

# ACTION PROGRAMME



**Clackmannanshire Council**

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Adopted August 2015

# The Clackmannanshire Local Development Plan 2015

## ACTION PROGRAMME

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## **Part 1 - Introduction and Context**

### **1.1 Introduction**

The Council is required by section 21 of the **Planning etc. (Scotland) Act 2006** to prepare and publish an Action Programme as part of the Local Development Plan (LDP). The Action Programme must be prepared and open to consultation when the Proposed LDP is first published and will be re-published within 3 months of the LDP being adopted.

Section 26 of the **Town and Country Planning (Development Planning) (Scotland) Regulations 2008** requires that the Action Programme:

- lists the actions required to deliver the policies and proposals contained in the LDP;
- indicates the person or agency responsible for each action; and
- sets out the timescale for the conclusion of each action.

The Action Programme provides a clear statement on the pattern of development planned for delivery in the first ten years after adoption of the LDP, and a broad indication for development in the longer term. This can help to better co-ordinate both development activity and investment and help build confidence in the planning system.

The actions included are not just those to be carried out by the Planning Authority, but also by key stakeholders and agencies. Delivery of LDP proposals is dependent on a wide range of factors, including actions contained in other plans, programmes and strategies, economic conditions and other factors beyond the control of the LDP. As a result, the Action Programme is intended to give a broad indication of the expected timescales for development rather than a precise programme of delivery.

A number of factors can influence the delivery of the Action Programme, including introduction of new legislation, guidance or advice; changes to policy; and issues relating to delivery of policies and proposals e.g. the delivery of related infrastructure. It is important that the Action Programme remains current and up-to-date and it will be reviewed every two years. The review of the Action Programme will provide an opportunity to identify progress made in relation to delivery of policy and proposals, and to consider additional future actions that may be required. It is also intended to serve as a useful means of keeping stakeholders informed on LDP delivery. The Council will engage with all relevant parties as part of these regular reviews. Progress on implementation and review can be found on the Clacksweb website.

## 1.2 Supplementary Guidance (SG)

The Plan is accompanied by a range of **Supplementary Guidance**. This guidance forms part of the LDP and sets out detailed guidance in support of policies and principles contained in the Plan. The initial range of Guidance is shown below and this may be extended during the Plan period:

- 1: Developer Contributions
- 2: Onshore Wind Energy
- 3: Placemaking
- 4: Water
- 5: Affordable Housing
- 6: Green Networks
- 7: Energy Efficiency and Low Carbon Development
- 8: Woodlands and Forestry (Proposed)
- 9: Minerals (Proposed)
- 10: Domestic Developments (Proposed)

## 1.3 List of non-statutory advice

The current Structure and Local Plans are augmented by supplementary planning advice in the form of Supplementary Advice Notes (SAN) published by the Council. Some of these have been reviewed and now form new SG's, e.g. Flooding, some will be incorporated into future SG's e.g. Domestic Developments and the others are either incorporated into the LDP or may form future SG. The current SANs are listed below:

**SAN2** - Infill residential development

**SAN3** - Shutters and Grilles

**SAN4** - Residential homes

**SAN5** - Windows and doors in traditional buildings

**SAN6** - Day nurseries

**SAN7** - Shop fronts

**SAN8** - House extensions

**SAN10** - Opencast mining

**SAN11** - Farm steading conversions

**SAN14** - Managing waste in housing and commercial developments

## 1.4 Monitoring of the Clackmannanshire Local Development Plan (LDP)

Through the planning system, with ambitious and visionary development plans, a practical framework for planning decisions can provide a degree of certainty and efficiency for investment. The Scottish Government has identified some broad principles for a modernised planning system that includes:

- Development Plans are kept up to date, provide a framework for land use and development, and enable informed planning decisions
- To enable confidence in the planning system with predictable and transparent plan making and decision making, with reliable enforcement of the law and planning decisions
- A system that allows engagement with all interests as early and fully as possible
- A clear focus in quality of planning outcomes

The Council has a statutory duty under section 16 (b) of the **Planning etc. (Scotland) Act 2006** to keep its Development Plan up to date and relevant. The Development Plan must be reviewed at least every five years and a Monitoring Report that measures the effectiveness of the Plan, its policies and proposals must be published regularly. The Monitoring Report will set out performance against the indicators contained in a Monitoring Framework and inform future reviews of both the Action Programme and the LDP itself. The Framework will include a set of indicators relating to delivery of the Strategic Environmental Assessment.

## Part 2 - Cross-cutting actions and actions relating to Infrastructure and Planning Policies

### 2.1 Cross-cutting actions

A table of key actions in the overall delivery of the Clackmannanshire Local Development Plan is given below; a Red/Amber/Green assessment is given on the timeframe for delivery:-

**RED** = implementation is not anticipated until a later period in the plan i.e. from year 15-20

**AMBER** = Implementation is not anticipated until the middle to late period of the Plan i.e. from year 10-15

**GREEN** = implementation can be within the early period of the plan i.e. within year 1-10

<i>Some key actions in the overall delivery of the Clackmannanshire Local Development Plan (LDP)</i>				
<b>Feature</b>	<b>Action</b>	<b>Lead Responsibility</b>	<b>Timeline</b>	<b>Remarks</b>
<b>General</b>				
Managing the LDP	Establish and maintain on-line development plan and associated capabilities/e-government capabilities	Council Services to Communities	Ongoing	Improved back-office systems established
	Publish LDP Monitoring Reports on regular basis (continuous monitoring)	Council Services to Communities Stakeholders	Annually	To identify key areas of influence and change for planning policy
	Publish LDP Development Plan Scheme	Council Services to Communities	Annually	To assist public awareness
	Review of the Plan	Council Services to Communities	Every 5yrs	Full public engagement
<b>Statutory Guidance</b>				
Supplementary Guidance (SG)	Adopt and apply: SG1 - Developer Contributions SG2 - Onshore Wind Energy SG3 - Placemaking SG4- Water SG5 - Affordable Housing SG6 - Green Infrastructure SG7 - Energy Efficiency and Low Carbon Development	Council Services to Communities Key stakeholders	2014	Other SG to be prepared as necessary.
	Adopt and apply: SG8 - Woodlands and Forestry SG9 - Minerals SG10 - Domestic Developments	Council Services to Communities Key stakeholders	2015	Other SG to be prepared as necessary.
	Review any new and amended national planning policy that arises	Council Services to Communities	Ongoing	Monitoring statements as required
<b>Sustainability</b>				
Support Implementation of Sustainability and Climate Change Strategy	Ensure that relevant coordination is secured to deliver planning-related actions in the Council's Sustainability and Climate Change Strategy (SCCS).	Council Services to Communities Key stakeholders	Ongoing	Including securing required mitigation measures (SEA)

Deliver preservation, mitigation and enhancement measures from SEA Environmental Reports on the Development Plan, related policy and SGs	Work closely with all agencies and parties in the Development Process to ensure SEA indicators are addressed and relevant mitigation measures delivered. LDP Monitoring Reports to assess quality of planning outcomes.	Council Services to Communities Key stakeholders	Ongoing	To demonstrate we are delivering sustainable development
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## 2.2 Schedule for Infrastructure

Infrastructure provision/feature	Action	Lead responsibility	Timescale	Progress
<b>Transport and Travel</b>				
Implementation of the Local Transportation Strategy	Enable related sustainable development outcomes through the planning system	Council Community and Regulatory Services	Ongoing	
Council Travel Plan	Enable sustainable development outcomes through the planning system	Council Services to Communities (Transportation)	2015	For Council related activity
Designing Streets principles	Work with developers to prioritise quality design in accord with Policy SC5 and Supplementary Guidance 3 - Placemaking	Council Services to Communities (Transportation)	Ongoing	
Traffic modelling	Updated travel modelling to be commissioned and completed	Council Services to Communities (Transportation)	2024-29	No known commitment at this time
<b>New Railway Halts with Parking</b>				
T03	Safeguard land for access road, parking at Alloa Station	Council	2024-29	No known commitment at this time
T07	New rail halt, access road, park and ride at Cambus	Council Developers	2024-29	No known commitment at this time
T10	Safeguarding of land for rail halt, access road, parking at Clackmannan	Council	2024-29	No known commitment at this time
<b>Other Parking Provision</b>				
H03	Provision of car park for recreational users within Site H03 (Carsebridge Road North)	Developer	2015-19	
<b>Junction Improvement</b>				
T01	A908 improvements Whins/Sauchie corridor	Developer Council	By 2024	Dependent on rate of development of sites in the area
T02	Shillinghill roundabout	Developer Council	By 2024	Dependent on rate of development of sites in the area
T05	B908/B909	Developer Council	By 2024	Dependent on rate of development of sites in the area

T05	B908/Branshill	Developer Council	By 2024	Dependent on rate of development of sites in the area
T09	Provision of roundabout on A907 at Helensfield, and provision of cycle crossing on A907	Developer Council	By 2024	Dependent on rate of development of sites in the area
T21	New roundabout at A91/C101, Menstrie	Developer Council	2024-29	
T22	Junction improvements on A91, including pedestrian crossing and signalisation of Queen Street and Brook Street junctions	Developer Council	2024-29	
T27	Junction improvements along A91 in Dollar, including junction with B913; roundabout east of Dollar to access new development, to include pedestrian crossing	Developer Council	2024-29	
T30	New roundabouts on A977 at Forestmill to access new developments	Developer Council	2024-29	
T31	A977/B913 near Dollar as part of Dollar village expansion	Developer Council	2024-29	
<b>Cycle Infrastructure</b>				
T04	Provision of cycle infrastructure on NCN76 at Clackmannan	Council	2024-29	
T06	Provision of link road and/or cycle path linking Branshill to Lornshill; provision of cycle path from Lornshill to Glenochil	Developer Council	By 2024	
T15	Provision of cycle link between NCN764 and Helensfield along the disused railway with cycle crossing on A907	Council	By 2024	
T16	Cycle infrastructure Helensfield to Jellyholm	Council	Long Term	Aspiration
T17	Safeguarding of former Alloa - Oakley railway line for rail use (including replacement of NCN764)	Developer Council	Long Term	Aspiration
T18	Provision of cycle link along existing road between Fishcross and Alva	Council	2024-29	
T23	Cycle infrastructure at Back Road, Alva (NCN768)	Council	2024-29	
T25	Improved active travel route from Menstrie westwards to Council boundary	Council	2024-29	
T26	Segregated cycle route between Alva and Tillicoultry	Council	2024-29	
T28/T29	Provision of cycle infrastructure: Muckhart area	Developer Council	Long Term	Aspiration
T35	Extension to Devon Way: Dollar to Vicar's Bridge	Developer	2024-29	To be delivered as part of
T36	Forestmill to Gartmorn Dam Cycle Link	Developer	2024-29	Dollar Village expansion
T37	Cycle infrastructure Dollar to Blairingone	Developer	2024-29	



T38	Cycle infrastructure NCN 764 to Forestmill	Developer	2024-29	
<b>New Roads or Road Improvements</b>				
T08	Remove dips on B9140 at Muirpark, Tullibody	Council	Long Term	Aspiration
T11	Safeguarding land for potential by-pass at Fishcross	Council	Long Term	Aspiration
T14	Re-alignment B9140 east of Collyland	Council	Long Term	Aspiration
T19	Completion of spine road A91/C101, Menstrie	Developer	2024-29	
T20	Re-alignment of C101 east of hump back bridge; retain bridge for cycle & footpath use	Developer Council	Long Term	Aspiration
T25	Safeguard land for by-pass south of Coalsnaughton (B9140)	Council	Long Term	Aspiration
T33	Re-alignment A91 east of Tillicoultry	Council	Long Term	Aspiration
<b>Water Management</b>				
Secure mitigation measures, enhancement and maintenance of water network and water quality; when development opportunity allows	Secured through the planning system/Forth Area Management Plan	Developers Scottish Water SUDS SEPA Council Services to Communities	Ongoing	
Secure water quality control	Apply Supplementary Guidance (SG4 - Water) in close working with relevant agencies	SEPA Scottish Water Council Services to Communities	Ongoing	
Complete Flood Risk Assessment where appropriate/required	Site water management plans secured through the planning system and implemented in due course	SEPA Developers Community and Regulatory Services	Ongoing	
<b>Water and Drainage</b>				
Increased capacity and upgrade of WWTW and network at Tillicoultry and Alva	Close working with relevant developers to agree proposals for growth and their delivery timeline	SEPA Scottish Water	2020	
Enhance water supply capacity and pressures to serve Devonside/Coalsnaughton and new infrastructure at Forestmill		Developers Scottish Water SEPA	2027+	
Enhance capacity of drainage network feeding the Alloa WWTW. Notably for Menstrie, Sauchie West, Carsebridge, remainder of Alloa SE, Sunnyside, Clackmannan.		Developers Scottish Water SEPA	2027+	
Upgrade of WWTW and infrastructure at Pool of Muckhart and Menstrie.		Developers Scottish Water SEPA	2029+	

Mitigation measures and SUDS secured, where appropriate, through the planning system.	On a site by site basis	Developers SEPA Scottish Water SNH Council	Ongoing	
SG4 - Water	Apply best practice through the planning system	Council Services to Communities SEPA Scottish Water SNH	Ongoing	
<b>Energy Supply</b>				
Apply SG7 - Energy Efficiency and Low Carbon Development	Enable sustainable development outcomes through the planning system	Council Services to Communities Stakeholders	2014+	
Apply SG3 - Placemaking			2014+	
Apply SG2 - Onshore Wind Energy			2014+	
Apply SG9 - Minerals (including coal)			2014+	
<b>Waste Management</b>				
Apply Zero Waste Plan Clackmannanshire	Enable sustainable development outcomes through the planning system	Council Services to Communities	2022	
<b>Open Space, Recreation Facilities and Green Network</b>				
Apply SG1 - Developer Contributions	Delivery of improvements to open space and green network as required	Council Services to Communities Developers	Ongoing	
Implementation of SG6 - Green Networks and principles of the Central Scotland Green Network (CSGN)	Enable sustainable development outcomes through the planning system	Services to Communities Clackmannanshire Alliance Key stakeholders	2014+	Strategic elements only
Implement Adopted Open Space Strategy and Action Plan and safeguard valuable open spaces	Enable sustainable development outcomes through the planning system	Council Services to Communities Stakeholders	Ongoing	
Support principles of Council's Sport and Leisure Strategy		Council Community and Regulatory Services Developers	2014+	
Implement SG8 Woodlands & Forestry and support principles of the Stirling and Clackmannanshire Woodlands and Forestry framework	Implement associated requirements through the planning system	Council Services to Communities Stakeholders	Ongoing	
Obtain commuted sums for infrastructure provision where appropriate/required	Delivery to be consistent with principles contained in SG1 - Developer Contributions	Developers Council Services to Communities	Ongoing	

<b>Education Facilities</b>				
Apply SG1 - Developer Contributions	Delivery of improvements to education estate as required	Council Services to Communities Developers	Ongoing	
Manage and deliver Council's Property Portfolio and Plan 2010-2015	Enable sustainable development outcomes through the planning system, where appropriate	Council Services to Communities	Ongoing	
Redwell Primary School	New school to be built	Council Services to Communities	2014	
Sauchie West Primary School	New school to be built	Council Services to Communities Developers		
Forestmill Primary School	New school to be built	Council Services to Communities Developers		
<b>Community Facilities</b>				
Apply SG1 - Developer Contributions	Delivery of improvements to community facilities as required	Council Services to Communities Developers	Ongoing	

## 2.3 Schedule of actions for Planning Policies

### Creating sustainable communities

Planning Policy	Action	A planned outcome	Lead responsibility	Timescale
<b>HOUSING</b>				
<b>POLICY SC1 - Maintaining a Housing Land Supply</b>	Produce and maintain Housing Land Audit	Annual Housing Land Audit (HLA) agreed and published/HNDA updates	Council Services to Communities	Annually
	Joint working with private sector and neighbouring authorities	Housing Strategic Partnership operative/HNDA updates (outcomes based)	Council Services to Communities	Ongoing
	Support implementation of Clackmannanshire Housing Strategy	Enable sustainable development outcomes through the planning system, where appropriate	Council Services to Communities Developers	Ongoing
	LDP Monitoring Report	Analysis of planning application data established and regularly maintained	Council Services to Communities	Annually
<b>POLICY SC2 - Affordable Housing</b>	Developer Obligations/Contributions	Committed sums secured/deliver measures based on HNDA	Council Services to Communities Developer	Ongoing
	LDP Monitoring Report	Published/recommendations adopted	Council Services to Communities	Annually
<b>POLICY SC3 - Gypsies and Travellers and Travelling Showpeople</b>	Coordinated assessment and action with Joint Service Officer, Stirling	Detailed assessment of supply and demand with monitoring updates/HNDA/ Council to engage directly with gypsy community, show people & Travellers	Strategic Housing Partnership	Ongoing

