

**Appendix 1: Review of Plans, Programmes and Policies relevant to the Clackmannanshire and Stirling Structure Plan Alteration No. 3 – Clackmannanshire Housing.**

<b>Level of Origin</b>	<b>Plan/Programme/Policy</b>	<b>Environmental Issue</b>	<b>Objectives, Requirements and Summary of Key Areas</b>	<b>Content of Plan/Programme/Policy in relation to Structure Plan</b>
<b>International</b>	Convention on Biodiversity (1992)	Biodiversity	Article 6a - Requires each contracting party to develop national strategies, plans or programmes for the conservation and sustainable use of biological diversity.	Protect the biological diversity of structure plan area.
	United Nations Framework Convention on Climate Change (1992)	Climatic Factors	Main objective was reducing greenhouse gas concentrations to a level that would prevent climate change.	Policies in the structure plan should help to limit greenhouse gas emissions and impacts on climate change. In particular, promotion of sustainable transport and renewable energy for new development.
	Kyoto Protocol on Climate Change (1997)	Climatic Factors	Commits developed countries to reducing their emissions of six greenhouse gases by 5.2% from 1990 levels averaged over period 2008-2012.  As part of the EU burden sharing the U.K. has undertaken to achieve a reduction of 12.5%.	Policies in the structure plan should help to limit greenhouse gas emissions and impacts on climate change.  In particular, promotion of sustainable transport and renewable energy for new development.
	Johannesburg Declaration on Sustainable Development (2002)	All	Accelerate the shift towards sustainable consumption and production, ten year framework of programme of action, reverses trend in loss of natural resources.	Policies in the structure plan should reflect the sustainable development agenda.
<b>European</b>	Council Directive on the Assessment and Management of Environmental Noise 2002/49/EC	Population and human health	This directive seeks to limit people's exposure to environmental noise, in particular in built-up areas, public parks or other quiet areas, and in noise sensitive buildings such as schools and hospitals. The directive requires Member States to produce noise maps no later than 30 June 2007 and action plans by 18 July 2008.	Plan policies to support overall objectives and requirements of the Directive.

	European Climate Change Programme (ECCP)	Climatic Factors	The goal of the ECCP is to identify and develop all the necessary elements of an EU strategy to implement the Kyoto Protocol. As part of the EU burden sharing the U.K. has undertaken to achieve a reduction of 12.5% in necessary greenhouse gases.	Policies in the structure plan should help to limit greenhouse gas emissions and impacts of climate change. In particular, promotion of sustainable transport and renewable energy for new development.
	European Ambient Air Quality Assessment and Management Framework Directive 1996/62/EC	Air, population and human health	This directive is concerned with the principle of defining and establishing objectives for air quality management to avoid, prevent or reduce harmful effects on human health and the environment; assessing ambient air quality in Member States by establishing common methods and criteria; obtaining information about ambient air quality and ensuring it is available to the public; and, overall, maintaining and improving ambient air quality. The directive is concerned with 12 pollutants that are subject to four daughter directives.	Plan policies to support overall objectives and requirements of the Directive.
	Water Framework Directive 2000/60/EC	Water	To prevent deterioration and enhance the status of aquatic ecosystems; promote sustainable water use; reduce pollution and contribute to the mitigation of floods and droughts.	The Structure Plan should as a minimum not support or encourage developments which contravene this. The Structure Plan could also be used to deliver on the Water Framework Directive where this also generates jobs and economic growth, for example water treatment.

	<p>The Sixth Environmental Action Programme of the European Community (2002)  Related Programmes/  Plans:  European Union Strategy for Sustainable Development (2001)  European Biodiversity Strategy (1998)  Habitats Directive 1992/43/EEC  Conservation of Wild Birds Directive 1979/409/EEC</p>	All	<p>Sets the basic environmental context of all European Union policy including economic instruments. Legislation such as Habitats Directive stem from The Sixth Environmental Action Programme of the European Community (2002)</p>	<p>While the Structure Plan has an economic remit, it must also deliver this sustainability and give due regard to the four priority action areas.</p>
	<p>The Pan-European Biological and Landscape Diversity Strategy (1995)</p>	Landscape	<p>The purpose of the Strategy is to maintain and enhance Europe's biological and landscape diversity through the achievement by 2015 of four specific aims:</p> <ul style="list-style-type: none"> <li>• that threats to Europe's biological and landscape diversity are reduced substantially</li> <li>• that the resilience of Europe's biological and landscape diversity is increased</li> <li>• that the ecological coherence of Europe as a whole is strengthened</li> <li>• that full public involvement in the conservation of biological and landscape diversity is assured</li> </ul>	<p>The impact of the strategy should be considered in particular with regard to potential cumulative impacts.</p>

	EU Waste Framework Directive (1975/442/EEC as updated by 91/156/EEC)	Climatic Factors Material Assets, Population and Human Health.	<p>This directive requires Member States to establish both a network of disposal facilities and competent authorities with responsibility for issuing waste management authorisations and licences. Member states may also introduce regulations which specify which waste recovery operations and businesses are exempt from the licensing regimes and the conditions for those exemptions. An important objective of the directive is to ensure recovery of waste or its disposal without endangering human health and the environment. Greater emphasis is also placed on the prevention, reduction, re-use and recycling of waste.</p> <p>Member States shall take the necessary measures to ensure that waste is recovered or disposed of without endangering human health and without using processes or methods which could harm the environment.</p>	Structure Plan should consider these impacts when deciding on locations for waste disposal or processing. This would feed into objectives for noise, air, landscape, and biodiversity. The Waste Management Strategy needs to consider these requirements within its own objectives and be carefully integrated with the Structure Plan.
	Bern Convention on European Wildlife and Natural Habitats (1979)	Flora and Fauna	<p>The convention sets out to:</p> <ul style="list-style-type: none"> <li>• conserve wild flora and fauna and their natural habitats;</li> <li>• promote co-operation between states;</li> <li>• monitor and control endangered and vulnerable species;</li> <li>• assist with the provision of assistance concerning legal and scientific issues.</li> </ul> <p>The convention led to the creation in 1998 of the Emerald network of Areas of Special Conservation Interest (ASCIs) throughout the territory of the parties to the convention, which operates alongside the European Union's Natura 2000 programme. It also provides for the monitoring and control of endangered species, and the provision of assistance concerning legal and scientific issues.</p>	Structure plan policies must protect wildlife, habitats and biodiversity.
<b>National</b>	National Planning Framework for Scotland	All	A framework to guide the spatial development of Scotland to 2025. Identifies priorities for strategic investment. Will be a material consideration in making planning policy.	The SEA objectives will address the issue of whether the policies of the National Planning Framework are adhered to.

	Framework for Economic Development in Scotland (FEDS)	All	<p>The primary challenge in the Scottish economy is, to establish an accelerated and sustainable rate of economic growth.</p> <p>FEDS is focussed on achieving four key outcomes that are fundamental to Executive policy:</p> <ul style="list-style-type: none"> <li>• economic growth;</li> <li>• regional development;</li> <li>• closing the opportunity gap;</li> <li>• Sustainable development.</li> </ul>	Structure plan policies concerning economic development within the region should enable achievement of FEDS objectives
	A strategy for the conservation and enhancement of biodiversity in Scotland	Biodiversity	<p>The aim of the strategy is to conserve biodiversity for the health, enjoyment and wellbeing of the people of Scotland now and in the future.</p> <p>Objectives</p> <ul style="list-style-type: none"> <li>• Species &amp; Habitats: To halt the loss of biodiversity and continue to reverse previous losses through targeted action for species and habitats</li> <li>• People: To increase awareness, understanding and enjoyment of biodiversity, and engage many more people in conservation and enhancement</li> <li>• Landscapes &amp; Ecosystems: To restore and enhance biodiversity in all our urban, rural and marine environments through better planning, design and practice</li> <li>• Integration &amp; Co-ordination: To develop an effective management framework that ensures biodiversity is taken into account in all decision making</li> <li>• Knowledge: To ensure that the best new and existing knowledge on biodiversity is available to all policy makers and practitioners.</li> </ul>	Structure plan policies must protect habitats and biodiversity of structure plan area.
	The Air Quality Strategy for England, Scotland, Wales and Northern Ireland	Air, Population and Human Health	To reduce the impact that pollutants in the air have on public health and to meet national objectives and limits set by European Legislation.	Plan policies to support overall objectives and requirements of the strategy.

