## Main Issues Report - Contents

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**Appendix 1:** Draft list of Supplementary Planning Guidance to be updated/produced

**Glossary**
The Role of the Local Development Plan

1.1 The Local Development Plan (LDP) is the Council's corporate document that guides all future development and use of land within Clackmannanshire. It contains written policies and identifies potential development sites. It is a statutory document which acts as a catalyst for change and improvement in the area and affects people, the environment and the economy. The Council's Planning Officers in Development Quality will refer to the LDP when determining applications for planning permission.

The Main Issues Report

1.2 This Main Issues Report (MIR) is prepared primarily to highlight key issues that are changing from the Adopted LDP (August 2015) which need to be considered through the LDP Review. New guidance and policies, and general changes in the area will require some Policies and Proposals to be altered, deleted or added to address new and emerging issues.

Approach to the LDP Review

It is proposed that the LDP Review, and therefore the Main Issues Report, should focus more on PRINCIPLES and less on DETAIL, ensuring that the relevant issues to be addressed are identified, but that the consideration of these details is done through the planning application process, including pre-application and supported by Core Policies within the LDP.

1.3 The MIR has been prepared in consultation with the key agencies, Scottish Water, Scottish Environment Protection Agency (SEPA), Scottish Natural Heritage (SNH), Historic Environment Scotland (HES) and The Scottish Government, Scottish Ministers, the Health and Safety Executive and adjoining planning authorities.

1.4 It is proposed to change the structure of the LDP to allow it to be streamlined. The proposed new structure is shown below.

1. Introduction
2. Vision and Objectives
3. Spatial Context and Spatial Strategy
4. Core Policies
   - Sustainable Development
   - Placemaking
   - Access and Movement
   - Developer Contributions
5. Communities
   - Housing Land Supply/Delivery
   - Community and Social Infrastructure
   - Development in the Countryside
6. Economy
   - City Deal
   - Business and Employment
   - Retail, Commercial and Town Centres
   - Tourism
   - Resources
7. Environment
   - Clackmannanshire Green Network
   - Habitat Networks and Biodiversity
The Council’s Local Outcomes Improvement Plan (2017-2027)
- The Clackmannanshire and Stirling City Deal (2018)
- The Corporate Plan (2017-2022)
- Community Plan
- Clackmannanshire and Stirling Strategic Plan 2016-2019 (Health and Social Care Partnership)
- Clackmannanshire Council’s Housing Contribution Statement 2016-2019 (Health and Social Care Integration Strategic Plan)
- Draft Clackmannanshire Housing Strategy 2018–2023
- Strategic Housing Investment Plan 2019–2024
- Housing Needs and Demand Assessment
- Other strategies and publications, including Strategies and Plans of the Council’s Partners e.g. Scottish Enterprise and Scottish Water.

1.8 Three Locality Priority areas have been identified through the LOIP:
- Improving outcomes for children and young people living in poverty
- Improving outcomes for women and girls living in Clackmannanshire
- Improving outcomes for people living in Alloa South and East

The LDP Review will consider how and where it can assist in delivering these Council priorities.

Issues to be considered

1.9 The main issues arising from Strategies, Policies and Plans updated since the LDP was adopted, and other issues
identified through the Monitoring Statement and in Figure 1.1.

Figure 1.1: Main Issues to be addressed through the MIR and LDP Review

Engagement

1.10 Consultation on the MIR will run until **Friday 6th March 2020**. During this time the Council will arrange a number of events to promote participation in the MIR process and Council Planning Officers will be available to meet with groups or individuals on request. Contact details for any MIR or LDP issues are:

Graeme Finlay (Principal Planner, Development Plans)  
Direct dial – 01259 452643  
E-mail – devplan@clacks.gov.uk

1.11 Those responding or making comment on the MIR are encouraged to use the standard form available here – [www.clacks.gov.uk/mir](http://www.clacks.gov.uk/mir) - although all representations will be considered.
2.1 The interaction of the different parts of the LDP Hierarchy is set out below.

Vision
↓
informs the
↓
Objectives
↓
shapes the
↓
Spatial Context/Strategy

Vision

2.2 The Adopted LDP contains a Vision and this needs to be compared with the Council’s LOIP (2017-2027) Vision.

**LDP Vision**

A community that has experienced a successful transition to a vibrant low-carbon economy, providing excellent educational, training and employment opportunities, job satisfaction, good quality homes for its population and a continually improving sense of well-being for its people in an area which delivers a high quality of life. Social and economic inequalities will have reduced dramatically and the environment and the services provided by nature will have been protected and enhanced for the benefit of current and future generations.

**LOIP Vision**

*Working together for a better quality of life and equal opportunity for all.*

2.3 In order to achieve the Vision, the LOIP includes four long term strategic outcomes which will drive the direction of strategic partnership working over the next 10 years:

- Clackmannanshire will be attractive to businesses and people and ensure fair opportunities for all.
- Our families; children and young people will have the best possible start in life.
- Women and girls will be confident and aspirational, and achieve their full potential.
- Our communities will be resilient and empowered so that they can thrive and flourish.

2.4 Where land use planning can contribute to these strategic outcomes, the LDP can develop specific policies and proposals, particularly in terms of placemaking and the physical environment.

**ISSUE 1 – LDP Vision - Preferred Option**

Retain the current LDP Vision in the Review on the basis that it remains relevant and compliments the LOIP Vision.

**ISSUE 1 – LDP Vision - Alternative Option**

Make changes to the LDP Vision. Relevant changes should be identified with justification.
Objectives

2.5 The LDP Objectives provide the link between the Vision and the Spatial Strategy, providing the framework for the key issues addressed by the Spatial Strategy. The LDP’s policies and proposals were assessed to ensure that they each made a meaningful contribution to the realisation of the LDP’s Objectives.

2.6 The LDP serves both the corporate policy of the Council and the Council as a key partner in the Clackmannanshire Alliance to help deliver the Local Outcomes Improvement Plan (LOIP) aims and objectives to 2027. The LDP’s 8 Objectives contribute to the LOIP’s three Strategic Outcomes through promoting improvements to the environment, both rural and urban, and increasing opportunities.

<table>
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<th>LDP Objectives/LOIP Strategic Outcomes</th>
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<td>2. Sustainable Economic Growth</td>
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<td>3. Environmental Sustainability</td>
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<td>4. Meeting the Need for New Homes</td>
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<td>5. Community Regeneration and Improving Health and</td>
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Wellbeing
6. Natural Environment
7. Built Environment
8. Sustainable Transport and Accessibility

ISSUE 2 – LDP Objectives - Preferred Option
Reduce and simplify the number of LDP Objectives to make them more focussed:
1. A Clear Framework for Positive Change
2. Sustainable Growth [to incorporate Sustainable Economic Growth, Environmental Sustainability, Meeting the Need for New Homes and Sustainable Transport and Accessibility]
3. Community Regeneration and Improving Health and Wellbeing
4. Protecting and Enhancing the Natural and Historic Environments

ISSUE 2 – LDP Objectives - Alternative Option A
Retain the LDP Objectives as they compliment the Strategic Outcomes of the LOIP?

ISSUE 2 – LDP Objectives - Alternative Option B
Review the LDP Objectives to incorporate the LOIP outcomes, although these are not all directly related to land use planning.
2.7 The only LOIP Outcome directly related to a geographical area is Priority 3 – “Improving outcomes for people living in Alloa South and East”. Alloa South and East is one of the 4 areas in Clackmannanshire identified as having significant concentrations of deprivation, according to the Scottish Index of Multiple Deprivation (SIMD). The SIMD measures relative poverty in small areas known as ‘data zones’ and has been published every few years since 2004. Clackmannanshire has proportionately more deprived data zones than the Scottish average and its share of deprived data zones is the 8th highest of the 32 local authorities in Scotland. The places with the most significant areas of concentrations of deprivation in Clackmannanshire are:

- Alloa South and East
- Tullibody North and Glenochil
- Tullibody South
- Fishcross, Devon Village and Coalsnaughton

2.8 The 3 other areas in Clackmannanshire which feature in the SIMD have seen some improvement over recent years, however Alloa South and East has worsened despite previous efforts and investment in the area.

<table>
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<tr>
<th>ISSUE 3 – Identification of SIMD Areas - Preferred Option</th>
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<td>The LDP has not previously identified the areas which feature in the SIMD, although Planning has played an active role in regeneration projects such as the Bowmar Masterplanning exercise. It is not proposed to add to the length of the LDP by including specific reference or Policy relating to the SIMD areas, however Planning will support relevant regeneration projects in these areas as required and appropriate.</td>
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<td>Identify the areas which feature in the SIMD and formulate policies which would encourage regeneration and investment in these areas. A number of ways to achieve this could be investigated such as reducing or removing developer contribution requirements. Such interventions may not be sufficient to stimulate regeneration on their own however and it is considered that Planning could assist any regeneration proposals through more general current and future policies.</td>
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Spatial Context

3.1 Scotland’s 3rd National Planning Framework (NPF3) makes little specific reference to Clackmannanshire other than highlighting links with Stirling, potential growth pressures associated with its accessible rural nature and links to the Central Scotland Green Network and environmental considerations in relation to the River Forth.

3.2 In terms of neighbouring areas, Clackmannanshire’s strongest links are with Stirling and, to a lesser degree Falkirk, Fife and Perth and Kinross. There is also evidence of a significant degree of commuting to Edinburgh and Glasgow.

Spatial Strategy

3.3 There are currently 3 'Sub-areas' identified within Clackmannanshire in the Adopted LDP, Forth, East Ochils and West Ochils. These are the same as the Council's Housing Market Areas.

**Figure 3.1: LDP Sub-areas**

**ISSUE 4 – LDP Sub Areas - Preferred Option**
Remove sub-areas from the LDP as they do not add anything to the Vision or Spatial Strategy. Concentrate on Clackmannanshire as a whole.

**ISSUE 4 – LDP Sub Areas - Alternative Option**
Continue with the current sub-areas for the purposes of spatial planning as they align with the Council’s housing market areas.
4.1 It is proposed to introduce ‘Core Policies’ which all development proposals will be assessed against. This will remove duplication between policies.

4.2 There are 4 Core Policies proposed: Sustainable Development; Placemaking; Access and Movement and Developer Contributions, with details of each policy and the reasoning behind them given below.

**Sustainable Development**

4.3 There is a general duty on public bodies to put sustainability at the heart of all policies and proposals. Outcome 1 of SPP “A successful, sustainable place”, identifies support for the “creation of well-designed, sustainable places...”. The LDP will contribute to this by developing policies, standards and guidelines which will positively promote sustainable solutions for the benefit of all. The LDP is guided by the Council’s Sustainability and Climate Change Strategy (SCCS) and Clackmannanshire Biodiversity Action Plan (CBAP) and their Action Plans, which are regularly reviewed and updated.

4.4 It is therefore proposed to introduce a ‘Sustainable Development’ core policy.

**ISSUE 5 – Sustainable Development - Preferred Option**

Include a single ‘Core Policy’ on ‘Sustainable Development’ covering:
- Sustainable design and construction
- Energy and water conservation
- Siting and orientation
- Sustainable transport
- Integration of sustainable development and transport planning
- Recycling
- Protection and enhancement of green networks
- Flood risk and sustainable drainage
- Water, air and soil quality
- Brownfield and Contaminated Land
- Domestic Developments

**ISSUE 5 – Sustainable Development - Alternative Option A**

Include the topics above in a suite of new policies in a new ‘Sustainability and Design’ section of the LDP with separate policies for each.

**ISSUE 5 – Sustainable Development - Alternative Option B**

Include the new policies identified in Option A in another chapter of the LDP, most logically ‘The Historic Environment’.

**Contaminated Land**

4.5 LDP Policy encourages the restoration of brownfield and contaminated sites, subject to a number of criteria, including that the Council is satisfied that the restoration can be carried out safely and to a satisfactory level.
ISSUE 6 – Contaminated Land - Preferred Option

‘Brownfield and Contaminated Land’ considerations will include provision for relaxing restrictive planning policies protecting designated areas, e.g. Green Belt, in limited instances where it is considered there would be a significant net benefit by allowing the remediation of brownfield or contaminated sites within such areas.

ISSUE 6 – Contaminated Land - Alternative Option

No exceptions to the Policies protecting designated areas will be allowed to facilitate the remediation of brownfield or contaminated sites.

ISSUE 7 – Unstable Land - Preferred Option

Reference to “unstable land” in Policy EA25 will be removed in the LDP Review. “Unstable land” mostly relates to land affected by past mine workings, however planning applications in Coal Mining High Risk Areas require the submission of a Coal Mining Risk Assessment in any case, therefore it is not considered necessary to repeat this in Policy.

ISSUE 7 – Unstable Land - Alternative Option

Retain reference to “unstable land” in the ‘Contaminated Land’ Policy but include text in the supporting paragraphs to clarify what is meant by “unstable land”.

Placemaking

4.6 SPP Policy Principles include “…supporting good design and the six qualities of successful places…”, and “…avoiding over-development, protecting the amenity of new and existing development…”. The importance of design in creating a quality sense of place will not only result in a higher quality environment, but can also contribute to sustaining population and economic growth.

4.7 Developments should be scaled appropriately to create quality places where people feel safe and happy, which should result in a stronger feeling of place, and good quality neighbourhoods, encouraging more local civic pride. The impact of how new development relates to and interacts with existing neighbourhoods is also important.

4.8 It is proposed to introduce a ‘Placemaking’ core policy.

ISSUE 8 – Placemaking - Preferred Option

Include a new single ‘Core Policy’ on ‘Placemaking’ covering:
- Setting
- Layout and density
- Community safety, amenity and economic vitality
- Design and materials
- Integration with existing streets, neighbourhoods, active travel routes, sustainable transport modes and green networks
- Incorporating flood risk and drainage infrastructure
- Noise and light pollution
Access and Movement

4.9 Consideration of transport and access issues is focussed on sustainable means of travel such as walking, cycling and public transport. Design should be around the pedestrian rather than the car, to integrate with sustainable transport far more closely and, where possible, to address the legacy of previous developments by integrating new solutions within older areas. The LDP must focus on land use issues which it can address such as the location of developments and the connectivity between them.

4.10 It is proposed to introduce an ‘Access and Movement’ core policy.

Developer Contributions

4.11 There may be impacts from development in terms of the capacity of the local infrastructure to accommodate it, which will require investment to resolve. Solutions to these capacity issues may be able to be met through physical improvements, however there is a cost associated with this, which would not have been required had the development not been taking place. It is therefore reasonable to expect that those who profit from the development, the landowner
and the developer, contribute to this. These are known as ‘Developer Contributions’.

4.12 The LDP will try to identify whether developer contributions may be required and for what purpose in the development guidelines for each site. Changing circumstances may result in changing requirements over the period of the Plan, therefore advice on developer contributions may also change from that included in the development guidelines. There is also Supplementary Guidance on 'Developer Contributions' (SG1).

4.13 It is proposed to introduce a ‘Developer Contributions’ core policy.

**ISSUE 10 – Developer Contributions - Preferred Option**
Include a new single ‘Core Policy’ on ‘Developer Contributions’ covering:
- Circumstances where contributions may be expected
- Assessment of contributions proposed
- Exceptions
- Delivery

**ISSUE 10 – Developer Contributions - Alternative Option**
Include the ‘Developer Contributions’ policy in another chapter of the LDP, most logically ‘Communities’.
Housing Land Supply/Delivery

5.1 If the ‘Core Policies’ in Chapter 4 are pursued, this will enable the current housing policies to be streamlined into one ‘Housing Land Supply/Delivery’ Policy.

ISSUE 11 – Housing Land Supply/Delivery Policy - Preferred Option
Replace the 8 LDP Housing Policies with a single policy on ‘Housing Land Supply/Delivery’ covering:
- Housing Land Target/Effective Housing Supply
- House Type, Size and Tenure
- Affordable Housing
- Particular Needs Housing and Accommodation

ISSUE 11 – Housing Land Supply/Delivery Policy - Alternative Option
Include the topics identified above in a suite of new policies in the Communities Chapter of the LDP.

Housing Land Target

5.2 In order to assist in effectively planning for the land use needs of the population of Clackmannanshire, the Council has assessed the population projections produced by National Records of Scotland (NRS). This will help to inform not only the estimated level of housing required, but also other facilities and infrastructure which may need to be provided or improved in order to meet the needs of any increase in population. The LDP Monitoring Statement provides the evidence base for the LDP Review and contains demographic, economic and other data.

5.3 The population of Clackmannanshire has remained fairly steady over the past decade. Whilst the population of Scotland is projected to increase by 5.23% between 2017 and 2036, for the same period the population in Clackmannanshire is projected to fall by around -1.8%.

5.4 One of the reasons for the slowing rate of population growth could be the considerable drop in new build house completions in Clackmannanshire. Between 2008 and 2017, only 1111 (111 per annum) new houses were built.

5.5 The planning system should facilitate raising the rate of new house building by identifying a generous supply of land, maintaining at least a 5-year supply of effective housing land at all times. Allocated sites will be reviewed to ensure they remain effective.

5.6 The population of all age groups except those aged 65+ is set to fall between now and 2036 which will create particular challenges. The number of people of pensionable age is expected to rise by 24.1% by 2036 from 2016 levels, the comparable rise for Scotland is 20.4%. While these percentages may seem fairly close, when the percentage of people of working age in Clackmannanshire is set to drop by -8.7% from 2016 to 2036, compared to a 1.6% rise for Scotland as a whole, the gap widens significantly. Housing provision can play a part in influencing this demographic projection by ensuring there are enough homes to attract working age people to Clackmannanshire.
5.7 Clackmannanshire’s Housing Needs and Demand Assessment (HNDA) establishes a picture of housing need and demand and informs Council policy in relation to future housing provision and stock management. Taking into account the outputs of the HNDA, the LDP must seek to ensure that land is allocated to provide enough houses in the right place and of the right type, at the right price and tenure to address Clackmannanshire’s housing needs.

5.8 While the population is projected to begin to decline after 2021, the number of households is projected to continue to rise up to around 2029 due to reducing household sizes, before beginning to decline.

ISSUE 12 – Housing Land Target - Preferred Option
Plan to aspire to the household growth level projected nationally. This would translate into an increase of 3250 households up to 2036. There are still sufficient allocated sites in the Adopted LDP which have not been developed to meet this figure, therefore this option would not require the allocation of any further housing land.

