

The Clackmannanshire Local Development Plan 2015

ACTION PROGRAMME (Reviewed October 2020)

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Part 1 - Introduction and Context

1.1 Introduction

As required by section 21 of the **Planning etc. (Scotland) Act 2006**, the Council prepared and published an Action Programme as part of the Local Development Plan (LDP) adopted in August 2015. The Council are required to review, update and republish the Action Programme at least every 2 years. The first review of the Action Programme was published in December 2017. The Action Programme review should therefore have been published in December 2019, however this had to be put on hold while the LDP Review's Main Issues Report publicity stage was undertaken. Re-commencement of the preparation of the Action Programme in March 2020 was further hampered by the Covid situation, resulting in its delayed publication.

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 this review provides 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 Council 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
- 9: Minerals (Proposed)
- 10: Domestic Developments

1.3 Monitoring of the Clackmannanshire Local Development Plan (LDP)

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 Monitoring Reports that measure the effectiveness of the Plan, its policies and proposals must be published regularly. The Monitoring Reports 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 includes 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

Some key actions in the overall delivery of the Clackmannanshire Local Development Plan (LDP)				
Feature	Action	Lead Responsibility	Timeline	Remarks
General				
Managing the LDP	Maintain on-line development plan and associated capabilities	Council	Ongoing	Ongoing maintenance and updating
	Publish LDP Monitoring Reports on regular basis (continuous monitoring)	Council/Stakeholders	Bi-annual	To identify key areas of influence and change for planning policy
	Publish LDP Development Plan Scheme	Council	Annually	To assist public awareness
	Review of the Plan	Council	Every 5yrs	Full public engagement
Statutory Guidance				
Supplementary Guidance (SG)	Adopt and apply SG9 - Minerals	Council/Key stakeholders	To be considered through LDP Review	Await NPF4 Government policy on unconventional gas and include in LDP Review. Consider need for SG.
	Review any new and amended national planning policy that arises	Council	Ongoing	SGs to be prepared or reviewed as necessary.
Sustainability				
Support Implementation of Sustainability and Climate Change Strategy	Ensure that relevant co-ordination is secured to deliver planning-related actions in the Council's Sustainability and Climate Change Strategy (SCCS)	Council/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/Key stakeholders	Ongoing	To demonstrate we are delivering sustainable development

2.2 Schedule for Infrastructure

Infrastructure provision/feature	Action	Lead responsibility	Timescale	Progress
Transport and Travel				
Implementation of the Local Transportation Strategy	Enable related sustainable development outcomes through the planning system	Council	Ongoing	
Council Travel Plan	Enable sustainable development outcomes through the planning system		Ongoing	
Designing Streets principles	Work with developers to prioritise quality design in accord with Policy SC5 and SG3 - Placemaking		Ongoing	
Traffic modelling	Updated travel modelling to be commissioned and completed		Unknown	Dependent on funding
New Railway Halts with Parking				
T03	Safeguard land for access road, parking at Alloa Station	Council	2024-29	No known commitment
T07	New rail halt, access road, park and ride at Cambus	Council/Developers	Long Term	No known commitment
T10	Safeguarding of land for rail halt, access road, parking at Clackmannan	Council/Network Rail	2020-24	Site investigation works
Other Parking Provision				
H04	Provision of car park for recreational users within Site H04 (Carsebridge)	Developer	2020-24	Likely to be dependent on rate of development of site H04
Junction Improvement				
T01	A908 improvements Whins/Sauchie corridor	Developer/Council	By 2024	Dependent on rate of development of sites in the area
T02	Shillinghill roundabout			
T05	Sauchie Junctions			
T09	Provision of roundabout on A907 at Helensfield, and provision of cycle crossing on A907	Council		Complete (cycle crossing, not roundabout)
T21	New roundabout at A91/C101, Menstrie	Developer/Council	2024-29	Likely to be dependent on development of site H34
T22	Junction improvements on A91, including pedestrian crossing and signalisation of Queen Street and Brook Street junctions	Developer/Council	By 2024	
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	Not programmed, improvements to be implemented as part of the development of site H47

