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**Report to Enterprise & Environment Committee**

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**Date of Meeting: 19 May 2016**

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**Subject: Clackmannanshire Local Development Plan Proposed  
Supplementary Guidance:**

- **SG8 - Woodlands and Forestry**
- **SG10 - Domestic Developments  
and associated documents**

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**Report by: Head of Development & Environment**

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**1.0 Purpose**

1.1. This report is to seek approval of the proposed responses to the representations received on two pieces of Supplementary Guidance (SG) associated with the Council's Adopted Local Development Plan (LDP). The Guidance covers the topics of 'Woodlands and Forestry' and 'Domestic Developments'. A summary of the representations received during the consultation period and the Council's responses to these requires to be sent to Scottish Ministers before the Council can formally adopt the Guidance as part of the statutory LDP. The Report also describes the consultation process undertaken and the process after responses are agreed by Council.

**2.0 Recommendations**

2.1 It is recommended that the Committee:

- (a) Approve the proposed responses to the representations received on the 'Woodlands and Forestry' and 'Domestic Developments' Supplementary Guidance for submission to Scottish Ministers for consideration (Appendix 1).
- (b) Approve the associated Statements of Publicity for submission to Scottish Ministers for consideration (Appendices 2 and 3).

## **3.0 Considerations**

### **Background**

- 3.1 The Clackmannanshire Local Development Plan (LDP) was adopted in August 2015. It included 7 pieces of Supplementary Guidance which were consulted on and adopted along with the LDP, and a commitment to prepare 3 more over the 5 year lifetime of the LDP:
- SG8 - Woodlands and Forestry
  - SG9 - Minerals
  - SG10 - Domestic Developments
- 3.2 At the Council meeting of 14th May 2015, Council approved SG8 'Woodlands and Forestry' and SG10 'Domestic Developments' for consultation. These were consulted on between October 23rd and December 18th 2015 following the formal Adoption of the LDP in August 2015. The preparation of SG9 'Minerals', was put on hold following the Scottish Government's announcement of a moratorium on unconventional gas exploration pending further research and discussion, the outcomes of which will inform the future preparation of the SG.
- 3.3 The Woodlands and Forestry Proposed Supplementary Guidance (SG8) gives a more local context to the 'Stirling & Clackmannanshire Forestry and Woodlands Strategy' (August 2014), contains advice on the management of existing trees and woodland in development areas and explains their value in creating high-quality new places. It highlights the value of introducing new trees and woodlands and provides advice on the range of benefits trees and woodland can provide, including addressing climate change, enhancing the water environment, providing habitat and supporting biodiversity, and creating recreational opportunities. It also recognises that woodland can offer economic benefits both in terms of the timber industry and tourism.
- 3.4 The Domestic Developments Proposed Supplementary Guidance (SG10) is intended to allow those planning to alter or extend their house, to establish what they will be required to do. It goes through the pre-application and application process, and provides examples of good practice on layout, design, energy efficiency and construction.
- 3.5 Council Planning Officers have consulted with Members, other Council staff and external agencies before coming to a view on each of the representations received and preparing the recommendations in response to each representation.
- 3.6 Once approved, the responses will be forwarded to Scottish Ministers, along with any supporting documents. After 28 days have elapsed, the Council may adopt the Supplementary Guidance unless Scottish Ministers have directed otherwise.

## **Representations on SG8 - Woodlands and Forestry**

- 3.7 The Statement of Publicity (appendix 2) identifies the measures taken to publicise the Supplementary Guidance and, for SG8, 144 groups, companies and individuals who it was specifically considered may have an interest in this SG were also e-mailed or sent letters.
- 3.8 7 parties made representations and 43 individual points were made. Some of these were objections seeking changes, some were supportive of parts of the SG and some were observations/comments. The parties who commented were; The Scottish Government, Forestry Commission Scotland, Scottish Natural Heritage, SEPA, RSPB, Friends of the Ochils and Muckhart Golf Club.
- 3.9 A summary of the representations and the Council's proposed response can be seen at appendix 1. The main points are summarised below.
- 3.10 Two general comments on the general legibility and ease of understanding/interpretation of the document.
- 3.11 Four comments supporting the SG in general, or sections within it.
- 3.12 Five requests for technical/updating changes to references within the SG.
- 3.13 Four queries over the accuracy of the mapping within the SG and the omission of two recently planted areas.
- 3.14 Seven comments regarding the relationship of the SG to other plans policies and processes. These include clarification of the SGs role in development management decision making, its relationship to national policy, Scottish Government's Land Use Strategy and the Council's Biodiversity Action Plan, the general processes associated with forestry applications and the need for the SG in the first place.
- 3.15 Nine comments on the relationship between identified woodland areas and other designations, or the woodland designations in the SG itself.
- 3.16 Two comments regarding highlighting the potential requirement for Environmental Impact Assessment or Habitat Regulations Assessment/Appropriate Assessment of potential woodland and forestry development.
- 3.17 Six comments, all from SEPA, regarding the relationship between woodlands and forestry and the water environment.
- 3.18 Four comments on the importance of leisure uses, three from Muckhart Golf Club.

## **Representations on SG10 - Domestic Developments**

- 3.19 Despite employing the same publicity methods as those of SG8, see Statement of Publicity (appendix 3), and specifically targeting 72 groups, companies and individuals who it was considered may have an interest in this SG, no responses were received. It is therefore proposed to submit the Proposed SG as published in October 2015.

## **Proposed Alterations to the SGs Following Publicity**

- 3.20 A number of the representations included requests for minor wording changes or updating of references to refer to events which had taken place following publication of the Proposed SGs for consultation and which Officers feel are not unreasonable requests. Where these are considered to be of a minor nature it is proposed to note in such instances in the responses that the Council agree to the proposed suggested changes. Any remaining outstanding representations require to be considered by Scottish Ministers (both recorded in appendix 1).

## **Associated Documents**

- 3.21 A **Statement of Publicity** highlighting the consultation carried out on each SG is required to be submitted to Scottish Ministers along with the SGs themselves and the Council's proposed responses to all representations. These can be found at appendices 2 and 3.

## **4.0 Sustainability Implications**

- 4.1. The Planning etc (Scotland) Act 2006 requires planning authorities to carry out their development planning functions with the objective of contributing to sustainable development. The Proposed Supplementary Guidance supports the promotion of sustainability in development proposals, including encouraging improved biodiversity, the siting and layout of new development, energy efficiency, renewable energy and water management/flood risk.
- 4.2. The need for **Strategic Environmental Assessment** of the Proposed Supplementary Guidance was considered through screening determinations and it was agreed with the Consultation Agencies that a Strategic Environmental Assessment of the SGs would not be required as neither would be likely to have significant environmental effects.

## **5.0 Resource Implications**

- 5.1. The resources for preparing the Proposed Supplementary Guidance and any associated costs are already provided for in the Development Services budget.

5.2. Finance have been consulted and have agreed the financial implications as set out in the report. Yes

5.3 No additional staff resources would be required from Services to Communities and Support Services.

## 6.0 Exempt Reports

6.1. Is this report exempt? Yes  (please detail the reasons for exemption below)  
No

## 7.0 Declarations

The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

(1) **Our Priorities** (Please double click on the check box )

The area has a positive image and attracts people and businesses	<input checked="" type="checkbox"/>
Our communities are more cohesive and inclusive	<input checked="" type="checkbox"/>
People are better skilled, trained and ready for learning and employment	<input type="checkbox"/>
Our communities are safer	<input type="checkbox"/>
Vulnerable people and families are supported	<input type="checkbox"/>
Substance misuse and its effects are reduced	<input type="checkbox"/>
Health is improving and health inequalities are reducing	<input checked="" type="checkbox"/>
The environment is protected and enhanced for all	<input checked="" type="checkbox"/>
The Council is effective, efficient and recognised for excellence	<input checked="" type="checkbox"/>

(2) **Council Policies** (Please detail)

The Proposed Supplementary Guidance accords with and supports the Council's key strategies including, the Single Outcome Agreement, the Local Housing Strategy, Local Transport Strategies, Open Space Strategy and the Sustainability and Climate Change Strategy.

## 8.0 Equalities Impact

8.1. Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?  
Yes  No

## 9.0 Legality

- 9.1. It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers. Yes

## 10.0 Appendices

- 10.1 Please list any appendices attached to this report.

Appendix 1	Proposed responses to the representations received on the 'Woodlands and Forestry' SG for submission to Scottish Ministers
Appendix 2	Statement of Publicity for the 'Woodlands and Forestry ' SG for submission to Scottish Ministers
Appendix 3	Statement of Publicity for the 'Domestic Developments' SG for submission to Scottish Ministers

## 11.0 Background Papers

- 11.1. Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)

Yes  (please list the documents below) No

- Clackmannanshire Local Development Plan (August 2015)
- Report to Council dated 14th May 2015 – Adoption of the Clackmannanshire Local Development Plan and associated documents
- Stirling & Clackmannanshire Forestry and Woodland Strategy (August 2014)

### Author(s)

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Graeme Finlay	Principal Planner	2643

### Approved by

NAME	DESIGNATION	SIGNATURE
Gordon McNeil	Head of Development & Environmental	
Garry Dallas	Executive Director	

**APPENDIX 1 - PROPOSED RESPONSES TO THE REPRESENTATIONS RECEIVED ON THE 'WOODLANDS AND FORESTRY' SG FOR SUBMISSION TO SCOTTISH MINISTERS**

**GENERAL COMMENTS**

<b>SG8\010</b>	<b>Muckhart Golf Club</b>
<p><b>Summary</b></p> <p>In reading the whole Proposed Supplementary Guide it needs to be rewritten in clear and succinct language so that it can be understood by most of the public. Much of the content can be interpreted in more than one way and has extensive use of vague comments and loose objectives. Currently it contains misleading statistics and information and does not consider the use of our limited land bank as a whole rather than purely a forestry perspective. Increasing land under forestry means reducing the other uses of the land. This point has not been dealt with in any way. The document as written can mean anything depending on what argument you wish to put forward. Clear thought and guidance is required. The document as written fails to do this.</p> <p>An example of the above is contained in paragraph 2.1.1 where the information contained is blatantly misleading. No thought is given to reality. Scotland has huge areas of land unsuitable for forestry and there is a need for this to be recognise in quoting statistical information. If these areas together with inhabited areas were removed from the statistics this would present a completely different picture. Europe, in percentage terms, has a relatively small area of land unsuitable for forestry. Fundamentally why should we be using European standards as our targets as there are many features of both our habitat and weather which varies from Europe. Suggesting for instance our northern islands should follow these standards is simply ridiculous and therefore why should Clackmannanshire follow these artificial standards?</p>	
<p><b>Response</b></p> <p>The information in 2.1.1 is background information from Scottish Government and FCS and is stating facts. Supplementary Guidance has been developed to reflect SPP and Scottish Forestry Strategy at the local level as required by national planning policy. It has to be seen in the context of a suite of documents at national and local levels such as Land Use Strategy and Clackmannanshire LDP. Local sensitivities and circumstances will determine whether or not a site is suitable for woodland creation and therefore grant aid from FCS. <b>No changes are therefore proposed.</b></p>	

<b>SG8\011</b>	<b>Muckhart Golf Club</b>
<p><b>Summary</b></p> <p>Targeting 25% of suitable land area for forestry is feasible if not already achieved however the bland statement of "<i>The Strategy has a Target of 25% Woodland Cover</i>" means something completely different. Taking land from food production to convert to Forestry is a very dangerous action. Are you</p>	

saying we will import more of our food and other goods and there by increasing the transport miles of each and every thing we buy. This will increase the carbon footprint of each item of food we buy and negate the benefit of planting more trees. This needs to be explored more fully and a balance point of view put in the Guide.

**Response**

The Supplementary Guidance is a reflection of Scottish Government national policy which has set a Scottish target of 25% woodland cover. The Supplementary Guidance acknowledges that there are a number of sensitivities that require to be considered by parties considering and responding to woodland creation proposals and that these will be fundamental to any consultation response that the Council makes to the FCS on forestry proposals. **No changes are therefore proposed.**

**COMMENTS IN SUPPORT OF THE SG**

<b>SG8\005</b>	<b>Forestry Commission Scotland</b>
<b>Summary</b>	
Generally, the supplementary guidance is supportive of woodland expansion for a wide range of sound reasons varying from economic through to public health. With this in mind and also with reference to my requested changes we are generally in support.	
<b>Response</b>	
Note comment. <b>No changes required.</b>	

<b>SG8\006</b>	<b>Scottish Natural Heritage</b>
<b>SG8\039</b>	<b>SEPA</b>
<b>Summary</b>	
<b>SG8/006</b> In general, the draft supplementary guidance takes a positive position on the role of woodland and forestry in delivering national developments such as the Central Scotland Green Network (CSGN) and Scottish Planning Policy’s principal policy on placemaking. We welcome and support these identified roles.	
<b>SG8/039</b> We also welcome the clear link between the SG and the Local Development Plan’s Vision that ‘The Plan will have significantly contributed to the realisation of the principles of the Central Scotland Green Network.’	
<b>Response</b>	
<b>SG8/006</b> Note comment. <b>No changes required.</b>	
<b>SG8/039</b> Noted.	



<b>SG8\043</b>	<b>SEPA</b>
<b>Summary</b>	
We welcome the prominence within this section to the Forestry Commission Scotland's guidance <a href="#">The Right Tree in the Right Place</a> .	
<b>Response</b>	
Noted.	

