

Craigforth Campus, Stirling

Pre-Application Consultation Report



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1. Introduction

Detailed Application – Office Development

- 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 ('the Council') for Planning Permission (FUL) for the proposed development of an office including new access, car parking, landscaping and associated infrastructure on land at **Craigforth Campus, Stirling** (ePlanning Reference: 100273242-002).
- 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. This component of the wider aspirations is to deliver a purpose built HQ office facility on the northern portion of Craigforth Campus.
- 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 2.4 hectares and is located on land within the northern portion of Craigforth Campus. The Site is predominantly covered by a vast car park which services Prudential's existing office operations which wrap round the north side of the Crag to the south. The Site also includes an area of undeveloped scrub land to the west.

- 1.6. 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 and south, the A84 to its north, and the M9 to its east.

Major Development Threshold & Legislative Requirements

- 1.7. Due to the size of the Site 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 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.
- 1.8. 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.
- 1.9. The consultation exercises undertaken in respect of this detailed planning 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'.
- 1.10. 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 detailed planning 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-2020-004. 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 8 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 detailed planning permission.

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 18 February 2020.
- 3.3. The purpose of the meeting was for the discussion to take place around the proposals for the Site including the proposed office use 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 8 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 8 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
 - Context
 - Site Analysis
 - Office Proposal
- 4.5. The online public consultation was well attended with approximately 184 attendees visiting the website on 8 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, one feedback form was returned from the online consultation event, from a local resident. 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 & Site Plan as Proposed – provision of integrated pedestrian and cycle routes have been included through the site with connections to external pedestrian and cycle routes.
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

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

- 4.9. The level of website traffic during the online public event was greater than expected, notwithstanding, very few feedback responses have been received. The feedback gathered 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.
- 4.11. Having analysed the responses to the proposed development, 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. No adverse comments were made in regard to the proposed scale

and massing of the office use or in relation to the siting of this type of development on this portion of the Site.

- 4.12. 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.
- 4.13. 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.
- 4.14. Pedestrian and cycle access has also been given particular consideration, ensuring good linkages throughout the Site are provided and connect to the wider Site and surrounding context.
- 4.15. 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

- 4.16. Representatives from Cambusbarron Community Council, Raploch Community Council and Blairdrummond & Thornhill Community Council were all invited to view the online public consultation. It should be noted, Cambusbarron Community Council responded to the online public consultation for the masterplan proposals being advanced across the wider Craigforth Campus. Cambusbarron Community Council expressed 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.

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 184 people visited the online consultation event held on 8 May 2020, with a further 1,339 visits up until 20 May 2020. Following this, one completed online feedback form was received which was **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, **no fundamental changes to the principle of the proposal are required**. **The comments received through the consultation process were positive and in support of the proposed development, therefore, these do not need to be addressed**. **No adverse comments were made in regard to the proposed scale and massing of the office use or in relation to the siting of this type of development on this portion of 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.
- 5.6. The proposal includes provision of a new entry-only slip-road access from the A84 which will serve development traffic related to proposed office development. It is considered that this access point will help to reduce traffic disruption on the surrounding road network.

- 5.7. Pedestrian and cycle access has also been given particular consideration, ensuring good linkages throughout the Site are provided and connected to the wider Craigforth Campus 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 of flood risk and transport requirements.

Appendices

Appendix 1 Submitted PAN

DRAFT - PAN

Stirling Council Planning Services

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

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.)

Proposed office development including new access, car parking, landscaping and associated infrastructure.

State Class

National

Major

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>



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



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ALBA

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: 'gibson@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
	' gibson@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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Savills, Wemyss House , 8 Wemyss Place , Edinburgh EH3 6DH

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



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PROPERTY EXPERTS

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PROPERTY EXPERTS

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SCOTLAND

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
Planner
Planning

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

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



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THE INACCESSIBLE
ALL BOARDS LEAD NORTH
SPEECHES
INFLUENCERS
INFLAMMABLE
SCOTLAND

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

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Planner
Planning

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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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The advertisement features a large image of a city skyline at sunset. Overlaid text reads "SAVILLS SCOTLAND LAUNCHES ALBA MAGAZINE". A smaller inset image shows a man standing next to a tree trunk, with the magazine cover visible behind him. The magazine cover has the word "ALBA" prominently displayed.

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

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

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Planner
Planning

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



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The advertisement features a large image of a city skyline at sunset. Overlaid text reads "SAVILLS SCOTLAND LAUNCHES ALBA MAGAZINE". A smaller inset image shows a man standing next to a tree trunk, with the magazine cover visible behind him. The magazine cover has the word "ALBA" prominently displayed.

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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MAGAZINE

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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
Proposed office development including new access, car parking, landscaping and associated infrastructure at Land And Buildings At Craigforth, Stirling - PAN-2020-004

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

General

Articles For Sale

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

CONNECTOR 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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LOVE CAFE

CHAT OVER A CUPPA!

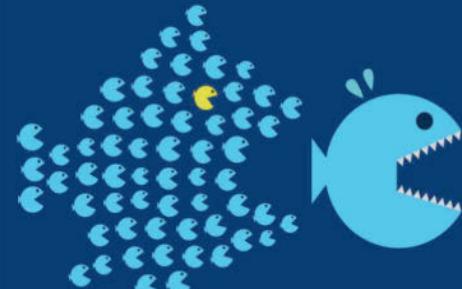
WHO IS WAITING FOR YOU TO GET IN TOUCH?