Infrastructure provision/feature	Action	Lead responsibility	Timescale	Progress
T30	New roundabouts on A977 at Forestmill to access new developments	Developer/Council	By 2024	Not programmed, to be implemented as part of the development of site H50
T31	A977/B913 near Dollar as part of Dollar village expansion	Developer/Council	2024-29	Not programmed, improvements to be implemented as part of the development of site H47
Cycle Infrastructure				
T04	Provision of cycle infrastructure on NCN76 at Clackmannan	Council		Complete
T06	Provision of link road and/or cycle path linking Branshill to Lornhill; provision of cycle path from Lornhill to Glenochil	Developer/Council	By 2024	
T15	Provision of cycle link between NCN764 and Helensfield along the disused railway with cycle crossing on A907	Developer/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	
T18	Provision of cycle link along existing road between Sauchie and Alva	Council	By 2024	
T23	Cycle infrastructure at Back Road, Alva (NCN768)	Council		Complete
T25	Improved active travel route from Menstrie westwards to Council boundary	Council		Complete
T26	Segregated cycle route between Alva and Tillicoultry	Council		Complete
T28	Provision of cycle infrastructure: Muckhart area	Developer/Council		Complete
T29	Provision of cycle infrastructure: Muckhart area	Developer/Council	By 2024	Commenced
T33	Upgrading of the Devon Way between Dollar and Tillicoultry	Council		Complete
T35	Extension to Devon Way: Dollar to Vicar's Bridge	Developer	2024-29	Not programmed, improvements to be implemented as part of the development of site H47
T36	Forestmill to Gartmorn Dam Cycle Link	Developer	2024-29	Not programmed, to be implemented as part of the development of site H50
T37	Cycle infrastructure Dollar to Blairingone	Developer	2024-29	Not programmed, improvements to be implemented as part of the development of site H47

Infrastructure provision/feature	Action	Lead responsibility	Timescale	Progress
T38	Cycle infrastructure NCN 764 to Forestmill	Developer	2024-29	Not programmed, to be implemented as part of the development of site H50
New Roads or Road Improvements				
T08	Remove dips on B9140 at Muirpark, Tullibody	Council		Complete - Double white line system introduced
T11	Safeguarding land for potential by-pass at Fishcross	Council	Long Term	Aspiration
T12	Gartmorn Dam access road from B9140	Council	Long Term	Aspiration
T13	Carsebridge area	Council	Long Term	Improvements may be implemented as part of the development of sites H03/H04
T14	Re-alignment B9140 east of Collyland	Council		Complete
T19	Completion of spine road A91/C101, Menstrie	Developer	2024-29	Likely to be dependent on the development of site H34
T20	Re-alignment of C101 east of hump back bridge; retain bridge for cycle & footpath use	Developer/Council		Improvements carried out to hump backed bridge on C101 and pedestrian/cycle link now complete
T24	Safeguard land for by-pass south of Coalsnaughton (B9140)	Council	Long Term	Aspiration
T32	Re-alignment A91 east of Tillicoultry	Council	Long Term	Not programmed
T34	A91 Cowden Bends Road Safety	Council	Long Term	Not programmed
T39	A823 bends road safety	Council		Complete
Water Management				
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/SEPA/Council	Ongoing	
Secure water quality control	Apply Supplementary Guidance (SG4 - Water) in close working with relevant agencies	SEPA/Scottish Water/Council	Ongoing	
Complete Flood Risk Assessment where appropriate/required	Site water management plans secured through the planning system and implemented in due course	SEPA/Developers/Council	Ongoing	
Water and Drainage				

Infrastructure provision/feature	Action	Lead responsibility	Timescale	Progress
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/SEPA/Scottish Water/SNH	Ongoing	
Energy Supply				
Apply SG7 - Energy Efficiency and Low Carbon Development	Enable sustainable development outcomes through the planning system	Council/Stakeholders	Ongoing	
Apply SG3 - Placemaking			Ongoing	
Apply SG2 - Onshore Wind Energy			Ongoing	
Apply SG9 - Minerals (when adopted)			Ongoing	
Waste Management				
Apply Zero Waste Plan	Enable sustainable development outcomes through the planning system	Council	2025	
Open Space, Recreation Facilities and Green Network				
Apply SG1 - Developer Contributions	Delivery of improvements to open space and green network as required	Council/Developers	Ongoing	This approach is being successfully implemented through the Developer Contributions Group