### **TECHNICAL/UPDATING CHANGE REQUESTS**

<b>SG8\002</b>	<b>Forestry Commission Scotland</b>
<b>SG8\028</b>	<b>Friends of the Ochils</b>
<b>Summary</b>	
<b>SG8\002</b> 2.6.1 - Think there is an error on the dates. 4th line - ' <i>and to plant 100 million trees by 2015</i> ' should this not be ' <i>and to plant 100 million trees by 2025</i> '.	
<b>SG8\028</b> Para. 2.6.1 The date of 2015 by which 100 million trees will have been planted under NPF3 must surely be incorrect!	
<b>Response</b>	
Scottish Government have amended statement - Delete 2nd sentence and replace with " <i>The Scottish Government wants to build on the multiple benefits delivered by our forests by increasing the overall woodland area by 100,000 hectares between 2012 and 2022.</i> "	

<b>SG8\018</b>	<b>RSPB</b>
<b>Summary</b>	
Page 7, para 2.8.2 – the full title of Scottish Government's Policy on Control of Woodland Removal should be used, to avoid confusion at the end of this paragraph. It may be beneficial to have a sub paragraph to give more detail on this.	
<b>Response</b>	
Agree. At paragraph 2.8.2, delete the last two sentences and replace with "Additionally, it is important to protect existing woodland, with woodland removal only permitted in very specific circumstances where it will deliver a significant additional public benefit. This policy is detailed in <a href="#">Control of Woodland Removal</a> . Woodland removal without compensatory planting is mostly likely to be appropriate where it would contribute significantly to: <ul style="list-style-type: none"> <li>• enhancing priority habitats and their connectivity;</li> <li>• enhancing populations of priority species;</li> <li>• enhancing nationally important landscapes, designated historic environments and geological Sites of Special Scientific Interest (SSSI);</li> <li>• improving conservation of water or soil resources; or</li> </ul>	

- public safety.

<b>SG8\042</b>	<b>SEPA</b>
<p><b>Summary</b></p> <p>We have recently developed a dedicated <a href="#">Forestry</a> page on our website and while the guidance within this is more relevant to developers of long term forest plans we would highlight <a href="#">The UK Forestry Standard</a>, and in relation to our specific interests the following supporting Standard Guidelines: <a href="#">Forests and Biodiversity</a>, <a href="#">Forests and Climate Change</a>, <a href="#">Forests and Soil</a>, <a href="#">Forests and Water</a>, which you may want to reference in this section to assist developers.</p>	
<p><b>Response</b></p> <p>Add SEPA Forestry page to Further Information section.</p>	

## **MAPPING**

<b>SG8\019</b>	<b>RSPB</b>
<p><b>Summary</b></p> <p>Page 10, Map 1 – There are two woodland creation projects that are not shown on the map that we know off, these are Jerah Farm and on part of Black Devon Wetlands site SE of Alloa. A most up to date map should be provided here, included woodland that has been consented but not planted yet.</p>	
<p><b>Response</b></p> <p>Mapping revised to take account of recent planting.</p>	

<b>SG8\023</b>	<b>RSPB</b>
<p><b>Summary</b></p> <p>Page 21 Map 4 – Opportunities for Native woodland. The existing woodland should also be shown on this map to provide context to where there are opportunities to create new native woodland, similar to Map 5.</p>	
<p><b>Response</b></p> <p>Mapping revised.</p>	

<b>SG8\029</b>	<b>Friends of the Ochils</b>
<p><b>Summary</b></p> <p><b>Para 4.1.1/Map1.</b> Map 1 does not show either the Woodland Trust Scotland (WTS) planting in and around Glen Devon, nor does it show the recent planting at Jerah above Menstrie. One therefore must question the percentage figures giving Clackmannanshire's current woodland and forest cover. If neither of the above two plantings have been taken into account, the</p>	

present percentage cover will presumably be more than 13%. (Map 3 on the other hand does show the WTS planting which shows a lack of consistency with the maps being used in the draft SG8).

**Response**

Maps 1, 3 and 5 revised to take account of recent planting, and related figures updated.

**SG8\036**

**SEPA**

**Summary**

In correspondence between SEPA's flood risk hydrologists and Clackmannanshire Council...it was highlighted that the map could be misleading as it seemed to show parts of the Jerah woodland site as being unsuitable for woodland expansion. We have had confirmation that the map is indicative only and has been derived from a variety of sources and unlike the Local Development Plan is not allocating land for woodland planting. The council may wish to amend the map to make it clearer to the viewer.

**Response**

Mapping revised.

**RELATIONSHIP TO OTHER PLANS POLICIES AND PROCESSES**

**SG8\016**

**Muckhart Golf Club**

**Summary**

Clearly we are at odds with many of the principals contained in this guide and we feel this is yet another raft of regulations that will be added to Planning requirements. We hear constantly how our Government wish to simplify Planning yet more and more regulations are being applied. Perhaps a step back is necessary and ask the question is this Supplementary Guidance actually required. PERHAPS NOT!

**Response**

The role of the Supplementary Guidance is to raise awareness of the range of attributes that woodland and forestry activities can deliver, the sensitivities that require to be considered by the Council and FCS and to inform woodland managers of the issues that they should take account of. The Council as planning authority respond to woodland consultations from FCS who are responsible for decision making on the basis of the Scottish Forestry Strategy and related guidance as well as Scottish Government forestry policies.

The document is not introducing new planning regulations, it is highlighting issues involved in considering forestry operations by the Council and FCS. **No changes are therefore proposed.**

<b>SG8\017</b>	<b>RSPB</b>
<b>Summary</b>	
Page 3, Figure 1 – National Planning Framework 3 should be shown to sit alongside Scottish Planning Policy in the flow chart.	
<b>Response</b>	
The policy root for the preparation of the Supplementary Guidance is the SPP and it is not considered necessary to introduce NPF3 into the flow chart, as it provides some context but is not the policy driver for the document. <b>No changes are therefore proposed.</b>	

<b>SG8\024</b>	<b>RSPB</b>
<b>Summary</b>	
There is an action (WD1) within the Clackmannanshire Biodiversity Action Plan, which is to encourage more scrub species to be planted as part of woodland creation projects and manage existing woodlands to have scrub. There is no mention of scrub within this guidance document and it would be extremely helpful if this could be considered for inclusion in the appropriate places as it is a priority habitat for the county.	
<b>Response</b>	
Amend text at paragraph 4.3.2 delete last sentence. Add the following text " <i>It includes actions to encourage more scrub species to be planted as part of woodland creation and manage existing woodlands to have more scrub as well as improving upland oakwoods and lowland mixed deciduous woodland for biodiversity.</i> "	

<b>SG8\025</b>	<b>Scottish Government</b>
<b>Summary</b>	
We are content that the document is generally consistent with national planning policy.	
We suggest that an improvement to the document could be the clarification of it's role in development management decisions. Whilst the relevant Local Development Policies are referred to it could helpfully highlight early on that once adopted by the planning authority, the supplementary guidance has the weight of the development plan in decision making.	
<b>Response</b>	
Insert new paragraph " <i>This adopted SG has the same weight as the Local Development Plan and its policies. It is a material consideration for development management when applications involve either the felling or planting of trees. Planning conditions will be utilised to deliver the creation, management and enhance of woodlands, in accordance with the issues in the SG, where this is appropriate.</i> "	

<b>SG8\026</b>	<b>Friends of the Ochils</b>
<b>SG8\033</b>	<b>Friends of the Ochils</b>

**Summary**

**SG8\026** Para. 1.4 - It is apparent to a number of individuals and organisations, including the Friends of the Ochils, that the forestry application process as at present used by FCS is not fit for purpose; it is not as open and transparent as it should be and requires a rethink. FCS have already held discussions on this matter with interested parties, including the Friends of the Ochils, and we look forward to changes to the application process. We trust that Clackmannanshire Council will be able to support the development of a more open and transparent system and that when new systems are in place SG8 is changed accordingly.

**SG8\033** We would argue that the whole process of applying for and giving approval to woodland and forestry development is very complex and subject to a large number of policies, strategies, plans and guidance. Its very complexity and lack of transparency makes it difficult for the process to be open and democratic. Yet more tree planting is inevitably going to result in a greater interest shown by organisations such as the Friends of the Ochils. Whilst good supplementary guidance is important we would nevertheless wish to see the whole decision making process reviewed and democratised perhaps in line with the e-planning system.

**Response**

**SG8/026** FCS are currently reviewing their consultation processes and the Council has been involved in the review process. Supplementary Guidance is raising the issues that those involved in working up woodland proposals should be aware of and of the issues that the Council will take into consideration when responding to FCS consultations. **No changes are therefore proposed.**

**SG8/033** This is an issue for FCS, who are currently reviewing their consultation processes and associated guidance. One of the issues they are considering is a move towards an e-planning system. **No changes are therefore proposed.**

<b>SG8\027</b>	<b>Friends of the Ochils</b>
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**Summary**

**Para. 2.4** Consultation on the Scottish Government Land Use Strategy 2016-2021 is underway and it states that a review of the Scottish Forestry Strategy will be undertaken. It will be important that SG8 ultimately reflects the new SFS rather than the present one which is now 10 years old. For example it is hoped that the new strategy will address the inconsistencies between the Forest and Woodland Strategies of adjacent councils with responsibility for the Ochils. At present boundaries for preferred and unsuitable areas are not always consistent across local authority boundaries.

**Para 2.8** As indicated above, consultation on the second Land Use Strategy for Scotland (LUS2) is being undertaken and again one would anticipate that

SG8 will need to reflect the revised strategy rather than the first LUS (2011).

**Response**

The Supplementary Guidance can be updated should the review of the Scottish Forestry Strategy raise fundamental new issues for woodland management and creation in Clackmannanshire.

The Supplementary Guidance can be updated should LUS2 (2016-2021) raise fundamental new issues for woodland management and creation in Clackmannanshire. **No changes are therefore proposed.**

**DESIGNATIONS AND IDENTIFIED AREAS**

<b>SG8\001</b>	<b>Forestry Commission Scotland</b>
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**Summary**

2.1.2 - Forestry Commission policy is NOT to encourage tree planting on better land (assuming this is class 1, 2 and 3). Can the sentence '*More recently planting on better land is now encouraged*' be changed to '*Scottish Government policy is to ensure the right tree in the right place*'.

**Response**

Amend text. Delete "*More recently planting on better land is now encouraged*", replace with "*Scottish Government policy is now to encourage planting on a wider aspect as detailed in 'The Right Tree in the Right Place'*".

<b>SG8\004</b>	<b>Forestry Commission Scotland</b>
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**Summary**

Under Landscape character areas and woodland potential, the Ochil Hills have greater potential than that described for growing trees. It might therefore be more appropriate to state '*predominantly unsuitable above the 300m contour*'.

**Response**

Add text in Tables 1, 4 and 5 in Ochil Hills woodland potential column "*...and generally below 300m contour*".

<b>SG8\007</b>	<b>Scottish Natural Heritage</b>
<p><b>Summary</b></p> <p><b>Ancient woodland</b></p> <p>Sub-section 2.5 sets out Scottish Planning Policy (SPP) policy on woodlands but omits reference to a key element of woodland in SPP. Paragraph 216 of SPP states that <i>“Ancient semi-natural woodland is an irreplaceable resource and, along with other woodlands, hedgerows and individual trees, especially veteran trees of high nature conservation and landscape value, should be protected from adverse impacts resulting from development.”</i> While the majority of the ancient woodland resource in Clackmannanshire is identified as <i>“long-established of plantation origin”</i> in the Ancient Woodland Inventory, the area does host woodland described as <i>“ancient, of semi-natural origin”</i>. This is a significant resource and the guidance should explore, in an appropriate level of detail where relevant, how it will be protected from adverse impacts resulting from development.</p>	
<p><b>Response</b></p> <p>Amend text at paragraph 2.5.1. Add new sentence <i>"Scottish Government advice on planning for forestry and woodlands is set out in 'The Right Tree in the Right Place'."</i></p> <p>Delete paragraph 2.5.2 and replace with <i>"The Ancient Woodland Inventory identifies that Clackmannanshire has a number of woods as "ancient, of semi-natural origin". Such woodland is highlighted in the SPP as an irreplaceable resource and along with other woodlands, hedgerows and individual trees, especially veteran trees of high nature conservation value, should be protected from adverse impacts resulting from development. In considering any development proposals the Council will utilise the relevant national and local development policies to ensure the retention and where appropriate the enhancement of such woodlands."</i></p>	

<b>SG8\008</b>	<b>Scottish Natural Heritage</b>
<p><b>Summary</b></p> <p><b>Designated sites</b></p> <p>Paragraph 4.3.2 includes discussion of national designated sites, noting that Clackmannanshire hosts nine Sites of Special Scientific Interest (SSSI). When you include the section of the Firth of Forth SSSI within your local authority area, the total is 10. We recommend that this section is updated with that total and suggest that it could be more closely related to the subject matter by a brief statement that six of the 10 SSSIs include woodland as a notified feature of the designation.</p>	
<p><b>Response</b></p> <p>Add new paragraph following 4.3.2 <i>"There are ten Sites of Special Scientific Interest (SSSI) in Clackmannanshire of which six include woodland as a notified feature of their designation. These are - Back Burn Wood and Meadows, Craigmad Wood, Damhead Wood, Devon Gorge, Dollar Glen and</i></p>	

*Linn Mill. There are also twenty one Local Nature Conservation Sites, which include woodlands such as Cowpark Wood, Pond Wood, Red Carr Wood, Silver Glen and Ochils Woodland Park."*

<b>SG8\009</b>	<b>Scottish Natural Heritage</b>
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**Summary**

**Role in green networks**

As noted above, the draft supplementary guidance clearly sets out the importance of woodland's role in the CSGN and green networks in general. However, paragraph 4.3.3 discusses only the urban pressures and degradation of 'green corridors' while the following text box notes the importance of "*good woodland and forestry management*" in helping to address issues and enhance biodiversity. Neither of these set out any role for development in the identified issues and pressures. We recommend that this paragraph and text box are expanded to highlight the role that a design led approach to development can play in mitigating these pressures. The detail which follows paragraph 4.3.15 in the draft supplementary guidance and paragraph 225 of SPP may be a useful source.

