, introduce markets and festivals, banish apathy and get people involved in community organisations who will make things happen.

Economy and Employment

- ✗ An identified frustration is the need for business space with flexibility and high speed broadband, to provide small business start-ups and established local businesses affordable premises. There is a concern that lack of local job opportunities creates an outward migration of young people.

Local Amenities

- ✗ Local shopping facilities are identified as not adequate for local needs and there is a need for variety to avoid the necessity to travel outside of Callander.
- ✦ There is a desire to use St. Kessog's and support its future as a community resource and a space for events.
- ▲ Many people want public conveniences to be more widely available, and well maintained, both for visitor and local use.

- ▲ There is a need to generally upgrade all paths to make them safe and user friendly.

Environmental Quality

- ✓ The scenic surroundings of Callander are universally identified as one the major aspects that people like about Callander. Also identified is its small size and proximity of local amenities.
- ✗ The community also voices many frustrations about the town itself, such as excessive signage, poor quality image of shops, some perpetually closing down or selling cheap tourist souvenirs. Generally there is consensus that there is a need for rejuvenation.
- ▲ There is a desire to invest in the built environment as a priority, restore and conserve buildings, overhaul shopfronts, clean up the Main Street and introduce more green to public spaces.

Transport

- ✗ Traffic is identified as a major issue in Callander, with the Main Street congested with through traffic and lorries and a lack of safe cycling routes for children.
- ✦ There are requests to re-structure parking throughout the town, avoid parking fees in car parks and providing opportunity for short stay parking near shops.
- ▲ A need for a clear, integrated and affordable public transport network is also identified by the community.

Future Growth

- ✗ There is a concern about future growth, in particular housing and a feeling that current development is not in keeping with the character of the town.
- ✦ There is a desire to balance the future development of tourist facilities with the well-being of the community the local environment.

Housing

- ▲ A need to ensure the availability of affordable housing was noted. The lack of affordable housing is identified as one of the reasons for the outward migration of young people.

Flooding

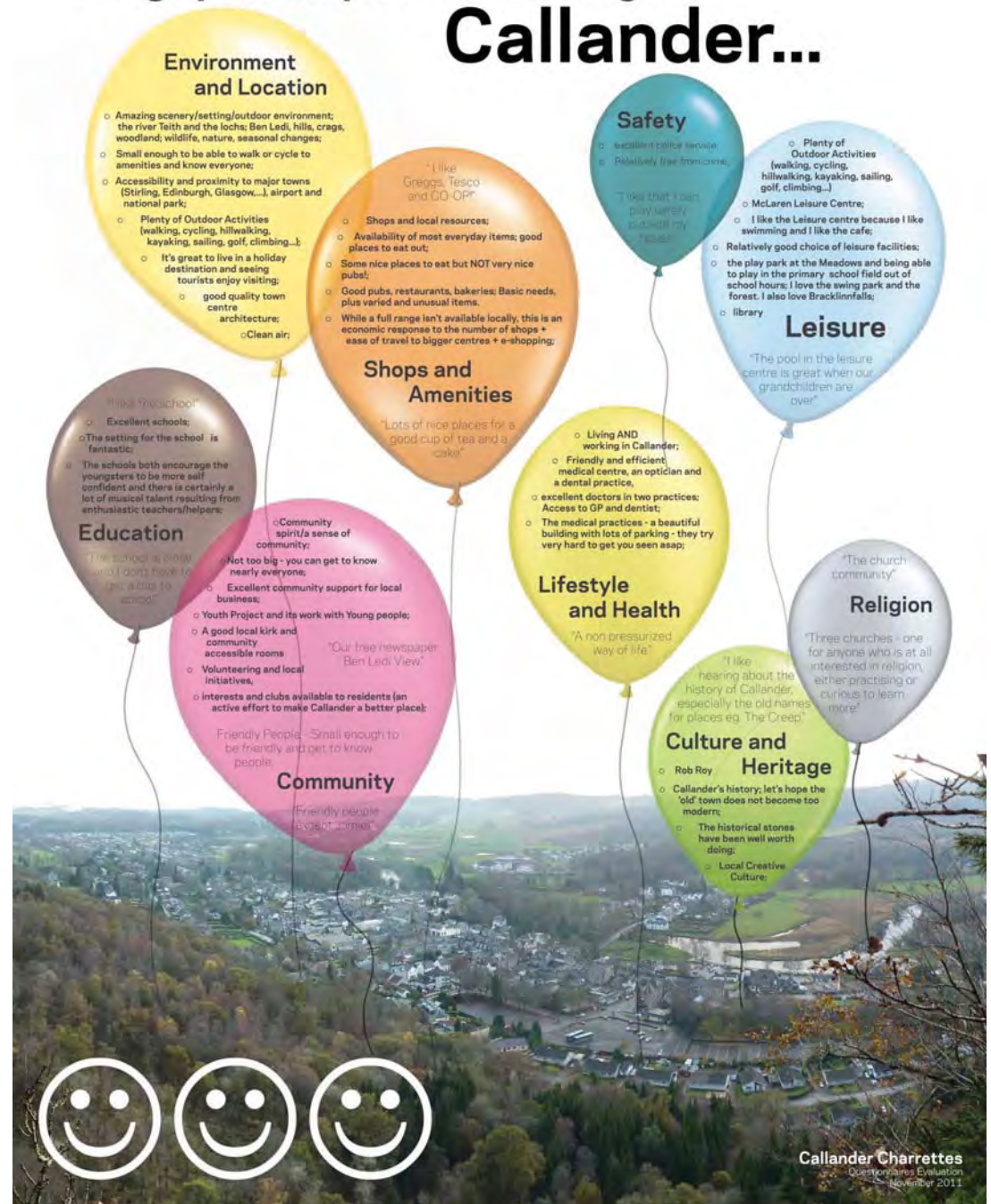
- ✦ Flooding is identified as a worrying issue for residents, particularly those who live by the river. There is a desire to implement flood management that will help to prevent damage to homes and property.