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TXT CAFE TO 80098

All messages received £1.50. You may receive up to 4 msgs 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 Sport4Adults. Help 0207 7207 130 or email support@jmediauk.co.uk

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*Source: Acw November 2015

Reach

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

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 Billyn 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 Edenkiln 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

your Public Notices



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0141 309 4340
or email csu@trinitymirror.com



www.stirlingobserver.co.uk



The recycled paper content of UK newspapers in 2016 was
62.8%

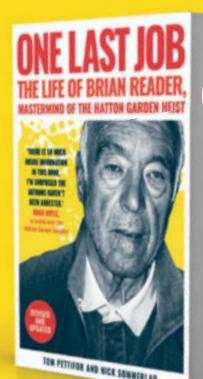
Goods Vehicle Operator's Licence

Steven Hunter trading as Hunter Surfacing Ltd of 47D Bannockburn Road, Stirling, FK7 0BU is applying for a licence to use Unit 12, Bandeath Industrial Estate, Throsk, Stirling, FK7 1NP 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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m

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

KAYA 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

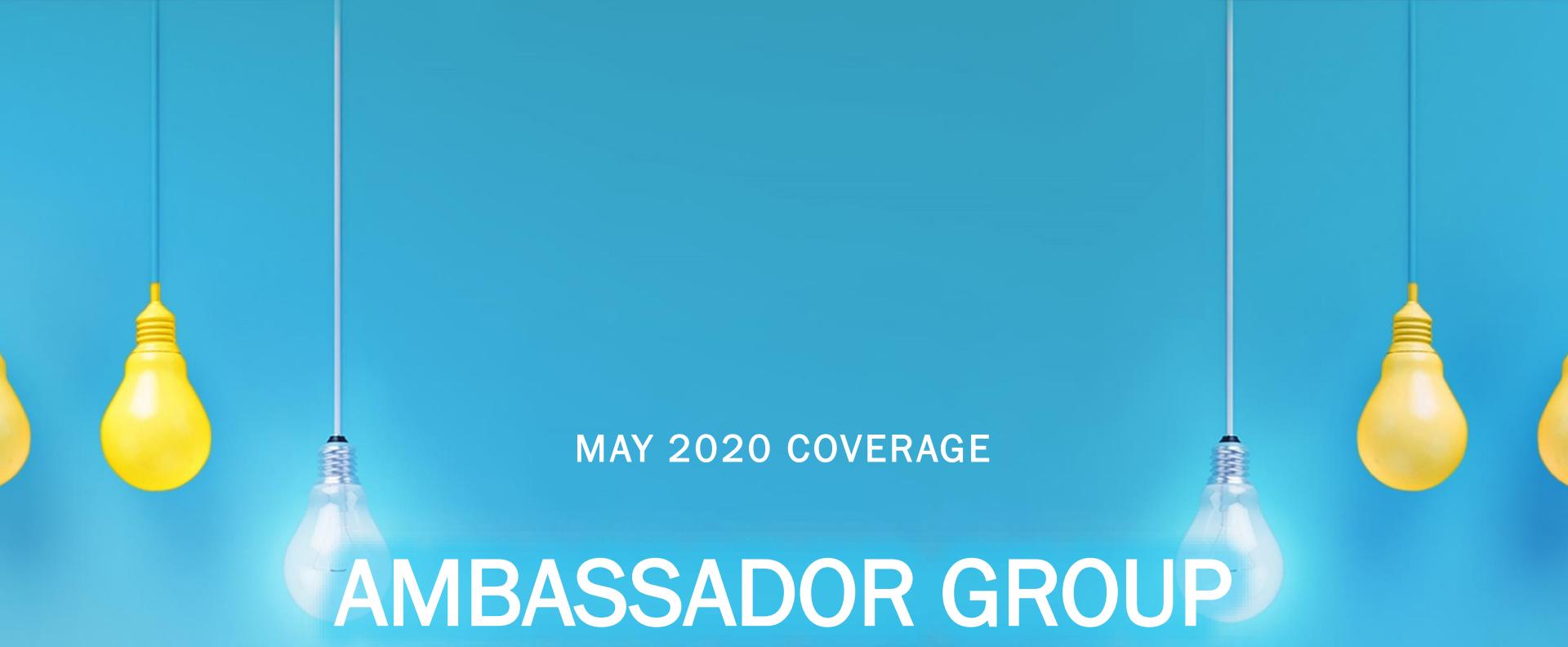
reimagine the entire site and bring with it many positive benefits and opportunities to existing tenants and indeed the wider local community."

"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



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 <http://bit.ly/craigforth-stirling.com/> on May 3 (initial 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](#)

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Scottish Construction Now (Twitter) – 6 May 2020

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Vision for Stirling's Craigforth Campus revealed ahea...
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[scottishconstructionnow.com](#)

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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.



i

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...

Like

Comment

Share

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.



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** @projectscot · 21h

Public to have a say in **Craigforth Campus** transformation plans
projectscot.com/2020/05/public...



言论  转发  喜欢  2 分享 

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



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 Stallan-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.

