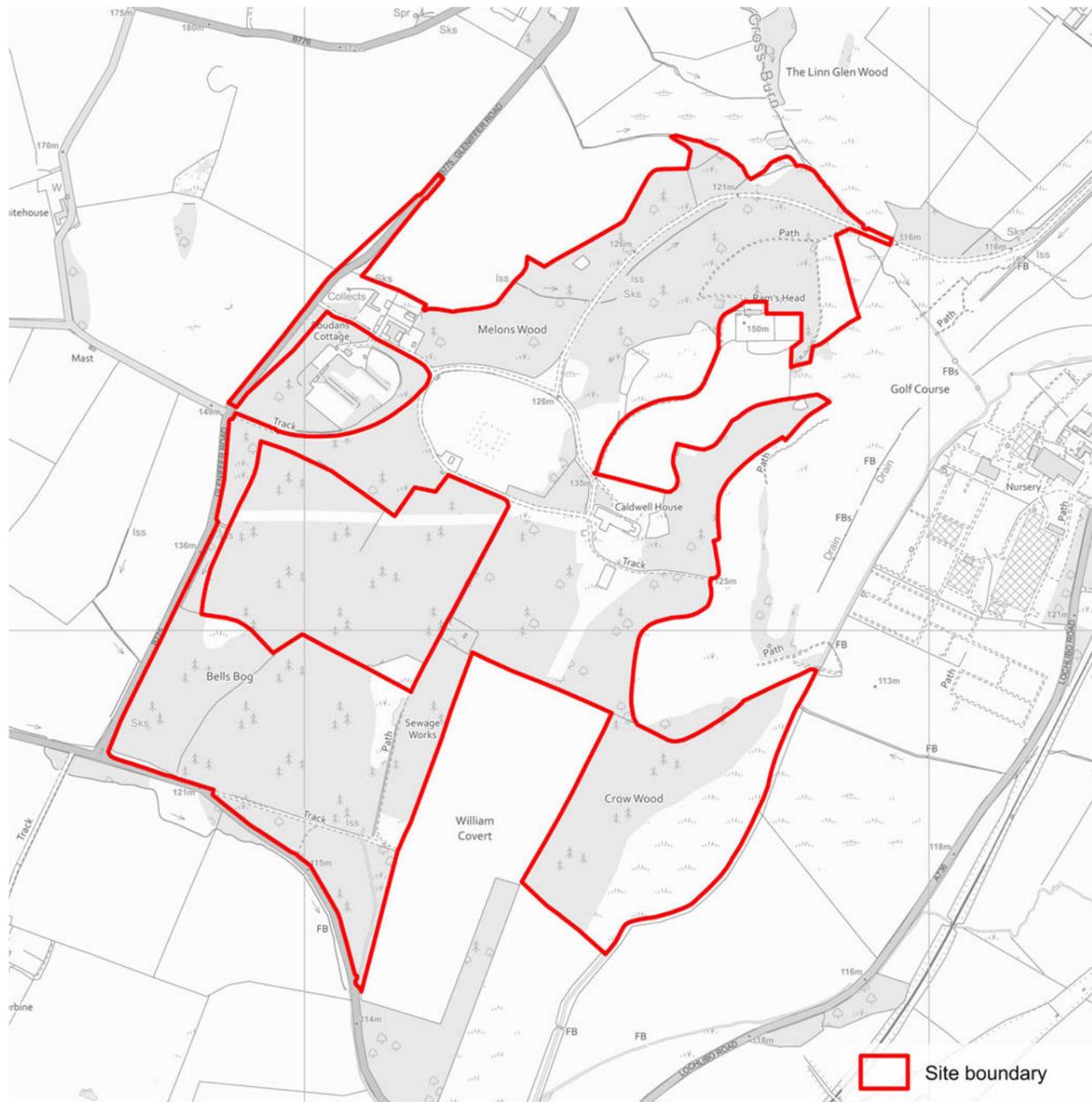




Caldwell Village

Delivering the conservation of Caldwell House and its Estate

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This is the site for the future retirement village at Caldwell

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1. Introduction



Main facade of Caldwell House before it fell into disuse



The estate is now neglected and the Listed buildings have fallen into ruin

This Report has been prepared on behalf of Caldwell Developments Ltd to explain the masterplanning approach needed to provide the enabling development to secure the future of Caldwell House (Category A Listed building); the Keeper's House (Category B Listed building) and its surrounding estate. Both Listed buildings are on the Buildings At Risk register.

The site of Caldwell estate is largely woodland of varying types, extending to 64 ha.

Throughout its 250 year life, Caldwell House has been used as a country home and then as a Children's sanatorium from 1927. Since the Children's Home closed (1985), the building has fallen into a state of disrepair, has suffered two major fires, and is now in ruin.

In 2006, East Renfrewshire Council prepared a Planning Brief aimed at saving and restoring both Listed buildings through supporting limited enabling development. The adopted East Renfrewshire Local Development Plan (LDP) (2015) continues to support limited enabling development to conserve the Listed buildings and its estate.

However, whilst supporting the use of enabling development to restore Listed buildings in general, the Council has signalled in its latest Proposed LDP 2, its aspirations for the restoration of the Listed buildings and the estate have been abandoned.

Caldwell Developments does not agree that Caldwell House, one of East Renfrewshire's most famous buildings, should be abandoned and left to rack and ruin.

This Report has been prepared for the following reasons:

1. To explain the process of selecting the potential development areas within the site. These potential development zones (PDZs). These PDZs will then accommodate the agreed scale of enabling development. This scale of enabling development is only that required to fund the conservation deficit to restore Caldwell House, Keeper's House and the heritage in Caldwell estate;
2. To outline the case for the conservation of Caldwell House; Keeper's House and the Caldwell estate as justified in its Conservation Plan.

3. The site is part of the Green Belt. It is in part designated as three Local Biodiversity Sites and with areas as designated woodlands. To develop within this site, there are a range of planning policies which must be taken into account. This Report explains the master planning approach which has been followed to define areas which are the least sensitive areas to develop, avoiding adverse impacts on the heritage, woodland and ecological value of the site.

The Council has requested that an Environmental Impact Assessment (EIA) is carried out to assess the impacts on the local receptors and clarify whether any mitigation measures are required to reduce impacts to an acceptable level. This Report identifies the areas for development which will be subject to this environmental impact assessment process.

Reference is made to the Conservation Plan for Caldwell House and its estate. This sets out the case why Caldwell House should be conserved and not left as a ruin in a potentially dangerous state.

Based on the assessment of heritage value set out in the Conservation Plan, Caldwell House is assessed to have some elements of outstanding cultural-heritage significance. Robert Adam's design of the north façade of Caldwell House is of inter-national importance and needs to be conserved. This categorisation of significance is the highest level of five levels of cultural significance. Caldwell House has considerable value and the landscape and other buildings such as Keeper's House have moderate value.

The comprehensive Conservation Plan prepared by Simpson & Brown Architects, will help the Council fully appreciate the heritage value of Caldwell House for the public and the need to conserve it for the future.

This Report does not address the scale of enabling development needed to fund the conservation deficit. At this stage, it only identifies the areas which could be developed within the site. The determination of the scale of development will be undertaken once the conservation deficit is calculated. This then allows the EIA process to assess the potential impacts on local receptors.

2. Conservation by creating a new retirement village - The brief

... ONE IN SIX PEOPLE AGED 65 OR OVER FEEL 'CUT OFF' FROM SOCIETY.

100,000 PEOPLE AGED 65 OR OVER 'ALWAYS' OR 'OFTEN' FEEL LONELY...

FOR 300,000 OLDER PEOPLE, TV IS THEIR MAIN FORM OF COMPANY... EQUIVALENT TO TWO IN FIVE.

IN 2020

TWO THIRDS OF NHS CLIENTS ARE AGED 65 AND OVER

Source: Later Life Fact Sheet Age UK

LIFE EXPECTANCY AT 65 & AVERAGE YEARS OF GOOD HEALTH AFTER 65

Gender	Life Expectancy at 65 (Years)	Average Years of Good Health after 65 (Years)
Male	83	10
Female	85.7	11.7

Source: PISA Publications

THERE ARE 720,000 SUITABLE HOMES FOR THE ELDERLY IN THE UK

7%

EQUIVALENT TO 7% OF THE ELDERLY UK POPULATION

Source: GfK

POPULATION CHANGE IN THE UK BETWEEN 2020 AND 2035

Age Group	Population Change (%)
60+	42.7% INCREASE
UNDER 60	7% INCREASE

OVER 65s NET CONTRIBUTION TO UK ECONOMY

Year	Net Contribution (£ Billion)
2010	£40
2030	£75

A new retirement village can provide a suite of economic, health and wellbeing benefits

The conservation of Caldwell House, Keeper's House and its estate requires to be funded through enabling development.

Caldwell Development Ltd notes that the Council is concerned about the overall scale of enabling development and how it could impact on local infrastructure especially education. This is based partly on the assumption that enabling development needs to be mainstream housing.

Caldwell Developments Ltd also acknowledges that any enabling development proposal needs to help improve the sustainability of nearby communities such as Uplawmoor. It also needs to provide additional benefits such as local employment and improved services for these rural communities.

Caldwell Developments Ltd acknowledges that the site's intrinsic assets are its Listed buildings and its wooded but informally designed landscape. These need to be an integral part of the fabric of the development and set the character for Caldwell, as this new village in East Renfrewshire will be known.

Caldwell Developments Ltd choice of enabling development is a retirement village. Research has been undertaken which confirms a strong demand for an integrated approach to retirement living. Highlights of this research are illustrated opposite.

This choice of use has been carefully chosen to reduce demands on surrounding infrastructure. As no children will be permitted to reside in Caldwell, there is no impact on local schooling. The over 55 age group can support local services. A report has been commissioned which highlights the economic benefits of the project and the demand for the care and other services provided in the village.

The brief for this retirement village comprises homes for occupation by residents aged 55 and over. As part of the retirement village concept, continuous care will be available on site. Assisted living accommodation will be provided as well as a new 60 bed care home for people with dementia. This group has been selected based on detailed research about care needs in East Renfrewshire.

Caldwell House when conserved and re-used, will be the heart of the village life. It will be used for community facilities such as meeting room and office. It will have a café, shop, hair & beauty Salon, clinic and gymnasium as well as assisted living accommodation. These facilities will be available to local communities as well as the residents in the village. Keeper's House will be converted to a house.

Employment and economic benefits

12.12. The subject scheme will provide full-time and part-time roles in order to fulfil its obligations to residents and fulfil any care and support requirements. Below is a breakdown of our estimated roles / occupations and long-term job creation. This is based upon data collected by Worcester Research in 2016 on the Bishopstoke Park retirement village in Hampshire, England, operated by Anchor Hanover, of over 160 units in size.

T11 Direct employment generated

Job Role	Number of people employed	
	Bishopstoke Park actual	Subject scheme estimates
Management, professional, associate professional	8	8 - 10
Skilled manual, admin and clerical	12	12 - 15
Caring, machine occupations, elementary roles	45 (mostly part time average - 20 hours pw)	45 - 60
Total	65	65 - 85

12.13 In addition to directly employing a local workforce, schemes also employ the services of a wide range of local companies in the provision of services in order to service a scheme of this size. Data quoted in the Housing for Later Life report in 2011 estimated an average 40-unit extra care apartment scheme provides investment of approximately £5m into older people's housing and the local economy (in 2020 costs this would be significantly higher having been subject to 10 years' inflation). The report also found that around 50 people were needed for construction.