"If I had a magic wand I would make sure all the good ideas come to something."

Things you really like about living in Callander...

Summary of responses to the pre Charrette questionnaire.

Over 450 were received before and during the Charrette. They are now with Callander Community Development Trust to be used in shaping the Community Action Plan.



I love Callander

Finn Newton

I love Callander, a very special place, full of very friendly people, and always a happy face.

Swimming in the meadows, in the cool summer breeze, paddling in the river, water trickling below my knees.

A long trek up Ben Ledi, the perfect day for me, looking over heather covered lands, a wonderful sight to see.

Raindrops falling from the sky, puddles everywhere, Callander's a glorious town of rain, an amazing place we share.

Hamish and Heather had their calf, a beautiful highland cow, I love Callander so very much, and it's my favourite place now!

By Emily Field, P7

Callander is my home, I love it very much, The Meadows, The Kirk, The Hotels and The Pubs.

Think of all the seasons, A festival for every one.

Spring is the Easter egg competition, (Only for the kids) all the different ideas, Bright and wonderful colours.

Summer is the highland games, Men balancing cabers, And showing off their strength.

Autumn is the Jazz festival, Decorate an umbrella, In a jazzy way.

Winter is the Christmas parade, Dress up if you dare, Of course there's that jolly guy that comes out on his sleigh.

They teach us lots of education, At the primary and the high school.

Now we musn't forget Hamish, Heather and little Hamish Jr.

All traditional highland cows, Callander is the best for me, Callander is my cup of tea!

By Jack Wardrope, P7

The Leisure centre is really cool, It's got a sports hall and a swimming pool,

After a hard days work at the gym, Go for a well deserved, luxury swim,

There's a lovely café, which serves great food,

A different variety to suit your mood, There's a climbing wall,

It's very tall, but it doesn't matter if you're a wee bit small,

All around there's great wildlife, It's a great way to live to your life,

The jagged, snowy mountains in the range,

Some of the native birds are strange, The dazzling streams running down a hill,

Into a loch, all around Samson's rock, If you've nothing left to do,

Go and visit Hamish the highland cow, Go for a delicious ice cream,

When you set your eyes on Rob Roy's tower you will start to beam,

In the Christmas Period, the spirit is uplifting,

When the snow is drifting, Seeing Santa and his sleigh,

Makes all the kids happy all day, Callander is the place to stay,

An exciting thing is happening very day!!!

By Charlie Allardyce

I love Callander because the people are friendly and kind also there's a lot of rivers and grasslands and forest trails to see great wildlife.

The people are really friendly everyone in our school is really friendly.

The wildlife is really wonderful including birds, fish and your everyday farm animals like sheep and cattle.

There are some great things to do around Callander like fishing woodland trails, parks and a leisure centre.

There are also shops to supply things like fishing tackle from James Bayne.

