

Craigforth Campus, Stirling

Pre-Application Consultation Report



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1. Introduction

The PPIp Submission

- 1.1. This Pre-Application Consultation (PAC) Report has been prepared on behalf of **Ambassador LB Holdings LLP** ('the Applicant') in support of an application to Stirling Council (SC) for Planning Permission in Principle (PPIp) for offices, retail, leisure, public houses, restaurants, residential, hotel, care home, nursery, car parking landscaping and associated infrastructure on land at **Craigforth Campus, Stirling** (ePlanning Reference: 100273242-001).
- 1.2. The proposals represent the culmination of an in depth assessment of the Craigforth Campus and its future role within Stirling and beyond. The resultant vision seeks to deliver a viable and vibrant mixed use campus which creates a regional employment, leisure and residential destination at Craigforth.
- 1.3. The Site offers an exciting opportunity for expanding and enhancing upon the existing facilities to deliver a new active business campus with improved amenities, public realm and upgraded accessibility with additional employment opportunities for the wider community. The vision is to create a sense of place that will open up access for all through the creation of a stunning new Campus set against the picturesque riverside backdrop and surrounding landscape.
- 1.4. The full detail of the proposals is set out within the submitted **Planning Statement** and associated **Design & Access Statement**.

The Site

- 1.5. The Site comprises 54 hectares in total and is in the shadow of Craigforth Crag which dominates the centre of the Site. The Crag is almost entirely encompassed by a designated Ancient Woodland. Craigforth House, a B Listed, former stately home is set into the Ancient Woodland on the north-east corner of the Crag.

- 1.6. The current use is Prudential's existing office operations which wrap round the north side of the Crag. This involves buildings which house around 3,000 employees and also includes a large proportion of the Site being covered in car parking (over 1350 spaces). The buildings are predominantly offices, designed and built in the 1970's, mostly coloured white with flat roofs.
- 1.7. The Site is located to the west of Stirling in Central Scotland and encompasses the established Craigforth Campus. It is on the south west corner of Junction 10 of the M9 and is accessible from the A84. The Site is bounded by a meandering section of the River Forth to its west, the A84 to its north, the M9 to its east and flat agricultural land to the south.

Major Development Threshold & Legislative Requirements

- 1.8. Due to the size of the Site and quantum of floorspace proposed, the planning application is classified as a 'Major Development', as per the provisions of the Hierarchy of Development (Scotland) Regulations 2009. These Regulations specify that development proposals on sites of 2 hectares or more or that exceed 5,000 sq.m are 'Major'. This classification introduces the requirement for the Applicant to follow certain procedures prior to the submission of a planning application, as detailed in Section 2 of this report.
- 1.9. This PAC Report sets out the pre-application consultation that has been carried out in accordance with the statutory requirements of the Planning etc. (Scotland) Act 2006 and the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013.
- 1.10. The consultation exercises undertaken in respect of this PPIp application were carried out in line with the guidance contained in Planning Advice Note 3/2010 Community Engagement. This PAC Report has been prepared in accordance with the policy contained in the Scottish Government Circular 3/2013 'Development Management Procedures'.
- 1.11. This report details the consultation undertaken in relation to this application and provides a summary of the information obtained and how the findings of the consultation activities have influenced the PPIp application.

2. Statutory Consultation Requirements

2.1. The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 set out the various requirements that need to be followed when submitting planning applications. For all 'Major Development' proposals, an Applicant must first submit a Proposal of Application Notice (PAN) to the relevant planning authority, advising of the proposed planning application and seeking agreement on the scope of pre-application consultation proposed.

2.2. Planning Advice Note 3/2010 details the pre-application consultation requirements placed on prospective applicants at Paragraph 40. It states:

"Where pre-application consultation is required, the prospective applicant must send a proposal of application notice to the planning authority at least 12 weeks before submitting an application for planning permission. They must also send a copy of this notice to relevant community councils. The notice will contain:

a) general description of the proposed development;

ii) the address of the site (if it has one);

iii) a plan showing the outline of the site;

iv) contact information for the developer; and

v) a description of what consultation the developer is going to undertake, when it will take place, with whom and what form it will take."

2.3. Circular 3/2013 states that the purpose of the PAC report is to confirm that pre-application consultation has taken place in line with statutory minimum requirements and any further requirements set by the planning authority in its response to the PAN. Circular 3/2013 confirms that in considering any subsequent application, the report is not likely to have a significant role, unless it identified issues or contains information which could be considered a material consideration in terms of the 2006 Act and to which the planning authority should give weight in determining the application. Table 1 sets out the minimum content of a PAC report as suggested by Circular 3/2013 and identifies the sections of this report which address the minimum suggested content of a PAC report.

Table 1: Suggested Minimum content of a PAC report and reference to the relevant PAC Report Section

Circular 3/2013 Suggested Minimum Content of a PAC Report	Relevant PAC Report Section
Specify who has been consulted	Sections 2 & 3
Set out what steps were taken to comply with the statutory requirements and those of the planning authority	Sections 2 & 3
Set out how the applicant has responded to the comments made, including whether and the extent to which the proposals have changed as a result of PAC	Section 4
Provide appropriate evidence that the various prescribed steps have been undertaken – e.g. copies of advertisements of the public events and reference to material made available at the events	Appendices
Demonstrate that steps were taken to explain the nature of PAC, in particular that it does not replace the application process whereby representations can be made to the planning authority	Section 2 & Appendices 4 and 7

Proposal of Application Notice (PAN)

- 2.4. The formal pre-application process began following the submission of a PAN and site location plan to the Council on 7 February 2020. The submitted PAN is provided in Appendix 1.
- 2.5. A copy of the PAN was submitted to the four Ward Councillors and to Cambusbarron Community Council, Raploch Community Council and Thornhill & Blairdrummond Community Council. A copy of the emails/letters sent to the Ward Councillors and the Community Councils is contained in Appendix 2. In addition, both the local MP and MSP were contacted regarding the proposed development.
- 2.6. The Council confirmed that the PAN met the legislative requirements on 6 March 2020 (Appendix 3) and was registered as PAN-2020-003. Here, it was further confirmed that an application for the above proposed development cannot be submitted for at least 12 weeks from the date of receipt of the Proposal of Application Notice (in this case from 1 May 2020 onwards).

- 2.7. In light of the COVID-19 emergency, the proposed public event could not be held in person without posing a significant risk to public health. As such, The Town and Country Planning (Miscellaneous Temporary Modifications) (Coronavirus) (Scotland) Regulations 2020 suspended the requirement for a public event and instead required applicants to hold an online public consultation event. These regulations came into effect on 24 April 2020.
- 2.8. Consequently, an online public consultation event was to be hosted at www.craigforth-stirling.com on 7 May 2020. The format of the online website and consultation was agreed with Stirling Council in advance.
- 2.9. In accordance with the statutory requirements, a newspaper advert setting out details of the online pre-application consultation event was published. The newspaper advert appeared in the Stirling Observer on 29 April 2020, in advance of the online public event. The content of the newspaper advert was also in line with the Town and Country Planning (Miscellaneous Temporary Modifications) (Coronavirus) (Scotland) Regulations 2020. A copy of the newspaper advert is set out in Appendix 4.
- 2.10. The newspaper advert set out details about the proposed development, the Applicant, the time and website address of the pre-application consultation event and confirmed that anyone who wished to make representations to the Applicant on the proposed development should do so in writing by 20 May 2020, with responses to be sent to the specified email address (consultation@craigforth-stirling.com). The advert also specified that written representations at this stage were not representations to the Council, and an opportunity to make formal representations to the Council would exist when a formal planning application was made.

3. Consultation Undertaken

- 3.1. This section sets out the engagement that was carried out at the pre-application consultation phase and during the preparation of the application for PPIp.

Pre-application Meetings

- 3.2. Savills, on behalf of the Applicant, organised a pre-application meeting with David Love and Peter McKechnie from Stirling Council on 18th February 2020.
- 3.3. The purpose of the meeting was for the discussion to take place around the proposals for the Site including the indicative uses and potential access arrangements. The engagement undertaken with Stirling Council helped establish the necessary input and technical reports the planning application required prior to submission.

Online Public Event

- 3.4. Savills, on behalf of the Applicant, organised an online public event at www.craigforth-stirling.com on 7 May 2020. The project team were available to engage with members of the public and answer any questions between 4-6pm via a live chat function.
- 3.5. The online public event provided an opportunity for the local community and all other interested parties and stakeholders to view further information on the proposed application; discuss matters of interest/concern; and, communicate support for and/or raise any issues they may have with the proposed development.
- 3.6. Online feedback forms were available for completion by website visitors. The feedback forms offered the attendees the opportunity to provide formal comments.
- 3.7. The online feedback forms clearly state that any comments made through the pre-application consultation process are not representations to Stirling Council and would not be considered as part of any future application. The online feedback forms advise that there will be an opportunity to make formal representation to the Council once the application has been submitted.

4. Feedback from the Consultation Event

- 4.1. An online public consultation event was hosted at www.craigforth-stirling.com on 7 May 2020. The project team were available to engage with members of the public and answer any questions between 4-6pm via a live chat function.
- 4.2. The event was publicised in the Stirling Observer on 29 April 2020 (Appendix 4). An additional press article was published in the Stirling Observer on 6 May 2020 providing further detail about the proposals and information of how to access the online public consultation event (Appendix 5). In light of this, the article was picked up and shared more widely with a number of online news outlets, social media pages and radio stations sharing the information (Appendix 6). Consequently, this maximised the coverage of the online public event to ensure a wider audience could be reached.
- 4.3. The online public exhibition provided an opportunity for members of the public and community representatives to view display boards showing information about the proposed development. A copy of the presentation boards from the online consultation are included in Appendix 8. The online event provided an opportunity for attendees to discuss the development proposal in detail with the project team, via the live chat function, prior to the application being submitted.
- 4.4. The following exhibition boards were displayed which offered explanation of the proposal:
- Project Introduction
 - Site / Context
 - Opportunities / Constraints
 - Development Zones
 - Previous Masterplan
- 4.5. The online public consultation was well attended with approximately 341 attendees visiting the website on 7 May 2020 with a further 1,339 visits up until 20 May 2020. Feedback from the consultation event was collated via online feedback forms which were either submitted on the day, or completed following the event. Feedback forms could be completed up until the 20 May 2020.