12.14. The Worcester Research group applied the above construction cost and utilised other research of their own as part of a resident survey and identified the following economic contribution for a typical 150-unit village:

- £15m in initial investment in capital asset (we estimate this to be greater and more likely to be in the region of £20 to £30m for a large 150-unit village).
- Approximately 187 jobs during the construction phase.
- £1.7m in on-going salary to local workers.
- At least £160,000 per annum in additional business to local suppliers.
- Around £1.3m expenditure in the local economy from residents (including multiplier effects).
- Between £152,000 and £190,000 in additional council tax to support local service provision.

When fully conserved, the site offers a wonderful, physical environment as an integral part of the village's physical fabric. Its landscape will no longer be neglected and will be carefully managed and maintained. This environment will promote health and well-being benefits as well as care and support for its dementia client group and local residents.

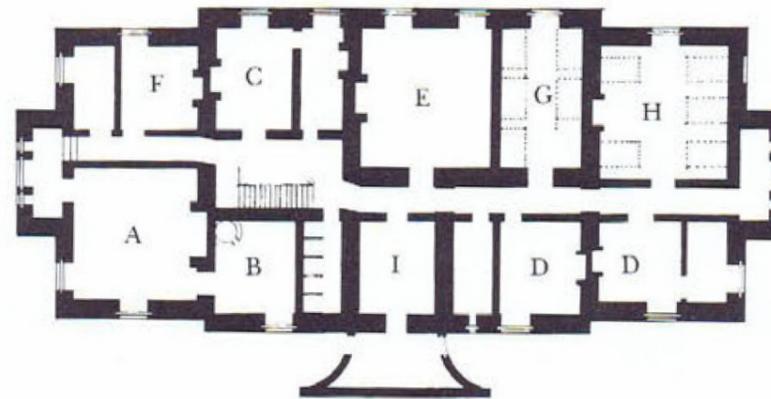
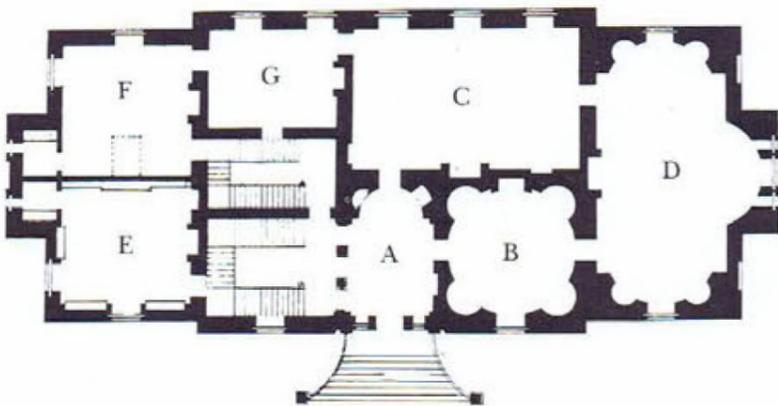
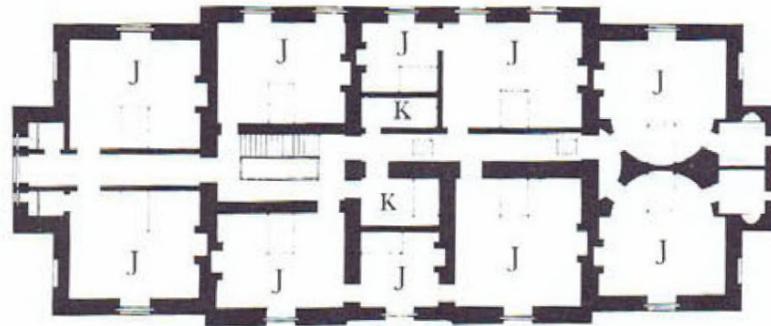
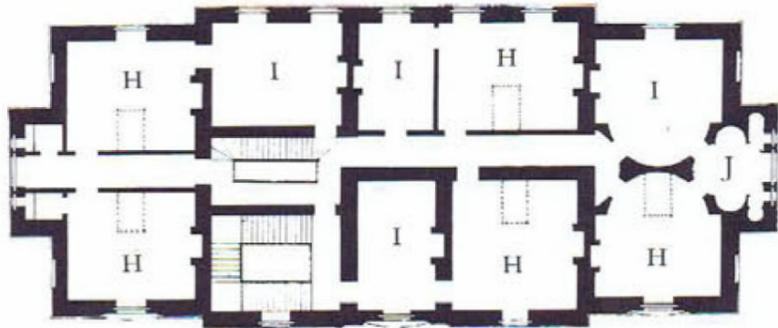
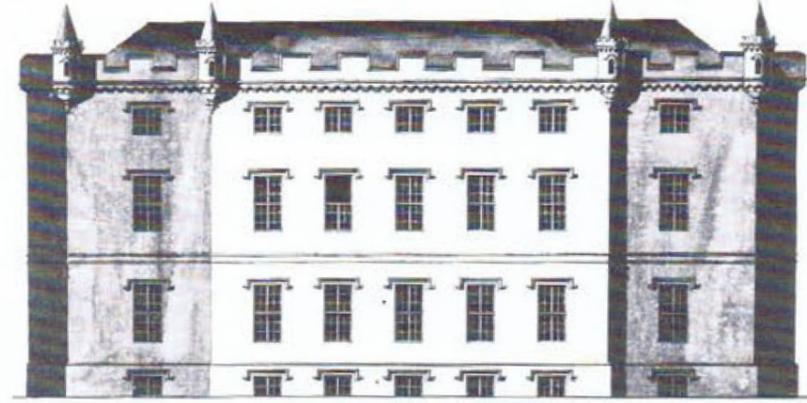
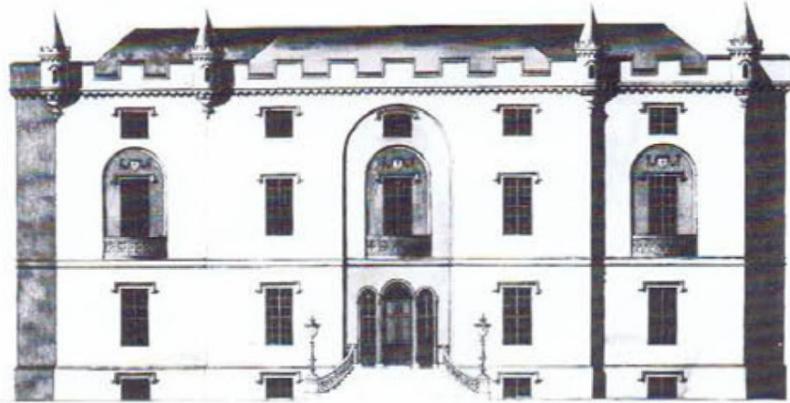
As opposed to mainstream housing as the chosen form of enabling development, there is a lower infrastructure impact, such as education. In terms of the potential for local benefits, background research by Carterwood identifies that 65 to 85 full time and part time jobs would be created in the care home. These economic benefits are highlighted opposite.

The village will have the communal facilities required in any retirement development with assisted living and care support such as a café, shop, hair and beauty salon, clinic and a gymnasium. In addition, a new bus service will need to be provided.

These supporting services for Caldwell will enhance the sustainability of this rural location as well as offering facilities that have not been available to neighbouring communities, up until now.

This is the brief for the enabling development proposal. The scale of enabling development will be determined by the assessment of the conservation deficit.

3. The Conservation Plan for Caldwell House



The Conservation Plan for Caldwell House has been prepared by Simpson & Brown Architects, highly regarded conservation architects.

In 1773, Baron Mure of Caldwell commissioned the architect Robert Adam to design a grand home. Robert Adam was one of the most celebrated Architects of his time and the choice of building design is an early example of Adam's influential Castle Style.

Caldwell House is a typical example of a moderate sized, late 18th century country house. It is interesting that it was built on a budget. There are records of the construction of the building by Baron Mure and his family and their financial difficulties which probably prevented the completion of the interior.

The following is the Executive Summary from the Conservation Plan:

Caldwell House is an important 18th century mansion in a 19th century designed-landscape setting in Renfrewshire. This Conservation Plan provides an overview of its historical development, a summary of the condition of the buildings, and an assessment of its cultural-heritage significance. There follows a discussion of the issues that could influence this significance with policies to guide future use, alterations and management.

Caldwell House is Listed by Historic Scotland at Category A and the Keeper's House at Category B. The study area is part of the overall designed landscape which is not a registered park and garden.

Based on this understanding of the heritage assets that make up Caldwell House and its landscape, an assessment of significance has been made using internationally-recognised methods. Caldwell House has been assessed to have elements of outstanding significance. This categorisation of significance is the highest level of a system of five levels of cultural significance.

Original plans and elevations for the main building of Caldwell House



Caldwell House as it stands today



The Keeper's House as it stands today

Caldwell House is a late 18th century design in a 19th century estate. It has outstanding significance as a work by Robert and James Adam in the Castle Style. There are some records and remains from the previous occupation of the estate but the vast majority of what remains was initiated by William Mure with construction of the current Caldwell House in 1771. Mure fell into financial difficulties which affected his family after his death only 3 years after the completion of the design. This probably affected the completion of the interior of the house and means that there is a gap in the aesthetic style between the house and the landscape design. The landscape formed an attractive and interesting setting particularly in the approaches up to the house. However there is no name for a designer recorded and the designed landscape is not as significant as the house itself. There are other buildings within the study area such as the Keeper's House and remains of a steading. The significance of these buildings varies but is less significant than the house.

In 1927 the estate was sold to the Govan Health Board and the house and other buildings became a hospital for children with disabilities. In the years following this change of ownership, the buildings were changed more than the landscape. The interior of the house was changed to form large wards, it was extended to the west for support functions such as a boiler house and laundry. The Keeper's House was also changed internally and the steading building was substantially altered and extended for hospital use.

The current condition of the house is poor. There was a major fire in the house in 1995 when the entire interior and roof was lost. The Keeper's House has also lost its interior and roof.

The conclusion of the Conservation Plan is that the design of Caldwell House is of international significance because it marks a critical point in the development of the Castle Style of Robert Adam. Adam is one of the most significant designers in the history of world architecture. As a Scottish architect, his legacy deserves to be particularly respected in Scotland. Adam's design is embodied principally in the north, entrance front of Caldwell House. In terms of heritage conservation, the restoration of the design of the building and its setting should be the paramount aim of a project on the Caldwell Estate.

Overall, based on the above assessment of heritage value, the Conservation Plan assesses Caldwell House to have some elements of outstanding cultural heritage significance.

This categorisation of significance is the highest level of five levels of cultural significance. Generally, the house has considerable value and the landscape and other buildings have moderate value.

The conclusion reached is that Caldwell House must be conserved. Caldwell Developments Ltd wishes to take up this challenge.