<b>POLICY SC4 - Residential Care Facilities</b>	Social Services data of particular needs LDP Monitoring Report	HNDA, Clackmannanshire Local Housing Strategy (CLHS) and HLA published/updated Close working with relevant agencies/ services	Council Services to Communities Strategic Housing Partnership	Annually
<b>For Policies SC1-SC4:</b>	Clackmannanshire Local Housing Strategy/HNDA and updates	Work closely with relevant agencies	Council Services to Communities Strategic Housing Partnership	Ongoing
<b>PLACEMAKING PRINCIPLES FOR HOUSING DEVELOPMENT</b>				
<b>POLICY SC5 - Layout and Design Principles</b>	Apply SG3 - Placemaking	Enable sustainable development outcomes through the planning system, where appropriate	Council Services to Communities Stakeholders	Ongoing
<b>Policy SC6 - Additional Design Information</b>				
<b>Policy SC7 - Energy Efficiency and Low Carbon Development</b>	Apply SG7 - Energy Efficiency and Low Carbon Development	Enable sustainable development outcomes through the planning system, where appropriate	Council Services to Communities Stakeholders	Ongoing
	Support the Clackmannanshire renewable energy and energy efficiency strategy	Secure and implement relevant planning requirements	Council Services to Communities Key stakeholders	Ongoing
<b>DEVELOPER CONTRIBUTIONS</b>				
<b>SC8 - Domestic Developments</b>	Apply SG10 - Domestic Developments		Council Services to Communities	Ongoing
<b>Policy SC9 - Developer Contributions :</b> The Council will expect contributions towards the following types of infrastructure:	Apply SG1 - Developer Contributions	Enable sustainable development outcomes through the planning system, where appropriate	Council Services to Communities Developer Council Services to Communities Developers Stakeholders	Ongoing
<ul style="list-style-type: none"> <li>• Education Provision</li> </ul>			Work closely with Education and Facilities Management of the Council	Coordinated action to provide and manage education facilities
<ul style="list-style-type: none"> <li>• Transportation Provision (including active travel options)</li> </ul>	Local Transport Strategy and review/Core Paths Plan	Secure contributions to relevant aspects of transport network and public transport services related to development sites	Council Services to Communities Developer	Ongoing
<ul style="list-style-type: none"> <li>• Open Space, Recreation and Play Provision</li> </ul>	Implement re Implement Open Space Strategy & new Leisure and Sports Strategy		Council Services to Communities Developer	Ongoing
<ul style="list-style-type: none"> <li>• Sustainable Flood Management</li> </ul>	Apply SG4 - Water	Enable sustainable development outcomes through the planning system, where appropriate	Council Services to Communities Developer	Ongoing
<ul style="list-style-type: none"> <li>• Town Centre Enhancement</li> </ul>	Contribute to relevant aspects in delivery of town centre enhancements		Council Services to Communities Developer	Ongoing
<ul style="list-style-type: none"> <li>• Protection and enhancement of natural habitats</li> </ul>	Implement CSGN; and implement SG6 - Green Networks		Developer Clacks Alliance	Ongoing
<ul style="list-style-type: none"> <li>• Public Art Provision</li> </ul>	Provide art feature that is agreed	Delivery on site	Developer	Ongoing

<b>POLICY SC10</b> - Education, Community Facilities and Open Spaces	Apply SG1 - Developer Contributions	Work closely with Education and Social Services and Facilities Management/ Developers for delivery	Council Services to Communities Stakeholders	Ongoing
	Implement Open Space Strategy and Action Plan		Council Services to Communities Stakeholders	Ongoing
	LDP Monitoring Report	Published/Recommendations applied	Council Services to Communities	Annually
<b>INTEGRATED AND SUSTAINABLE TRANSPORTATION</b>				
<b>Policy SC11</b> - Transport Networks	Implementation of current LTS	Enable sustainable development outcomes through the planning system, where appropriate	Council Services to Communities	
	Implement LDP Development Guidelines and relevant SG		Council Services to Communities Stakeholders	
	Review of current LTS		Council Services to Communities	
<b>Policy SC12</b> - Development Proposals - Access and Transport Requirements	Including: 'Designing Streets' principles applied, SUDS delivered, increased active travel in support of CSGN and Core Paths secured/enhanced		Council Services to Communities Developers	
<b>SUSTAINABLE ENERGY PRODUCTION</b>				
<b>Policy SC13</b> - Decentralised Energy	Apply SG2 - Onshore Wind energy	Enable sustainable development outcomes through the planning system, where appropriate	Council Services to Communities Stakeholders	
	Apply SG7 - Energy Efficiency and Low Carbon Development		Council Services to Communities Stakeholders	
	Adopt Clackmannanshire Renewable Energy and Energy Efficiency Strategy		Council Services to Communities Stakeholders	
	LDP - Monitoring Reports	Published/Implement agreed recommendations	Council Services to Communities Stakeholders	Annually
<b>Policy SC14</b> - Renewable Energy	Apply SG7 - Energy Efficiency and Low Carbon Development	Enable sustainable development outcomes through the planning system, where appropriate	Council Services to Communities Stakeholders	
<b>Policy SC15</b> - Wind Energy Development	Apply SG2 - Onshore Wind energy		Council Services to Communities Stakeholders	
<b>Policy SC16</b> - Hydro-electricity Development	Apply SG4 - Water		SEPA Council Services to Communities Developers	
<b>Policy SC17</b> - Biomass	Apply SG7 - Energy Efficiency and Low Carbon Development		SEPA Council Services to Communities Developers	
<b>Policy SC18</b> - Large Solar Arrays	Apply SG7 - Energy Efficiency and Low Carbon Development		SEPA Council Services to Communities Developers	
<b>Policy SC19</b> - Deep Geothermal				
<b>WATER AND DRAINAGE INFRASTRUCTURE</b>				
<b>Policy SC20</b> - Water and Drainage Infrastructure and Capacity	Apply SG4 - Water, SUDS required	Work closely with developers/SEPA/Scottish Water/others	Council Services to Communities Stakeholders	

<b>HAZARDOUS SUBSTANCES</b>				
<b>Policy SC21</b> - Pipeline and Hazard Consultation Zones	LDP Monitoring Report	Published	Council Services to Communities	Annually
<b>Policy SC22</b> - Hazardous Substances Consent				
<b>DEVELOPMENT IN THE COUNTRYSIDE AND THE RURAL ECONOMY</b>				
<b>Policy SC23</b> - Development in the Countryside - General Principles	Justification for the rural location is required in accord with the policy criteria	Monitor	Developers	
<b>Policy SC24</b> - Residential Development in the Countryside				
<b>Policy SC25</b> - Business Development in the Countryside				
<b>Policy SC26</b> - Enabling Development in the Countryside				

### Employment and prosperity

Planning policy	Action	A planned outcome	Lead responsibility	Timescale
<b>BUSINESS AND EMPLOYMENT</b>				
<b>Policy EP1</b> - Strategic Land for Business	Business Land Audit LDP Monitoring Report	5 year business land supply maintained	Council Services to Communities	Annually
<b>Policy EP2</b> - Existing Business Sites				
<b>Policy EP3</b> - Business and Industrial Uses Outwith Existing or Allocated Business Sites				
<b>Policy EP4</b> - Non-Employment Generating Uses on Existing or Allocated Business Sites				
<b>Policy EP5</b> - Home Working				
<b>Policy EP6</b> - Green Business	Work closely with ALL interested parties in the development processes. And with relevant environmental agencies from the earliest planning stages feasible	Encourage more sustainable forms of business and employment activity where feasible	Clackmannanshire Alliance Council Services to Communities	
<b>Policy EP7</b> - Telecommunications Development Criteria	Apply sequential approach to siting of masts and equipment with precautionary principles applied	Enable sustainable development outcomes where feasible	Council Services to Communities	

<b>Policy EP8 -</b> Telecommunications Development - Additional Information				
<b>Policy EP9 -</b> Protection of Mineral Resources	Apply SG9 - Minerals	Enable sustainable development outcomes, as feasible	Council Services to Communities	
<b>Policy EP10 -</b> Minerals, General Principles				
<b>Policy EP11 -</b> Surface Coal Mining				
<b>Policy EP12 -</b> Aggregate Minerals				
<b>Policy EP13 -</b> Coal Bed Methane				
<b>RETAIL AND TOWN CENTRES</b>				
<b>Policy EP14 -</b> Retail Network Centre and Hierarchy	Review of Retail Capacity Town centre health checks LDP Monitoring Reports	Published/active marketing/ Implementation of policy/Enable sustainable development outcomes	Clackmannanshire Business BIDS Council Services to Communities	
<b>Policy EP15 -</b> Promoting Town Centre Regeneration	Town centre enhancement plans	Enable sustainable development outcomes, as appropriate	Council Services to Communities BIDS	
	Review of Retail Capacity and Town Centre Health Checks	Published	Council Services to Communities BIDS	
	Clackmannanshire Housing Strategy/Plans for investment	"Living in the town centre"/investment plans/Delivery Plan/Enable sustainable development outcomes, as required	Council Services to Communities BIDS	
<b>Policy EP16 -</b> New Retail and Commercial Leisure Development				
<b>Policy EP17 -</b> Supermarket and Superstore Development				
<b>Policy EP18 -</b> Food and Drink				
<b>Policy EP19 -</b> Siting of Mobile Snack Bars				
<b>Policy EP20 -</b> Motor Vehicle Sales and Service Areas				
<b>Policy EP21 -</b> Local Shops				
<b>Policy EP22 -</b> Shop Front Design, Advertising and External Security Measures				

## Environmental Assets

Planning policy	Action	A planned outcome	Lead responsibility	Timescale
<b>THE NATURAL ENVIRONMENT</b>				
<b>Policy EA1</b> - Clackmannanshire Green Network	Enable mitigation, enhancement, and preservation in accord with the Clackmannanshire Biodiversity Action Plan (CBAP)	Enable sustainable development outcomes through the planning system, where appropriate	Clackmannanshire Alliance	
	Apply SG8 - Woodland and Forestry		Clacks Alliance Council Services to Communities Stirling Council Stakeholders	
	Apply SG6 - Green Networks		Council Services to Communities	
	Implement Open Space Strategy and Sport and Leisure Strategy		Council Services to Communities	
	Habitat and species surveys required, where appropriate, on site by site basis		Developers	
	LDP Monitoring Reports	Implement agreed recommendations	Council Services to Communities	Annually
<b>Policy EA2</b> - Habitat Networks and Biodiversity	Apply relevant SG	Enable sustainable development outcomes through the planning system, where appropriate	Council Services to Communities	
<b>Policy EA3</b> - Protection of Designated Sites and Protected Species	Site survey for any Protected Species; Management Plans for specific sites required		SNH Council Services to Communities Developers	
<b>Policy EA4</b> - Landscape Quality	LDP Monitoring Reports	Published/Implement agreed recommendations	Council Services to Communities SNH	Annually
<b>Policy EA5</b> - Geological Conservation Review Sites				
<b>Policy EA6</b> - Woodlands and Forestry	Apply SG8 - Woodlands and Forestry and SG1 - Developer Contributions, where appropriate	Enable sustainable development outcomes through the planning system, where appropriate	SNH Clacks Alliance Stirling Council Forestry Authority	
			Developers Private parties	
<b>Policy EA7</b> - Hedgerows, Trees, and Tree Preservation Orders	Review of TPOs. Site Management Plans prepared for trees and woodland likely affected by development proposals	Tree/hedgerow protected and enhanced in accord with plan, as appropriate for the specific site development	Council Services to Communities	
<b>Policy EA8</b> - Green Belt	LDP Monitoring Reports	Published	Council Services to Communities	Annually
	Apply SG6 - Green Networks	Deliver protection and enhancement of the Green Belt	Council Services to Communities Developer	



<b>Policy EA9 - Managing Flood Risk</b>	Forth District Flood Risk Management Plan	Enable sustainable development outcomes through the planning system, where appropriate	Council Services to Communities Developer	
	Forth Area Management Plan		Scottish Water Council Services to Communities	
	Apply SG4 - Water		Council Services to Communities	
	Apply SG1 - Developer Contributions		Council Services to Communities	
	Flood risk assessments (FRA) on site by site basis	Site management plans	Developers	
<b>Policy EA10 - Coastal Planning</b>	Apply SG4 - Water; Scope out potential actions re RBMP	Enable sustainable development outcomes through the planning system, where appropriate	Council Services to Communities Forth Estuary Forum SEPA	
	Inner Forth Futurescape Project and the Forth Landscape Initiative		Council Services to Communities Forth Estuary Forum SEPA	
	Forth Area Management Plan		SEPA Council Services to Communities Forth Estuary Forum et al	
<b>PROTECTING ENVIRONMENTAL RESOURCES</b>				
<b>Policy EA11 - Environmental Quality</b>	Adopt PAN 51 - Planning and environmental protection and SPP	Adopt precautionary approach	SEPA Council Services to Communities	
	Monitoring air quality	Work closely with Environmental Services	Council Services to Communities	
<b>Policy EA12 - Water Environment</b>	Apply SG4 - Water	Enable sustainable development outcomes through the planning system, where appropriate	Council Services to Communities	
	Forth Area Management Plan		Scottish Water Council Services to Communities	
<b>Policy EA13 - Significant Soil Resources</b>	LDP Monitoring Reports	Published/Implement agreed recommendations	Council Services to Communities	Annually
<b>Policy EA14 - Supporting the Delivery of Community Growing Spaces</b>	Support working partnerships to expand facilities	Partnership is operative to help deliver in accord with Open Space Strategy	Council Services to Communities Key stakeholders	
<b>Policy EA15 - Classification of Land that has been used for Community Growing</b>	LDP Monitoring Reports	Published/Implement agreed recommendations	Council Services to Communities	Annually
<b>Policy EA16 - Waste Management Facilities</b>	Clackmannanshire Zero Waste Plan	Work closely with Environmental Services for delivery	Council Services to Communities Developers	
	Apply SG9 - Waste Management	Site Waste Management Plans approved	Council Services to Communities Developers	
	Site Waste Management Plans	Site Waste Management Plans approved	Developers	
<b>Policy EA17 - Energy from Waste Facilities</b>	Developers to consult SEPA with reference to Thermal Treatment of Waste Guidelines 2009, as amended 2011	Work closely with Environmental Services for delivery	Developers	
<b>Policy EA18 - Minimising Waste</b>	Clackmannanshire Zero Waste Plan		Developers	

in New Development	Site Waste Management Plans	Site Waste Management Plans approved, deliver	Developers	
<b>THE BUILT ENVIRONMENT</b>				
<b>Policy EA19</b> - Scheduled Monuments	LDP Monitoring Report	Publish/Implement agreed recommendations	Council Services to Communities	Annually
<b>Policy EA20</b> - Other Archaeological Resources				
<b>Policy EA21</b> - Historic Gardens and Designed Landscapes				
<b>Policy EA22</b> - Listed Buildings				
<b>Policy EA23</b> - Conservation Areas	Conservation Area Appraisals for each designated area (Pool of Muckhart is already completed)	To be complete/implement recommendations	Council Services to Communities Consultants	
<b>Policy EA24</b> - Buildings at Risk and Non-Designated Heritage Assets	LDP Monitoring Reports	Implement agreed recommendations	Council Services to Communities	Annually
<b>Policy EA25</b> - The Development of Brownfield, Unstable and Contaminated Land	Vacant and derelict land audits	Published	Council Services to Communities	Annually

## **Part 3 - Proposals and Opportunities by Settlement**

### **List of sites**

#### **ALLOA**

- H01 - Sunnyside, Alloa
- H02 - Ashley Terrace, Alloa
- H03 - Carsebridge Road North, Alloa
- H04 - Carsebridge, Alloa
- H05 - South Earlsfield 2, Alloa
- H06 - Alloa Park, Phase 4, Alloa
- H07 - Earlsfield 1, Alloa
- H08 - Earlsfield West, Alloa
- H09 - Elm Grove 2, Alloa
- H10 - Central Parkland, Alloa
- H11 - St.John's Primary School, Alloa
- H12 - Claremont, Alloa
- H13 - Claremont Primary School, Alloa
- H14 - Paton's Bowling Club, Tullibody Road, Alloa
- M01 - Alloa Coop site, Primrose Street/Drysdale Street, Alloa
- M02 - The Shore, Alloa
- M03 - Greenfield, Alloa
- S01 - Redwell, Alloa
- S02 - Carsebridge, Alloa
- S03 - Sunnyside Primary School, Alloa
- S04 - Pine Grove, Alloa
- Transport - see 2.2 'Schedule for Infrastructure'.
- B01 - Forthbank, Alloa
- B02 - Alloa West Business Park, Alloa
- B03 - Carsebridge South, Alloa
- B04 - North Castle Street, Alloa
- B05 - The Oval, Alloa
- B06 - Hilton Road/Clackmannan Road, Alloa
- B07 - Clackmannan Road Retail Park, Alloa

#### **SAUCHIE**

- H15 - Former FV College, Sauchie
- H16 - Sauchie West, Sauchie
- H17 - Fairfield School, Sauchie
- H18 - Main Street, Sauchie
- H19 - Sauchie Nursery, Sauchie
- H20 - Former Scout Hall, Holton Square, Sauchie
- H21 - Todd's Yard, Sauchie
- H22 - Preston Terrace, Sauchie
- H23 - The Manse, Main Street, Sauchie
- S05 - Sauchie West, Sauchie
- Transport - see 2.2 'Schedule for Infrastructure'.