- 4.6. In total, 8 feedback forms were returned from the online consultation event, all from local residents or those employed locally. A copy of the form is contained in Appendix 7, while Table 2 includes a summary of the comments received.
- 4.7. Additional feedback was received via email from the Scottish Wildlife Trust Stirling & Clacks Volunteer Planning Team following the online consultation event, which raised a number of key points in relation to the biodiversity value across the Site.
- 4.8. Table 2 groups the key themes communicated to the team by respondents:

Table 2: Summary of Public Comments and Considerations

Key Issue	Comments	Consideration in the Planning Submission
Traffic	Current use of the site generates traffic disruption on surrounding road network, particularly during peak hours	Transport Assessment – new access proposed to reduce disruption to surrounding road network
Access	Public transport needs to be improved (bus routes).	Transport Assessment – details existing provision and any need for improvement to services
Active Travel	Active travel is not user friendly currently. Desirable to upgrade sustainable transport provision (pedestrian and cycle access)	Design & Access Statement & Illustrative Masterplan – provision of integrated pedestrian and cycle routes through the site with connections provided to external pedestrian and cycle paths
Employment Opportunities	Economic benefit from the proposals repeatedly raised (e.g. jobs etc)	Fully acknowledged and quantified in the socio-economic chapter of the Environmental Impact Assessment Report and in the Planning Statement

<p>Biodiversity</p>	<p>Maintain integrity of existing ancient woodland located on the Crag and support retention of other wildlife across the site.</p> <p>Potential for wildlife to be disturbed due to location of commercial development along the river.</p>	<p>Landscaping and Public Realm Strategy details enhancement to the sites biodiversity value and protects the existing ancient woodland.</p> <p>Also fully acknowledged with mitigation measures provided within the biodiversity chapter of the Environmental Impact Assessment Report.</p>
<p>Flood Risk</p>	<p>Flooding risks posed by proximity to the River Forth and location on the functional flood plain</p>	<p>Flood Risk Assessment and Flood Risk chapter in the Environmental Impact Assessment Report detail risks posed. Masterplan accounts for these in the positioning of development.</p>

4.9. The level of website traffic during the online public event was greater than expected and feedback has revealed that most concerns relate to a number of small issues, as summarised in Table 2 above. The table demonstrates where these issues have been considered within the planning submission.

4.10. The majority of attendees were **supportive of the proposals overall** and provided positive and constructive feedback regarding the redevelopment of Craigforth Campus. Importantly, no adverse comments were received in respect of the proposed scale and mix of uses intended or in relation to the inclusion of residential uses to the Site.

4.11. Overall support for the proposed development is demonstrated through the results gathered for Question 10 which asked ‘Overall, are you supportive of redeveloping the Craigforth Campus to create a mixed use destination? What do you particularly like/dislike?’. Analysis showed 75% of respondents stated they were broadly supportive of the proposals with 12.5% noting they were not sure and 12.5% stating they were not

supportive. **Clearly, overall, the feedback regarding the proposed development can be viewed as supportive.**

- 4.12. Having analysed the responses to the proposed development and, bearing in mind the fact that the Applicant is seeking PPP only, it is not considered that any fundamental changes to the principle of the proposal are required. In the main, the comments received through the consultation process were positive, constructive and in support of the proposed development, therefore, these do not need to be addressed.
- 4.13. The small number of concerns that were raised through the consultation process have been subject to further analysis and consideration as part of the accompanying technical submission, most notably within the Transport Assessment, Design & Access Statement and Environmental Impact Assessment Report.
- 4.14. The proposal includes provision of a new entry-only slip-road access from the A84 which will serve development traffic related to employment uses on the northern portion of the Site. It is considered that this access point will help to reduce traffic disruption on the surrounding road network. Access to the Site from the south at Kersebonny Road will only be for emergency vehicles.
- 4.15. Pedestrian and cycle access has also been given particular consideration, ensuring good linkages throughout the Site are provided and beyond to the surrounding context.
- 4.16. Further iterative changes were made to the design in line with the various technical investigations undertaken, for instance taking account identified flood risk and transport requirements.

Consultation with Community Councils

- 4.17. Representatives from Cambusbarron Community Council, Raploch Community Council and Blairdrummond & Thornhill Community Council were all invited to view the online public consultation. Cambusbarron Community Council responded to the online public consultation expressing broad support to the proposals, acknowledging the benefits they could have for the local community including much needed employment. In line with other comments received, reference was made to the desire for improved cycle and pedestrian access to and within the Campus. It was also suggested that the housing proposed should not be accessed via Kersebonny Road and the A811.

5. Conclusions

- 5.1. The Applicant has carried out the statutory pre-application consultation associated with the Proposed Development in accordance with the relevant Regulations and in agreement with the Council. The PAN was submitted and agreed with the Council in advance of the online public event and the required newspaper advert was published at the appropriate juncture in the process.
- 5.2. Approximately 341 people visited the online consultation event held on 7 May 2020 with a further 1,339 visits up until 20 May 2020. Following this, some 8 completed online feedback forms were received which were generally **supportive of the proposals**. Additional feedback was received via email from the Scottish Wildlife Trust Stirling & Clacks Volunteer Planning Team following the online consultation event, which raised a number of key points in relation to the biodiversity value across the Site.
- 5.3. The comments received have been analysed and given due consideration by the Applicant in finalising the development proposals. Cross references to where certain issues were raised and how these have been addressed by the planning submission are provided in Table 2.
- 5.4. Having analysed the responses to the proposed development and, bearing in mind the fact that the Applicant is seeking PPP only, **no fundamental changes to the principle of the proposal are required. The vast majority of the comments received through the consultation process were positive and generally supportive of the proposed development, therefore, these do not need to be addressed. No adverse comments were received in respect of the proposed scale and mix of uses intended or in relation to the inclusion of residential uses to the Site.**
- 5.5. The small number of concerns that were raised through the consultation process during the online event and in formal responses mainly related to local traffic, access and active travel. These views are generally reflected in the response received from Cambusbarron Community Council i.e. **supportive of the principle of development but concerned about local traffic, access and improving active travel linkages across the Site.**

- 5.6. The proposal includes provision of a new entry-only slip-road access from the A84 which will serve development traffic related to employment uses on the northern portion of the Site. It is considered that this access point will help to reduce traffic disruption on the surrounding road network. Access to the Site from the south at Kersebonny Road will only be for emergency vehicles.
- 5.7. Pedestrian and cycle access has also been given particular consideration, ensuring good linkages throughout the Site are provided and beyond to the surrounding context.
- 5.8. Further iterative changes were made to the design in line with the various technical investigations undertaken, for instance taking account identified flood risk and transport requirements.



Appendices



Appendix 1
Submitted PAN

Proposal of Application Notice

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997



The Planning Authority will respond within 21 days of receiving the Notice. It will advise whether the proposed Pre-Application Consultation is satisfactory or if additional notification and consultation above the statutory minimum is required. The minimum consultation activity includes consultation with the relevant community council(s), the holding of one public event and its advertisement in a local newspaper.

1	APPLICANT'S	NAME	Ambassador LB Holdings LLP
		ADDRESS	c/o Agent
		POST CODE	c/o Agent
		PHONE	c/o Agent
		EMAIL	c/o Agent
		Please tick box if the applicant is an Elected Member, or an officer involved in the planning process of Stirling Council, or is a partner/close relative of either <input type="checkbox"/>	

2	AGENT'S	NAME	Alastair Wood
		ADDRESS	Savills 8 Wemyss Place Edinburgh
		POST CODE	EH3 6DH
		PHONE	0131 247 3748
		EMAIL	awood@savills.com

3	ADDRESS OF APPLICATION PROPERTY/LOCATION OF THE PROPOSED DEVELOPMENT		
	Land at The Craigforth Campus, Stirling		

4	DESCRIPTION OF PROPOSED WORKS (Describe in general terms the development to be carried out. Outline its characteristics.)		
	Redevelopment of The Craigforth Campus to comprise offices, retail, leisure, public houses, restaurants, residential, hotel, care home, distillery, visitor centre, nursery, car parking, landscaping and associated infrastructure.		
	State Class	National <input type="checkbox"/>	Major <input checked="" type="checkbox"/>

5 INTERESTED PARTIES (State which other parties have received a copy of this Proposal of Application Notice.)

Community Council(s)

Date Notice Served

Raploch Community Council

07/02/20

Cambusbarron Community Council

07/02/20

Thornhill & Blairdrummond Community Council

07/02/20

Any Other Parties

Date Notice Served

Councillor Gibson, Councillor Thomson,

07/02/20

Councillor Oxburgh, Councillor McGill,

Bruce Crawford MSP, Alyn Smith MP

6 CONSULTATION (Please give details of proposed consultation.)

Proposed Public Event

Venue

Date and Time

Public Consultation Event 1

TBC

TBC

Public Consultation Event 2

TBC

TBC

Proposed newspaper advert date

TBC - 1 week in advance of consultation event dates

Where published

Stirling Observer

Details of any other consultation methods (date, time and with whom)

A presentation / meeting with each of the Community Council's is proposed. Applicant will liaise directly with Community Councils.

(A planning application for this development cannot be submitted less than 12 weeks from the date the Proposal of Application Notice is received and without the statutory requirements having been undertaken. The application must be accompanied by the Pre-Application Consultation Report.)

Any personal data you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.



Appendix 2
Email to Community Councils and Councillors Containing PAN

Craig Gunderson

From: Craig Gunderson
Sent: 07 February 2020 11:55
To: cambusbarroncommunitycouncil@gmail.com
Cc: Alastair Wood (awood@savills.com)
Subject: PoAN Submissions - Land at Craigforth Campus, Stirling
Attachments: 20 02 07 PoAN Form - Masterplan.pdf; 20 02 07 Location Plan - Masterplan.pdf; 20 02 07 PAN Cover Letter.pdf; 20 02 07 PAN Form - North Site.pdf; 20 02 07 Location Plan - North Site.pdf

Dear Cambusbarron Community Council

On behalf of our clients Ambassador LB Holdings, we hereby write to advise that two Proposal of Application Notices (PoAN) have been submitted to Stirling Council with regard to mixed use redevelopment proposals at the Craigforth Campus, Stirling (forms, site location plans and associated cover letter attached).

Updates will follow regarding the date and time for the public consultation event(s).

Please do not hesitate to contact myself or Alastair Wood should you have any queries or wish to discuss.