**Response**

Amend text at paragraph 4.3.3. After "*...urban pressures...*" add "*...including development works.*" and in the Text Box add "*Development works should be informed by a design led approach to incorporate woodland and trees into their proposals.*"

At paragraph 4.3.4 add new text to the text box "*Development proposals can have a variety of adverse impacts on these features of the natural landscape and consequently our well being. The Council in considering proposals will take due account of the design and proposed management arrangements to ensure that woodland's role is not diminished as a consequence, which may include a requirement for offset planting. Developers should also take due notice of complimentary issues in Green Infrastructure SG6.*"

<b>SG8\012</b>	<b>Muckhart Golf Club</b>
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**Summary**

Turning now to your description of the "*Middle Devon Valley*". I find this quite misleading and do not recognise this as the area I live in. The use of the words "*buffs and spurs*" is unusual as the word buff is not contained in the Collins Dictionary in this context. Please simplify the language to a realistic and simple description. The Devon Valley may have ecological importance but the bulk of the land use is rolling farm land. In addition Muckhart Golf Course covers almost as much land area as the Devon valley. The manicured land of the golf course is of great importance and it is the predominate feature when viewed from the very popular walks on the Ochil Hills behind Muckhart. It has it's own distinctive layout and appearance.



**Response**

The Middle Devon Valley is derived from the Landscape Character Assessments that were carried out at a strategic level on behalf of SNH. The strategic role of these assessments meant there was not a detailed analysis of individual land parcels. Significant woodland proposals will require detailed landscape analysis to be undertaken. **No changes are therefore proposed.**

**SG8\020****RSPB****Summary**

Page 14, para 4.3.16 – The last sentence could be better worded “*There is also some potential in the green belt for appropriately-sited timber production for energy and construction*”. This sentence requires further explanation and context.

**Response**

Replace sentence with "*There may be potential in the green belt for small scale timber production for biomass and fire wood as well as soft and hard woods for construction use.*".

**SG8\031****Friends of the Ochils****Summary**

Para 5.1.2 - We believe that the description of the forest and woodland cover in the Ochil Hills is too limited. As noted above it does not recognise the WTS planting above Muckhart, the Jerah development nor the very significant woodland above Alva – there is much more than a ‘*scattering of native woodland along the lower slopes of the scarp*’.

**Response**

Paragraph 5.1.2, text box 1, Ochil Hills. Last sentence rewrite as follows "*Commercial woodlands and Woodland Trust amenity woods are present on the northern eastern part of this area, recently a large scale plantation has been planted in the west above Menstrie. Native woodlands are scattered along the lower slopes of the scarp.*".

**SG8\003****Forestry Commission Scotland****SG8\032****Friends of the Ochils****Summary**

**SG8\003** Tables 1, 4 and 5. All of the woodland types in all of the landscape character areas have the potential to produce timber. Can you therefore amend the tick boxes to reflect this.

**SG8\032** Sections 5.2 and 5.3 - We have serious concerns that Tables 1, 4 and 5 note that the Ochil Hills are ‘*mostly unsuitable* [for woodland and forestry] – *limited on lower slopes in the east*’ whilst Map 3 shows extensive areas that have the potential for woodland expansion. Such contradictions

make it more difficult for all parties to properly assess an application for woodland and forestry planting. We would argue that this section of SG8 requires a more consistent analysis.

**Response**

**SG8/003** Add footnote to tables "*All woodland in the Landscape Character Areas has the potential for timber production to some extent.*"

**SG8/032** The mapping is strategic in nature and it while it outlines potential areas, these are on the basis of national data sets and by their very nature do not take account of detailed issues such as slope, accessibility, water status, etc. It is not possible to map these attributes at a strategic level. It is considered that the nature of the shallower slopes in the east has more potential than other parts of the Ochils and hence the comment relating to them. The document is only giving general guidance and is not zoning land for woodland creation. The detailed characteristics of a site will determine if it is suitable site for woodland creation. **No changes are therefore proposed.**

**ENVIRONMENTAL ISSUES**

<b>SG8\021</b>	<b>RSPB</b>
<b>SG8\022</b>	<b>RSPB</b>

**Summary**

**SG8\021** Page 17, para 5.2.2 – The potential need for an Environmental Impact Assessment should be specifically stated in this section.

**SG8\022** Page 18, para 5.2.4 – Under ‘Sensitive’ – the potential need for Habitat Regulations Assessment/ Appropriate Assessment should be flagged.

**Response**

**SG8/021** Add text "*Environmental Impact Assessment maybe required for potential woodland schemes depending on their scale and relationship to environmental sensitive sites and accordingly prior to developing a proposal woodland managers should contact the local FCS conservancy office to assess any requirement for EIA.*".

**SG8/022** As this a duty for FCS as the regulator it is not considered necessary to include it in the text. **No changes are therefore proposed.**

**RELATIONSHIP TO THE WATER ENVIRONMENT**

<b>SG8\038</b>	<b>SEPA</b>
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**Summary**

Section 1.1, 1.2 (and also Section 4.3.5) outlines, the trees woodlands and forests of Clackmannanshire contribute greatly to the quality of the landscape, environment, biodiversity, cultural heritage and the local economy. We are especially interested in the impact they can have on the water environment, both in relation to water quality and sustainable flood management. As such

we welcome the recognition in these sections that trees have an important role to play in climate change mitigation.

**Response**

Noted.

**SG8\042** | **SEPA**

**Summary**

**Opportunities for Woodland and Forest Expansion**

...details on the plans and water bodies affected by forestry pressures are available on our [website](#). They include a GIS interactive map. This map enables a search on individual water bodies within a local authority area and associated water body data sheets which give information about an individual water body's current ecological status, any pressures upon it, measures being taken to resolve any issues and targets for any improvement needed. This should be taken into account by new developments involving forestry and watercourses. We would welcome it if the SPG included guidance for the developer on how to use the river basin planning information and interactive map mentioned above to include an assessment of the ecological status of any neighbouring water bodies to guide the assessment of site area and also any opportunities to improve the water bodies' ecological status.

**Response**

Add SEPA Forestry page to Further Information section.

**SG8\034** | **SEPA**

**Summary**

Section 4.3.5 states that "*Woodland forestry can play an important role in natural flood risk management. Restoration and enhancement of natural features and characteristics of a landscape can play a role in managing the sources and pathways of floodwaters. Woodland planting can provide an opportunity to manage downstream flood risk via land use change in upland areas, for example through a combination of reduced stocking densities, blocking of drains and creation of upland woodlands.*". We would recommend that 'can' is replaced with 'may' as natural flood management may only provide a benefit in certain catchments and during certain return periods and may not always be suitable.

**Response**

Agree to the 3 references to "can" being replace by "may".

**SG8\035** | **SEPA**

**Summary**

The coloured boxes in Section 5 outline areas for woodland and forest

expansion. It would be prudent to highlight that planting in floodplain areas may 1) lead to more woody debris getting into the rivers which can build up behind in-stream structures, and 2) large wooded areas may elevate flood water levels locally.

**Response**

Coloured boxes at 5.1.2 give brief descriptions of the landscape character areas and are not advocating woodland in any specific areas. **No changes are therefore proposed.**

<b>SG8\037</b>	<b>SEPA</b>
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**Summary**

We would recommend that the Flood Prevention Team within Clackmannanshire Council is consulted as they can provide further advice on this document.

**Response**

Noted. Flooding colleagues were consulted during the preparation of the SG and FCS consultations received by the Council are the subject of consultation with colleagues responsible for flood risk management.

<b>SG8\040</b>	<b>SEPA</b>
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**Summary**

**National Policy and Guidance**

There are a number of environmental regulations which control trees and woodlands management but which currently are not highlighted within the SG and it may be appropriate to include reference to them within this section. Of specific relevance is the Water Environment (Controlled Activities) (Scotland) Regulations (CAR) which protect the water environment against impacts from forestry and woodland management related operations such as storage and use of fertilisers, drainage and related engineering works. More information on the regulations can be found at [www.sepa.org.uk/water/water\\_regulation.aspx](http://www.sepa.org.uk/water/water_regulation.aspx).

...the Water Framework Directive (WFD) covers the protection of the water environment as detailed in the Water Framework Directive (WFD) River Basin Management Plan for the Scotland River Basin District and the associated [Forth Area Management Plan](#). The overall aim of the Plan and the CAR regulations is to maintain and improve the ecological status all water bodies and that there is no deterioration in ecological status. This includes water bodies which are affected by inappropriate forestry planting leading to diffuse pollution, impacts to structure of the water course by planting too close to the banks or by invasive non-native species. More information can be found at [www.sepa.org.uk/water/river\\_basin\\_planning.aspx](http://www.sepa.org.uk/water/river_basin_planning.aspx).

We would welcome reference to CAR and WFD in this section as the management of trees in even small scale developments can help meet the

WFD objectives of protecting and improving the water environment. Additionally your authority has a duty as a responsible authority under The Water and Environment and Water Services (Scotland) Act 2003 to exercise your designated functions so as to secure compliance with requirements of The Water Framework Directive.

**Response**

Add New Paragraphs:

*2.9 Water Framework Directive (WFD)*

*2.9.1 WFD covers the protection of the water environment detailed in the Scotland River Basin District Plan and the associated [Forth Area Management Plan](#). The objective of the Plan and the associated Water Environment (Controlled Activities) (Scotland) Regulations (CAR) is to maintain and improve the ecological status of water bodies and that there is no deterioration of ecological status.*

*2.9.1 Forestry operations and woodland creation have the potential to have detrimental impacts on the water environment by inappropriate storage and use of fertilisers, drainage, related engineering works and planting leading to pollution and increased sediments. The protection of this important resource is through CAR related to operations such as the storage and use of fertilisers, drainage and related engineering works. Full details of the regulations can be found on the SEPA website at [www.sepa.org.uk/water/water\\_regulation.aspx](http://www.sepa.org.uk/water/water_regulation.aspx). SEPA's [website](#) has details of the plans and the water bodies affected by forestry pressures including a GIS interactive map to search individual water bodies and associated data sheets detailing the pressures and measures to address them). The Council in considering forestry proposals will take due cognisance's of potential water impacts. SEPA also has a dedicated Forestry page.*

**LEISURE USES**

<b>SG8\013</b>	<b>Muckhart Golf Club</b>
<p><b>Summary</b></p> <p>The six golf clubs within the County of Clackmannanshire have a characteristic different from any of the land uses described within your document. They form areas containing small wooded areas with relatively short distances between which are highly manicured. They contain a high diversity of wild life and have a high recreational value not only for golfers but in the case of Muckhart, many walkers as well. Indeed this is becoming an issue and we need to look closely at the "Right to Roam" regulation and possibly impose restrictions in the interest of safety. The game of golf has on more than one occasion been interrupted by walkers not being aware of the situation they have put themselves in.</p>	
<p><b>Response</b></p> <p>Supplementary Guidance is a strategic document and its role is not to examine a variety of different land uses and their qualities. Such analysis</p>	

would be undertaken at the site level when woodland proposals are being considered. The value of golf courses is acknowledged in the LDP as part of the Clackmannanshire Green Network.

Responsible access under the Land Reform Act is not an issue for the Woodlands and Forestry SG. **No changes are therefore proposed.**

<b>SG8\014</b>	<b>Muckhart Golf Club</b>
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**Summary**

Looking at golf courses in general within the county. They are not mentioned at all in your document yet form an important aesthetic contribution to the land area surrounding the towns and villages. This varies from the almost hidden aspect of Alloa GC to the very visible Dollar GC. All have their importance both in term of forestry and wild life. These area also act as a natural green belt area containing the expansion of adjacent towns. In the case of Muckhart however we have no such substantial restricted boundaries.

**Response**

Supplementary Guidance is a strategic document and its purpose is not to examine the variety of different land uses and their qualities. The LDP green network includes golf courses as components that are important for community wellbeing in terms of landscape, biodiversity and recreation. **No changes are therefore proposed.**

<b>SG8\015</b>	<b>Muckhart Golf Club</b>
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**Summary**

In the case of Muckhart our main issues are three fold:-

1. Our financial situation is such that we must be given freedom to identify housing plots for sale so that the long term viability can be maintained. Failure on this will mean that the land would revert to agriculture land with lowered aesthetic and scenic value. A valuable tourist attraction would be lost. Apart from the immediate lose of employment it would also have a knock on effect to other businesses in the area. This would affect suppliers such as bakers, butchers, clothing suppliers etc. I would ask therefore that golf courses be singled out and given exemption from this document.

2, Your Supplementary Guide suggests that forestry is an economic business. This may be the case in large production forests but is far from the truth when dealing with small pockets of woodland. This we have learnt from our own experiences. Muckhart GC have already approached the Forestry Commission for a licence to fell trees but it became very clear that it was going to cost money rather than be an income generator and was therefore dropped. The County Park Ranger was consulted on this matter and he brought in other advisors but the conclusion by all was still that forestry at the level we are involved was uneconomic. Your document is therefore misleading in this area suggesting that forestry is economical. Your document therefore needs changing in this area.(See para 1.1, 2.1.1, etc) A qualification

to these statements is necessary and make it clear that small woodland forestry is not economic.

3. We are about to start to explore alternative use of our surplus land. Whatever we eventually decide to move forward on we must ensure that it gives a good financial return to the Club. Being situated in the countryside the options are limited however it is highly unlikely that forestry will be an option unless some financial help and or subsidy is available.

#### **Response**

1 - Not an issue for the Woodland and Forestry Supplementary Guidance, this is an issue which should be pursued through the Local Development Plan process. **No changes are therefore proposed.**

2 - Supplementary Guidance objective is to raise awareness of the wide range of issues that can be delivered through woodland creation and related forestry activities only one of which is timber production. **No changes are therefore proposed.**

3 - FCS provides grant aid for woodland creation. **No changes are therefore proposed.**

**SG8\030**

**Friends of the Ochils**

#### **Summary**

**Para 4.3.18** For the Ochils (as elsewhere in Clackmannanshire) we regard access, leisure and recreation as being supremely important. It is important that any forestry, particularly any commercial planting in the Ochils does not damage access and recreational amenity. We would welcome a stronger emphasis on this issue in SG8, including an emphasis on the problems that deer fencing can create for access.