	The UK Programme for Climate Change	Climatic Factors	The goal of the U.K. Programme for Climate Change is to identify and develop all the necessary elements of a national strategy to implement the Kyoto Protocol/EU Climate Change Programme. The U.K. has undertaken to achieve a reduction of 12.5% of greenhouse gases.	Policies in the structure plan should help to limit greenhouse gas emissions and impacts of climate change.  In particular, promotion of sustainable transport and renewable energy for new development.
	Scottish Climate Change Programme (SE/2000/208)	Climatic Factors	<p>Scotland's Climate Change Programme (SCCP) <b>Changing Our Ways</b> was published by the Executive in March 2006. The Programme sets a framework which aims to deliver carbon savings through the setting of Scotland's first carbon target, and to reduce Scotland's vulnerability to climate change. The SCCP is one of the main delivery programmes for Choosing our Future: Scotland's Sustainable Development Strategy.</p> <p>Scotland's Climate Change Programme also recognises that local government is Scotland's largest public sector employer and, as such, has the potential to play a key role in tackling climate change through both its own activities and its influence on the wider community. Development of Scotland's Climate Change Declaration and support mechanism, initially aimed at Scottish local authorities, is a commitment in the SCCP and supports a longer term commitment to develop a climate change programme for local government in Scotland.</p>	Policies in the structure plan should help to limit greenhouse gas emissions and impacts. In particular, promotion of sustainable transport and renewable energy for new development.
	Securing a Renewable Future: Scotland's Renewable Energy (2003)	Climatic Factors	The Executive has already set a target for electricity generated within Scotland by renewable means. The Scottish target is 18% by 2010. Thereafter Scotland should aspire to generate 40% of its electricity from renewable sources by 2020.	Policies in the structure plan should help to promote renewable energy developments and to limit greenhouse gas emissions and impacts of climate change.
	Scotland's Renewable Energy Potential: realising the 2020 target (2005)	Climatic Factors	Considers in particular how the above 2020 target might be met, both in terms of technologies and the installed capacity that might be necessary. Issues such as security of electricity supply, transmission infrastructure and Scotland's contribution to the UK renewable electricity targets, should be taken into account.	Policies in the structure plan should help to promote renewable energy developments and to limit greenhouse gas emissions and impacts of climate change.

	UK Sustainable Development Strategy, March 2005	All		To implement the new strategy the Structure Plan should aim to promote sustainable development wherever possible.
	Scottish Sustainable Development Strategy, December 2005	All	It provides the strategic framework for a number of the Executive's new and emerging strategies on climate change, transport, renewable energy, energy efficiency, green jobs and biodiversity.	To implement the new strategy the Structure Plan should aim to promote sustainable development wherever possible.
	Water Environment and Water Services (Scotland) Act 2003 (WEWS)	Water	This act is the enabling legislation for the Water Framework Directive. It identifies SEPA as the competent authority.	The Structure Plan should as a minimum not support or encourage developments which contravene this Act. The Structure Plan could also be used to deliver on the Act where this also generates jobs and economic growth, for example water treatment.
	Water Environment (Controlled Activities) Regulations 2005 (CAR)	Water, Soil	Discharges to surface and groundwater, abstractions, impoundments, and work in or near the water environment are controlled by CAR. Without authorisation from SEPA, it is an offence for anyone to abstract or impound water. CAR provides for three levels of authorisations: 1. General Binding Rules (GBRs) for specified low risk activities 2. Registrations; for controlled low risk activities. 3. Licences where environmental risk is deemed higher.	The Structure Plan should as a minimum not support or encourage developments which contravene this.
	Environmental Impact Assessment (Scotland) Regulations 1999	All	Under these regulations certain public or private works must be assessed for their environmental implications. Projects for which an environmental impact assessment (EIA) is mandatory are listed in schedule 1 of the regulations. Schedule 2 lists those projects for which in an EIA will be required if certain thresholds are exceeded or if they are likely to have an impact on the environment.	EIA and SEA have similar objectives and should closely relate to each other within the same policy and planning process.

	Wildlife & Countryside Act 1981 (amended by Wildlife and Countryside Amendment Act 1991).	Flora and Fauna	<p>The Act implements the Convention on the Conservation of European Wildlife and Natural Habitats (the 'Bern Convention') and the European Union Directives on the Conservation of Wild Birds and Natural Habitats.</p> <p>The Act is concerned with the protection of wildlife and their habitat (countryside, national parks and designated protected areas).</p> <p>Addresses the problem of species protection and habitat loss by setting out the protection that is afforded to wild animals and plants in Britain.</p>	Structure plan policies must protect wildlife, habitats and biodiversity.
	Nature Conservation Act (Scotland) 2004	Flora, Fauna and Biodiversity	<p>Nature Conservation (Scotland) Act 2004 delivers the legislative components for a new system of nature conservation. It has three key Parts, reflecting the three central themes of that new system:</p> <p>Part 1: Conservation of biodiversity</p> <p>Part 2: A system for protecting Scotland's most precious natural places.</p> <p>Part 3: Further effective action to combat wildlife crime</p>	<p>There is significant interaction between wildlife and different types of land use.</p> <p>The SEA should consider the effects of plans on biodiversity.</p>
<b>Relevant National Planning Legislation</b>	The Town and Country Planning (Scotland) Act 1997	All	<p>Under the Act planning authorities have wide general powers to attach conditions to planning permissions, provided they are clearly relevant to the operation of the development and its environmental and other impacts.</p> <p>In addition section 75 of the Act enables planning authorities to enter into agreements with developers about the conditions of operation and design of a development.</p> <p>Section 159 of the Act recognises the importance of trees for amenity and landscape and requires the local planning authority to make provision for the protection and planting of trees.</p>	The SEA assesses the Structure Plan's ability to deliver the Act.



<b>National Planning Policy Guidance - all NPPG's. SPP's , and other formal policy statements</b>	SPP 1 The planning system	All	Scottish Planning Policies (SPPs) identify the key priorities for the planning system. This SPP provides an overview of the land use planning system in Scotland under current arrangements. It sets out the key principles and the Executive's priorities for the system to guide policy formulation and decision making towards the goal of sustainable development.	SEA evaluates the Structure Plans capacity to deliver sustainable development by assessing its environmental impact.
	SPP 2 Economic development	All	Economic development should raise the quality of life of the Scottish people through increasing economic opportunities for all, on a socially and environmentally sustainable basis. The planning system should provide strong support for economic development, both new and expanding businesses, where it is consistent with other national and local policies, in particular the promotion of social justice and sustainable development.	Economic development influence on the environment is assessed as part of the SEA.
	SPP 3 Planning for housing	All	Addresses the need to create quality residential environments; guide development to the right places and deliver an adequate supply of housing land.	Several of the SEA objectives will address social issues (e.g. housing) and the importance of housing provision.
	SPP 7 Planning and flooding	Population, Human Health, Water	The central purpose of this SPP is to prevent further development which would have a significant probability of being affected by flooding, or which would increase the probability of flooding elsewhere.	The plan should assess sites suitable for development in the light of potential flood risks and how development impacts might heighten those risks.
	SPP 17 Planning for transport	Climatic Factors, Population, Human Health	Objectives of this SSP is to meet European and UK commitments and targets on greenhouse gases and local air quality; <ul style="list-style-type: none"> <li>• to maintain and enhance the natural and built environment, through avoiding or mitigating adverse environmental impacts, minimising environmental intrusion and retaining, improving and enhancing areas for biodiversity;</li> <li>• to maintain and enhance the quality of urban life, particularly the vitality and viability of urban centres;</li> <li>• to reinforce the rural economy and way of life;</li> <li>• to ensure that the impact of development proposals on transport networks does not compromise their safety or efficiency.</li> </ul>	SEA objectives address the key issue of transport in the Local Plan.

	NPPG 18 Planning and the historic environment	Cultural Heritage	This NPPG sets out the Government's planning policies in relation to the historic environment with a view to its protection, conservation and enhancement.	The SEA will include objectives for the protection of Structure Plan conservation areas.
	SPP21 Greenbelts	Landscape	This SPP aims to strengthen and enhance the role of green belts and encourage greater stability to increase their effectiveness. There will be a strong presumption against development in the green belt. In the future, Local development plans will establish both the need for and detailed boundaries of green belts, except in the four largest city regions, where strategic development plans will consider the issue of need.	Greenfield development is highlighted as a key environmental issue in the Structure Plan Area.
	Passed to the Future, Historic Scotland's Policy for the Sustainable Management of the Historic Environment (2002)	Cultural Heritage	<p>Scottish Executive policy for the sustainable management of the historic environment is set out in Passed to the Future, published by Historic Scotland in 2002.</p> <p>This policy recognises the role of strategic environmental assessment in managing adverse impact on the historic environment, and it's potential for minimising conflict by adopting an integrated approach to decision-making.</p>	Cultural heritage is a parameter which the SEA uses for assessment.
<b>Planning Advice Notes (PAN)</b>	PAN 37 Structure Planning	All	<p>PAN 37 highlights the five main elements that a structure plan should include, namely:</p> <ul style="list-style-type: none"> <li>• Indication of how international and national obligations or policies affect an area</li> <li>• An overall long term development strategy</li> <li>• A complementary strategic approach to conserving and enhancing environmental quality</li> <li>• Policies and proposals that provide a sound basis for development control</li> <li>• Priorities for implementation.</li> </ul>	Provides advice on good practise and other relevant information on what should be contained within the structure plan. The structure plan would normally be expected to accord with the content of this PAN unless there is a good reason otherwise.
	PAN 38 Housing Land	All	Seeks to encourage the public and private sectors to develop a more consensual long-term view of housing land provision.	Provides advice on good practise and other relevant information on planned development for housing. The structure plan would normally be expected to accord with the content of this PAN unless there is a good reason otherwise.