Regards

Craig

Craig Gunderson MRTPI
Planner
Planning

Savills, Wemyss House , 8 Wemyss Place , Edinburgh EH3 6DH



Tel : +44 (0) 131 247 3749
Mobile : +44 (0) 7807 999 711
Email : craig.gunderson@savills.com
Website : <http://www.savills.co.uk>



P Before printing, think about the environment



Craig Gunderson

From: Craig Gunderson
Sent: 07 February 2020 11:53
To: raplochcommunitycouncil2018@gmail.com
Cc: Alastair Wood (awood@savills.com)
Subject: PoAN Submissions - Land at Craigforth Campus, Stirling
Attachments: 20 02 07 PoAN Form - Masterplan.pdf; 20 02 07 Location Plan - Masterplan.pdf; 20 02 07 PAN Cover Letter.pdf; 20 02 07 PAN Form - North Site.pdf; 20 02 07 Location Plan - North Site.pdf

Tracking:

Recipient	Delivery
raplochcommunitycouncil2018@gmail.com	
Alastair Wood (awood@savills.com)	Delivered: 07/02/2020 11:54

Dear Raploch Community Council

On behalf of our clients Ambassador LB Holdings, we hereby write to advise that two Proposal of Application Notices (PoAN) have been submitted to Stirling Council with regard to mixed use redevelopment proposals at the Craigforth Campus, Stirling (forms, site location plans and associated cover letter attached).

Updates will follow regarding the date and time for the public consultation event(s).

Please do not hesitate to contact myself or Alastair Wood should you have any queries or wish to discuss.

Regards

Craig

Craig Gunderson MRTPI
Planner
Planning

Savills, Wemyss House , 8 Wemyss Place , Edinburgh EH3 6DH

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Mobile : +44 (0) 7807 999 711
Email : craig.gunderson@savills.com
Website : <http://www.savills.co.uk>



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Craig Gunderson

From: Craig Gunderson
Sent: 07 February 2020 11:56
To: ThornhillBlairdrummondCC@gmail.com
Cc: Alastair Wood (awood@savills.com)
Subject: PoAN Submissions - Land at Craigforth Campus, Stirling
Attachments: 20 02 07 PoAN Form - Masterplan.pdf; 20 02 07 Location Plan - Masterplan.pdf; 20 02 07 PAN Cover Letter.pdf; 20 02 07 PAN Form - North Site.pdf; 20 02 07 Location Plan - North Site.pdf

Dear Thornhill & Blairdrummond Community Council

On behalf of our clients Ambassador LB Holdings, we hereby write to advise that two Proposal of Application Notices (PoAN) have been submitted to Stirling Council with regard to mixed use redevelopment proposals at the Craigforth Campus, Stirling (forms, site location plans and associated cover letter attached).

Updates will follow regarding the date and time for the public consultation event(s).

Please do not hesitate to contact myself or Alastair Wood should you have any queries or wish to discuss.

Regards

Craig

Craig Gunderson MRTPI
Planner
Planning

Savills, Wemyss House , 8 Wemyss Place , Edinburgh EH3 6DH



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Mobile : +44 (0) 7807 999 711
Email : craig.gunderson@savills.com
Website : <http://www.savills.co.uk>



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Craig Gunderson

From: Craig Gunderson
Sent: 07 February 2020 11:42
To: 'gibsond@stirling.gov.uk'
Cc: Alastair Wood (awood@savills.com)
Subject: PoAN Submissions - Land at Craigforth Campus, Stirling
Attachments: 20 02 07 PoAN Form - Masterplan.pdf; 20 02 07 Location Plan - Masterplan.pdf; 20 02 07 PAN Cover Letter.pdf; 20 02 07 PAN Form - North Site.pdf; 20 02 07 Location Plan - North Site.pdf

Tracking: Recipient Delivery
'gibsond@stirling.gov.uk'
Alastair Wood (awood@savills.com) Delivered: 07/02/2020 11:42

Dear Councillor Gibson

On behalf of our clients Ambassador LB Holdings, we hereby write to advise that two Proposal of Application Notices (PoAN) have been submitted to Stirling Council with regard to mixed use redevelopment proposals at the Craigforth Campus, Stirling (forms, site location plans and associated cover letter attached).

Updates will follow regarding the date and time for the public consultation event(s).

Please do not hesitate to contact myself or Alastair Wood should you have any queries or wish to discuss.

Regards

Craig

Craig Gunderson MRTPI
Planner
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Mobile : +44 (0) 7807 999 711
Email : craig.gunderson@savills.com
Website : <http://www.savills.co.uk>



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Craig Gunderson

From: Craig Gunderson
Sent: 07 February 2020 11:42
To: mcgills@stirling.gov.uk
Cc: Alastair Wood (awood@savills.com)
Subject: PoAN Submissions - Land at Craigforth Campus, Stirling
Attachments: 20 02 07 PoAN Form - Masterplan.pdf; 20 02 07 Location Plan - Masterplan.pdf; 20 02 07 PAN Cover Letter.pdf; 20 02 07 PAN Form - North Site.pdf; 20 02 07 Location Plan - North Site.pdf

Tracking: Recipient Delivery
mcgills@stirling.gov.uk
Alastair Wood (awood@savills.com) Delivered: 07/02/2020 11:42

Dear Councillor McGill

On behalf of our clients Ambassador LB Holdings, we hereby write to advise that two Proposal of Application Notices (PoAN) have been submitted to Stirling Council with regard to mixed use redevelopment proposals at the Craigforth Campus, Stirling (forms, site location plans and associated cover letter attached).

Updates will follow regarding the date and time for the public consultation event(s).

Please do not hesitate to contact myself or Alastair Wood should you have any queries or wish to discuss.

Regards

Craig

Craig Gunderson MRTPI
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Email : craig.gunderson@savills.com
Website : <http://www.savills.co.uk>



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Craig Gunderson

From: Craig Gunderson
Sent: 07 February 2020 11:42
To: oxburghr@stirling.gov.uk
Cc: Alastair Wood (awood@savills.com)
Subject: PoAN Submissions - Land at Craigforth Campus, Stirling
Attachments: 20 02 07 PoAN Form - Masterplan.pdf; 20 02 07 Location Plan - Masterplan.pdf; 20 02 07 PAN Cover Letter.pdf; 20 02 07 PAN Form - North Site.pdf; 20 02 07 Location Plan - North Site.pdf

Dear Councillor Oxburgh

On behalf of our clients Ambassador LB Holdings, we hereby write to advise that two Proposal of Application Notices (PoAN) have been submitted to Stirling Council with regard to mixed use redevelopment proposals at the Craigforth Campus, Stirling (forms, site location plans and associated cover letter attached).

Updates will follow regarding the date and time for the public consultation event(s).

Please do not hesitate to contact myself or Alastair Wood should you have any queries or wish to discuss.

Regards

Craig

Craig Gunderson MRTPI
Planner
Planning

Savills, Wemyss House , 8 Wemyss Place , Edinburgh EH3 6DH



Tel : +44 (0) 131 247 3749
Mobile : +44 (0) 7807 999 711
Email : craig.gunderson@savills.com
Website : <http://www.savills.co.uk>



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Craig Gunderson

From: Craig Gunderson
Sent: 07 February 2020 11:42
To: thomsonj03@stirling.gov.uk
Cc: Alastair Wood (awood@savills.com)
Subject: PoAN Submissions - Land at Craigforth Campus, Stirling
Attachments: 20 02 07 PoAN Form - Masterplan.pdf; 20 02 07 Location Plan - Masterplan.pdf; 20 02 07 PAN Cover Letter.pdf; 20 02 07 PAN Form - North Site.pdf; 20 02 07 Location Plan - North Site.pdf

Dear Councillor Thomson

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Please do not hesitate to contact myself or Alastair Wood should you have any queries or wish to discuss.

Regards

Craig

Craig Gunderson MRTPI
Planner
Planning

Savills, Wemyss House , 8 Wemyss Place , Edinburgh EH3 6DH



Tel : +44 (0) 131 247 3749
Mobile : +44 (0) 7807 999 711
Email : craig.gunderson@savills.com
Website : <http://www.savills.co.uk>



P Before printing, think about the environment



Craig Gunderson

From: Craig Gunderson
Sent: 07 February 2020 11:50
To: 'alyn.smith.mp@parliament.uk'
Cc: Alastair Wood (awood@savills.com)
Subject: FW: PoAN Submissions - Land at Craigforth Campus, Stirling
Attachments: 20 02 07 PoAN Form - Masterplan.pdf; 20 02 07 Location Plan - Masterplan.pdf; 20 02 07 PAN Cover Letter.pdf; 20 02 07 PAN Form - North Site.pdf; 20 02 07 Location Plan - North Site.pdf

Tracking: Recipient Delivery
'alyn.smith.mp@parliament.uk'
Alastair Wood (awood@savills.com) Delivered: 07/02/2020 11:50

Dear Mr Smith

On behalf of our clients Ambassador LB Holdings, we hereby write to advise that two Proposal of Application Notices (PoAN) have been submitted to Stirling Council with regard to mixed use redevelopment proposals at the Craigforth Campus, Stirling (forms, site location plans and associated cover letter attached).

Updates will follow regarding the date and time for the public consultation event(s).

Please do not hesitate to contact myself or Alastair Wood should you have any queries or wish to discuss.

Regards

Craig

Craig Gunderson MRTPI
Planner
Planning

Savills, Wemyss House , 8 Wemyss Place , Edinburgh EH3 6DH

 Tel : +44 (0) 131 247 3749
Mobile : +44 (0) 7807 999 711
Email : craig.gunderson@savills.com
Website : <http://www.savills.co.uk>



P Before printing, think about the environment



Craig Gunderson

From: Craig Gunderson
Sent: 07 February 2020 11:48
To: Bruce.Crawford.msp@parliament.scot
Cc: Alastair Wood (awood@savills.com)
Subject: PoAN Submissions - Land at Craigforth Campus, Stirling
Attachments: 20 02 07 PoAN Form - Masterplan.pdf; 20 02 07 Location Plan - Masterplan.pdf; 20 02 07 PAN Cover Letter.pdf; 20 02 07 PAN Form - North Site.pdf; 20 02 07 Location Plan - North Site.pdf

Tracking: Recipient Delivery
Bruce.Crawford.msp@parliament.scot
Alastair Wood (awood@savills.com) Delivered: 07/02/2020 11:49

Dear Mr Crawford

On behalf of our clients Ambassador LB Holdings, we hereby write to advise that two Proposal of Application Notices (PoAN) have been submitted to Stirling Council with regard to mixed use redevelopment proposals at the Craigforth Campus, Stirling (forms, site location plans and associated cover letter attached).

Updates will follow regarding the date and time for the public consultation event(s).