#### **TULLIBODY, CAMBUS and GLENOCHIL**

- H24 - Tullibody By-pass, Tullibody
- H25 - Baingle Brae, Tullibody
- H26 - Muirside, Lethen View, Tullibody
- M04 - Alloa Road, Tullibody
- S06 - Tullibody Civic Centre, Tullibody
- Transport - see 2.2 'Schedule for Infrastructure'.
- B08 - Dumyat Business Park, Tullibody
- B09 - Station Road, Cambus

#### **CLACKMANNAN**

- H27 - Main Street/North Street, Clackmannan
- H28 - Helensfield, Clackmannan
- H29 - Burnside, Clackmannan
- Transport - see 2.2 'Schedule for Infrastructure'.

#### **DEVON VILLAGE**

- H30 - Blackfaulds, Devon Village
- H31 - Blackfaulds Steading, Devon Village
- B10 - Devon Village

## **FORTH - RURAL and AREA WIDE**

H32 - Lornshill Steading, Alloa

H33 - Ditch Farm, Tullibody

Transport - see 2.2 'Schedule for Infrastructure'.

B11 - Kilbagie

B12 - Garvel Farm, Blackgrange

B13 - Midtown, Blackgrange

B14 - Kennetpans

B15 - Meadowend

## **MENSTRIE**

H34 - Middletonkerse, Menstrie

H35 - Ochil Road, Menstrie

H36 - Mains Farm Steading, Menstrie

B16 - Glenochil Yeast, Menstrie

Transport - see 2.2 'Schedule for Infrastructure'.

## **ALVA**

H37 - Brook Street/Beauclerc Street, Alva

H38 - Brook Street/Back Road, Alva

H39 - Berryfield, Alva

H40 - Former Alva Glen Hotel, Alva

H41 - Queen Street, Alva

H42 - Alva West, Alva

M05 - Park Street, Alva

S07 - Alva Cemetery Extension, Alva

S08 - Woodland Burial Site, Alva

Transport - see 2.2 'Schedule for Infrastructure'.

B17 - Glentana, Alva

N01 - Alva Woodland Park Expansion, Alva

## **TILlicOUNTRY and COALSNAUGHTON**

H43 - Lower Mill Street, Tillicoultry

H44 - Middleton Mill/Upper Mill Street, Tillicoultry

H45 - Coalsnaughton North, Coalsnaughton

H46 - Coalsnaughton North (The Glen), Coalsnaughton

M06 - Former Tillicoultry Community Centre, Tillicoultry

S09 - Playing Fields Extension, Tillicoultry

Transport - see 2.2 'Schedule for Infrastructure'.

## **WEST OCHILS - RURAL and AREA WIDE**

Transport - see 2.2 'Schedule for Infrastructure'.

B18 - Former Glenochil Nursery

## **DOLLAR**

H47 - Dollar Village Expansion

H48 - Dollar Golf Club, Dollar

S10 - Strathdevon Primary School, Dollar

S11 - Lover's Loan Playing Field, Dollar

S12 - Dollar Golf Club, Dollar

S13 - Dollar Village Expansion Community Sports Facility,  
Dollar

Transport - see 2.2 'Schedule for Infrastructure'.

B19 - Dollar Expansion Employment

## **MUCKHART**

H49 - South and East of Pool of Muckhart

Transport - see 2.2 'Schedule for Infrastructure'.

## **EAST OCHILS - RURAL and AREA WIDE**

H50 - Forestmill

H51 - Solsgirth

S14 - Forestmill Primary School

S15 - Forestmill Golf Course and Hotel

Transport - see 2.2 'Schedule for Infrastructure'.

B20 - Bridge Business Park

B21 - Solsgirth

N02 - Meadowhill Opencast Restoration

3.1 ALLOA

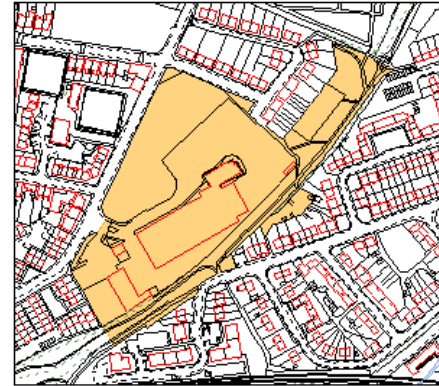
CREATING SUSTAINABLE COMMUNITIES

HOUSING

Housing Site H01 - Sunnyside, Alloa

Size - 5.32 ha

Landowner/Developer - Mulraney Properties Ltd



Capacity	Built
320	0

Programming	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-34
Completions	0	0	20	20	30	25	25	125	75

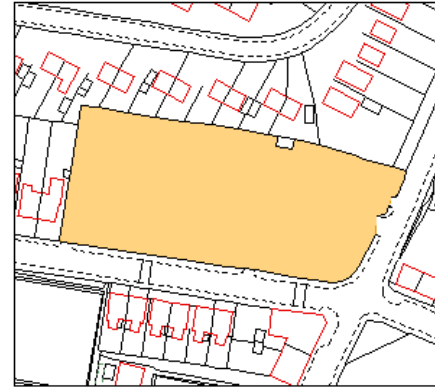
(Source: Council Estimate)

Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
H1.1	Masterplan and Development Brief approved	Developer	✓			
H1.2	Transport Assessment approved	Developer	✓			
H1.3	Drainage Assessment undertaken and the potential for SUDS on-site established	Developer/SEPA/ Scottish Water	✓			
H1.4	Developer contributions agreed	Developer/Council	✓			

**Housing Site H02 - Ashley Terrace, Alloa**

Size - 0.63 ha

Landowner/Developer - NHS Forth Valley



Capacity	Built
22	0

Programming	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-34
Completions	0	0	0	0	0	22	0	0	0

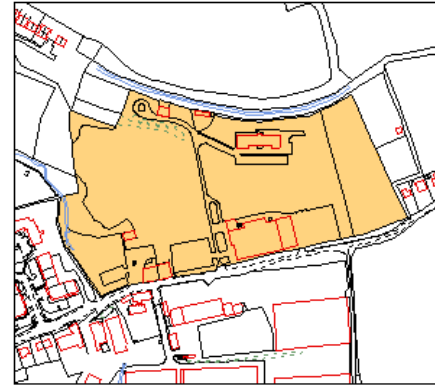
(Source: Housing Land Audit 2012)

Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
H2.1	Development Brief and Design Statement approved	Developer	✓			
H2.2	Drainage Assessment undertaken and the potential for SUDS on-site established	Developer/SEPA/ Scottish Water	✓			
H2.3	Developer contributions agreed	Developer/Council	✓			

**Housing Site H03 - Carsebridge Road North, Alloa**

Size - 7.57 ha

Landowner/Developer - Diageo per James Barr Consultants



Capacity	Built
90	0

Programming	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-34
Completions	0	0	0	20	20	20	30	0	0

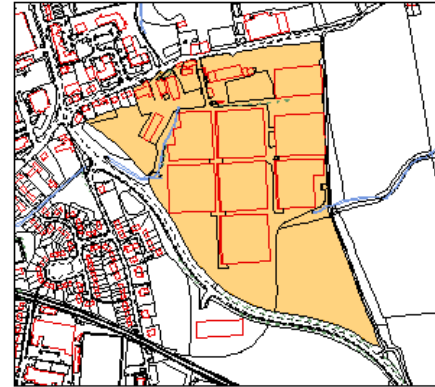
(Source: Council Estimate)

Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
H3.1	Masterplan and Development Brief approved for the entire Carsebridge development area (H03, H04, B03)	Developer	✓			
H3.2	Transport Assessment approved for the entire Carsebridge development area (H03, H04, B03)	Developer	✓			
H3.3	Flood Risk Assessment, Drainage Assessment and SUDS scheme approved for the entire Carsebridge development area (H03, H04, B03)	Developer/SEPA	✓			
H3.4	Tree Survey undertaken to inform Masterplan and Development Brief	Developer	✓			
H3.5	Archaeological site assessment undertaken	Developer				
H3.6	Developer contributions agreed	Developer/Council	✓			

**Housing Site H04 - Carsebridge, Alloa**

Size - 17.60 ha

Landowner/Developer - Diageo per James Barr Consultants



Capacity	Built
300	0

Programming	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-34
Completions	0	0	0	20	20	20	20	150	70

(Source: Council Estimate)

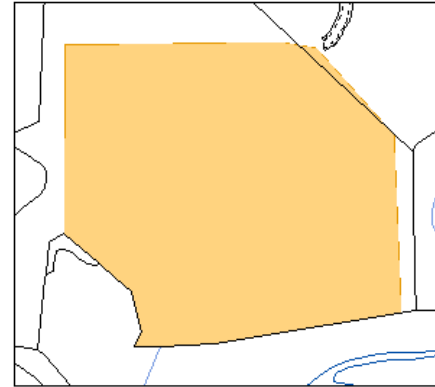
Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
H4.1	Masterplan and Development Brief approved for the entire Carsebridge development area (H03, H04, B03)	Developer	✓			
H4.2	Transport Assessment approved for the entire Carsebridge development area (H03, H04, B03)	Developer	✓			
H4.3	Flood Risk Assessment, Drainage Assessment and SUDS scheme approved for the entire Carsebridge development area (H03, H04, B03)	Developer/SEPA	✓			
H4.4	Ecological appraisal undertaken to inform Masterplan and Development Brief	Developer/SNH	✓			
H4.5	On site public art provision agreed	Developer	✓			
H4.6	Developer contributions agreed	Developer/Council	✓			



**Housing Site H05 - South Earlsfield 2, Alloa**

Size - 4.57 ha

Landowner/Developer - Allanwater Developments Ltd



Capacity	Built
130	0

Programming	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-34
Completions	0	0	20	20	20	20	20	30	0

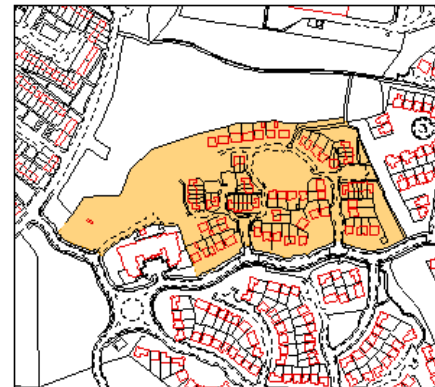
(Source: Housing Land Audit 2012/Planning Application 12/00148/FULL)

Site is under construction.

**Housing Site H06 - Alloa Park Phase 4, Alloa**

Size - 2.96 ha

Landowner/Developer - Allan Water Developments Ltd



Capacity	Built
46	0

Programming	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-34
Completions	0	23	23	0	0	0	0	0	0

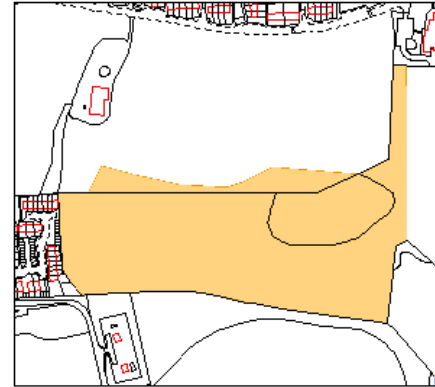
(Source: Housing Land Audit 2012)

Site is under construction.

**Housing Site H07 - Earlsfield 1, Alloa**

Size - 3.89 ha

Landowner/Developer - Allan Water Developments Ltd



Capacity	Built
96	0

Programming	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-34
Completions	0	0	0	30	30	36	0	0	0

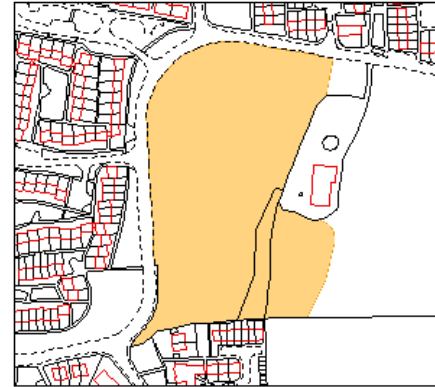
(Source: Housing Land Audit 2012)

Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
H7.1	Development Brief approved	Developer	✓			
H7.2	Updated Flood Risk Assessment approved	Developer/SEPA/ Scottish Water	✓			
H7.3	Drainage Assessment and SUDS scheme approved, taking account of the adjoining development site and the SUDS features to the east of the site	Developer/SEPA/ Scottish Water	✓			
H7.4	Bat survey undertaken	Developer	✓			
H7.5	Developer contributions agreed	Developer/Council	✓			

**Housing Site H08 - Earlsfield West, Alloa**

Size - 2.10 ha

Landowner/Developer - Allanwater Developments Ltd



Capacity	Built
60	0

Programming	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-34
Completions	0	0	0	30	30	0	0	0	0

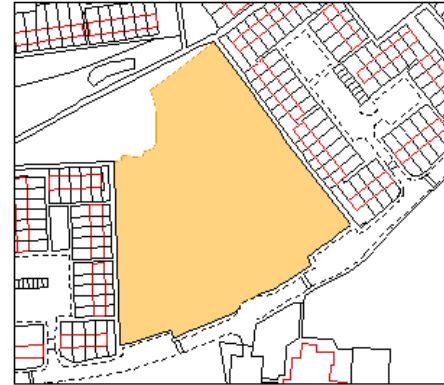
(Source: Housing Land Audit 2012)

Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
H8.1	Development Brief approved	Developer	✓			
H8.2	Drainage Assessment and SUDS scheme approved, taking account of the adjoining development site	Developer/SEPA/ Scottish Water	✓			
H8.3	Site survey required to establish the location of the culverted Brothie Burn	Developer	✓			
H8.4	Bat survey undertaken	Developer	✓			
H8.5	Developer contributions agreed	Developer/Council	✓			
H8.6	Flood Risk Assessment approved	Developer/SEPA/ Scottish Water	✓			

**Housing Site H09 - Elm Grove 2, Alloa**

Size - 1.30 ha

Landowner/Developer - Clackmannanshire Council



Capacity	Built
48	0

Programming	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-34
Completions	0	0	0	12	12	24	0	0	0

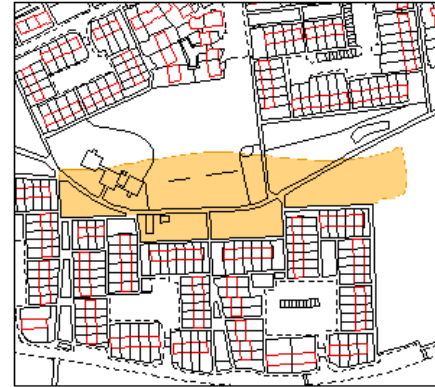
(Source: Housing Land Audit 2012)

Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
H9.1	Development Brief, informed by previously prepared 'Bowmar Masterplan', approved	Developer	✓			
H9.2	Drainage Assessment approved	Developer/SEPA/ Scottish Water	✓			
H9.3	Developer contributions agreed	Developer/Council	✓			
H9.4	Flood Risk Assessment approved	Developer/SEPA/Scottish Water	✓			

**Housing Site H10 - Central Parkland, Alloa**

Size - 1.02 ha

Landowner/Developer - Clackmannanshire Council



Capacity	Built
38	0

Programming	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-34
Completions	0	0	0	0	0	19	19	0	0

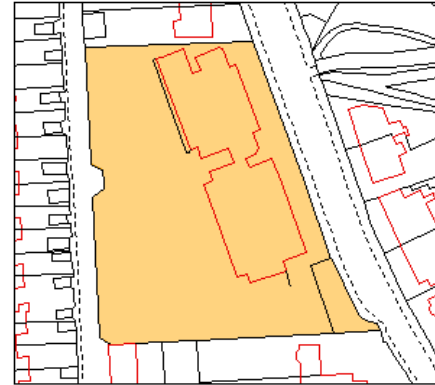
(Source: Housing Land Audit 2012)

Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
H10.1	Development Brief, informed by previously prepared 'Bowmar Masterplan', approved.	Developer	✓			
H10.2	Drainage Assessment approved.	Developer/SEPA/ Scottish Water	✓			
H10.3	Archaeological site assessment undertaken.	Developer	✓			
H10.4	Landscaping scheme approved	Developer	✓			
H10.5	Developer contributions agreed	Developer/Council		✓		
H10.6	Flood Risk Assessment approved	Developer/SEPA/Scottish Water	✓			

**Housing Site H11 - St. John's School, Grange Road, Alloa**

Size - 0.48 ha

Landowner/Developer - Clackmannanshire Council



Capacity	Built
15	0

Programming	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-34
Completions	0	0	0	15	0	0	0	0	0

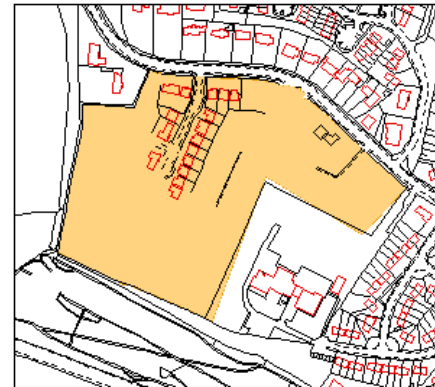
(Source: Council Estimate)

Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
H11.1	Development Brief and Design Statement approved	Developer	✓			
H11.2	Developer contributions agreed	Developer/Council		✓		

**Housing Site H12 - Claremont, Alloa**

Size - 4.51 ha

Landowner/Developer - Bellway Homes



Capacity	Built
97	0

Programming	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-34
Completions	0	30	30	30	7	0	0	0	0

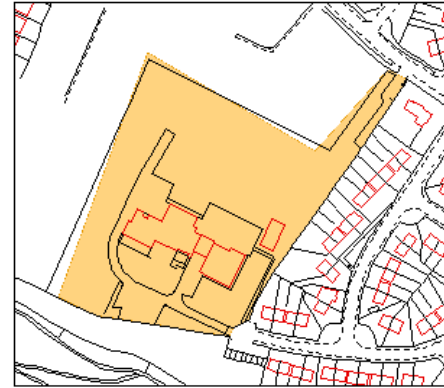
(Source: Housing Land Audit 2012)

Site under construction.