There are also sporty events and clubs like McClaren rugby and Callander Thistle. There are also the highland games and there are activities in Easter and summer holidays.

There are also some great views like Ben Ledi and the Craggs.

There are also some food shops like Co op and Tesco.

So summarising it down this is why I love Callander.

Alana Hogg
The river trickling off the rocks, bright green grass on the golf course, the breeze hitting off the tree's the sun shining but not a lot, all the swing's at the parks. Callander is great and lovely but when it is raining it's not so sunny.

All the animals squeaking and chirping, and loads off lovely sights to see there is the Rob Roy, all of the shops, park's and lots of cafés. All the friends and family, loads of tourists to come and see, when I go somewhere I feel safe like I belong here.

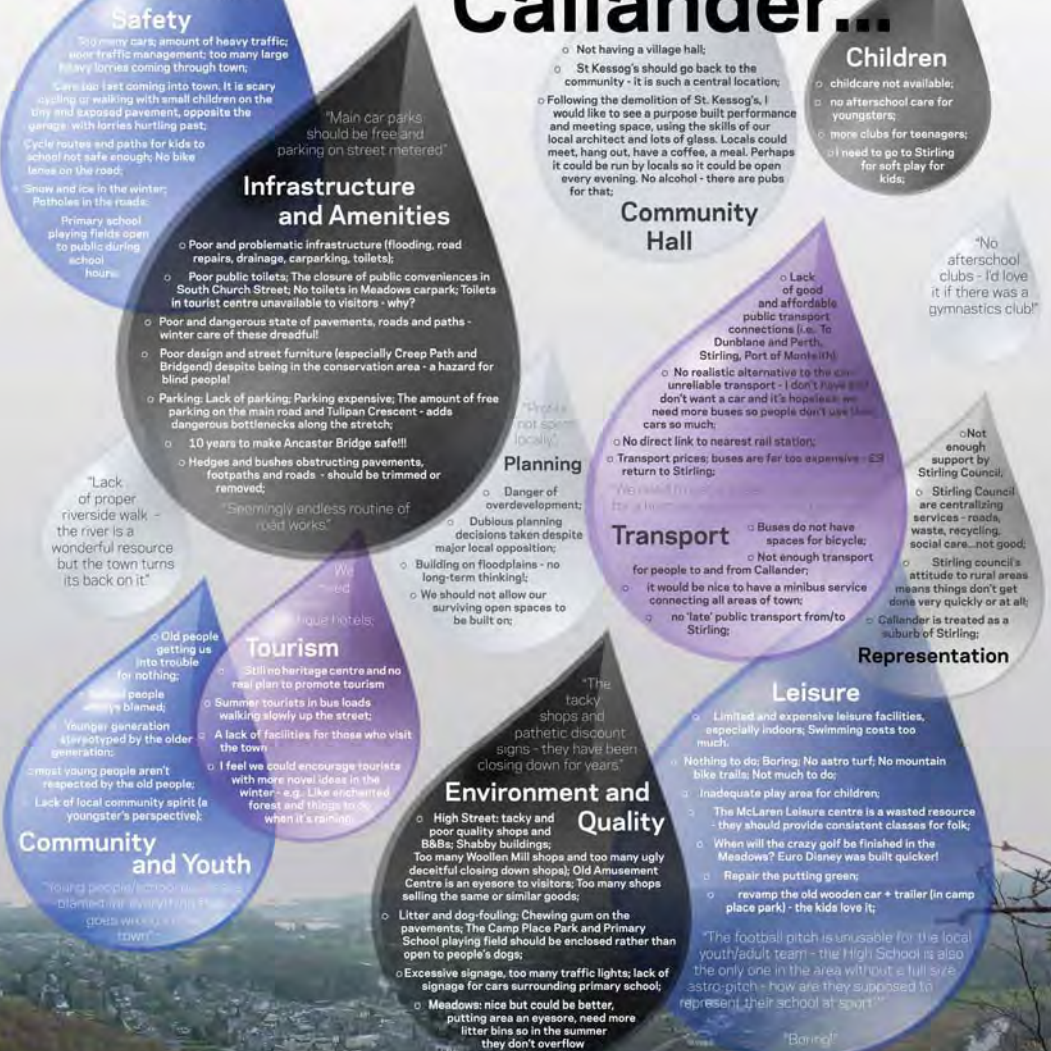
There is a building called the leisure centre they have swimming, wall climbing, ballet classes, café, hall, football, computer room and gym hall. And once a year we have this thing called the games it is so FUN!