Please do not hesitate to contact myself or Alastair Wood should you have any queries or wish to discuss.

Regards

Craig

Craig Gunderson MRTPI
Planner
Planning

Savills, Wemyss House , 8 Wemyss Place , Edinburgh EH3 6DH

 Tel : +44 (0) 131 247 3749
Mobile : +44 (0) 7807 999 711
Email : craig.gunderson@savills.com
Website : <http://www.savills.co.uk>



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Appendix 3 PAN Registration Letter

Ambassador LB Holdings LLP
PER Savills
8 Wemyss Place
Edinburgh
EH3 6DH

Planning & Building Standards
Stirling Council
Teith House, Kerse Road,
Stirling FK7 7QA

Senior Manager: Drew Leslie

Tel:

Fax: 01786 233186

Email: mckechniep@stirling.gov.uk

Date: 6 March 2020

Dear Sir/Madam

Town & Country Planning (Scotland) Act 1997
Redevelopment of The Craigforth Campus to comprise offices, retail, leisure, public houses, restaurants, residential, hotel, care home, distillery, visitor centre, nursery, car parking, landscaping and associated infrastructure at Land And Buildings At Craigforth, Stirling - PAN-2020-003

In accordance with Section 35B of the above Act, a prospective applicant is required to give notice to the Planning Authority that an application for planning permission for the development is to be submitted. A period of at least 12 weeks must elapse between giving the notice and submitting any such application. Section 35B(4) outlines the minimum level of information that must be submitted and Section 35B(5) outlines the minimum level of consultation.

Section 35B(7) allows a Planning Authority to require that the Proposal of Application Notice is given to persons additional to those specified and also that consultation additional to that required is undertaken providing that this is done within 21 days after receiving the Proposal of Application Notice.

In this case your Proposal of Application Notice was received on 7 February 2020. The Planning Authority accepts, **subject to receiving confirmation of the details of the proposed public exhibitions.** The Planning Authority does not require additional notification or consultation beyond that outlined in the Proposal of Application Notice. **However, confirmed details of proposed exhibition shall be circulated to all notified Community Councils, Elected Councillors, MP AND MSP, as stated on the PAN form.** Consequently, a planning application may be submitted after 1 May 2020

Yours faithfully

Peter McKechnie
Planning Officer



Appendix 4 Newspaper Press Advert

Articles for sale

Articles For Sale

CONCRETE STEP, perfect condition. 3ft x 12ins x 6ins. £10. 01786 833121

CONVECTOR HEATER. White. Good working order. £10 01786 833121

MELAMINE BOARD, 7ft x 22" x 17mm. Suitable for shelving, etc. £2 01786 833121

WATER COOLER with water bottle. Good working order. £20. 01786 833121

VINTAGE CHAIR. Comfortably upholstered £30 01786 833121

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book an ad

www.stirlingobserver.co.uk

Save time...

book online: www.bookanad.com

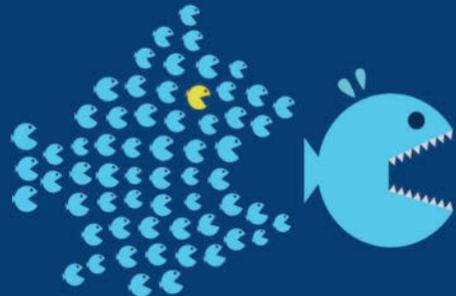
bookanad

General

Personal

All messages received £1.50. You may receive up to 4msgs for each message you send. Txt STOP to 80098 to exit any time. Min 7 msgs must be sent before contact details can be exchanged. Service not computer generated. All messages are responded to by real users. No meetings guaranteed. If arranging a meeting choose a public space, do not give personal details to people you have not met. Service from Spor14Adults. Help 0207 7207 130 or email support@jmediauk.co.uk

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Reach

*Source: Itng November 2015

Public Notices

Public Notices

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013
 Notice under regulation 7(2)(b) Pre-application consultation by the prospective applicant
Proposal: Proposed Development of office including new access, car parking, landscaping and associated infrastructure.
Site Location: Land at The Craigforth Campus, Stirling.
An online public consultation will take place on Friday 8th May 2020 at the following address: www.craigforth-stirling.com
The project team will be available for an interactive question and answer session (via online web chat) between 4-6pm on Friday 8th May 2020 at the above website address.
 Those willing to make comments on the proposals may do so at the above website and/or in writing to consultation@craigforth-stirling.com and no later than 20th May 2020. This notice does not relate to a planning application. Comments on the consultation event should not be made to Stirling Council. Any comments made to the prospective applicant are not representations to the planning authority. As part of any future planning application subsequently submitted to Stirling Council, normal neighbour notification and publicity will be undertaken at that time, with a corresponding opportunity to make formal representations regarding the proposal.
 The above information is in line with the Town and Country Planning (Temporary Miscellaneous Modification) (Coronavirus) (Scotland) Regulations 2020. Savills (UK) Limited
 On behalf of Ambassador LB Holdings LLP

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013
 Notice under regulation 7(2)(b) Pre-application consultation by the prospective applicant
Proposal: Redevelopment of The Craigforth Campus to comprise offices, retail, leisure, public houses, restaurants, residential, hotel, care home, distillery, visitor centre, nursery, car parking, landscaping and associated infrastructure.
Site Location: Land at The Craigforth Campus, Stirling.
An online public consultation will take place on Thursday 7th May 2020 at the following address: www.craigforth-stirling.com
The project team will be available for an interactive question and answer session (via online web chat) between 4-6pm on Thursday 7th May 2020 at the above website address.
 Those willing to make comments on the proposals may do so at the above website and/or in writing to consultation@craigforth-stirling.com and no later than 20th May 2020. This notice does not relate to a planning application. Comments on the consultation event should not be made to Stirling Council. Any comments made to the prospective applicant are not representations to the planning authority. As part of any future planning application subsequently submitted to Stirling Council, normal neighbour notification and publicity will be undertaken at that time, with a corresponding opportunity to make formal representations regarding the proposal.
 The above information is in line with the Town and Country Planning (Temporary Miscellaneous Modification) (Coronavirus) (Scotland) Regulations 2020. Savills (UK) Limited
 On behalf of Ambassador LB Holdings LLP

PUBLIC NOTICES

Environmental Assessment (Scotland) Act 2005
SEA Screening Opinion Determination
 Stirling Council has determined under section 8(1) of the Environmental Assessment (Scotland) Act 2005 that a Strategic Environmental Assessment is not required for the following plan:-
Supplementary Guidance - Flood Risk Management and the Water Environment
 Copies of the screening report, determination and statement of reasons can be obtained on request from:- Stirling Council Planning and Building Standards Service Teith House Kerse Road Stirling FK7 7QA
 Tel:- 01786 233660 or e-mail: ldp@stirling.gov.uk
 or can be viewed on line at <https://www.stirling.gov.uk/planning-building-the-environment/planning/development-planning/strategic-environmental-assessment>
 www.stirling.gov.uk

Goods Vehicle Operator's Licence
 Steven Hunter trading as Hunter Surfacing Ltd of 47D Bannockburn Road, Stirling, FK7 0BU is applying for a licence to use Unit 12, Banded Industrial Estate, Throsk, Stirling, FK7 7NP as an operating centre for 5 goods vehicles and 0 trailers.
 Owners or occupiers of land (including buildings) near the operating centre(s) who believe that their use or enjoyment of that land would be affected should make written representations to the Traffic Commissioner at Hillcrest House, 386 Harehills Lane, Leeds, LS9 6NF, stating their reasons, within 21 days of this notice. Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice. A Guide to Making Representations is available from the Traffic Commissioner's office.

THE FINAL WORD ON THE HATTON GARDEN HEIST
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 * Plus P&P ** Lines open 8.30am-5.30pm, Monday-Friday

PUBLIC NOTICES

Stirling Observer

Ref: 20/00227/FUL Development: Change to house type approved under planning permission 19/00813/FUL at Land Some 60 Metres North Of Endrick Cottage, Killearn, Reason: No Premises on Neighbouring Land
Ref: 20/00235/FUL Development: Erection of shed at Leighton House, Meeting House Close, Dunblane, FK15 0AP, Reason: Development in Conservation Area
Ref: 20/00219/FUL Development: Erection of detached garage/workshop (retrospective) at Billy House, Blanefield, G63 9QL, Reason: No Premises on Neighbouring Land
Ref: 20/00244/FUL Development: Installation of wrought iron side gate within existing stone arch at 24A Snowdon Place, Kings Park, Stirling, FK8 2JN, Reason: Development in Conservation Area
Ref: 20/00258/FUL Development: Single storey rear extension to existing dwelling house and erection of an adjoining dwelling house at 12 Denkiln Place, Strathblane, G63 9EB, Reason: No Premises on Neighbouring Land
Ref: 20/00232/FUL Development: Change to house type approved under planning permission 18/00776/FUL at Land And Buildings Adjacent To North Of Old Glassingall, Dunblane, Reason: No Premises on Neighbouring Land
 Applications may be viewed online at www.stirling.gov.uk/onlineplanning. Written comments may be made to the Planning & Building Standards Service Manager, Planning Services, Stirling Council, Teith House, Kerse Road, Stirling FK7 7QA (Telephone 01786 233660) within 21 days of this notice.
 www.stirling.gov.uk

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Appendix 5 Newspaper Press Article



Plans The site could be transformed as part of the multi-million pound project

Craigforth: Share your views online

Virtual public consultation

KAIYA MARJORIBANKS

Locals are being invited to have their say on plans for a new multi-million pound redevelopment of Stirling's Craigforth Campus.

Ambitious plans for the area were revealed by the Observer last month.

Scottish property development and investment firm, Ambassador Group, has now announced details of two online public consultation events that will take place tomorrow (Thursday) and Friday, May 8.

The project team behind the proposals will be available for an interactive online discussion around the scheme, which if approved, will see the transformation of the 49.5 hectare site into a new state-of-the-art mixed use facility.

All comments received will be used to shape the final form and content of the development, ahead of the formal submission of the two planning applications to Stirling Council.

Ambassador Group, which has a substantial UK wide portfolio spanning office, retail, leisure, industrial and residential and mixed use projects, will submit two planning applications following

consultation and dialogue with existing occupiers and planning officials, that will see the creation of a new purpose built office building in the north of the site plus a wider masterplan that will bring to life hotel, residential, leisure and retail facilities.

They say the ultimate vision for the masterplan is to "create a sense of place that will open up access for all through the creation of a stunning new campus set against the picturesque riverside backdrop and surrounding landscape".