**Housing Site H13 - Claremont Primary School, Academy Street, Alloa**

Size - 1.58 ha

Landowner/Developer - Clackmannanshire Council



Capacity	Built
40	0

Programming	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-34
Completions	0	0	0	20	20	0	0	0	0

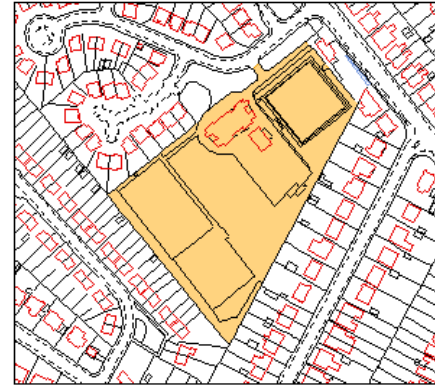
(Source: Council Estimate)

Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
H13.1	Development Brief approved	Developer	✓			
H13.2	Drainage Assessment approved	Developer/SEPA/ Scottish Water	✓			
H13.3	Developer contributions agreed	Developer/Council	✓			

**Housing Site H14 - Paton's Bowling Club, Tullibody Road, Alloa**

Size - 1.58 ha

Landowner/Developer - Unknown



Capacity	Built
50	0

Programming	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-34
Completions	0	0	0	10	20	20	0	0	0

(Source: Council Estimate)

Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
H14.1	Development Brief and Design Statement approved	Developer	✓			
H14.2	Transport Assessment approved	Developer	✓			
H14.3	Drainage Assessment approved	Developer/SEPA/ Scottish Water	✓			
H14.4	Developer contributions agreed	Developer/Council	✓			

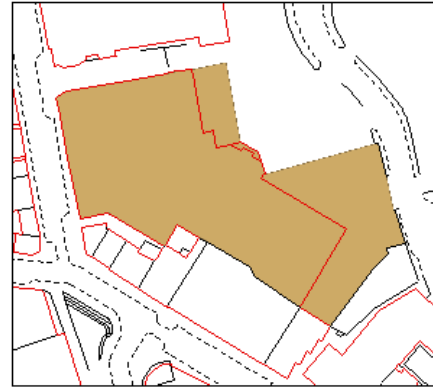


**MIXED USE SITES**

**Mixed Use Site M01 - Alloa Co-op Site, Alloa**

Size - 0.47 ha

Landowner/Developer - Alloa Development Company



Capacity	Built
62	0

Programming	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-34
Completions	0	0	0	0	20	22	20	0	0

(Source: Housing Land Audit 2012)

Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
M1.1	Development Brief approved	Developer	✓			
M1.2	Bat survey required	Developer	✓			
M1.3	Developer contributions agreed	Developer/Council	✓			

**Mixed Use Site M02 - The Shore, Alloa**

Size - 4.90 ha

Landowner/Developer - Lochay/Clackmannanshire Council



Capacity	Built
80	0

Programming	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-34
Completions	0	0	0	20	20	40	0	0	0

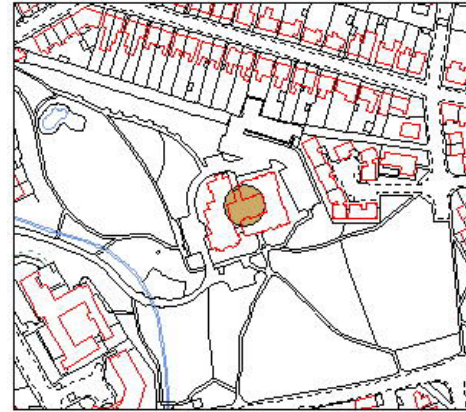
(Source: Housing Land Audit 2012)

Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
M2.1	Development Brief and Design Statement approved	Developer	✓			
M2.2	Sea wall condition survey undertaken	Developer	✓			
M2.3	On site public art provision agreed	Developer	✓			
M2.4	Habitats Regulations Appraisal required and subsequent Appropriate Assessment if necessary	Developer	✓			
M2.5	Flood Risk Assessment approved	Developer/SEPA/Scottish Water	✓			
M2.6	Site survey required to establish the location of the culverted Brothie Burn	Developer	✓			
M2.7	Drainage Assessment and SUDS scheme approved	Developer/SEPA/Scottish Water	✓			
M2.8	Developer contributions agreed	Developer/Council	✓			

**Mixed Use Site M03 - Greenfield, Alloa**

Size - Unknown

Landowner/Developer - Clackmannanshire Council



Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
M3.1	Development Brief and Design Statement approved	Developer	✓			
M3.2	Transport Assessment approved (depending on the nature of development proposals)	Developer	✓			
M3.3	Ecological Appraisal required if there are likely to be impacts on the parkland from any proposals	Developer	✓			
M3.4	Developer contributions agreed	Developer/Council	✓			

**SOCIAL INFRASTRUCTURE**

**Social Infrastructure Site S01 - Redwell, Alloa - new primary school**

Size - 6.56 ha

Landowner/Developer - Clackmannanshire Council



Site under construction.

**Social Infrastructure Site S02 - Carsebridge, Alloa - safeguarding of land for new school**

Size - unknown

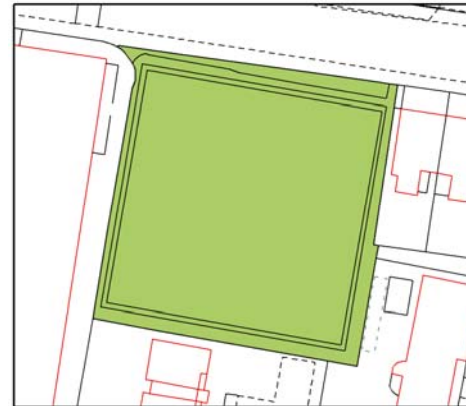
Landowner/Developer - Clackmannanshire Council

Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
S2.1	Identify the area preferred for the site of any potential new school within Housing Site H04	Council/Developer	✓			
S2.2	Establish the need for a new school through a review of the school estate and roll projections	Council	✓			

**Social Infrastructure Site S03 - Sunnyside Primary School, Alloa**

Size - 0.19 ha

Landowner/Developer - Clackmannanshire Council

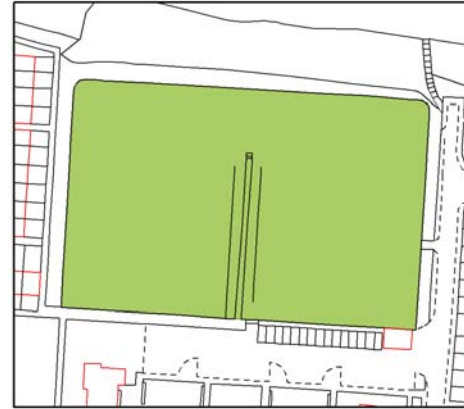


Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
S3.1	Council to investigate the acquisition of the former bowling greens adjacent to Sunnyside Primary School for use by the school	Council	✓			

**Social Infrastructure Site S04 - Pine Grove, Alloa**

Size - 0.90 ha

Landowner/Developer - Clackmannanshire Council



Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
S4.1	Council to investigate potential uses for the walled garden area at Pine Grove, with particular focus on community and social uses	Council	✓			

**TRANSPORT**

For Transport proposals and opportunities see 2.2 'Schedule for Infrastructure' entries in the Action Programme.

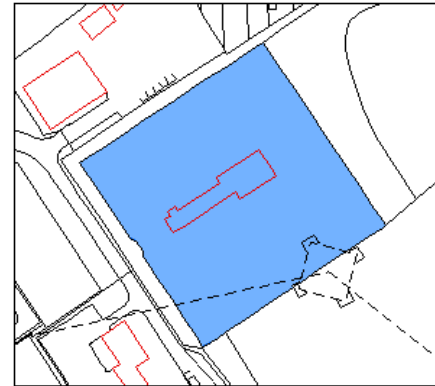
**EMPLOYMENT AND PROSPERITY**

**BUSINESS AND EMPLOYMENT**

**Business Site B01 - Forthbank, Alloa**

Size - 1.08 ha

Landowner/Developer - Unknown

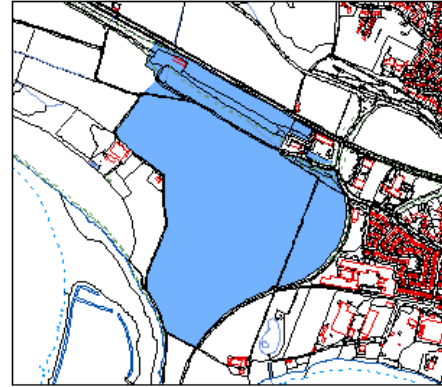


Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
B1.1	Flood Risk Assessment approved	Developer/SEPA/Scottish Water	✓			
B1.2	Drainage Assessment and SUDS scheme approved	Developer/SEPA/Scottish Water	✓			
B1.3	Bat survey required	Developer	✓			
B1.4	Developer contributions agreed	Developer/Council	✓			

**Business Site B02 - Alloa West Business Park, Alloa**

Size - 53.48 ha

Landowner/Developer - Unknown

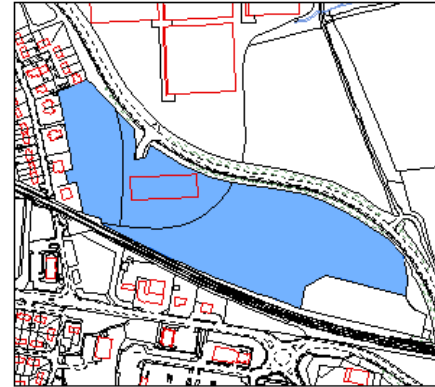


Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
B2.1	Development Brief approved	Developer	✓			
B2.2	Habitats Regulations Appraisal required and subsequent Appropriate Assessment if necessary	Developer	✓			
B2.3	Transport Assessment approved	Developer	✓			
B2.4	Travel Plan approved (depending on the nature of development proposals)	Developer	✓			
B2.5	Flood Risk Assessment approved	Developer/SEPA/Scottish Water	✓			
B2.6	Drainage Assessment and SUDS scheme approved	Developer/SEPA/Scottish Water	✓			
B2.7	Developer contributions agreed	Developer/Council	✓			

**Business Site B03 - Carsebridge South, Alloa**

Size - 5.97 ha

Landowner/Developer - Diageo



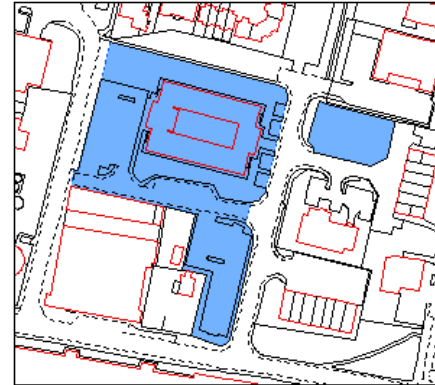
Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
B3.1	Masterplan and Development Brief approved for the entire Carsebridge development area (H03, H04, B03)	Developer	✓			
B3.2	Transport Assessment approved for the entire Carsebridge development area (H03, H04, B03)	Developer	✓			
B3.3	Flood Risk Assessment, Drainage Assessment and SUDS scheme approved for the entire Carsebridge development area (H03, H04, B03)	Developer/SEPA	✓			
B3.4	Bat survey required	Developer	✓			
B3.5	Ecological Appraisal agreed	Developer	✓			
B3.6	Flood Risk Assessment approved	Developer/SEPA/ Scottish Water	✓			
B3.7	Drainage Assessment and SUDS scheme approved	Developer/SEPA/ Scottish Water	✓			
B3.8	Developer contributions agreed	Developer/Council	✓			



**Business Site B04 - North Castle Street, Alloa**

Size - 1.15 ha

Landowner/Developer - Clackmannanshire Council

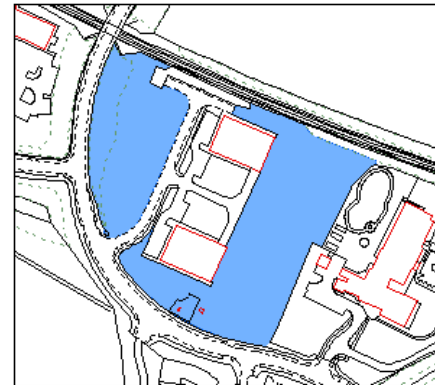


Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
B4.1	Drainage Assessment and SUDS scheme approved	Developer/SEPA/Scottish Water	✓			
B4.2	Developer contributions agreed	Developer/Council	✓			

**Business Site B05 - The Oval, Alloa**

Size - 1.66 ha

Landowner/Developer - Unknown

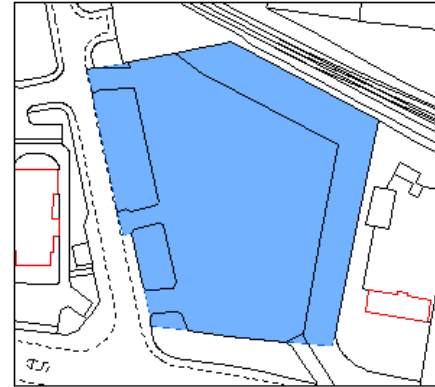


Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
B5.1	Habitats Regulations Appraisal required and subsequent Appropriate Assessment if necessary	Developer/SNH	✓			
B5.2	Drainage Assessment and SUDS scheme approved	Developer/SEPA/Scottish Water	✓			
B5.3	Developer contributions agreed	Developer/Council	✓			

**Business Site B06 - Hilton Road/Clackmannan Road, Alloa**

Size - 0.97 ha

Landowner/Developer - Unknown

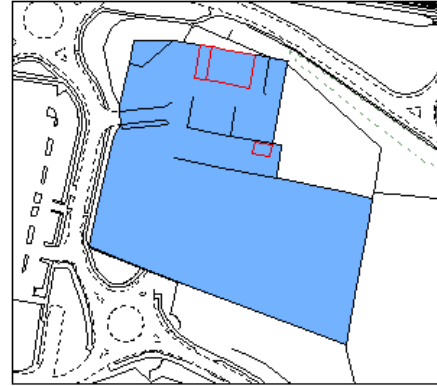


Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
B6.1	Transport Assessment approved	Developer	✓			
B6.2	Car Parking Plan and Car Parking Management Plan approved	Developer	✓			
B6.3	Travel Plan approved	Developer	✓			
B6.4	Drainage Assessment and SUDS scheme approved	Developer/SEPA/Scottish Water	✓			
B6.5	Tree Survey agreed including details of trees to be retained	Developer	✓			
B6.6	Landscaping Plan approved	Developer	✓			
B6.7	Developer contributions agreed	Developer/Council	✓			