Infrastructure provision/feature	Action	Lead responsibility	Timescale	Progress
Implementation of SG6 - Green Networks and principles of the Central Scotland Green Network (CSGN)	Enable sustainable development outcomes through the planning system	Council/Clackmannanshire Alliance/Key stakeholders	Ongoing	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/Stakeholders	Ongoing	
Support principles of Council's Leisure and Sport Strategy		Council/Developers	Ongoing	
Implement SG8 Woodlands & Forestry and support principles of the Stirling and Clackmannanshire Woodlands and Forestry framework	Implement associated requirements through the planning system	Council/Stakeholders	Ongoing	
Obtain commuted sums for infrastructure provision where appropriate/required	Delivery to be consistent with principles contained in SG1 - Developer Contributions	Developers/Council	Ongoing	
Education Facilities				
Apply SG1 - Developer Contributions	Delivery of improvements to education estate as required	Council/Developers	Ongoing	This approach is being successfully implemented through the Developer Contributions Group
Manage and deliver Council's Property Portfolio and Plans	Enable sustainable development outcomes through the planning system, where appropriate	Council	Ongoing	
Sauchie West Primary School	New school to be built	Council/Developers	By 2024	Likely to be dependent on development of site H16 and the Council's Learning Estate Strategy
Forestmill Primary School	New school to be built	Council/Developers	2029+	Dependent on progress of development on site H50 and the Council's Learning Estate Strategy
Community Facilities				
Apply SG1 - Developer Contributions	Delivery of improvements to community facilities as required	Council/Developers	Ongoing	This approach is being successfully implemented through the Developer Contributions Group

2.3 Schedule of actions for Planning Policies

Creating sustainable communities

Planning Policy	Action	A planned outcome	Lead responsibility	Timescale
HOUSING				
POLICY SC1 - Maintaining a Housing Land Supply	Produce and maintain Housing Land Audit	Annual Housing Land Audit (HLA) agreed and published/HNDA updates	Council	Annually
	Joint working with private sector and neighbouring authorities	Housing Strategic Partnership operative/HNDA updates (outcomes based)	Council	Ongoing
	Support implementation of Clackmannanshire Housing Strategy	Enable sustainable development outcomes through the planning system, where appropriate	Council/Developers	Ongoing
	LDP Monitoring Report	Analysis of planning application data established and regularly maintained	Council	Ongoing
POLICY SC2 - Affordable Housing	Developer Obligations/Contributions	Committed sums secured/deliver measures based on HNDA	Council/Developer	Ongoing
	LDP Monitoring Report	Published/recommendations adopted	Council	Ongoing
POLICY SC3 - Gypsies and Travellers and Travelling Showpeople	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
POLICY SC4 - Residential Care Facilities	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/Strategic Housing Partnership	Annually
For Policies SC1-SC4	Clackmannanshire Local Housing Strategy/HNDA and updates	Work closely with relevant agencies	Council/Strategic Housing Partnership	Ongoing
PLACEMAKING PRINCIPLES FOR HOUSING DEVELOPMENT				
POLICY SC5 - Layout and Design Principles Policy SC6 - Additional Design Information	Apply SG3 - Placemaking	Enable sustainable development outcomes through the planning system, where appropriate	Council/Stakeholders	Ongoing
Policy SC7 - Energy Efficiency and Low Carbon Development	Apply SG7 - Energy Efficiency and Low Carbon Development	Enable sustainable development outcomes through the planning system, where appropriate	Council/Stakeholders	Ongoing
	Support the Clackmannanshire renewable energy and energy efficiency strategy	Secure and implement relevant planning requirements	Council/Key stakeholders	Ongoing