ISSUE 12 – Housing Land Target - Alternative Option A
Plan to accommodate the lower projected growth for Clackmannanshire. As growth has been slower than previously forecast, and the Adopted LDP included a generous supply of housing land, this option would not require the allocation of any further housing land.

ISSUE 12 – Housing Land Target - Alternative Option B
Plan for a continuation of lower than forecast population and household growth. As previous projections proved to be optimistic, that trend may continue and housing provision should assume lower than projected levels of population growth. However, the number of housing completions are recovering, up from only 20 in 2011-12 to 136 in 2015-16, pointing to a gradual recovery. Even if the current projections are proved to be optimistic, there would still be no need to allocate any further housing land.

House Type, Mix and Tenure

5.9 The LDP Strategic Objective 4 ‘Meeting the Need for New Homes’ aims “To meet Clackmannanshire’s housing needs based on the evidence provided by the Clackmannanshire Housing Need and Demand Assessment by:
- allocating a range of appropriate sites and dwelling types;
- promoting a range of tenures;
- making provision for affordable, particular needs and social housing;...”.

5.10 Policy SC2 ‘Affordable Housing’ states that housing proposals for “20 or more homes, or for 1 hectare or more of land, will be expected to include a range and choice of house types, tenures and sizes, including affordable housing.”. While choice of house type and size is therefore mentioned in LDP Policy it is considered that it is currently ‘lost’ in the Affordable Housing Policy SC2.

5.11 Site capacities are indicated in the Schedule of Sites which has helped to give an indication of the contribution which the
sites make towards the housing land requirement. In the interests of sustainability, and depending on local circumstances, and the quality of the design and layout, it may be appropriate to allow increased densities on some sites. This would enable the housing land requirement to be met while reducing the pressure on greenfield sites.

5.12 The Council currently work with developers to try to ensure a mix of house sizes and types within developments, however there may be scope to further highlight this by incorporating some of the elements of Strategic Objective 4 into Policy within the LDP. There may be a mismatch between a developer’s perceived ‘market’ and the Councils understanding of what the requirements in a particular area are.

**ISSUE 13 – House Type/Mix - Preferred Option**

In order to ensure a range of dwelling types, it is considered that the LDP Review should be more pro-active in considering the size and type of houses expected to be provided on each site, as well as the number. This could be done by introducing a new policy requiring discussion between the developer and the Council’s Planning and Housing Services on the house mix and type of a site before a planning application is submitted. This could also include the landowner.

The new policy would stress the importance of achieving a suitable mix of house types and sizes and ensuring that this takes place early in the planning process in order that it can inform site layout and design, rather than ‘tweaking’ plans later in the process to accommodate any changes to house type/size.

**ISSUE 13 – House Type/Mix - Alternative Option A**

Policy SC1 ‘Maintaining a Housing Land Supply’ could be amended to include reference to consideration of house mix and type in all developments at the planning application stage.

**ISSUE 13 – House Type/Mix - Alternative Option B**

Include an indicative split of the type and size of house expected on every allocated site in the LDP Review. In many cases this would need to be indicative until further research, investigation and discussion with Housing Services can confirm the preferred size/type split, which could then be used as the basis for negotiating the site composition with the developer.

**ISSUE 13 – House Type/Mix - Alternative Option C**

A hybrid of the above options, with strengthened reference to house type and mix in policy, accompanied by more detailed, but indicative, information for each housing site.

**Affordable Housing**

5.13 In Clackmannanshire, 57.24% of households are privately owned, 29.4% social rented and 12.73% private rented. High house prices and difficult market conditions have made entering the housing market difficult for young people, particularly families and this can have knock-on economic and social implications for the area. The Council will seek to
achieve a range of tenures and types of property to reflect identified need.

5.14 Where it is considered that the planning system has a role to play in the provision of affordable housing, the LDP shall be clear on its scale and distribution. Supplementary Guidance (SG) has been adopted to help clarify the approach to the delivery of affordable homes in Clackmannanshire.

5.15 The Councils Planning and Housing Services work closely together, and with Housing Associations and private developers to facilitate the delivery of affordable housing. National guidance indicates that a target of 25% affordable units for sites within areas of high need, might be reasonable. Policy SC2 ‘Affordable Homes’ identifies that sites of 20 units or more should include affordable housing where a local need has been identified. Bearing in mind the high level of need, it may be reasonable to consider that smaller sites might be required to provide towards affordable homes.

5.16 Whilst the Council and Registered Social Landlords have been the main providers of affordable housing, developers are expected to assist and contribute towards affordable and particular needs housing. Planning policy approaches to affordable housing, however, must be realistic and take into account development viability, availability of funding, and whether it is reasonable requirement bearing in mind costs for infrastructure obligations.

5.17 Where the HNDA and CHS indicate a shortage of affordable housing it will be addressed in the LDP as part of the land allocations. The LDP Schedule of Sites indicate where affordable homes will be required.

**ISSUE 14 – Affordable Housing Provision - Preferred Option**

Policy SC2 identifies that development sites should include up to 25% affordable housing where a local need has been identified, in accordance with the SPP which states that “no more” than 25% should be affordable. It is proposed to retain this 25% upper limit in the LDP Review.

**ISSUE 14 – Affordable Housing Provision - Alternative Option**

A figure lower than 25% could be proposed as the maximum affordable housing contribution. While this may encourage more housebuilding in Clackmannanshire it would not help to address the issue of a shortage of affordable housing.

**ISSUE 15 – Affordable Housing Threshold - Preferred Option**

Policy SC2 identifies that development sites of 20 units/1 hectare or more should include affordable housing where a local need has been identified. The 20 unit/1 hectare figure is set by the LDP. Developers of smaller sites, where on-site delivery may not be practical are still expected to provide a commuted sum for the purposes of affordable homes provision equivalent to up to 25% of the number of units proposed.

It is proposed to amend Policy SC2 to remove the 20 units/1
hectare threshold, allowing consideration of on-site, or commuted sums for all developments.

**ISSUE 15 – Affordable Housing Threshold - Alternative Option**
Retain Policy SC2 as it is with the 20 units/1 hectare threshold and smaller sites expected to provide a commuted sum.

**Particular Needs Housing and Accommodation**

5.18 Certain groups have special or particular housing needs, including the elderly and the disabled. It is therefore important that new developments consider the needs of these groups in relation to flexibility, accessibility and circulation in the design of buildings and site layouts.

5.19 The Stirling and Clackmannanshire Health and Social Care Partnership (HSCP) are consultees on the MIR and LDP. Where the LDP can support the strategies of the HSCP, this will be incorporated into the LDP Review.

5.20 There is an increased focus on supporting people at home and in the community and expanding the involvement of community groups and voluntary organisations in the planning and provision of care and support. Incorporation of the appropriate digital infrastructure in new buildings will ensure they can support care at home where remote monitoring plays a part.

5.21 While houses can be adapted to allow people with particular needs to remain in their homes, some older people would like the option to downsize to a smaller home which is easier to manage and less expensive to heat and maintain.

**ISSUE 16 – Particular Needs Housing and Accommodation - Preferred Option**
Provision should be made for a mix of house types (including flatted accommodation, small bungalows and small homes) to address the needs of groups with particular housing needs. This could be included as part of the considerations of house type and mix addressed in Issue 13.

**ISSUE 16 – Particular Needs Housing and Accommodation - Alternative Option**
Without intervention new build developments are likely to consist of mainly larger ‘family’ homes. While this would serve the purpose of encouraging in-migration by younger people and families, it would not address forecast reduction in household sizes or the requirements of those with particular needs.

5.22 As part of the Stirling and Clackmannanshire City Deal, proposals for an ‘Intergenerational Living Innovation Hub’ and potential pilot project in Clackmannanshire are being explored in association with the University of Stirling and the HSCP.

**Community and Social Infrastructure**

5.23 If the ‘Core Policies’ in Chapter 4 are pursued, this will enable the current social infrastructure policies to be
streamlined into one ‘Community and Social Infrastructure’ Policy.

<table>
<thead>
<tr>
<th>ISSUE 17 – Community and Social Infrastructure Policy</th>
<th>Preferred Option</th>
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<tbody>
<tr>
<td>Include in the LDP Review a single policy on ‘Community and Social infrastructure’ covering:</td>
<td></td>
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<tr>
<td>▪ Education</td>
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<tr>
<td>▪ Cultural and Community Facilities</td>
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<tr>
<td>▪ Recreation and Leisure Facilities/Public Art</td>
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<thead>
<tr>
<th>ISSUE 17 – Community and Social Infrastructure Policy</th>
<th>Alternative Option</th>
</tr>
</thead>
<tbody>
<tr>
<td>Include the topics identified above in a suite of new policies in the Communities Chapter of the LDP.</td>
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</table>

5.24 Sufficient social infrastructure is required if a growth strategy is to be sustainable in the longer term. If population growth is to be realised, there must be appropriate opportunities for access to leisure, recreation and community facilities. This means ensuring that the right facilities are in the right locations and that they have adequate capacity to meet demand. Where a deficiency in provision or capacity is identified, efforts should be made to address this.

**Education**

5.25 The Council seeks to improve the academic attainment of pupils within Clackmannanshire, as well as encouraging the take up of further education opportunities for a wider range of the population. While the role of Planning in this may be limited, there are a few areas where the Planning and Education Services work together to assist in the delivery of this agenda.

5.26 The Council are preparing a ‘Learning Estate Strategy’ (LES) which will both inform, and be supported by, the LDP. The LES will identify pressures on the school estate in terms of both quantity and quality of provision. The requirement to accommodate children from an earlier age, and for longer hours, has led to some capacity issues, and the age and condition of some of the school buildings in Clackmannanshire may become an issue.

5.27 Two of the key projects which will be considered through the LES are education provision in Alloa South and Sauchie. Proposals for Alloa South could involve the provision of a community campus on land which is currently safeguarded open space and may need to be re-provided or improved.

5.28 Education provision in Sauchie is more complex, with constraints affecting the expansion of existing schools and the solution to this may involve the development of one or more new school campuses. Progress on this through the LES will be reflected throughout the LDP Review stages. It could provide capacity for currently identified housing sites, and potentially opportunities for future longer term development areas to be identified.

5.29 Any strategy which seeks to increase the population in Clackmannanshire over the coming years will have implications on school rolls. Where school capacity is identified as a potential issue, the LDP should identify this. Solutions to school capacity issues may already be part of a
Council programme, or developer contributions may be required to enable any possible expansion or reconfiguring of a school, to accommodate any additional pupil numbers. Where developer contributions are expected this will be identified in the LDP, however these may change if there are any changes to the LES.

**ISSUE 18 – Developer Contributions for Education - Preferred Option**

The LDP will continue to identify in the Development Requirements for housing sites whether or not an education contribution will be required. As the education estate becomes more flexible and includes more pre-5 accommodation in primary schools and community use of schools, the LDP will no longer identify developer contributions for primary and/or secondary provision, but rather for general education requirements. Detailed issues will be considered at the time of a pre-inquiry or planning application, as circumstances may change over the period of the Plan.

**ISSUE 18 – Developer Contributions for Education - Alternative Option**

The LDP could try to quantify specific education developer contributions expected from new developments. This may however evolve dependent on a number of factors, i.e. progress implementing the Learning Estate Strategy, contributions from other developments, particularly any unforeseen windfall developments, unforeseen changes in demographics, etc. It is therefore considered that such detailed considerations should be addressed closer to the time an application would be made, in order to take into account all of the relevant up to date information. Further detail is provided in the Developer Contributions SG.

**Cultural and Community Facilities**

5.30 The availability and standards of community facilities such as libraries, local meeting halls, health centres and other community spaces can all influence people’s perception of the area they live in, and their sense of well being. Strategically, the Council wishes to focus on operating from fewer, higher quality community facilities, whilst encouraging and supporting local communities to take more responsibility in the operational running of local halls and centres through mechanisms including Community Asset Transfer.

5.31 Areas experiencing declining populations may also experience a related decline in the levels and standards of community facilities, as demand drops. Targeted population growth could help to slow, stop or even reverse this, although some community facilities will see a ‘natural’ reduction in use as society changes, e.g. library usage. Such facilities may need to adapt to cater for new and different service users.

5.32 In consultation with other Council Services, the public, voluntary groups and community partners, the LDP will support improvements to the provision and condition of community facilities where agreed.

5.33 It has been suggested that the LDP does not currently adequately address arts and culture facilities, and that the
Review should include a “Cultural and Community Facilities Policy”.

**ISSUE 19 – Policy reference to ‘Cultural and Community Facilities’ - Preferred Option**

The text below should be included as part of the ‘Community and Social Infrastructure’ Policy:

**Cultural and Community Facilities**

1. Development of new cultural and community facilities will be supported and should enhance the well-being of the local community, and the vitality and viability of centres.
2. Major developments are required to incorporate, where practicable, opportunities for cultural activity to widen public access to art and culture, including through the interpretation of the heritage of the site and area.
3. The loss or change of use of existing cultural and community facilities will be resisted unless:
   a. replacement facilities are provided on site or within the vicinity which meet the need of the local population, or necessary services can be delivered from other facilities without leading to, or increasing, any shortfall in provision; or
   b. the Council is satisfied that there is no longer a community need for the facility or demand for another community use on site.
4. The temporary and meanwhile use of vacant buildings and sites by creative, cultural and community organisations will also be supported, particularly where they help activate and revitalise town centre locations and the public realm.

**ISSUE 19 – Policy reference to ‘Cultural and Community Facilities’ - Alternative Option A**

The current “Education, Community Facilities and Open Space” Policy (SC10), is amended to include reference to “Cultural and Community Facilities”.

**ISSUE 19 – Policy reference to ‘Cultural and Community Facilities’ - Alternative Option B**

There is no need for reference in policy to “Cultural and Community Facilities”.

**Recreation and Leisure Facilities**

5.34 Safe, attractive and accessible areas for recreation, the provision of leisure facilities and the promotion of healthy lifestyle options e.g. active travel, can help to improve the quality of life, health and wellbeing of the residents of Clackmannanshire. Leisure facilities can be public or private and include parks, playing fields, amenity open spaces, footpaths and access routes, sports centres, swimming pools, halls and school grounds and facilities.

5.35 The Council have published an Open Space Strategy (2014) and consulted on a Sport and Active Living Framework (2018-2028) between May and July 2018. Relevant outputs will be reflected in, and supported by, the LDP Review.

5.36 New housing developments may place additional demand on existing recreation and leisure facilities. Developer contributions could be required to address these provided they can be justified and are identified at an early stage. This requirement would be likely to be in addition to any open
space requirements necessary as part of the development, but off-site provision in lieu of on-site provision could be considered if this represents a better solution. There may also be areas where rationalisation of the numbers of facilities would result in fewer, but better quality, better maintained and better run facilities.

5.37 Even where there is an adequate provision of leisure and recreation facilities, increased use may have impacts on their maintenance and upkeep.

ISSUE 20 – Safeguarding Open Spaces - Preferred Option
The LDP will continue to identify ‘Safeguarded open space’ and apply the relevant policies to proposals which may affect these areas.

Areas of open space owned by the Council will be reviewed and their designation reassessed taking account of the current priorities for investment and maintenance.

ISSUE 20 – Safeguarding Open Spaces - Alternative Option
The LDP could identify a hierarchy of open space/leisure facilities, in consultation with other Council Services and use this as a basis for funding/maintenance/Community Asset Transfer considerations.

Core Paths
5.38 The Council’s Core Paths Plan provides a framework for leisure and walking routes across Clackmannanshire. It is currently identified on the Green Network map of the LDP. This helps to identify areas where leisure, recreation and open space provision can be linked with the Clackmannanshire Green Network and therefore the wider Central Scotland Green Network (CSGN).

5.39 Development sites should be well served by the core paths network to ensure sustainable, healthy travel choices are available for short, local journeys. Where better linkages could be made from development sites to the network, or gaps in the network could be joined up, this will be encouraged, and where development would significantly increase the usage of parts of the network, developer contributions may be sought to upgrade those parts to a higher, more suitable standard.

ISSUE 21 – Identification of Core Paths - Preferred Option
Core Paths are currently identified on the LDP ‘Green Network’ map and it is proposed to continue this in the LDP Review.

Selected strategic Core Paths will also be identified on the settlement plans accompanying the LDP Review, which will help to highlight both links to LDP sites and any gaps in the network.

ISSUE 21 – Identification of Core Paths - Alternative Option
The Core Paths should only be identified on the LDP ‘Green Network’ map to avoid too many layers on the settlement
Public Art

5.40 Public art can give identity to a place and can engender a sense of pride, belonging and association with a particular area. Over the past few years a number of major pieces of public art have been installed at key roundabouts and town centre locations throughout Clackmannanshire. Developer contributions can be required to provide public art as part of a development or to contribute to future public art provision in the immediate area.

ISSUE 22 – Developer Contributions for Public Art - Preferred Option

Core Policy CP4, ‘Developer Contributions’ will include Public Art as an area where Developer Contributions may be sought.

ISSUE 22 – Developer Contributions for Public Art - Alternative Option

Sites for Developer Contribution funded public art will be identified in the LDP Review with specific development sites identified as contributing to specific public art projects. Contributions from windfall sites would be directed to the nearest appropriate project.

Sites for developer contribution funded public art projects would not necessarily need to be within the development site itself, but should be in close proximity.

It would be helpful if this were contained within a general public arts strategy prepared by the Council.

Allotment Gardens and Community Growing

5.41 The Scottish Government’s Draft ‘Food Growing Strategy’ expects Open Space Audits to identify existing growing space, and existing and anticipated demand. This can then be used to inform LDP Policy and potentially site allocations for allotments and community growing. SPP states that existing and potential allotment sites should be safeguarded in the development plan.

ISSUE 23 – Allotment Gardens and Community Growing - Preferred Option

The LDP Review will continue to support allotment gardens and community growing proposals through the ‘Community and Social Infrastructure’ Policy.

ISSUE 23 – Allotment Gardens and Community Growing - Alternative Option

Where a clear demand for allotment gardens is identified, the LDP will seek to identify and safeguard sites for such uses, as well as including support for allotment gardens and community growing proposals through the ‘Community and Social Infrastructure’ Policy.

ISSUE 24 – Re-use of Community Growing Areas - Preferred Option

The LDP contains a Policy for after use of allotments should they cease to be used for community growing. It is
considered that this Policy is no longer necessary and that proposals for the re-use of such areas can be considered under other LDP Policies, particularly if the ‘Core Policies’ route is followed.