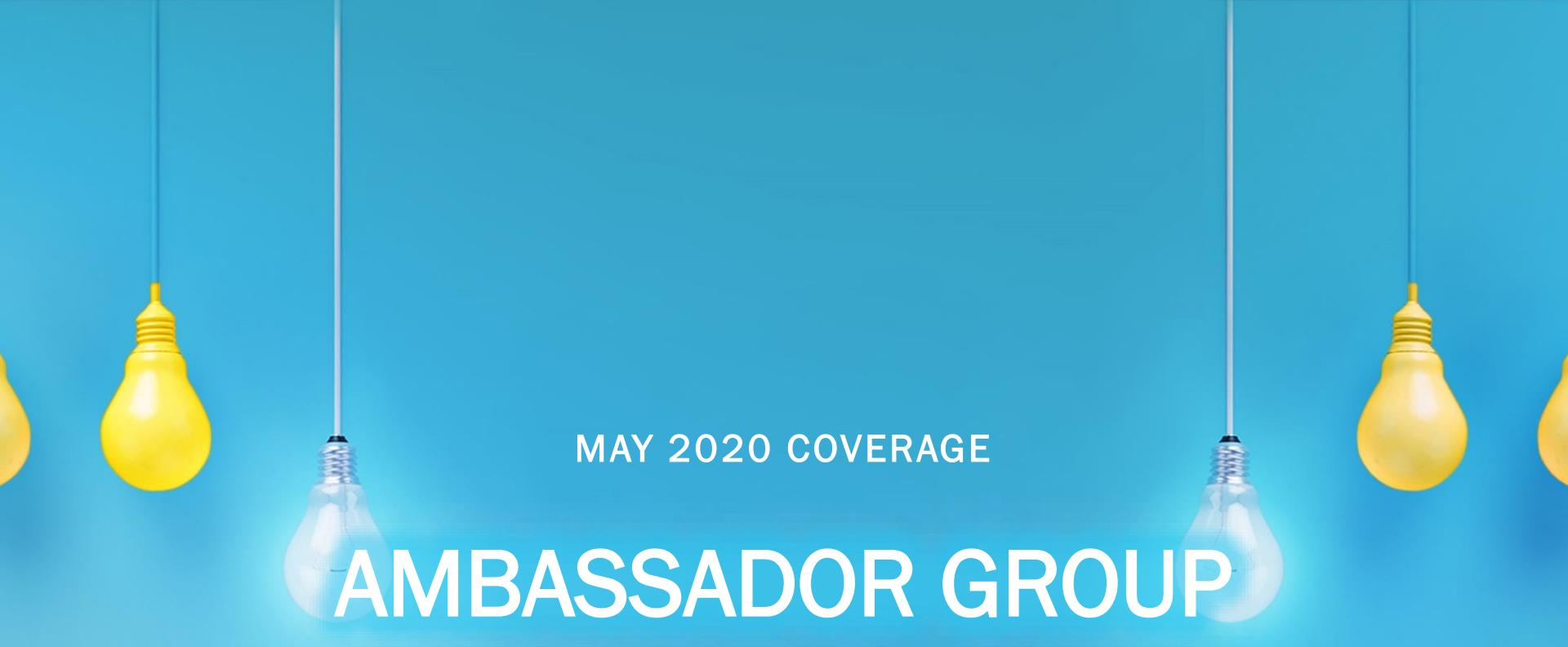
Chris Richardson, investment director for Ambassador Group, commented: "We believe there is a real opportunity here to reimagine the entire site and bring with it many positive benefits and opportunities to existing tenants and indeed the wider local community."

"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



Office Development 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. Do you think it is important Stirling provides the required employment facilities to retain key employment opportunities in the area?

5. Overall, are you supportive of the proposed purpose built office building? What do you particularly like/dislike?

6. 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

Context
Site Analysis
Office Proposal

1

Welcome

Welcome to the online public exhibition and consultation of the Ambassador Group's proposals for a new exemplar Grade A office headquarters development at Craigforth North. The project is part of the wider masterplan proposal 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 new office proposal.

About the Ambassador Group

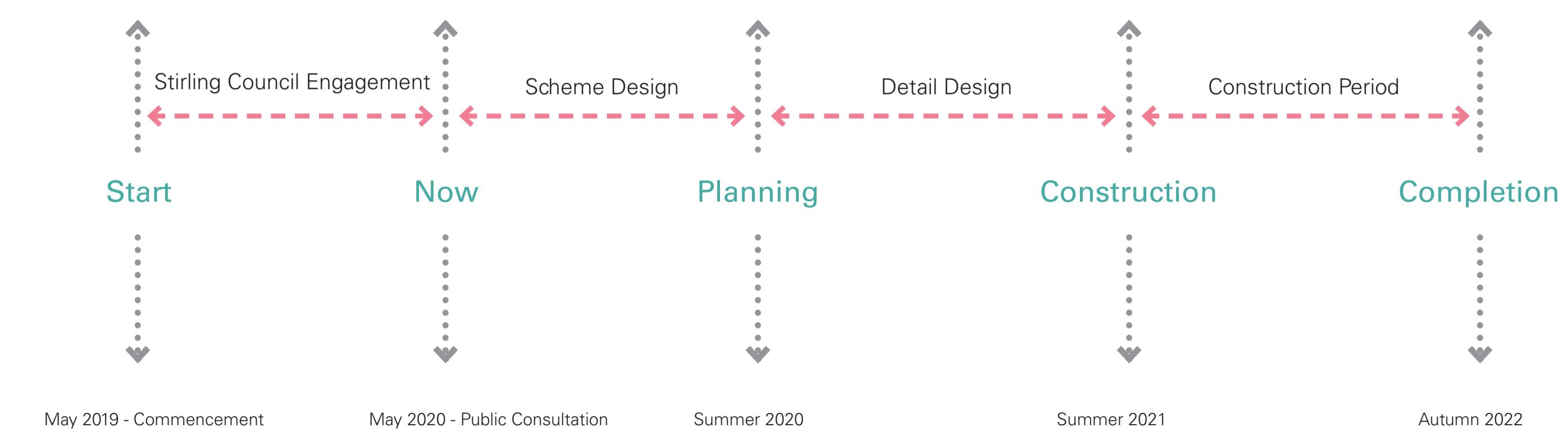
Ambassador is a Scottish company based in Glasgow with extensive expertise in a wide range of development projects

Ambassador pride themselves in delivering unique solutions appropriate to each individual project.

About the Project

The northern peninsula of the Craigforth Campus has been identified as the most suitable location for the development of a new Grade A office Headquarters. This approach allows the existing office facility elsewhere on the campus to continue to operate whilst the new building is constructed.

Project Timeframe



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 email to the following address:

consultation@craigforth-stirling.com

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.