These poems are from a competition run by s1Callander.com. It was aimed at local school children, who were asked to say why they love Callander. Thank you to the children we asked for permission to reproduce their poems. You can see more on the website www.s1callander.com/love/

poetry



Things that frustrate you about Callander...



If I had a magic wand

I would...

"Change the weather."

Raise health and well-being high up the agenda at Callander.

Health

- Regeneration of the good old fashioned 'community spirit'
- For Callander to stay a small rural community Make the community be fairer on young people
- Centralized Community Group providing vision and a big picture and working towards improved services for everyone
- Replace the Community Council
- Extend the powers of our excellent:
 - Need to have representation on the National Park community council

- Improve and maintain leisure facilities
 - An all weather Multi-Use Synthetic Pitch for community use
 - Skate board/bike park
 - Indoor soft play area
 - Ten pin bowling
 - Better pool so we can dive in it: a big water slide
 - Trampoline club
 - Ice rink all year round
 - Make more of our surroundings:
 - McLaren High School extension like snooker room, chill out room
 - A supervised play area for children with a swing park

Leisure

"Indoor Adventure Activities which would also help local youth, but with things that all the family could take part in"

Economy and Employment

- Boost Economy, bring in new business; bring well/decent paid jobs for local people; make more job opportunities; attract a major employer into town;
- Permanent funding for organisations like Callander & Climate Change with energetic individuals to act as catalysts for improvement activities; Volunteers are fine for carrying out actions but should not necessarily be expected to manage projects. Long-term maintenance of initiatives needs consistency.

- less heavy traffic; cars need to slow down when going through town;
- hedge off school playing field

Community

- Callander by-pass
- A 'silent Memorial'

Transport

- Cheap and regular public transport
- Reinstates a rail-link to Dunblane and Stirling
- Have frequent shuttle buses throughout town and to Kinmarking, Tulipian and Mullendy
- Reinstates a rail-link

Safety

"Lighting and decorative lighting"

- Investment in the built environment and architecture (let's have signature buildings that stand out and are a testament to our commitment to Callander and its future)
- A clean up of the high-street. Clean up and tidy the high-street shop fronts; Meadows carpark an eyesore; Front of St. Kessog's very dated and surfaces all hard;
- Planting - plant trees and create a tree-planting plan; more flower displays in the square; Litter and dog-mess banned and those guilty fined and re-educated; Keep chewing-gum off the streets;
- Lighting; better ambient lighting throughout the year, not just Christmas lights;

Environmental Quality

"Overhaul the shop fronts - some of the new ones are great"

- Create a new major and unique attraction i.e. light up the crags, a cable car; something more exciting like a ski slope or an ice rink - a way of bringing more tourists during the winter;
- Promote and make the most of the Highland Games;
- A new style hotel for passing trade;
- Have all wild camping and fires banned except in select and unobtrusive areas away from loch sides and with facilities
- Callander a Mecca for cycling;
- Use Callander's natural resources for business and leisure more extensively (adventure sports, water sports, mountain biking and fishing);
- Something to keep visitors occupied on wet days;

Tourism

Primary School - top floor refurbished, extra space created in school building used for nursery and out of hours school care, playing field hedged off; good schools;

Education

"It would be good to have further education in Callander"

Amenities and Infrastructure

- Upgrade Paths and Walks
- A new bridge across at western end of Callander to allow kids to cycle safely to school and promote greener transport
- Cycling - Bike lanes on roads, cycle routes
- Parking - Additional charges to encourage visitors to use parking for disabled; Parking for EL
- High Street - Improve the main street and the shopping experience; more local shops for local people - real Scottish produce, crafts
- Community Centre
- A small version of the Sage Distillery - a glass fronted building at the centre of town

"I would wish for a unicorn"

"A new supermarket"



What are your priorities for action?

Community

- Ascertain how Callander can become an all year round thriving community
- Consolidate elderly care
- Have more 60-65 year olds join community clubs
- Raise awareness of young people
- Bring more devolved power to the town
- Stop the 'clique' of people who only get involved in local events to promote themselves or their own businesses
- We need action, not more consultations, meetings and plans!
- Get everyone singing from the same song book
- Transfer Callander governance from Stirling Council to Perth and Kinross

Economy

- Create the right environment for new business
- Carparks and toilets to be run by the community for the community
- Extend Cares funding to all businesses in the area (not just the city centre one)
- Funding for local business to avoid a mass exodus of talent and skills
- Affordable business accommodation and less reliance on tourism, which is seasonal
- Create more job opportunities
- Introduce super-fast broadband (to support and encourage business diversity)

Infrastructure

- Upgrade all infrastructure before expanding development
- Improve parking and upgrade transport, roads and pavements
- Invest in cycling and paths and walks infrastructure
- Bridge over river on east end
- Fix the bridge on station road
- Remove all unnecessary traffic calming measures and signage
- Add double yellow lines on both sides of Lony road from exit of Meadows carpark to Tulipian Crescent - remember to repaint them!