#### **Response**

Recreation and access are recognised in the Supplementary Guidance as important issues that forestry operations and woodland creation require to take into consideration and will be issues taken into account when the Council is responding to FCS woodland consultations and planning proposals which involve woodland. As the document is of a strategic nature it's role is not to examine detailed issues. **No changes are therefore proposed.**





**Publicity and Consultation Statement**

**Relating to the Public Consultation on  
Supplementary Guidance 8 - Woodlands  
and Forestry**

**12th May 2016**

**Contents**

- 1. Introduction**
  - 2. Publicity and Consultation Arrangements**
  - 3. Analysis of Comments Received**
- Appendix 1 - Copy of notice placed in the Alloa Advertiser and the Council's Services to Communities Bulletin**
- Appendix 2 - Copy of press article**
- Appendix 3 - List of those groups targeted about SG8 - Woodlands and Forestry by mail or e-mail**

## **1. Introduction**

- 1.1 In October 2015 Clackmannanshire Council commenced consultation on Proposed Supplementary Guidance on Woodlands and Forestry (SG8 - August 2015).
- 1.2 The Proposed Woodlands and Forestry SG gives a more local context to the 'Stirling & Clackmannanshire Forestry and Woodlands Strategy' (August 2014) and contains advice on the management of existing trees and woodland in development areas and explains their value in creating high-quality new places. It explains the value of introducing new trees and woodlands and provides advice on the range of benefits trees and woodland can provide including addressing climate change, enhancing the water environment, providing habitat and supporting biodiversity, and creating recreational opportunities. Woodland can also offer economic benefits both in terms of the timber industry and tourism.
- 1.3 This Publicity and Consultation Statement outlines the steps taken by the Council to ensure adequate consultation measures have been taken by the Council during the preparation of this Guidance, as required by legislation. It identifies the publicity undertaken and how the Council has identified and informed those parties who may have a particular interest in the Guidance, as well as the communities, residents and businesses of Clackmannanshire.
- 1.4 The Statement summarises the comments received during the statutory consultation period, identifies any modifications sought to the Guidance and the Council's reasoned response to the representations. This will enable those who made comments to see how they have been considered by the Council and how the reasoning behind the Council's response.
- 1.5 Copies of the [full submitted representations](#) are available for inspection on the Council's website, or can be inspected at the Council offices at Kilncraigs, Greenside Street, Alloa, FK10 1EB, during normal office hours.

## **2. Publicity and Consultation Arrangements**

- 2.1 The statutory requirements for publicity are set out in Section 22 of Planning etc. (Scotland) Act 2006. Publicity and consultation also accorded with Sections 135-145 of Circular 6/2013 – Development Planning. Publicity commenced in October 2015, with the formal consultation period running for 8 weeks between Friday 23rd October 2015 and Friday 18th December 2015. Advertisements were placed in local newspapers and the Council's own Development Services Bulletin which is distributed to Elected Members of the Council, Community Councils, local groups and organisations, newspapers, statutory consultees etc. A brief press release was also prepared and forwarded

to the Alloa Advertiser (appendix 1), however they chose not to run the article. Details of the publications and dates of adverts are given below, with the text of the adverts in appendix 2.

<b>Publication</b>	<b>Publicity</b>	<b>Dates</b>
Alloa Advertiser	Advertisement	28th October & 4th November
Development Services Bulletin	Article	30th October & 6th November

- 2.2 Letters and e-mails were also sent to 144 targeted groups (appendix 3), including statutory consultees, and organisations which were felt would have an interest in the content of the Guidance. These either included an electronic copy of the Guidance, or details of how to find it on the Council's website. The list of those directly targeted can be found at appendix 3.
- 2.3 Copies of the Proposed Supplementary Guidance document were made available for inspection at all Public Libraries throughout the Council area and at the Council offices at Kilncraigs, Alloa. The document and comments forms were also available to download from the Council Website along with contact details and the e-mail address to which comments could be submitted.
- 2.4 The Supplementary Guidance was promoted through the Council's website and included in the Council's online 'Consultation Database'. Opportunities to comment through the Council's website included an online representation form which could be filled in and e-mailed in electronically, sent by post or delivered in person. The Council also offered presentations to specific groups and meetings with Community Councils on request.

### **3. Analysis of Comments Received**

- 3.1 Following the consultation period 43 comments (by 7 respondents) were submitted to the Council. These came from a range of organisations and interest groups (see Table 1 below).

**Table 1: Parties who commented on the Proposed Supplementary Guidance**

<b>Respondent Category</b>	<b>No. of Respondents</b>
Key Agencies	4
National Bodies	1
Local Groups and Companies	2
Companies and Consultants	0
Neighbouring Authorities	0

- 3.2 A summary of the representations and the Council's proposed response can be seen on the Council's website. The main areas commented on are summarised below.
- Two general comments on the general legibility and ease of understanding/interpretation of the document.
  - Four comments supporting the SG in general, or sections within it.
  - Five requests for technical/updating changes to references within the SG.
  - Four queries over the accuracy of the mapping within the SG and the omission of two recently planted areas.
  - Seven comments regarding the relationship of the SG to other plans policies and processes. These include clarification of the SGs role in development management decision making, its relationship to national policy, Scottish Government's Land Use Strategy and the Council's Biodiversity Action Plan, the general processes associated with forestry applications and the need for the SG in the first place.
  - Nine comments on the relationship between identified woodland areas and other designations, or the woodland designations in the SG itself.
  - Two comments regarding highlighting the potential requirement for Environmental impact Assessment or Habitat Regulations Assessment/Appropriate Assessment of potential woodland and forestry development.
  - Six comments, all from SEPA, regarding the relationship between woodlands and forestry and the water environment.
  - Four comments on the importance of leisure uses, three from Muckhart Golf Club.

**Appendix 1 - Copy of Press Release (N.B. Forwarded to the Alloa Advertiser, however they chose not to publish the article)**

Clackmannanshire Council have prepared two pieces of Proposed Supplementary Guidance to give further detail on Policies contained in the Adopted Local Development Plan (August 2015).

The Woodlands and Forestry Proposed Supplementary Guidance (SG8) contains advice on the management of existing trees and woodland in development areas and explains their value in creating high-quality new places. It explains the value of introducing new trees and woodlands and provides advice on the range of benefits trees and woodland can provide including addressing climate change, enhancing the water environment, providing habitat and supporting biodiversity, and creating recreational opportunities. Woodland can also offer economic benefits both in terms of the timber industry and tourism.

The Domestic Developments Proposed Supplementary Guidance (SG10) is intended to allow those planning to alter or extend their house, to establish what they will be required to do. It goes through the pre-application and application process, and provides examples of good practice on layout, design, energy efficiency and construction.

8 - Woodlands and Forestry and Supplementary Guidance 10 - Domestic Developments, which can be inspected between Friday 23rd October 2015 and Friday 18th December 2015, during normal opening hours at the following locations:

- Public libraries throughout Clackmannanshire (a full list is available via: [www.clacksweb.org.uk/culture/brancheslibrary](http://www.clacksweb.org.uk/culture/brancheslibrary))
- Clackmannanshire Council office at Kilncraigs, Greenside Street, Alloa, FK10 1EB.
- The Plan can also be viewed online at [www.clacksweb.org.uk](http://www.clacksweb.org.uk).

**Appendix 2 - Copy of notice placed in the Alloa Advertiser (28/10/15 & 04/11/15) and the Council's Services to Communities Bulletin (30/10/15 & 06/11/15)**

**CLACKMANNANSHIRE COUNCIL LOCAL DEVELOPMENT PLAN  
2015**

**NOTICE OF CONSULTATION ON SUPPLEMENTARY GUIDANCE:  
SUPPLEMENTARY GUIDANCE 8 - WOODLANDS AND FORESTRY  
SUPPLEMENTARY GUIDANCE 10 - DOMESTIC DEVELOPMENTS**

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 AS  
AMENDED**

**TOWN AND COUNTRY PLANNING (DEVELOPMENT PLANNING)  
(SCOTLAND) REGULATIONS 2008**

**The Supplementary Guidance & Where to Read It**

Clackmannanshire Council has prepared Proposed Supplementary Guidance 8 - Woodlands and Forestry and Supplementary Guidance 10 - Domestic Developments, which can be inspected between Friday 23rd October 2015 and Friday 18th December 2015, during normal opening hours at the following locations:

- Public libraries throughout Clackmannanshire (a full list is available via: [www.clacksweb.org.uk/culture/brancheslibrary](http://www.clacksweb.org.uk/culture/brancheslibrary)).
- Clackmannanshire Council office at Kilncraigs, Greenside Street, Alloa, FK10 1EB.
- The Plan can also be viewed online at [www.clacksweb.org.uk](http://www.clacksweb.org.uk).

**Content & Purpose**

The Woodlands and Forestry Proposed Supplementary Guidance (SG8) contains advice on the management of existing trees and woodland in development areas and explains their value in creating high-quality new places. It explains the value of introducing new trees and woodlands and provides advice on the range of benefits trees and woodland can provide including addressing climate change, enhancing the water environment, providing habitat and supporting biodiversity, and creating recreational opportunities. Woodland can also offer economic benefits both in terms of the timber industry and tourism.

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**Further Information**

If you require further information on the Proposed Supplementary Guidance please telephone 01259 452643 and ask to speak to a

member of the Development Plans Team or e-mail [devplan@clacks.gov.uk](mailto:devplan@clacks.gov.uk).

If you are a member of a community group who would like the Development Plans Team to come and discuss the Proposed Supplementary Guidance with your group, please contact us with details of when you would like to meet with us as soon as possible and we will endeavour to meet your request.

### **How & By When to Make Comment**

If you wish to make any comments on the Proposed Supplementary Guidance, response forms are available at libraries, Kilncraigs and online at [www.clacksweb.org.uk](http://www.clacksweb.org.uk). Comments **must be received by 5pm on Friday 18<sup>th</sup> December 2015** via:

Post to: Julie Hamilton  
Development Services Manager  
Clackmannanshire Council  
Services to Communities  
Kilncraigs  
Greenside Street  
Alloa  
FK10 1EB

E-mail to: [devplan@clacks.gov.uk](mailto:devplan@clacks.gov.uk)

Online at: [www.clacksweb.org.uk](http://www.clacksweb.org.uk)

For more news, please visit: www.alloaadvertiser.com

Council Noticeboard

Local Councillors

For details on how to contact your local Councillors or to find out about their surgery arrangements please telephone 01259 452005 or email customerservice@clacks.gov.uk

Mansfield Avenue, Sauchie

Public consultation of proposed traffic calming by road humps (speed table)

Clackmannanshire Council propose the introduction of 1 no. speed table to the stretch of 43 Mansfield Avenue, Sauchie. This is proposed under the Roads (Scotland) Act 1984, Sections 36 to 40 and The Road Humps (Scotland) Regulations 1998

(Ochil Street, Tullibody) (Temporary Closure) Order 2015

The Council has made 'The Clackmannanshire Council (Ochil Street, Tullibody) (Temporary Closure) Order 2015', under the Road Traffic Regulation Act 1984 (as amended) on 27th October 2015. It is to close to vehicles at Ochil Street, Tullibody from its junction with Glenview Nursery northwards for a distance of 100 metres or thereby. (No Alternative Route). The order runs from 0900 hours on Monday 9th November 2015 until 1600 hours on Friday 20th November 2015 as traffic completion and is necessary for footway upgrades.

Full details of all Roads Notices are available on www.clacksweb.org.uk or may be examined at Clackmannanshire Council's Offices, Kilsnairs, Alloa, FK10 1EB, and any Council Offices/Library during normal office hours.

Planning Applications

Notice of Applications published under Regulation 20(1) of the Town and Country Planning (Development Management Procedure)(Scotland) Regulations 2008

You can see the Planning Register with details of all planning applications on the Council's website www.clacksweb.org.uk/ep/planapp or at the Council Offices, Kilsnairs, Greenside Street, Alloa FK10 1EB from 9.00 a.m. to 5.00 p.m. Monday - Friday (except Bank Holidays). The applications listed below are likely to be of a public interest for the reasons given.

If you want the Council to take note of your views on any application you can comment online at the address above. Alternatively, please put them in writing and send them to the Council's Development Services, within 14 days; or e-mail planning@clacks.gov.uk. Warning: When you make a comment, your details will be published on the website with your comment. If you do not wish your details to be published on the website, please contact the Council's website. If you need any advice, please contact the Council's website.

Clackmannanshire Council Local Development Plan 2015

Notice of Consultation on Supplementary Guidance Supplementary Guidance 8 - Woodlands and Forestry Supplementary Guidance 10 - Domestic Developments

Town and Country Planning (Scotland) Act 1997 as amended

Town and Country Planning (Development Planning) (Scotland) Regulations 2008

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Further Information

If you require further information on the Proposed Supplementary Guidance please telephone 01259 452643 and ask to speak to a member of the Development Plans Team or e-mail devplan@clacks.gov.uk.

If you are a member of a community group who would like the Development Plans Team to come and discuss the Proposed Supplementary Guidance with your group, please contact us with details of when you would like to meet with us as soon as possible and we will endeavour to meet your request.

Have & By When to Make Comment

If you wish to make any comments on the Proposed Supplementary Guidance, response forms are available at libraries, Kilsnairs and online at www.clacksweb.org.uk. Comments must be received by 5pm on Friday 18th December 2015 via:

Post to: Julie Hamilton, Development Services Manager, Clackmannanshire Council, Services to Communities, Kilsnairs, Greenside Street, Alloa FK10 1EB
E-mail to: devplan@clacks.gov.uk Online at: www.clacksweb.org.uk

As part of the preparation of these pieces of Proposed Guidance, the Council had to consider whether or not they would require to be subject to a Strategic Environmental Assessment (SEA). The Council screened each piece of proposed guidance to consider whether either would have significant environmental effects. The conclusion of the screening was that there would be no significant environmental effects and therefore no SEA would be required.

The Screening Reports were sent to the consultation authorities, Historic Scotland, Scottish Environment Protection Agency and Scottish Natural Heritage, who all agreed that the Proposed Supplementary Guidance would have no significant environmental effects. Please see the Screening Determination below.