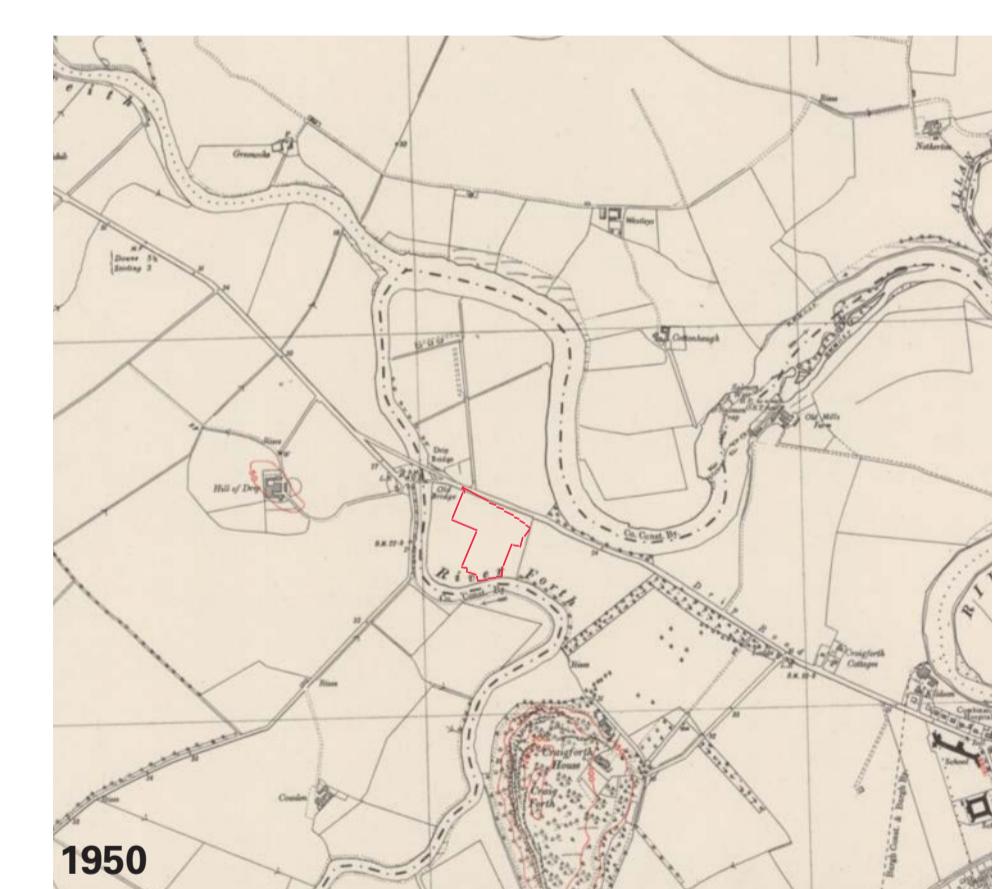
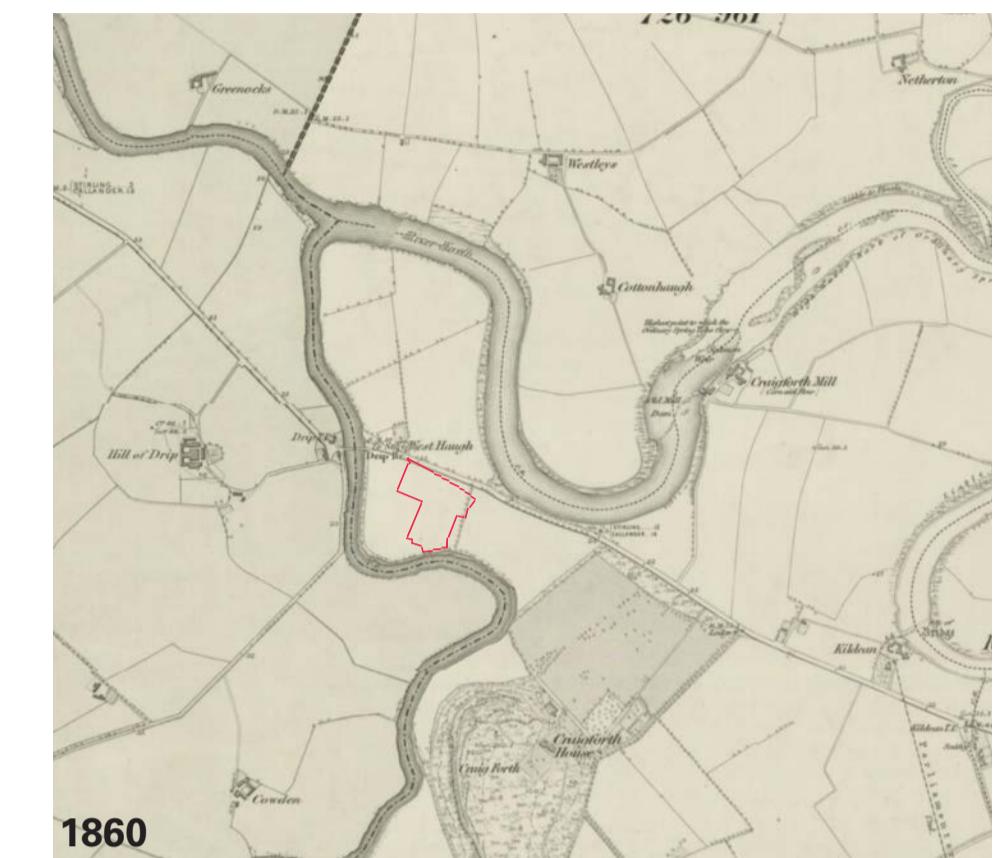
Will there be further opportunity to comment on the proposal?

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.