	PAN 42 Archaeology – The Planning Process & Scheduled Monument Procedures	Cultural Heritage	Advice on the handling of archaeological matters within the planning process.	<p>Provides advice on good practise and other relevant information on archaeological matters within the structure plan. The structure plan would normally be expected to accord with the content of this PAN unless there is a good reason otherwise.</p> <p>Cultural heritage is a parameter which the SEA uses for assessment.</p>
	PAN 44 Fitting New Housing Development Into The Landscape	Landscape	The advice offers suggestions to help planners, developers and local communities achieve residential developments which are in harmony with their landscape setting.	Provides advice on good practise and other relevant information on development in keeping with existing landscape character within the structure plan. The structure plan would normally be expected to accord with the content of this PAN unless there is a good reason otherwise. Landscape character is a parameter which the SEA uses to assess the structure plan.
	PAN 51 Planning & Environmental Protection (Revised 2006)	All	<p>The central purpose of this PAN is to support the existing policy on the role of the planning system in relation to the environmental protection regimes.</p> <p>This PAN also summarises the statutory responsibilities of the environmental protection bodies, as well as informing these bodies about the planning system.</p>	Provides advice on good practise and other relevant information on environmental protection regimes within the structure plan. The structure plan would normally be expected to accord with the content of this PAN unless there is a good reason otherwise.

PAN 58 Environmental Impact Assessment (EIA)	All	<p>This PAN provides information and advice on:</p> <ul style="list-style-type: none"> <li>• the legislative background to EIA;</li> <li>• EIAs in Scotland; the process of EIA;</li> <li>• environmental studies and statements; .</li> <li>• the evaluation of environmental information by the planning authority;</li> <li>• implementation through the planning decision</li> </ul>	Provides advice on good practise and other relevant information on how the process of EIA may be relevant within the structure plan. The structure plan would normally be expected to accord with the content of this PAN unless there is a good reason otherwise.
PAN 60 Planning for Natural Heritage	Flora, Fauna, Biodiversity, Landscape	This PAN aims to promote good practice in planning for natural heritage and demonstrate that planning and the development process can be powerful tools for realising natural heritage objectives and creating quality environments for living and working. It encourages planning authorities and developers to be positive and imaginative in developing policies and preparing proposals for development. Planning for a diverse range of wildlife and habitats, the maintenance and enhancement of landscape character and earth heritage interest, the development of greenspace networks and the provision of opportunities for developing understanding and enjoyment of the natural world are all essential elements of this approach.	Provides advice on good practise and other relevant information on how the structure plan should take into account natural heritage through future development of the area. The structure plan would normally be expected to accord with the content of this PAN unless there is a good reason otherwise. The SEA will include objectives for the protection of Structure Plan conservation areas.
PAN 61 Planning and Sustainable Urban Drainage Systems	Water, Soil	This PAN describes how the planning system has a central co-ordinating role in getting SUDS accepted as a normal part of the development process. Planners have a policy role in setting the framework in structure and local plans and in masterplanning exercises. In implementing SUDS on the ground, planners are central in the development control process, from pre-application discussions through to decisions, in bringing together the parties and guiding them to solutions which can make a significant contribution to sustainable development.	Provides advice on good practise and other relevant information on how and where the structure plan should incorporate SUDS around new developments. The structure plan would normally be expected to accord with the content of this PAN unless there is a good reason otherwise. SUDS are a parameter by which the SEA will assess the structure plan.

	PAN 64 Reclamation of Surface Mineral Workings	Material Assets	Aims to help planning authorities and operators improve the reclamation of surface mineral workings by building on experience and where appropriate disseminating and improving best practice.	Provides advice on good practise and other relevant information on possible reclamation of surface mineral workings within the structure plan area. The structure plan would normally be expected to accord with the content of this PAN unless there is a good reason otherwise.
		Landscape, Population and Human Health	This PAN encourages partnership between local authority departments with responsibility for open space, with active participation from local communities, open space users, amenity bodies, and the development industry in the achievement of quality open space. It emphasises that open space strategies are an effective way of co-ordinating policy and assessing provision and need. They should feed into the development plan process, providing the basis for informed policy, land disposal and spending decisions.	Provides advice on good practise and other relevant information on provision of open space within the structure plan area. The structure plan would normally be expected to accord with the content of this PAN unless there is a good reason otherwise. Open space is a parameter by which the SEA will assess the structure plan.
	PAN 75 Planning for Transport	Climatic Factors, Population, Human Health	This PAN reinforces the principles and policy set out in SPP17. By aiming to provide a greater choice of transport modes, land use and transport planning can assist in influencing attitudes and changing the behaviour of individuals.	Provides advice on good practise and other relevant information on transport planning within the structure plan. The structure plan would normally be expected to accord with the content of this PAN unless there is a good reason otherwise.
<b>Planning Circulars</b>	Various Topics	All	Provide advice on good practice and other relevant information. The subjects of these tend to be much more specific than Planning Guidance.	The Structure Plan would normally be expected to accord with the content of these unless there is a good reason otherwise.

<b>Local Plans</b>	Structure Plan and its first and second alterations.	All	This Structure Plan sets out the long-term vision for sustainable development. Its strategic framework seeks to deliver enhanced access to housing, jobs and local facilities, integration of land use with transport, and a high quality of development; all within the overall context of caring for the environment. The Plan recognises that this can only be achieved by the Councils, key agencies, local communities and the private and voluntary sectors working in partnership.	The Local Plans help to deliver the Structure Plan, which is influenced by the SEA.
	Clackmannanshire Local Biodiversity Action Plan	Biodiversity	The biodiversity action plan is instrumental in maintaining and enhancing habitats and species through focussed local action. In addition, the plan will promote increased awareness of local biodiversity in the communities.	The structure plan area has a duty to protect and enhance biodiversity and this duty will be implemented through the local biodiversity action plan.
	Clackmannanshire Local Plan	All	The Local Plan sets out the specific planning policy advice and guidance, in conformity with the Structure Plan. This Local Plan amplifies the Structure Plan strategy into more detailed and site specific guidance. It also brings together all policies and proposals for the use of land and other development into one document.	The Local Plan helps to deliver the Structure Plan which is influenced by the SEA.
	Clackmannanshire Community Plan (Draft)	Population and Human Health	Identifies objectives, indicators and targets set out by the Community Planning Partnership to boost economic development, improve health, promote community safety, and encourage environmental improvements and sustainability. Regeneration and community engagement are also important aspects of the Plan.	Structure Plan Policies support and contribute to the implementation of the objectives of the Community Plan. The Community Plan has links to strategic land use planning policy.
<b>Local Strategies</b>	Clackmannanshire Community Safety Strategy	Population, Human Health	Community Safety Strategy has been prepared by the multi-agency Community Safety Partnership. The strategy reflects local partners' desire for improved joint working through information sharing and developing joint responses to problems. The document sets out key themes across which progress will be monitored.	The SEA addresses population and human health objectives including provision of community safety, which the structure plan must take into account.
	Clackmannanshire Local Housing Strategy	All	Local Housing Strategy fulfils the legal requirements introduced in the Housing (Scotland) Act 2001 by setting out clearly how the Council, working in partnership with others, can best tackle housing issues across all tenures - owner-occupation, social or private renting - in the coming 5 years.	The provision of decent, affordable housing is an essential element of sustainability that needs to be considered in the SPA.

	Clackmannanshire Open Space Strategy (Draft)	Landscape, Population and Human Health	The Open Space Strategy (Draft) will set out the strategy for the provision and conservation of open space in the area.	The SEA assesses impacts of development on landscape including open space provision and enhancement within the SPA.
	Clackmannanshire Access Strategy (Draft)	All	<p>The Access Strategy (Draft) Strategy defines the aims and objectives that will guide the management and development of access throughout the area. The document does not aim to provide prescriptive guidance on the development of individual paths but aims to:</p> <ul style="list-style-type: none"> <li>• Address the access needs and aspirations of people of all ages and abilities.</li> <li>• Reflect the benefits and links between access and other policy agendas, including economic development and community planning, and consider how well planned and managed access can contribute to social inclusion, improved health, support sustainable transport networks and contribute to the overall quality of life within the area.</li> </ul>	Access and transport are key aspects of sustainable development that need to be considered in the SPA. Transport-related issues will be relevant to many SEA objectives.
	Clackmannanshire Local Transport Strategy (Draft)	Air Quality, Climatic Factors, Population, Human Health	The Transport Strategy covers the period. This document sets out the aims, objectives, policies and strategies for the next three years addressing transport issues. It covers a wide range of topics from individual modes such as cycling to groups of people including the disabled to more general transport issues such as roads maintenance.	Transport will be a key issue for the SEA, in particular reducing traffic congestion and increasing safety and sustainability.
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## Appendix 2: List of Policies and Proposals

Sustainable Development	
Policy SD1	Key Principles
Environment	
Policy ENV1	Nature Conservation
Policy ENV2	Protected Landscapes
Policy ENV3	Development in the Countryside
Proposal ENVP1	Review of Landscape Designations
Policy ENV4	Green Belts
Policy ENV5	Environmental Enhancement
Proposal ENVP2	National Park
Proposal ENVP3	Countryside Access and Management
Policy ENV6	The Historic and Built Environment Proposal
Policy ENV7	Agricultural Land
Policy ENV8	Forestry
Policy ENV9	Water Resources Management
Policy ENV10	Minerals – General Principles
Policy ENV11	Opencast Coal
Policy ENV12	Other Minerals
Policy ENV13	Waste Management Interim Policy
Policy ENV14	Renewable Energy and Energy-Efficient Development
Policy ENV15	Energy from Hydro Sources
Policy ENV16	Wind Energy
Policy ENV17	Energy from Biomass
Jobs	
Policy ED1	European Funding
Policy ED2	Maintaining a Range & Choice of Employment Sites
Proposal EDP1	Existing Strategic Employment Sites
Proposal EDP2	New Strategic Employment Sites
Policy ED3	Other Major Economic Development Proposals
Policy ED4	Rural Development