Safety

- Follow up with the council what action they are going to take to ensure Bellway construct roundabout and provide a pathway through new development
- Speed bumps - one day a child is going to come to grief with the speed cars come in to Callander
- Improve pavements and paths for safety
- Put bobbies back on the beat - not in the Police Station
- Snowploughs to clear roads and pavements

Infrastructure

- Upgrade all infrastructure before expanding development
- Improve parking and upgrade transport, roads and pavements
- Invest in cycling and paths and walks infrastructure
- Bridge over river on east end
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- Remove all unnecessary traffic calming measures and signage
- Add double yellow lines on both sides of Lony road from exit of Meadows carpark to Tulipian Crescent - remember to repaint them!

Sustainability

- Protect the countryside and its tranquil areas from development
- Local people must take precedence over tourists!
- More affordable housing for brown field sites - build eco-friendly houses for homeless
- Restrict the building of more houses and improve the design quality of those that go ahead
- Moddy proposed flats above Post Office - completely out of character!
- Sympathetic development of the riverside on South Church Street and by the Meadows



Transport

- Deliver more affordable buses and encourage walking
- Extra buses to Westhill and Dunblane roads
- Recreate trails
- Make use of bus (mostly for off the local village)
- Better links to large towns such as Stirling (Glasgow - Perth) - Perth and Stirling

Tourism

- Promote surrounding countryside and cultural landscape more actively and effectively - Callander a centre for outdoor sports and leisure
- Improve facilities for cyclists
- Create good quality accommodation; allow visitors to stay for longer
- Make Callander an inviting exciting place to visit where people can come and enjoy more independent shops with more variety of goods for local people

Amenities

- Develop a community hall with small and large events - encourage local musicians and artists
- Turn the information centre back into a church - it's a fantastic building!! Use Callander Kirk as concert hall
- Get a decent supermarket
- Reduce or abolish parking charges, especially for residents
- More local shops to stock things that people need to save them having to go to Stirling - shops that cater for local people
- A McDonald's and Burger King
- A publicly owned care home
- Allotments

Environment

- Plant trees and stop taking down so many mature trees
- Regenerate the Meadows area
- Improve the high street, signage, street furniture and parking
- Get rid of the dreadful discount posters on the main street - really tacky!!!
- Better signs for places and events such as public toilets and coffee mornings
- Buy new Christmas lights
- Makes the protection of the natural heritage/environment top priority
- Attempt to make the less responsible dog owners more responsible
- Litter clearance

Leisure

- Improve and maintain leisure facilities
- A big patch to muck about and play on
- Reinstates the grass area in the Meadows to an acceptable condition for use of visiting groups as a let off steam, games and picnic area
- More stuff for ages 12-18
- Sort out road works provision with regards to signage and information - provide a facility for children to engage in creative activities
- More fun!

Development

- Protect the countryside and its tranquil areas from development
- Local people must take precedence over tourists!
- More affordable housing for brown field sites - build eco-friendly houses for homeless
- Restrict the building of more houses and improve the design quality of those that go ahead
- Moddy proposed flats above Post Office - completely out of character!
- Sympathetic development of the riverside on South Church Street and by the Meadows

Flooding

- Improve flood protection
- Sort out the flooding once and for all
- Manage flood risk

The Charrette Public Design Process Overview

A Charrette is an intensive planning and design session where community members, designers and others collaborate on a vision for development. It provides a forum for the sharing of ideas and offers opportunities for immediate feedback in an iterative process. Most importantly, it allows everyone who participates to be a mutual author of the plan.

The aspiration of the Callander Charrette was to bring together local residents of all ages, business people, interest groups and statutory bodies to share their aspirations for the town and to create a shared vision for the future of Callander. This vision was to inform an Action Plan and Masterplan that would form a common road map for the town's future development for the local government and agencies.