**ISSUE 24 – Re-use of Community Growing Areas - Alternative Option**

Retain a reference within the ‘Community and Social infrastructure’ Policy similar to the current LDP Policy EA15 ‘Classification of land that has been used for Community Growing’.

### Development in the Countryside

5.42 The growth in rural based leisure pursuits, and the diversification of many traditional rural activities has seen an increase in the number and diversity of applications and enquiries for development in the countryside. A balance has to be struck between preserving the countryside in terms of its biodiversity, landscape and availability for agriculture, and allowing diversification and development to ensure it remains a viable and vital resource for the communities around and within it.

5.43 A positive approach will be adopted towards proposals that require a rural location and would contribute to sustainable economic growth. This includes rural based businesses, farm diversification, visitor facilities and most types of re-use/conversion of existing buildings. Proposals which positively contribute to the Central Scotland Green Network (CSGN) will also be supported.

5.44 It has been suggested that LDP Policy SC23, which requires development proposals in the countryside to “...demonstrate the requirement for a countryside location...” is too restrictive. The Countryside Policies (SC23-SC26) will be considered through the LDP Review. Changes will be proposed where appropriate, with clear reference to the advice contained in SPP.

| ISSUE 25 – Development in the Countryside Policy - Preferred Option |
| Include in the LDP Review a single policy on ‘Development in the Countryside’ covering: |
| ▪ General countryside development |
| ▪ Residential development |
| ▪ Business development |
| ▪ Enabling development |

| ISSUE 25 – Development in the Countryside Policy - Alternative Option |
| Include the topics identified above in a suite of new policies in the Communities Chapter of the LDP. |

### Residential Development in the Countryside

5.45 Clackmannanshire is identified as a ‘pressurised area’ and SPP recognises that in the pressurised areas easily accessible from Scotland’s cities and main towns it is important to protect against an unsustainable growth in car-based commuting and the suburbanisation of the countryside. Clackmannanshire’s economy is characterised by a poor jobs density resulting in a greater percentage of residents out-commuting than those in neighbouring
Chapter 5 - Communities

authorities. The 2011 Census also identified that 74% of journeys to work by Clackmannanshire residents were made by car or van, with just over 7% by bus or train. The comparable Scottish averages are 62% by car or van and 14% by bus or train. There is therefore a concern that encouraging more housing in the countryside could exacerbate this, contrary to SPP.

5.46 New residential development does not generally have to be located in the countryside, unless it is required in association with a rural activity. As such, and in accordance with SPP, such types of urban development not requiring a rural location should “take place within, or in planned extensions to, existing settlements” (SPP).

5.47 The Council may consider residential development in the countryside where it has been demonstrated that it is necessary for the management of a rural business or activity such as farming, farm diversification, forestry, tourism, etc.

5.48 There may be exceptional circumstances when residential development in the countryside may be permitted. These may include conversions, re-build or replacement of existing properties, infill development within an existing group of buildings or some brownfield sites. Proposals for individual properties which do not meet the criteria above are unlikely to be considered favourably as they would result in sporadic development in the countryside.

ISSUE 26 – Residential Development in the Countryside - Preferred Option

The LDP will recognise Clackmannanshire’s position as a “...pressurized area...easily accessible from Scotland’s cities and main towns...” and “...protect against an unsustainable growth in car-based commuting and the suburbanisation of the countryside...” by making provision for most new urban development to take place within existing settlements. The LDP will resist new residential development in the countryside except in certain circumstances, e.g. where it is required in association with a countryside development.

ISSUE 26 – Residential Development in the Countryside – Alternative Option A

The LDP Review will include a Policy on ‘Development in the Countryside’, which will consider when and where residential development may be acceptable in the countryside, taking SPP into account.

This Policy will not insist on a locational justification as to why a development may require to be located in the countryside, but, in accordance with SPP, the LDP will “...make provision for most new urban development to take place within...existing settlements.”. This Policy will therefore include a set of criteria against which proposals will be considered, to ensure that this provision is met.

ISSUE 26 – Residential Development in the Countryside - Alternative Option B

The LDP Review will encourage residential development in
the countryside, but limit the number of units in order to “…protect against an unsustainable growth in car-based commuting and the suburbanisation of the countryside…”.

**Business Development in the Countryside**

5.49 The presumption for directing urban development to settlements also applies to business development, although it is recognised that certain businesses may be better located in a rural location. This would include businesses where a rural location would be likely to contribute to the success of the business or ‘bad neighbour’ developments which could not easily co-locate with other uses and where a remote rural location would be suitable.

5.50 Established business sites in the countryside which become available for redevelopment are most likely to be suitable for business re-use, however smaller brownfield sites may be considered for other types of redevelopment, including residential.

**ISSUE 27 – Business Development in the Countryside - Preferred Option**

The LDP Review will include a Policy on ‘Development in the Countryside’, which will consider when and where business development may be acceptable in the countryside, taking SPP into account.

**ISSUE 27 – Business Development in the Countryside - Alternative Option**

As well as introducing a new ‘Development in the Countryside’ Policy which will consider business proposals,
City Deal

6.1 In September 2016 the leaders of Stirling and Clackmannanshire Councils made a joint commitment to a City Deal for the region. The Councils worked together to develop a single, clear, consistent bid for the region and an investment of £90.2 million from both Scottish and UK Governments was announced in May 2018.

6.2 Once full business cases have been developed and approved Clackmannanshire is set to benefit from:

- Scotland’s International Environment Centre with both Skills and Training Facilities and an Environmental Business Incubator in Alloa.
- A Digital Hub in Alloa.
- An £8 million capital investment from the UK Government.
- In recognition of the very significant opportunities to strengthen the regional economy’s offering, investment in culture, heritage and tourism form a key part of the Deal.
- The development of new and improved Active Travel routes throughout the Region. Transport Scotland will work with the partners to identify investments to improve regional connectivity between Stirling and Alloa and outlying settlements.
- A Regional Energy Masterplan developed to support the region’s low carbon ambitions.

6.3 Whilst no funding was made available there was support for the Council to work with regional partners and RSPB to explore opportunities and possible synergies for a new Wetlands Centre on the River Forth.

6.4 The LDP Review will seek to identify how it can support the City Deal projects and any associated developments.

<table>
<thead>
<tr>
<th>ISSUE 28 – Consideration of the City Deal - Preferred Option</th>
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<tbody>
<tr>
<td>The LDP Review will include a specific policy relating to the City Deal and associated projects.</td>
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<tr>
<th>ISSUE 28 – Consideration of the City Deal - Alternative Option</th>
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<tbody>
<tr>
<td>Existing and proposed policies are sufficient to consider any projects which may come forward as part of City Deal and there is no need for a Policy specifically in relation to City Deal.</td>
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Business and Employment

6.5 If the ‘Core Policies’ in Chapter 4 are pursued, this will enable the current business and employment policies to be streamlined into one ‘Business and Employment’ Policy.

<table>
<thead>
<tr>
<th>ISSUE 29 – Business and Employment Policy - Preferred Option</th>
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| Replace the 6 LDP Business and Employment Policies with a single policy covering:  
  - Strategic Business Sites  
  - Existing Business Sites |
6.6 A strategy encouraging population growth should be accompanied by opportunities for the population to access employment, shopping and services locally if this growth is to be sustainable. Through recent initiatives such as the City Deal, there is the opportunity to encourage and establish a larger employment base within Clackmannanshire. The LDP identifies a number of sites where economic development will be encouraged and it is proposed to retain these as the most suitable sites.

6.7 It is a key task of the LDP to promote sites and focus on their delivery, thereby increasing the employment base in Clackmannanshire. This also addresses sustainability issues, encouraging people to work close to where they live. The 2011 Census identified that 56% of Clackmannanshire residents who worked travelled outwith Clackmannanshire to their place of work. While the aim of the LDP is to encourage people to live and work locally, accessibility improvements over the last decade, coupled with other incentives encouraging businesses to locate in Clackmannanshire, may see an increase in in-commuting to new employment opportunities.

6.8 Clackmannanshire has two Business Improvement Districts (BIDs), Alloa Town Centre and the Business Parks. The BIDs are Council supported projects, focused on creating successful partnerships with local business, Clackmannanshire Council and all other support groups.

6.9 There are many strategies to encourage business and employment in Clackmannanshire and the LDP focusses on those with a strong land use and sustainability focus. It is suggested that five areas to focus on as priorities for economic development should be:
   1. City Deal Projects and Associated Development
   2. Strategic Business Sites (Alloa West/Castlebridge/Kilbagie)
   3. Town Centre Regeneration/Enhancement
   4. Local Business Parks (including Alloa East)
   5. Tourism and Recreation

These are addressed in turn below.
Priority areas for economic development should be identified as:
1. City Deal Projects and Associated Development 
2. Strategic Business Sites (Alloa West/Castlebridge/Kilbagie) 
3. Town Centre Regeneration/Enhancement 
4. Local Business Parks (including Alloa East) 
5. Tourism and Recreation

4.6.10 There are three large sites in Clackmannanshire which are identified as ‘Strategic Business Sites’ because of their size, location and employment generating potential. Two, Castlebridge and Kilbagie, have been previously developed for business use. Alloa West has been identified as part of the City Deal proposals for the development of Scotland’s International Environment Centre and associated uses and businesses. More detail on each site will be given in the LDP Review Schedule of Sites.

6.11 While Alloa West and Castlebridge are currently vacant sites, Kilbagie has been purchased by Tillicoultry Quarries who have enquired about constructing their new headquarters building on the site. The Council are in discussion with them about suitable uses for any land within the site which may be surplus to their requirements.

The sites at Alloa West, Castlebridge and Kilbagie will be identified as Strategic Business Sites. Landowners and stakeholders will be approached with a view to agreeing a vision and masterplan for each site. Detail will be included in the Schedule of Sites.

6.12 There are a number of sites for business and industry throughout Clackmannanshire with some vacant units and undeveloped land available for development. These are identified in the LDP as ‘Existing Business Sites’ and their retention and promotion for business and industry is supported by the LDP.
ISSUE 33 – Existing Business Sites - Preferred Option

Continue to safeguard and promote ‘Existing Business Sites’ through the LDP Review and make provision for moderate growth to replace land which has been taken up during current LDP period. Discourage unrelated development on business sites through associated Policy.

Emphasis would be on identifying a modest amount of additional business land whilst also making the existing supply of business land more attractive and marketable. This may also assist in retaining young and working age population to the benefit of the social balance in the area.

ISSUE 33 – Existing Business Sites - Alternative Option A

Make job creation a top priority and give business uses top priority for the use of land. This could result in significant development of greenfield land with associated adverse impacts on the high environmental quality of Clackmannanshire. It may also slow the rate of development on currently allocated employment sites.

ISSUE 33 – Existing Business Sites - Alternative Option B

Permit changes of use from employment land to other uses. This would increase reliance on employment outwith the area, contributing to increased commuting, exacerbating traffic congestion and reducing air quality. It would also be socially unsustainable as such a trend would incrementally lead to loss of local employment opportunities.

6.13 There is occasional pressure from developers to permit changes in the use of employment land to alternative uses which may be seen as being more profitable, usually residential. It is important that the economic base in Clackmannanshire is retained and enhanced, that there are local employment opportunities in all of the communities and that ‘market forces’ alone do not dictate the use of land. There may however be opportunities to identify ‘mixed use’ developments, where it could be envisaged that multiple uses which would compliment each other could be developed on the same site. For example, office uses could co-exist with some retail or leisure uses and even some new housing would provide accommodation for those working locally. Not every site would be suitable for mixed use development and sites where it was considered appropriate would need to be masterplanned from the start.

ISSUE 34 – Mixed Use Sites - Preferred Option

Potentially suitable mixed use sites will be identified in the Schedule of Sites along with details about the types of mixed use envisaged. These sites would require a masterplan to be produced and consulted on as the first stage of the Planning process.

ISSUE 34 – Mixed Use Sites - Alternative Option

The LDP Review identifies any suitable mixed use sites as proposed above, but also includes a new Policy on ‘Mixed Use Sites’ which would apply to both identified and windfall sites and would give some guidance as to the considerations required when proposing mixed use sites.
6.14 Business Parks and Industrial Estates have traditionally provided for a range of uses that fall within the Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage and Distribution) uses. There is evidence of some demand for these premises by alternative uses including children’s nurseries and indoor play areas, recreational or entertainment uses such as karting centres and storage and distribution uses with a retail element. Such uses may create local employment, provide a local service for which there are few other suitable premises or may bring into productive use premises that would otherwise lie vacant, however they may also displace traditional business and industrial users and raise amenity concerns.

6.15 With changes in technology and lifestyle, there are an increasing number of business ideas which may not be specifically considered through the LDP. Recent examples would be uses such as gymnasiums, indoor trampoline centres, large indoor play areas for children and retail sales attached to manufacturing facilities.

<table>
<thead>
<tr>
<th>ISSUE 35 – Existing Business Sites – Change of Use - Preferred Option</th>
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<tbody>
<tr>
<td>Identify ‘Existing Business Sites’, but have a Policy which would allow for consideration of changes of use for all, or part of, the site.</td>
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To be considered favourably, proposals should demonstrate:

- A lack of demand for Class 4, 5 or 6 uses on the grounds of location, size, length of time the site has been allocated and marketed, etc.

<table>
<thead>
<tr>
<th>ISSUE 35 – Existing Business Sites – Change of Use - Alternative Option</th>
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<tbody>
<tr>
<td>Resist all changes of use to anything other than Class 4, 5 or 6, and only consider changes of use through a re-allocation of the site through the LDP Review process. The criteria for consideration for change of use identified above would also apply to proposals through this process.</td>
</tr>
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</table>

6.16 There have been a small, but increasing number of inquiries and applications from people wanting to operate a small business from their homes, or the gardens and outbuildings of their homes, e.g. bed and breakfast, dog grooming, hairdressing, physiotherapy, etc. While these are likely to be acceptable in the majority of cases, it is considered that a Policy should be introduced through the LDP Review to set out how such applications will be considered and what factors will be taken into account when determining them.

<table>
<thead>
<tr>
<th>ISSUE 36 – Businesses in Residential Areas - Preferred Option</th>
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<tbody>
<tr>
<td>Proposals for small businesses based in a dwellinghouse,</td>
</tr>
</tbody>
</table>
the curtilage of a dwellinghouse or residential area will be referred to in the ‘Business and Employment’ Policy and will be supported if they are in accordance with the Core Policies.

<table>
<thead>
<tr>
<th>ISSUE 36 – Businesses in Residential Areas - Alternative Option</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposals for small businesses based in a dwellinghouse, the curtilage of a dwellinghouse or residential area will continue to be considered under their own separate policy.</td>
</tr>
</tbody>
</table>

**Retail, Commercial and Town Centres**

6.17 There are two main types of shopping, ‘convenience’ which is broadly defined as food, drink, newspapers, etc., purchased regularly for relatively immediate consumption and ‘comparison’ where the purchaser will compare the prices, quality and quantity before a purchase is made. e.g. clothes, fashion merchandise, electrical goods, furniture, etc.

6.18 Clackmannanshire is well served for convenience shopping, however there is a considerable outflow of retail expenditure from Clackmannanshire to stores in Stirling and other areas for comparison goods. Internet shopping is also playing a larger part in this sector. Previous studies have identified that there is scope to increase the amount of comparison floorspace in Clackmannanshire, however changing shopping habits may impact on the need for such outlets.

6.19 Table 5 of the Adopted LDP, copied below, identifies 4 different types of retail area in Clackmannanshire. This hierarchy does not include outlets in identified business sites e.g. building suppliers such as Beatsons, Parkhead, etc. It is considered that this hierarchy remains relevant and there are no proposals to change it.

<table>
<thead>
<tr>
<th>Level in Hierarchy</th>
<th>Role</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>District Town Centre</strong></td>
<td>Principal shopping centre which provides the main shopping, services and community facilities for residents in Clackmannanshire.</td>
</tr>
<tr>
<td>Alloa</td>
<td></td>
</tr>
<tr>
<td><strong>Other Town Centres</strong></td>
<td>Lower level shopping centre (primarily local convenience and services) which serves the need of the local community.</td>
</tr>
<tr>
<td>Alva</td>
<td></td>
</tr>
<tr>
<td>Clackmannan</td>
<td></td>
</tr>
<tr>
<td>Dollar</td>
<td></td>
</tr>
<tr>
<td>Sauchie</td>
<td></td>
</tr>
<tr>
<td>Tillicoultry</td>
<td></td>
</tr>
<tr>
<td>Tullibody (Tron Court)</td>
<td></td>
</tr>
<tr>
<td>Menstrie</td>
<td></td>
</tr>
<tr>
<td><strong>Commercial Centres</strong></td>
<td>These centres are distinct from town centres as they have a different and/or specialised range of uses, character and physical structure.</td>
</tr>
<tr>
<td>(a) Sterling Mills</td>
<td></td>
</tr>
<tr>
<td>(b) Sterling Furniture</td>
<td></td>
</tr>
<tr>
<td>(c) Clackmannan Road Retail Park</td>
<td></td>
</tr>
<tr>
<td><strong>Local/Neighbourhood Shops</strong></td>
<td>Small groups or individual shops outwith the network of centres which provide convenient facilities for residents in villages or residential areas. These principally are used for top up shopping and can help reduce the dependence on the car.</td>
</tr>
<tr>
<td>Individual shops</td>
<td></td>
</tr>
</tbody>
</table>
## Issue 37 – The Retail Hierarchy - Preferred Option
Retain Table 5 of the Adopted LDP.

## Issue 37 – The Retail Hierarchy - Alternative Option
Retain Table 5 of the Adopted LDP, but consider the inclusion of other retail areas, or types, e.g. tourist related outlets, retail associated with production facilities, etc.

6.20 If the ‘Core Policies’ in Chapter 4 are pursued, this will enable the current retail and town centre policies to be streamlined into one ‘Retail, Commercial, Town Centres’ Policy.

## Issue 38 – Retail, Commercial and Town Centres Policy - Preferred Option
Replace the 9 LDP Retail and Town Centres Policies with a single policy covering:
- The Retail Hierarchy
- Town Centre Regeneration/Enhancement
- Food and Drink Outlets
- Shopfronts, Advertising and Security

## Issue 38 – Retail, Commercial and Town Centres Policy - Alternative Option
Include the topics identified above in a suite of new policies in the Employment Chapter of the LDP.