Shopping	
Proposal SP1	Town Centre Management
Policy S1	Role and Function of Strategic Shopping Centres
Proposal SP2	New Shopping Provision
Policy S2	Local Centres
Policy S3	Superstores
Policy S4	Supermarkets
Policy S5	Other Shopping Development
Tourism	
Policy T1	Tourism
Proposal TP1	Tourism Strategy for the National Park
Housing	
Policy H1	Maintaining a Five Year Land Supply
Policy H2	Brownfield Sites
Policy H3	Housing to Meet a Range of Needs
Proposal HP1	The New Housing Land Requirement for Clackmannanshire
Proposal HP2	Clackmannanshire Eastern Growth Area
Proposal HP3	The New Housing Land Requirement for Stirling
Proposal HP4	Stirling's Major Growth Area
Proposal HP5	Option 1 - Northern City Expansion Area
Policy H4	Housing in the Stirling Rural Villages Area
Policy H5	Housing in the Upland Area
Policy H6	Housing in the Countryside
Transport	
Policy TR1	Integrated Transport
Policy TR2	Promoting a wider choice of transport
Proposal TRP1	Strategic Transport Infrastructure
Infrastructure	
Policy INF1	General Policy on Infrastructure
Sport and Recreation	
Policy SR1	Sport, Recreation and Strategic Open Space
Proposal SRP1	Sport and Recreation - Strategic New Facility

### Appendix 3: SEA: Objectives, Environmental Factors and Assessment Criteria

Environmental Stock Criteria	Summary of Objective for Assessment	Relevant & related SEA Objectives	Environmental Objective relevant to the Structure Plan	Assessment Criteria	Baseline source/monitoring
1. Biodiversity, fauna, flora.	1. Conserve Biodiversity, geodiversity, fauna & flora.	Biodiversity, fauna, flora, air, water, soils, landscape.	Maintain and enhance geodiversity and biodiversity, avoiding irreversible losses affecting nationally designated sites, protected species and habitats both on national and local designations	Does the proposal avoid potential losses and encourage enhancement by avoiding locations which could cause potential losses?	Designated conservation sites; priority habitats and species of conservation concern; RSPB; SEPA; state of the Environment reports; SNH reports and monitoring. Forestry Commission Scotland; Local Biodiversity Action Plan.
2. Natura habitats and species	2. Conserve Natura Habitats and Species	Biodiversity, fauna, flora.	Maintain and enhance the qualifying habitats and species protected by Natura sites (Special Protection Areas and Special Areas of Conservation)	Can it be demonstrated through an appropriate assessment, that the proposal will not adversely affect the conservation status, qualifying interests or integrity of the SPA or SAC?	Natura 2000 sites: SNH site condition monitoring
3. European protected species	3. Conserve European protected Species	Biodiversity, fauna.	Maintain the favourable conservation status of European Protected Species and protect their habitats and resting places.	Will the proposal have a likely significant effect on the conservation status of European Protected Species?	EPS records from SNH Reports and monitoring; RSPB; Forestry Commission Scotland; Local Biodiversity Action Plan.
4. Population & human health	4. Population & human health - recreation etc	Population and human health, cultural heritage, Landscape.	Improve the quantity and quality of accessible and usable recreational and cultural opportunities	Is the proposal potentially accessible to recreational/cultural opportunities?	Location in relation to Open space and other opportunities; Open space surveys and Core Path networks.

	5. Enable healthy lifestyles	Material assets, air, water, soil, population and human health.	Encourage forms of development that facilitate healthy lifestyles, address safety concerns, and avoid exacerbation of harmful factors (e.g. noise)	Does the proposal have potential to contribute to the principles of healthy urban planning?	HIA determinants of health; designing out crime; community noise monitoring; accident prevention programmes; proximity to inclusion of recreation/sports facilities; surveys; health care trusts; census; Police records; Environmental Health services; Planning records.
5. Soil	6. Conserve soil	Soil, biodiversity, landscape and cultural heritage.	Protect and use land in a sustainable way	Is the proposal likely to protect or avoid development on areas of prime or good quality, agricultural land, or lead to decontamination or other improvements in land quality?	Increase/decrease of land subject to opencast coal extraction; remediation of land suspected or known to be affected by contamination as well as remediation of land with the statutory designation of contaminated land, SEPA, Environmental Health services.
6. Water	7. Conserve and enhance the water environment	Water, biodiversity, population, human health, material assets, climatic factors, air, flora, fauna and material assets.	Avoidance of potential adverse impacts on the water environment.	Does the proposal avoid the likelihood of adverse impacts on the water environment?	Number of water pollution incidents reported to SEPA; Water quality and water body characterisations; Increase/decrease in no of devs. inc. SUDS, Flood Risk Mapping and historical data; storm damage reports Councils' Flood prevention Act reports; insurance records.
7. Air	8. Protect air quality	Air, climate factors, biodiversity, population and human health.	Maintain and enhance the quality of, and avoid exacerbating pollution of air.	Will the proposal significantly exacerbate existing pollution or cause new problems?	Air quality monitoring; travel statistics; SEPA; Environmental Health services.
	9. Reduce the need to travel	Air, climate factors, population, human health, water, biodiversity, fauna, flora.	Reduce the need to travel by unsustainable means	Does the proposal direct development to accessible location(s), which reduce the need to travel?	Travel mode surveys; accessibility of new development to work, school, shopping etc. Surveys, census, LTS, GIS mapping

	10. Encourage sustainable modes of travel	Air, climate factors, biodiversity, population and human health.	Maintain and enhance accessibility by sustainable transport modes	Does the proposal direct development to accessible location(s) with high quality frequent service public transport?	Travel mode surveys; accessibility of new development to public transport corridors; cycle routes. Mapping of public transport and cycle paths; Surveys, census, LTS.
8. Climatic Factors	11. Climatic factors - avoid risks	Climatic factors, air, biodiversity, fauna, flora, population, human health, water, soils and landscape.	Avoid risks associated with climate change (e.g. flood risk avoidance; severe weather effects avoidance)	Does the proposal direct development to avoid areas of known risk, in particular areas at risk of flooding, and areas where development might exacerbate risks downstream?	Development in areas of flood risk and requiring flood defences; Flood Risk Mapping and historical data. Incidents affecting property; storm damage reports. Councils' Flood Prevention Act reports; insurance records
	12. Climatic factors – reduce emissions	Climatic factors, biodiversity, air, flora, fauna, population, human health, water, soils and landscape.	Encourage forms of development that enable reductions in greenhouse gas emissions	Does the proposal encourage the reduction of greenhouse gas emissions?	Measures of greenhouse gas emissions by area and source Environmental Health services, SEPA, Scot Exec
	13. Climatic factors - Energy efficiency	Climatic factors, air, biodiversity, flora, fauna, soils, population, human health, water and landscape.	Increase energy efficiency, contribute to the ability of communities to utilise and generate renewable energy.	Does the proposal encourage energy efficiency and promote renewable energy generation or preserve renewable energy potential?	Monitoring through energy consumption levels; numbers of properties designed/adapted to increase renewable energy use Planning and Building Standards records
9. Material assets	14. Material assets - Reduce waste	Material assets, climatic factors, population and human health, air, water, soils.	Contribute to the ability of communities to minimise waste, and maximise waste recovery, recycling, composting, etc.	Does the proposal promote the sustainable EU waste management hierarchy through reducing waste volumes generated whilst increasing levels of reuse and recycling?	Monitoring through numbers of recycling centres; percentages of waste going to landfill, to recycling, to composting, etc; Waste Management services, Area waste Plan, Building Standards records

	15. Material assets - Re-use land	Material assets, climatic factors, population and human health, air, water, soils.	Maximise re-use of land, buildings and building materials where compatible with other objectives (e.g. biodiversity)	Is there potential for the proposal to re-use land, buildings and building materials?	Re-use and conversion of existing buildings; proportions of new development on brownfield land. Planning records, area of development on vacant and derelict land (not only statutorily designated contaminated land)
	16. Material assets - Design quality	Material assets, climatic factors, population, human health, air, water, soils.	Encourage high design quality, and resilient forms of development that will not lead to repeated calls on environmental resources	Will the proposal lead to improved design quality in developments?	Existing quality of the established built environment. Perceived impact of recent new development. Use of sustainable materials and building practices
10. Cultural heritage	17. Conserve Cultural heritage	Cultural heritage, material assets, landscape.	Protect and where appropriate enhance the historic environment.	Will there be the potential for avoiding adverse impacts on features of the historic environment?	Re-use and conversion of Listed Buildings; spend on conservation area enhancement; approved developments requiring SMC; numbers of proposals altered to conserve archaeological interest; Protection and enhancement of historic gardens & landscape, planning & Historic Scotland records.
	18. Consider pattern of settlement	Cultural heritage, material assets, human health, population, biodiversity and landscape.	Maintain and conserve the pattern and form, and the landscape and historic setting of settlements, particularly where locally distinctive	Does the proposal promote the existing landscape settlement pattern and form whilst enhancing its distinctiveness?	Protection and enhancement of conservation areas, no./scale of approved dev in Green Belts; no./scale of dev approved as departures from Development Plan in urban fringe locations, planning records, inventory of historic gardens & designed landscapes; LCAs.
11. Landscape	19. Conserve and enhance landscape	Landscape, cultural heritage, material assets, biodiversity, soil, water.	Conserve and enhance landscapes	Will the proposal significantly affect or enhance landscape character or quality?	NSAs; AGLVs; LCAs; LUC and David Tyldesley reports; State of the Park report.