The Charrette took place over five days from 19th - 23rd November 2011, in the Callander Youth Project premises of the former Bridgend Hotel. The programme of events were structured into a series of engagement sessions and workshops.

Please note: **Green text** indicates a session designed for anyone in the community. **Other sessions** were targeted at particular groups or interests.

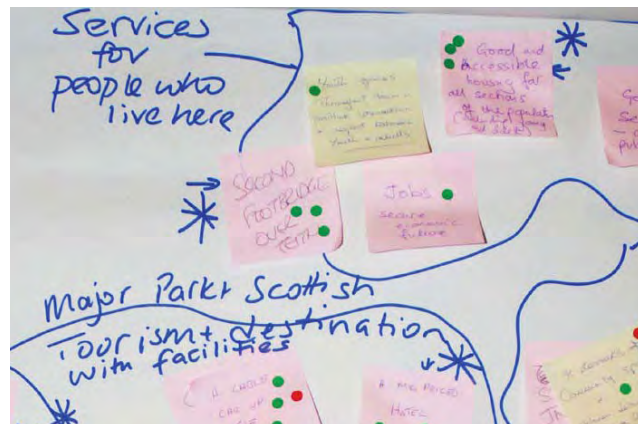
Day 1 - Saturday 19th November 2011

Young Peoples' Session: Aspirations for Callander, and their priorities if they controlled a limited budget.

Welcome: This session formally opened the Charrette and included an opening address by Aileen Campbell MSP, an introduction to what Charrettes are, why they work, and the different ways communities tackle planning for their future, and how experts can be useful to communities.

"Food for thought" Session: Experts on placemaking, tourism, economics and development set out their thoughts on Callander's challenges and opportunities, and gave examples of what had been achieved by other communities.

Workshop 1 - Vision: The community was asked to identify on a map of Callander the places they like and those they felt need improvement. People were then asked to think 20 years ahead to 2031 and describe the town, how it looks, feels, and what people are doing, in order to shape a Vision for Callander's future. The results included natural environment, townscape, social and economic issues and were collectively discussed around tables. The emerging Vision for Callander was that it should become "The Outdoor Capital of the National Park" (p.19).



Day 2 - Sunday 20th November 2011

Workshop 2 - Vision and Principles: The Charrette team had summarised the outputs of Saturday's workshops into ten headings or "principles" for the future of Callander (see Section 2). These were tested with the community, who were asked to think about objectives that would underpin these principles, and measures that would indicate whether they were being delivered. The principles and key objectives were then amended and agreed by the community.

Focus Workshop - Economy and Tourism: The first afternoon workshop looked in more detail at the economy of Callander, generating clusters of mutually supporting ideas to produce new businesses and support existing ones.

Focus Workshop - Built Environment: The second afternoon workshop focused on the built environment of Callander, in particular its main street and heritage. A large aerial photograph was used to map a range of ideas and comments.

Focus Workshop - Where would it Work? The third afternoon workshop discussed options and constraints for growth in Callander. A large group debate was held "in the round" with ideas recorded on the large aerial photograph.



Day 3 - Monday 21st November 2011

Technical Meetings: Three technical meetings took place in the morning to discuss key issues and emerging ideas around flooding, transportation and renewable energy. Attendees included statutory bodies such as SEPA, Transport for Scotland and National Park planners as well as community groups with specialist interests.

Community Management: A separate meeting was held with representatives of local community groups to discuss their roles, how they interacted, suitable points for collaboration, and how they might work together strategically.

The Charrette team met privately with landowners in the town to discuss their aspirations and plans and how they fitted with discussions being held in the Charrette.

Young Peoples' Session: A further youth session was held with McLaren High School pupils to establish more about their likes and dislikes, their aspirations for the future, and what they would do if they were in charge of Callander's development budget. Many ideas linked closely to those discussed in the Sunday community workshop. They endorsed the Vision of Callander as the Outdoor Capital of the National Park.

Public Presentation: On Monday evening an additional community workshop was organised at the request of the community to develop discussions from Sunday night. The Charrette team gave a presentation reviewing the Vision and Ten Principles the community had established, then showing early ideas for a spatial masterplan which responded to the principles - where things might go and why - and the rationale behind it. A wider discussion then followed about the plan, bridges, the role of tourism and the importance of the existing Callander community.

Day 4 - Tuesday 22nd November 2011

Public Workshop 3: On Tuesday evening a workshop was held at which the Charrette Team presented a more detailed draft masterplan for community scrutiny, together with a short presentation of guidance for Callander's Community Action Plan.