Planning Policy	Action	A planned outcome	Lead responsibility	Timescale
DEVELOPER CONTRIBUTIONS				
SC8 - Domestic Developments	Apply SG10 - Domestic Developments	Enable sustainable development outcomes through the planning system, where appropriate	Council	Ongoing
Policy SC9 - Developer Contributions: The Council will expect contributions towards the following types of infrastructure:	Apply SG1 - Developer Contributions		Council/Developers/Stakeholders	Ongoing
• Education Provision	Work closely with Education and Facilities Management of the Council	Coordinated action to provide and manage education facilities in accordance with the Learning Estate Strategy	Council/Developer	Ongoing
• Transportation Provision (including active travel options)	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/Developer	Ongoing
• Open Space, Recreation and Play Provision	Implement Open Space Strategy & Leisure and Sports Strategy	Enable sustainable development outcomes through the planning system, where appropriate	Council/Developer	Ongoing
• Sustainable Flood Management	Apply SG4 - Water		Council/Developer	Ongoing
• Town Centre Enhancement	Contribute to relevant aspects in delivery of town centre enhancements		Council/Developer	Ongoing
• Protection and enhancement of natural habitats	Implement CSGN and SG6 - Green Networks		Developer/Clacks Alliance	Ongoing
• Public Art Provision	Provide art feature that is agreed	Delivery on site	Developer	Ongoing
POLICY SC10 - Education, Community Facilities and Open Spaces	Apply SG1 - Developer Contributions	Work closely with Education and Social Services and Facilities Management/Developers for delivery	Council/Stakeholders	Ongoing
	Implement Open Space Strategy and Action Plan		Council/Stakeholders	Ongoing
	LDP Monitoring Report	Published/Recommendations applied	Council	Ongoing
INTEGRATED AND SUSTAINABLE TRANSPORTATION				
Policy SC11 - Transport Networks	Implementation of current LTS and review and adoption of next LTS	Enable sustainable development outcomes through the planning system, where appropriate	Council	Ongoing
	Implement LDP Development Guidelines and relevant SG		Council/Stakeholders	Ongoing
Policy SC12 - 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/Developers	Ongoing
SUSTAINABLE ENERGY PRODUCTION				
Policy SC13 - Decentralised	Apply SG2 - Onshore Wind energy	Enable sustainable development outcomes	Council/Stakeholders	Ongoing

Planning Policy	Action	A planned outcome	Lead responsibility	Timescale
Energy	Apply SG7 - Energy Efficiency and Low Carbon Development	through the planning system, where appropriate	Council/Stakeholders	Ongoing
	LDP - Monitoring Reports	Published/Implement agreed recommendations	Council/Stakeholders	Ongoing
Policy SC14 - Renewable Energy	Apply SG7 - Energy Efficiency and Low Carbon Development	Enable sustainable development outcomes through the planning system, where appropriate	Council/Stakeholders	Ongoing
Policy SC15 - Wind Energy Development	Apply SG2 - Onshore Wind energy		Council/Stakeholders	Ongoing
Policy SC16 - Hydro-electricity Development	Apply SG4 - Water		SEPA/Council/Developers	Ongoing
Policy SC17 - Biomass	Apply SG7 - Energy Efficiency and Low Carbon Development		SEPA/Council/Developers	Ongoing
Policy SC18 - Large Solar Arrays	Apply SG7 - Energy Efficiency and Low Carbon Development		SEPA/Council/Developers	Ongoing
Policy SC19 - Deep Geothermal	Apply SG7 - Energy Efficiency and Low Carbon Development		Council/Stakeholders	Ongoing
WATER AND DRAINAGE INFRASTRUCTURE				
Policy SC20 - Water and Drainage Infrastructure and Capacity	Apply SG4 - Water, SUDS required	Work closely with developers/SEPA/Scottish Water/others	Council/Stakeholders	Ongoing
HAZARDOUS SUBSTANCES				
Policy SC21 - Pipeline and Hazard Consultation Zones	LDP Monitoring Report	Published	Council	Ongoing
Policy SC22 - Hazardous Substances Consent				
DEVELOPMENT IN THE COUNTRYSIDE AND THE RURAL ECONOMY				
Policy SC23 - Development in the Countryside - General Principles	Justification for the rural location is required in accord with the policy criteria	Monitor	Developers	Ongoing
Policy SC24 - Residential Development in the Countryside				
Policy SC25 - Business Development in the Countryside				
Policy SC26 - Enabling Development in the Countryside				

Employment and prosperity

Planning Policy	Action	A planned outcome	Lead responsibility	Timescale
BUSINESS AND EMPLOYMENT				
Policy EP1 - Strategic Land for Business	Business Land Audit LDP Monitoring Report	5 year business land supply maintained	Council	Biennially
Policy EP2 - Existing Business Sites				
Policy EP3 - Business and Industrial Uses Outwith Existing or Allocated Business Sites				
Policy EP4 - Non-Employment Generating Uses on Existing or Allocated Business Sites				
Policy EP5 - Home Working				
Policy EP6 - 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	Ongoing
Policy EP7 - Telecommunications Development Criteria	Apply sequential approach to siting of masts and equipment with precautionary principles applied	Enable sustainable development outcomes where feasible	Council	Ongoing
Policy EP8 - Telecommunications Development - Additional Information				
Policy EP9 - Protection of Mineral Resources	Apply SG9 - Minerals	Enable sustainable development outcomes, as feasible	Council	Ongoing
Policy EP10 - Minerals, General Principles				
Policy EP11 - Surface Coal Mining				
Policy EP12 - Aggregate Minerals				
Policy EP13 - Coal Bed Methane				
RETAIL AND TOWN CENTRES				
Policy EP14 - 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	When resources allow