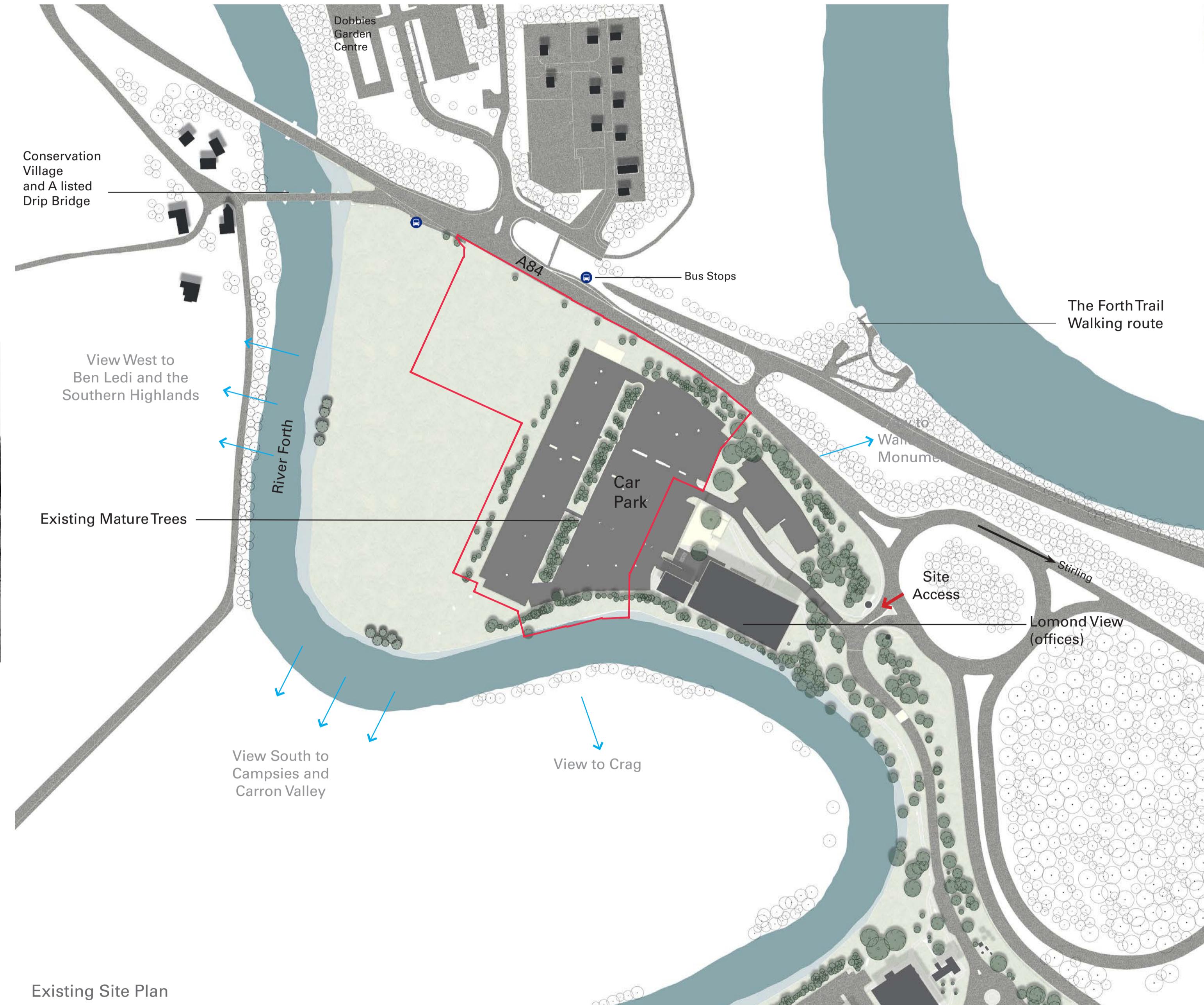
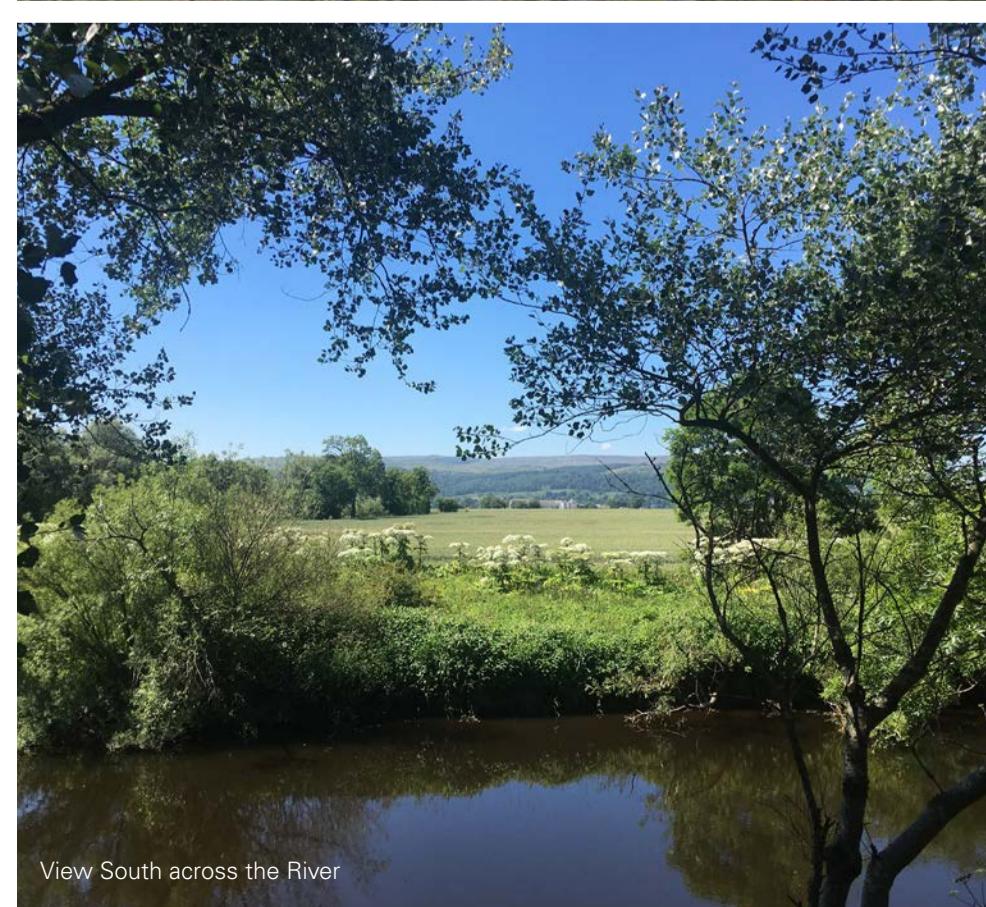
Who do I contact if I require further information at this time?