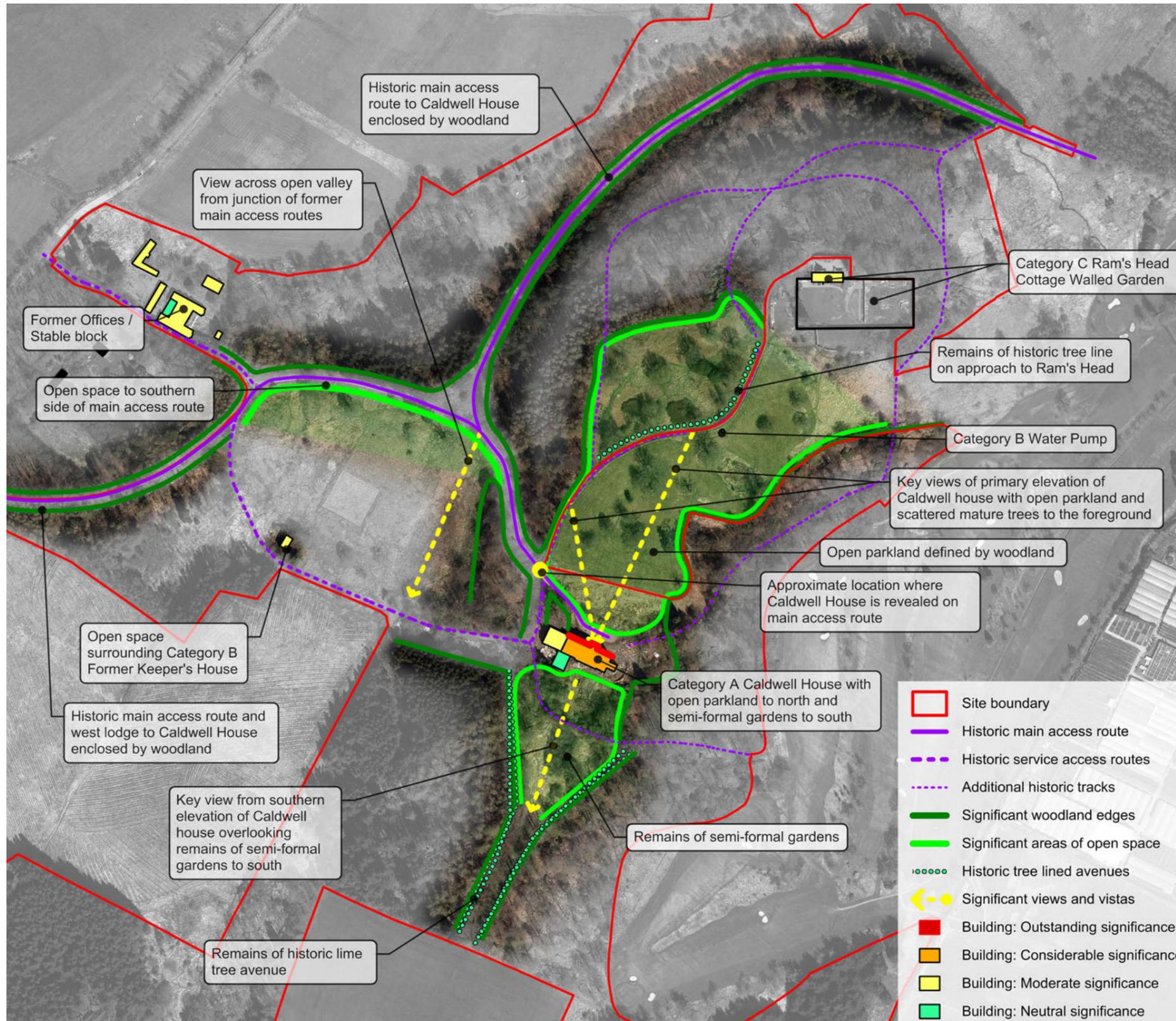
North facade



South facade

Artist's impression of how Caldwell House could look when restored

4. Conserving landscape and heritage features for the new village of Caldwell



The landscape and heritage features identified in the above plan can be conserved to maintain the character of the estate

Several historic buildings sit within and adjacent to the site including Caldwell House, the Keeper's House, Ram's Head Cottage and Walled Garden, a historic water pump and former offices / stable block. Of these features, Caldwell House is the most historically significant. In particular, the northern facade is of outstanding significance.

The Conservation Plan highlights a number of heritage and other assets on the site which need to be conserved, re-used and safeguarded from future development. These are highlighted on the plan opposite.

Based on the Conservation Plan, it is proposed to conserve the original Caldwell House building as well as the Keeper's House. The more modern extensions on Caldwell House detract from the main house and are of lesser significance. These are proposed for demolition along with the former offices / stable block at the site entrance. These buildings are derelict and create a neglected nature to the site entrance.

The northern facade of Caldwell House overlooks an area of open meadow containing scattered mature parkland trees. This meadow is maintained through grazing and is under separate ownership from Caldwell House. The meadow is flanked to the east and west by mature woodlands. These woodlands are important in defining this parkland setting.

This setting provides important views from the northern facade of Caldwell House. It also frames the northern facade when viewed from the north. The parkland and adjacent woodlands will be retained and enhanced where necessary to preserve this important setting.

The southern facade also has an area of open space flanked by woodland edges. This open space features the remains of semi-formal gardens leading south, to an avenue of lime trees. The open space to the south of Caldwell House has become very overgrown through a lack of maintenance.

This setting provides important views from the southern facade of Caldwell House. Landscaping proposals and woodland management will enhance this area.

Caldwell Village

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Overgrown setting to southern facade of Caldwell House



Historic routes through the site

The historic routes leading to Caldwell House form an important component to its setting. These would have provided an arrival experience that is coordinated to reveal the main facade of Caldwell House in a controlled manner.

These main routes are generally enclosed by woodland but open out where they reach the central open space to the west of Caldwell House. This sense of opening out is important to the landscape setting, particularly at the junction of the former driveway and on the approach to Caldwell House.

A buffer of open space will be retained along the edge of this historic route to maintain this sense of opening out. Views across the open valley to the south will also be retained.



Valley within central open space



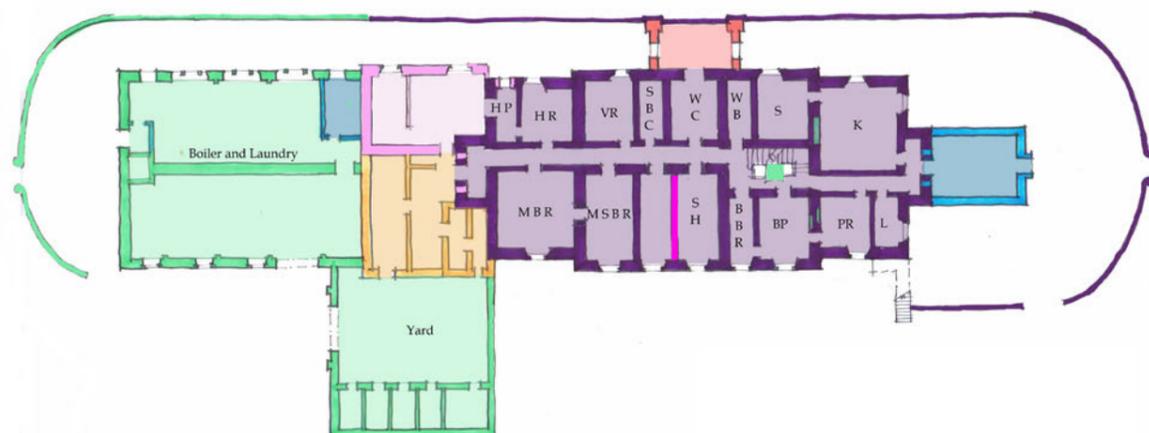
Parkland setting to northern facade of Caldwell House

The general, wider setting of Caldwell House is defined by extensive woodlands that create a self contained estate. This wooded estate is situated in an elevated position within a wider, rolling agricultural landscape.

Much of this woodland area is in poor condition and its contribution to the setting of the estate has been eroded. New landscaping and woodland management offers the opportunity to enhance the woodland setting, contributing to the restoration of the estate's landscape.

The heritage and landscape elements important to the estate setting are highlighted on the plan above and the images opposite.

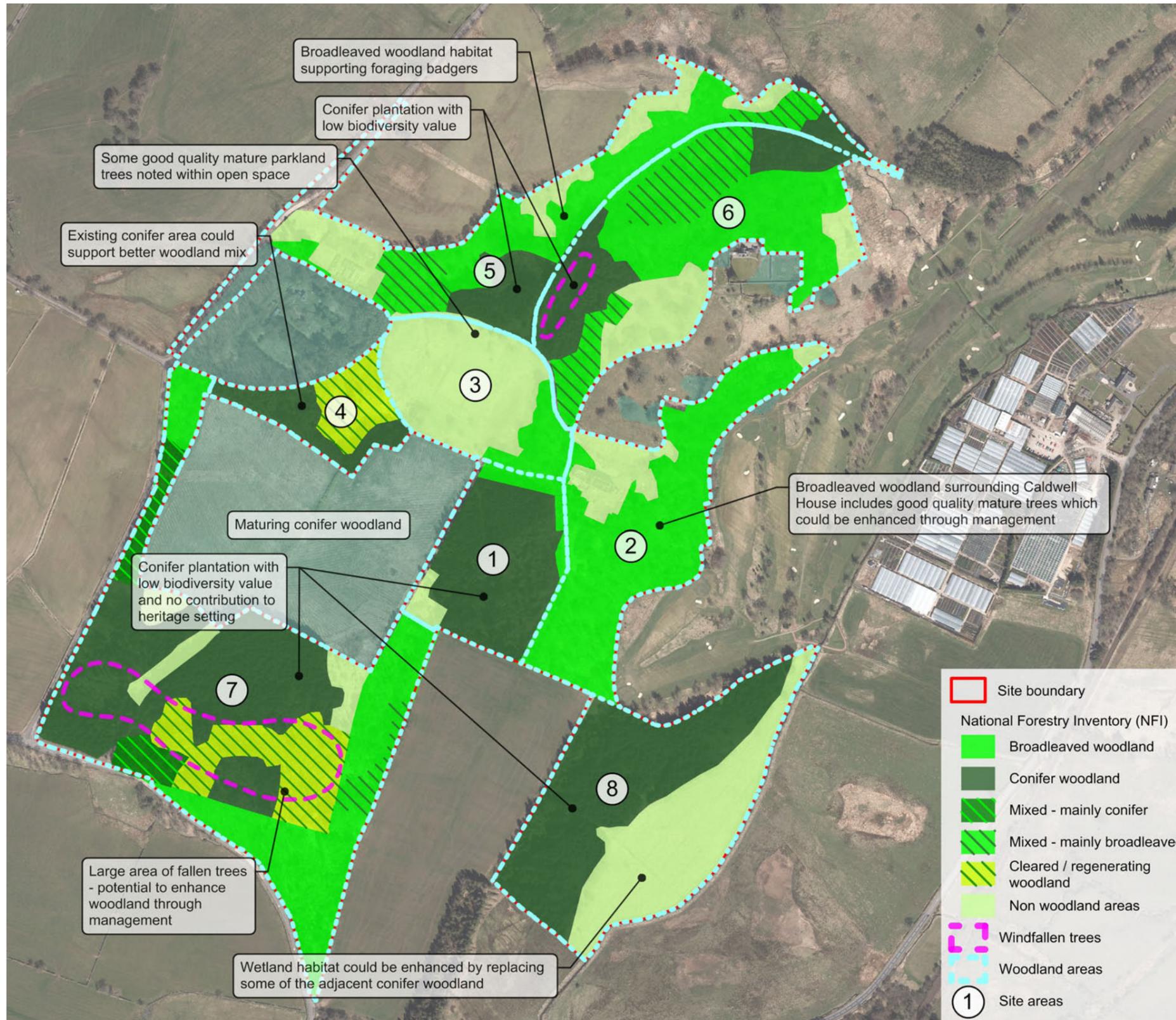
These heritage elements including the landscape will be retained, conserved and will be actively used by the residents of Caldwell. These will form important parts of the fabric of Caldwell village.