**Business Site B07 - Clackmannan Road Retail Park, Alloa**

Size - 1.64 ha

Landowner/Developer - Unknown



Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
B7.1	Transport Assessment approved	Developer	✓			
B7.2	Ecological Appraisal agreed	Developer	✓			
B7.3	Drainage Assessment and SUDS scheme approved	Developer/SEPA/Scottish Water	✓			
B7.4	Developer contributions agreed	Developer/Council	✓			

### 3.2 SAUCHIE

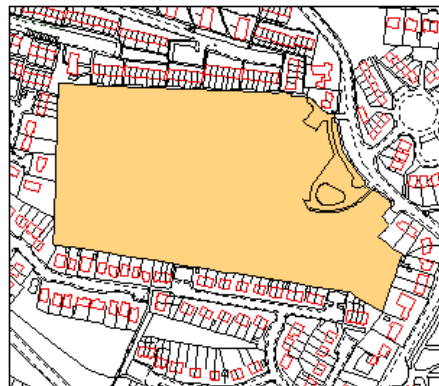
#### CREATING SUSTAINABLE COMMUNITIES

#### HOUSING

##### Housing Site H15 - Former FV College, Sauchie

Size - 5.52 ha

Landowner/Developer - Forth Valley College



Capacity	Built
150	0

Programming	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-34
Completions	0	0	0	10	20	20	20	35	45

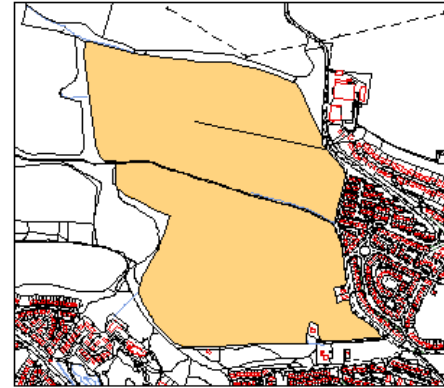
(Source: Housing Land Audit 2012)

Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
H15.1	Development Brief approved	Developer	✓			
H15.2	Drainage Assessment approved	Developer/SEPA/ Scottish Water	✓			
H15.3	Transport Assessment approved	Developer	✓			
H15.4	Travel Pack prepared and distributed to all new residents	Developer	✓			
H15.5	Ground investigation works to determine the nature, extent and type of any contaminated material within the site to be carried out and reported	Developer	✓			
H15.6	Commission a student-led project run by Forth Valley College to produce a new piece of public art to be installed within the site	Developer/FVC	✓			
H15.7	Developer contributions agreed	Developer/Council	✓			

**Housing Site H16 - Sauchie West, Sauchie**

Size - 52.81 ha

Landowner/Developer - Allanwater Developments Ltd



Capacity	Built
774	0

Programming	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-34
Completions	0	12	30	40	57	35	50	50	500

(Source: Housing Land Audit 2012)

Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
H16.1	Masterplan and Development Brief approved	Developer	✓			
H16.2	Phasing Plan tied to Developer Contributions agreed	Developer	✓			
H16.3	Transport Assessment approved	Developer	✓			
H16.4	Protected species survey and habitat surveys approved	Developer	✓			
H16.5	Flood Risk Assessment approved	Developer/SEPA/Scottish Water	✓			
H16.6	Drainage Assessment undertaken and the potential for SUDS on-site established	Developer/SEPA/Scottish Water	✓			
H16.7	Developer contributions agreed	Developer/Council	✓			

**Housing Site H17 - Fairfield School, Sauchie**

Size - 0.40 ha

Landowner/Developer - Clackmannanshire Council



Capacity	Built
14	0

Programming	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-34
Completions	0	14	0	0	0	0	0	0	0

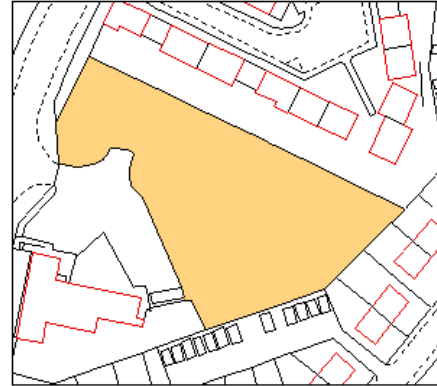
(Source: Council Estimate)

Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
H17.1	Development Brief approved	Developer	✓			
H17.2	Drainage Assessment undertaken and the potential for SUDS on-site established	Developer/SEPA/Scottish Water	✓			
H17.3	Developer contributions agreed	Developer/Council	✓			
H17.4	Flood Risk Assessment approved	Developer/SEPA/Scottish Water	✓			

**Housing Site H18 - Main Street, Sauchie**

Size - 0.34 ha

Landowner/Developer - Clackmannanshire Council



Capacity	Built
16	0

Programming	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-34
Completions	0	0	0	0	0	8	8	0	0

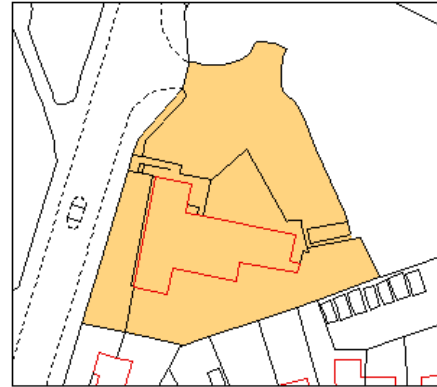
(Source: Housing Land Audit 2012)

Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
H18.1	Development Brief approved	Developer	✓			
H18.2	Ground conditions require to be assessed through geotechnical and hydrological investigations	Developer	✓			
H18.3	Developer contributions agreed	Developer/Council	✓			

**Housing Site H19 - Sauchie Nursery, Sauchie**

Size - 0.26 ha

Landowner/Developer - Clackmannanshire Council



Capacity	Built
10	0

Programming	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-34
Completions	0	0	0	10	0	0	0	0	0

(Source: Housing Land Audit 2012)

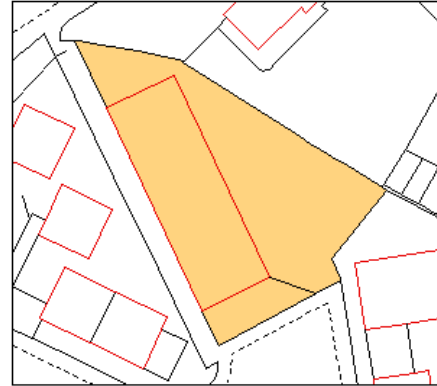
Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
H19.1	Development Brief approved	Developer	✓			
H19.2	Drainage Assessment undertaken and the potential for SUDS on-site established	Developer/SEPA/Scottish Water	✓			
H19.3	Developer contributions agreed	Developer/Council	✓			



**Housing Site H20 - Former Scout Hall, Holton Square, Sauchie**

Size - 0.08 ha

Landowner/Developer - Clackmannanshire Council



Capacity	Built
10	0

Programming	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-34
Completions	0	0	10	0	0	0	0	0	0

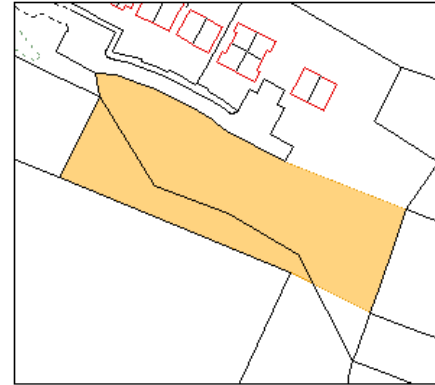
(Source: Council Estimate)

Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
H20.1	Design Statement approved	Developer	✓			
H20.2	Drainage Assessment undertaken and the potential for SUDS on-site established	Developer/SEPA/ Scottish Water	✓			
H20.3	Developer contributions agreed	Developer/Council	✓			

**Housing Site H21 - Todd's Yard, Sauchie**

Size - 1.19 ha

Landowner/Developer - Mulraney/Ochil View Housing Association



Capacity	Built
14	0

Programming	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-34
Completions	0	0	0	14	0	0	0	0	0

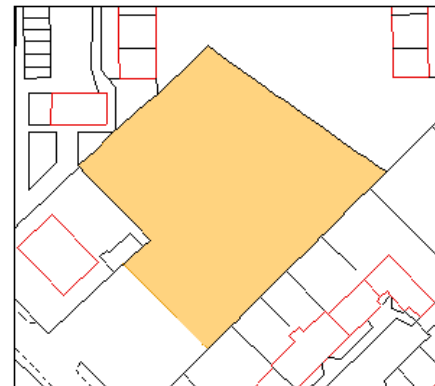
(Source: Housing Land Audit 2012)

Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
H21.1	Developer contributions agreed	Developer/Council	✓			

**Housing Site H22 - Preston Terrace, Sauchie**

Size - 0.24 ha

Landowner/Developer - Excel Joinery



Capacity	Built
16	0

Programming	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-34
Completions	16	0	0	0	0	0	0	0	0

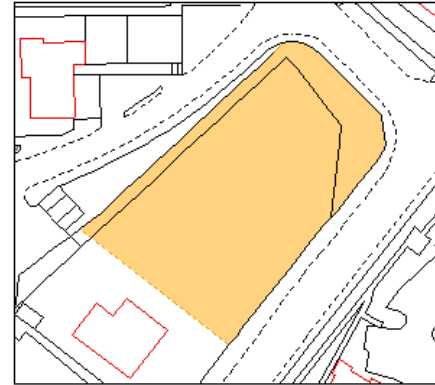
(Source: Housing Land Audit 2012)

Site is under construction.

**Housing Site H23 - The Manse, Main Street, Sauchie**

Size - 0.14 ha

Landowner/Developer - Grattan and Hynds Ltd.



Capacity	Built
8	0

Programming	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-34
Completions	0	8	0	0	0	0	0	0	0

(Source: Housing Land Audit 2012)

Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
H23.1	Developer contributions agreed	Developer/Council	✓			

**SOCIAL INFRASTRUCTURE**

**Social Infrastructure Site S05 - Sauchie West, Sauchie - new primary school**

Size - Unknown

Landowner/Developer - Allanwater Developments Ltd/Clackmannanshire Council

Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
S5.1	Identify the area preferred for the site of any potential new school within Housing Site H16	Council/Developer	✓			

**TRANSPORT**

For Transport proposals and opportunities see 2.2 'Schedule for Infrastructure' entries in the Action Programme.

### 3.3 TULLIBODY, CAMBUS and GLENOCHIL

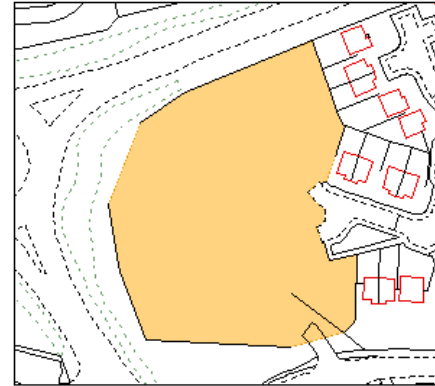
#### CREATING SUSTAINABLE COMMUNITIES

#### HOUSING

##### Housing Site H24 - Tullibody By-pass, Tullibody

Size - 2.23 ha

Landowner/Developer - Administrators for Carronvale Homes Ltd.



Capacity	Built
58	0

Programming	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-34
Completions	3	10	12	15	18	0	0	0	0

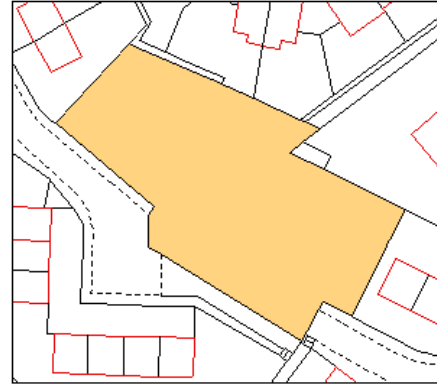
(Source: Housing Land Audit 2012)

Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
H24.1	Development Brief approved	Developer	✓			
H24.2	Drainage Assessment undertaken and the potential for SUDS on-site established	Developer/SEPA/Scottish Water	✓			
H24.3	Developer contributions agreed	Developer/Council	✓			

**Housing Site H25 - Baingle Brae, Tullibody**

Size - 0.19 ha

Landowner/Developer - Benhar Developments Ltd



Capacity	Built
6	0

Programming	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-34
Completions	6	0	0	0	0	0	0	0	0

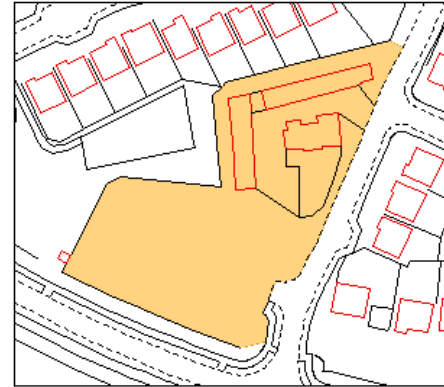
(Source: Housing Land Audit 2012)

Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
H25.1	Design Statement approved	Developer	✓			
H25.2	Developer contributions agreed	Developer/Council	✓			

**Housing Site H26 - Muirside, Lethen View, Tullibody**

Size - 0.40 ha

Landowner/Developer - Marshall Homes



Capacity	Built
9	0

Programming	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-34
Completions	0	9	0	0	0	0	0	0	0

(Source: Housing Land Audit 2012)

Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
H26.1	Bat and barn owl surveys undertaken	Developer	✓			
H26.2	Developer contributions agreed	Developer/Council	✓			

## MIXED USE SITES

### Mixed Use Site M04 - Alloa Road, Tullibody

Size - 1.50 ha

Landowner/Developer - Clackmannanshire Council



Capacity	Built
49	0

Programming	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-34
Completions	0	0	10	15	15	9	0	0	0

(Source: Housing Land Audit 2012)

Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
M4.1	Development Brief approved	Developer	✓			
M4.2	Drainage Assessment undertaken and the potential for SUDS on-site established	Developer/SEPA/Scottish Water	✓			
M4.3	Developer contributions agreed	Developer/Council		✓		

## SOCIAL INFRASTRUCTURE

### Social Infrastructure Site S06 - Tullibody Civic Centre, Tullibody - potential co-location of facilities

Size - Unknown

Landowner/Developer - Clackmannanshire Council

Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
S6.1	Council to investigate potential to locate further Council services at the Civic Centre and develop a 'Community Campus', potentially including the Housing office and healthcare facilities	Council	✓			

**TRANSPORT**

For Transport proposals and opportunities see 2.2 'Schedule for Infrastructure' entries in the Action Programme.