If given the go ahead, they anticipate the development would bring new investment and employment opportunities to the Stirlingshire area and beyond "for many years to come".

The company also says it is committed to ensuring the vision for the site "reflects the needs and aspirations for the local area" and is using the online consultation process to help shape its proposals.

Chris Richardson, investment director for Ambassador Group, said: "Our commitment to the redevelopment of Craigforth Campus and indeed the Stirlingshire area remains stronger than ever. We believe there is a real opportunity here to

reimagine the entire site and bring with it many positive benefits and opportunities to existing tenants and indeed the wider local community.

"When approaching these plans, we've very much looked towards future proofing the campus for years to come. Every stage of this process has been carefully considered and we look forward to moving a step closer as we engage the local community and begin the consultation process."

A key consideration in developing the masterplan is said to be connectivity both within the site and beyond. An active travel plan with a focus on walking, cycling and jogging routes along with public access to the riverside and the Crag will be a central feature of the masterplan.

The two online public consultations, one for each of the proposed planning applications, will take place at <https://craigforth-stirling.com/> on Thursday, May 7 (overall masterplan) and Friday, May 8 (office building) with project team members on hand to answer questions between 4-6pm each day. Full details of the proposals will remain on the website after the Q and A session with members of the public able to submit initial comments on the proposals up until May 20.



Appendix 6 Media Coverage

MAY 2020 COVERAGE

AMBASSADOR GROUP





COVERAGE

Publication	Date	Headline	Circulation
Scottish Construction Now (online)	6.5.20	Vision for Stirling's Craigforth Campus revealed ahead of its virtual consultation	45,000
Scottish Construction Now (Twitter)	6.5.20	Vision for Stirling's Craigforth Campus revealed ahead of its virtual consultation	6,124
Scottish Construction Now (Twitter)	6.5.20	Vision for Stirling's Craigforth Campus revealed ahead of its virtual consultation	6,124
Scottish Construction Now (Facebook)	6.5.20	Vision for Stirling's Craigforth Campus revealed ahead of its virtual consultation	1,258
Stirling Observer (print)	6.5.20	Locals are being invited to have their say on plans for a new multi-million pound redevelopment of Stirling's Craigforth Campus.	2,208
Central FM	6.5.20	Afternoon news bulletin	50,000
Central FM (Twitter)	6.5.20	Craigforth Campus Stirling	5,762



COVERAGE

Publication	Date	Headline	Circulation
Project Scotland (online)	6.5.20	Public to have say in Craigforth Campus transformation plans	158,000
Project Scotland (Twitter)	6.5.20	Public to have say in Craigforth Campus transformation plans	8,038
Project Scotland (Facebook)	6.5.20	New images bring life to Edinburgh's New Town North project	331
Scottish Business News (online)	6.5.20	Plans revealed for new multi-million pound Stirling campus redevelopment	10,000
Urban Realm (online)	6.5.20	Virtual consultation launched for Stirling masterplan	4,000

Scottish Construction Now – 6 May 2020



Scottish Construction Now
For the latest news, events & jobs in construction

Vision for Stirling's Craigforth Campus revealed ahead of virtual consultation

Ambassador Group has revealed its plans for a new multi-million-pound investment programme that will see the redevelopment of Craigforth Campus in Stirling.



The proposed new office development on part of the existing car park to the north of the site

The property development and investment firm will hold two online public consultation events on May 7 and 8.

The project team behind the proposals will be available for an interactive online discussion around the scheme, which if approved, will see the transformation of the 49.5-hectare site into a new state-of-the-art mixed-use facility.

All comments that are received will be used to shape the final form and content of the development, ahead of the formal submission of the two planning applications to **Stirling Council**.

Ambassador Group will submit two planning applications following extensive consultation and dialogue with existing occupiers and planning officials, that will see the creation of a new purpose-built office building in the north of the site plus a wider masterplan that will bring to life hotel, residential, leisure and retail facilities.

Scottish Construction Now (cont.) – 6 May 2020



An image showing the potential mixed-use redevelopment of the existing buildings.

The ultimate vision for the masterplan is to create a sense of place that will open up access for all through the creation of a new Campus set against the riverside backdrop and surrounding landscape.

If given the go-ahead, it is anticipated the development would bring new investment and employment opportunities to the Stirlingshire area and beyond for many years to come.

The company is committed to ensuring the vision for the site reflects the needs and aspirations for the local area and is using the online consultation process to help shape its proposals.



An aerial image of the existing site.

Chris Richardson, investment director for Ambassador Group, said: "Our commitment to the redevelopment of Craigforth Campus and indeed the Stirlingshire area remains stronger than ever. We believe there is a real opportunity here to reimagine the entire site and bring with it many positive benefits and opportunities to existing tenants and indeed the wider local community.

"When approaching these plans, we've very much looked towards future-proofing the Campus for years to come. Every stage of this process has been carefully considered and we look forward to moving a step closer as we engage the local community and begin the consultation process."

A key consideration in developing the masterplan will be connectivity both within the site and beyond. An active travel plan with a focus on walking, cycling and jogging routes along with public access to the Riverside and the Crag will be a central feature of the masterplan.

The two online public consultations, one for each of the proposed planning applications, will take place at <https://www.craigforth-stirling.com/> on May 7 (overall masterplan) and May 8 (office building) with project team members on hand to answer questions between 4pm-6pm each day. Full details of the proposals will remain on the website after the question and answer session with members of the public able to submit initial comments on the proposals up until May 20.

Scottish Construction Now (Twitter) – 6 May 2020

 **Scottish Construction Now** @ScoConstructNow · 16h

Vision for Stirling's **Craigforth Campus** revealed ahead of virtual consultation #icymi

 Vision for Stirling's Craigforth Campus revealed ahea...
Ambassador Group has revealed its plans for a new multi-million-pound investment programme that will...
scottishconstructionnow.com

  1  

Scottish Construction Now (Twitter) – 6 May 2020



Scottish Construction Now (Facebook) – 6 May 2020



Scottish Construction Now

3 hrs · 🌐



Ambassador Group has revealed its plans for a new multi-million-pound investment programme that will see the redevelopment of Craigforth Campus in Stirling.



SCOTTISHCONSTRUCTIONNOW.COM

Vision for Stirling's Craigforth Campus revealed ahead of virtual consultation

Ambassador Group has revealed its plans for a new multi-million-pound investment programme that will see the redevelopment of Craigforth...



Stirling Observer – 6 May 2020



Locals are being invited to have their say on plans for a new multi-million pound redevelopment of Stirling's Craigforth Campus.

Ambitious plans for the area were revealed by the Observer last month.

Scottish property development and investment firm, **Ambassador Group**, has now announced details of two online public consultation events that will take place tomorrow (Thursday) and Friday, May 8. The project team behind the proposals will be available for an interactive online discussion around the scheme, which if approved, will see the transformation of the 49.5 hectare site into a new state-of-the-art mixed use facility.

All comments received will be used to shape the final form and content of the development, ahead of the formal submission of the two planning applications to [Stirling Council](#).

Ambassador Group, which has a substantial UK wide portfolio spanning office, retail, leisure, industrial and residential and mixed use projects, will submit two planning applications following consultation and dialogue with existing occupiers and planning officials, that will see the creation of a new purpose built office building in the north of the site plus a wider masterplan that will bring to life hotel, residential, leisure and retail facilities.

They say the ultimate vision for the masterplan is to "create a sense of place that will open up access for all through the creation of a stunning new campus set against the picturesque riverside backdrop and surrounding landscape".

If given the go ahead, they anticipate the development would bring new investment and employment opportunities to the Stirlingshire area and beyond "for many years to come".

Stirling Observer – 6 May 2020

The company also says it is committed to ensuring the vision for the site "reflects the needs and aspirations for the local area" and is using the online consultation process to help shape its proposals.

Chris Richardson, investment director for **Ambassador Group**, said: "Our commitment to the redevelopment of Craigforth Campus and indeed the Stirlingshire area remains stronger than ever. We believe there is a real opportunity here to reimagine the entire site and bring with it many positive benefits and opportunities to existing tenants and indeed the wider local community.

"When approaching these plans, we've very much looked towards future proofing the campus for years to come. Every stage of this process has been carefully considered and we look forward to moving a step closer as we engage the local community and begin the consultation process."

A key consideration in developing the masterplan is said to be connectivity both within the site and beyond. An active travel plan with a focus on walking, cycling and jogging routes along with public access to the riverside and the Crag will be a central feature of the masterplan.

The two online public consultations, one for each of the proposed planning applications, will take place at <https://craigforthstirling.com/> on Thursday, May 7 (overall masterplan) and Friday, May 8 (office building) with project team members

on hand to answer questions between 4-6pm each day. Full details of the proposals will remain on the website after the Q and A session with members of the public able to submit initial comments on the proposals up until May 20.

Central FM (afternoon bulletin) – 6 May 2020



Central FM (Twitter) – 6 May 2020



Central FM News @CentralFMNews · 17h

People across Stirling are being asked their thoughts about revamping Craigforth Campus in Stirling.

The team behind the plans will hold interactive discussions about the site on Thursday and Friday.

It's hoped the changes would bring dozens of job opportunities to the city.



Project Scotland – 6 May 2020

PROJECT SCOTLAND

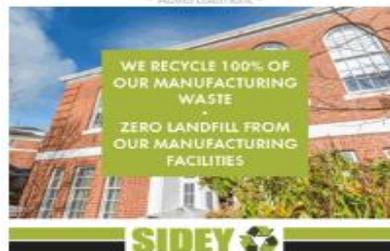
THE SCOTTISH CONSTRUCTION NEWS MAGAZINE

Public to have a say in Craigforth Campus transformation plans



PLANS have been revealed for a major investment programme to redevelop Craigforth Campus in Stirling.

– Advertisement –



Ambassador Group has announced details of two online public consultation events that will take place on Thursday 7 May and Friday 8 May. The team behind the proposals will participate in a web discussion around the scheme, which could see the 49.5-hectare site transformed into a mixed-use facility.

Feedback will be used to help shape the final plans, ahead of the formal submission of the two planning applications to Stirling Council.

Ambassador Group said it will submit two planning applications following 'extensive' consultation with existing occupiers and planning officials, that will see the creation of a new purpose built office building in the north of the site plus a wider masterplan featuring hotel, residential, leisure and retail facilities.