### Town Centre Regeneration/Enhancement
6.21 Regenerating and enhancing town centres can contribute to placemaking, increase use and employment opportunities and deliver sustainability benefits by avoiding the need for local people to travel too far for shops and services. Town centres are very important to the economic health of the area and should be places where people want to live. Alloa town centre will soon see housing development on a prominent town centre site, previously the location of a large retail unit and currently derelict. The site at Primrose Street has the potential to regenerate the town centre and fill a gap in the requirement for housing for older people. Increased residential properties leads to increased footfall in the town centre and the location offers direct access to public transport, community services, shops and medical facilities, all amenities which help people stay independent for longer.

6.22 Architecture & Design Scotland promote the value of good architecture and place making and they are working with the Council and partners to explore opportunities to bring together care and place making in town centre locations to tackle the challenges of an aging population. There is potential here to develop innovative models of living and care to meet peoples social and health needs.

6.23 The LDP Review will assess the current policy which resists proposals for change of use of ground floor commercial premises to residential or other uses that would create an inactive frontage to a town centre street. Town Centre surveys have been completed as a first stage of Health Check data gathering. The changing face of retailing has
resulted in a larger number of vacant units within town centres, which are also remaining vacant for longer periods.

6.24 If the demand for commercial property is reducing it may be logical to reconsider town centre boundaries. It is proposed to review them with a view to identifying a ‘core’ area where changes of use from retail and commercial would still be resisted. These ‘core’ areas may be smaller than the town centres identified at present, but would aim to concentrate retail and commercial uses in the centre and allow change of use of more peripheral units. It is hoped that by concentrating a ‘critical mass’ of units in one central area, changes of use of more peripheral units could be allowed and the problem of long term vacant units avoided.

6.25 With many high streets experiencing a decline in the number of occupied units and a decrease in footfall, one of the main issues has been how to increase activity in town centres. Initiatives such as ‘Homes in the High Street’ are trying to revitalise town centres by encouraging 24 hour activity through conversion of vacant and underused space above shops to residential use, or offices. Many of these smaller units would appeal to first time buyers, or potentially to the elderly who want to downsize and be close to local facilities and amenities. Social housing providers may also look to convert properties in town centres.

6.26 Promoting development in the town centres is not without its difficulties however. Issues include:

- Buildings in multiple ownerships/untraceable owners.
- Physical condition of older buildings.
- Factoring/maintenance arrangements/costs.
- Financial risk/uncertainty of return on investment.
- Risk associated with single/isolated developments, Masterplan approach required for larger areas?
- Parking.
- Lack of garden/outdoor space.
- Perceived restrictions through location within a Conservation Area or Listed Building designation.
- Perceived amenity/security issues with late night town centre activities, e.g. pubs, clubs, anti-social behaviour, noise, etc.

**ISSUE 39 – Town Centres - Preferred Option**

Review the town centre boundaries with a view to reducing them, concentrating retailing in the shopping ‘core’, strongly resisting changes of use but allowing changes of use from retailing outwith this area.

Promotion of the core area would be essential, and any vacant units should be targeted and not left void, even if this is through temporary re-use such as pop-up shops, or window displays/graphics. More peripheral units could then be allowed to change use from retail.

Concentrating on smaller town centres could include consideration of preparing masterplans for the town centre areas and action programmes for future investment and development.

**ISSUE 39 – Town Centres - Alternative Option**

Relax policy to make it easier to change the use of commercial premises in town centres to other uses, allowing
the number of units to respond to local demand and re-using vacant units for other uses rather than have them lying empty, potentially deteriorating through lack of maintenance and becoming an eyesore. This may have the advantage of reducing the number of vacant units (and length of time vacant), however a reduction in retail uses may generate less passing trade and footfall; shopping centres could lose their main retailing function and vitality; non-retail uses generally have less attractive shopfronts; some non-retailing uses are less likely to be open during day-time retailing hours, presenting a ‘dead’ frontage and potentially causing residential amenity problems.

**Shop Front Design, Advertising and Security**

6.27 The streetscape of town centres can become cluttered, visually unappealing and confusing where the design and colour schemes of shop frontages, advertising hoardings, street signs etc., have not been carefully considered or where intrusive security measures have been adopted. LDP Policy EP22 ‘Shop Front Design, Advertising and External Security Measures’ aims to address this.

**ISSUE 40 – Shop Fronts, Advertising and Security - Preferred Option**

It is considered that the general wording of Policy EP22, incorporated into a ‘Retail, Commercial and Town Centres’ Policy remains sufficiently robust to ensure quality shopfronts and prevent obtrusive advertising and security measures. Separate supplementary guidance may be useful and might include examples of good and bad designs, drawings, photographs, diagrams, etc.

**ISSUE 40 – Shop Fronts, Advertising and Security - Alternative Option**

Review the wording of Policy EP22, or any subsequent policy to include more detail rather than including it in supplementary guidance and consider separating the Policy into three distinct shopfront, advertising and security measures policies.

**Tourism**

6.28 The Adopted LDP does not include any tourism policies as it was considered that any proposals could be considered under business and other appropriate policies, e.g. development in the countryside.

6.29 Tourism has the potential to bring investment and employment to Clackmannanshire and should be facilitated by planning policy. In particular there are opportunities based around the Ochils, Gartmorn Dam, the Tower Trail and the river.

**ISSUE 41 – Introduction of Tourism Policy - Preferred Option**

The LDP Review will introduce a single new Tourism Policy focussing on:
- Tourist Development Opportunities
- Tourist Accommodation
ISSUE 41 – Introduction of Tourism Policy - Alternative Option A
Include the topics above in two new Tourism Policies in the ‘Economy’ section of the LDP.

ISSUE 41 – Introduction of Tourism Policy - Alternative Option B
Continue to consider tourism related proposals through the Economy policies of the LDP.

Tourism Development Opportunities

6.30 There are a number of visitor attractions and facilities in Clackmannanshire. Such attractions cover a wide spectrum of activities and land uses, and while SPP expects urban development to be directed to urban areas, it is recognised that some tourism and recreation activities may only be suitable in, or would benefit from being located in, a rural location. Some tourism and recreation developments may also require to locate in a specific area because of the geographical requirements of the activity or existing attraction around which a facility may be based, e.g. adjacent to a body of water. Attractions located in the rural area can also be enhanced by the quality environment which can add to the visitor experience. Proposals in such areas must be carefully considered in order that they do not adversely impact on that environment and landscape, either individually or cumulatively.

ISSUE 42 – Tourism Development Opportunities - Preferred Option
The ‘Tourism Development Opportunities’ section of the Tourism Policy will recognise the benefits which may accompany locating a tourism or recreation development in the countryside as opposed to an urban setting and allow for such developments, subject to certain considerations such as traffic generation, environmental impact, etc.

ISSUE 42 – Tourism Development Opportunities - Alternative Option A
The ‘Tourism Development Opportunities’ section of the Tourism Policy as described above will also include criteria aimed at preventing a proliferation of such developments within a close geographical area which may adversely impact on the environment, landscape or local amenity.

ISSUE 42 – Tourism Development Opportunities - Alternative Option B
The ‘Tourism Development Opportunities’ section of the Tourism Policy as described above will also include criteria to encourage the co-location of compatible tourism and recreational facilities to promote trips to multiple attractions and encourage visitors to spend longer in the area.

Tourist Accommodation

6.31 As well as promoting Clackmannanshire as a tourist destination, its central location and good accessibility by road and rail also make it a suitable base for tourists to explore other neighbouring parts of Scotland.
6.32 There are opportunities for the provision of more tourist accommodation. Proposals such as hotels and guesthouses would principally be guided to existing urban areas where there is good access to transport and services. A number of tourist accommodation developments have also been approved in the countryside where these have been appropriate for their rural location.

6.33 Hotels, and in particular budget hotels, are popular with families and those on touring holidays/short stays. Previous Development Plans have identified sites for hotel development, however none of these have been implemented. While there are examples of successful conversions to hotels, e.g. Inglewood House, many former hotels are closing or being redeveloped for residential use. There has also been an increase in the number of caravan pitches, self-catering accommodation, glamping, etc. in recent years, which have been located in the countryside. SPP identifies that LDPs should, where appropriate, set out policies and proposals for leisure accommodation, such as holiday units, caravans and huts.

**ISSUE 43 – Tourist Accommodation - Preferred Option**

The ‘Tourist Accommodation’ section of the Tourism Policy will encourage the provision of accommodation in appropriate locations and include criteria which will be applied to the consideration of proposals.

The Policy will include provision for the consideration of proposals for huts and individual holiday units as well as the commercial development of holiday units and caravan sites.

**ISSUE 43 – Tourist Accommodation - Alternative Option**

As well as introducing ‘Tourist Accommodation’ in Policy, the LDP Review should consider identifying sites or locations for new tourist/leisure accommodation.

**Resources**

6.34 If the ‘Core Policies’ in Chapter 4 are pursued, this will enable the current minerals policies to be streamlined into one ‘Resources’ Policy.

**ISSUE 44 – Resources Policy - Preferred Option**

Replace the 5 LDP Minerals Policies with a single policy covering:
- Protection of Mineral Reserves
- Aggregates, Minerals and Surface Coal Mining
- Restoration and Management

**ISSUE 44 – Resources Policy - Alternative Option**

Include the topics identified above in a suite of policies in the Economy Chapter of the LDP.

**Protection of Mineral Reserves**

6.35 There are some unexploited mineral reserves in Clackmannanshire, although these tend to be close to the built up area, or allocated development sites. Proximity to settlements raises issues, as SPP highlights that environmental considerations require close consideration up to 500 metres from the edge of settlements.
While mineral extraction can have adverse effects on the environment or other interests, long-term benefits can be secured through restoration and aftercare. Mineral extraction should only take place where there are no significant adverse environmental and community impacts or where full mitigation of any identified impacts can be achieved. In all cases, enhancement of the area subject to extraction will be required once working has ceased.

In accordance with national guidance, Clackmannanshire should look to maintain a 10-year landbank for aggregate working at all times during the Plan period. The Council will support the use of secondary and recycled minerals to help conserve mineral resources.

**ISSUE 45 – Protection of Mineral Reserves - Preferred Option**

The LDP will continue to prevent the sterilisation of all economically important mineral resources from permanent development, except under certain circumstances. The working of minerals in advance of development will be encouraged, where feasible and appropriate.

The Council will prepare maps of all known economically important mineral resources, in addition to the ‘Surface Coal Mining Constraint Areas’ identified in the LDP and publish them in supplementary guidance.

**ISSUE 45 – Protection of Mineral Reserves - Alternative Option**

In the absence of any identified economically important mineral resources, there is no requirement for a safeguarding policy to be included in the LDP.

Clackmannanshire has coal deposits including shallow coal that could be worked by opencast methods. The environmental effects of opencast coal working can be particularly intrusive for communities and can give rise to significant adverse environmental effects.

Opencast coal proposals will be subject to Environmental Impact Assessment and other relevant assessments to assess their appropriateness. Particular emphasis will be given to the need to mitigate any unacceptable effects. In addition to the relevant planning consents, opencast coal sites are also required to satisfactorily meet the relevant standards for necessary environmental licences before any work can commence.

Within Clackmannanshire, the only identified area of low constraint is the Broadcarse area, south of Clackmannan. Although the viability of the resource in this area is likely to be restricted, exploitation would be supported provided that environmental acceptability could be demonstrated. Any proposals for working in the area will be required to demonstrate that they will have no adverse effect on the integrity of the adjacent Firth of Forth Special Protection Area.

**Restoration and Management**

Any proposals for extraction will have to be accompanied by a restoration plan and the Council should be satisfied that
restoration will be able to be achieved to the agreed standard once extraction ceases.

**ISSUE 46 – Restoration of Mineral Sites - Preferred Option**

The Policy on ‘Resources’ will address restoration and management of mineral sites, and include a requirement for restoration in relation to natural heritage restoration and aftercare solutions.

**ISSUE 46 – Restoration of Mineral Sites - Alternative Option**

A new standalone Policy should be introduced to specifically address the restoration and management of mineral sites, including a requirement for restoration in relation to natural heritage restoration and aftercare solutions.
7.1 The Council has a duty to protect the environment, ranging from internationally designated sites to sites of local interest but with no formal designation. The National Planning Framework (NPF) supports the implementation of a ‘Central Scotland Green Network’ (CSGN), the vision for which is "of a place transformed by the creation of a high quality green network, which will enrich people’s lives, promote economic prosperity, allow nature to flourish and help Scotland respond to the challenge of climate change." The CSGN is considered in more detail below.

7.2 The LDP must be accompanied by an Environmental Assessment, which demonstrates that during the process of preparing the Plan, due consideration was given to environmental factors.

**Clackmannanshire Green Network**

7.3 Linking green spaces in and around settlements through green networks can deliver benefits for people and nature. By encouraging connectivity between habitats, green networks can improve the viability of species and the health and viability of previously isolated habitats and ecosystems, supporting adaptation to climate change. Green networks should be identified and promoted where this will add value to the provision, protection, enhancement and connectivity of open space and habitats in and around our towns and settlements. Lochs, ponds, watercourses and wetlands also form valuable landscape features, recreational resources and wildlife habitats and should be protected and enhanced wherever possible both as part of developments and green networks.

7.4 Further fragmentation or isolation of habitats should be prevented and opportunities should be taken to restore links which have been broken. Where possible, the LDP Review will seek benefits for species and habitats from new development including the restoration of degraded habitats.

7.5 The Central Scotland Green Network is a national development identified in NPF. Policy EA1 of the LDP was prepared in response to this and is accompanied by a Green Network map.

<table>
<thead>
<tr>
<th>ISSUE 47 – Clackmannanshire Green Network - Preferred Option</th>
</tr>
</thead>
<tbody>
<tr>
<td>It is proposed to retain the ‘Clackmannanshire Green Network’ Policy in the LDP Review. Consideration will be given to whether it sufficiently supports the GSGN strategy and safeguards and enhances green network assets, or whether it could be improved.</td>
</tr>
<tr>
<td>Greenspace improvements will continue to be identified for individual proposals and opportunities in the Schedule of Sites.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ISSUE 47 – Clackmannanshire Green Network - Alternative Option A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Although Greenspace improvements are included for individual proposals and opportunities in the Schedule of Sites, these will be more explicitly linked to local green network priorities/CSGN where they contribute.</td>
</tr>
</tbody>
</table>
ISSUE 47 – Clackmannanshire Green Network - Alternative Option B
Although Greenspace improvements are included for individual proposals and opportunities in the Schedule of Sites, the LDP will list specific area improvements/projects which it is considered would contribute to CSGN and differentiate these from local Greenspace projects which would not.

Habitat Networks and Biodiversity

ISSUE 48 – Habitat Networks and Biodiversity Policy - Preferred Option
Replace the 2 LDP Habitat Networks and Biodiversity Policies with a single policy covering:
- Conservation and enhancement of Habitat Networks and Biodiversity
- Protected sites and species

ISSUE 48 – Habitat Networks and Biodiversity Policy - Alternative Option
Include the topics identified above as separate policies in the Environment Chapter of the LDP.

7.6 The Council work with Scottish Natural Heritage (SNH) and other agencies to investigate, record and, where necessary identify and protect the environment, as well as raising awareness of the natural heritage of the area and the contribution it can make to quality of life.

7.7 The LDP Review must continue to give appropriate protection to designated sites, including the Firth of Forth: a Site of Special Scientific Interest (SSSI), Ramsar, and Special Protection Area. There are nine other Site of Special Scientific Interest (SSSI) in and adjacent to Clackmannanshire. In order to contribute to delivering our biodiversity duty, the LDP Review will:
- protect sites that are designated for their ecological value.
- require a Habitats Regulations Appraisal and, if required an Appropriate Assessment, for sites that may impact on the Firth of Forth.
- ensure that sites allocated for development within close proximity to designated sites or sites of unknown ecological value are accompanied by an Environmental Report identifying any likely negative impacts and any actions the developer must take to mitigate such impacts, including preparation of species protection plans and species licensing applications. Mitigation measures of any environmental impacts can be addressed appropriately in planning conditions. Where adequate mitigation is not possible on-site, development may still be considered if biodiversity enhancement can be delivered elsewhere.
- ensure that biodiversity enhancement is part of landscaping proposals designed into the masterplanning process for sites.
- development proposals must, where appropriate, contribute to delivering the actions and targets identified in the Clackmannanshire Biodiversity Action Plan (CBAP).
Chapter 7 – Environment

7.8 There is a duty on all public bodies to further the conservation of biodiversity and to consider and account for the impacts their policies and activities have on the overall balance and health of the natural biological environment at all levels. A range of measures, including legislation, statutory and non-statutory guidance, administrative and financial schemes contribute to assisting nature conservation in Scotland. The Council will endeavour to promote wildlife conservation and ecological improvements through habitat creation, sympathetic landscape design and planting, and through appropriate management techniques in order to ensure an attractive and stimulating environment that helps to enhance the quality of life for all.

7.9 Sites designated as Special Protection Areas and Special Areas of Conservation under The Conservation (Natural Habitats &c.) Regulations 1997 (as amended) form an EU-wide network known as Natura 2000. Any development plan or proposal which is likely to have a significant impact on a Natura site and is not directly connected with, or necessary to, the conservation management of that site must be subject to an Appropriate Assessment of any likely impact on the site's conservation. Assessment of impact from any development on a Natura site must consider the following:

- an appropriate assessment has demonstrated that it will not adversely affect the integrity of the site, or
- there are no alternative solutions, and
- there are imperative reasons of overriding public interest, including those of a social or economic nature.

Where, in the absence of any alternatives, an authority proposes to approve a plan or project which could adversely affect the integrity of a Natura site, Scottish Ministers must be notified and compensatory measures must be provided to ensure the overall coherence of the Natura network is protected.

7.10 Wetlands designated under the Ramsar Convention on Wetlands of International Importance are also Natura sites and/or Sites of Special Scientific Interest and are to be protected and conserved.

7.11 A Site of Special Scientific Interest (SSSI) is notified for the special interest of its flora, fauna, geology or geomorphological features. Development that affects a SSSI should only be permitted where:

- it will not adversely affect the integrity of the area or the features for which it has been designated, or
- any such adverse effects are clearly outweighed by social, environmental or economic benefits of national importance.