#### Appendix 4: Sample Assessment

<b>Policy/Proposal</b>
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Objective	Relevance	Impact Assessment			Justification for predicted impact	Mitigation
		Impact	Permanent or Temporary	Short/Med or Long-Term		
1. Biodiversity, fauna, flora	Y/N					
2. Natura habitats and species					<b>Justification</b> A brief summary highlighting the main reasons for the predicted impact of each Policy on each relevant objective appears.	
3. European Protected Species						
4. Population and human health						
5. Soil						
6. Water						
7. Air						
8. Climatic factors						
9. Material assets						
10. Cultural heritage						
11. Landscape						

**Secondary, Cumulative and Synergistic Effects**

Any secondary, cumulative and synergistic effects identified from the actions of the policy. Positive effects will begin with a '(+)' sign and negative effects will begin with a '(-)' sign.

**Summary**

A summary of the overall impact of the policy/proposal and potential mitigation measures on the environmental objectives appears here.

**Recommendation/Alternatives**

Depending on the results in the above assessment this section should recommend alternative options that could be looked upon to achieve an alternative outcome.

## Impact Assessment

### Impact

<b>PP</b>	Impact will have a very Positive impact on the objective
<b>P</b>	Impact will have a Positive impact on the objective
<b>P – 0</b>	Impact will be partly Positive to Neutral
<b>0</b>	Impact will be neutral
<b>N – 0</b>	Impact will be partly Negative to Neutral
<b>N</b>	Impact will have a Negative impact on the objective
<b>NN</b>	Impact will have a very Negative impact on the objective
<b>?</b>	Impact is unknown or undeterminable
<b>N/A</b>	Policy will impact on objective but details to particular environmental issue are dealt with elsewhere in the Structure Plan

### Permanent or Temporary Impact & Short/Medium/Long-Term Impact

<b>P</b>	Permanent Impact
<b>T</b>	Temporary Impact
<b>S</b>	Short term Impact
<b>M</b>	Medium Term Impact
<b>L</b>	Long Term Impact
<b>0</b>	Not Applicable due to neutral/no impact

### Commentary on the Assessment of Environmental Impacts of the proposed Changes

Optional section follows each of the assessment summary tables which providing more in depth analysis of the environmental issues facing this policy change and the reasons for identifying it in the plan as the preferred policy choice or development option.

## Appendix 5: Sample Comparison Assessment of Alternatives

### Comparison Assessment of Alternatives

The aim of this exercise is to look at all assessments for particular options in comparison to one another. The comparison will highlight each of the impacts indicated in each of the original assessments against the Structure Plan SEA objective.

It is likely that this form of comparison assessment will work best on options of progressive growth or policies that show potential progressive environmental damage. However this form of assessment should also be effective for other options such as strategic options once options are scaled i.e. Alternative 1, 2, 3 in terms of their impact on the SEA objectives, allowing the more negative options to be highlighted at the higher scale of the table i.e. alternative 5.

Certain aspects of the assessments cannot be picked up in this table and will be highlighted in the summary below, this will include mitigation measures.

<b>Option Type - i.e. Strategic Location</b>						
<b>SEA objectives</b>		<b>Alternative 1</b>	<b>Alternative 2</b>	<b>Alternative 3</b>	<b>Alternative 4</b>	<b>Alternative 5</b>
1.	Biodiversity, fauna, flora					
2.	Natura habitats and species					
3.	European Protected Species		From this table it should be clear which options are more environmentally friendly. A more positive option will consist of more positives symbols and the more negative the more negative symbols it will possess. Usually impacts get progressively worse as the amount of development increases.			
4.	Population and human health					
5.	Soil					
6.	Water					
7.	Air					
8.	Climatic factors					
9.	Material assets					
10.	Cultural heritage					
11.	Landscape					
<b>Summary</b>						
The nature of this type of comparative assessment is to highlight the overall impact that the policy/proposal could have. This section will highlight any issues, mitigation measures or comparisons that cannot be expressed in the table above. It will highlight which options have more positives or Negatives and why.						
<b>Recommendation/Alternatives</b>						
This section will indicate the alternative which would have the most positive outcome environmentally.						



## Appendix 6: Stage One Assessment of Overall Strategy and Policy Options

This section includes detailed assessment of the overall strategy, including reasonable alternatives. It also tests alternative policy approaches to addressing the particular issues of rural development, minerals and waste. A full explanation of the strategy of the Plan and the reasons for it is contained in the Consultative Draft Structure Plan 2006 and its supporting background report.

### COMPARATIVE ASSESSMENT OF GROWTH OPTIONS

SEA Objectives		Baseline	Baseline plus Moderate Growth	Baseline plus Aspirational Growth
1.	Biodiversity, fauna, flora	0 - N	N	NN
2.	Natura habitats and species	N	N	N
3.	European Protected Species	N	N	N
4.	Population and human health	0 – N	N - 0	N
5.	Soil	0 – N	N	N
6.	Water	0	0 – N	NN
7.	Air	0 – N	0 – N	N
8.	Climatic factors	P	N	N
9.	Material assets	PP	N	NN
10.	Cultural heritage	PP	N	NN
11.	Landscape	P	N	NN

## Overall Strategy

### Baseline

#### Introduction

This is a 'Do Nothing' approach which accounts for an increased contribution from windfall sites (urban capacity), as this could happen anyway. This option would require no additional Greenfield land allocation. This option almost meets the 2004 projections i.e. 5% population growth for Stirling, -1% Clackmannanshire, if all the anticipated urban capacity sites can be delivered. It would rely on existing employment and shopping opportunities, increasing reliance on urban capacity sites, and less choice in the housing market with potential impact on house prices.

Baseline						
Objective	Relevance	Impact Assessment			Justification for predicted impact	Mitigation
		Impact	Permanent or Temporary	Short/Med or Long-Term		
1. Biodiversity, fauna, flora	Yes	0 – N	P	L	Avoids nationally designated sites as impact on these is already assessed through the planning process (see adopted Local Plans and Urban Capacity Study) but will result in the loss of urban open space.	Avoid designated areas and assess sites in order to protect existing ecological value and avoid affecting protected species. Encourage enhancement through the master planning process and the determination of planning applications.
2. Natura habitats and species	Yes	0	0	0	Sites are already assessed through the planning process.	Provided by Appropriate assessment of this Structure Plan alteration and policy ENV1.
3. European Protected Species	Yes	N	P	L	There is a lack of data on European Protected Species in this area.	Sites will be assessed under Policy ENV1.
4. Population and human health	Yes	0 – N	P	L	Remediation of low amenity sites but some potential loss of open space. Urban sites encourage walking and promote access. Does not reverse trend towards ageing population.	Ensure protection and enhancement of remaining open space land.
5. Soil	Yes	0 – N	P	L	Some loss of green field and open space land. Potentially some contaminated sites.	Decontamination of any contaminated sites.

6.	Water	Yes	0	0	0	Impact less likely due to presence of existing drainage system.	Drainage is adequately covered in policy ENV10. Assess sites at local plan stage in order to protect existing water resources. Drainage impact assessment. Encourage enhancement through the master planning process and the determination of planning applications (for example, buffer zones along burns, SuDS).
7.	Air	Yes	0 – N	P	L	Reduces the need to travel but increases traffic in urban areas, which are already congested. Restricting housing choice may negatively influence travel patterns.	Potential to improve public transport.
8.	Climatic factors	Yes	0 - N	P	L	Sites are already assessed for flood risk through planning process. Reduces the need to travel. More energy efficient due to urban location.	Flooding is adequately covered in policy ENV10 (unchanged). ENV14 promotes renewable energy in new development.
9.	Material assets	Yes	PP	P	L	Concentration in existing urban area enables efficient waste management. Optimises existing urban capacity.	ENV3 promotes the re-use of buildings; ENV2 promotes high design quality.
10.	Cultural heritage	Yes	PP	P	L	Maximisation of urban land reduces need for development on sensitive areas.	
11.	Landscape	Yes	P	P	L	Site is located within urban area. No additional green field sites.	

### Secondary, Cumulative and Synergistic Effects

(+) Enhanced public transport provision is increased by development.

(+) Urban expansion increases the possibility of a more modern, sustainable approach to new developments, for instance, with the provision of social infrastructure and urban design.

(+) Redevelopment of brownfield sites result in the preservation of greenfield and countryside.