Project Scotland (cont.) – 6 May 2020

Chris Richardson, investment director for Ambassador Group said, "Our commitment to the redevelopment of Craigforth Campus and indeed the Stirlingshire area remains stronger than ever. We believe there is a real opportunity here to reimagine the entire site and bring with it many positive benefits and opportunities to existing tenants and indeed the wider local community.

"When approaching these plans, we've very much looked towards future proofing the campus for years to come. Every stage of this process has been carefully considered and we look forward to moving a step closer as we engage the local community and begin the consultation process."

Project Scotland (Twitter) – 6 May 2020



Project Scotland (Facebook) – 6 May 2020



Project Scotland

14 hrs · 🌐



The project aims to transform the 5.9-acre former Royal Bank of Scotland site and is being delivered by Ediston on behalf of Orion Capital Managers, whose fund bought the site in May last year.



PROJECTSCOT.COM

New images bring to life Edinburgh's New Town North project | Project Scotland

Scottish Business News – 6 May 2020

Scottish
Business News

Plans revealed for new multi-million pound Stirling campus redevelopment



Impression of new campus

PLANS have been revealed for a new multi-million pound investment programme that will see the redevelopment of Craigforth Campus in Stirling.

Scottish property development and investment firm, Ambassador Group hope to transform the 49.5 hectare site into a new state-of-the-art mixed use facility.

Ambassador Group, which has a substantial UK wide portfolio spanning office, retail, leisure, industrial and residential and mixed use projects, will submit two planning applications following extensive consultation and dialogue with existing occupiers and planning officials, that will see the creation of a new purpose built office building in the north of the site plus a wider masterplan that will bring to life hotel, residential, leisure and retail facilities.

Scottish Business News (cont.) – 6 May 2020

If given the go ahead, it is anticipated the development would bring new investment and employment opportunities to the Stirlingshire area and beyond for many years to come.

Chris Richardson, Ambassador Group investment director, said: “Our commitment to the redevelopment of Craigforth Campus and indeed the Stirlingshire area remains stronger than ever. We believe there is a real opportunity here to reimagine the entire site and bring with it many positive benefits and opportunities to existing tenants and indeed the wider local community.

“When approaching these plans, we’ve very much looked towards future proofing the Campus for years to come. Every stage of this process has been carefully considered and we look forward to moving a step closer as we engage the local community and begin the consultation process.”

Urban Realm – 6 May 2020

URBAN REALM

Virtual consultation launched for major Stirling masterplan

May 6 2020

SHARE | Send to friend

Ambassador Group is to hold an online consultation into the mixed-use redevelopment of the Craigforth Campus in Stirling with twin virtual sessions taking place this Thursday and Friday.

The project team, including architects Stellan-Brand, will be on hand to engage in an interactive online discussion with comments received informing the final form of the 49.5-hectare site ahead of the submission of a formal planning application.

Two separate applications are expected to be filed with Stirling Council, the first concerning a proposed new office development on part of an existing car park to the north and the second relating to a broader masterplan for a hotel, homes, leisure and retail following demolition of existing buildings.

Chris Richardson, investment director for Ambassador Group, commented: "We believe there is a real opportunity here to reimagine the entire site and bring with it many positive benefits and opportunities to existing tenants and indeed the wider local community.

"When approaching these plans, we've very much looked towards future-proofing the campus for years to come. Every stage of this process has been carefully considered and we look forward to moving a step closer as we engage the local community and begin the consultation process."

Connecting all of these aspects will be an active travel plan encouraging people to walk, cycle and jog along dedicated paths, with public access also provided to the riverside and a crag.

Consultations will take place between 1600 and 1800 on the 7-8 May.



MAY 2020 COVERAGE

AMBASSADOR GROUP





Appendix 7

Public Event Feedback Form



Wider Masterplan Questionnaire

Name:

Address:

Email:

1. Are you:

A local resident Employed locally Running a local business

Tick as many as apply.

2. If a local resident, how long have you lived in the area?

Less than 1 year 1-5 years 6-10 years 11-20 years 20 years+

3. What age group do you fall into?

Under 18 18 – 35 35 – 59 60 +

4. What are your current views on the existing Craigforth Campus?

5. Do you currently utilise the site for outdoor recreational activities? Have you been up Craigforth Crag before?

6. Would you utilise the campus following the introduction of enhanced walking and cycling routes and better access to Craigforth Crag?

7. Do you like the combination of employment, retail, leisure and residential uses being proposed?

8. Would you use a children’s nursery, local coffee shop, local shop, hotel facilities or gym if they were provided for on the campus?



9. Overall, are you supportive of redeveloping the Craigforth Campus to create a mixed use destination? What do you particularly like/dislike?

10. Do you have any additional / general comments?

How useful have you found this public consultation?

Very helpful

Helpful

Neither

Unhelpful

Very unhelpful

Thank you for completing the questionnaire

The closing date for comments is 20 May 2020

Please note that any comments made at this pre-application stage do not constitute formal representations to the planning authority and would not be considered as part of any future planning application. There will be further opportunity to make representations to Stirling Council following submission of the planning application.

Savills on behalf of Ambassador LB Holdings LLP

If you provide your personal data, then Savills may use these details to contact you if we would like further information in relation to the comments you have submitted. For more information, please refer to our privacy policy which is available from www.savills.co.uk/footer/privacy-policy



Appendix 8 Public Event Display Boards



Project Introduction
 Site / Context
 Opportunities / Constraints
 Development Zones
 Previous Masterplan

Welcome

Welcome to the online public exhibition and consultation of the Ambassador LB Holdings LLP proposals for the redevelopment of Craigforth.

This online event allows us the opportunity to present initial ideas for the development and to provide an opportunity for the local community to respond and provide feedback. These exhibition boards explain our analysis of the site and its environment, identifies opportunities and constraints and outlines our approach to the redevelopment.

Consultation Process

What is the purpose of this event?

It is a statutory requirement of any major planning application to consult with the local community prior to the submission of an application to give the community time to review the proposals as they are developing and provide comments which can be considered by the design team.

How do I comment on the proposal?

Please provide your comments using the online comment form provided, or via the following email address

consultation@craigforth-stirling.com

Please note that comments should be received by 20th May 2020.

What will happen to my comments?

Your comments will be kept confidential and will not be attributed to individuals. All comments will be collated and considered by the design team in developing the final design proposal.

It should be noted at this stage your comments are to the agent and applicant and are not representations to Stirling Council.

Will there be further opportunity to comment on the proposal?

Yes, a planning application will be submitted in the near future, and there will be an opportunity then to submit comments on the proposal to Stirling Council within the statutory consultation period.

Who do I contact if I require further information at this time?

Should you require further information please do not hesitate to contact the agent at the following email address:

consultation@craigforth-stirling.com

About Ambassador Group

Ambassador Group is a Scottish company with extensive expertise in a wide range of development projects and who pride themselves on delivering unique solutions appropriate to each individual project.

Ambassador have experience in all of the uses proposed for the redevelopment of Craigforth and understand how to deliver successful developments which provide genuine benefit locally, regionally and nationally with targeted objectives on aspects such as employment.

About Craigforth

Craigforth campus is a 54 hectare site marked by the distinctive 68m high Craigforth Crag, and Craigforth House, a former stately home, that sits on the north east side of the Crag. Originally a family estate the building was used as a hospital during the second world war.

Craigforth House and grounds were purchased by Scottish Amicable in 1952 to serve as their main headquarters, before being acquired by Prudential in the 1970s who relocated much of their Scottish operations to the site. Over the last 68 years, the site has been extensively developed and now provides over 300,000sqft of office space and associated supporting facilities with over 3000 staff employed by as many as 11 organisations across the campus.

The numerous buildings across the site, constructed over a number of decades are now showing signs of age. These buildings vary in scale but are predominantly 3 to 5 storey office buildings and mainly clustered within the central area. In addition, there is an extensive network of roads and car parking with just under 1,400 parking spaces provided, along with coach stances for 15 coaches used as part of the daily staff transport currently operated by the Prudential.

Pedestrian and Cycle access to the site is poor and not accessible to the public and although outwith the developed areas of the site, there are valuable natural assets such as the river and the Crag, an ancient woodland, these are not currently accessible to the wider public and much of it is not accessible to employees on site.

Masterplan Vision

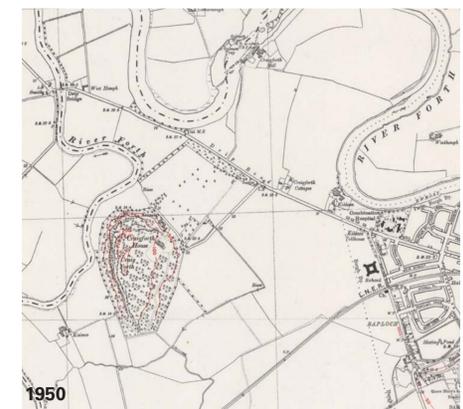
Our vision for the new Masterplan is to deliver a stunning mixed use campus which will open up access for all to enjoy the Crag, the ancient woodland and riverside walks with exceptional views to the surrounding landscape - alongside an ambition to retain employment and attract additional employment opportunities for the area. This is central to the masterplan proposals.

A previous Masterplan Proposal - consented in 2008 - included an expansion of the campus into an extensive Business Park with Commercial and Residential accommodation extending west and south along the riverside whilst a mixed use development on the North site including Hotels and Conference Facilities, alongside Pub/ Restaurant and a Petrol / Service Station was planned.

This consented masterplan led to change in the planning designation of the site.