7.12 Local designations protect, enhance and encourage the enjoyment and understanding of locally important landscapes and natural heritage. Local designations are protected through LDP policy. Some local designations, such as Local Nature Reserves, are a statutory designation, other local designations are non-statutory.

7.13 Many species are legally protected and their presence or potential presence in the vicinity of proposals is an important consideration in determining planning applications and attaching planning conditions. In order to grant planning permission, mitigation measures may be required, and the layout and design of proposals, and timing of works may be
affected. Planning permission must not be granted for development that would be likely to have an adverse effect on a European protected species as listed in the Habitats Regulations (Schedule 2 includes the list of European Protected Species of animals while Schedule 4 includes European Protected Species of plants) unless the planning authority is satisfied that:

- there is no satisfactory alternative, and
- the development is required for preserving public health or public safety or for other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment.

7.14 Planning permission must not be granted for development that would be likely to have an adverse effect on a species protected under the Wildlife and Countryside Act 1981 unless the development is required for preserving public health or public safety. Applicants should submit supporting evidence for any development, demonstrating both the need for the development and that a full range of possible alternative courses of action have been properly examined and none found to acceptably meet the need identified.

Landscape, Green Belt, Geology and Soils

| ISSUE 49 – Landscape, Green Belt, Geology and Soils Policy - Preferred Option |
| Replace the 4 LDP Geology, Soils, Landscape and the Green Belt Policies with a single policy covering: |
| - Landscape and Special Landscape Areas |

| ISSUE 49 – Landscape, Green Belt, Geology and Soils Policy - Alternative Option |
| Include the topics identified above as separate policies in the Environment Chapter of the LDP. |

7.15 There are two Special Landscape Areas (SLA’s) in Clackmannanshire, Forest, which covers the predominantly wooded lowland areas of Alloa and north of Clackmannan, and Ochil, which covers the Ochil Hills. The SLAs were reviewed in 2016.

7.16 The review recommended two boundary extensions to the Ochils SLA and four extensions and one reduction to the Forest SLA boundary. These recommendations are described in figure 7.1 below and identified in figure 7.2

Figure 7.1: Description of suggested SLA boundary changes

<p>| OCHILS SLA |</p>
<table>
<thead>
<tr>
<th>Area</th>
<th>Description</th>
<th>Suggested Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alva to Tillicoultry</td>
<td>The existing SLA boundary follows the strongly defined field boundary along the 25m contour. At Tillicoultry golf course the SLA boundary follows the historic field boundary and path, but this is not a strong</td>
<td>Recommended boundary extension south to A91.</td>
</tr>
</tbody>
</table>
The next alternative boundary is the A91. The landscape character of the buffer is consistent, although of a lowland and transitional character to the steep slopes of the Ochils. The buffer provides an important foreground in views from the A91.

The existing SLA boundary follows the A91 which correlates with the rising slope from the flat valley floor, with the exception of the boundary around the very small area of houses in woodland close to the western settlement edge of Dollar.

The next alternative boundary is the former railway of the Devon Way. The A91 follows the contours of the hill, the former railway takes a more direct route.

The landscape to the south of the A91 does not have a strong visual relationship as foreground to the Ochils, has a flat valley landform and is characterised by more scrubby vegetation, in contrast to the policy influenced farmland to the north.

<table>
<thead>
<tr>
<th>FOREST SLA</th>
<th>Area</th>
<th>Description</th>
<th>Suggested Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Longriggs to core path north of Gartenkeir Farm, north to B9140</td>
<td>The existing SLA boundary follows the edge of the woodland at Gartmornhill Wood. The next alternative boundary is the B9140 to the east of Coalsnaughton. This area of landscape has a less undulating character and lacks any larger areas of woodland. A minor boundary alternative would be to extend the SLA boundary to include the hill form of Gartmorn Hill. This could be achieved by extending the northern boundary to the shallow valley at Garto. This would provide a more logical boundary reflecting the topography, and not only the land cover.</td>
<td>Recommended boundary extension north to the shallow valley at Garto.</td>
<td></td>
</tr>
<tr>
<td>Core path north of Gartenkeir Farm to Long Loan Plantation, north to minor road and core path to Sheriffyards, through to the Balhearty Farm and</td>
<td>The existing SLA boundary follows the core path at Gartmorn Hill, the access road and core path to Sheriffyards, through to the Balhearty Farm and</td>
<td>Recommended boundary extension north east to the minor road between Balhearty Farm and</td>
<td></td>
</tr>
<tr>
<td>Road between Balhearty Farm and Aberdona</td>
<td>Woodland alongside the north of the Black Devon. The next alternative boundary option would be to extend the SLA to the minor road between Balhearty Farm and the minor road to Forestmill. This requires inclusion of a large area of buffer zone which shares the undulating landform, woodland cover and recreational routes. To the north and east of the minor road the topography changes to become flatter, and more elevated.</td>
<td></td>
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<td>---</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Long Loan Plantation (inclusive) to A977, and north to minor road between Balhearty Farm and minor road to Forestmill</td>
<td>The existing SLA boundary follows the woodland edge to the north of the Black Devon to the A977 at Forestmill. The next alternative boundary option would be to extend the SLA to the minor road between Balhearty Farm, on the B9140, and the minor road to Forestmill. This requires inclusion of land with a similar landform, and woodland comprising strips and woodland blocks.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recommended boundary extension north east to the minor road between Balhearty Farm, on the B9140, and the minor road to Forestmill.</td>
<td>Aberdona Wood (north of the buffer zone) has strong visual associations with this area, however to the north of the wood the landscape flattens and there is a change in character as it becomes more elevated and open, with views to the Ochils. The next alternative strong boundary begins to include areas of different landscape character. Recommended boundary extension to the south to include the hill form above Hillend Farm, to the north of the farm and yard, around the base of the slope.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
experienced from the core path between Helensfield and Jellyholm. Post Hill and the low hill to the west of Hilton Farm also limit intervisibility with the settlement edge.

The hill to the immediate north of Hillend Farm shares the low ridge landform of the Forest, but lacks any woodland cover.

A minor alteration of the inclusion of the whole of the hill form above Hillend Farm would provide a more legible boundary.

| Castlebridge Business Park | The existing SLA boundary includes the site at Castlebridge Business Park. Castlebridge Business Park is identified in the LDP as a strategic business site, which could result in some local landscape change. The site contains the remains of structures which were recently demolished and has an existing framework of mature trees which provides a degree of screening. Alteration of the SLA boundary to exclude the business park would remove a developed feature which has a different character to the rest of the SLA. |
| Recommended exclusion. |

Figure 7.2: Recommended changes to SLA boundaries

[Source: Clackmannanshire Review of Special Landscape Areas, February 2016]
7.17 Planning authorities are advised to apply the precautionary principle where the impacts of a proposed development on nationally or internationally significant landscape or natural heritage resources are uncertain, but there is sound evidence for believing that significant irreversible damage could occur. Where the precautionary principle is justified, modifications to the proposal which would eliminate the risk of irreversible damage should be considered. Where development is constrained on the grounds of uncertainty, the potential for research, surveys or assessments to remove or reduce uncertainty should be considered.

7.18 In accordance with the principles set out in SPP, the purpose of the Green Belt is to:
- direct development to the most appropriate locations and support regeneration;
- protect and enhance the character, landscape setting and identity of the settlement; and
- protect and provide access to open space.

7.19 The Green Belt forms part of the framework to manage growth in Clackmannanshire and direct development to appropriate areas consistent with the spatial strategy. The extent of the Green Belt is identified on the Designated Sites map and the Council will continue to define and uphold appropriate Green Belt boundaries, which were reviewed for the 2015 LDP and should not need to be altered within the lifespan of the LDP Review.

7.20 Valuable soils such as carbon rich soils and prime agricultural land should be protected from damage such as removal, erosion or compaction. Carbon rich soils are of direct relevance to planning as they are an important contributor to biodiversity and flood management. Areas of carbon rich soils and prime agricultural land are identified on the LDP Designated Sites Map and are protected through LDP Policy.

7.21 Prime agricultural land is a finite resource and development should not be permitted on it unless it is an essential component of the settlement strategy or is necessary to meet an established need, e.g. for major infrastructure development, where no other suitable site is available. Small scale development may be permitted and renewable energy generation development or minerals extraction may be acceptable where restoration proposals will return the land to its former status.

**Woodlands, Forestry, Trees and Hedgerows**

<table>
<thead>
<tr>
<th>ISSUE 50 – Woodlands, Forestry, Trees and Hedgerows Policy - Preferred Option</th>
</tr>
</thead>
<tbody>
<tr>
<td>Replace the 2 LDP Woodlands, Forestry Trees and Hedgerows Policies with a single policy covering:</td>
</tr>
<tr>
<td>• Woodlands and Forestry</td>
</tr>
<tr>
<td>• Trees and Tree Preservation Orders</td>
</tr>
<tr>
<td>• Hedgerows</td>
</tr>
<tr>
<td>The Policy will also include reference to ‘ancient woodlands’.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ISSUE 50 – Woodlands, Forestry, Trees and Hedgerows Policy - Alternative Option</th>
</tr>
</thead>
<tbody>
<tr>
<td>Include the topics identified above as separate policies in the Environment Chapter of the LDP, also making reference to ‘ancient woodlands’.</td>
</tr>
</tbody>
</table>
7.22 Woodland, trees and hedgerows are valuable environmental assets and they make a significant contribution to the attractiveness and enjoyment of both urban and rural areas. They are important to sustaining a variety of wildlife, the setting of individual buildings and settlements, as places of amenity and recreation, reducing storm water run off and improving air quality. The Council has a role in terms of ensuring tree planting in new developments as well as the protection of trees for horticultural, amenity, cultural or historical reasons through the designation of Tree Preservation Orders (TPOs). There are currently 23 TPOs covering individual trees, groups of trees and woodlands within the area. Trees within conservation areas are also protected.

Flooding and Coastal Planning

<table>
<thead>
<tr>
<th>ISSUE 51 – Flooding and Coastal Planning Policy - Preferred Option</th>
</tr>
</thead>
<tbody>
<tr>
<td>Replace the 2 LDP Flooding and Coastal Planning Policies with a single policy covering:</td>
</tr>
<tr>
<td>▪ Flood Risk and Assessment</td>
</tr>
<tr>
<td>▪ Development in the Coastal Zone</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ISSUE 51 – Flooding and Coastal Planning Policy - Alternative Option</th>
</tr>
</thead>
<tbody>
<tr>
<td>Include the topics identified above as separate policies in the Environment Chapter of the LDP.</td>
</tr>
</tbody>
</table>

7.23 The coastline of Clackmannanshire is important in terms of both wildlife and flooding. The Forth is tidal up to and beyond Clackmannanshire, and parts of the Firth of Forth, including areas within Clackmannanshire, are identified under an internationally designated Special Protection Area. As such, areas of undeveloped coastline have been identified as areas where there is a strong presumption against development, with proposals requiring to be justified and the impacts on the Forth rigorously assessed.

7.24 The RSPB with a number of partners, including the Council, undertook the Inner Forth Futurescape Project which looked at potential opportunities to extend and improve the quality of habitats along the Inner Forth such as saltmarsh, mudflat and saline lagoons, by employing natural flood management techniques. The outcomes of the project will be an important element in taking forward blue space aspects of the Central Scotland Green Network in Clackmannanshire.

<table>
<thead>
<tr>
<th>ISSUE 52 – The Coastal Zone - Preferred Option</th>
</tr>
</thead>
<tbody>
<tr>
<td>The “coastal zone” is referred to in LDP Policy EA10 but is not identified in the LDP plans. The developed coast is understood to be land within the settlement boundary which is adjacent to the River and the undeveloped coast refers to land outwith the settlement boundary. It is not therefore considered that the coastal zone needs to be physically identified on the LDP plans, although the text of the LDP Review will be updated to make this clear.</td>
</tr>
</tbody>
</table>

Coastal Planning references may be updated to include emerging issues such as managed retreat, access, ecological networks, etc.
7.25 The Flood Risk Management (Scotland) Act 2009 places a duty on Scottish Ministers, SEPA, local authorities, Scottish Water and other responsible bodies to exercise their functions with a view to managing and reducing flood risk and to promote sustainable flood risk management. While the Act gives duties to public bodies in relation to flood risk management the ultimate responsibility for avoiding or managing flooding still lies with land and property owners.

7.26 SEPA’s ‘Flood Map’ highlights areas estimated to be at risk of flooding from rivers and the sea and ‘Potentially Vulnerable Areas’ which identify areas likely to be significantly impacted from flooding now or as a consequence of climate change. There are 4 such areas in Clackmannanshire and these will be a focus for flood risk management planning.

7.27 New development should not generally take place on functional flood plains, and piecemeal reduction of flood plains should be avoided because of the cumulative effects on storage capacity. New development should not materially increase the risk to flooding elsewhere.

7.28 Legislation requires that new developments should have Sustainable Drainage Systems (SUDS), which have a limited role in flood alleviation. All developments have the potential to create flooding through surface water runoff and it is therefore important that this is considered by means of a Drainage Impact Assessment.

The Historic Environment

7.29 The Historic Environment Policy - Preferred Option

Replace the 6 LDP Historic Environment Policies with a single policy covering:
- Listed Buildings
- Conservation Areas
- Buildings at Risk and non-designated heritage buildings
- Scheduled Monuments
- Gardens and Designed Landscapes
- Other archaeological resources
ISSUE 54 – The Historic Environment Policy - Alternative Option

Include the topics identified above as separate policies in the Environment Chapter of the LDP.

7.29 The historic environment is a key part of Clackmannanshire’s cultural heritage and enhances local distinctiveness. The LDP includes Policies for the protection, conservation and enhancement of the historic environment to allow the assessment of any likely impact of a proposed development on the historic environment and its setting. When considering development proposals with a potentially significant impact on historic character, the capacity of the area to accommodate development without damage to its historic value needs to be considered. Relevant assessments may include conservation area appraisals, townscape audits and landscape character assessments.

7.30 The guidance notes series 'Managing Change in the Historic Environment' published by Historic Environment Scotland will be taken into account when preparing the LDP Review, and determining applications for listed building consent, conservation area consent or planning permission that may affect the historic environment.

7.31 Conservation Area Appraisals (CAAs) have been published for all of the conservation areas except Old Alloa which was not subject to a CAA as a Conservation Report had previously been undertaken as part of the Alloa Townscape Heritage Initiative project.

7.32 There is a general presumption against any development which would destroy or adversely affect a Scheduled Monument or other important archaeological sites or their setting, apart from in exceptional circumstances. Where proposals which would affect such sites are considered acceptable, an assessment will be required of the value of the site and the likely impact of the proposal. If the archaeological resource cannot be preserved in situ, the preferred approach, a full archaeological investigation should be undertaken and actions taken to implement the recommendations of such an investigation. This may include recording and excavation prior to development commencing.

7.33 Castle Campbell, Dollar and the Japanese Garden at Cowden are included in the Inventory of Gardens and Designed Landscapes and are generally protected from inappropriate development.
8.1 Policies which could be included in a new ‘Infrastructure’ chapter currently lie within the ‘Creating Sustainable Communities’, ‘Employment and Prosperity’ and ‘Environmental Assets’ chapters of the LDP.

**ISSUE 55 – Infrastructure Chapter - Preferred Option**

It is proposed to introduce a new ‘Infrastructure’ chapter and include the following policies within it:
- Transport and Movement
- Utilities
- Renewable Energy
- Minerals
- Consultation Zones
- Waste

**ISSUE 55 – Infrastructure Chapter - Alternative Option**

Retain the topics above within their existing, or equivalent, chapters in the LDP Review.

**Transport and Movement**

8.2 Consideration of transport and access issues should focus on sustainable means of travel such as walking, cycling and public transport. Design should be around the pedestrian rather than the car, integrate with sustainable means of transport and, where possible, address the legacy of previous developments by integrating new solutions within older areas.

8.3 The LDP must focus on land use issues which it can address, such as the location of developments and the connectivity between them. Other factors such as ticket price, choice of destinations, frequency of services, better timetable information/real time information, integrated timetabling between train and bus services, cleanliness of stock and waiting area/facilities, etc. are outwith the influence of the LDP, but can play a large part in influencing modal shifts.

8.4 The Council’s Local Transport Strategy (LTS) outlines transport priorities over a three year period, looking to how the transportation system will develop and supporting future improvements. The LTS is currently being reviewed to highlight the newly arising challenges for more sustainable movement and the LDP will highlight the main land use elements of the LTS, but will not repeat them in detail.

**ISSUE 56 – Transport Policy - Preferred Option**

The LDP currently only has 2 policies relating to transport, Policy SC11 ‘Transport Networks’ and Policy SC12 ‘Development Proposals – Access and Transport Requirements’. It is proposed to introduce a new ‘Transport and Movement’ Policy and consider the following topics within it:
- Sustainable Transport
- Public Transport Improvements
- Rail Network
- Road Network
- Street Design
- Travel to School/Safe Routes
- Access and the Core Paths Network
ISSUE 56 – Transport Policy - Alternative Option

Sustainable Transport
8.5 For those who are able, cycling and walking are more environmentally friendly and healthier ways of travelling short distances than taking the car or bus. A number of car journeys are made over short distances which could be undertaken on foot or by bike. It is understood that there will be times when it is necessary to take the car or bus, e.g. when carrying shopping or heavy loads, or it may be preferable to take the car, e.g. times of adverse weather. However, by providing appropriate and safe conditions for walking or cycling, more people may be encouraged to make a more sustainable transport choice. Development will generally only be supported where it is capable of being safely and conveniently accessed by a choice of travel modes, including walking.

ISSUE 57 – Sustainable Transport - Preferred Option
‘Sustainable Transport’ considerations should ensure developments are designed to encourage more people to travel short distances more sustainably, e.g. walking or cycling. This could be encouraged through:

- Supporting choice, and the ability to change modes easily during a journey, e.g. routes to stations and other transport hubs.
- The incorporation of more off-road routes where pedestrians and cyclists are segregated from cars.
- Giving pedestrians and cyclists more priority over motor vehicles.
- Improvement in the design of new developments and redesign of existing areas where possible to reflect the human scale and the recommendations in ‘Designing Streets’.
- More direct routes for pedestrians and cyclists where possible.
- Safer routes e.g. cycle lanes, overlooked routes, well lit routes, CCTV.
- Secure and convenient bicycle parking protected from the weather and with storage for helmets, waterproofs, etc.