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

consultation@craigforth-stirling.com



- The site comprises a 2.38 hectare area of the northern 'peninsula' of the Craigforth Campus bounded on the north by the A84 and on the South by the River Forth.
- The site is accessed via the existing campus entrance off Craigforth Roundabout - the access splits beyond the roundabout to service the site to the West and the remainder of the campus to the South.
- This part of the campus is the closest to Public Transport connections with bus stops located along the A84 - nearby is the Forth Trail, a pedestrian and cycling route that leads into Stirling city centre.
- An existing building on the site, Lomond View is occupied by a financial services company.
- An existing car park occupies a large part of the site area - the majority of which currently serves the wider Prudential campus.
- There are significant existing mature trees along the northern site boundary with the A84 which partially screens the site from the road. Within the site, formal linear tree lines are arranged within the car park area.
- To the west, the A listed Drip Bridge, now a pedestrian only route leads to the designated Conservation Village across the river, some 200 meters from the proposed position of the new building.
- There are significant views in all directions - a key asset for occupants of a new office building on the site.



Existing Site Plan



View South from Southern Site boundary

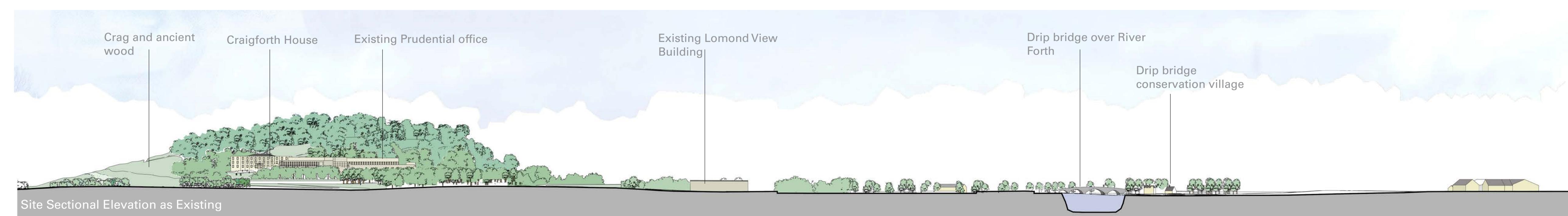
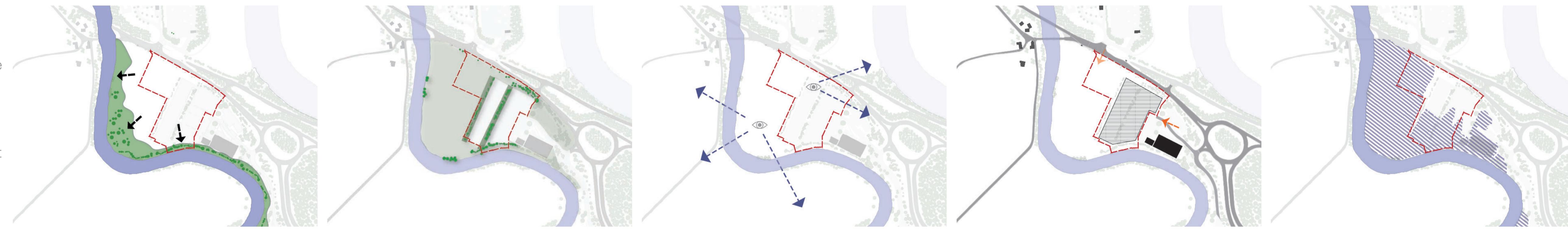