Environmental Assessment (Scotland) Act 2006: SEA screening determinations for Proposed Supplementary Guidance 8 - Woodlands and Forestry and Proposed Supplementary Guidance 10 - Domestic Developments

The Council has reviewed the strategic environmental assessment Screening Reports for the above Supplementary Guidance documents, and the responses received from the consultation Authorities, and determine under Section 3(1) of the Environmental Assessment (Scotland) Act, that both of the pieces of Proposed Supplementary Guidance are not subject to a strategic environmental assessment.

The determination is that neither of the pieces of Proposed Supplementary Guidance have significant environmental impacts, having regard to both the nature and the characteristics of their effects and of the area likely to be affected. The full text of the screening reports which can be viewed at www.clacksweb.org.uk.

The Supplementary Guidance documents relate to have been published as part of the Local Development Plan SEA.

Poster puts points over



Alan Faulds presenting a backpack to Gemma Finch

A CLACKMANNANSHIRE school pupil has designed a poster to help local fire stations raise awareness of bonfire and firework safety. Gemma Finch, aged 11, won a competition organised by the fire service seeking an eye-catching design to get the message across. The P7 pupil at Sunnyside Primary impressed with her colourful design outlining safety tips for Bonfire Night and won a backpack full of goodies for her efforts. Alan Faulds, local area liaison officer, community fire safety department, Scottish Fire and Rescue Service, said: "We run a competition every year round about Bonfire Night to encourage young people in the area to draw or make up a poster showing the dangers of bonfires and fireworks. We've been running it the last couple of years. We alternate between Stirling and Clackmannanshire." By engaging with schools within the community, it also allows the fire service to demonstrate to youngsters

the risks surrounding Bonfire Night. Mr Faulds added: "Historically we've found that primary seven and above tend to be the age group for setting off fireworks and getting hurt and being burned at bonfires, so we target that group quite heavily. "I think by getting this group involved, it gives them the thought process of danger and if they know it's dangerous, they won't do it. "We follow that up by firework talks at the school and we do bonfire talks at all the schools to re-emphasise that message. "We've found in the last few years that incidents of people getting hurt have dropped to almost zero - in fact it was zero last year, which is great. "So we're not getting anybody hurt in this age group which is fantastic and that's what we're trying to do." For advice on how to stay safe on Bonfire Night and the Scottish Fire and Rescue Service website www.fireScotland.gov.uk

Consider your child's hearing

CLACKMANNANSHIRE parents are being encouraged to protect their children's hearing this firework season. Charity Action on Hearing Loss is raising awareness ahead of bonfire night - while external injuries to the hands and face are the health risks traditionally associated with fireworks, hearing loss can also pose a threat. According to the charity's research, noise over 80-85 dB can be dangerous to a person's hearing and fireworks measure between 100-150 dB - as loud as an aeroplane taking off a few hundred metres away. Louise Hart, senior audiologist at the charity, said simple measures like children's ear defenders or

earplugs can reduce the risks. She explained: "When an individual suffers hearing loss the hair cells in their cochlear will have become damaged, meaning they are no longer able to move correctly to sound. "Unfortunately, sometimes this is uncontrollable but in other circumstances hearing loss can be prevented. "Fireworks night is a very popular time for families, and no one wants to spoil the fun by worrying too much, but there are simple ways of protecting our hearing and avoid long term damage." For more information and to potentially buy an ear defender, visit actiononhearingloss.org.uk.

Advertisement for 'SPORTS' featuring a large graphic with contact information: 'SPORTS' 'Under 5's call free' '01259 452005' '01259 722099' '14/15 STIRLING RD, BURNIS, ALLOA FK10 1EB' 'To find out more contact Duane Marshall Alloa FK10 1EB' 'If you are already registered apply on-line' 'You can also find out details of the Facebook page at www.facebook.com/clacksweb' 'The closing date and time for these properties is Monday 9th November 2015 at 12 noon. Please remember that the available properties may still be occupied. Please do not visit them unless invited to do so.'



# A ward of £7k to fund print work



The cheque hand over

RESONATE Arts House in Alloa has received a £7,000 award from the Coalfields Regeneration Trust's Coalfields Community Investment programme to help pay for someone to run their print and design business. Resonate runs a multi-faceted arts and crafts facility in Alloa, offering a wide range of opportunities and activities to service users of all ages and abilities. As well as crafts classes the group operates personal development sessions on assertiveness, creativity, relaxation and self-esteem. Their programmes include a business start-up club run in conjunction with the business and economic unit of Clackmannanshire Council. Resonate also runs a printing and design service, serving local clients and Signpost, CVS Falkirk and CEIS Glasgow. A print worker is required to take on the full-time running of the business

as well as delivering printing workshops and teaching volunteers printing skills. Angela Boardley of Resonate said: "We are extremely grateful to the Coalfields Regeneration Trust for their support in filling this post. "The print work income helps us fund a lot of our services, where we use the medium of art to help people 'find themselves', gain confidence and in many cases move onto new jobs, careers or further education." Bob Young, Scottish trustee of the Coalfields Regeneration Trust, said: "Resonate is a highly effective organisation, providing a wide range of services and support to the local community, as well as adding to the area's cultural development by hosting international seminars with world-leading speakers". "We are happy to fund them because their work puts them at the heart of the local community and meets many of our objectives."

# Chance to view wedding venue

MEET the team on Sunday, November 1 from 12.30 to 4pm to find out why Inglewood House could be the perfect wedding venue for you. There is free entry, free parking plus a range of fantastic local suppliers and experts exhibiting. There will be opportunity to view their fabulous new ballroom and they will be providing tours of the luxurious suites throughout the day. The team will also be happy to take you through their affordable wedding packages and special offers available on the day. Inglewood House is the perfect venue for a fairytale wedding in Scotland. Wedding ceremonies and receptions

can be held in the stunning Inglebrook Room, Grand Hall, Ballroom, Forrester's Restaurant and the beautifully restored conservatory. The extensive landscaped grounds and duck pond also provide a picturesque setting for photographs of your special day. The new wing, which is designed specifically for weddings, includes the fabulous new ballroom, a private bar, lounge, bridal changing room and toilet facilities. It even has its own entrance enabling your wedding to be truly exclusive. For more information or to make a booking contact Inglewood on 01259 216156, 07721 049561 or email [info@inglewoodhousesandspa.co.uk](mailto:info@inglewoodhousesandspa.co.uk).

For more news, please visit: [www.alloaadvertiser.com](http://www.alloaadvertiser.com)

## Council Noticeboard

### Local Councillors

For details on how to contact your local Councillors or to find out about their surgery arrangements please telephone 01259 452003 or email [counsellorservices@clacks.gov.uk](mailto:counsellorservices@clacks.gov.uk). Alternatively please contact your nearest Council Office or visit us on-line at [www.clackscarb.org.uk](http://www.clackscarb.org.uk)

### (Main Street, Clackmannan) (Temporary Closure) Order 2015

The Council has made "The Clackmannanshire Council (Main Street, Clackmannan) (Temporary Closure) Order 2015, under the Road Traffic Regulation Act 1984 (as amended) on 19th October 2015 to close to vehicles at Main Street, Clackmannan, from its junction with Kirk Wynd to its junction with Castle Street, a distance of 200 metres or thereby. (Alternative Route: Via Cattlemarket, Alloa Road, Kirk Wynd and vice versa). The order runs from 1730 hours until 1930 hours on 29th November 2015 and is necessary for the Christmas Light Switch-On.

Full details on all Roads Notices are available on [www.clackscarb.org.uk](http://www.clackscarb.org.uk) or may be obtained at Clackmannanshire Council's Offices, Kilncraig, Alloa, FK10 1EB, and any Council Office Library during normal office hours.

### Planning Applications

Notice of Applications published under Regulation 20(1) of the Town and Country Planning (Development Management Procedure)(Scotland) Regulations 2008

You can see the Planning Register with details of all planning applications on the Council's website [www.clackscarb.org.uk/eplanning/](http://www.clackscarb.org.uk/eplanning/) or at the Council Offices, Kilncraig, Greenside Street, Alloa FK10 1EB from 9.00 a.m. to 5.00 p.m. Monday - Friday (except Bank Holidays). The applications listed below are likely to be of a public interest for the reasons given.

If you want the Council to take note of your views on any application you can comment online at the address above. Alternatively, please put them in writing and send them to the Council's Development Services, within 14 days, or e-mail [planning@clacks.gov.uk](mailto:planning@clacks.gov.uk). **Warning: When you make a comment, your details will also be published on the website with your comment. Do not give your email or telephone number if you do not wish these to appear on the website.** Your views will be held on file and published on the Council's website. You will be notified of the Council's decision. If you need any advice, please contact the Council at Kilncraig, Greenside Street, Alloa FK10 1EB Tel: 01259 450000.

Development	Reason for Advertising
Installation of a 4.99 MW Solar Farm and associated infrastructure at Balheary, Coalnashington, Clackmannanshire Ref: 15/00188/FULL	Neighbour Notification
Installation of roof light on rear extension to house (retrospective) at 2 Stalker Avenue, Tillicoultry, Clackmannanshire Ref: 15/00235/FULL	Development in a Conservation Area
Installation of air conditioning condensers to rear of shop and alterations to internal fit out at 55 Bridge Street, Dollar, Clackmannanshire Ref: 15/00239/FULL	Development in a Conservation Area
Installation of air conditioning condensers to rear of shop and alterations to internal fit out at 55 Bridge Street, Dollar, Clackmannanshire Ref: 15/00240/LIST	Listed Building Consent
Demolition and erection of replacement garage and erection of satellite pole and dish in rear garden to house at 16 Mylne Avenue, Dollar, Clackmannanshire Ref: 15/00241/FULL	Development in a Conservation Area

Public notices across Scotland can now be viewed on the telline website.

[www.tellinescotland.gov.uk/notices](http://www.tellinescotland.gov.uk/notices)

Contact Numbers: General Enquiries: 01259 450000 Housing Helpline: 0945 055 7070 Emergency Social Work: 01786 470500

### Clackmannanshire Council Local Development Plan 2015

### Notice of Consultation on Supplementary Guidance Supplementary Guidance 8 - Woodlands and Forestry Supplementary Guidance 10 - Domestic Developments

### Town and Country Planning (Scotland) Act 1997 as amended

### Town and Country Planning (Development Planning) (Scotland) Regulations 2008

### The Supplementary Guidance & Where to Read It

Clackmannanshire Council has prepared Proposed Supplementary Guidance 8 - Woodlands and Forestry and Supplementary Guidance 10 - Domestic Developments, which can be inspected between Friday 23rd October 2015 and Friday 18th December 2015, during normal opening hours at the following locations:

- Public libraries throughout Clackmannanshire (a full list is available via: [www.clackscarb.org.uk/culture/brancheslibrary](http://www.clackscarb.org.uk/culture/brancheslibrary)).
- Clackmannanshire Council office at Kilncraig, Greenside Street, Alloa, FK10 1EB.
- The Plan can also be viewed online at [www.clackscarb.org.uk](http://www.clackscarb.org.uk).

### Content & Purpose

The Woodlands and Forestry Proposed Supplementary Guidance (SG8) contains advice on the management of existing trees and woodland in development areas and explains their value in creating high-quality new places. It explains the value of introducing new trees and woodlands and provides advice on the range of benefits trees and woodland can provide including addressing climate change, enhancing the water environment, providing habitat and supporting biodiversity, and creating recreational opportunities. Woodland can also offer economic benefits both in terms of the timber industry and tourism.

The Domestic Developments Proposed Supplementary Guidance (SG10) is intended to allow those planning to alter or extend their homes, to establish what they will be required to do. It goes through the pre-application and application process, and provides examples of good practice on layout, design, energy efficiency and construction.

### Further Information

If you require further information on the Proposed Supplementary Guidance please telephone 01259 452643 and ask to speak to a member of the Development Plans Team or e-mail [devplan@clacks.gov.uk](mailto:devplan@clacks.gov.uk).

If you are a member of a community group who would like the Development Plans Team to come and discuss the Proposed Supplementary Guidance with your group, please contact us with details of when you would like to meet with us as soon as possible and we will endeavour to meet your request.

### How & By When to Make Comment

If you wish to make any comments on the Proposed Supplementary Guidance, response forms are available at libraries, Kilncraig and online at [www.clackscarb.org.uk](http://www.clackscarb.org.uk). Comments must be received by 5pm on Friday 18th December 2015 via:

Post to: Julie Hamilton, Development Services Manager Clackmannanshire Council, Services to Communities, Kilncraig, Greenside Street, Alloa FK10 1EB  
E-mail to: [devplan@clacks.gov.uk](mailto:devplan@clacks.gov.uk) Online at: [www.clackscarb.org.uk](http://www.clackscarb.org.uk)

As part of the preparation of these pieces of Proposed Guidance, the Council had to consider whether or not they would require to be subject to a Strategic Environmental Assessment (SEA). The Council screened each piece of proposed guidance to consider whether either would have significant environmental effects. The conclusion of the screening was that there would be no significant environmental effects and therefore no SEA would be required.

The Screening Reports were sent to the consultation authorities, Historic Scotland, Scottish Environment Protection Agency and Scottish Natural Heritage, who all agreed that the Proposed Supplementary Guidance would have no significant environmental effects. Please see the Screening Determination below.

### Environmental Assessment (Scotland) Act 2005:

### SEA screening determinations for Proposed Supplementary Guidance 8 - Woodlands and Forestry and Proposed Supplementary Guidance 10 - Domestic Developments

I have reviewed the strategic environmental assessment Screening Reports for the above Proposed Supplementary Guidance documents, and the responses received from the Statutory Consultation Authorities, and determine under Section 8(1) of the Environmental Assessment (Scotland) Act, that both of the pieces of Proposed Supplementary Guidance are exempt from the requirement for strategic environmental assessment.