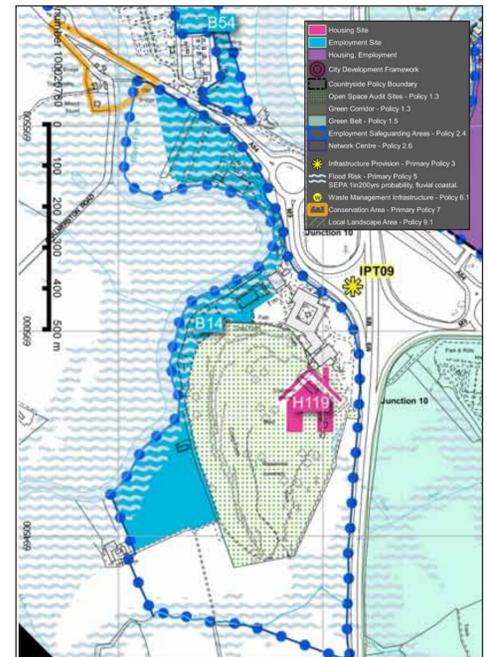
Site Area
 54 Ha / 133 Acres





Project Introduction
 Site / Context
 Opportunities / Constraints
 Development Zones
 Previous Masterplan

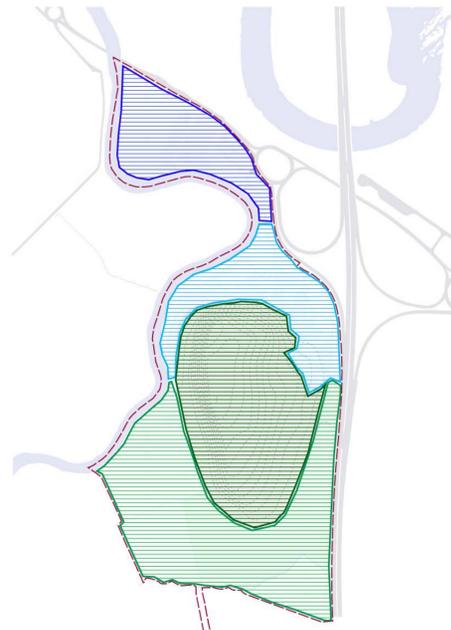
- Craigforth is situated to the North West of Stirling, 2.4 miles from the city centre, adjacent to the M9 motorway and the A84.
- The site provides convenient access to Stirling via the A84 and Glasgow, Edinburgh and the wider central belt via the M9, the A84 and the A811.
- Although Craigforth is one of the last stopping points on a journey North and West, there are limited facilities in the immediate area other than at the nearby garden centre
- As can be seen in the adjacent existing site plan, much of the site has been developed, in the North and Central Areas in particular with a range of buildings and a large areas of surface area is car parking.
- Despite the extensive areas of development on the site, there are valuable natural assets that are currently not generally accessible - the Crag with its ancient woodland and east bank of the River Forth that extends the length of the west site boundary.
- The Local Development Plan below designates Craigforth as an Employment Site, with a provision for Housing - this reflects the 2008 Consented Masterplan in terms of uses, accommodation and level of proposed development area.
- The site is not designated as greenbelt



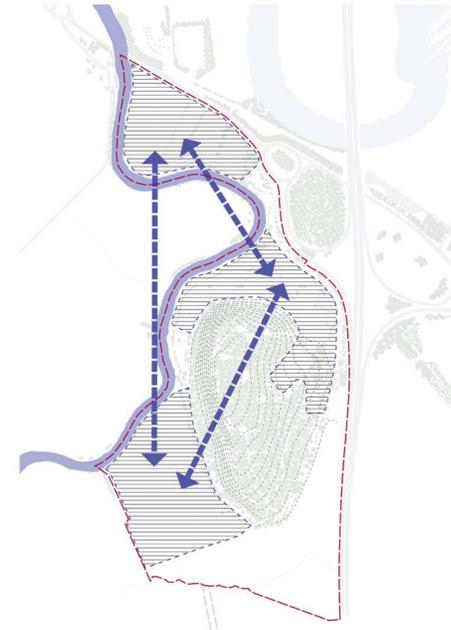


Opportunities and Constraints

- There are four distinct areas of Craigforth each with a different quality and character providing different opportunities which require consideration and site specific responses
- The River is a valuable natural asset that connects the site areas and creates opportunity for amenity and activity and connects the site back to Stirling
- Craigforth Crag is a unique and dramatic feature of Craigforth, providing opportunities for leisure activity and amenity at the heart of the site.
- The Crag also provides a strong identity and connects the site to the wider landscape through its relationship to the two other nearby crags that are synonymous with the area
- Panoramic views can be enjoyed from the summit of the Crag but long distant views can also be enjoyed elsewhere across the site including views of Stirling Castle, and the Wallace Monument to the East, the southern highlands to the West and the Campsies and Carron Valley to the South.
- The B listed Craigforth House is a unique link to the history of Craigforth and also provides an opportunity to build on its identity and sense of place. Currently used as a nursery, the building was originally poorly converted into office space in the 1960s and has not been well maintained over the years since.
- The existing green infrastructure includes a limited but important number of existing mature trees and foliage across the site and river edge. Much more significant is the designated Ancient Woodland that inhabits the Crag. These are important features of the site and central to any development proposal
- The M9 and the A84 are busy roads with noise and air quality issues affecting the site - The motorway junction and Craigforth Roundabout can be very busy at peak times - the new masterplan will help to ease this congestion.
- Flood Risk from the River Forth primarily affects the northern part of the site and the masterplan proposal will include a sustainable drainage system that will help to mitigate the existing flood risk and ensure any new development provides a betterment of the existing drainage infrastructure.



Craigforth
 Craigforth can be seen to comprise 4 main zones which each have a different quality and character: Craigforth North, the Central Area, the South Site and the Crag



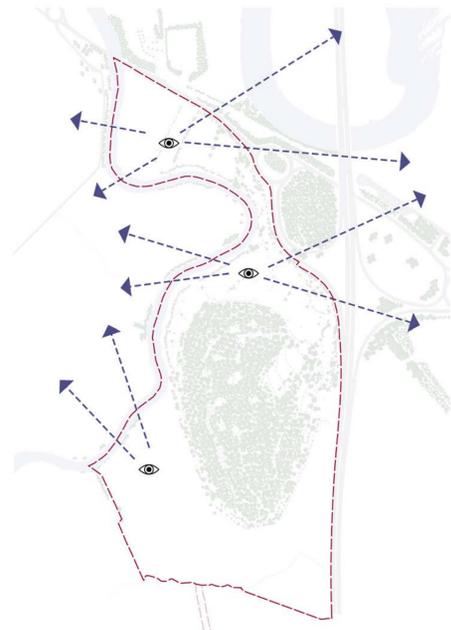
A 'Whole Site' Approach
 Despite their different characters, each of the 4 areas of Craigforth area compliment each other and a strategy for connecting these distinct site areas should be a key consideration of any development proposal



The River Edge
 The river creates a valuable natural asset connecting the four site areas and provides a strong visual amenity



The Crag
 The Crag and its natural ancient woodland provides opportunities for leisure activities and amenity within the heart of the site



Panoramic Views
 The site provides high quality views to surrounding landmarks and the wider landscape



Existing Development Buildings/Roads/Parking



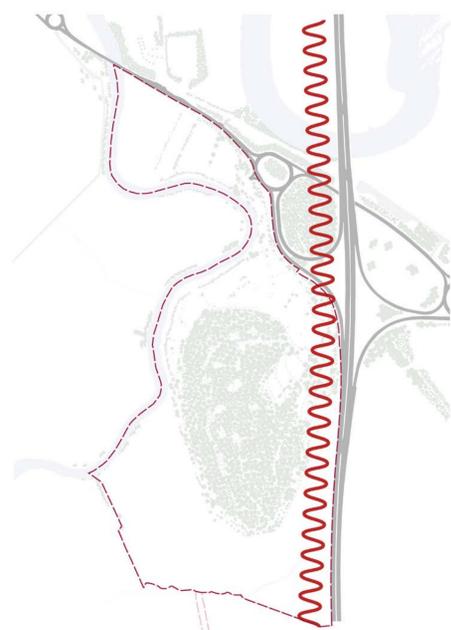
Flood Risk
 Flood Risk areas along western edge limit developable area of the site



Green Infrastructure and Ecology
 Existing mature woodland throughout the site contributing to an established ecology



Topography
 The steep Craigforth Crag is a unique feature of the site that limits site connections but offers amenity of a significant quality



Road Infrastructure
 Noise and Air Quality Issues from the M9 and the A84



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Masterplan Strategy

A 'Whole Site' Approach

Our masterplan strategy for Craigforth comprises 3 principle development zones. Each has a different character and a different relationship with the Crag and the surrounding landscape - we have developed a strategy that is site specific and responds to the character and the opportunities of each of the 3 areas whilst working within the site constraints.

A key consideration in developing the masterplan will be connectivity both within the site and beyond and an Active Travel plan with a focus on walking, cycling, and jogging routes along with public access to the Riverside and the Crag will be a central feature of the masterplan.

North Site - Commercial / Office

The North site is characterised by its proximity to the A84 and the opportunities this creates for visibility and convenient access with direct links to the M9 and Stirling City Centre.

The 2008 Masterplan proposed a mixed use development on the North Site - Our masterplan proposal considers this area the most appropriate location for a new Grade A Office Headquarters which will benefit from greater visibility, more convenient access and will allow the existing offices on the site to remain operational until the new facility is completed.

A separate detailed planning application is being submitted for the North Site development to come forward in advance of the wider masterplan proposals.

Central Site - Mixed Use

The Central Site area is varied in character, bounded by a picturesque and quiet riverside condition to the west, the dramatic 'cliff face' of the North face of the Crag to the South and the busy motorway to the east which is largely screened by the mature trees along the site boundary.

The existing Prudential campus buildings are located here and the 2008 Masterplan assumed that the existing Prudential office buildings would remain.

Our masterplan proposal is that this location is more suitable for a mixed use development with a similar density and scale to the existing cluster of buildings.