ISSUE 57 – Sustainable Transport - Alternative Option A
Include the topics above in a new separate ‘Sustainable Transport’ policy in the LDP Review.

ISSUE 57 – Sustainable Transport - Alternative Option B
Continue to determine applications under the existing Policies SC11 ‘Transport Networks’ and SC12 ‘Development Proposals – Access and Transport Requirements’.

Public Transport Improvements
8.6 The LDP includes a number of proposals to improve public transport infrastructure and the Council will take the opportunity to update and review all of the proposals and identify new ones in accordance with the LTS.
**ISSUE 58 – Public Transport Improvements - Preferred Option**

‘Public Transport Improvements’ considerations should ensure developments are designed to encourage more people to access the public transport network through:

- Ensuring new developments are accessible by public transport.
- Aligning the location of trip generating uses, activities and destinations to public transport access points.
- Ensuring safe access to public transport nodes and safe waiting facilities.

**ISSUE 58 – Public Transport Improvements - Alternative Option A**

Include the topics above in a new separate ‘Public Transport Improvements’ policy in the LDP Review.

**ISSUE 58 – Public Transport Improvements - Alternative Option B**

Continue to determine applications under the existing Policies SC11 ‘Transport Networks’ and SC12 ‘Development Proposals – Access and Transport Requirements’.

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**The Rail Network**

8.7 The Council will support measures to improve passenger services in Clackmannanshire, particularly in relation to improving access to the rail network and extending services, including the potential for rail halts at Cambus and Clackmannan, if feasible.

**ISSUE 59 – The Rail Network - Preferred Option**

‘Rail Network’ considerations should support improvements to the use of, and access to, the rail network, including:

- Support for the improvement of rail services utilising existing and improved infrastructure and routes, including the potential to extend passenger services to the east of Alloa.
- Safeguarding land for potential future rail halts at Clackmannan and Cambus/Alloa West. This preserves the potential (subject to funding and timetabling etc.) for a future train station at Alloa West which would improve the site’s accessibility.
- Support for multi-modal hubs with appropriate linkages to bus services, active travel infrastructure and ‘Park and Ride’ facilities.

**ISSUE 59 – The Rail Network - Alternative Option A**

Include the topics above in a new separate ‘Rail Network’ policy in the LDP Review.

**ISSUE 59 – The Rail Network - Alternative Option B**

Continue to determine applications under the existing Policies SC11 ‘Transport Networks’ and SC12 ‘Development Proposals – Access and Transport Requirements’.

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**The Road Network**

8.8 Traffic modelling has highlighted ‘pinch points’ in the road network within and adjacent to Clackmannanshire. The LDP will identify any new traffic infrastructure included in the LTS, or required as a result of proposed development. New
development will be directed to locations which have sufficient transport infrastructure capacity, or it would be possible to provide capacity.

**ISSUE 60 – The Road Network - Preferred Option**

‘Road Network’ considerations should support improvements to the road network, including:

- Highlighting problem areas in the network and supporting solutions including potential developer contributions.
- Supporting physical solutions promoted by the LTS or where opportunities arise, e.g. re-engineer existing roads, provide alternative routes where possible.
- Other solutions, e.g. reduce or restrict growth in certain areas, at least until such time as network capacity issues can be resolved.

When improvements to the road network are proposed, opportunities for improving and prioritising bus access and active travel infrastructure should be considered and incorporated into any design solutions.

**ISSUE 60 – The Road Network - Alternative Option A**

Include the topics above in a new separate ‘Road Network’ policy in the LDP Review.

**ISSUE 60 – The Road Network - Alternative Option B**

Continue to determine applications under the existing Policies SC11 ‘Transport Networks’ and SC12 ‘Development Proposals – Access and Transport Requirements’.

8.9 There are two areas identified on the B9140 for potential realignment (T11, Fishcross, and T24, Coalsnaughton). These are aspirations within the current LDP and would only be likely to be implemented in association with new developments. They are therefore not likely to be delivered in the short-term. Upgrading the B9140 was originally suggested as way of trying to remove some traffic from the A91 and the Hillfoot villages, however if town centre viability and tourism are to be promoted through the LDP Review, and by the Council and its partners in general, removing traffic from the Hillfoots villages may not assist in achieving this.

**ISSUE 61 – Aspirational Road Projects - Preferred Option**

Continue the identification of the proposed route improvements, while recognising that they are not currently priorities. Continue liaising with Roads and Transportation and other stakeholders, including the Hillfoots communities, to confirm continued support for these proposals.

**ISSUE 61 – Aspirational Road Projects - Alternative Option**

Remove these proposals as being unlikely to be implemented without significant enabling development, and being potentially damaging to the economies of the Hillfoots villages by potentially removing passing visitors and therefore trade.
Street Design
8.10 Street design has moved away from a system focussed on the dominance of motor vehicles towards one centred on pedestrian and cyclists and incorporating placemaking principles. Where previously, rigid standards were applied through a technical approach, no matter where a development was located, a design-led approach is now being promoted. This takes into account site-specific requirements and involves early engagement with all relevant parties with the aim of raising the quality of design in development. National guidelines have been developed to incorporate this and these are used by the Council when determining applications.

Travel to School/Safe Routes
8.11 When considering proposals for new residential developments, one of the considerations which the Council has is whether there are safe access routes from the development to local schools. While not currently referred to in policy, the Development Requirements for individual sites do mention consideration of safe routes to schools. Opportunities to upgrade existing routes will be considered where appropriate.

Utilities
8.12 If the ‘Core Policies’ in Chapter 4 are pursued, this will enable the merging of 4 separate policies into one ‘Utilities’ Policy.

ISSUE 62 – Reference to ‘Safe Routes to Schools’ - Alternative Option
Include a specific Policy on ‘Managing Travel to School/Safe Routes’ to include the above issues.

Access and the Core Paths Network
8.12 The Land Reform (Scotland) Act 2003 placed a duty on Councils to prepare Core Path Plans. Plans should be sufficient for the purpose of giving the public reasonable access, helping the public enjoy the outdoors, but also assisting landowners and farmers in their management of access, particularly over agricultural land. The Core Paths in Clackmannanshire are identified on the Green Network Map in the LDP.

Utilities
8.13 If the ‘Core Policies’ in Chapter 4 are pursued, this will enable the merging of 4 separate policies into one ‘Utilities’ Policy.

ISSUE 63 – Utilities Policy - Preferred Option
Replace 4 LDP Policies with a single policy covering:
- Water and Drainage Infrastructure and Capacity
- Decentralised Energy
- Telecommunications and Technology

ISSUE 63 – Utilities Policy - Alternative Option
Include the topics identified above in a suite of new policies.
Water and Drainage Infrastructure and Capacity

8.14 The Council liaises with Scottish Water and SEPA over the availability of water and drainage infrastructure and capacity, and this information is used to inform the selection of sites for development through the development planning process.

8.15 Insufficient capacity for drainage should not be seen as a barrier to development and Scottish Water will provide additional capacity to ‘Part 4’ infrastructure (the strategic assets such as raw water intakes, water impounding reservoirs, raw water pumping stations and aqueducts, and water and waste water treatment works) if the developer can demonstrate commitment to meet 5 key criteria relating to their development:

1. the development is supported by the Local Development Plan and has outline or full planning permission.
2. land ownership or control has been confirmed through a solicitor’s letter.
3. confirmation that plans are in place to mitigate any network constraints that will be created by the development through a Minute of Agreement with Scottish Water, or alternatively a letter showing commitment to mitigate network impact through Part 3 investment.
4. confirmation of the time remaining on current planning permissions with the Council.
5. demonstration of reasonable proposals in terms of the development’s annual build rate.

8.16 There are no known water supply issues in Clackmannanshire, however, developers are encouraged to contact Scottish Water as early as possible in the planning process to discuss the supply needs of their development. Developers should submit a Pre-Development Enquiry (PDE) Form for any housing developments over 10 units. This can be found on Scottish Water’s website (www.scottishwater.co.uk) and is free to submit to their Development Operations Team. The completed PDE will allow Scottish Water to conduct a tailored assessment of the development to ascertain what the development’s impact will have on the local network.

**ISSUE 64 – Evidence of Water Supply Capacity - Preferred Option**

The ‘Water and Drainage Infrastructure and Capacity’ section of the ‘Utilities’ Policy will make more explicit reference to the PDE process for housing developments over 10 units and require evidence to accompany all relevant planning applications that the PDE process has been carried out.

**ISSUE 64 – Evidence of Water Supply Capacity - Alternative Option**

Do not require evidence that developers have engaged in the PDE process and address any issues at the appropriate point of processing the planning application.

8.17 An appropriate SUDS system for surface water management is required for all new developments, both residential and non-residential, the only exception being proposals for single
dwellings in some instances. The Council can confirm when a Drainage Impact Assessment is required and, where known about in advance, this will be highlighted in the Schedule of Sites in the LDP.

8.18 The design of any new infrastructure must be to a high standard, environmentally acceptable and contribute to improved water quality. Water and drainage infrastructure, including SUDS, can also help provide enhanced habitats and corridors for biodiversity when designed well.

Decentralised Energy

8.19 The LDP includes a Policy which identifies when development proposals should consider the incorporation of decentralised energy (SC13). This policy has not been widely used and the LDP Review should establish why this is the case and investigate a more appropriate policy for decentralised energy. Part of the reason may be that the Council no longer have the specialist officers in post who promoted the Policy through the LDP. This lack of specialist knowledge may have resulted in it being less likely that developers are pushed to incorporate decentralised energy in their proposals. The Policy also only “encourages” rather than “requires” decentralised energy. There may also be a perception that some of the ‘asks’ of the Policy are too onerous on developers, particularly over the last few years when development in general has been very slow.

8.20 Other parts of the Policy which may need to be considered are whether the ‘trigger points’ for qualifying developments are too low, and whether the information being sought in relation to such developments is readily available? Other agencies could potentially assist in providing information for the consideration of decentralised energy and commenting on decentralised energy proposals. This may also be a subject where future supplementary guidance would prove useful.

**ISSUE 65 – Consideration of Decentralised Energy - Preferred Option**

Incorporate general reference to decentralised energy into a ‘Utilities’ Policy and elaborate on this in future ‘Decentralised Energy’ supplementary guidance, after consultation with relevant parties and organisations.

**ISSUE 65 – Consideration of Decentralised Energy - Alternative Option A**

Retain the ‘Decentralised Energy’ Policy but consider rewording to make it more relevant and more easily understood. It is likely that this would also require to be supported by future supplementary guidance.

**ISSUE 65 – Consideration of Decentralised Energy - Alternative Option B**

Remove reference to decentralised energy from the LDP until more research has been done into the subject in consultation with colleagues in Sustainability, Building Standards and other stakeholders.

**Telecommunications and Technology**

8.21 The number of telecommunications applications has reduced in recent years, which may indicate that the network is
largely complete. Although there are fewer telecommunications applications, a policy will still be required to address any future proposals.

8.22 Advances in technology have impacted on all areas of life, from work to leisure, and the ability to effectively utilise this technology will become increasingly important, not only to the business sector, but also to the individual. The LDP Review should encourage and enable new technologies to be easily incorporated into new development, and incorporated into the built environment with the least possible disruption and intrusiveness.

8.23 The LDP Review will need to consider what technology/infrastructure requirements it may be required to address, e.g. domestic electric vehicle charging points, infrastructure for retro-fitted decentralised energy networks, public electric vehicle charging points, micro-renewables, grey water recycling, etc. Some of these topics would be better addressed in the Sustainable Development Policy.

### ISSUE 66 – Telecommunications and Technology - Preferred Option
Incorporate the Policies on ‘Telecommunications Development Criteria’ (EP7) and ‘Telecommunication Development – Additional Information’ (EP8) into the ‘Utilities’ Policy.

### ISSUE 66 – Telecommunications and Technology - Alternative Option
Include a separate ‘Telecommunications’ Policy

Renewable Energy

8.24 If the ‘Core Policies’ in Chapter 4 are pursued, this will enable the merging of 7 separate policies into one ‘Renewable Energy’ Policy.

### ISSUE 67 – Renewable Energy Policy - Preferred Option
A single Policy covering ‘Renewable Energy’ will be developed to include general criteria to be applied to all forms of renewable development to replace the separate policies on Wind Energy Development, Hydro-electricity Development, Biomass, Large Solar Arrays and Deep Geothermal.

### ISSUE 67 – Renewable Energy Policy - Alternative Option

8.25 More efficient use of energy, and using more sustainable forms of energy i.e. renewable sources, are key to sustainable development. There is scope for commercial
renewable energy projects in Clackmannanshire, from large schemes to more modest applications.

8.26 The Burnfoot Hill Wind Farm in the Ochil Hills, and a 4.9MW solar farm at Balhearty provide renewable energy to the national grid and there may be further potential for more renewable energy in Clackmannanshire. Hydro power is applied in a small scale in the upper reaches of the Devon although there may be limited scope for more. Passive solar gain is a potential source to be used as much as feasible and all development proposals should take full cognisance of this potential in their site design.

Consultation Zones

8.27 The consultation zones for the main gas and oil pipelines which pass through Clackmannanshire, and for other notifiable industrial sites, are marked on the current LDP maps. It is anticipated that Diageo will consolidate some of their sites. If this happened there would be implications for potential development areas, with some areas previously constrained by the presence of consultation zones becoming appropriate for development.

Waste

8.28 In line with the change of emphasis away from ‘waste disposal’ to ‘waste minimisation’ and ‘waste management’, the LDP includes policies to support proposals for recycling and civic amenity sites.

8.29 The Government supports the identification of sites for waste management facilities, although it is not presently envisaged
that a new landfill site will require to be identified in Clackmannanshire.

**ISSUE 70 – Waste Policy - Preferred Option**

Merge the Policies on ‘Waste Management Facilities’ (EA16), ‘Energy from Waste Facilities’ (EA17) and ‘Minimising Waste in New Development’ (EA18) into one ‘Waste’ Policy.

**ISSUE 70 – Waste Policy - Alternative Option**

Continue to include separate Policies on ‘Waste Management Facilities’ (EA16), ‘Energy from Waste Facilities’ (EA17) and ‘Minimising Waste in New Development’ (EA18).
Chapter 9 - Schedule of Sites (Proposals and Opportunities)

Proposals and Opportunities in the Adopted LDP will be carried over into the review, unless they have been commenced to a significant stage or are completed, in which case they will be removed. Sites which will be removed are identified below. The accompanying text for remaining Proposals and Opportunities may be updated in the Proposed Local Development Plan Review.

Proposals and Opportunities which have not been implemented, but are proposed for removal from the LDP Review are also listed below, along with the reason for their proposed removal.

Sites which have been promoted through the Call for Sites, issues raised through the Call for Issues, and any other site related issues are listed below, prefixed with “MIR” along with a summary of the representation (where relevant) and the Council’s response. Any comments in relation to these should clearly refer to the site number and name e.g. “MIR01 – Lornshill”.

<table>
<thead>
<tr>
<th>ALLOA</th>
<th>Proposal</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>H01</td>
<td>Sunnyside</td>
<td>Continue Proposal</td>
</tr>
<tr>
<td></td>
<td>Update Development Requirements/description if necessary.</td>
<td></td>
</tr>
<tr>
<td>H02</td>
<td>Ashley Terrace</td>
<td>Remove</td>
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<td></td>
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<thead>
<tr>
<th>Carsebridge</th>
<th>Continue Proposals</th>
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</thead>
<tbody>
<tr>
<td>H03, H04</td>
<td></td>
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</table>

The Proposals will remain within the LDP Review, with the details to be updated as appropriate, in discussion with the landowner and any other interested parties.

<table>
<thead>
<tr>
<th>South Earlsfield 2</th>
<th>Continue Proposal</th>
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</thead>
<tbody>
<tr>
<td>H05</td>
<td>Update Development Requirements/description if necessary.</td>
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<table>
<thead>
<tr>
<th>Alloa Park Phase 4</th>
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<tbody>
<tr>
<td>H06</td>
<td>Completed.</td>
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<table>
<thead>
<tr>
<th>Earlsfield 1</th>
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<tr>
<td>H07</td>
<td>Update Development Requirements/description if necessary.</td>
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<thead>
<tr>
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<tr>
<td>H08</td>
<td>Update Development Requirements if necessary.</td>
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<thead>
<tr>
<th>Elm Grove 2</th>
<th>Continue Proposal</th>
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<tbody>
<tr>
<td>H09</td>
<td>Update Development Requirements/description if necessary.</td>
</tr>
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</table>
H10 Central Parkland Remove
Open space originally included as part of a larger Bowmar Masterplan. Only parts of this Plan have been implemented and it is considered that development of this area of open space is no longer required as it is not contributing to the original vision for the area.

H11 St John’s Primary School Remove
Under Construction.

H12 Claremont Remove
Completed.

H13 Claremont Primary School Remove
Completed.

H14 Paton’s Bowling Club, Tullibody Road Remove
Remove – now considered unlikely to be developed for residential.

M01 Alloa Co-op Site Continue Proposal
Permission granted for housing. Change from mixed use to residential. Update Development Requirements/description.

M02 The Shore Amend Proposal
Under construction. Change from mixed use to residential. Amend proposal to reflect this and to address proposals for the remainder of the site.

M03 Greenfield Continue Proposal
Update Development Requirements/description if necessary.

S01 Redwell Primary School Remove
Completed.

S02 Carsebridge – safeguarding of land for new school Continue Proposal
Depending on outcome of Learning Estate Strategy

S03 Sunnyside Primary School Continue Opportunity
Update Development Requirements/description if necessary.

S04 Pine Grove Continue Opportunity
Update Development Requirements/description if necessary.

T01 A908 Corridor Continue Proposal
Update Development Requirements/description if necessary.

T02 Shillinghill Continue Proposal
Update Development Requirements/description if necessary.

T03 Alloa Station Car Park Continue Proposal
Update Development Requirements/description if necessary.

T04 Clackmannan (NCN76) to Alloa Remove Proposal
Complete

B01 Forthbank Continue Proposal
Update Development Requirements/description if necessary.

B02 Alloa West Business Park Update Proposal

The proposal should be updated to reflect the proposals emerging through the City Deal for Scotland’s International Environment Centre and an Intergenerational Living Innovation Hub in association with Stirling University within a campus on the site. The site was originally designated to facilitate a potential location for
bonded warehousing, however the proposed campus use will not require all of the site. Consideration should therefore be given to a mixed use development, in support of the primary business uses. A Masterplan should be prepared.