**Summary**

Sustainable use of land reduces the need to travel and avoids new green field land release. Restricting development limits housing choice and economic growth and may increase the need to travel

**Recommendation/Alternatives**

An alternative strategy promoting more growth may encourage enhancement of public transport and access to jobs and homes in the same vicinity. Mitigation of Urban capacity sites as above, mainly an issue for the local plan but also highlights potential requirement for open space strategy.

**Overall Strategy**

**Baseline plus Moderate growth**

**Introduction**

This would assume a lower contribution from urban capacity sites and allow for some greenfield land release in Clackmannanshire (circa 1000 units).

**Baseline Plus Moderate Growth**

Objective		Relevance	Impact Assessment			Justification for predicted impact	Mitigation
			Impact	Permanent or Temporary	Short/Med or Long-Term		
1.	Biodiversity, fauna, flora	Yes	N	P	L	Loss of green field land and geographical spread of new development with potential threat to biodiversity, flora and fauna.	Avoid designated areas and assess sites in order to protect existing ecological value and avoid affecting protected species. Encourage enhancement through the master planning process and the determination of planning applications.
2.	Natura habitats and species	Yes	N	P	L	Large scale land and green field release may impact on Natura habitats and species.	Provided by Appropriate assessment of this Structure Plan alteration and policy ENV1.
3.	European Protected Species	Yes	N	P	L	There is a lack of data on European Protected Species in this area.	Sites will be assessed under Policy ENV1.

4.	Population and human health	Yes	N – 0	P	L	Loss of open space and green field land. Additional growth works towards reversing the trend of an ageing population.	Ensure protection and enhancement of remaining open space land. Local Plan design guideline inclusion of open space/ play/ recreation.
5.	Soil	Yes	N	P	L	Green field release avoids prime agricultural land but some potential loss of agricultural land and open space. Possible areas of contamination.	Local Plan stage and application development control stage. Site investigation and remediation. Possible decontamination of land.
6.	Water	Yes	0 – N	P	L	Green field release may increase impacts on the water environment.	Drainage is adequately covered in policy ENV10. Assess sites at local plan stage in order to protect existing water resources. Encourage enhancement through the master planning process and the determination of planning applications (for example, buffer zones along burns, SuDS). Drainage impact assessment.
7.	Air	Yes	0 – N	P	L	Green field release may encourage mixed use; opportunity to enhance public transport, but increased travel will have adverse effects on air quality. Increased housing choice with jobs and other facilities may positively influence travel patterns.	Potential to enhance public transport. New sites should be well connected. Local Plan and DC stages. Avoid exacerbating areas of known problematic air quality areas.
8.	Climatic factors	Yes	N	P	L	Moderate green field land release could possibly increase climatic risks through increased car use and also increased business/industry would increase pollution.	Flooding is adequately covered in policy ENV10. Scale of development may enhance mitigation potential. Avoid areas of known risk. Local Plan and DC stages. ENV14 promotes renewable energy in new development.
9.	Material assets	Yes	N	P	L	Will require green field land release. Some potential areas of contamination.	Promotion of re-use of buildings in ENV3 and high design quality in ENV2. Some potential for decontamination.

10.	Cultural heritage	Yes	N	P	L	Potential negative impacts on settlement settings, pattern and historic environment but dependant on locational strategy.	To be addressed through local plan policies and development guidelines protecting sensitive settings.
11.	Landscape	Yes	N	P	L	Potential impact on settlement of settings and landscape character.	Landscape assessment required. To be addressed through local plan policies and development guidelines.

<p><b>Secondary, Cumulative and Synergistic Effects</b></p> <p>(-) loss of Greenfield effects landscape character and settlement pattern  (+) Visual effects through better designed urban buildings  (+) Redevelopment of brownfield sites</p>							
<p><b>Summary</b></p> <p>Greater loss of green field land with consequent environmental implications. Larger scale development will allow for additional funding and additional provisions for mitigation. Potential to enable population and economic growth to encourage enhancement of public transport and access to jobs and homes in the same vicinity.</p>							
<p><b>Recommendation/Alternatives</b></p> <p>This approach has a moderate impact on the environment, which with the appropriate locational strategy and local plan assessment has the potential to be accommodated within the capacity of the area.  An alternative strategy would be to go for either a higher or lower level of growth, with different level of environmental impact.</p>							

## Overall Strategy

**Baseline plus Aspirational Growth** - This option would provide land in excess of the most recent projections to promote population and economic growth in Clackmannanshire. This would allow for an additional growth area in Clackmannanshire (1250 houses). This option would have the greatest environmental implications on the Council Area, allowing for population growth/stabilisation for Clackmannanshire.

### Baseline Plus Aspirational Growth

Objective		Relevance	Impact Assessment			Justification for predicted impact	Mitigation
			Impact	Permanent or Temporary	Short/Med or Long-Term		
1.	Biodiversity, fauna, flora	Yes	NN	P	L	Loss of green field land and geographical spread of new development, could pose a threat to biodiversity, flora and fauna.	Avoid designated areas and assess sites in order to protect existing ecological value and avoid affecting protected species. Encourage enhancement through the master planning process and the determination of planning applications.
2.	Natura habitats and species	Yes	N	P	L	Large scale green field release could potentially impact on Natura habitats and species.	Provided by Appropriate assessment of this Structure Plan alteration and policy ENV1. Concentrated approach could mitigate overall impact.
3.	European Protected Species	Yes	N	P	L	There is a lack of data on European Protected Species in this area.	Sites will be assessed under Policy ENV1.
4.	Population and human health	Yes	N	P	L	Loss of open space and green field land. Potential for new sports and recreational facilities. Additional growth works towards reversing the trend of an ageing population.	Ensure protection and enhancement of remaining open space land. Local Plan design guideline inclusion of open space/play/recreation. Appropriate master planning. Large scale concentrated development could be designed around healthy urban planning objectives.

5.	Soil	Yes	N	P	L	Large scale release of green field land. Development would avoid prime agricultural land but there would be some loss of other agricultural land. Potential for decontamination of land.	Local Plan stage and application development control stage.
6.	Water	Yes	NN	P	L	Large scale green field release may increase impact on the water environment.	Drainage is adequately covered in policy ENV10. Assess sites at local plan stage in order to protect existing water resources. Encourage enhancement through the master planning process and the determination of planning applications (for example, buffer zones along burns, SuDS). Drainage impact assessment.
7.	Air	Yes	N	P	L	Growth may encourage use, of public transport but large scale growth would cause high air quality impacts. Increased housing choice with jobs and other facilities may positively influence travel patterns.	Potential for improved public transport. New sites should be well connected. Local Plan and DC stages. Avoid exacerbating areas of known problematic air quality.
8.	Climatic factors	Yes	N	P	L	Significant green field land release has potential to increase emissions due to increased car use. more business/industrial use would increase pollution and climatic risk.	Flooding is adequately covered in policy ENV10. Avoid areas of known risk. Local Plan and DC stages. ENV14 promotes renewable energy in new development.
9.	Material assets	Yes	NN	P	L	Will require significant green field land release.	Promotion of re-use of buildings in ENV3 and high design quality in ENV2.
10.	Cultural heritage	Yes	NN	P	L	Potential negative impacts on settlement settings, pattern and historic environment but dependant on locational strategy.	To be addressed through local plan policies and development guidelines protecting sensitive settings. Concentrated approach could mitigate overall impact.



11.	Landscape	Yes	NN	P	L	Potential significant impact on the setting of settlements and landscape character.	Landscape assessment required. To be addressed through local plan policies and development guidelines and locational strategy. Concentrated approach could mitigate overall impact.
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<b>Secondary, Cumulative and Synergistic Effects</b>							
(-) Loss of Greenfield sites, heightened presence of traffic and potentially new road infrastructure will cause a loss in biodiversity and change in landscape character. (+) Visual effects through better designed urban buildings and redevelopment of Brownfield sites							
<b>Summary</b>							
Significant loss of green field land with consequent environmental implications. Due to larger scale development this will allow for additional funding and additional provisions for mitigation. Potential to enable population and economic growth to encourage enhancement of public transport and access to jobs and homes in the same vicinity. Concentrated approach could mitigate overall impact.							
<b>Recommendation/Alternatives</b>							
This approach has a more significant impact on the environment than options 1 and 2. As a consequence the locational strategy and the potential for a concentrated approach avoiding areas of risk and delivering appropriate mitigation would have to be carefully considered. An alternative strategy would be to go for a lower level of growth as assessed under options 1 and 2.							

**Comparative Assessment of Locational Options to accommodate aspirational growth strategy** - These locations are defined through Structure Plan Fig 2.3 and the Key Diagram. A description of these areas is contained in the supporting background report.

<b>Comparative Assessment Clackmannanshire Strategic Locational Options</b>				
<b>SEA objectives</b>		<b>Hillfoots Corridor</b>	<b>Clackmannanshire East</b>	<b>Alloa-Tullibody Corridor</b>
1.	Biodiversity, fauna, flora	N	N	N
2.	Natura habitats and species	N	N	N
3.	European Protected Species	N	N	N
4.	Population and human health	P – 0	0 – N	P
5.	Soil	0 – N	0 – N	0 – N
6.	Water	N	N	N
7.	Air	N	N	N

8.	Climatic factors	N	N	P – 0
9.	Material assets	0 – N	P – 0	P
10.	Cultural heritage	N	0	0
11.	Landscape	N	N	0 -N

### Hillfoots Corridor-

See Figures 2.2 and 2.3 in the Consultative draft Structure Plan Alteration for details.