Proposed Range of Uses to include:

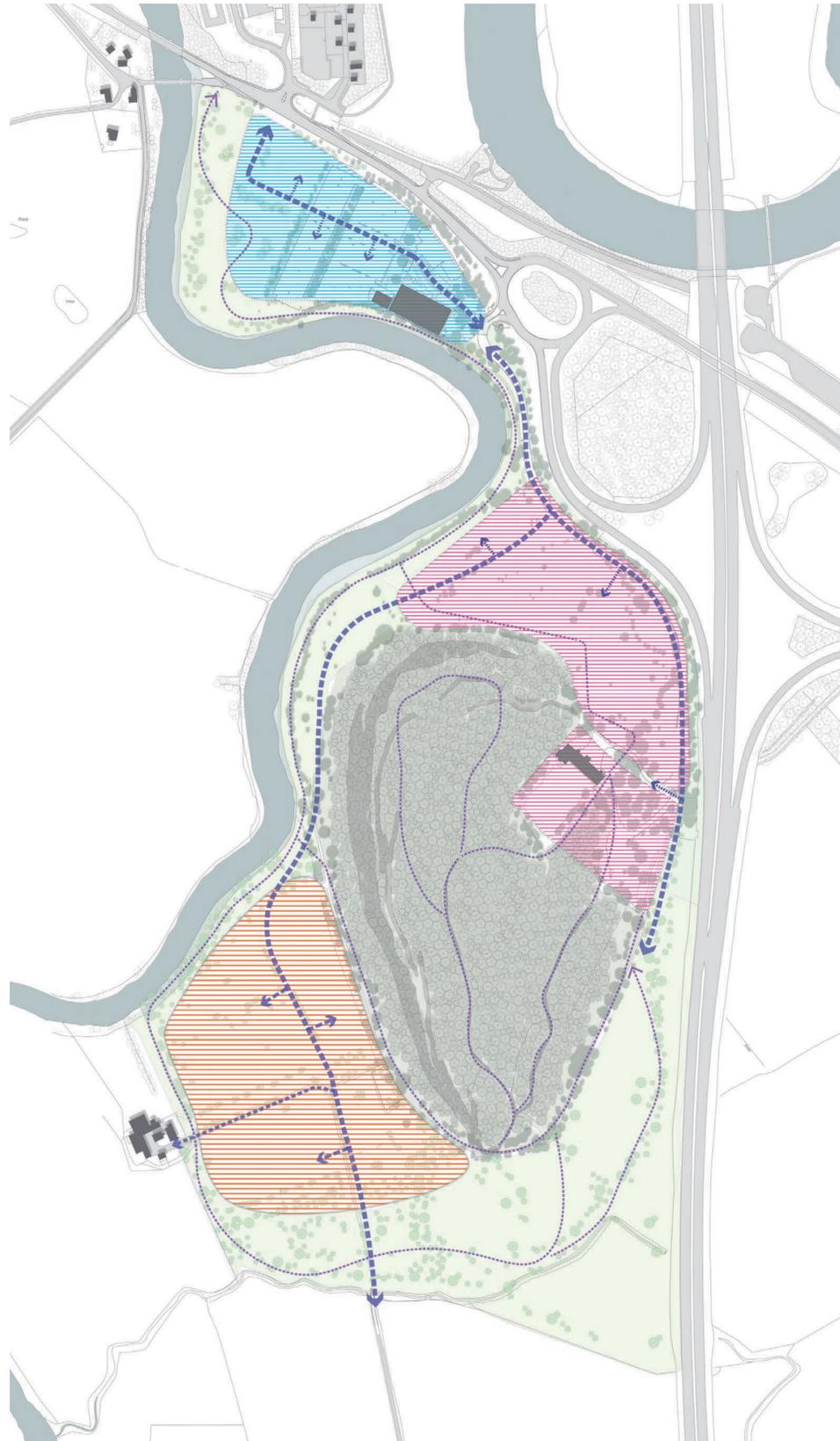
- Retail including amenity retail and food retail
- Hotel
- Leisure / Food and Drink / Gym
- Residential Apartments
- Early Years Nursery
- Electrical Vehicle Charging Station
- Distillery
- Business / Office Space

South Site - Intergenerational Residential

The southern site characterised by its adjacent river edge, the south west aspect of the Crag and local woodland and rolling fields to the west and south.

The 2008 masterplan had proposed a business park in this location.

Our masterplan proposal is for a low-rise, low density residential development with a focus on intergenerational living, incorporating a varied housing typology that includes a care home and supported living.



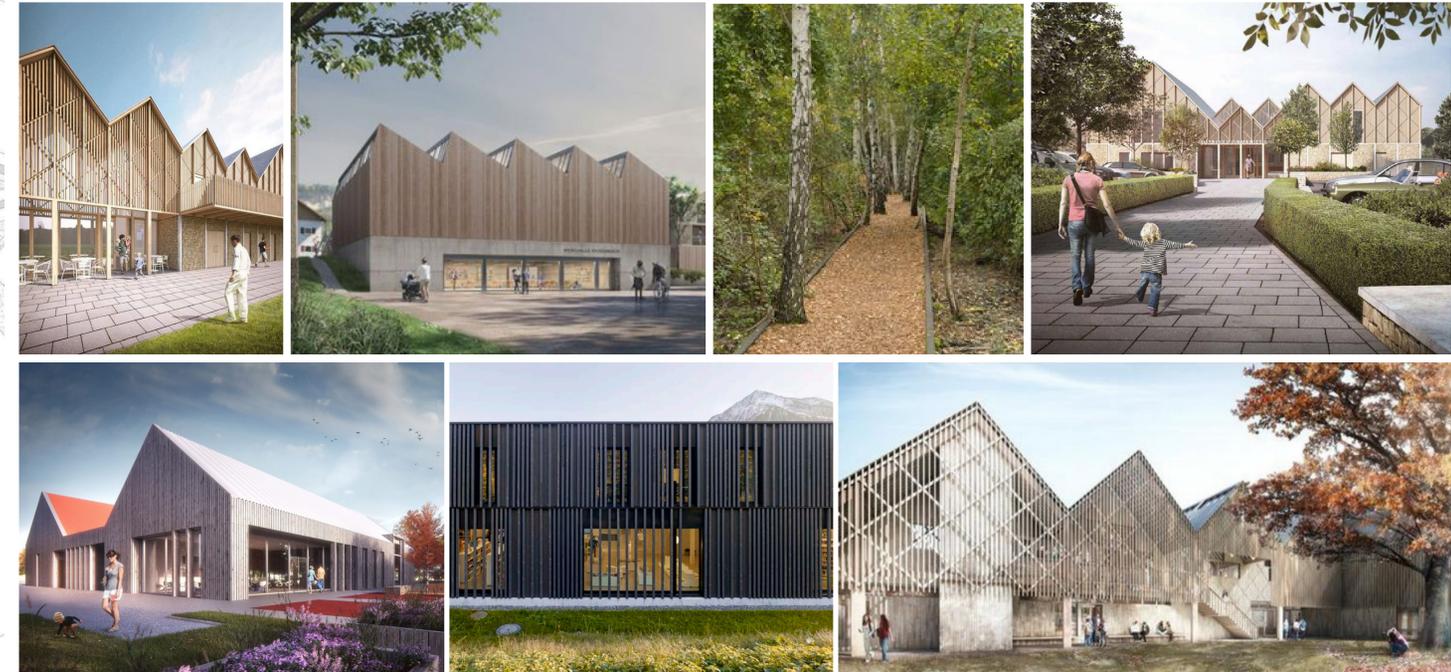
North Site - Exemplar Grade A Office HQ



Accessibility, Connectivity, Activity and Amenity



Central Site - Mixed Use / Retail / Leisure / Residential



South Site - Residential / Intergenerational Living





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Previous Consented Masterplan

Outline Planning granted in 2008

- North Site - Mixed Use**
- 200 Bedroom 5 Star Hotel
 - 150 Bedroom Budget Hotel
 - Conference / Leisure Facility
 - Petrol / Service Station

Floor Area - Circa 186,000 sqft
 Car Parking - Circa 560 spaces

Central / South Sites - Commercial/Residential

- Existing Prudential HQ**
- Retained / Refurbished Offices

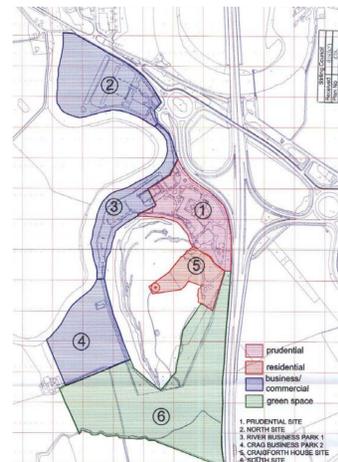
- Riverside Business Park:**
- Business Units
 - Riverside Live/Work Units
 - Shared Central Facility and Cafe/Hub

- Crag Business Park**
- Office / Commercial Units
 - Live/work units

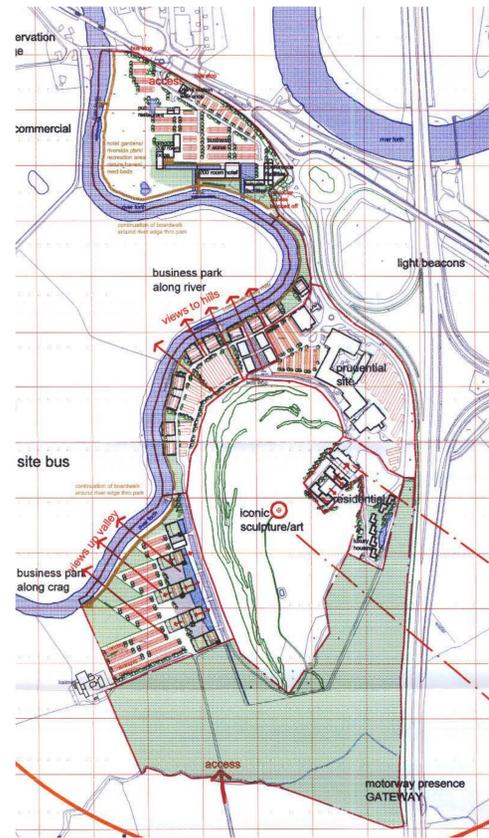
- Craigforth House - Residential**
- Residential Apartments (Craigforth House)
 - Residential Apartments (New Build)
 - Houses / Bungalows

Floor Area - Circa 690,000 sqft
 Car Parkrking - Circa 2200 spaces

TOTAL Floor Area: 880,250sqft
 TOTAL Parking: 2760 spaces



Development Zones
 Previous Masterplan (2008)



Previous Masterplan
 2008 Proposal



Development Zones
 Proposed Masterplan



Illustrative Proposed Masterplan

Illustrative Masterplan as Proposed

This indicative masterplan layout illustrates how the new masterplan proposals for Craigforth might develop based on the analysis and zoning diagrams on the preceding boards.

North Site - Grade A Office / Headquarters

New Office HQ providing 75,000sqft of Net office accommodation

- Gross Internal Area: 88,574sqft / 8,231sqm
- Net Internal Area: 75,900sqft / 7,053sqm
- 432 Parking Spaces

Lomond View - Existing Building

- 41,000 sqft
- 106 Parking Spaces

Central Site - Mixed Use

- 150 Bedroom Hotel
- Cafe - Food/Drink
- Leisure / Gym
- Restaurant / Pub
- Retail
- Early Years Nursery
- Craigforth House Conversion 30 bed hotel
- Residential / Holiday Villas
- Riverside Apartments
- Riverside Community Enterprise / Cafe
- Circa 500 Parking Spaces

Southern Site - Residential / Intergeneration Living

- Private Residential
- Retirement Homes and Sheltered Housing
- Care Home
- Local Community / Retail Provision



Existing Prudential Office Buildings



Part of the existing Prudential Campus - Central Site



Concept Sketch of Central Site



New Office Headquarters - North Site

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