**B03  Carsebridge South**  
Continue Proposal  
Update Development Requirements/description if necessary.

**B04  North Castle Street**  
Remove Proposal  
Re-occupied as offices.

**B05  The Oval**  
Continue Proposal  
Update Development Requirements/description if necessary.

**B06  Hilton Road/Clackmannan Road**  
Remove Proposal  
Supermarket now built on the site.

**B07  Clackmannan Road Retail Park**  
Change Proposal

A site at Clackmannan Road (B07) is currently identified as a proposed extension to the retail park to the west, and part of the Clackmannan Road commercial centre. The area is currently in use as a general business/industrial area and appears to be functioning strongly. There has been little interest in the allocated site for retail development and it is therefore proposed to remove Proposal B07 from the LDP and change the description of the site from ‘Commercial Centre’ to ‘Existing Business Site’. There is potential for some environmental improvements.

**MIR01  Lornshill – promoted through Call for Sites**  
Not Favoured

The site lies outwith the Alloa settlement boundary, within an area identified as green belt. The green belt in Clackmannanshire was reviewed in 2012 and the continued designation of this area was supported.

The site was considered during the Main Issues Report stage for the Adopted LDP following representations, but was not allocated. It was assessed in a Site Appraisal report produced by Land Use Consultants in December 2008 to inform the Local Plan Housing Alteration and scored poorly against other sites.

While there would be no road safety objections in principle, the B9096 would require traffic management treatment to further improve the road access environment on the B9096. Links to existing multi-user routes would be required. Public Transport
Infrastructure improvements would be needed to serve this site. The site is fairly remote from the catchment primary schools at Redwell and to a lesser extent, Banchory. Consideration of access to the schools by walking and cycling would be a key issue for this site.

Current sites identified in the LDP can provide sufficient housing to meet the projected demand as the Clackmannanshire market continues to recover from the recent housebuilding slump.

The identification of new housing sites on green belt areas is therefore not required.

### SAUCHIE

<table>
<thead>
<tr>
<th>Site Code</th>
<th>Name</th>
<th>Proposal Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>H15</td>
<td>Former FV College</td>
<td>Remove Proposal</td>
</tr>
<tr>
<td>H16</td>
<td>Sauchie West</td>
<td>Continue Proposal</td>
</tr>
<tr>
<td>H17</td>
<td>Fairfield School</td>
<td>Remove Proposal</td>
</tr>
<tr>
<td>H18</td>
<td>Main Street</td>
<td>Remove Proposal</td>
</tr>
<tr>
<td>H19</td>
<td>Sauchie Nursery</td>
<td>Remove Proposal</td>
</tr>
<tr>
<td>H20</td>
<td>Former Scout Hall, Holton Square</td>
<td>Remove Proposal</td>
</tr>
<tr>
<td>H21</td>
<td>Todd's Yard</td>
<td>Remove Proposal</td>
</tr>
<tr>
<td>H22</td>
<td>Preston Terrace</td>
<td>Remove Proposal</td>
</tr>
</tbody>
</table>

### FISHCROSS and DEVON VILLAGE

<table>
<thead>
<tr>
<th>Site Code</th>
<th>Name</th>
<th>Proposal Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>H30</td>
<td>Blackfaulds</td>
<td>Remove Proposal</td>
</tr>
<tr>
<td>H31</td>
<td>Blackfaulds Steading</td>
<td>Continue Proposal</td>
</tr>
<tr>
<td>H32</td>
<td>Devon Village</td>
<td>Continue Proposal</td>
</tr>
</tbody>
</table>

### TULLIBODY, CAMBUS and GLENOCCHIL

<table>
<thead>
<tr>
<th>Site Code</th>
<th>Name</th>
<th>Proposal Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>H23</td>
<td>The Manse, Main Street</td>
<td>Continue Proposal</td>
</tr>
<tr>
<td>H24</td>
<td>Tullibody By-pass</td>
<td>Remove Proposal</td>
</tr>
<tr>
<td>H25</td>
<td>Baingle Brae</td>
<td>Amend Proposal</td>
</tr>
</tbody>
</table>
Considered that this site, with its central location and good access to facilities and public transport, may lend itself to a development of particular needs housing. As there has been no progress since planning permission was granted for 12 flats in January 2015 (14/00255/FULL), and this permission has now lapsed, proposals for the site should be re-visited. Council to contact landowner and discuss future options for the development of the site.

- **H26 Muirside, Lethen View** Continue Proposal
  - Update Development Requirements/description if necessary.
- **M04 Alloa Road** Remove Proposal
  - Complete.
- **S06 Tullibody Civic Centre** Remove Opportunity
  - The ‘community campus’ now forms part of the new Abercromby/St Bernadette’s campus.
- **T07 Cambus Park and Ride** Amend Opportunity
  - Consider re-location further east to better serve Alloa West if feasible (see also Alloa, Sauchie, Fishcross and Devon Village Settlement Map).
- **T08 B9140 Road Safety** Remove Opportunity
  - Complete.
- **B08 Dumyat Business Park** Amend Proposal
  - All but one of the identified sites are now occupied. Continue to identify the one remaining site as a Proposal and continue Business Park zoning as “Existing Business Site”.
- **B09 Station Road, Cambus** Remove Proposal
  - Majority of the site has now been redeveloped as a car park for Diageo.

**CLACKMANNAN and KENNET**

- **H27 Main Street/North Street** Continue Proposal
  - Update Development Requirements/description if necessary.

---

**H28 Helensfield Amend Proposal**

<table>
<thead>
<tr>
<th>Proposal</th>
<th>Site Name</th>
<th>Site Area</th>
<th>Units</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>H28</td>
<td>Helensfield, Clackmannan</td>
<td>6.57 ha</td>
<td>55</td>
<td>8.8 ha</td>
</tr>
</tbody>
</table>

Continue allocation of the whole site, but consider whether the capacity is realistic. Consider the preparation of a masterplan for the whole site.

- **H29 Burnside Amend Proposal**
  - Amend description to reflect that development is now underway.
- **T09 A907/B910 Remove Opportunity**
  - Complete.
T10  |  Clackmannan Rail Halt  |  Continue Opportunity  
Update  
Development Requirements/description if necessary.

MIR02 | East of Clackmannan – promoted  |  Not Favoured through Call for Sites

The site was considered during the Main Issues Report stage for the Adopted LDP following representations, but was not allocated. It was assessed in a Site Appraisal report produced by Land Use Consultants in December 2008 to inform the Local Plan Housing Alteration and scored poorly against other sites.

The site lies outwith the Clackmannan settlement boundary, within an area identified as green belt, prime agricultural land, partly at risk of flooding and partly within a pipeline hazard consultation zone.

The green belt in Clackmannanshire was reviewed in 2012, resulting in extensions to the green belt in four locations, including to the east of Clackmannan. The designation of green belt in these locations through the LDP was to allow the settlements to grow sustainably, while protecting their identity and landscape setting.

Roads have no safety objections in principle, however traffic management treatment of the C59 would be essential to justify appropriate lowering of the speed limit. Public Transport infrastructure improvements would be needed to serve the site. There may be a requirement to upgrade active travel links in the vicinity of the site.

Some flood risk history is recorded on the north west portion of this site hence a FRA would be required to inform the site’s design and to ensure no consequent increase risk to existing property is created.

Current sites identified in the LDP can provide sufficient housing to meet the projected demand as the Clackmannanshire market continues to recover from the recent housebuilding slump.

The identification of new housing sites on green belt areas is therefore not required.

**MENSTRIE**

<table>
<thead>
<tr>
<th>Site Code</th>
<th>Site Description</th>
<th>Proposal Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>H34</td>
<td>Middletonkerse</td>
<td>Continue Proposal</td>
</tr>
<tr>
<td>H35</td>
<td>Ochil Road</td>
<td>Remove Proposal</td>
</tr>
<tr>
<td>H36</td>
<td>Mains Farm Steading</td>
<td>Continue Proposal</td>
</tr>
<tr>
<td>B16</td>
<td>Glenochil Yeast</td>
<td>Continue Proposal</td>
</tr>
</tbody>
</table>

Update Development Requirements/description if necessary.
Chapter 9 - Schedule of Sites (Proposals and Opportunities)

<table>
<thead>
<tr>
<th>T19</th>
<th>Menstrie Mains Link Road</th>
<th>Continue Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Update</td>
<td>Development Requirements/description if necessary.</td>
<td></td>
</tr>
<tr>
<td>T20</td>
<td>C101 Re-alignment</td>
<td>Remove Proposal</td>
</tr>
<tr>
<td>Complete.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>T21</td>
<td>Roundabout at A91/C101</td>
<td>Continue Proposal</td>
</tr>
<tr>
<td>Update</td>
<td>Development Requirements/description if necessary.</td>
<td></td>
</tr>
<tr>
<td>MIR05</td>
<td>Ochil Road – promoted through Call for Sites</td>
<td></td>
</tr>
</tbody>
</table>

The land is currently being maintained and used as garden ground. It visually relates more to the house than the hillside beyond. There are identifiable boundaries on the ground and the site could be brought within the settlement boundary.

Roads would object to the development of this site as it is served from a private road. Development of any kind would only be supported in principle if the private road access could be upgraded to a standard suitable for adoption.

There is no recorded flood risk history at this particular location, however given the steep topography at and above the site, a statement on flood risk by a suitably qualified person should be required with the conclusions then informing the detailed use of the site.

Although the representation hints at development of the site for housing, this would not be considered through the Local Development Plan Review for allocation as a housing site as the Review only considers sites with a capacity of 4 or more. The owner has been informed of this.

<table>
<thead>
<tr>
<th>MIR06</th>
<th>Site at East Menstrie – promoted through Call for Sites</th>
</tr>
</thead>
</table>

The site lies to the east of Menstrie, outwith the settlement boundary, within an area identified as green belt. The green belt in Clackmannanshire was reviewed in 2012, and it was recommended that this area remained designated as green belt to
allow settlements to grow sustainably, while protecting their identity and landscape setting.

The southern part of the site was considered during the Main Issues Report stage for the Adopted LDP following representations, but was not allocated. It was assessed in a Site Appraisal report produced by Land Use Consultants in December 2008 to inform the Local Plan Housing Alteration and scored poorly against other sites.

Development of either of these sites would require an upgrade to the C101’s junction with the A91 in the form of a suitably designed four arm roundabout. Upgrades to existing and new Public Transport infrastructure would be needed to support these proposed sites.

The eastern portions of each site are regularly employed to store (pluvial) flood waters, and given the topography to the north of the a FRA would be required.

Environmental Health have advised that the site lies in close proximity to the Kerry Bio Sciences factory which has been the subject of a history of odour complaints from nearby residents. Any proposed development should be subject to an odour impact assessment. They advise that, given the prevailing winds, from south west or north east, development to the south of the A901 would be immediately adjacent to the factory and has the potential to cause significant issues. Development to the north side of the A91 would be likely to cause fewer problems.

It is also believed that the private water supply pipes for the factory run either adjacent to, or through, the proposed development site.

Current sites identified in the LDP can provide sufficient housing to meet the projected demand as the Clackmannanshire market continues to recover from the recent housebuilding slump.

The identification of new housing sites on green belt areas is therefore not required.

<table>
<thead>
<tr>
<th>ALVA</th>
<th>Brooking Street/Beauclerc Street</th>
<th>Amend Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>H37</td>
<td>Brook Street/Back Road</td>
<td>Continue Proposal</td>
</tr>
<tr>
<td>H38</td>
<td>Berryfield</td>
<td>Under construction.</td>
</tr>
<tr>
<td>H39</td>
<td>Former Alva Glen Hotel</td>
<td>Continue Proposal</td>
</tr>
<tr>
<td>H40</td>
<td>Queen Street</td>
<td>Remove Proposal</td>
</tr>
<tr>
<td>H41</td>
<td>Alva West</td>
<td>Complete.</td>
</tr>
<tr>
<td>M05</td>
<td>Park Street</td>
<td>Remove Proposal</td>
</tr>
<tr>
<td>S07</td>
<td>Alva Cemetery Extension</td>
<td>Complete.</td>
</tr>
<tr>
<td>S08</td>
<td>Woodland Burial Site</td>
<td>Remove Proposal</td>
</tr>
<tr>
<td>T22</td>
<td>A91 Corridor</td>
<td>Complete.</td>
</tr>
</tbody>
</table>
### Chapter 9 - Schedule of Sites (Proposals and Opportunities)

<table>
<thead>
<tr>
<th>Code</th>
<th>Location</th>
<th>Status</th>
<th>Proposal Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>T23</td>
<td>Back Road</td>
<td>Remove Proposal</td>
<td>Complete</td>
</tr>
<tr>
<td>B17</td>
<td>Glentana</td>
<td>Amend Proposal</td>
<td>Change to mixed use proposal. Review and amend proposal to reflect Council decision on the future of the site.</td>
</tr>
<tr>
<td>MIR07</td>
<td>Alva South – promoted through Call for Sites</td>
<td>Not Favoured</td>
<td>The site lies outwith the Alva settlement boundary, within an area identified as green belt. The green belt in Clackmannanshire was reviewed in 2012 and the continued designation of this area was supported.</td>
</tr>
</tbody>
</table>

The site was considered during the Main Issues Report stage for the Adopted LDP following representations, but was not allocated. An objection to its non-inclusion was rejected at the Examination.

There were concerns over the proximity of the site to the functional flood plain, and it was not demonstrated that an access to the site could be achieved from the B908 which would definitely not be at risk of flooding. For a development of 300+ units it would be expected that 2 accesses would be provided. No evidence has been provided that this could be achieved, and this would be even more important if a primary access from the B908 could potentially be restricted by flooding events.

The site’s southern boundary lies on the periphery of the currently mapped 1 in 200 year flood extent from the River Devon and as such development would require to be informed by a FRA to ensure no risk to the site or increased risk to existing areas.

There are a number of brownfield sites in Alva and a proposed settlement expansion to the west, which does not lie adjacent to the functional flood plain, which are considered to be sites which should be developed in advance of looking at any sites between Alva and the flood plain. These sites can provide sufficient housing to meet the projected demand as the Clackmannanshire market continues to recover from the recent housebuilding slump.

The identification of new housing sites on green belt areas is therefore not required.

**TILLICOLTRY, COALSNAUGHTON and DEVONSIDE**

<table>
<thead>
<tr>
<th>Code</th>
<th>Location</th>
<th>Status</th>
<th>Proposal Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>H43</td>
<td>Lower Mill Street</td>
<td>Continue Proposal</td>
<td>Update Development Requirements/description if necessary.</td>
</tr>
</tbody>
</table>
Chapter 9 - Schedule of Sites (Proposals and Opportunities)

<table>
<thead>
<tr>
<th>Code</th>
<th>Site Description</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>H44</td>
<td>Middleton Mill and surrounding area</td>
<td>Update Proposal</td>
</tr>
<tr>
<td>M06</td>
<td>Former Community Centre</td>
<td>Remove Proposal</td>
</tr>
<tr>
<td>H45</td>
<td>Coalsnaughton North</td>
<td>Continue Proposal</td>
</tr>
<tr>
<td>H46</td>
<td>Coalsnaughton North (The Glen)</td>
<td>Remove Proposal</td>
</tr>
<tr>
<td>S09</td>
<td>Tillicoultry Public Park expansion</td>
<td>Update Proposal</td>
</tr>
<tr>
<td>MIR11</td>
<td>Tillicoultry Settlement Expansion</td>
<td>Not Favoured</td>
</tr>
</tbody>
</table>

The Council are in contact with Tillicoultry Quarries who own the Middleton Mill site. Development is currently projected to commence in 2021 (2017 Housing Land Audit), although there is no firm commitment to this and no developer has yet been identified.

Discussions regarding the future of this site, and the area in general, will continue and will be reflected in the LDP Review.

Hillfoots Rugby Club are progressing plans for a community recreation facility on the Public Park, in consultation with the wider community and the Council.

The site lies outwith the settlement boundary, in the countryside in an area of green belt. Much of the site is also within an area...
identified as being at risk of flooding.

The Glenfoot-Devon Wetlands are being assessed as a potential Local Nature Conservation Site, and this may affect part of the proposal site.

Little detail was submitted of the proposed development, although the representation does mention mixed residential, sport and leisure, including the possibility of incorporating the Hillfoots Rugby Club proposals (see S09 above) and a care home for the elderly.

It is considered that there is currently too little detail to consider allocating this site through the LDP Review, and too many uncertainties over re-designating this area from green belt, which may have flooding issues and may be impacted by a Local Nature Conservation Site.

**MIR12 Devonpark Mills Add Opportunity**

Proposed redevelopment of the 1.4 ha site, in dual ownership, for mixed use (residential/business).

Layouts provided with the submission indicate options for the potential of 51 residential units and just over 2,000m² of business space or 35 residential units and around 2,660m² of business space.

The site lies within the settlement boundary, and is an area which has been considered previously through Local Plan reviews and the LDP.

Multiple ownerships, the presence of operational businesses, access and parking and servicing issues have all previously hindered a cohesive redevelopment proposal being put together for the larger site.

The LDP Review gives an opportunity for consideration of a coordinated proposal for the redevelopment of the site and it is considered that a mixed use solution could represent an appropriate solution.

The opportunity to access the Sterling Mills site to the north via a pedestrian footbridge from the site should be considered.

**T24 Coalsnaughton Bypass Continue Proposal**

Update Development Requirements/description if necessary.
Two planning applications have been submitted for the Dollar Settlement Expansion Area (18/00283/PPP and 19/00018/PPP).

The Dollar Settlement Expansion will remain as a Proposal within the LDP Review, with the details updated as appropriate.