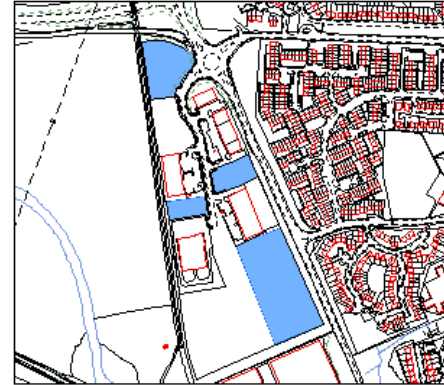
**EMPLOYMENT AND PROSPERITY**

**BUSINESS AND EMPLOYMENT**

**Business Site B08 - Dumyat Business Park, Tullibody**

Size - 2.67 ha

Landowner/Developer - Unknown



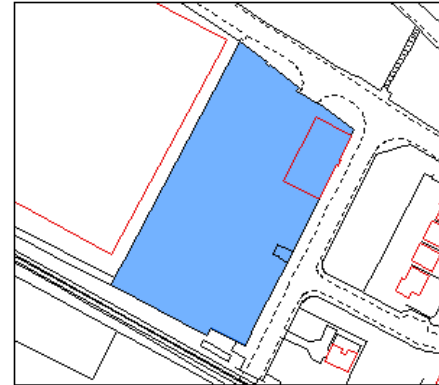
Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
B8.1	Drainage Assessment and SUDS scheme approved	Developer/SEPA/Scottish Water	✓			
B8.2	Developer contributions agreed	Developer/Council	✓			



**Business Site B09 - Station Road, Cambus**

Size - 0.55 ha

Landowner/Developer - Diageo



Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
B9.1	Bat survey required	Developer	✓			
B9.2	Drainage Assessment and SUDS scheme approved	Developer/SEPA/ Scottish Water	✓			
B9.3	Developer contributions agreed	Developer/Council	✓			

3.4 CLACKMANNAN

CREATING SUSTAINABLE COMMUNITIES

HOUSING

Housing Site H27 - North Street/Main Street, Clackmannan

Size - 0.10 ha

Landowner/Developer - Unknown



Capacity	Built
6	0

Programming	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-34
Completions	0	0	0	0	0	6	0	0	0

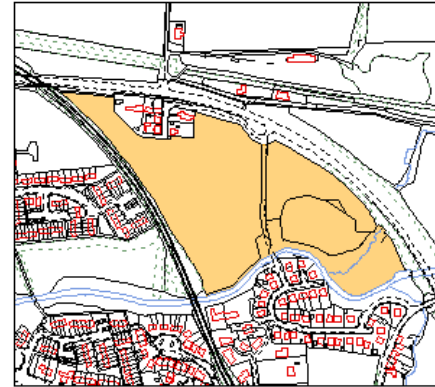
(Source: Housing Land Audit 2012)

Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
H27.1	Development Brief approved	Developer	✓			
H27.2	Bat Survey undertaken	Developer	✓			
H27.3	Developer contributions agreed	Developer/Council	✓			

**Housing Site H28 - Helensfield, Clackmannan**

Size - 6.57 ha

Landowner/Developer - Jas Logan, Hillend Farm



Capacity	Built
55	0

Programming	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-34
Completions	0	15	15	15	10	0	0	0	0

(Source: Housing Land Audit 2012)

Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
H28.1	Development Brief approved	Developer	✓			
H28.2	Noise survey conducted and any necessary attenuation measures agreed	Developer	✓			
H28.3	Flood Risk Assessment approved	Developer/SEPA	✓			
H28.4	Riverbank survey and any necessary remediation measures approved	Developer/SEPA	✓			
H28.5	Drainage Assessment undertaken and the potential for SUDS on-site established	Developer/SEPA/Scottish Water	✓			
H28.6	Developer contributions agreed	Developer/Council	✓			

**Housing Site H29 - Burnside, Clackmannan**

Size - 4.36 ha

Landowner/Developer - Ambassador Homes



Capacity	Built
71	0

Programming	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-34
Completions	0	0	0	15	15	15	15	11	0

(Source: Council Estimate)

Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
H29.1	Development Brief approved	Developer	✓			
H29.2	Noise survey conducted and any necessary attenuation measures agreed	Developer	✓			
H29.3	Flood Risk Assessment approved	Developer/SEPA	✓			
H29.4	Riverbank survey and any necessary remediation measures approved	Developer/SEPA	✓			
H29.5	Drainage Assessment undertaken and the potential for SUDS on-site established	Developer/SEPA/Scottish Water	✓			
H29.6	Developer contributions agreed	Developer/Council	✓			

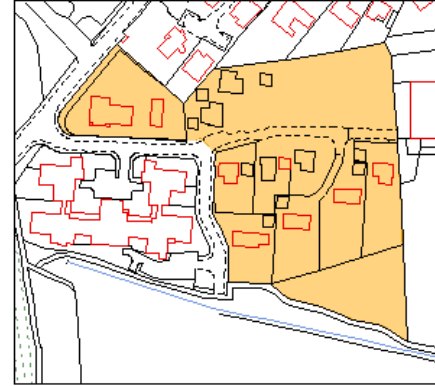
3.5 DEVON VILLAGE

CREATING SUSTAINABLE COMMUNITIES  
HOUSING

**Housing Site H30 - Blackfaulds, Devon Village**

Size - 2.87 ha

Landowner/Developer - Marshall Construction Ltd.



Capacity	Built
16	8

Programming	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-34
Completions	3	3	2	0	0	0	0	0	0

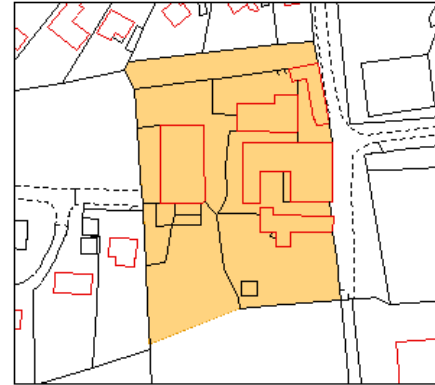
(Source: Housing Land Audit 2012)

Site is under construction.

**Housing Site H31 - Blackfaulds Steading, Devon Village**

Size - 0.84 ha

Landowner/Developer - Marshall Construction Ltd.



Capacity	Built
11	0

Programming	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-34
Completions	0	0	6	5	0	0	0	0	0

(Source: Housing Land Audit 2012)

Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
H31.1	Bat Survey undertaken	Developer	✓			
H31.2	Ground investigation works to determine the nature, extent and type of any contaminated material within the site to be carried out and reported	Developer	✓			
H31.3	Developer contributions agreed	Developer/Council	✓			

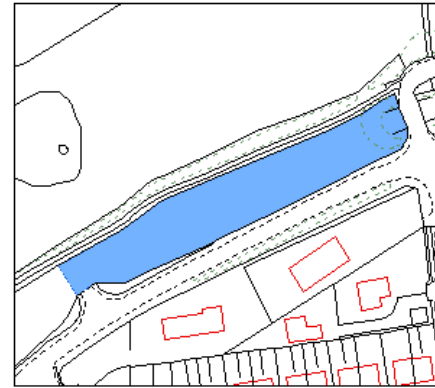
**EMPLOYMENT AND PROSPERITY**

**BUSINESS AND EMPLOYMENT**

**Business Site B10 - Devon Village**

Size - 0.34 ha

Landowner/Developer - Clackmannanshire Council



Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
B10.1	Development Brief approved	Developer	✓			
B10.2	Transport Assessment approved (depending on the nature of development proposals)	Developer	✓			
B10.3	Developer contributions agreed	Developer/Council	✓			

3.6 FORTH - RURAL AND AREA WIDE

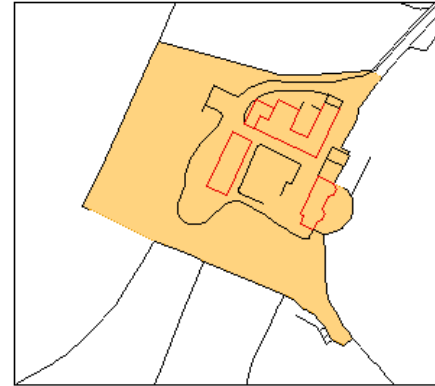
CREATING SUSTAINABLE COMMUNITIES

HOUSING

Housing Site H32 - Lornshill Steading, Alloa

Size - 0.84 ha

Landowner/Developer - Robert Petrie/Mulraney



Capacity	Built
17	0

Programming	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-34
Completions	0	0	0	0	0	8	9	0	0

(Source: Housing Land Audit 2012)

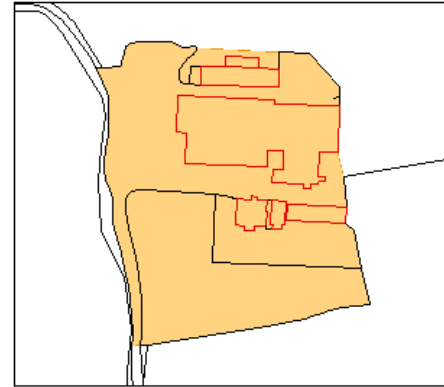
Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
H32.1	Bat Survey undertaken	Developer	✓			
H32.2	Developer contributions agreed	Developer/Council	✓			



**Housing Site H33 - Ditch Farm, Tullibody**

Size - 1.07 ha

Landowner/Developer - Clackmannanshire Council



Capacity	Built
10	0

Programming	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-34
Completions	0	0	5	5	0	0	0	0	0

(Source: Council Estimate)

Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
H33.1	Drainage Assessment undertaken and the potential for SUDS on-site established	Developer/SEPA/ Scottish Water	✓			
H33.2	Bat Survey undertaken	Developer	✓			
H33.3	Ground investigation works to determine the nature, extent and type of any contaminated material within the site to be carried out and reported	Developer	✓			
H33.4	Developer contributions agreed	Developer/Council	✓			

**TRANSPORT**

For Transport proposals and opportunities see 2.2 'Schedule for Infrastructure' entries in the Action Programme.

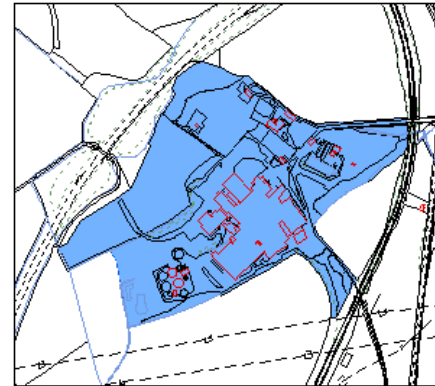
**EMPLOYMENT AND PROSPERITY**

**BUSINESS AND EMPLOYMENT**

**Business Site B11 - Kilbagie**

Size - 19.27 ha

Landowner/Developer - Oran

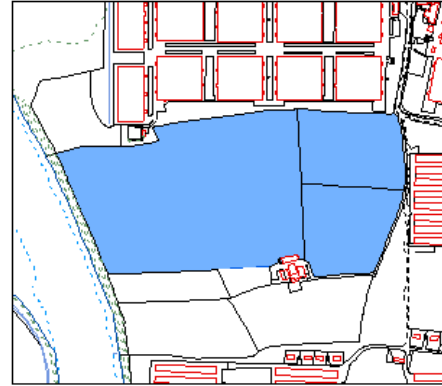


Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
B11.1	Transport Assessment approved (depending on the nature of development proposals)	Developer	✓			
B11.2	Travel Plan approved (depending on the nature of development proposals)	Developer	✓			
B11.3	Ecological Appraisal agreed	Developer	✓			
B11.4	Flood Risk Assessment approved	Developer/SEPA/Scottish Water	✓			
B11.5	Drainage Assessment and SUDS scheme approved	Developer/SEPA/Scottish Water	✓			
B11.6	Developer contributions agreed	Developer/Council	✓			

**Business Site B12 - Garvel Farm, Blackgrange**

Size - 20.21 ha

Landowner/Developer - Unknown

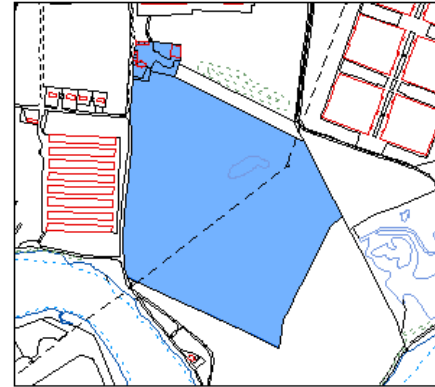


Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
B12.1	Transport Assessment approved	Developer	✓			
B12.2	Habitats Regulations Appraisal required and subsequent Appropriate Assessment if necessary	Developer	✓			
B12.3	Flood Risk Assessment approved	Developer/SEPA/ Scottish Water	✓			
B12.4	Drainage Assessment and SUDS scheme approved	Developer/SEPA/ Scottish Water	✓			
B12.5	Developer contributions agreed	Developer/Council	✓			

**Business Site B13 - Midtown, Blackgrange**

Size - 15.44 ha

Landowner/Developer - Unknown

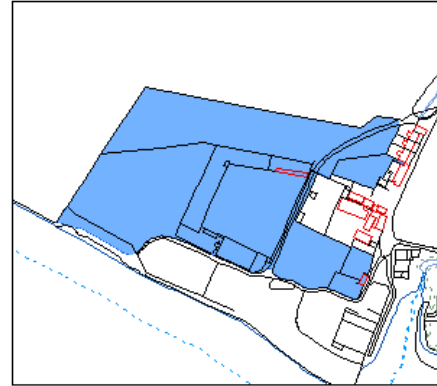


Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
B13.1	Transport Assessment approved	Developer	✓			
B13.2	Habitats Regulations Appraisal required and subsequent Appropriate Assessment if necessary	Developer	✓			
B13.3	Flood Risk Assessment approved	Developer/SEPA/ Scottish Water	✓			
B13.4	Drainage Assessment and SUDS scheme approved	Developer/SEPA/ Scottish Water	✓			
B13.5	Developer contributions agreed	Developer/Council	✓			

**Business Site B14 - Kennetpans**

Size - 4.18 ha

Landowner/Developer - Unknown

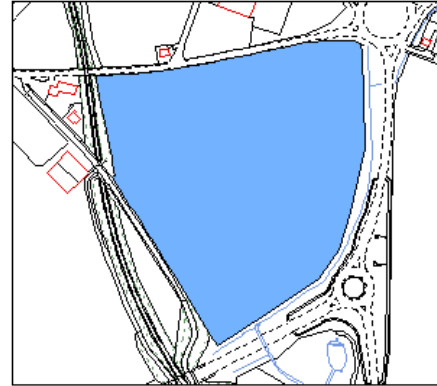


Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
B14.1	Development Brief and Design Statement approved	Developer	✓			
B14.2	Transport Assessment approved (depending on the nature of development proposals)	Developer	✓			
B14.3	Travel Plan approved (depending on the nature of development proposals)	Developer	✓			
B14.4	Habitats Regulations Appraisal required and subsequent Appropriate Assessment if necessary	Developer	✓			
B14.5	Flood Risk Assessment approved	Developer/SEPA/ Scottish Water	✓			
B14.6	Drainage Assessment and SUDS scheme approved	Developer/SEPA/ Scottish Water	✓			
B14.7	Developer contributions agreed	Developer/Council	✓			

**Business Site B15 - Meadowend**

Size - 8.24 ha

Landowner/Developer - Unknown



Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
B15.1	Development Brief and Design Statement approved	Developer	✓			
B15.2	Transport Assessment approved (depending on the nature of development proposals)	Developer	✓			
B15.3	Travel Plan approved (depending on the nature of development proposals)	Developer	✓			
B15.4	Ecological Appraisal agreed	Developer	✓			
B15.5	Flood Risk Assessment approved	Developer/SEPA/Scottish Water	✓			
B15.6	Drainage Assessment and SUDS scheme approved	Developer/SEPA/Scottish Water	✓			
B15.7	Developer contributions agreed	Developer/Council	✓			

### 3.7 MENSTRIE

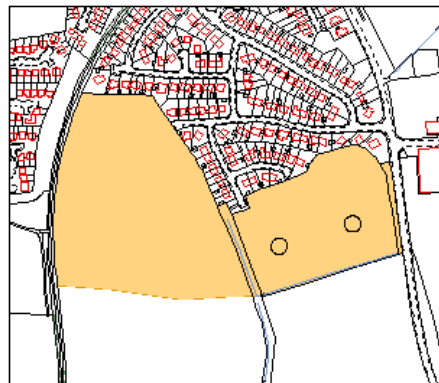
#### CREATING SUSTAINABLE COMMUNITIES

#### HOUSING

##### Housing Site H34 - Middletonkerse, Menstrie

Size - 9.25 ha

Landowner/Developer - Bett Homes Ltd



Capacity	Built
84	0

Programming	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-34
Completions	0	0	0	25	25	25	9	0	0

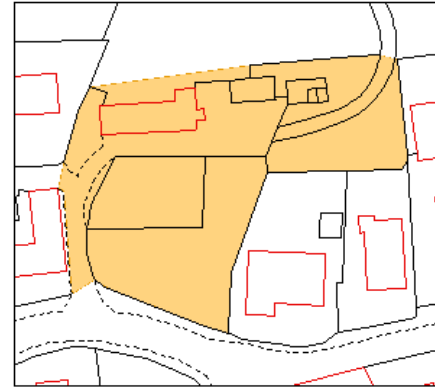
(Source: Council Estimate)

Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
H34.1	Development Brief and Design Statement approved	Developer	✓			
H34.2	Transport Assessment approved	Developer	✓			
H34.3	Flood Risk Assessment approved	Developer/SEPA	✓			
H34.4	Drainage Assessment and SUDS scheme approved	Developer/SEPA/Scottish Water	✓			
H34.5	Tree Survey agreed including details of trees to be retained	Developer	✓			
H34.6	Ecological Appraisal agreed	Developer	✓			
H34.7	Developer contributions agreed	Developer/Council	✓			

**Housing Site H35 - Ochil Road, Menstrie**

Size - 0.25 ha

Landowner/Developer - W McLaren and Sons



Capacity	Built
5	0

Programming	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-34
Completions	0	5	0	0	0	0	0	0	0

(Source: Housing Land Audit 2012)

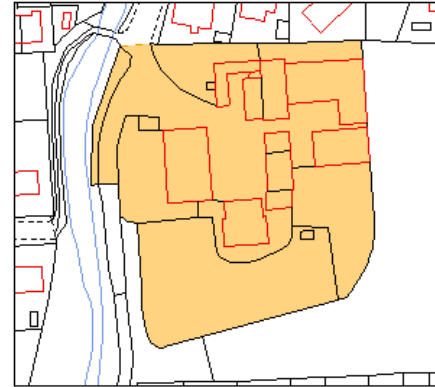
Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
H35.1	Drainage Assessment undertaken and the potential for SUDS on-site established	Developer/SEPA/Scottish Water	✓			
H35.2	Developer contributions agreed	Developer/Council	✓			



**Housing Site H36 - Mains Farm Steading, Menstrie**

Size - 0.64 ha

Landowner/Developer - Mr R Muirhead



Capacity	Built
8	0

Programming	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-34
Completions	0	0	0	8	0	0	0	0	0

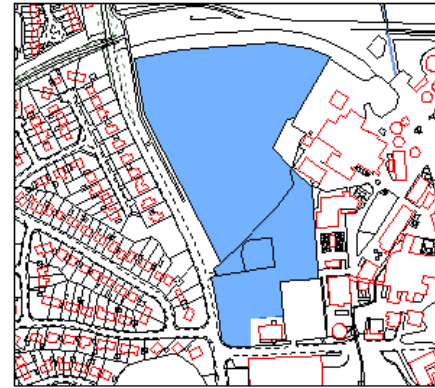
(Source: Housing Land Audit 2012)

Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
H36.1	Development Brief approved	Developer	✓			
H36.2	Flood Risk Assessment approved	Developer/SEPA	✓			
H36.3	Drainage Assessment approved	Developer/SEPA/Scottish Water	✓			
H36.4	Bat Survey undertaken	Developer	✓			
H36.5	Developer contributions agreed	Developer/Council	✓			

**EMPLOYMENT AND PROSPERITY****BUSINESS AND EMPLOYMENT****Business Site B16 - Glenochil Yeast, Menstrie**

Size - 4.57 ha

Landowner/Developer - Unknown



Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
B16.1	Development Brief approved	Developer	✓			
B16.2	Travel Plan approved (depending on the nature of development proposals)	Developer	✓			
B16.3	Flood Risk Assessment approved	Developer/SEPA/Scottish Water	✓			
B16.4	Drainage Assessment and SUDS scheme approved	Developer/SEPA/Scottish Water	✓			
B16.5	Developer contributions agreed	Developer/Council	✓			

**TRANSPORT**

For Transport proposals and opportunities see 2.2 'Schedule for Infrastructure' entries in the Action Programme.