### Hillfoots Corridor

Objective		Relevance	Impact Assessment			Justification for predicted impact	Mitigation
			Impact	Permanent or Temporary	Short/Med or Long-Term		
1.	Biodiversity, fauna, flora	Yes	N	P	L	SSSI, green belt and locally designated wildlife sites located mainly in upland and green belt areas.	Avoid designated areas and assess sites in order to protect existing ecological value and avoid affecting protected species. Encourage enhancement through the master planning process and the determination of planning applications.
2.	Natura habitats and species	No	N	P	L	No qualifying sites for SPA or SACs.	Provided by Appropriate assessment of this Structure Plan alteration and policy ENV 1.
3.	European Protected Species	Yes	N	P	L	There is a lack of data on European Protected Species in this area.	Sites will be assessed under Policy ENV1.
4.	Population and human health	Yes	P - 0	P	L	Area located at the foot of the Ochills as well as a number of rural villages allowing access to recreation. Located close to main town centre (Alloa).	Master planning to secure healthy urban design principles.

5.	Soil	Yes	0 - N	P	L	Some prime agricultural land but likely to be located within the flood plain. Soil should be viewed as a total resource, therefore any loss, even if not high quality is still a negative impact, unless remediation is being secured.	Avoid areas of prime agricultural land at local plan stage.
6.	Water	Yes	N	P	L	Increased run-off into water courses.	Drainage is adequately covered in policy ENV10. Assess sites at local plan stage in order to protect existing water resources. Encourage enhancement through the master planning process and the determination of planning applications (for example, buffer zones along burns, SuDS). Drainage impact assessment.
7.	Air	Yes	N	P	L	Poorest air quality in area but still well below Scottish average. Reasonable public transport. Lies reasonably close to Alloa and Stirling.	Local Transport Strategy.
8.	Climatic factors	Yes	N	P	L	Some areas of flood risk. Does not reduce the need to travel.	Flooding is adequately covered in policy ENV10. Avoid risk areas at local plan stage. Draft guidance on energy efficient buildings. ENV14 promotes renewable energy in new development.
9.	Material assets	Yes	0 - N	P	L	Concentration in an existing urban area enables efficient waste management.	Any new sites should be absorbed into existing settlements at local plan stage. ENV3 promotes the re-use of buildings and ENV2 promotes high design quality.
10.	Cultural heritage	Yes	N	P	L	Some listed buildings. One conservation area in Tillicoultry. A small number of scheduled ancient monuments.	To be addressed through local plan policies and development guidelines.

11.	Landscape	Yes	N	P	L	Could possibly affect the setting of an AGLV. Could give the impression of coalescence of Hillfoot villages which greenbelt currently protects.	To be addressed through local plan policies and development guidelines. Any new sites should be absorbed into existing settlements at local plan stage.
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<b>Secondary, Cumulative and Synergistic Effects</b>							
<p>(-) Loss of greenfield sites and presence of more traffic and potentially new road infrastructure could cause a change in landscape character and the potential disruption of biodiversity.</p> <p>(-) Increase in risk of flooding</p>							
<b>Summary</b>							
Settlement expansion constrained by greenbelt, AGLV, flooding issues. Backdrop of the Ochil Hills and the heritage associated with this area's past are important in landscape and cultural terms.							
<b>Recommendation/Alternatives</b>							
Flood risk and other designated areas to be avoided at local plan and master planning stage. Potential for small to medium scale development integrated with existing villages, which would also help to maintain village services. Large scale encroachment into greenbelt would be undesirable. Alternative approach would be to look at other locations with fewer constraints.							

**Clackmannanshire East -**

See Figures 2.2 and 2.3 in the Consultative draft Structure Plan Alteration for details.

<b>Clackmannanshire East</b>							
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	Objective	Relevance	Impact Assessment			Justification for predicted impact	Mitigation
			Impact	Permanent or Temporary	Short/Med or Long-Term		
1.	Biodiversity, fauna, flora	Yes	N	P	L	5 SSSIs, a small area of greenbelt at Dollar. Some local wildlife sites.	Avoid designated areas and assess sites in order to protect existing ecological value and avoid affecting protected species. Encourage enhancement through the master planning process and the determination of planning applications.

2.	Natura habitats and species	No	N	P	L	Land release may impact on Natura habitats and species.	Provided by Appropriate assessment of this Structure Plan alteration and policy ENV 1.
3.	European Protected Species	Yes	N	P	L	There is a lack of data on European Protected Species in this area.	Sites will be assessed under Policy ENV1.
4.	Population and human health	Yes	0 - N	P	L	Good access to recreation. Sustrans route around the Forth, plus local footpaths. Some recreational facilities within local villages.	Master planning to secure healthy urban design principles.
5.	Soil	Yes	0 - N	P	L	Potential decontamination of opencast coal sites. Soil should be viewed as a total resource, therefore any loss, even if not high quality is still a negative impact, unless remediation is being secured.	Decontamination of any contaminated sites.
6.	Water	Yes	N	P	L	Increased run-off into water courses.	Assess sites at local plan stage in order to protect existing water resources. Build in enhancement opportunities into development (for example buffer zones along burns) and in determining planning applications. SUDS, Drainage impact assessment. Drainage is adequately covered in policy ENV10.
7.	Air	Yes	N	P	L	Good air quality. Reasonable public transport to rural villages. Rural hinterland not well served by public transport.	Local Transport Strategy. Improvement of public transport at local plan stage if rural land is to be developed.
8.	Climatic factors	Yes	N	P	L	Does not reduce the need to travel.	Avoid flood risk areas at local plan stage. Flooding is adequately covered in policy ENV10. ENV14 promotes renewable energy in new development.

9.	Material assets	Yes	P - 0	P	L	Potential remediation of opencast sites and other regeneration sites in the rural area.	Local Plan policies and master planning to encourage development to be suitably located and of a high quality in design. Potential to re-use buildings ENV3 and ENV2 high design quality.
10.	Cultural heritage	Yes	0	0	0	Some listed buildings. 1 conservation area in Dollar and a few scheduled ancient monuments and listed buildings located near Dollar.	To be addressed through local plan policies and development guidelines.
11.	Landscape	Yes	N	P	L	Could possibly affect the setting of an AGLV and greenbelt.	To be addressed through local plan policies and development guidelines. Any new sites should avoid sensitive areas and should demonstrate good landscape fit.

### Secondary, Cumulative and Synergistic Effects

(-) Loss of greenfield sites and presence of more traffic and potentially new road infrastructure could cause a change in landscape character and the potential disruption of biodiversity.

### Summary

Mainly open countryside incorporating undulating countryside and the Ochil Hills in the North. Some large sites blighted by previous land uses, which would benefit from regeneration. There are a number of local and national designations. Settlement expansion constrained by greenbelt and AGLV issues.

### Recommendation/Alternatives

Any new development should be located sensitively to avoid adversely impacting on existing designated areas and to ensure a good fit with the landscape. Alternative approach would be to look at a more central location.

**Alloa-Tullibody Corridor -**

See Figures 2.2 and 2.3 in the Consultative draft Structure Plan Alteration for details.

**Alloa – Tullibody Corridor**

Objective		Relevance	Impact Assessment			Justification for predicted impact	Mitigation
			Impact	Permanent or Temporary	Short/Med or Long-Term		
1.	Biodiversity, fauna, flora	Yes	N	P	L	Would mainly utilise land within the urban settlement boundary (but still may have natural heritage value)	Avoid designated areas and assess sites in order to protect existing ecological value and avoid affecting protected species. Encourage enhancement through the master planning process and the determination of planning applications.
2.	Natura habitats and species	Yes	N	P	L	Located in proximity to the Forth SPA.	Provided by Appropriate assessment of this Structure Plan alteration and policy ENV 1.
3.	European Protected Species	Yes	N	P	L	There is a lack of data on European Protected Species in this area.	Sites will be assessed under Policy ENV1.
4.	Population and human health	Yes	P	P	L	Development within the main centre. Accessible central location, access to full range of facilities would encourage walking and cycling.	Master planning to secure healthy urban design principles.
5.	Soil	Yes	0 - N	P	L	Would not result in loss of prime agricultural land. Could assist in decontamination of smaller sites.	Potential decontamination of sites at identified at local plan stage (Policy ENV14 Contaminated Land).

6.	Water	Yes	N	P	L	Increased run-off into water courses.	Assess sites at local plan stage in order to protect existing water resources. Encourage enhancement through the master planning process and the determination of planning applications (for example, buffer zones along burns, SUDS). Drainage impact assessment. Drainage is adequately covered in policy ENV10.
7.	Air	No	N	P	L	No existing air quality problems. Reduces the need to travel and has good access to public transport including new railway. Promotes walking.	Local Transport Strategy.
8.	Climatic factors	Yes	P – 0	P	L	Area of flood risk in development area. Could promote energy efficiency due to central location. Does reduce the need to travel.	Avoid risk areas at local plan stage. Flooding is adequately covered in policy ENV10. Policy ENV14 promotes renewable energy in new development.
9.	Material assets	Yes	P	P	L	Concentrating development in an existing urban area enables efficient waste management. Potential to optimise existing urban capacity.	Local plan policies and master planning to encourage high quality in design. ENV3 promotes the re-use of buildings and ENV2 promotes high design quality.
10.	Cultural heritage	Yes	0	0	0	A number of listed buildings. 2 conservation areas in Alloa. A few scheduled ancient monuments. Development could potentially be absorbed into the already urban landscape.	To be addressed through local plan policies and development guidelines.
11.	Landscape	Yes	0 – N	P	L	Potential green field release required although likely to be adjacent to existing urban area thus minimising the impact.	Landscape capacity study at Local Plan formulation to inform allocations. Build in enhancement opportunities into development master planning (for example appropriate new boundaries or tree planting and in determining planning applications. Addressed through local plan policies and development guidelines.