The eastern settlement boundary is proposed to be re-drawn to follow a more recognisable boundary on the ground, and the residential site expanded to the east to meet this boundary. See below.
<table>
<thead>
<tr>
<th>Site No.</th>
<th>Description</th>
<th>Proposal Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>H48</td>
<td>Dollar Golf Club</td>
<td>Continue Proposal</td>
</tr>
<tr>
<td></td>
<td>Update Development Requirements/description if necessary.</td>
<td></td>
</tr>
<tr>
<td>S10</td>
<td>Strathdevon Primary School</td>
<td>Continue Proposal</td>
</tr>
<tr>
<td></td>
<td>Update Development Requirements/description if necessary.</td>
<td></td>
</tr>
<tr>
<td>S11</td>
<td>Lover’s Loan playing field</td>
<td>Remove Proposal</td>
</tr>
<tr>
<td></td>
<td>Complete.</td>
<td></td>
</tr>
<tr>
<td>S12</td>
<td>New Clubhouse</td>
<td>Continue Proposal</td>
</tr>
<tr>
<td></td>
<td>Update Development Requirements/description if necessary.</td>
<td></td>
</tr>
<tr>
<td>S13</td>
<td>Dollar Settlement Expansion Community Sports Facility</td>
<td>Continue Proposal</td>
</tr>
<tr>
<td></td>
<td>Update Development Requirements/description if necessary.</td>
<td></td>
</tr>
<tr>
<td>S14</td>
<td>New Dollar Cemetery</td>
<td>Remove Proposal</td>
</tr>
<tr>
<td></td>
<td>Complete.</td>
<td></td>
</tr>
<tr>
<td>T27</td>
<td>A91 Corridor</td>
<td>Continue Proposal</td>
</tr>
<tr>
<td></td>
<td>Update Development Requirements/description if necessary.</td>
<td></td>
</tr>
<tr>
<td>B19</td>
<td>Dollar Expansion Employment</td>
<td>Continue Proposal</td>
</tr>
<tr>
<td></td>
<td>Update Development Requirements/description if necessary.</td>
<td></td>
</tr>
<tr>
<td>MUCKHART</td>
<td></td>
<td></td>
</tr>
<tr>
<td>H49</td>
<td>South and East of Pool of Muckhart</td>
<td>Continue Proposal</td>
</tr>
<tr>
<td></td>
<td>Update Development Requirements/description if necessary.</td>
<td></td>
</tr>
<tr>
<td>MIR10</td>
<td>Site expansion, H49, Muckhart</td>
<td>Not FAVoured</td>
</tr>
</tbody>
</table>

Area 1 outlined in red is part of the current allocation H49 in the adopted Clackmannanshire LDP (August 2015), site size 4.478 hectares. Area 2 outlined in blue is put forward by the landowner as a housing land proposal, site size 6.482 hectares, seeking to submit the entirety of the two sites, totalling 10.96 hectares, as both a continuing short term housing land allocation (H49) and the future safeguarded housing land allocation for Muckhart and the Dollar/East Ochils Housing Market Area.

While this larger area was included in the previous MIR (January 2011) as a potential housing site, the size was reduced following the consultation to the site that is now site H49 in the Adopted LDP. This allocated site has an indicative capacity of 35 units, which was reduced from 80 units at the Council meeting to approve the Proposed LDP in October 2013 by an amendment from one of the local Members.

As the site has yet to be developed, it is not considered necessary to consider an expansion at the present time.

Current sites identified in the LDP can provide sufficient housing to meet the projected demand as the Clackmannanshire market continues to recover from the recent housebuilding slump.

The identification of new housing sites in countryside areas is therefore not required.

<table>
<thead>
<tr>
<th>Site No.</th>
<th>Description</th>
<th>Proposal Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>T28</td>
<td>Golf Course Road</td>
<td>Remove Proposal</td>
</tr>
<tr>
<td></td>
<td>Complete.</td>
<td></td>
</tr>
<tr>
<td>T29</td>
<td>Muckhart</td>
<td>Continue Proposal</td>
</tr>
<tr>
<td></td>
<td>Update Development Requirements/description if necessary.</td>
<td></td>
</tr>
</tbody>
</table>
The Muckhart settlement boundary was changed in the present LDP as a result of the allocation of site H49 for housing. Further minor changes to the boundary will be considered through the MIR to include properties which could be regarded as being within the village envelope but are identified as outwith the settlement boundary, for example, the properties along Drumburn Road, as far as Drumburn Farm. This issue is closely related to LDP policies on development in the countryside and should be considered in relation to those policies.
area around the former nursery and the Kennetpans Distillery buildings for development.

**B15 Meadowend**
Continue Proposal
Update Development Requirements/description if necessary.

**T25 Menstrie – Stirling Active Travel**
Remove Proposal Route
Complete.

**T26 A91 Alva-Tillicoultry Active Travel Route**
Remove Proposal Complete.

**E01 Alva Woodland Park Expansion**
Continue Proposal
Update Development Requirements/description if necessary.

**B18 Former Glenochil Nursery**
Continue Proposal
Update Development Requirements/description if necessary.

**H50 Forestmill**
Continue Proposal
Update Development Requirements/description if necessary.

**S15 Forestmill – new primary school**
Continue Proposal
Update Development Requirements/description if necessary.

**S16 Forestmill golf course and hotel**
Amend Proposal
Uncertainty over the likelihood of this element of the development going ahead, current intentions to be discussed with the developer. Potential to consider partial or full de-allocation of the site, or consideration of alternative, more realistic uses.

**T30 A977 Roundabouts**
Continue Proposal
Update Development Requirements/description if necessary.

The original proposals for this site are unlikely to be implemented and the LDP Review provides an opportunity to engage with the landowners to re-evaluate the best mix of uses for the site to ensure a sustainable development which makes the most of its rural setting.

The rural nature of the site would lend itself to low density houses with land, which could be attractive to those who want to practice rural activities, keep horses or livestock or earn a living by working from home and running businesses. Such businesses would need to be compatible with the amenity of the area and with the amenity of other residents.

Proposals must be supported by a detailed package of road infrastructure improvements to the B913 fronting the site and towards and including it’s junction with the A977. An updated Flood Risk Assessment (FRA) will be needed to inform any revised development proposals at this site.

This will be reflected by updating the entry in the Schedule of Sites to identify the whole site a suitable for housing, removing the separate business element.
The site lies to the north of the A977, outwith the Forestmill settlement boundary and within the Forest Special Landscape Area.

The northern portion of this site is at risk of flooding from the Black Devon, however, there is no recorded flood risk history at this location. A statement on flood risk would still be required along with any proposals for development on this site.

The current strategy at Forestmill is to direct development to the allocated housing site H50, to the east of the A977, which currently has planning permission.
### MIR03 Sauchie Tower/Howetown

- **Proposed through Call for Sites**

  The site lies within the countryside, but is not affected by any other designations, other than the archaeological designations related to Sauchie Tower and Howetown.

  It is considered that the current LDP Countryside Policies SC23-SC26 (which may be amended as part of the LDP Review) would be appropriate to consider the type of development proposed.

  There is currently little detail of what any proposed development would comprise, however the general positive approach to enabling development, including locating adjacent to existing groups of buildings may support appropriate proposals.

  There are some concerns over the feasibility of the site because of potential mining and contamination issues which have not yet been fully investigated.

  **Not Favoured**

  Roads and Transportation would be likely to object to proposals for residential development within this parcel of land given it’s location out with the urban area.

  There is no history of flooding at this location, albeit the area has a watercourse passing through it from east to west.

  It is therefore considered that any amended Rural Policies would be likely to support such proposals and there is no need to allocate the area for development in the LDP Review.

### MIR04 Alloa Rail Swing Bridge

- **Opportunity**

  The potential for re-decking and re-opening the Alloa Rail Swing Bridge which crosses the Forth between Longcarse and Throsk for foot and cycle access has previously been discussed. While policies in the LDP already encourage improvements to the active travel network, considerations should be given as to whether to identify this opportunity through the LDP Review.
Appendix 1: Draft list of Supplementary Planning Guidance to be updated/produced

Supplementary Guidance (SG) can be prepared for subjects or areas. The LDP should include a list of Guidance which the Council intends to produce within the life of the LDP.

If SGs are referred to in the LDP, and if the consultation process on these SGs is rigorous enough, the Planning Authority can adopt them. Once adopted they have the same weight as the content of the LDP i.e. the Council can refer to them and use their content when considering planning applications if they are relevant.

SGs which the Council is considering referring to in the LDP, and which will be updated during the LDP period include:

SG1 Developer Contributions
SG2 Onshore Wind Energy
SG3 Placemaking
SG4 Water
SG5 Affordable Housing
SG6 Green Infrastructure
SG7 Energy Efficiency and Low Carbon Development
SG8 Woodlands and Forestry
SG9 Minerals¹
SG10 Domestic Developments
SG11 Shopfronts, Advertisements and Security Measures²
SG12 Infill and Backland Development²

¹preparation awaiting further Scottish Government guidance/policy
²proposed new SG

This list may change or be added to following consultation on the MIR, or in reaction to any external changing circumstances during the preparation of the LDP.
**Affordable Housing:** Housing made available at a cost below full market value, including low cost market and subsidised housing of a reasonable quality. Includes social rented housing, some private sector rented accommodation, shared ownership housing and subsidised housing for sale. Affordable housing is intended to meet an identified need and be affordable to people on modest incomes who cannot afford to rent or buy houses generally available on the open market. It could also include small low cost starter homes and self build plots.

**Biodiversity:** The variety of living things and how they interact with the environment they exist in. Derived from the term “biological diversity” and refers to the whole range of living organisms, or life forms including terrestrial, marine and other aquatic ecosystems and the ecological complexes of which they are part.

**Biomass:** Living and recently dead biological material that can be used for energy production.

**Brownfield Site:** Land which has previously been developed. The term may encompass vacant or derelict land, infill sites, land occupied by redundant or unused buildings, and developed land within the settlement boundary where further intensification of use is considered acceptable. These are normally sites which have previously been developed or used for some purpose which has ceased. They may encompass re-use of existing buildings by conversion; clearance of vacant or derelict land; infill and various other forms of intensification. Excludes private and public gardens, sports and recreation grounds, woodlands and amenity open spaces.

**Community Planning:** The process by which organisations come together to set a joint agenda in the Community Plan for improving the wellbeing of Clackmannanshire.

**Conservation Area Appraisal:** A document which seeks to define the special interest of the conservation area and identify any issues which threaten the special qualities of the Conservation Area. It should also provide guidelines to prevent harm and assist in the enhancement of the Conservation Area and provide the Council with a valuable tool with which to inform its planning practice and policies for the area.

**Designated Sites:** These are sites that are designated for their nature conservation or landscape value.

**Development Brief:** Guidance prepared on the layout, design, and planning requirements for a defined area of land.

**Environmental Impact Assessment (EIA):** A systematic assessment of a project’s effects on a wide range of environmental factors. The Environmental Impact Assessment (Scotland) Regulations 1999 identify the types of projects that require an EIA before they can be given development consent, and set out the procedure that must be followed for assessing likely significant environmental effects.

**Green Belt:** Areas adjacent to settlements where a strong presumption against development applies. Green belt is designed to protect the countryside around towns and villages and prevent settlements from merging; they direct planned growth in a way which maintains the rural character of the area; protect the character, landscape setting and identity of existing settlements;
preserve existing views to and from a settlement’s historic core; and protect and give access to open space.

**Green Infrastructure:** Includes the ‘green’ and ‘blue’ (water environment) features of the natural and built environments that can provide benefits without being connected. Green features include parks, woodlands, trees, play spaces, allotments, community growing spaces, playing fields, swales, hedges, verges and gardens. Blue features include rivers, lochs, wetlands, canals, other water courses, ponds, coastal and marine areas including beaches, porous paving and sustainable urban drainage systems.

**Green Network:** Connected areas of green infrastructure and open space that together form an integrated and multi-functional network.

**Greenfield:** A site which has never previously been developed or used for an urban use, or land that has been brought into active and beneficial use for agriculture or forestry i.e. fully restored derelict land.

**Housing Land Audit:** An annual survey of all housing sites in Clackmannanshire for the purposes of monitoring the housing land supply and identifying those sites within the established housing land supply which are expected to be effective within the period under consideration.

**Housing Land Requirement (also referred to as the Housing Requirement or Housing Supply Target):** The number of houses needed in an area to accommodate a given or projected population. It is, informed by the Housing Needs and Demand Assessment and the Local Housing Strategy, and includes an element of flexibility to allow for uncertainties.

**(Effective) Housing Land Supply:** The part of the established housing land supply which is free or expected to be free of development constraints in the period under consideration, and will therefore be available for the construction of housing.

**(Established) Housing Land Supply:** The total housing capacity of sites under construction, sites with planning consent, sites in adopted local plans and, where appropriate, other buildings and land with agreed potential for housing development.

**Housing Market Area:** A geographical area which is relatively self-contained in terms of reflecting people’s choice of location for a new home, i.e. a large percentage of people buying or renting a house in the area will have sought a house only in that area.

**Housing Need:** The number of households lacking their own housing or living in housing which is inadequate or unsuitable, who are unlikely to be able to meet their needs in the housing market without some assistance.

**Landscape Character Assessment:** Assessments undertaken nationally by Scottish Natural Heritage which define the strategic elements which make up the landscape character of the area.

**Large Solar Array:** A grouping of commercial solar panels which are normally ground based rather than attached to a building or structure of a scale where they supply electricity to the national grid rather than provide power to buildings in the immediate vicinity.
Local Nature Reserve (LNR): A site designated by a local authority for its natural heritage interest and its value for education and informal recreation. The local authority either owns the LNR, or has an agreement with the landowner. Gartmorn Dam, Sauchie, is Clackmannanshire’s only LNR.

Local Transport Strategy (LTS): Document explaining the local authority’s transport policies and strategies to the public and setting out the strategic vision for transport provision and an integrated transport network. It is used to support funding bids to the Scottish Government and other bodies.

Masterplan: A comprehensive plan to guide the long-term physical development of a particular area.

Mitigation: Measures which can be taken to avoid, reduce or offset the adverse effects of a development such that it becomes environmentally acceptable.

Mixed Use: An area where various types of development compatible with the locality, including community facilities, may be acceptable.

National Planning Framework (NPF): A strategy for the long-term development of Scotland’s towns, cities and countryside, prepared by the Scottish Government.

Natura Site: Part of a European network of Special Protection Areas (SPAs) and Special Areas of Conservation (SACs).

Particular Needs Housing: Housing which is designed or adapted to meet the needs of particular groups of people, and which may have additional management support.

Permitted Development: Type of development set out in the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 which do not require express planning permission.

Planning Condition: Requirements for certain works or undertakings to be carried out by the developer as a condition of planning permission. These requirements are attached to the planning permission.

Potentially Vulnerable Areas (PVAs): Catchment units in which the National Flood Risk Assessment has identified significant impacts from flooding either now, or in the future as a result of climate change. They will be used as the basis for producing Flood Risk Management Strategies.

Prime Agricultural Land: Agricultural land which is capable of producing the widest variety of crops (capability classes 1, 2 and 3.1) as defined by the Macaulay Land Use Research Institute.

Ramsar Site: A wetland site for birds protected through the Ramsar Convention on Wetlands of International Importance (1971). These sites contain habitats that have declined worldwide and are often important for waterfowl and other wetland birds. Ramsar sites receive the same level of legal protection as areas that have been designated as Special Protection Areas under the EC Birds Directive or Special Areas of Conservation under the Habitats Directive.
**Registered Social Landlord:** A landlord such as a Housing Association registered with and regulated by the Scottish Housing Regulator.

**Scottish Environment Protection Agency (SEPA):** Scotland’s environmental regulator, whose main role is to protect and improve the environment. SEPA regulates activities that can cause harmful pollution; monitors the quality of Scotland’s air, land and water; implements regulations on radioactive substances; delivers Scotland’s flood warning system, helps to implement Scotland’s National Waste Strategy; and controls, with the Health and Safety Executive, the risk of major accidents at industrial sites.

**Scottish Natural Heritage (SNH):** A body funded by the Scottish Government whose purpose is to promote care for and improvement of the natural heritage; help people enjoy it responsibly; enable greater understanding and awareness of it; and promote its sustainable use, now and for future generations.

**Scottish Planning Policy (SPP):** Provides a statement of national planning policy which sets out:
- the Scottish Government’s view of the purpose of planning,
- the core principles for the operation of the system and the objectives for key parts of the system,
- statutory guidance on sustainable development and planning under Section 3E of the Planning etc. (Scotland) Act 2006,
- concise subject planning policies, including the implications for development planning and development management, and
- the Scottish Government’s expectations of the intended outcomes of the planning system.

**Scottish Water:** The government body responsible for the water and drainage network.

**Settlement Boundary:** The line drawn around a town or village in the Local Development Plan that defines what is within the settlement and what is countryside. Also called Settlement Envelope.

**Site of Special Scientific Interest (SSSI):** A site notified under the Wildlife and Countryside Act 1981 as an area of land or water which, in the opinion of Scottish Natural Heritage, is of special interest by reason of their biological, geological or physiographical interest. SSSIs form the main national designation for nature conservation(?), which underpins other designations including those of international status.

**Special Landscape Area (SLAs):** Area designated by a planning authority for its regional or locally important scenic character or quality. (These replace the former Areas of Great Landscape Value)

**Special Protection Areas (SPAs):** An area defined by international statutory designation as important beyond its national context for the protection of natural heritage, wildlife, habitats, geology or scenery. These are classified under the EU Conservation and Wild Birds Directive 79/409/EEC. Proposed SPAs are identified by Scottish Natural Heritage for the purpose of protecting habitats of rare, threatened or migratory bird species.
**Supplementary Planning Guidance:** Additional information on a particular subject, subject to consultation and approved by the Council.

**Sustainability:** Achieving a sustainable economy, promoting good governance and using established science responsibly to enable a strong, healthy and just society and living within environmental limits. The fundamental principle of sustainable development is that it integrates economic, social and environmental objectives.

**Sustainable Communities:** usually communities that have community facilities and employment and are well served by public transport.

**Sustainable Development:** Development that meets the needs of the present without compromising the ability of future generations to meet their own needs, and supports the move towards a more economically, socially and environmentally sustainable society.

**Sustainable Drainage System (SUDS):** A technique for dealing with problems of flooding and surface water quality using the best practicable environmental solution.

**Town Centre:** Those areas which are identified as such on the proposals maps in this plan. The term town centre is used to cover town and district centres which provide a broad range of facilities and services and which fulfil a function as a focus for both the community and public transport. It excludes retail parks, neighbourhood centres and small parades of shops of purely local significance.

**Tree Preservation Order (TPO):** An order made by the Council to protect the amenity value of an individual tree or groups of trees.

**Undeveloped Coast:** The coast outwith settlements with a population greater than 2,000 or areas of existing large-scale development for industry, tourism and recreation; it includes agriculture and forestry land, low intensity recreational uses and smaller settlements which depend on the coast for their livelihood.