The community was then invited to discuss the proposals amongst themselves and with the Charrette team, before indicating their likes and concerns. Young people from the CYP attended part of the presentation, and had a separate discussion to share their thoughts.

The Charrette team collated the top likes and concerns, which shaped the final proposals and recommendations



Day 5 - Wednesday 23rd November 2011

Young Peoples' Session: On Wednesday lunchtime school children from Callander Primary School were invited to the Charrette studio to look at the plans and to talk about the likes and dislikes they had sent in as part of the pre-Charrette exercises, so they could see how these had been addressed in the Charrette.

Public Presentation: On Wednesday evening the Charrette team initiated the evening with a student speaker from McLaren High School who presented the views of Callander's youth. The Charrette team thereafter presented the masterplan and recommendations for the Community Action Plan, and then handed over to the Callander Partnership who explained how they would be taking the outcomes of the Charrette forward. Opportunities to comment on this report were also explained.

The closing event included an address by Bruce Crawford, MSP and Cabinet Secretary for Parliamentary Business and Government Strategy.



The Charrette Process

Key Issues and Discussions

The following pages summarise the key issues identified by the Charrette participants during the initial workshop sessions:

Tourism

The role of tourism in Callander is critical to the town's future wellbeing. Callander was built on tourism and it has a major role in the town's economy which enables the viability of facilities that locals can use which would not otherwise be viable in a town of this size. Callander's aspirational Vision was determined as "Callander: the Outdoor Capital of the National Park", with an aim to attract visitors all year round. A further note was made that the town needs to provide facilities that attract people to stay overnight, both mid and high range accommodation and a greater range of evening activities to suit all ages.

Suggestions came forward about providing facilities and amenities and encouraging businesses that can make this Vision a reality, and developing "value chains" of complimentary businesses that support each other. The Vision is recommended as the unifying feature of the new Community Action Plan. Concerns were voiced about how tourism is managed in a way that is positive for the town.

Natural Environment

The quality of identified natural environment in Callander is one of the key reasons for living in and visiting Callander and underpins the Vision. The conclusion in the Charrette was that activities that responsibly enjoy the natural environment should be encouraged, with care and protection essential and its wellbeing monitored. Young people were excited by the potential business and employment opportunities offered by outdoor and environmental activities, and also cited the natural environment as one of the best things about Callander.

St Kessog's

The importance of St Kessog's was discussed, in terms of the iconic nature of the building, its significant location within the town and its heritage. The Charrette team's conservation advisor noted that the building was of significant value and suggested that although costs of refurbishment and maintenance would need to be found, they need not be prohibitively high. Recommendations on St. Kessog's are in both Sections 02 and 03 of this document, and refurbishment of the public realm around St Kessog's and Ancaster Square forms a key part of the short term built environment proposals made in Section 02.

Community Groups

Community groups are very numerous, disparate and somewhat fragmented, they need to work together better to increase their effectiveness and make more efficient use of volunteers' time. A "Town Manager" would help facilitate such co-ordination and improve effectiveness. It will also be increasingly important for the community, public and private sectors to work together as funds available to all sectors will continue to tighten. The respective roles of the Callander Community Council, the Callander Community Development Trust, and the Callander Partnership need to be clarified. Some community bodies need to be refreshed to attract new members and to involve more people. People living and working in Callander need to be able to find out what groups are doing and what is going on in the town.

Callander as a Local Retail Centre

Callander is not self contained, it serves as a resource for smaller local settlements in the surrounding countryside and is itself served by Stirling. Debate was had about whether a new supermarket would stop people going to Stirling to shop (noting that grocers aimed at a local consumer base have closed due to insufficient local custom) and there were discussions about cost



variances of the same goods in Stirling and Callander. It was generally agreed that quality and diversity of retail on Callander's Main Street is an issue for local people but more needs to be done to get local people to support local shops. Several ideas around how this might be done were discussed, including loyalty cards, local currency and community/retailer events. See the Resources part of Section 03 for examples.

Public Transport

There was a perception that the largely commercial public transport provision was costly and inefficient. At the transport technical session it was suggested that there may be opportunities for better collaboration between transport providers that will accrue economies of scale and deliver a more efficient service.

An integrated Callander public transport group could combine the supply of transport from agencies such as social services, transport, education transport, tendered bus services, DRT, Community Transport, special education transport etc into a single integrated planning unit. Car share schemes were also discussed.