- Constructed 1773 Designed by Robert Adam ■
- Designed by Robert Adam 1733 but probably constructed ■
- Alteration to Adam design and C19th ■
- Porch 1840 ■
- Extension to North West. Mid C19th ■
- Other C19th alterations ■
- Alteration for Govan health board after 1927 ■
- Later hospital alterations ■

The above plan shows how the main house has been extended over time

5. Caldwell village's woodland context



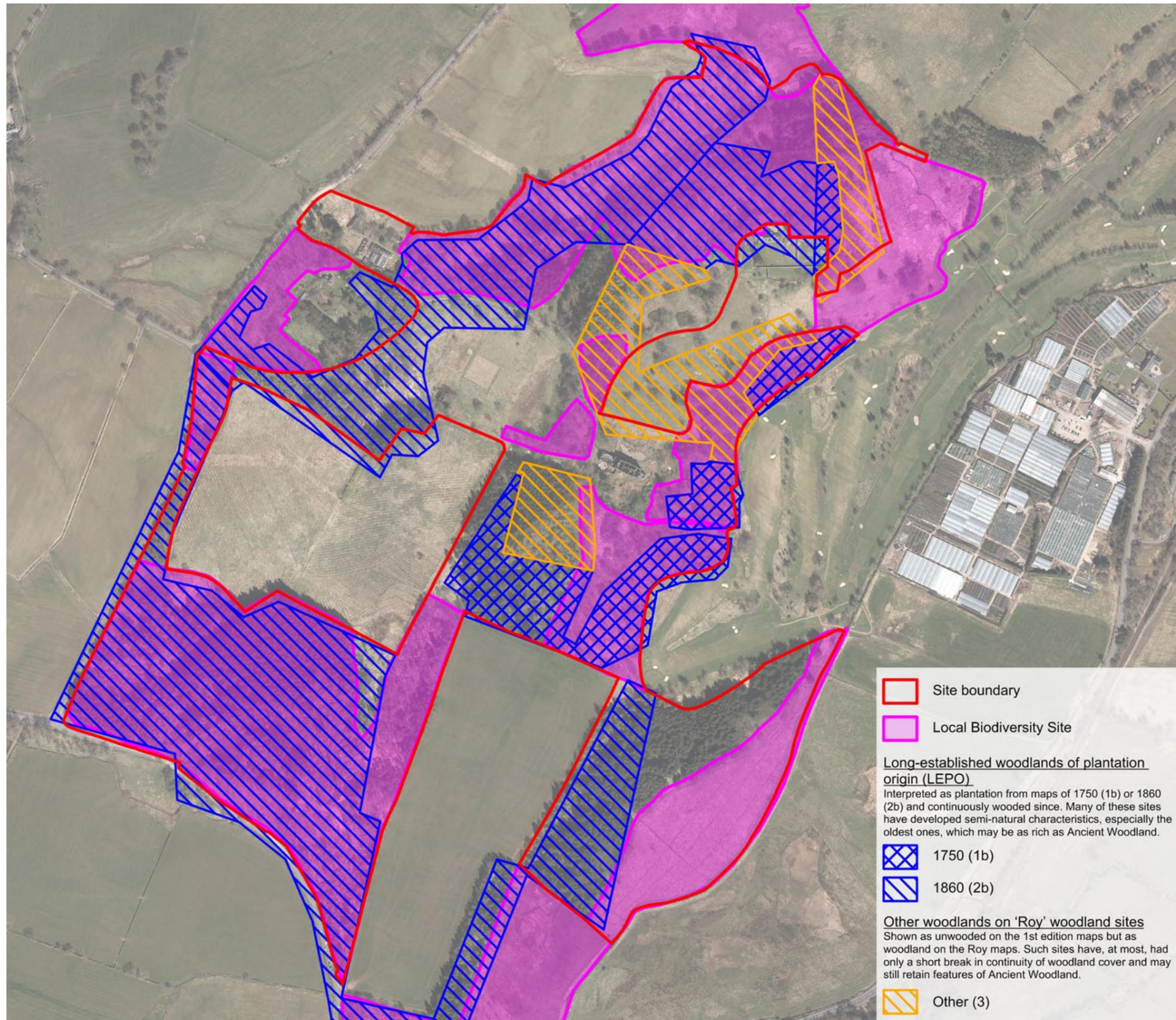
The site's woodland comprises a mix of commercial conifer plantation and broadleaf plantation

Much of the site comprises woodland that is a mix of native broadleaf plantation and non-native conifer plantation. The woodlands within the site are divided into eight areas (as identified on the plan opposite) and described below:

1. This area is largely made up of non-native conifer plantation. It has a low-negligible habitat value.
2. This area comprises mature broadleaf woodland. Many of the trees are in fair-good condition and the woodland could be enhanced through management.
3. This area is largely low value grassland. Mature trees, including veteran trees are located within the northern part of this area.
4. This area is a mix of regenerating young birch and remnant conifer plantation. The birch is of low value and the areas of conifers could support a better woodland structure through replanting.
5. This area is a mix of conifer plantation and broadleaf woodland but of a low value. Mature woodland within the north of this area is of higher biodiversity value as it supports badgers.
6. This area is largely mature, native broadleaf woodland with smaller areas of conifer plantation. This area could be enhanced through control of rhododendron.
7. This area is largely conifer plantation with a smaller area of broadleaf woodland. There are areas of wetland which have nature conservation value. This area could be enhanced by providing more wet woodland.
8. This area comprises commercial conifer plantation adjacent to swamp habitat with biodiversity value. This swamp habitat could be enhanced by improving the woodland.

The woodland on site has not been managed for a considerable amount of time. The use of the site as a retirement village offers the opportunity to properly manage and enhance the woodland value and setting of the estate. Caldwell Village will have a strong woodland character in its countryside location.

6. Addressing the Site's Planning Policy Designations



Much of the site is identified as Local Biodiversity Sites (LBS) and noted as LEPO on the Ancient Woodland Inventory

A number of areas within the site are identified within the Ancient Woodland Inventory (AWI). Much of this woodland area comprises commercial coniferous plantations.

A Tree Survey has been undertaken for the site. This identifies the age and species of trees on site, along with their condition. Where trees are to be retained, appropriate root protection measures have been identified.

The various woodlands on site have not been properly managed for a considerable period of time.

To accommodate the concept of a retirement village, an appropriate landscape response is required. This needs to take account of necessary woodland mitigation measures including a long term, management strategy for the estate.

Three Local Biodiversity Sites (LBS) are identified within the site. These are Caldwell House Woods LBS, Glen Wood and Hall Mire LBS and Lugton Water LBS.

Bay willow and aspen, are identified as notable features within these LBS designations. As of date, no bay willow was identified through survey and only a small area of aspen has been identified along the southern boundary of the site. Bay willow and aspen are important species to protect from future development.

An Ecological Assessment is being undertaken for the site. This will help to establish the ecological value of the various habitats on site. It will identify the areas with low ecological value and therefore most suitable areas for development. It will also identify areas which need protection and those opportunities for ecological improvement.

Bat roosts have been identified within the stables and Caldwell House. Badger setts exist in the northern area of the site. Both are protected species. The initial ecological assessments carried out note that much of the site is of a low habitat value.

Because of these designated areas, and extensive areas of woodland registered on the Ancient Woodland Inventory, there is a specific masterplanning process which needs to be adopted if the village is to be developed within any woodland and/or Local Biodiversity areas.

7. The masterplanning process to create Caldwell village

A specific masterplanning process requires to be followed to create Caldwell village. This needs to specifically identify the areas for future development within the site and determine the place setting for the new village. This is set out by the following step by step process.

This considered masterplanning approach needs to balance the environmental (including woodland), cultural and heritage values of the site.

The step by step approach is as follows. It should be noted that these steps are not necessarily sequential steps which require to be undertaken one after the other:

- A. Make the case for the conservation of Caldwell House, Keeper's House and their surrounding estate incorporating necessary surveys and appraisals of the building and its historical significance. This will be reported to Historic Environment Scotland and the Council through the findings and conclusions in the Conservation Plan.
- B. Undertake the detailed financial appraisal based on the information gained from the various surveys to establish the cost of the conservation deficit to restore Caldwell House, Keeper's House and the estate's heritage landscape.
- C. Determine the scale of enabling development necessary to fund this conservation deficit by reference to a development viability assessment to generate the surplus to fund the conservation deficit.
- D. Assess the areas of land which are not affected by woodland or ecological designations, and maximise the enabling development into these areas, taking into account potential environmental impacts (as determined by the EIA process) including ecology, and any heritage impacts. This will need to avoid adversely impacting on the setting of the Listed buildings and conserving the cultural significance of the Caldwell estate. This will determine the maximum area of land which is capable of development without considering land designated as part of the Ancient Woodland Inventory.
- E. If there is still a need for further funds to address the conservation deficit from the conservation of Caldwell House, Keeper's House and the surrounding estate through more enabling development, then this can only be carried out in accord with Scottish Government's Policy on Control of Woodland Removal (2009) and its Implementation Guidance (2019).

This only allows the loss of woodland in specific circumstances if it can achieve ...*significant and clearly defined additional public benefits* (Guiding Principle 2 of Implementation Guide). The public interest in this case, is defined in the Conservation Plan for Caldwell House. The Conservation Plan assesses Caldwell House to have some elements of outstanding cultural-heritage significance. This is the highest category. Conserving Caldwell House is of international and national public interest.