The reason for this determination is that neither of the pieces of Proposed Supplementary Guidance are likely to have significant environmental impacts, having regard to both the characteristics of the Guidance, and the characteristics of their effects and of the area likely to be affected. Further detail can be found in the screening reports which can be viewed at the council offices at Kilncraig, Alloa.

The policies to which both Proposed Supplementary Guidance documents relate to have been assessed as part of the Clackmannanshire Local Development Plan SEA.

Gwyneth Finlay, Principal Planner



## **Appendix 3 - Letter and List of those groups targeted about SG8 - Woodlands and Forestry by mail or e-mail (144 total)**



Clackmannanshire Council  
www.clacksweb.org.uk

**Services to Communities**  
Kilncraigs, Greenside Street, Alloa FK10 1EB  
Telephone: 01259 450000 Fax: 01259 727451

Contact: Graeme Finlay  
Direct Tel: 01259 452643  
Email: devplan@clacks.gov.uk  
Our Ref: SG8/Interested parties  
Your Ref:  
Date: 22nd October 2015

Interested Parties

Dear Sir/Madam

### **Clackmannanshire Council - Proposed Supplementary Guidance 8 - Woodlands and Forestry**

Clackmannanshire Council has prepared Proposed Supplementary Guidance 8 - Woodlands and Forestry and are consulting on the document between Friday 23rd October and Friday 18th December 2015.

The Proposed Guidance can be viewed online from 23rd October, (at <http://www.clacksweb.org.uk/property/developmentplanupdate/#supp>), at public libraries throughout Clackmannanshire and at the Clackmannanshire Council offices at Kilncraigs, Greenside Street, Alloa, FK10 1EB.

The Proposed Supplementary Guidance contains advice on the management of existing trees and woodland in development areas and explains their value in creating high-quality new places. It explains the value of introducing new trees and woodlands and provides advice on the range of benefits trees and woodland can provide including addressing climate change, enhancing the water environment, providing habitat and supporting biodiversity, and creating recreational opportunities. Woodland can also offer economic benefits both in terms of the timber industry and tourism.

If you require further information on the Proposed Supplementary Guidance please telephone 01259 452643 and ask to speak to a member of the Development Plans Team or e-mail [devplan@clacks.gov.uk](mailto:devplan@clacks.gov.uk).

If you are a member of a community group who would like the Development Plans Team to come and discuss the Proposed Supplementary Guidance with your group, please contact us with details of when you would like to meet with us as soon as possible and we will endeavour to meet your request.

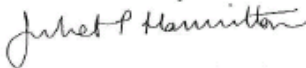
If you wish to make any comments on the Proposed Supplementary Guidance, response forms are available at libraries, Kilncraigs and online at [www.clacksweb.org.uk](http://www.clacksweb.org.uk). Comments **must be received by 5pm on Friday 18<sup>th</sup> December 2015** via:

Post to: Julie Hamilton  
 Development Services Manager  
 Clackmannanshire Council  
 Services to Communities  
 Kilncraigs  
 Greenside Street  
 Alloa  
 FK10 1EB

E-mail to: [devplan@clacks.gov.uk](mailto:devplan@clacks.gov.uk)

Online at: [www.clacksweb.org.uk](http://www.clacksweb.org.uk)

Yours sincerely



Julie Hamilton  
 Development Services Manager  
**DEVELOPMENT & ENVIRONMENT SERVICES**

<b>Group</b>	<b>Type</b>
Alloa Community Council	Key Agency
Alva Community Council	Key Agency
Clackmannan Community Council	Key Agency
Dollar Community Council	Key Agency
Menstrie Community Council	Key Agency
Muckhart Community Council	Key Agency
Sauchie and Fishcross Community Council	Key Agency
Tullibody, Cambus & Glenochil Community Council	Key Agency
Tillicoultry Community Council	Key Agency
Sauchie Community Group	Key Agency
Scottish Enterprise Forth Valley	Key Agency
Scottish Government (x3 departments)	Key Agency
Scottish Natural Heritage (x2 departments)	Key Agency
Scottish Water	Key Agency
SEPA (x4 departments)	Key Agency
Historic Scotland	Key Agency
NHS Forth Valley	Key Agency
Forestry Commission (x3 departments)	Key Agency
Clackmannanshire Councillors (x18)	Key Agency
Association for the Protection of Rural Scotland	National Body
British Horse Society (x2 departments)	National Body
British Wind Energy Association	National Body
Central Scotland Green Network	National Body
Confederation Of UK Coal Producers (COALPRO)	National Body
Fieldfare	National Body
Forestry Authority	National Body
National Farmers Union	National Body
National Trust For Scotland	National Body
Paths For All	National Body

Ramblers Association	National Body
RSPB	National Body
Scottish Rural Property and Business Association	National Body
Scottish Wildlife Trust (x3 departments)	National Body
Scotways	National Body
Sportscotland (Facilities Development)	National Body
Sustrans	National Body
The Coal Authority	National Body
Visit Scotland	National Body
Woodland Trust (x2 departments)	National Body
Alva Golf Club	Local Group/Company
Braehead Golf Club	Local Group/Company
Clackmannanshire Field Studies Society	Local Group/Company
Clackmannanshire Heritage Trust	Local Group/Company
Clackmannanshire Riders Access Group	Local Group/Company
Community Woodlands Association	Local Group/Company
Devon Angling Association	Local Group/Company
Diageo	Local Group/Company
Dollar Civic Trust	Local Group/Company
Dollar Golf Club	Local Group/Company
Friends of the Ochils (x3 contacts)	Local Group/Company
Gartmorn Dam Community Woodland	Local Group/Company
Muckhart and Glendevon Amenity Society	Local Group/Company
Muckhart Golf Club	Local Group/Company
Schawpark Golf Club	Local Group/Company
The Clackmannan Society	Local Group/Company
The Clackmannanshire Access Forum	Local Group/Company
The Clackmannanshire Biodiversity Partnership	Local Group/Company
Tillicoultry Golf Club	Local Group/Company
Tillicoultry Quarries	Local Group/Company
Sir Robert Stewart	Local Group/Company
Enid Trevett	Local Group/Company
Jamie Mar	Local Group/Company
Andrew McCafferty Associates	Company/Consultant
Bracewell-Stirling Architects	Company/Consultant
Colliers CRE	Company/Consultant
Derek Scott Planning	Company/Consultant
DPP	Company/Consultant
Dundas and Wilson	Company/Consultant
Geddes Consulting	Company/Consultant
GL Hearn	Company/Consultant
Gladedale	Company/Consultant
GVA Grimley	Company/Consultant
Halcrow Group	Company/Consultant
Halliday Fraser Munro	Company/Consultant
Hargest & Wallace Planning Ltd	Company/Consultant
Harper Macleod	Company/Consultant
Indigo Planning Limited	Company/Consultant

James Barr	Company/Consultant
Jones Lang Lasalle	Company/Consultant
Keppie Planning	Company/Consultant
Machin Associates	Company/Consultant
Maclay Murray Spens	Company/Consultant
Mono Consultants	Company/Consultant
Montagu Evans	Company/Consultant
Ogilvie Homes	Company/Consultant
Pittencrieff LLP	Company/Consultant
PPCA	Company/Consultant
R T Hutton, Planning Consultant	Company/Consultant
Ristol Ltd	Company/Consultant
Robinson Associates	Company/Consultant
RPS Consultants	Company/Consultant
Rydens	Company/Consultant
Savills (L&P) Limited	Company/Consultant
Scottish Resources Group	Company/Consultant
SMC Jenkins and Marr	Company/Consultant
Stolitsa Properties	Company/Consultant
TPS Planning Ltd	Company/Consultant
Turley Associates	Company/Consultant
Walker Group	Company/Consultant
West Coast Energy	Company/Consultant
Ken Russell	Company/Consultant
Fairhurst	Company/Consultant
WYG	Company/Consultant
Dev Plan	Company/Consultant
CH2M HILL	Company/Consultant
DTZ	Company/Consultant
Graham + Sibbald	Company/Consultant
Falkirk Council	Neighbouring Authority
Fife Council	Neighbouring Authority
Perth and Kinross Council	Neighbouring Authority
SESplan	Neighbouring Authority
Stirling Council	Neighbouring Authority
TAYplan	Neighbouring Authority

**Publicity and Consultation Statement**

**Relating to the Public Consultation on  
Supplementary Guidance 10 - Domestic  
Developments**

**12th May 2016**

**Contents**

- 1. Introduction**
  - 2. Publicity and Consultation Arrangements**
  - 3. Analysis of Comments Received**
- Appendix 1 - Copy of notice placed in the Alloa Advertiser and the Council's Services to Communities Bulletin**
- Appendix 2 - Copy of press article**
- Appendix 3 - List of those groups targeted about SG10 - Domestic Developments by mail or e-mail**

## 1. Introduction

- 1.1 In October 2015 Clackmannanshire Council commenced consultation on Proposed Supplementary Guidance on Domestic Developments (SG10 - August 2015).
- 1.2 The Proposed Domestic Developments SG is intended to allow those planning to alter or extend their house, to establish what they will be required to do. It goes through the pre-application and application process, and provides examples of good practice on layout, design, energy efficiency and construction.
- 1.3 This Publicity and Consultation Statement outlines the steps taken by the Council to ensure adequate consultation measures have been taken by the Council during the preparation of this Guidance, as required by legislation. It identifies the publicity undertaken and how the Council has identified and informed those parties who may have a particular interest in the Guidance, as well as the communities, residents and businesses of Clackmannanshire.
- 1.4 The Statement summarises the comments received during the statutory consultation period, identifies any modifications sought to the Guidance and the Council's reasoned response to the representations. This will enable those who made comments to see how they have been considered by the Council and how the reasoning behind the Council's response.
- 1.5 Copies of the [full submitted representations](#) are available for inspection on the Council's website, or can be inspected at the Council offices at Kilncraigs, Greenside Street, Alloa, FK10 1EB, during normal office hours.

## 2. Publicity and Consultation Arrangements

- 2.1 The statutory requirements for publicity are set out in Section 22 of Planning etc. (Scotland) Act 2006. Publicity and consultation also accorded with Sections 135-145 of Circular 6/2013 – Development Planning. Publicity commenced in October 2015, with the formal consultation period running for 8 weeks between Friday 23rd October 2015 and Friday 18th December 2015. Advertisements were placed in local newspapers and the Council's own Development Services Bulletin which is distributed to Elected Members of the Council, Community Councils, local groups and organisations, newspapers, statutory consultees etc. A brief press release was also prepared and forwarded to the Alloa Advertiser (appendix 1), however they chose not to run the article. Details of the publications and dates of adverts are given below, with the text of the adverts in appendix 2.

Publication	Publicity	Dates
Alloa Advertiser	Advertisement	28th October & 4th November
Development Services Bulletin	Article	30th October & 6th November



- 2.2 Letters and e-mails were also sent to 72 targeted groups (see appendix 3), including statutory consultees, and organisations which were felt would have an interest in the content of the Guidance. These either included an electronic copy of the Guidance, or details of how to find it on the Council's website. The list of those directly targeted can be found at appendix 3.
- 2.3 Copies of the Proposed Supplementary Guidance document were made available for inspection at all Public Libraries throughout the Council area and at the Council offices at Kilncraigs, Alloa. The document and comments forms were also available to download from the Council Website along with contact details and the e-mail address to which comments could be submitted.
- 2.4 The Supplementary Guidance was promoted through the Council's website and included in the Council's online 'Consultation Database'. Opportunities to comment through the Council's website included an online representation form which could be filled in and e-mailed in electronically, sent by post or delivered in person. The Council also offered presentations to specific groups and meetings with Community Councils on request.

### **3. Analysis of Comments Received**

- 3.1 Despite the publicity measures described above, at the end of the consultation period no comments had been received by the Council.

**Appendix 1 - Copy of Press Release (N.B. Forwarded to the Alloa Advertiser, however they chose not to publish the article)**

Clackmannanshire Council have prepared two pieces of Proposed Supplementary Guidance to give further detail on Policies contained in the Adopted Local Development Plan (August 2015).

The Woodlands and Forestry Proposed Supplementary Guidance (SG8) contains advice on the management of existing trees and woodland in development areas and explains their value in creating high-quality new places. It explains the value of introducing new trees and woodlands and provides advice on the range of benefits trees and woodland can provide including addressing climate change, enhancing the water environment, providing habitat and supporting biodiversity, and creating recreational opportunities. Woodland can also offer economic benefits both in terms of the timber industry and tourism.

The Domestic Developments Proposed Supplementary Guidance (SG10) is intended to allow those planning to alter or extend their house, to establish what they will be required to do. It goes through the pre-application and application process, and provides examples of good practice on layout, design, energy efficiency and construction.

8 - Woodlands and Forestry and Supplementary Guidance 10 - Domestic Developments, which can be inspected between Friday 23rd October 2015 and Friday 18th December 2015, during normal opening hours at the following locations:

- Public libraries throughout Clackmannanshire (a full list is available via: [www.clacksweb.org.uk/culture/brancheslibrary](http://www.clacksweb.org.uk/culture/brancheslibrary))
- Clackmannanshire Council office at Kilncraigs, Greenside Street, Alloa, FK10 1EB.
- The Plan can also be viewed online at [www.clacksweb.org.uk](http://www.clacksweb.org.uk).