The Crag viewed from the sites western boundary



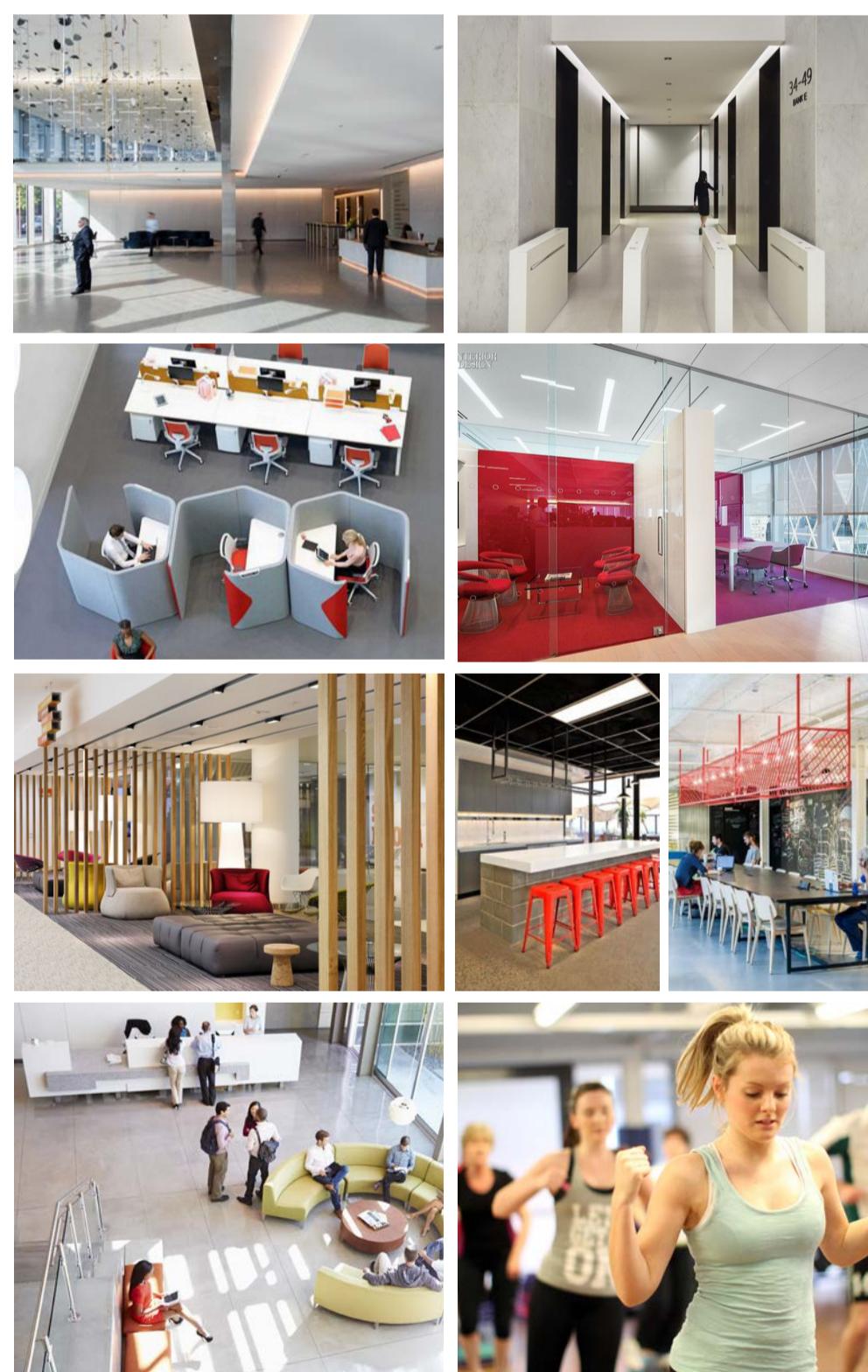
Opportunities and Constraints

- The River is a valuable natural asset that can provide amenity and a pleasant outlook for a new development and a network of riverside pedestrian and cycling routes to connect Craigforth North to the wider campus and beyond.
- The existing trees and natural landscape that make up a significant part of the site further enhance the potential amenity and qualities of the riverside site.
- The existing Car Park occupies a large part of the site area and can be incorporated in the new development site plan whilst ensuring access and parking for Lomond View, an existing building also located on the north peninsular is maintained.
- The proposed building position is more than 200 meters away from Drip Bridge Village.
- The flood risk profile of a 200 year flood event establishes the most appropriate location for the building - this is almost entirely within the existing car park area.
- Building on the existing car park will reduce the amount of parking on the site and the introduction of a sustainable urban drainage system will bring improvements to the flooding issues in this area.



New Office Requirement

- 75,000sqft Grade A Office Accommodation
- 'State of the art' facility that embraces new ways of working with a focus on health and well being
 - Centralised core with flexible and adaptable floor plan on an efficient planning grid and Net/Gross ratio
 - Integration of working environments that embrace modern working practices such as agile working, collaborative meeting and breakout areas
 - Site-wide WiFi
 - Core amenities including generous lift lobby, toilets and secure staff lockers, tea points/kitchens and social areas
 - Staff welfare and amenity provision to include cycle storage, gym and showers as well as high quality external amenity spaces
 - Sustainable energy strategy incorporating renewable energy and provision of electric vehicle charging
 - Generous parking provision and coach stands for staff transport provision



Office Proposal

New Grade A Office Headquarters providing 75,000sqft of Net office accommodation

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

Approach to Building Design

The new office building has been designed to sit sensitively within the landscape and minimise the buildings visual impact.

Arranging the required 75,000sqft net office area over 3 storeys achieves a low rise building that is comparative in height to the existing adjacent tree line. This arrangement allows a rectangular plan footprint that sits neatly into the site, outwith the flood risk area and predominantly within an area of existing carpark hard-standing to minimise the loss of any greenspace.

The entrance has been positioned on the South elevation, minimising the effect of noise from the main road and providing the entrance with a southern aspect, maximising natural light and exploiting stunning views across the landscape to the South.

A 'Solid and Void' arrangement of brick piers with glazed curtain-walling and horizontal concrete string courses defining floor levels creates a contemporary and well proportioned, elegant facade.

Generous full height windows bring natural light into the deep-plan floorplates ensuring bright and open office space throughout the building.

Roof level plant areas are screened by a metal mesh plant screen with additional plant areas accommodated at ground level.

Staff Facilities including cycle storage, changing rooms and showers along with a gym are also proposed at ground level.

Landscaped external amenity areas adjacent to the building are proposed along with access to the substantial area of natural landscape to the West and South part of the site and connections to the active travel routes within the wider masterplan area and beyond.