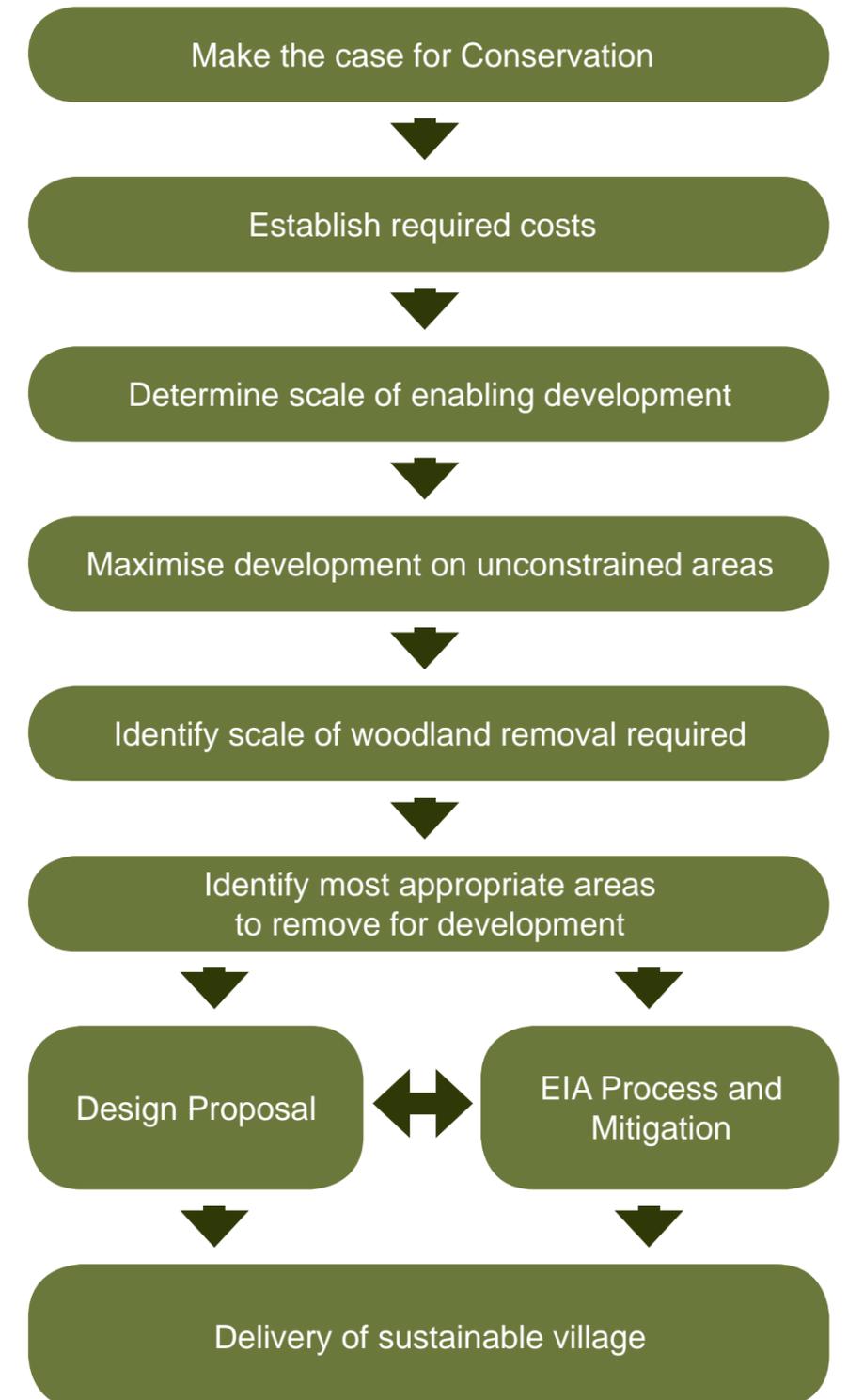
It is expected that the approval for any woodland removal as part of a planning permission, will be conditional on undertaking the full delivery of the public benefits (Principle 3 of Implementation Guide) – restoration of Caldwell House, Keeper's House and the estate's heritage landscape.

- F. As part of the assessment to define of the minimal loss of woodland, there is also a need to provide associated mitigation measures. This will include the following:
 - a. Introducing a programme of woodland and tree management for the entire site including compensatory planting
 - b. Undertaking a priority felling programme on existing coniferous plantations on the Ancient Woodland Inventory and replanting with agreed woodland species mix.
 - c. Enhancement of local habitats and measures to enhance priority species taking into account measures in the Council's Local Biodiversity Plan and part of the site's status as Local Biodiversity Sites

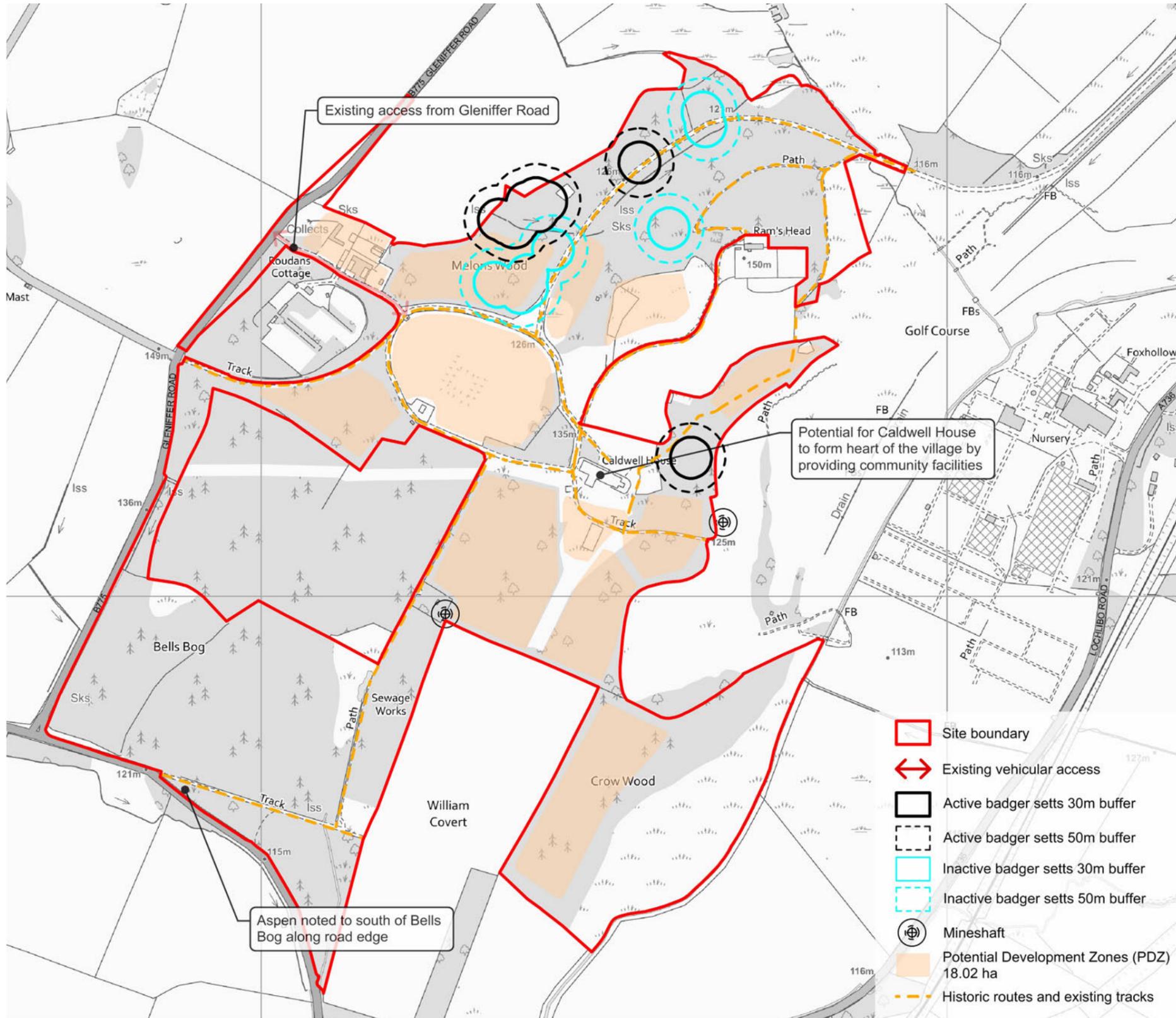
These measures will be fully explained in the EIA process for the site (Principle 4 of Implementation Guide) as part of the felling and restocking proposals, presented in the Woodland Management Plan for the proposal.

- G. The masterplan for the village and its detailed design will incorporate the Placemaking qualities of successful place as defined in Scottish Planning Policy – *distinctive; safe and pleasant; welcoming; adaptable; resource efficient* and *easy to move around and beyond*. The proposal will also take into account of the design principles promoted by the Council. This will incorporate a series of measures to deliver a sustainable proposal.

This masterplanning approach will be followed to identify the developable areas which are required to accommodate the enabling development to fund the conservation deficit.



8. The preliminary concept for Caldwell village



The preliminary concept identified 12 potential development zones providing 18 ha of developable land

In approaching the masterplan concept, the required elements from the proposed brief for the retirement village need to be accommodated. In addition, the findings from the Conservation Plan for the Listed buildings and the estate's heritage landscape need to be accommodated. Finally, the physical constraints imposed by the site's topography and other factors within the site itself such as ground conditions, must be factored in.

The only available access into the site is from Gleniffer Road, at the existing site entrance. There will be an upgrade to the existing access arrangements and this will be confirmed through a Transportation Assessment.

An initial study of the terrain and other physical constraints on-site established potential areas or zones for possible development.

Based on this appraisal, it was obvious that the village concept did not lend itself to a single area of development, incorporating the conserved Listed buildings. Recognising that the built form would need to integrate into several physically separate zones within the woodlands, this secured a rural countryside character for the retirement village. It also encouraged an organic form for the evolution of the village's built form.

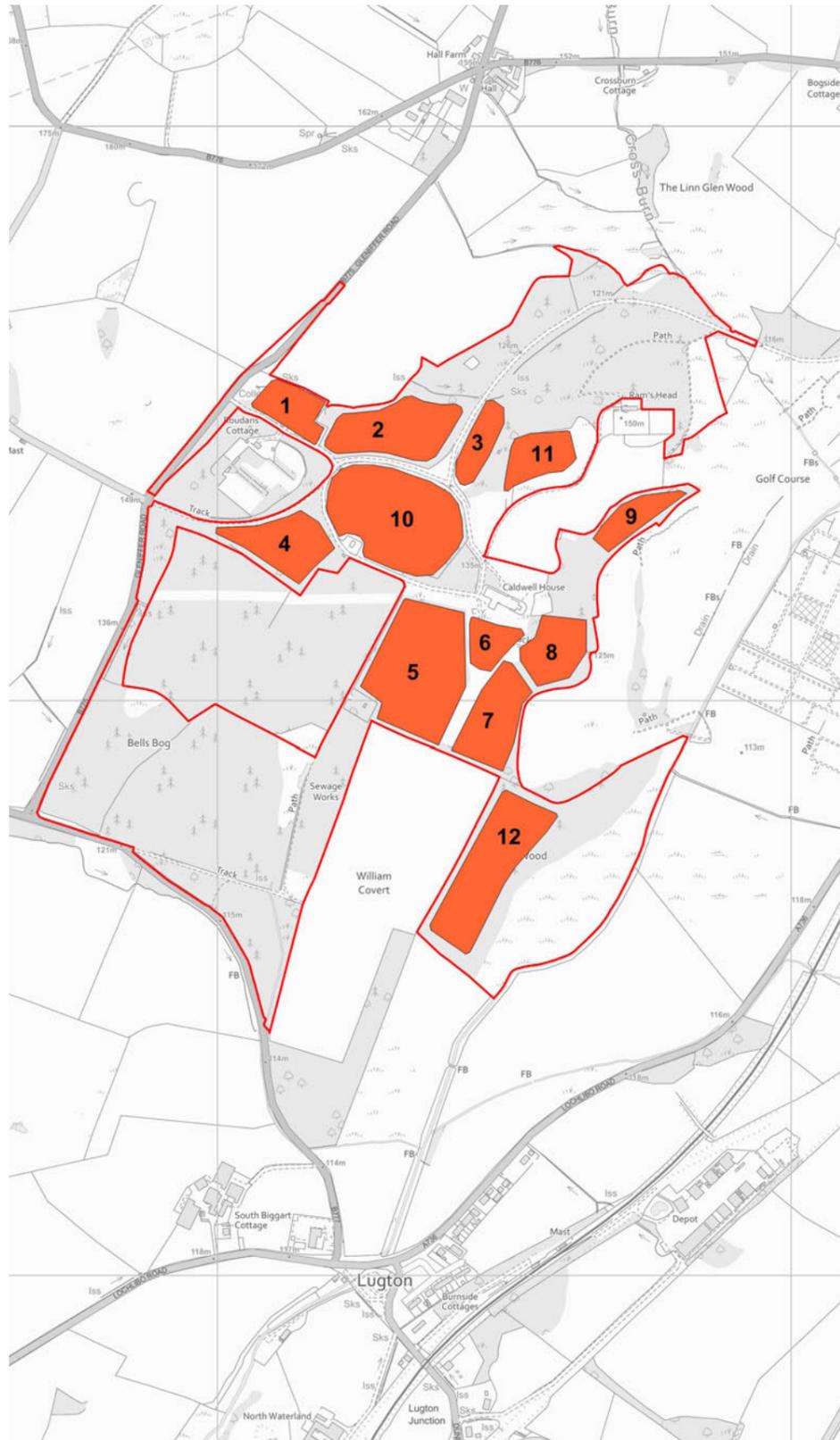
A number of Potential Development Zones were identified (12 PDZs), providing 18 ha of developable land. The analysis of constraints, terrain and topography was reviewed in greater detail in these specific locations.