In the same session it emerged that Callander and Climate Change were working with the Community Council transport department on an integrated and sustainable transport plan which was due for completion in March 2012. Unfortunately the group is not well known and an increased awareness of this initiative would be beneficial. This is a matter for the Callander Partnership to address.

Opportunities for Young People

Youth workshops identified a lack of opportunity for young people to work strategically with the wider community in discussing plans for Callander. Many felt that young people were perceived as a nuisance, and incapable of making a quality contribution. This was dealt with in the Charrette by running a parallel process for young people and also by inviting them to join a larger workshop and to present their views. See Section 3 for more detail.

Main Street

The public realm of the Main Street in Callander and management of traffic was a major topic discussed on Saturday and Sunday by all groups. The proposed charging strategy for parking was particularly contentious and was followed up in the transport technical meeting. Transport



Scotland confirmed that measures such as surface treatments, alternately sided parking bays which help to manage and reduce speeds of motorised traffic are acceptable as part of an integrated scheme. Section 02 of this document looks at approaches to the town and highways treatments for Main Street as well as preserving and enhancing the heritage of buildings on Main Street.

The River Teith

The River Teith is an asset both for its beauty and recreational use and a nuisance due to flooding and the barrier it presents to walkers and cyclists, particularly in the east of Callander. The distance that has to be travelled to McLaren High School and leisure centre is considerable due to the circuitous route that has to be taken. Flooding remains an issue, however the Scottish Environmental Protection Agency (SEPA) are already considering measures to reduce the impact of river flooding on Callander, and Stirling Council are also progressing work to improve culverts within the town. Stirling Council will continue to work with the community and the Callander Flood Watch Group to harness their local knowledge.



The Charrette Process

Key Issues and Discussions

Next Generation Broadband

Next Generation Broadband was raised as a key element for the town's development especially with regards to connectivity, business and employment, education and any future growth of Callander. Callander Enterprise is working closely with the Scottish and UK Government initiative to bring Next Generation Broadband to the area and all its households by 2015 in line with Scottish Government targets.

Community Resources

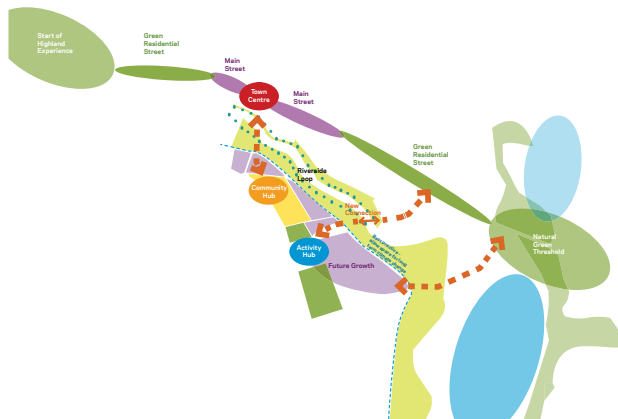
There are 18 buildings in public or community ownership in Callander (see Appendix for map) – which could be better used to reduce overheads and maintenance costs. A large space is needed where the community can socialise in ceilidhs or similar – an alcohol licence for this space is desirable. See later advice on St Kessog's and also recommendations for an audit of space needs in Section 3.

Affordable Housing

Affordable housing is an issue in Callander, and there are concerns that people offered new affordable housing are not necessarily from the town. Growth areas identified in the masterplan later in this document should offer affordable housing as part of the housing mix. Running costs are also a problem and several conversations focused on the impact of higher fuel prices on occupiers of existing older and less efficient housing. Suggestions were made about community buying groups for fuel and/or building integrated renewables, and the potential for a district energy scheme in areas of future growth. Biomass fuel was discussed as a local energy production option at the renewable energy technical session, but community acceptance would be needed for larger and more efficient schemes.

Future Growth

The undervalued riverside environment influenced discussions on where Callander should grow in the future. The Charrette concluded that any expansion to the east and west would only elongate the town and result in over reliance on the car. A more compact, concentric, form of growth to the south, to make Callander a "walking" town was agreed as the best way forward. To achieve this the Charrette also concluded that an additional bridge was needed to the east of the town to open up access to the south. This would improve walking and cycling routes to the McLaren High School and Leisure Centre area (identified as a future Community Hub in masterplan proposals later in this document). This would also open up the river as a circular walking route and enable more people to enjoy its beauty, as the town largely turns its back on the river at present.





Callander Charrette

The Outdoor
Capital
Of the Park

BUS 1