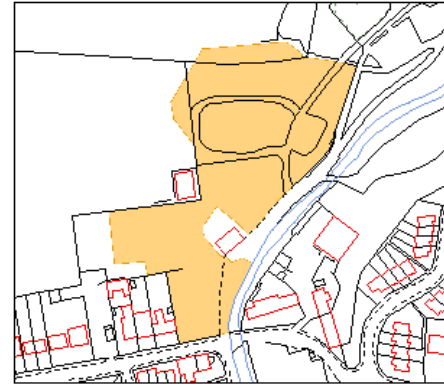
3.8 ALVA

**CREATING SUSTAINABLE COMMUNITIES**  
**HOUSING**

**Housing Site H37 - Brook Street/Beauclerc Street, Alva**

Size - 1.05 ha

Landowner/Developer - Modelrange Ltd.



Capacity	Built
17	0

Programming	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-34
Completions	0	0	10	7	0	0	0	0	0

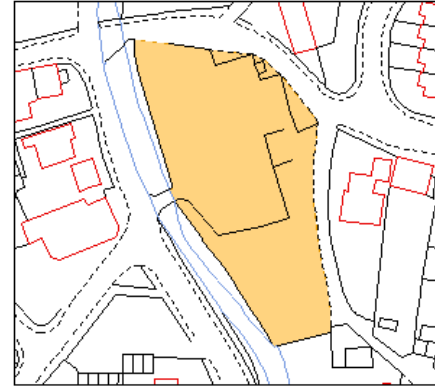
(Source: Housing Land Audit 2012/Planning Application 11/00292/FULL)

Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
H37.1	Development Brief approved	Developer	✓			
H37.2	Flood risk assessment approved	Developer/SEPA	✓			
H37.3	Drainage Assessment undertaken and the potential for SUDS established	Developer/SEPA/ Scottish Water	✓			
H37.4	Ground investigation works to determine the nature, extent and type of any contaminated material within the site to be carried out and reported	Developer	✓			
H37.5	Developer contributions agreed	Developer/Council	✓			

**Housing Site H38 - Brook Street/Back Road, Alva**

Size - 0.29 ha

Landowner/Developer - Modelrange Ltd



Capacity	Built
8	0

Programming	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-34
Completions	0	4	4	0	0	0	0	0	0

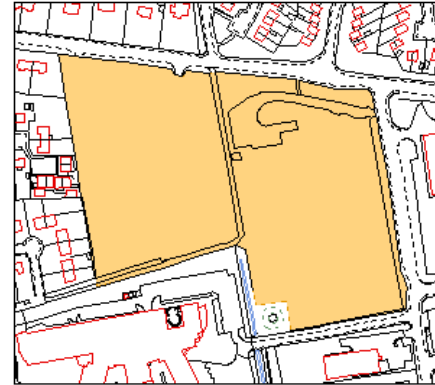
(Source: Housing Land Audit 2012)

Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
H38.1	Flood risk assessment approved	Developer/SEPA	✓			
H38.2	Drainage Assessment undertaken and the potential for SUDS established	Developer/SEPA/Scottish Water	✓			
H38.3	Developer contributions agreed	Developer/Council	✓			

**Housing Site H39 - Berryfield, Alva**

Size - 4.63 ha

Landowner/Developer - Alva Investments Ltd



Capacity	Built
100	0

Programming	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-34
Completions	0	0	10	25	20	20	25	0	0

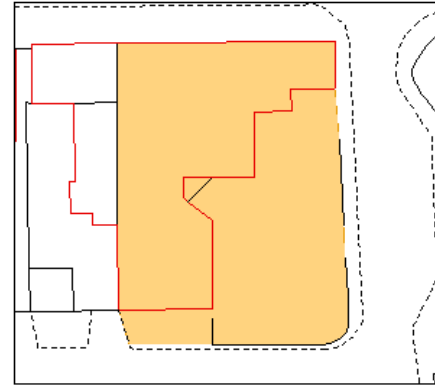
(Source: Housing Land Audit 2012)

Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
H39.1	Development Brief approved	Developer	✓			
H39.2	Flood risk assessment approved	Developer/SEPA	✓			
H39.3	Drainage Assessment undertaken and the potential for SUDS on-site and flood storage established	Developer/SEPA/ Scottish Water	✓			
H39.4	Assessment of Silver Burn and report on the potential to de-culvert and re-naturalise the burn	Developer/SEPA	✓			
H39.5	Developer contributions agreed	Developer/Council	✓			

**Housing Site H40 - Former Alva Glen Hotel, Alva**

Size - 0.12 ha

Landowner/Developer - Zohed Moqsud



Capacity	Built
12	0

Programming	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-34
Completions	0	0	12	0	0	0	0	0	0

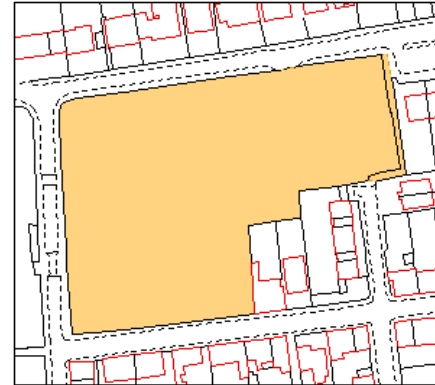
(Source: Council Estimate)

Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
H40.1	Promote Compulsory Purchase Order if voluntary acquisition is unsuccessful	Council	✓			
H40.2	Development Brief approved	Developer	✓			
H40.3	Bat survey undertaken	Developer	✓			
H40.4	Developer contributions agreed	Developer/Council	✓			
H40.5	Flood risk Assessment approved	Developer/SEPA/Scottish Water	✓			

**Housing Site H40 - Queen Street, Alva**

Size - 0.86 ha

Landowner/Developer - Clackmannanshire Council



Capacity	Built
48	0

Programming	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-34
Completions	0	0	20	28	0	0	0	0	0

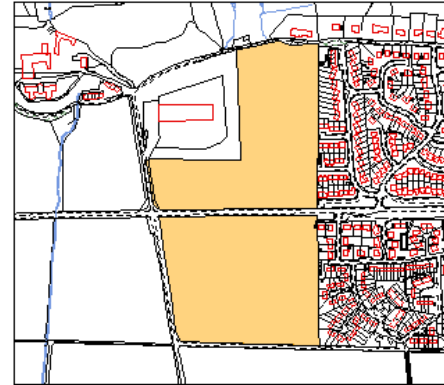
(Source: Council Estimate)

Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
H40.1	Development Brief and Design Statement approved	Developer	✓			
H40.2	Drainage Assessment approved	Developer	✓			
H40.3	Developer contributions agreed	Developer/Council	✓			

**Housing Site H41 - Alva West, Alva**

Size - 12.61 ha

Landowner/Developer - Marshall



Capacity	Built
430	0

Programming	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-34
Completions	0	0	0	0	0	0	0	200	230

(Source: Council Estimate)

Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
H42.1	Masterplan and Development Brief approved	Developer		✓		
H42.2	Transport Assessment approved	Developer		✓		
H42.3	Flood Risk Assessment, Drainage Assessment and SUDS strategy approved	Developer/SEPA		✓		
H42.4	Landscaping and Planting Strategy approved	Developer		✓		
H42.5	Developer contributions agreed	Developer/Council		✓		

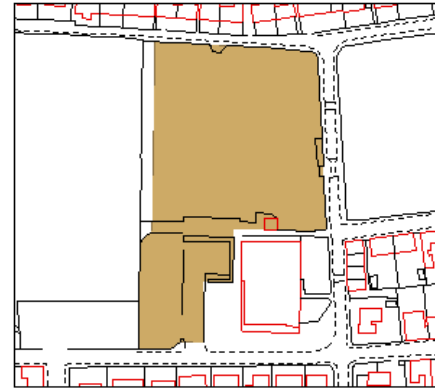


**MIXED USE SITES**

**Mixed Use Site M05 - Park Street, Alva**

Size - 0.98 ha

Landowner/Developer - Clackmannanshire Council



Capacity	Built
20	0

Programming	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-34
Completions	0	0	10	10	0	0	0	0	0

(Source: Council Estimate)

Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
M5.1	Development Brief approved	Developer	✓			
M5.2	Drainage Assessment undertaken and the potential for SUDS on-site established	Developer/SEPA/Scottish Water	✓			
M5.3	Developer contributions agreed	Developer/Council	✓			

## SOCIAL INFRASTRUCTURE

### Social Infrastructure Site S07 - Alva Cemetery Extension

Size - 1.19 ha

Landowner/Developer - Clackmannanshire Council

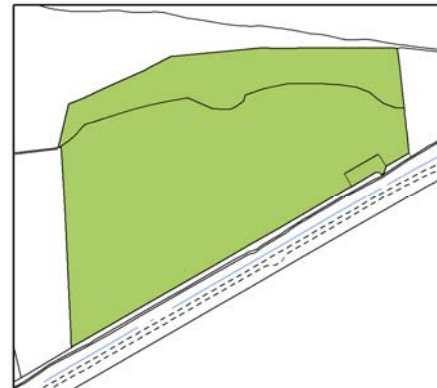


Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
S7.1	Drainage Assessment approved	Council	✓			
S7.2	Flood Risk Assessment approved	Developer/SEPA/Scottish Water	✓			

### Social Infrastructure Site S08 - Woodland Burial Site, Alva

Size - 2.76 ha

Landowner/Developer - Clackmannanshire Council



Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
	No Actions Identified					

**TRANSPORT**

For Transport proposals and opportunities see 2.2 'Schedule for Infrastructure' entries in the Action Programme.

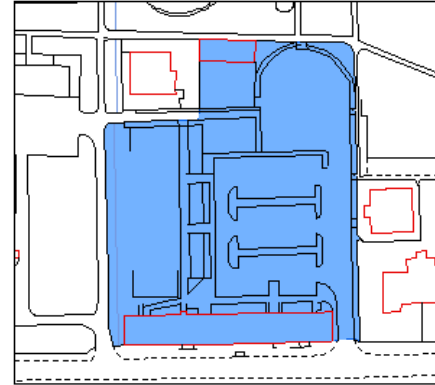
**EMPLOYMENT AND PROSPERITY**

**BUSINESS AND EMPLOYMENT**

**Business Site B17 - Glentana, Alva**

Size - 1.01 ha

Landowner/Developer - Unknown



Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
B17.1	Development Brief approved	Developer	✓			
B17.2	Flood Risk Assessment approved	Developer/SEPA/Scottish Water	✓			
B17.3	Drainage Assessment and SUDS scheme approved	Developer/SEPA/Scottish Water	✓			
B17.4	Bat survey required	Developer	✓			
B17.5	Developer contributions agreed	Developer/Council	✓			

**ENVIRONMENTAL ASSETS****THE NATURAL ENVIRONMENT****Natural Environment Site E01 - Alva Woodland Park Expansion**

Size - Unknown

Landowner/Developer - Clackmannanshire Council

Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
E1.1	Further detail to be provided in the Green Networks Supplementary Guidance	Council	✓			
E1.2	Study to be undertaken to establish the use of the site by any of the Firth of Froth SPA qualifying species and subsequent Habitats Regulations Appraisal to be undertaken if required	Council	✓			

### 3.9 TILlicOULTRY and COALSNAUGHTON

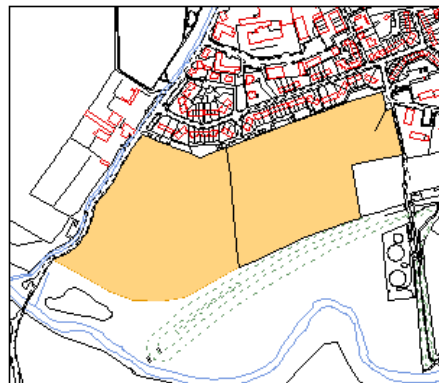
#### CREATING SUSTAINABLE COMMUNITIES

#### HOUSING

##### Housing Site H43 - Lower Mill Street, Tillicoultry

Size - 10.04 ha

Landowner/Developer - Hallam Land Management



Capacity	Built
74	0

Programming	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-34
Completions	0	0	24	24	24	2	0	0	0

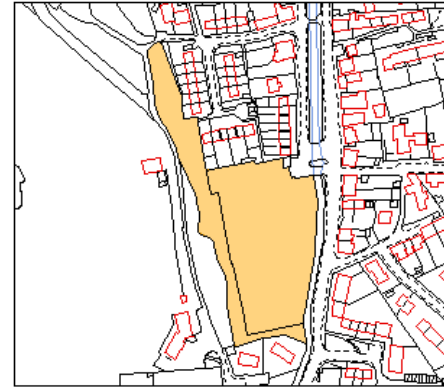
(Source: Housing Land Audit 2012)

Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
H43.1	Development Brief approved	Developer	✓			
H43.2	Flood risk assessment approved	Developer/SEPA	✓			
H43.3	Drainage Assessment undertaken and the potential for SUDS on-site established	Developer/SEPA/Scottish Water	✓			
H43.4	Developer contributions agreed	Developer/Council	✓			

**Housing Site H44 - Middleton Mill/Upper Mill Street, Tillicoultry**

Size - 0.75 ha

Landowner/Developer - Unknown



Capacity	Built
50	0

Programming	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-34
Completions	0	0	0	20	30	0	0	0	0

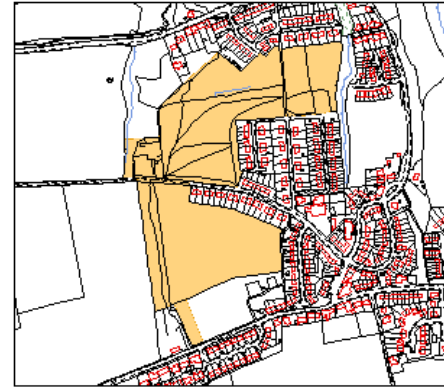
(Source: Council Estimate)

Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
H44.1	Development Brief approved	Developer	✓			
H44.2	Flood risk assessment approved	Developer/SEPA	✓			
H44.3	Assessment of Tillicoultry Burn and report on the potential to re-naturalise the burn	Developer/SEPA	✓			
H44.4	Investigation and report on opportunities to include flood attenuation measures as part of the development	Developer/SEPA	✓			
H44.5	Archaeological site assessment undertaken	Developer	✓			
H44.6	Ground investigation works to determine the nature, extent and type of any contaminated material within the site to be carried out and reported	Developer	✓			
H44.7	Developer contributions agreed	Developer/Council	✓			

**Housing Site H45 - Coalsnaughton North**

Size - 12.06 ha

Landowner/Developer - Hazeldene (Coalsnaughton) Ltd



Capacity	Built
240	0

Programming	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-34
Completions	0	0	10	10	10	30	40	140	0