There is a need to conserve the setting of the estate. As such, the historic routes within the estate should be maintained and used as part of the village's circulation. It is important, therefore that the PDZs relate well to these routes in terms of permeability and connectivity around the village.

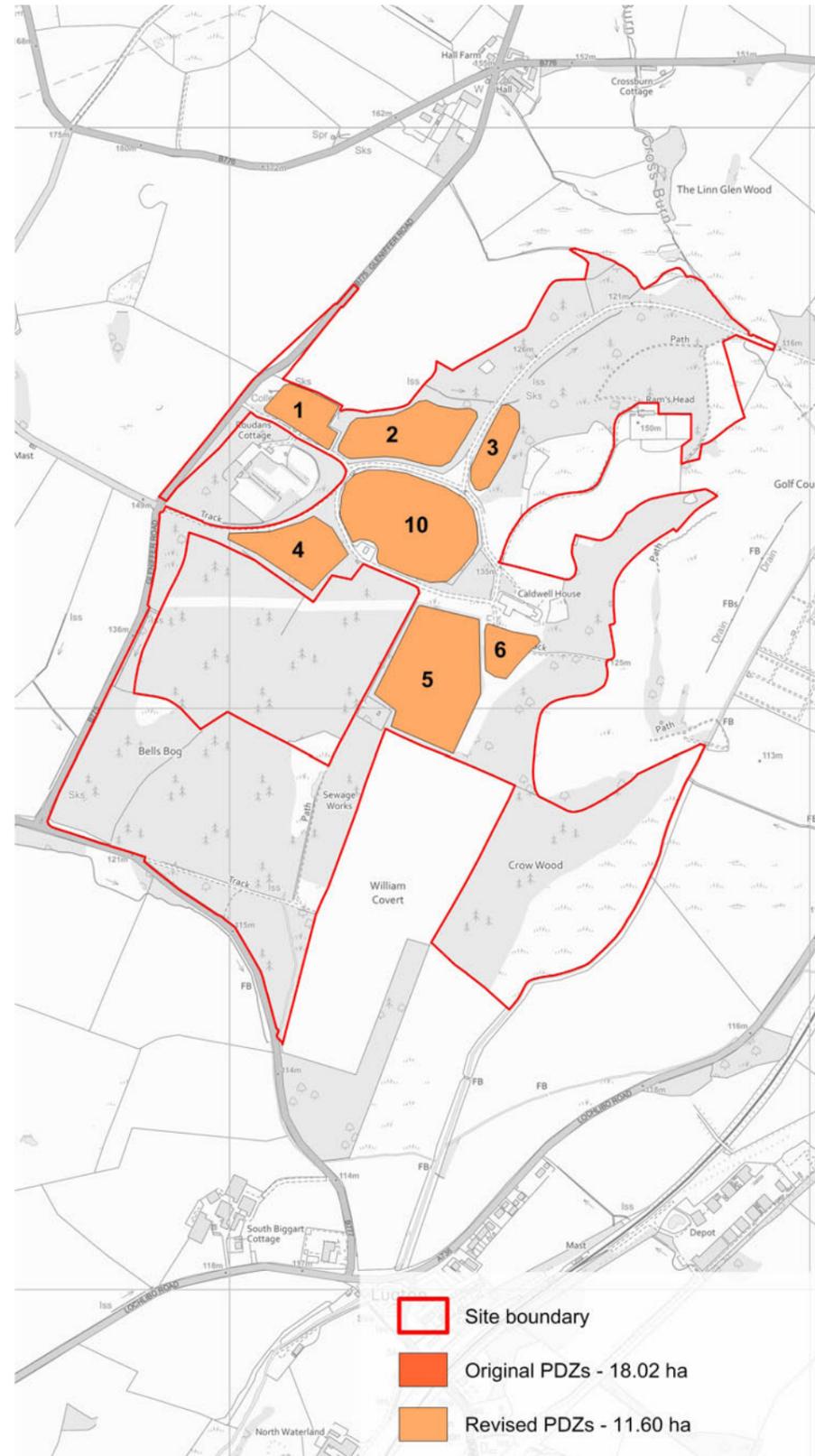
The design concept for Caldwell village is to create a series of rural courtyard type developments or neighbourhoods, within the existing and enhanced/conserved landscape.

This smaller and more intimate scale of development with its more organic approach to a rural setting allows the Council's and Scottish Government's design principles to be referenced more closely. Caldwell House when conserved will accommodate the community facilities for the village and will become the community heart of the village as well as its heritage focal point.

9. Evolution of Potential Development Zones



Five of the original 12 PDZs were eliminated due to constraints



Further investigations have been carried out on the preliminary concept for Caldwell village.

These 12 PDZs have been further explored. Through a continuous process of surveying, reporting and review, the constraints in each individual PDZ have been accurately plotted and scrutinised.

The entire site, and these PDZs have been assessed against their topography, their ecology, any existing site features, the geology including information about mine workings, their woodland designations and impact on the individual trees themselves.

Through this physical assessment and review, the potential for development has been excluded for five of the PDZs. (right hand diagram).

Woodland designations and the ecological constraints, as well as the outcomes from the Landscape Impact Analysis, were most instrumental in the decision making.

PDZs 07, 08 and 09, are no longer being considered for future development on the basis of their woodland designation, and the findings from the tree survey.

PDZ 11, whilst generally free of constraints, was deemed inaccessible due to topography within the site.

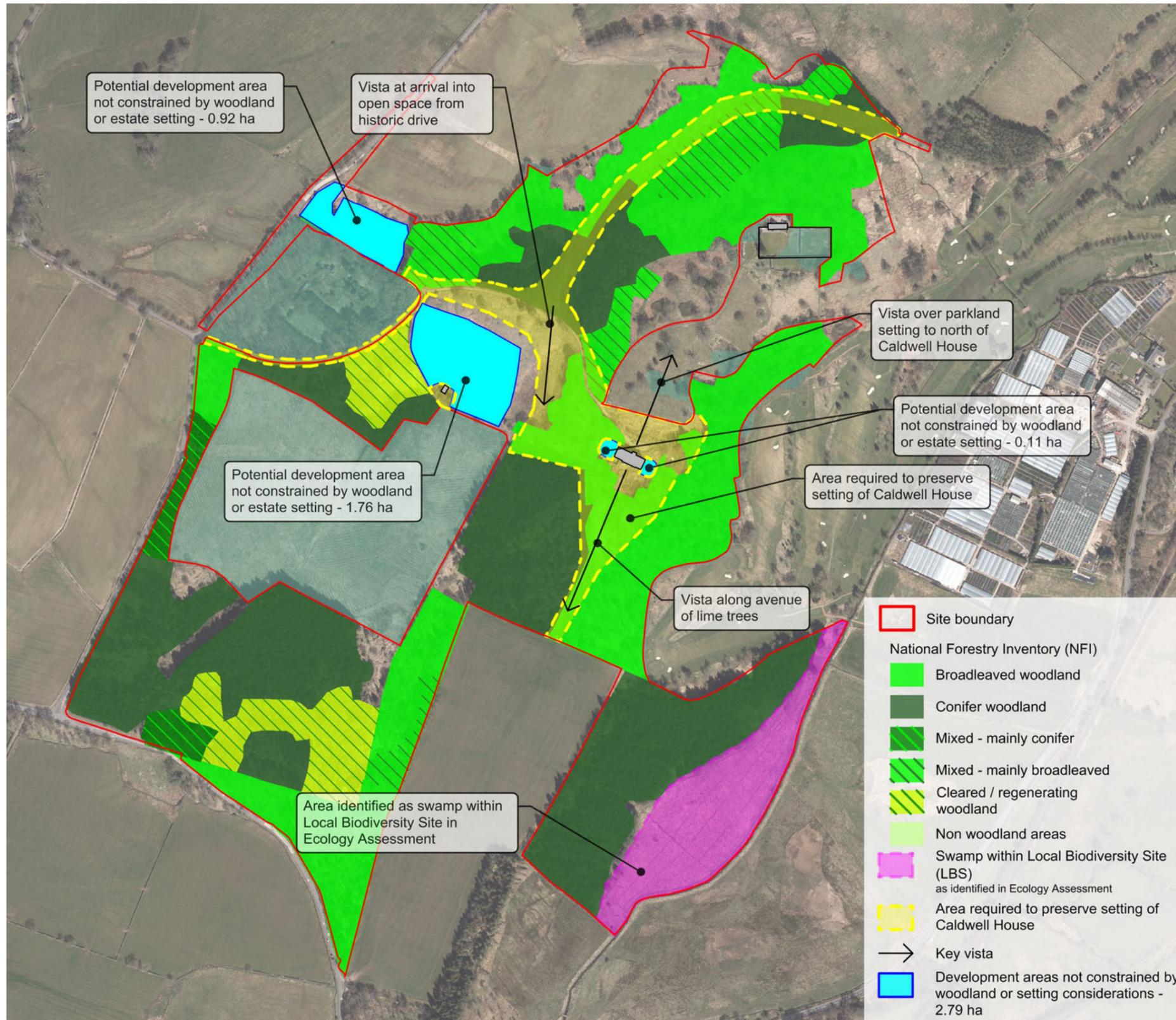
PDZ 06 is currently being considered as future open space for Caldwell village. It is no longer considered as a development opportunity to respect the conservation value and setting of Caldwell House.

PDZ 12 may be considered if the resolution of the scale of enabling development needs to fund a higher level of conservation deficit.

As such, Caldwell village will be based on 7 PDZs excluding a further 6.4ha from development.

This exercise has identified 7 PDZs, potentially able to accommodate 11.6 ha of developable area. This potential area for development is considered sufficient to fund the conservation deficit.

10. Maximising enabling development outwith woodland areas



The plan above highlights the potential development areas available outwith woodland

Scottish Forestry guidance on felling woodland is clear.

In order to minimise the removal of woodland on site, the proposal needs to maximise development outwith any woodland areas.

In addition, consideration needs to be given to the impact of development on the setting of the historic features of the estate. Further, the protection of ecological features on site is also required.

The plan opposite identifies potential development areas that respect the historic setting and approaches to Caldwell House. These areas do not require woodland areas to be felled.

Two main non-wooded areas have been identified. The area adjacent to the site entrance in the north west of the site has been identified for development. This area re-uses the footprint of the former office block / steading buildings and offers the opportunity to improve upon the neglected character of the site on approach from Gleniffer Road.