<p><b>Secondary, Cumulative and Synergistic Effects</b></p> <p>(+) Enhanced sustainable and public transport provision          (+) Urban expansion increases the possibility of a more modern, sustainable approach to new developments such as the provision of social infrastructure and urban design.          (-) Increase in risk of flooding</p>
<p><b>Summary</b></p> <p>Proximity to the main service areas would reduce the need to travel locally, but may still result in out-commuting. New rail link and Upper Forth Crossing have the potential to increase commuting and traffic flows. Potential flood risk and greenbelt in the area may require greenfield release.</p>
<p><b>Recommendation/Alternatives</b></p> <p>Flood risk areas to be avoided at local plan and master planning stage. An alternative approach would be to look at other locations out with the centre of Clackmannanshire.</p>

**Appendix 7: Summary of Secondary, Cumulative and Synergistic Effects**

<b>Environmental Objective/Issue</b>	<b>Summary</b>
1. Biodiversity, Fauna, Flora	There is some potential for improvement through enhancement and conservation, but negative effects will be experienced in the form of fragmentation and disturbance of biodiversity from combined impacts of increased traffic, noise, loss of greenfield land and reduced air quality.
2. Natura Habitats and Species	Some negative effects may be experienced through reduced air quality and disturbance but on the whole the impact should be neutral, as policies and proposals prevent developments that impact upon Natura habitats and species.
3. European Protected Species	Some negative effects may be experienced through reduced air quality and disturbance but on the whole the impact should be neutral, as policies and proposals prevent developments that impact upon EPS. The lack of data on EPS, however, may heighten effects in the future.
4. Population and Human Health	On the whole effects are mixed. The loss of open space due to urban expansion will be compensated by improved sustainable transport routes.
5. Soil	The effects of the plan will be mixed as certain development strategies promote the redevelopment of brownfield land and re-use of buildings, whereas others require development on areas of greenfield.
6. Water	Due to the requirements of the WFD and existing legislation, the potential negative effects will be limited. However the increase of development in flood sensitive areas would increase run-off in severe weather, reducing water quality.
7. Air	Increased urban expansion would lead to increased traffic congestion and consequently increased air pollution.

8. Climatic Factors	There are likely to be increased carbon emissions, contributing to climate change. The plan promotes activities such as renewable energy and sustainable waste management; however, other activities in the plan will increase energy use and emissions, i.e. new road infrastructure and increased business. Increased runoff from urban areas would lead to an increased flood risk.
9. Material Assets	The effect of the plan on this issue is mixed. Increased population, business and tourism would increase waste generation.
10. Cultural Heritage	The effect on the cultural and historical heritage of the plan area is likely to be limited. Areas most likely to incur negative effects are those features close to any physical development, whereas others may be enhanced.
11. Landscape	Certain aspects of the plan have the potential to result in negative effects experienced from loss of landscape settlement pattern and character due to development on greenfield and rural development. Positive effects will be experienced through modern and sustainable design in urban areas improving visual impacts.

### Appendix 8: Monitoring

Objective	Target	Indicator	Source of Baseline information	Monitoring frequency and geographical area and any issues constraints	Responsibility for undertaking the monitoring
1. Biodiversity, Fauna, Flora	Minimise loss of biodiversity and geodiversity	Increased development in areas rich in biodiversity	Designated conservation sites; priority habitats and species of conservation concern; RSPB; SEPA; state of the Environment reports; SNH reports and monitoring. Forestry Commission Scotland; Local Biodiversity Action Plan.	SNH, Countryside Service ad hoc.	Planning Policy
2. Natura Habitats and Species	Avoid loss of any recognised habitat or species	Developments on habitats and loss of species	Natura 2000 sites: SNH site condition monitoring.	SNH, Countryside Service ad hoc.	Planning Policy
3. European Protected Species	Avoid loss of any European protected Species	Loss of EPS	EPS records from SNH Reports and monitoring; RSPB; Forestry Commission Scotland; Local Biodiversity Action Plan.	Not currently recorded - no distribution info	Highlight to Clackmannanshire Countryside department - monitoring system to be put in place.

4. Population and Human Health	Improve recreational and cultural opportunities. Improve health.	Improved health stats for the area	Location in relation to Open space and other opportunities; Open space surveys and Core Path networks; Standardised Mortality Rates (SMR) HIA determinants of health; designing out crime; community noise monitoring; accident prevention programmes; proximity to inclusion of recreation/sports facilities; surveys; health care trusts; census; Police records; Env. Health services; Planning records.	Countryside Service for open space strategy and core path plan/network ad hoc Forth Valley NHS Annual Report - Clackmannanshire Councils.	Countryside Service Planning Policy Forth Valley NHS
5. Soil	Minimise loss of agricultural land	Increased % of development on good or prime agricultural land. Increased % of development on contaminated land	Increase/decrease of land subject to opencast coal extraction; remediation of land suspected or known to be affected by contamination as well as remediation of land with the statutory designation of contaminated land, SEPA, Env. Health services.	Ad hoc.	Planning Monitoring Report. Environmental Health Stats
6. Water	Improvement in Water Quality	Water standards	Number of water pollution incidents reported to SEPA; Water quality and water body characterisations; Increase/decrease in no of devs. inc. SUDS, Flood Risk Mapping and historical data; storm damage reports Councils' Flood prevention Act reports; insurance records.	River Quality, SEPA – annual Flood risk mapping – ad hoc	SEPA
7. Air	Improve air quality	Increase in air pollution LTS Indicators	Air quality monitoring; travel statistics; SEPA; Env. Health services. Park & Ride Passenger patronage, Journeys to school by car, modal share, No. of major employer travel plans, SRtS initiatives, Annual no. of bus and rail journeys, Public Transport Information Queries, Mapping of public transport and cycle paths; Surveys, census, LTS.	Monitoring to ensure meeting of National Air Quality Strategy/ EU targets. Environmental Health. LTS.	Clackmannanshire Roads Department

8. Climatic Factors	Improve air quality and increase recycling Reduction in waste Increase renewable energy Increase in re-use of land (link to air quality & material asset targets)	Indirect indicators – Increased % of development on brownfield Increased recycling Reduction in car usage Increase in % of development incorporating and producing renewable energy	Development in areas of flood risk and requiring flood defences; Flood Risk Mapping and historical data. incidents affecting property; storm damage reports Councils' Flood Prevention Act reports; insurance records Measures of greenhouse gas emissions by area and source Env. Health services, SEPA, Scot Exec Monitoring through energy consumption levels; numbers of properties designed/adapted to increase renewable energy use Planning and Building Standards records	SEPA ad hoc Forth Valley Area Waste Plan Stirling, Clacks & Falkirk.	Planning Policy SEPA - Julie McKinney
9. Material Assets	Reduction in waste Increase in re-use of land Improve air quality and increase recycling AWP – Targets; 28% Recycling by 2020 17% energy recovery by 2020 30% Landfilling by 2020 19% Composting by 2020	Increased % of development on brownfield Decrease in % of development on greenfield sites Reduction in % of waste Increased energy recovery Reduction in % of Landfill Increase in recycling and composting	Monitoring through numbers of recycling centres; percentages of waste going to landfill, to recycling, to composting, etc; Waste Management services, Area Waste Plan, Building Standards records Re-use and conversion of existing buildings; proportions of new development on brownfield land. Planning records, area of development on vacant and derelict land (not only statutorily designated contaminated land) Existing quality of the established built environment. Perceived impact of recent new development. Use of sustainable materials and building practices.	SEPA ad hoc Forth Valley Area Waste Plan Stirling, Clacks & Falkirk.	Planning Policy SEPA - Julie McKinney

10. Cultural Heritage	Avoid loss of any recognised resource. Avoid adverse effects on the setting of historic environment features.	Indirect indicator- Impacts on Built Heritage % of planning application on a Listed building, conservation area or scheduled monument refused or withdrawn Increase in the No. of listed buildings, conservation areas and scheduled monuments in area	Re-use and conversion of Listed Buildings; spend on conservation area enhancement; approved developments requiring SMC; numbers of proposals altered to conserve archaeological interest; Protection and enhancement of historic gardens & landscape, planning & Historic Scotland records.	SNH ad hoc. Conservation officer in Clackmannanshire Council.	Planning Policy
11. Landscape	Avoid urban development in any recognised landscapes	% of development in countryside, greenbelt and on AGLVs	NSAs; AGLVs; LCAs; LUC and David Tyldesley reports; State of the Park report.		Planning Policy