**Appendix 2 - Copy of notice placed in the Alloa Advertiser (28/10/15 & 04/11/15) and the Council's Services to Communities Bulletin (30/10/15 & 06/11/15)**

**CLACKMANNANSHIRE COUNCIL LOCAL DEVELOPMENT PLAN  
2015**

**NOTICE OF CONSULTATION ON SUPPLEMENTARY GUIDANCE:  
SUPPLEMENTARY GUIDANCE 8 - WOODLANDS AND FORESTRY  
SUPPLEMENTARY GUIDANCE 10 - DOMESTIC DEVELOPMENTS**

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 AS  
AMENDED**

**TOWN AND COUNTRY PLANNING (DEVELOPMENT PLANNING)  
(SCOTLAND) REGULATIONS 2008**

**The Supplementary Guidance & Where to Read It**

Clackmannanshire Council has prepared Proposed Supplementary Guidance 8 - Woodlands and Forestry and Supplementary Guidance 10 - Domestic Developments, which can be inspected between Friday 23rd October 2015 and Friday 18th December 2015, during normal opening hours at the following locations:

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**Content & Purpose**

The Woodlands and Forestry Proposed Supplementary Guidance (SG8) contains advice on the management of existing trees and woodland in development areas and explains their value in creating high-quality new places. It explains the value of introducing new trees and woodlands and provides advice on the range of benefits trees and woodland can provide including addressing climate change, enhancing the water environment, providing habitat and supporting biodiversity, and creating recreational opportunities. Woodland can also offer economic benefits both in terms of the timber industry and tourism.

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**Further Information**

If you require further information on the Proposed Supplementary Guidance please telephone 01259 452643 and ask to speak to a member of the Development Plans Team or e-mail [devplan@clacks.gov.uk](mailto:devplan@clacks.gov.uk).

If you are a member of a community group who would like the Development Plans Team to come and discuss the Proposed Supplementary Guidance with your group, please contact us with details of when you would like to meet with us as soon as possible and we will endeavour to meet your request.

### **How & By When to Make Comment**

If you wish to make any comments on the Proposed Supplementary Guidance, response forms are available at libraries, Kilncraigs and online at [www.clacksweb.org.uk](http://www.clacksweb.org.uk). Comments **must be received by 5pm on Friday 18<sup>th</sup> December 2015** via:

Post to: Julie Hamilton  
Development Services Manager  
Clackmannanshire Council  
Services to Communities  
Kilncraigs  
Greenside Street  
Alloa  
FK10 1EB

E-mail to: [devplan@clacks.gov.uk](mailto:devplan@clacks.gov.uk)

Online at: [www.clacksweb.org.uk](http://www.clacksweb.org.uk)

For more news, please visit: [www.alloaadvertiser.com](http://www.alloaadvertiser.com)

### Council Noticeboard

#### Local Councillors

For details on how to contact your local Councillors or to find out about their surgery arrangements please telephone 01259 452005 or email [customerservice@clacks.gov.uk](mailto:customerservice@clacks.gov.uk). Alternatively please contact your nearest Council Office or visit us on-line at [www.clacksweb.org.uk](http://www.clacksweb.org.uk).

#### Mansfield Avenue, Sauchie

Public consultation of proposed traffic calming by road humps (speed table)

Clackmannanshire Council propose the introduction of 1 no. speed table to the vicinity of 43 Mansfield Avenue, Sauchie.

This is proposed under the Roads (Scotland) Act 1984, Sections 36 to 40 and The Road Humps (Scotland) Regulations 1998.

For further information please contact Carlyn Fraser, Roads & Transportation, Kilnstraggs, Greenside Street, Alloa, FK10 1EB by Friday 13th November 2015.

#### (Ochil Street, Tullibody) (Temporary Closure) Order 2015

The Council has made "The Clackmannanshire Council (Ochil Street, Tullibody) (Temporary Closure) Order 2015", under the Road Traffic Regulation Act 1984 (as amended) on 27th October 2015, to close to vehicles at Ochil Street, Tullibody from its junction with Glenisack Nursery northwards for a distance of 100 metres or thereby. (Via Alternative Route). The order runs from 0800 hours on Monday 9th November 2015 until 1600 hours on Friday 20th November 2015 at which completion and is necessary for footway upgrades. The road closure will only be in operation Monday to Friday from 0800 hours to 1600 hours, outside those times the road will be open to vehicular traffic. The footway will be closed at all times during the works. Access to the car park will be maintained at all times.

Full details of all Roads Notices are available on [www.clacksweb.org.uk](http://www.clacksweb.org.uk) or may be examined at Clackmannanshire Council's Offices, Kilnstraggs, Alloa, FK10 1EB, and any Council Office/Library during normal office hours.

#### Planning Applications

Notice of Applications published under Regulation 20(1) of the Town and Country Planning (Development Management Procedure)(Scotland) Regulations 2008

You can see the Planning Register with details of all planning applications on the Council's website [www.clacksweb.org.uk/eplanning/](http://www.clacksweb.org.uk/eplanning/) or at the Council Offices, Kilnstraggs, Greenside Street, Alloa FK10 1EB from 9:00 a.m. to 5:00 p.m. Monday - Friday (except Bank Holidays). The applications listed below are likely to be of a public interest for the reasons given.

If you want the Council to take note of your views on any application you can comment online at the address above.

Alternatively, please put them in writing and send them to the Council's Development Services, within 14 days; or e-mail [planning@clacks.gov.uk](mailto:planning@clacks.gov.uk). Warning: When you make a comment, your details will be published on the website with your comment. If you do not wish your views to be published on the website, please contact the Council's website.

If you need any advice, please contact us on 01259 452005 or visit our website at [www.clacksweb.org.uk](http://www.clacksweb.org.uk). You will be able to see our website at any time.

All comments should be submitted to the Council's website, Greenside Street, Alloa, FK10 1EB.

#### Clackmannanshire Council Local Development Plan 2015

#### Notice of Consultation on Supplementary Guidance Supplementary Guidance 8 - Woodlands and Forestry Supplementary Guidance 10 - Domestic Developments

#### Town and Country Planning (Scotland) Act 1997 as amended

#### Town and Country Planning (Development Planning) (Scotland) Regulations 2008

#### The Supplementary Guidance & Where to Read It

Clackmannanshire Council has prepared Proposed Supplementary Guidance 8 - Woodlands and Forestry and Supplementary Guidance 10 - Domestic Developments, which can be inspected between Friday 23rd October 2015 and Friday 18th December 2015, during normal opening hours at the following locations:

- Public libraries throughout Clackmannanshire (a full list is available via: [www.clacksweb.org.uk/culture/branches/library/](http://www.clacksweb.org.uk/culture/branches/library/)).
- Clackmannanshire Council office at Kilnstraggs, Greenside Street, Alloa, FK10 1EB.
- The Plan can also be viewed online at [www.clacksweb.org.uk](http://www.clacksweb.org.uk).

#### Content & Purpose

The Woodlands and Forestry Proposed Supplementary Guidance (SG8) contains advice on the management of existing trees and woodland in development areas and explains their value in creating high quality new places. It explains the value of introducing new trees and woodlands and provides advice on the range of benefits trees and woodland can provide including addressing climate change, enhancing the water environment, providing habitat and supporting biodiversity, and creating recreational opportunities. Woodland can also offer economic benefits both in terms of the timber industry and tourism.

The Domestic Developments Proposed Supplementary Guidance (SG10) is intended to allow those planning to alter or extend their house, to establish what they will be required to do. It goes through the pre-application and application process, and provides examples of good practice on layout, design, energy efficiency and construction.

#### Further Information

If you require further information on the Proposed Supplementary Guidance please telephone 01259 452643 and ask to speak to a member of the Development Plans Team or e-mail [deplan@clacks.gov.uk](mailto:deplan@clacks.gov.uk).

If you are a member of a community group who would like the Development Plans Team to come and discuss the Proposed Supplementary Guidance with your group, please contact us with details of when you would like to meet with us as soon as possible and we will endeavour to meet your request.

#### Have & By When to Make Comment

If you wish to make any comments on the Proposed Supplementary Guidance, response forms are available at libraries, Kilnstraggs and online at [www.clacksweb.org.uk](http://www.clacksweb.org.uk). Comments must be received by 5pm on Friday 18th December 2015 via:

Post to: Julie Hamilton, Development Services Manager

Clackmannanshire Council, Services to Communities, Kilnstraggs, Greenside Street, Alloa FK10 1EB

E-mail to: [deplan@clacks.gov.uk](mailto:deplan@clacks.gov.uk) Online at: [www.clacksweb.org.uk](http://www.clacksweb.org.uk)

As part of the preparation of these pieces of Proposed Guidance, the Council had to consider whether or not they would require to be subject to a Strategic Environmental Assessment (SEA). The Council screened each piece of proposed guidance to consider whether either would have significant environmental effects. The conclusion of the screening was that there would be no significant environmental effects and therefore no SEA would be required.

The Screening Reports were sent to the consultation authorities, Historic Scotland, Scottish Environment Protection Agency and Scottish Natural Heritage, who all agreed that the Proposed Supplementary Guidance would have no significant environmental effects. Please see the Screening Determination below.

#### Environmental Assessment (Scotland) Act 2006

SEA screening determinations for Proposed Supplementary Guidance 8 - Woodlands and Forestry and Proposed Supplementary Guidance 10 - Domestic Developments

The Council reviewed the strategic environmental assessment Screening Reports for the above Supplementary Guidance documents, and the responses received from the consultation Authorities, and determine under Section 3(1) of the Environmental Assessment (Scotland) Act, that both of the pieces of Proposed Supplementary Guidance are not subject to SEA requirements for strategic environmental assessment.

The conclusion is that neither of the pieces of Proposed Supplementary Guidance have significant environmental impacts, having regard to both the nature, scale, and the characteristics of their effects and of the area likely to be affected. Full details of the screening reports which can be viewed at [www.clacksweb.org.uk](http://www.clacksweb.org.uk).

The Supplementary Guidance documents relate to have been submitted to the Local Development Plan SEA.

## Poster puts points over



Alan Faulds presenting a backpack to Gemma Finch

A CLACKMANNANSHIRE school pupil has designed a poster to help local fire stations raise awareness of bonfire and firework safety. Gemma Finch, aged 11, won a competition organised by the fire service seeking an eye-catching design to get the message across. The P7 pupil at Sunnyside Primary impressed with her colourful design outlining safety tips for Bonfire Night and won a backpack full of goodies for her efforts. Alan Faulds, local area liaison officer, community fire safety department, Scottish Fire and Rescue Service, said: "We run a competition every year round about Bonfire Night to encourage young people in the area to draw or make up a poster showing the dangers of bonfires and fireworks. We've been running it the last couple of years. "We alternate between Stirling and Clackmannanshire." By engaging with schools within the community, it also allows the fire service to demonstrate to youngsters

the risks surrounding Bonfire Night. Mr Faulds added: "Historically we've found that primary seven and above tend to be the age group for setting off fireworks and getting hurt and being burned at bonfires, so we target that group quite heavily. "I think by getting this group involved, it gives them the thought process of danger and if they know it's dangerous, they won't do it. "We follow that up by firework talks at the school and we do bonfire talks at all the schools to re-emphasise that message. "We've found in the last few years that incidents of people getting hurt have dropped to almost zero - in fact it was zero last year, which is great. "So we're not getting anybody hurt in this age group which is fantastic and that's what we're trying to do." For advice on how to stay safe on Bonfire Night and the Scottish Fire and Rescue Service website [www.firescotland.gov.uk](http://www.firescotland.gov.uk)

## Consider your child's hearing

CLACKMANNANSHIRE parents are being encouraged to protect their children's hearing this firework season. Charity Action on Hearing Loss is raising awareness ahead of bonfire night - while external injuries to the hands and face are the health risks traditionally associated with fireworks, hearing loss can also pose a threat. According to the charity's research, noise over 80-85 dB can be dangerous to a person's hearing and fireworks measure between 100-150 dB - as loud as an aeroplane taking off a few hundred metres away. Louise Hart, senior audiologist at the charity, said simple measures like children's ear defenders or

earplugs can reduce the risks. She explained: "When an individual suffers hearing loss the hair cells in their cochlear will have become damaged, meaning they are no longer able to move correctly to sound. "Unfortunately, sometimes this is uncontrollable but in other circumstances hearing loss can be prevented. "Fireworks night is a very popular time for families, and no one wants to spoil the fun by worrying too much, but there are simple ways of protecting our hearing and avoid long term damage." For more information and to potentially buy an ear defender, visit [actiononhearingloss.org.uk](http://actiononhearingloss.org.uk).

SPORTS - Under £29.95 - Under 5 all free - Free delivery on all orders of £20 or more - Free returns

To find out more or to contact our Sales Team, please call 01259 722099 or visit our website at [www.sportsweb.co.uk](http://www.sportsweb.co.uk). If you are already registered with us, please log in to your account.

You can also find out details of the Sports range on our Facebook page at [www.facebook.com/sportsweb](http://www.facebook.com/sportsweb).

The closing date and time for these properties are Monday 9th November 2015 at 12 noon. Please remember that the available properties may still be occupied and please do not visit them unless invited to do so.

Urgency Social Work: 01794 470300

# A ward of £7k to fund print work



The cheque hand over

RESONATE Arts House in Alloa has received a £7,000 award from the Coalfields Regeneration Trust's Coalfields Community Investment programme to help pay for someone to run their print and design business. Resonate runs a multi-faceted arts and crafts facility in Alloa, offering a wide range of opportunities and activities to service users of all ages and abilities. As well as crafts classes the group operates personal development sessions on assertiveness, creativity, relaxation and self-esteem. Their programmes include a business start-up club run in conjunction with the business and economic unit of Clackmannanshire Council. Resonate also runs a printing and design service, serving local clients and Signpost, CVS Falkirk and CEIS Glasgow. A print worker is required to take on the full-time running of the business

as well as delivering printing workshops and teaching volunteers printing skills. Angela Beardsley of Resonate said: "We are extremely grateful to the Coalfields Regeneration Trust for their support in filling this post. "The print work income helps us fund a lot of our services, where we use the medium of art to help people 'find themselves', gain confidence and in many cases move onto new jobs, careers or further education." Bob Young, Scottish trustee of the Coalfields Regeneration Trust, said: "Resonate is a highly effective organisation, providing a wide range of services and support to the local community as well as adding to the area's cultural development by hosting international seminars with world-leading speakers". "We are happy to fund them because their work puts them at the heart of the local community and meets many of our objectives."