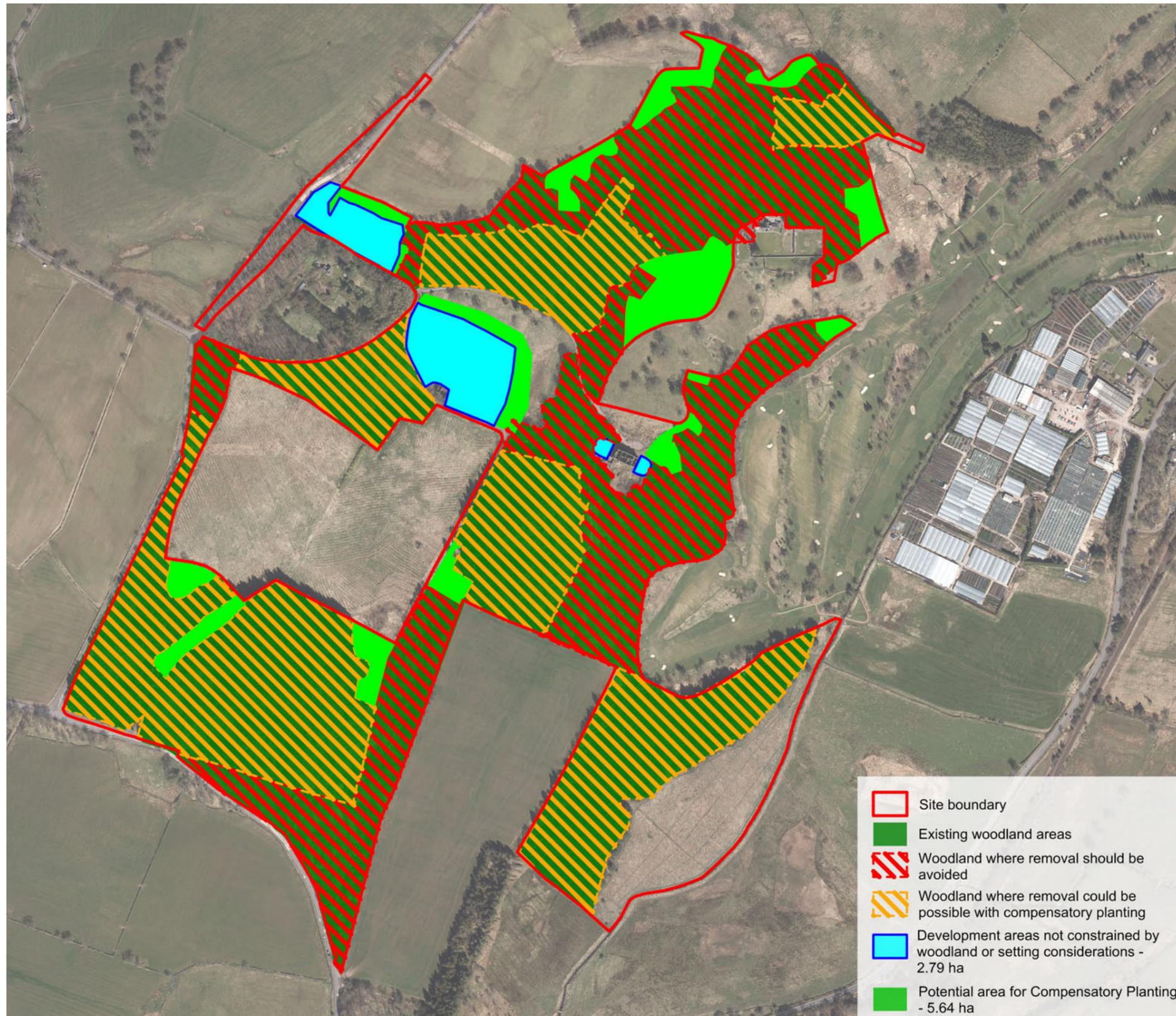
Only part of a large open space area is identified as an area for development. A restriction on the area of development within this area is required. This is necessary to retain the open views along the historic approach route to Caldwell House. The overall area has been reduced and a new tree belt will be required. This will retain an area of open space along the historic approach to Caldwell House.

The Conservation Plan identified two areas for small scale development within the walled enclosures to the east and west of Caldwell House itself. Proposals in these locations will be designed to respect the setting of Caldwell House. This is detailed in the Conservation Plan.

These areas could provide 2.8 ha of land for development.

This modest scale of land take is unlikely to be sufficient to provide enough new build development to fund the conservation deficit. It is likely that more land for enabling development will be required. Accordingly, it is anticipated that some woodland will require to be felled.

11. What compensatory planting is available on site?



The plan above highlights that the site could accommodate around 5.6 ha of compensatory planting

Forestry Commission Scotland's *Scottish Government's Policy on Woodland Removal* (now Scottish Forestry) advises that where woodland is to be removed, based on the exceptions it identifies, compensatory planting will be required.

This should be provided at a scale at least equal to the area of woodland removed.

The areas where compensatory planting is possible on site are identified on the plan opposite. The combined area of potential compensatory planting is up to 5.6 ha. The compensatory planting effectively sets out the maximum area of woodland which could potentially be felled to accommodate further development.

This effectively sets a cap for the area of enabling development within the site without further compensatory planting off-site.

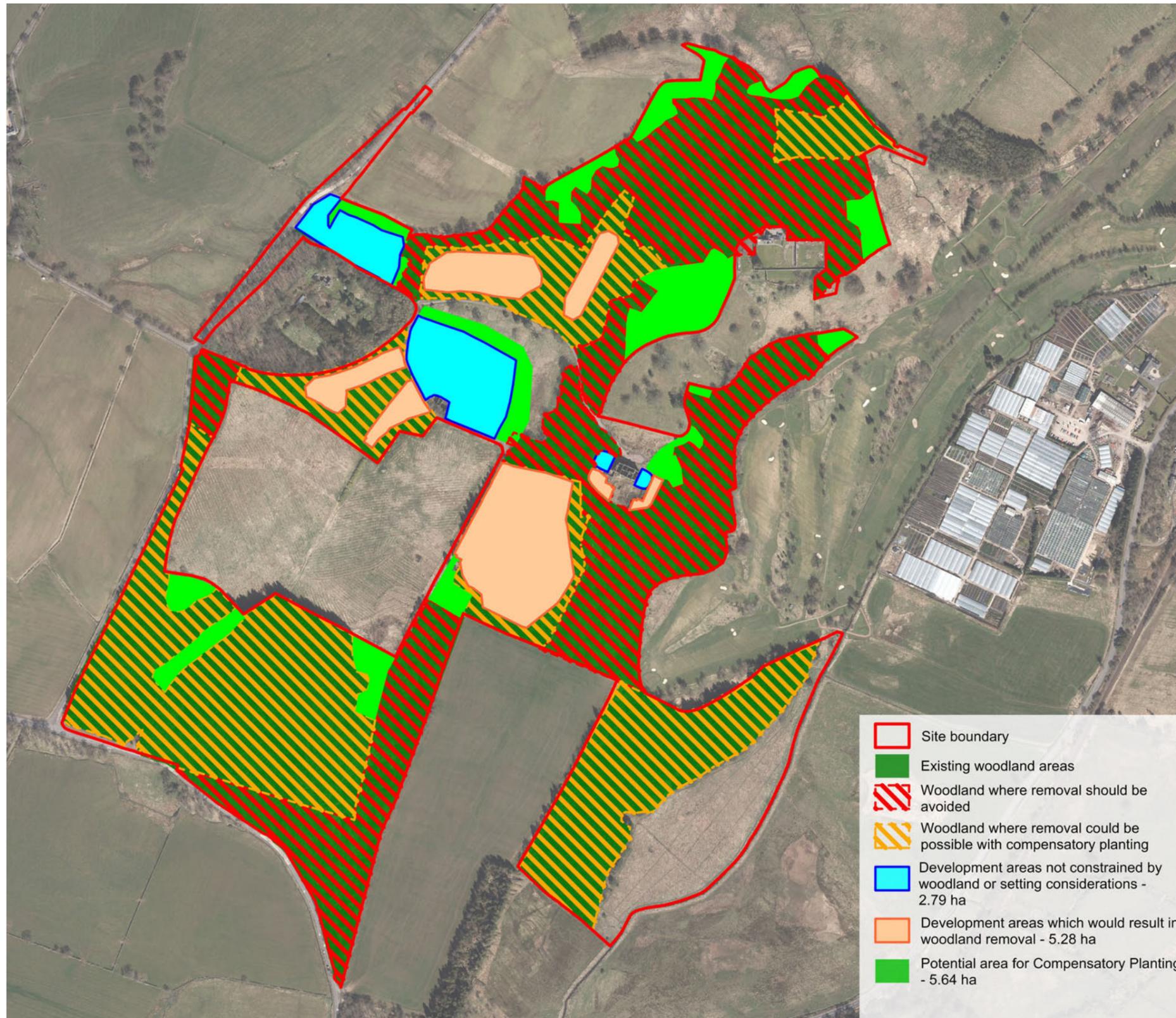
The plan opposite identifies woodland areas within the site where removal should be avoided due to biodiversity value or heritage setting function. It also identifies areas where less sensitive woodland could be felled if sufficient compensatory planting is provided.

Within designated woodland areas, removal is only possible if they are considered to be low in biodiversity value. These woodlands generally comprise non-native conifer plantation or young woodland of low biodiversity value. These woodlands also do not provide any heritage setting function to Caldwell House. Finally, there is no indication from the surveys carried out that these woodland areas have any significant value in terms of ancient woodland habitat or other ecological value.

The value of these woodlands will be confirmed through ongoing assessment and survey work. The findings of these assessments as well as the potential impacts of woodland removal, will be considered in the Environmental Impact Assessment.

These less sensitive woodland areas are the most suitable locations for any additional development, required to fund the conservation deficit. As such, these areas (amounting to 5.6 ha) will be prioritised over other woodland areas when considering a need for additional development to fund the conservation deficit.

12. Maintaining the woodland character of Caldwell village



The most appropriate woodland areas for development are highlighted above. These can be balanced with compensatory planting.

The development areas shown in the plan opposite represent the areas of the least sensitive woodland areas on site. Development of these areas may be necessary to fund the conservation deficit for Caldwell House, the Keeper's House and estate's heritage landscape.

In accord with Scottish Forestry's policy, there is a need to demonstrate what significant public benefit will be provided to justify development on woodland.

The significant public benefit in this case is the conservation of Caldwell House. This public benefit is rated at the international and national level.

The areas of least sensitive woodland extend to 5.3 ha. If enabling development results in the loss of 5.3 ha of woodland, an equivalent 5.3 ha of compensatory planting is required.

The proposed compensatory planting assessed within the site is shown on the plan opposite. It extends to an equivalent area of 5.6 ha for compensatory planting.