Planning Policy	Action	A planned outcome	Lead responsibility	Timescale
Policy EP15 - Promoting Town Centre Regeneration	Town centre enhancement plans	Enable sustainable development outcomes, as appropriate	Council/BIDS	Ongoing
	Review of Retail Capacity and Town Centre Health Checks	Published	Council/BIDS	Review when resources allow
	Clackmannanshire Housing Strategy/Plans for investment	"Living in the town centre"/Investment Plans/Delivery Plan/Enable sustainable development outcomes, as required	Council/BIDS	Ongoing
Policy EP16 - New Retail and Commercial Leisure Development				
Policy EP17 - Supermarket and Superstore Development				
Policy EP18 - Food and Drink				
Policy EP19 - Siting of Mobile Snack Bars				
Policy EP20 - Motor Vehicle Sales and Service Areas				
Policy EP21 - Local Shops				
Policy EP22 - Shop Front Design, Advertising and External Security Measures				

Environmental Assets

Planning Policy	Action	A planned outcome	Lead responsibility	Timescale
THE NATURAL ENVIRONMENT				
Policy EA1 - 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	Ongoing
	Apply SG8 - Woodland and Forestry		Clacks Alliance/Council/Stirling Council/Stakeholders	Ongoing
	Apply SG6 - Green Networks		Council	Ongoing
	Implement Open Space Strategy and Leisure Strategy		Council	Ongoing
	Habitat and species surveys required, where appropriate, on site by site basis		Developers	Ongoing
	LDP Monitoring Reports	Implement agreed recommendations	Council	Ongoing

Planning Policy	Action	A planned outcome	Lead responsibility	Timescale
Policy EA2 - Habitat Networks and Biodiversity	Apply relevant SG	Enable sustainable development outcomes through the planning system, where appropriate	Council	Ongoing
Policy EA3 - Protection of Designated Sites and Protected Species	Site survey for any Protected Species; Management Plans for specific sites required		SNH/Council/Developers	Ongoing
Policy EA4 - Landscape Quality	LDP Monitoring Reports	Published/Implement agreed recommendations	Council/SNH	Ongoing
Policy EA5 - Geological Conservation Review Sites				
Policy EA6 - 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/Scottish Forestry	Ongoing
			Developers/Private parties	Ongoing
Policy EA7 - 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	Ongoing
Policy EA8 - Green Belt	LDP Monitoring Reports	Published	Council	Ongoing
	Apply SG6 - Green Networks	Deliver protection and enhancement of the Green Belt	Council/Developer	Ongoing
Policy EA9 - Managing Flood Risk	Forth Local Flood Risk Management Plan	Enable sustainable development outcomes through the planning system, where appropriate	Council/Developer	Ongoing
	Forth Area Management Plan		Scottish Water/Council	Ongoing
	Apply SG4 - Water		Council	Ongoing
	Apply SG1 - Developer Contributions		Council	Ongoing
	Flood risk assessments (FRA) on site by site basis	Site management plans	Developers	Ongoing
Policy EA10 - Coastal Planning	Apply SG4 - Water; Scope out potential actions re RBMP	Enable sustainable development outcomes through the planning system, where appropriate	Council/Forth Estuary Forum/SEPA	Ongoing
	Inner Forth Landscape Initiative		Council/Forth Estuary Forum/SEPA	Ongoing
	Forth Area Management Plan		SEPA/Council/Forth Estuary Forum et al	Ongoing
PROTECTING ENVIRONMENTAL RESOURCES				
Policy EA11 - Environmental Quality	Adopt PAN 51 - Planning and environmental protection and SPP	Adopt precautionary approach	SEPA/Council	Ongoing
	Monitoring air quality	Work closely with Environmental Services	Council	Ongoing
Policy EA12 - Water Environment	Apply SG4 - Water	Enable sustainable development outcomes through the planning system, where appropriate	Council	Ongoing
	Forth Area Management Plan		Scottish Water/Council	Ongoing
Policy EA13 - Significant Soil Resources	LDP Monitoring Reports	Published/Implement agreed recommendations	Council	Ongoing