West Elevation



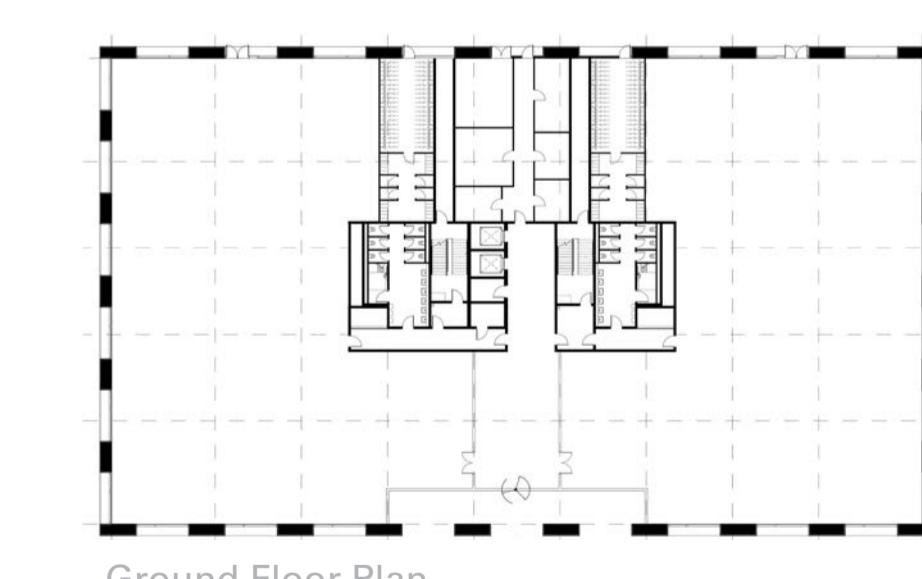
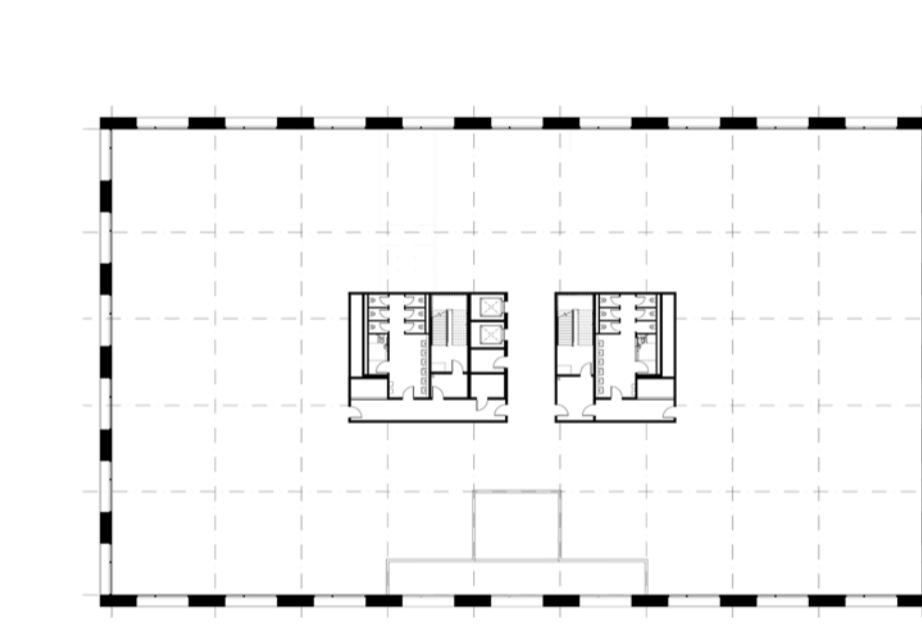
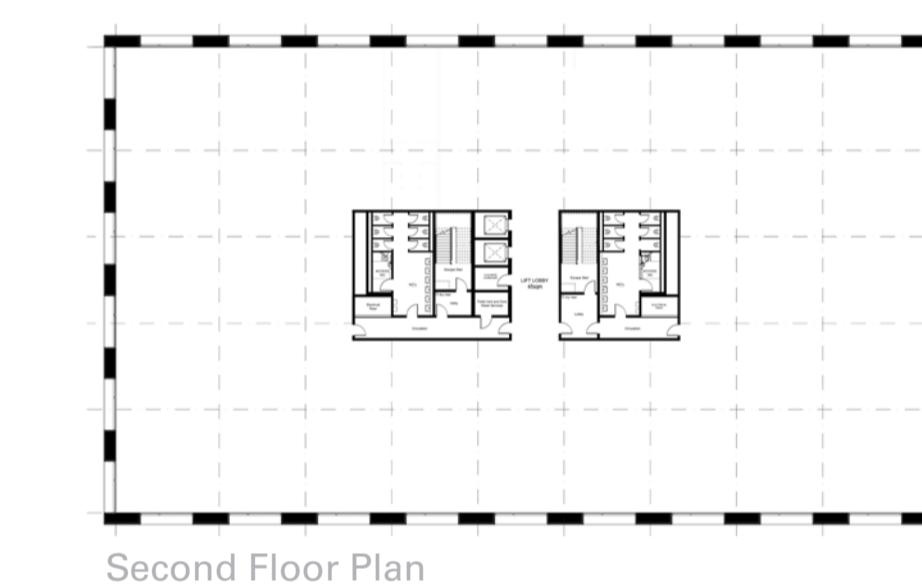
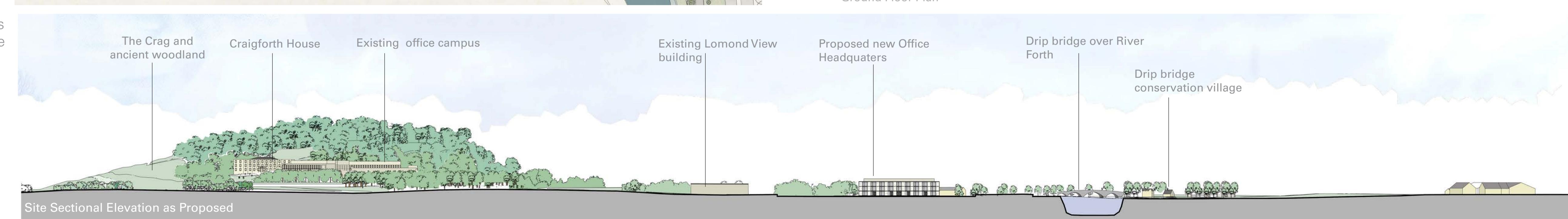
South Elevation



East Elevation



North Elevation



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