# Chance to view wedding venue

MEET the team on Sunday, November 1 from 12.30 to open to find out why Ingleswood House could be the perfect wedding venue for you. There is free entry, free parking plus a range of fantastic local suppliers and experts exhibiting. There will be opportunity to view their fabulous new ballroom and they will be providing tours of the luxurious suites throughout the day. The team will also be happy to take you through their affordable wedding packages and special offers available on the day. Ingleswood House is the perfect venue for a fairytale wedding in Scotland. Wedding ceremonies and receptions

can be held in the stunning Inglenook Room, Grand Hall, Ballroom, Furriners Restaurant and the beautifully restored conservatory. The extensive landscaped grounds and duck pond also provide a picturesque setting for photographs of your special day. The new wing, which is designed specifically for weddings, includes the fabulous new ballroom, a private bar, lounge, bridal changing room and toilet facilities. It even has its own entrance enabling your wedding to be truly exclusive. For more information or to make a booking contact Ingleswood on 01259 216158, 07721 049561 or email info@ingleswoodhouseandspa.co.uk.

For more news, please visit: [www.alloaadvertiser.com](http://www.alloaadvertiser.com)

## Council Noticeboard

### Local Councillors

For details on how to contact your local Councillors or to find out about their surgery arrangements please telephone 01259 452003 or email [customerservice@clacks.gov.uk](mailto:customerservice@clacks.gov.uk). Alternatively please contact your nearest Council Office or visit us on-line at [www.clacksofb.org.uk](http://www.clacksofb.org.uk)

### (Main Street, Clackmannan) (Temporary Closure) Order 2015

The Council has made "The Clackmannanshire Council (Main Street, Clackmannan) (Temporary Closure) Order 2015, under the Road Traffic Regulation Act 1984 (as amended) on 19th October 2015 to close to vehicles at Main Street, Clackmannan, from its junction with Kirk Wynd to its junction with Castle Street, a distance of 200 metres or thereby. (Alternative Route: Via Cattlemarket, Alloa Road, Kirk Wynd and vice versa). The order runs from 1730 hours until 1930 hours on 29th November 2015 and is necessary for the Christmas Light Switch-On.

Full details on all Roads Notices are available on [www.clacksofb.org.uk](http://www.clacksofb.org.uk) or may be obtained at Clackmannanshire Council's Offices, Kilncraig, Alloa, FK10 1EB, and any Council Office Library during normal office hours.

### Planning Applications

Notice of Applications published under Regulation 20(1) of the Town and Country Planning (Development Management Procedure)(Scotland) Regulations 2008

You can see the Planning Register with details of all planning applications on the Council's website [www.clacksofb.org.uk/planning/](http://www.clacksofb.org.uk/planning/) or at the Council Offices, Kilncraig, Greenside Street, Alloa FK10 1EB from 9.00 a.m. to 5.00 p.m. Monday - Friday (except Bank Holidays). The applications listed below are likely to be of a public interest for the reasons given.

If you want the Council to take note of your views on any application you can comment online at the address above. Alternatively, please put them in writing and send them to the Council's Development Services, within 14 days, or e-mail [planning@clacks.gov.uk](mailto:planning@clacks.gov.uk). Warning: When you make a comment, your details will also be published on the website with your comment. Do not give your email or telephone number if you do not wish these to appear on the website. Your views will be held on file and published on the Council's website. You will be notified of the Council's decision. If you need any advice, please contact the Council at Kilncraig, Greenside Street, Alloa FK10 1EB Tel: 01259 450000.

Development	Reason for Advertising
Installation of a 4.99 MW Solar Farm and associated infrastructure at Balheary, Coalnashington, Clackmannanshire Ref: 15/00188/FULL	Neighbour Notification
Installation of roof light on rear extension to house (retrospective) at 2 Stalker Avenue, Tilliscultry, Clackmannanshire Ref: 15/00235/FULL	Development in a Conservation Area
Installation of air conditioning condensers to rear of shop and alterations to internal fit out at 55 Bridge Street, Dollar, Clackmannanshire Ref: 15/00239/FULL	Development in a Conservation Area
Installation of air conditioning condensers to rear of shop and alterations to internal fit out at 55 Bridge Street, Dollar, Clackmannanshire Ref: 15/00240/LIST	Listed Building Consent
Demolition and erection of replacement garage and erection of satellite pole and dish in rear garden to house at 16 Mylne Avenue, Dollar, Clackmannanshire Ref: 15/00241/FULL	Development in a Conservation Area

Public notices across Scotland can now be viewed on the tellme website. [www.tellmesotland.gov.uk/notices](http://www.tellmesotland.gov.uk/notices)

### Clackmannanshire Council Local Development Plan 2015

#### Notice of Consultation on Supplementary Guidance Supplementary Guidance 8 - Woodlands and Forestry Supplementary Guidance 10 - Domestic Developments

#### Town and Country Planning (Scotland) Act 1997 as amended

#### Town and Country Planning (Development Planning) (Scotland) Regulations 2008

#### The Supplementary Guidance & Where to Read It

Clackmannanshire Council has prepared Proposed Supplementary Guidance 8 - Woodlands and Forestry and Supplementary Guidance 10 - Domestic Developments, which can be inspected between Friday 23rd October 2015 and Friday 18th December 2015, during normal opening hours at the following locations:

- Public libraries throughout Clackmannanshire (a full list is available via: [www.clacksweb.org.uk/culture/brancheslibrary](http://www.clacksweb.org.uk/culture/brancheslibrary)).
- Clackmannanshire Council office at Kilncraig, Greenside Street, Alloa, FK10 1EB.
- The Plan can also be viewed online at [www.clacksweb.org.uk](http://www.clacksweb.org.uk).

#### Content & Purpose

The Woodlands and Forestry Proposed Supplementary Guidance (SG8) contains advice on the management of existing trees and woodland in development areas and explains their value in creating high-quality new places. It explains the value of introducing new trees and woodlands and provides advice on the range of benefits trees and woodland can provide including addressing climate change, enhancing the water environment, providing habitat and supporting biodiversity, and creating recreational opportunities. Woodland can also offer economic benefits both in terms of the timber industry and tourism.

The Domestic Developments Proposed Supplementary Guidance (SG10) is intended to allow those planning to alter or extend their house, to establish what they will be required to do. It goes through the pre-application and application process, and provides examples of good practice on layout, design, energy efficiency and construction.

#### Further Information

If you require further information on the Proposed Supplementary Guidance please telephone 01259 452643 and ask to speak to a member of the Development Plans Team or e-mail [devplan@clacks.gov.uk](mailto:devplan@clacks.gov.uk).

If you are a member of a community group who would like the Development Plans Team to come and discuss the Proposed Supplementary Guidance with your group, please contact us with details of when you would like to meet with us as soon as possible and we will endeavour to meet your request.

#### How & By When to Make Comment

If you wish to make any comments on the Proposed Supplementary Guidance, response forms are available at libraries, Kilncraig and online at [www.clacksweb.org.uk](http://www.clacksweb.org.uk). Comments must be received by 5pm on Friday 18th December 2015 via:

Post to: Julie Hamblin, Development Services Manager  
Clackmannanshire Council, Services to Communities, Kilncraig, Greenside Street, Alloa FK10 1EB

E-mail to: [devplan@clacks.gov.uk](mailto:devplan@clacks.gov.uk) Online at: [www.clacksweb.org.uk](http://www.clacksweb.org.uk)

As part of the preparation of these pieces of Proposed Guidance, the Council had to consider whether or not they would require to be subject to a Strategic Environmental Assessment (SEA). The Council screened each piece of proposed guidance to consider whether either would have significant environmental effects. The conclusion of the screening was that there would be no significant environmental effects and therefore no SEA would be required.

The Screening Reports were sent to the consultation authorities, Historic Scotland, Scottish Environment Protection Agency and Scottish Natural Heritage, who all agreed that the Proposed Supplementary Guidance would have no significant environmental effects. Please see the Screening Determination below.

#### Environmental Assessment (Scotland) Act 2005:

#### SEA screening determinations for Proposed Supplementary Guidance 8 - Woodlands and Forestry and Proposed Supplementary Guidance 10 - Domestic Developments

I have reviewed the strategic environmental assessment Screening Reports for the above Proposed Supplementary Guidance documents, and the responses received from the Statutory Consultation Authorities; and determine under Section 8(1) of the Environmental Assessment (Scotland) Act, that both of the pieces of Proposed Supplementary Guidance are exempt from the requirement for strategic environmental assessment.


The reason for this determination is that neither of the pieces of Proposed Supplementary Guidance are likely to have significant environmental impacts, having regard to both the characteristics of the Guidance, and the characteristics of their effects and of the area likely to be affected. Further detail can be found in the screening reports which can be viewed at the council offices at Kilncraig, Alloa.

The policies to which both Proposed Supplementary Guidance documents relate to have been assessed as part of the Clackmannanshire Local Development Plan SEA.

Gretchen Finlay, Principal Planner

Contact Numbers: General Enquiries: 01259 450000 Housing HelpLine: 0845 055 7070 Emergency Social Work: 01786 420500

**Appendix 3 - Letter and List of those groups targeted about SG10 - Domestic Developments by mail or e-mail (72 in total)**

<p><b>Services to Communities</b>                  Garry Dallas                  Director                  Kilncraigs, Greenside Street, Alloa FK10 1EB                  Tel: 01259 450000 Fax: 01259 727451</p>		 Clackmannanshire Council <a href="http://www.clacksweb.org.uk">www.clacksweb.org.uk</a>	
<p>+</p> <p>To those on Mailing List:</p> <p>G:\Development Services\Development Planning\SUPPG1 - Supplementary Guidance\SG10 - Domestic Developments\Domestic Developments SG Mailing List 06.2015</p> <p>by e-mail where possible</p>	Contact:	Graeme Finlay	
	Tel:	01259 452643	
	Our ref:		
	Your ref:		
	Date:	???? October 2015	

Dear Sirs

**Clackmannanshire Council - Proposed Supplementary Guidance 10 - Domestic Developments**

Clackmannanshire Council has prepared Proposed Supplementary Guidance 10 - Domestic Developments and are consulting on the document between Friday 23rd October and Friday 18th December 2015. The Proposed Guidance can be viewed online at [www.clacksweb.org.uk](http://www.clacksweb.org.uk), at public libraries throughout Clackmannanshire and at the Clackmannanshire Council offices at Kilncraigs, Greenside Street, Alloa, FK10 1EB.

The Proposed Supplementary Guidance is intended to allow those planning to alter or extend their house, to establish what they will be required to do. It goes through the pre-application and application process, and provides examples of good practice on layout, design, energy efficiency and construction.

If you require further information on the Proposed Supplementary Guidance please telephone 01259 452643 and ask to speak to a member of the Development Plans Team or e-mail [devplan@clacks.gov.uk](mailto:devplan@clacks.gov.uk).

If you are a member of a community group who would like the Development Plans Team to come and discuss the Proposed Supplementary Guidance with your group, please contact us with details of when you would like to meet with us as soon as possible and we will endeavour to meet your request.

If you wish to make any comments on the Proposed Supplementary Guidance, response forms are available at libraries, Kilncraigs and online at [www.clacksweb.org.uk](http://www.clacksweb.org.uk). Comments **must be received by 5pm on Friday 18<sup>th</sup> December 2015** via:

Post to: Julie Hamilton  
 Development Services Manager  
 Clackmannanshire Council  
 Services to Communities  
 Kilncraigs  
 Greenside Street

Alloa  
FK10 1EB

E-mail to: [devplan@clacks.gov.uk](mailto:devplan@clacks.gov.uk)

Online at: [www.clacksweb.org.uk](http://www.clacksweb.org.uk)

Yours sincerely

Julie Hamilton  
Development Services Manager  
**DEVELOPMENT & ENVIRONMENT SERVICES**

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<b>Group</b>	<b>Type</b>
Alloa Community Council	Key Agency
Alva Community Council	Key Agency
Clackmannan Community Council	Key Agency
Dollar Community Council	Key Agency
Menstrie Community Council	Key Agency
Muckhart Community Council	Key Agency
Sauchie and Fishcross Community Council	Key Agency
Tillicoultry Community Council	Key Agency
Tullibody, Cambus & Glenochil Community Council	Key Agency
Sauchie Community Group	Key Agency
Architecture and Design Scotland	Key Agency
Scottish Government (x2 departments)	Key Agency
Clackmannanshire Councillors (x18)	Key Agency
Architectural Heritage Society of Scotland	National Body
Energy Saving Trust	National Body
Andrew McCafferty Associates	Company/Consultant
Bracewell-Stirling Architects	Company/Consultant
R T Hutton, Planning Consultant	Company/Consultant
Ristol Ltd	Company/Consultant
Ken Russell (Planning Consultant)	Company/Consultant
Mulraney Group Ltd	Company/Consultant
Alan Stables	Company/Consultant
MacDuff Architects	Company/Consultant
Bobby Halliday (Architect)	Company/Consultant
Allanwater	Company/Consultant
T Square Architects	Company/Consultant
Taylor Wimpey	Company/Consultant
Mactaggart & Mickel	Company/Consultant
Farquhar MacLean	Company/Consultant
Greenfields Design	Company/Consultant
McEachern Architects	Company/Consultant
Gordon Associates	Company/Consultant
Mozolowski & Murray (x2 departments)	Company/Consultant
Greig Strang	Company/Consultant
Arc Energy Technology	Company/Consultant
Sfumatura Disegno	Company/Consultant
Oliver and Robb	Company/Consultant
Turato Architecture	Company/Consultant
Lawrie Orr	Company/Consultant



CRA Alloa	Company/Consultant
Hadden Construction Ltd.	Company/Consultant
Enspire Architects Ltd	Company/Consultant
M. Arc. Design Ltd.	Company/Consultant
Matthew Pease	Company/Consultant
Module Architects	Company/Consultant
Paul Edney	Company/Consultant
W D Harley	Company/Consultant
Ron Cameron	Company/Consultant
Stuart Shand	Company/Consultant
Falkirk Council	Neighbouring Authority
Fife Council	Neighbouring Authority
Perth and Kinross Council	Neighbouring Authority
Stirling Council	Neighbouring Authority

DRAFT