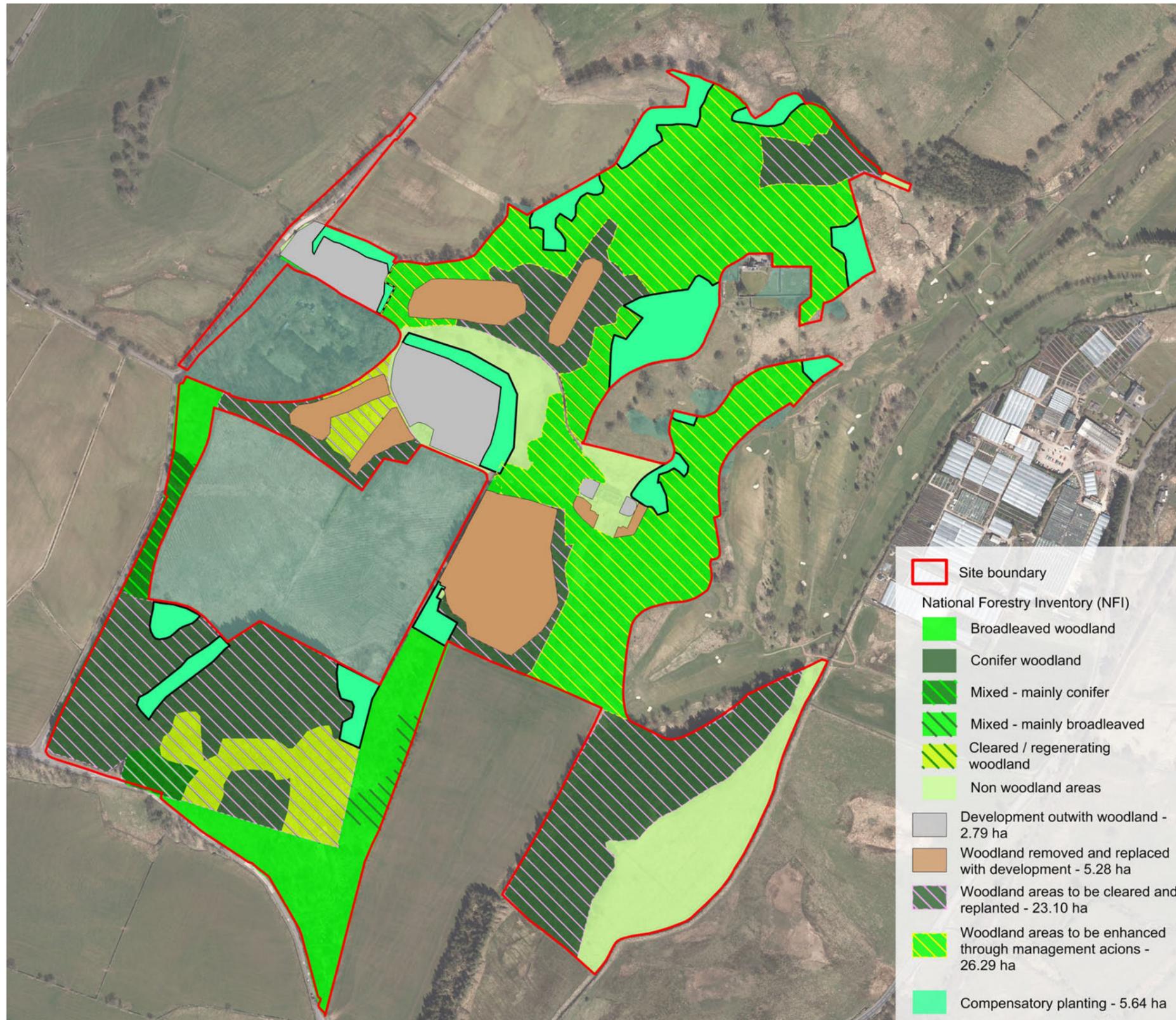
This marginally exceeds the area of woodland that could be lost through potential enabling development. This is a possible overall net gain in woodland on the site of 0.3 ha.

A sustainability benefit for the site is that the possible compensatory planting will be planted with a more suitable mix of native species rather than the non-native conifer woodland that is being removed.

This compensatory planting, combined with the woodland management strategy, will result in an overall improvement of the woodland on site.

This woodland management approach will ensure that the urban fabric of Caldwell village forever retains the woodland character of the estate.

13. Securing Caldwell's woodland character



The woodland management strategy will provide compensatory planting for areas of woodland lost to development and enhance existing areas of woodland

The main objectives for the woodland on site are to safeguard the historic setting of Caldwell House, improve accessibility for the public and enhance biodiversity.

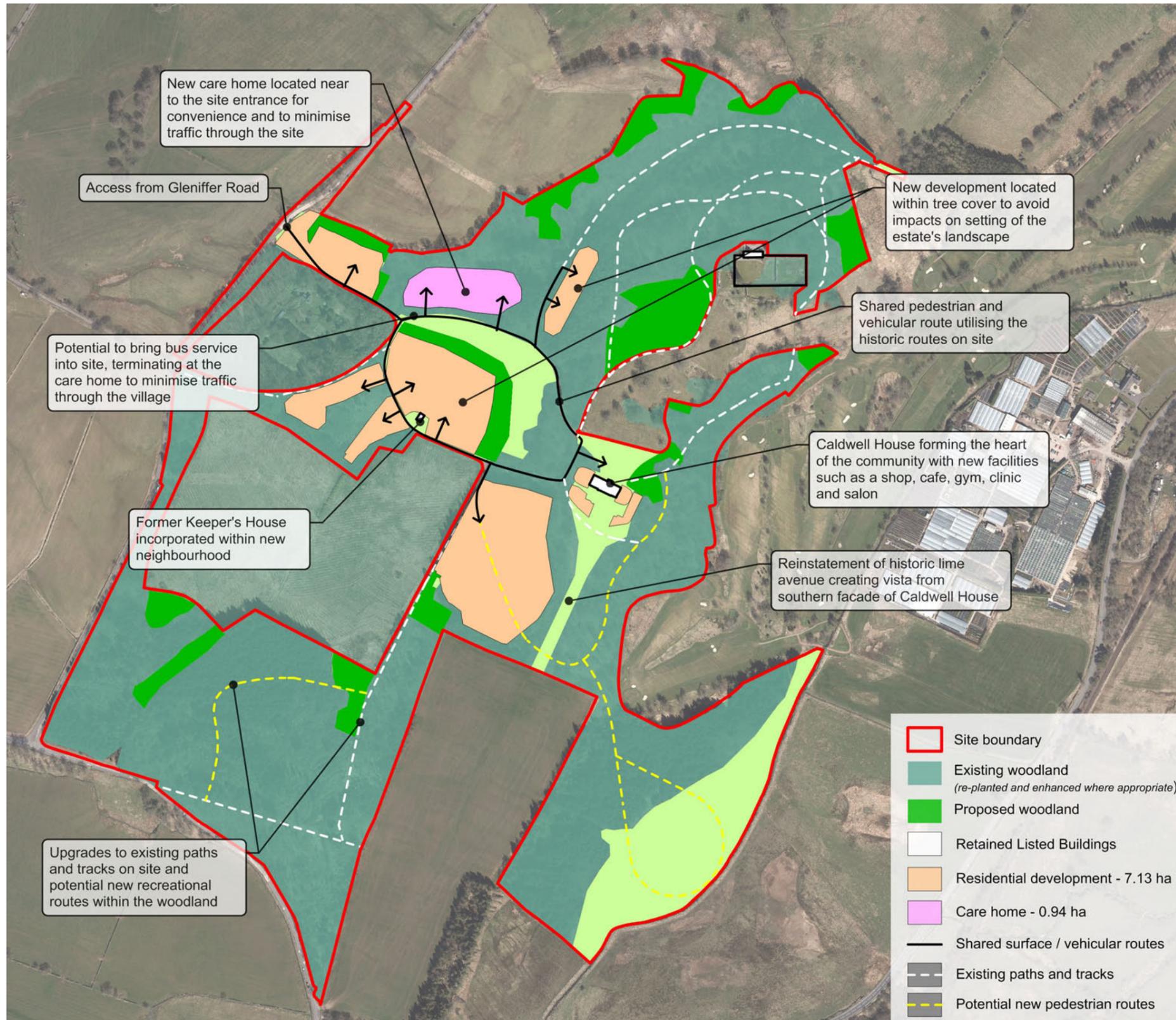
Meeting these objectives will also contribute to creating an attractive and welcoming environment for Caldwell village. This will add to the wellbeing and health of the residents in the village as one of the principles of Scottish Government policy.

There are four outcomes from the proposed woodland management strategy for Caldwell village:

1. Areas of woodland will be removed to provide potential enabling development areas within the site. These areas will be sited within parts of the woodland considered to have the least biodiversity value or heritage setting function and therefore most suitable for removal.
2. Compensatory planting will be provided at an area equalling at least the amount of woodland felled to provide potential enabling development areas. A mix of native species with understorey will be planted to enhance biodiversity on site.
3. Areas of remaining poorer quality woodland will be felled and replanted with a more suitable mix of species. This will largely be the areas of non-native conifer and windblown woodlands on site. These areas have low biodiversity and amenity value.
4. Areas of existing and proposed woodland will be enhanced through management actions. This will ensure the longevity, amenity and biodiversity of the woodlands and provide and maintain new or upgraded paths to improve public access.

This strategy will be worked up in greater detail in the Woodland Management Plan for the site. This will set out in detail the strategy for enhancing the woodland on-site, bringing it up to the UK Forestry Standard, as well as setting out the long-term management and maintenance proposals for the woodland.

14. Development concept



The development concept proposes a new retirement village nestled within an attractive woodland setting

The development concept for Caldwell village has to meet the specific requirements for a development of this unique nature. Whilst the site forms the majority of a once classic country house estate, there is a rural aspect to the location also. The development concept is presented on the plan opposite. This proposal is indicative. It will be refined and developed in greater detail through the masterplanning and EIA process.

It is important that Caldwell village is a sustainable proposal and the village concept is in a sustainable location. Any development must be limited to that required to fund the conservation deficit.

Access will be taken from Gleniffer Road and will be constructed in accord with the Council's technical requirements. The existing road and path network will be retained. This reflects the heritage value of this local road and path network.

A one-way system will be introduced with passing places. Some new paths may be required to accommodate DDA compliant paths. In addition, new pedestrian walkways will be created through the woodland. These will provide new recreational routes and improve access to the woodland.

The identified PDZs will be connected via this improved and existing road network. Walking and sustainable travel will also be encouraged throughout the site, with a network of accessible pathways, and the provision of communal/shared sustainable transport options. A new bus service will be provided to the site and this will also serve the nearby local communities.

It is expected that the provision of services will directly benefit existing neighbours on site. Nearby communities such as Uplawmoor will also benefit from access to the provision of community services within Caldwell House.

New development will be located within an attractive woodland setting. This ensures that new homes will be visually discreet and do not impact upon the setting of Caldwell House. New neighbourhoods will include open space and landscaping.

Communal facilities will be centred around the restored and refurbished Caldwell House.

It is envisaged that the proposals will be developed over a three year build programme. This will be phased to raise the funding to deliver the conservation works within that time.

15. The Next Steps



The Conservation Plan and the Masterplan Report will be used to help establish the conservation deficit for conserving Caldwell House, Keeper's House and the estate's heritage landscape.

This Masterplan Report has set out the required masterplanning process to adopt where enabling development is necessary.

The masterplanning approach also sets the framework for establishing the neighbourhood areas for Caldwell village. This is shown in the development concept.

The approach adopted is organic in nature as it respects the heritage and woodland assets on site. The form of Caldwell village is in harmony with its rural setting and safeguards the future of its heritage. Its heritage will also define the built character of Caldwell village.

The conservation deficit will set the extent of enabling development required. Once the conservation deficit and extent of enabling development is defined, proposals will be worked up in more detail within these 7 PDZs in accord with the development concept.

These proposals will be subject to an iterative design process. An Environmental Impact Assessment (EIA) will be carried out. The findings of the EIA will be used to inform the proposals. Mitigation measures will be embedded into the design process to ensure there are no significant adverse impacts.

Once all of these matters have been resolved, then Caldwell Developments Ltd. will submit its applications for Planning Permission and Listed Building Consent.



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