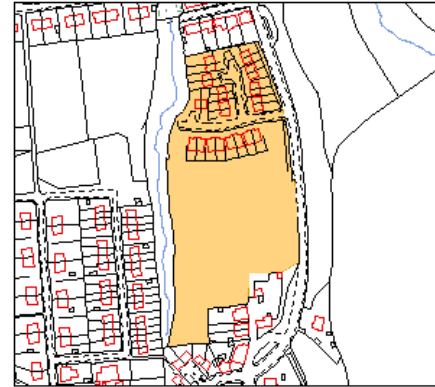
(Source: Housing Land Audit 2012)

Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
H45.1	Masterplan approved	Developer	✓			
H45.2	Ground conditions require to be assessed through geotechnical investigations	Developer	✓			
H45.3	Developer contributions agreed	Developer/Council	✓			
H45.4	Drainage Assessment undertaken and the potential for SUDS on-site established	Developer/SEPA/Scottish Water	✓			

**Housing Site H46 - Coalsnaughton North (The Glen), Coalsnaughton**

Size - 2.31 ha

Landowner/Developer - LMF Homes Ltd



Capacity	Built
34	28

Programming	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-34
Completions	0	5	6	10	10	3	0	0	0

(Source: Housing Land Audit 2012)

Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
H46.1	Developer contributions agreed for each phase	Developer/Council	✓			

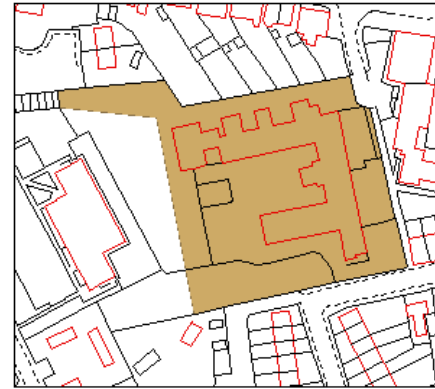


**MIXED USE SITES**

**Mixed Use Site M06 - Former Tillicoultry Community Centre, Tillicoultry**

Size - 0.75 ha

Landowner/Developer - Clackmannanshire Council



Capacity	Built
50	0

Programming	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-34
Completions	0	0	0	30	20	0	0	0	0

(Source: Council Estimate)

Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
M6.1	Development Brief approved	Developer	✓			
M6.2	Flood Risk Assessment approved	Developer/SEPA/Scottish Water	✓			
M6.3	Developer contributions agreed	Developer/Council	✓			

## SOCIAL INFRASTRUCTURE

### Social Infrastructure Site S09 - Tillicoultry - Playing Fields Extension

Size - 4.13 ha

Landowner/Developer - Unknown



Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
S9.1	Drainage Assessment undertaken and the potential for SUDS on-site established	Developer/SEPA/Scottish Water	✓			
S9.2	Flood Risk Assessment approved	Developer/SEPA/Scottish Water	✓			

### 3.10 WEST OCHILS RURAL and AREA WIDE

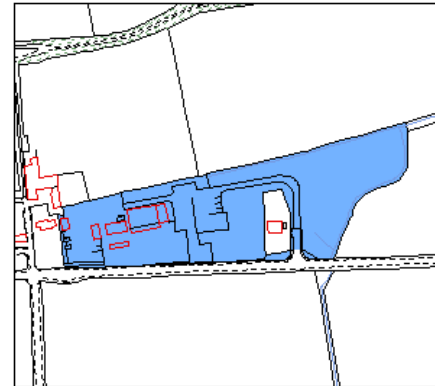
## TRANSPORT

For Transport proposals and opportunities see 2.2 'Schedule for Infrastructure' entries in the Action Programme.

**EMPLOYMENT AND PROSPERITY****BUSINESS AND EMPLOYMENT****Business Site B18 - Former Glenochil Nursery**

Size - 2.70 ha

Landowner/Developer - Clackmannanshire Council



Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
B18.1	Development Brief and Design Statement approved	Developer	✓			
B18.2	Drainage Assessment and SUDS scheme approved	Developer/SEPA/Scottish Water	✓			
B18.3	Flood Risk Assessment approved	Developer/SEPA/Scottish Water	✓			
B18.4	Bat survey required	Developer	✓			
B18.5	Tree Survey agreed including details of trees to be retained	Developer	✓			
B18.6	Developer contributions agreed	Developer/Council	✓			

### 3.11 DOLLAR

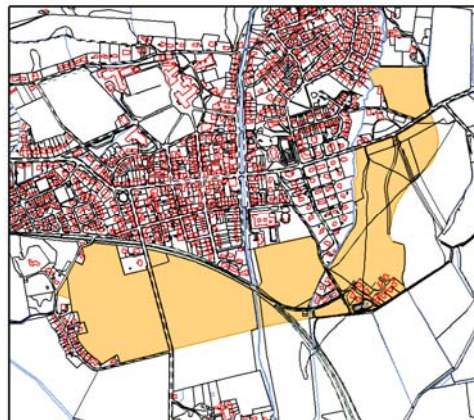
#### CREATING SUSTAINABLE COMMUNITIES

#### HOUSING

##### Housing Site H47 - Dollar Village Expansion

Size - 33.66 ha

Landowner/Developer - K Stewart per PPCA Ltd, B Poett, and Others



Capacity	Built
350	0

Programming	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-34
Completions	0	0	10	20	20	20	20	130	130

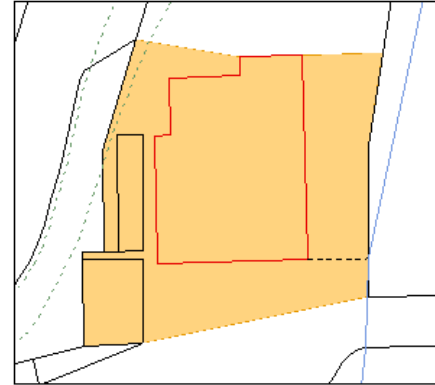
(Source: Council Estimate)

Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
H47.1	Masterplan and Development Brief approved	Developer	✓			
H47.2	Phasing Plan tied to Developer Contributions agreed	Developer	✓			
H47.3	Transport Assessment approved	Developer	✓			
H47.4	Flood Risk Assessment, Drainage Assessment and SUDS strategy approved	Developer/SEPA	✓			
H47.5	Archaeological site assessment undertaken	Developer	✓			
H47.6	Strategic Landscape Framework and Woodland Management Plan agreed	Developer/SNH	✓			
H47.7	Habitat Survey approved	Developer/SNH	✓			
H47.8	Developer contributions agreed	Developer/Council	✓			

**Housing Site H48 - Dollar Golf Club, Dollar**

Size - 0.05 ha

Landowner/Developer - Dollar Golf Club



Capacity	Built
4	0

Programming	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-34
Completions	0	0	4	0	0	0	0	0	0

(Source: Council Estimate)

Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
H48.1	Flood risk assessment approved	Developer/SEPA	✓			
H48.2	Developer contributions agreed	Developer/Council	✓			

**SOCIAL INFRASTRUCTURE**

**Social Infrastructure Site S10 - Strathdevon Primary School, Dollar**

Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
S10.1	Identify the preferred solution for the provision of primary school capacity to accommodate the new housing proposed in the East of Clackmannanshire	Council	✓			
S10.2	Safeguard the land around Strathdevon Primary School and Dollar Community Centre until the review of facilities in association with the Dollar Village Expansion has established a preferred option	Council	✓			

**Social Infrastructure Site S11 - Lover's Loan Playing Fields, Dollar**

Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
	No Actions Identified					

**Social Infrastructure Site S12 - Dollar Golf Club, Dollar - New Clubhouse**

Size - 0.10 ha

Landowner/Developer - Dollar Golf Club



Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
S12.1	Flood Risk Assessment approved	Developer/SEPA	✓			

**Social Infrastructure Site S13 - Dollar Village Expansion Community Sports Facility, Dollar**

Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
	No Actions Identified					

**TRANSPORT**

For Transport proposals and opportunities see 2.2 'Schedule for Infrastructure' entries in the Action Programme.

**EMPLOYMENT AND PROSPERITY****BUSINESS AND EMPLOYMENT****Business Site B19 - Dollar Expansion Employment**

Size - Unknown

Landowner/Developer - K Stewart per PPCA Ltd, B Poett, and Others

Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
B19.1	Agree the extent of business and employment opportunities to be included as part of the Dollar Expansion Area	Developer/Council	✓			
B19.2	Undertake any studies required to inform the provision of employment land as part of the Dollar Expansion Area	Developer/Council	✓			

### 3.12 MUCKHART

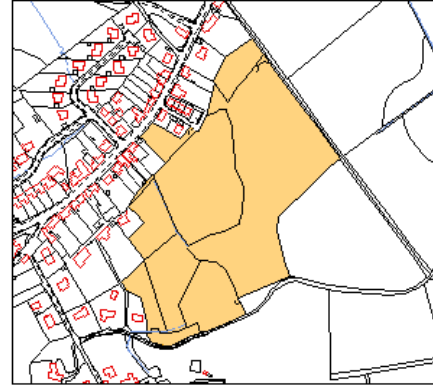
#### CREATING SUSTAINABLE COMMUNITIES

#### HOUSING

##### Housing Site H49 - South and East of Pool of Muckhart

Size - 6.64 ha

Landowner/Developer - Izat



Capacity	Built
35	0

Programming	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-34
Completions	0	0	0	10	20	5			0

(Source: Council Estimate)

Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
H49.1	Masterplan and Development Brief approved	Developer	✓			
H49.2	Flood Risk Assessment, Drainage Assessment and SUDS strategy approved	Developer/SEPA	✓			
H49.3	Developer contributions agreed	Developer/Council	✓			

#### TRANSPORT

For Transport proposals and opportunities see 2.2 'Schedule for Infrastructure' entries in the Action Programme.



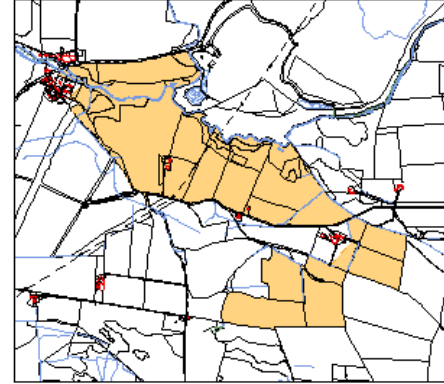
3.13 EAST OCHILS - RURAL AND AREA WIDE

**CREATING SUSTAINABLE COMMUNITIES**  
**HOUSING**

**Housing Site H50 - Forestmill**

Size - 121.81 ha

Landowner/Developer - Hermiston Securities/Others



Capacity	Built
1250	0

Programming	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-34
Completions	0	0	10	50	100	100	100	300	590

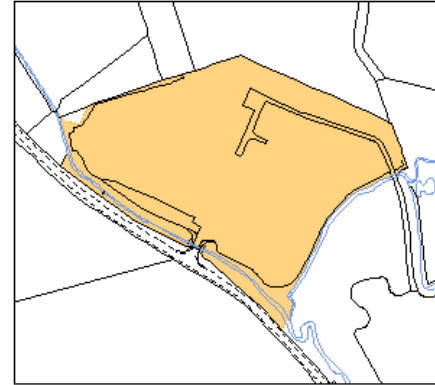
(Source: Housing Land Audit 2012)

Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
H50.1	Masterplan, Design Statement and Development Briefs approved	Developer	✓	✓	✓	
H50.2	Phasing Plan tied to Developer Contributions agreed	Developer	✓			
H50.3	Transport Assessment approved	Developer	✓			
H50.4	Protected species survey and habitat surveys approved	Developer/SNH	✓			
H50.5	Flood Risk Assessment, Drainage Assessment and SUDS strategy approved	Developer/SEPA	✓			
H50.6	Developer contributions agreed	Developer/Council	✓			

**Housing Site H51 - Solsgirth**

Size - 5.71 ha

Landowner/Developer - Unknown



Capacity	Built
45	0

Programming	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-34
Completions	0	0	5	10	10	10	10	0	0

(Source: Housing Land Audit 2012/Planning Application 09/00188/FULL)

Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
H51.1	Development Brief approved	Developer	✓			
H51.2	Flood Risk Assessment	Developer				
H51.3	Developer contributions agreed	Developer/Council		✓		

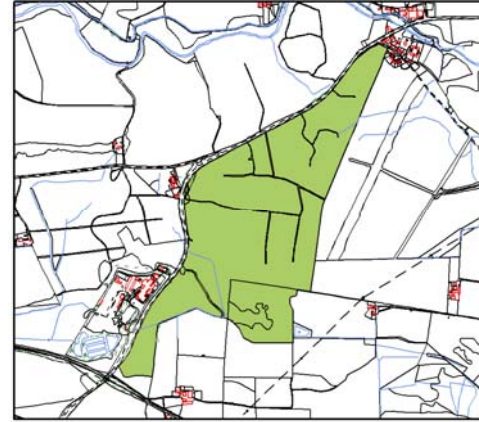
**SOCIAL INFRASTRUCTURE**

**Social Infrastructure Site S14 - Forestmill Primary School**

Landowner/Developer - Hermiston Securities/Others/Clackmannanshire Council

Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
S14.1	Identify the preferred solution for the provision of primary school capacity to accommodate the new housing proposed in the East of Clackmannanshire	Council	✓			
S14.2	Safeguard the land within the development site as part of the Masterplan	Developer/Council	✓			

**Social Infrastructure Site S15 - Forestmill Golf Course and Hotel**  
**Landowner/Developer - Hermiston Securities/Others**



Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
S15.1	Flood Risk Assessment approved	Developer/SEPA/Scottish Water		✓		

**TRANSPORT**

For Transport proposals and opportunities see 2.2 'Schedule for Infrastructure' entries in the Action Programme.

**EMPLOYMENT AND PROSPERITY**

**BUSINESS AND EMPLOYMENT**

**Business Site B20 - Bridge Business Park, Forestmill**

Size - 11.16 ha

Landowner/Developer - Scottish Resources Group

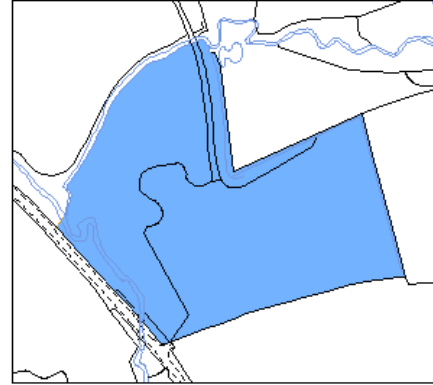


Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
B20.1	Development Brief approved	Developer	✓			
B20.2	Ecological Appraisal agreed	Developer	✓			
B20.3	Drainage Assessment and SUDS scheme approved	Developer/SEPA/Scottish Water	✓			
B20.4	Developer contributions agreed	Developer/Council	✓			

**Business Site B21 - Solsgirth**

Size - 4.69 ha

Landowner/Developer - Unknown



Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
B21.1	Flood Risk Assessment approved	Developer/SEPA/Scottish Water	✓			
B21.2	Drainage Assessment and SUDS scheme approved	Developer/SEPA/Scottish Water	✓			
B21.3	Developer contributions agreed	Developer/Council	✓			

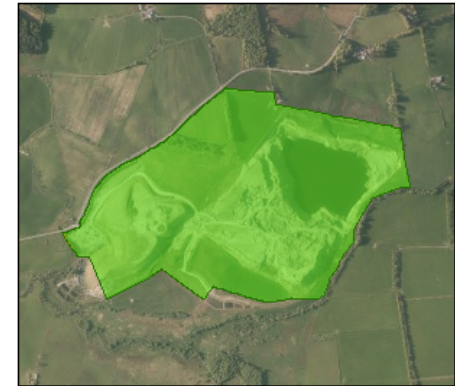
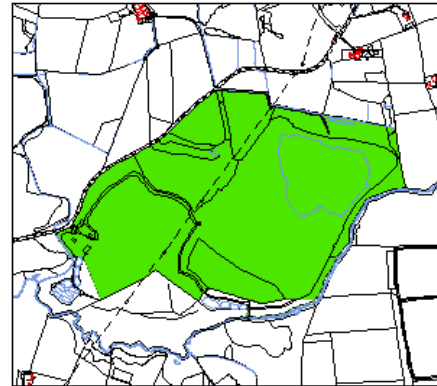
**ENVIRONMENTAL ASSETS**

**THE NATURAL ENVIRONMENT**

**Natural Environment Site E02 - Meadowhill Opencast Restoration**

Size - 100.70 ha

Landowner/Developer - Hermiston Securities/Others



Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
E02.1	Monitor restoration is in accordance with the Section 75 Agreement and Restoration Plan	Council	✓	✓	✓	✓
E02.2	Ensure phasing of Forestmill development is in accordance with the terms of the Restoration Plan	Council	✓			
E02.3	Flood Risk Assessment approved	Developer/SEPA/Scottish Water	✓			



**Clackmannanshire  
Council**

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