Planning Policy	Action	A planned outcome	Lead responsibility	Timescale
Policy EA14 - Supporting the Delivery of Community Growing Spaces	Support working partnerships to expand facilities	Partnership is operative to help deliver in accord with Open Space Strategy	Council/Key stakeholders	Ongoing
Policy EA15 - Classification of Land that has been used for Community Growing	LDP Monitoring Reports	Published/Implement agreed recommendations	Council	Ongoing
Policy EA16 - Waste Management Facilities	Zero Waste Plan	Work closely with Environmental Services for delivery	Council/Developers	Ongoing
	Apply SG9 - Waste Management	Site Waste Management Plans approved	Council/Developers	Ongoing
	Site Waste Management Plans	Site Waste Management Plans approved	Developers	Ongoing
Policy EA17 - Energy from Waste Facilities	Developers to consult SEPA with reference to Thermal Treatment of Waste Guidelines 2009, as amended 2011	Work closely with Environmental Services for delivery	Developers	Ongoing
	Zero Waste Plan		Developers	Ongoing
Policy EA18 - Minimising Waste in New Development	Site Waste Management Plans	Site Waste Management Plans approved, deliver	Developers	Ongoing
THE BUILT ENVIRONMENT				
Policy EA19 - Scheduled Monuments	LDP Monitoring Report	Publish/Implement agreed recommendations	Council	Ongoing
Policy EA20 - Other Archaeological Resources				
Policy EA21 - Historic Gardens and Designed Landscapes				
Policy EA22 - Listed Buildings				
Policy EA23 - Conservation Areas	Conservation Area Appraisals for each designated area	Published	Council	Complete
Policy EA24 - Buildings at Risk and Non-Designated Heritage Assets	LDP Monitoring Reports	Implement agreed recommendations	Council	Ongoing
Policy EA25 - The Development of Brownfield, Unstable and Contaminated Land	Vacant and Derelict Land Audits	Published	Council	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

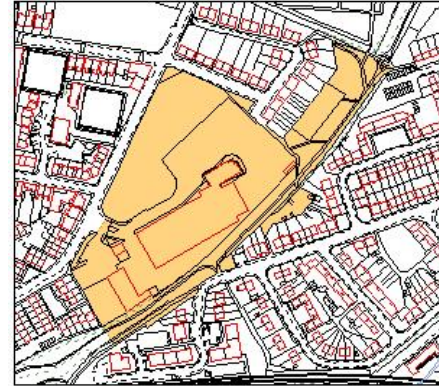
CREATING SUSTAINABLE COMMUNITIES

HOUSING

Housing Site H01 - Sunnyside, Alloa

Size - 4.27 ha

Landowner/Developer - Mulraney Group



Capacity	Built	u/c	Programmed Completions (Source: Housing Land Audit 2018)											
			2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028+	
320	0	0							30	30	30	30	30	170

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 – Hillfoot Homes

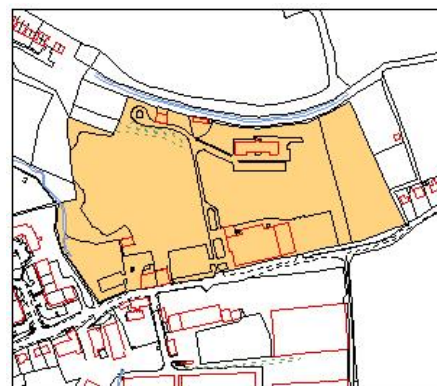
Complete.



Housing Site H03 – Carsebridge Road North, Alloa

Size – 7.44 ha

Landowner/Developer – Diageo



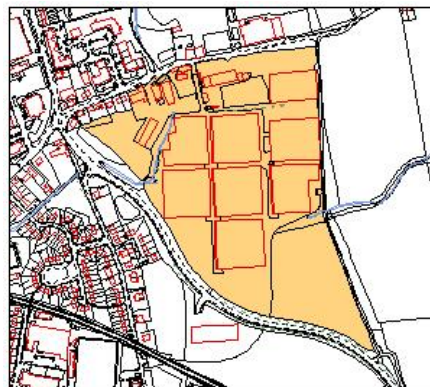
Capacity	Built	u/c	Programmed Completions (Source: Housing Land Audit 2018)										
			2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028+
90	0	0				20	20	20	20	10			

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 – 17.29 ha

Landowner/Developer – Diageo



Capacity	Built	u/c	Programmed Completions (Source: Housing Land Audit 2018)										
			2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028+
300	0	0					20	20	20	20	20	20	180

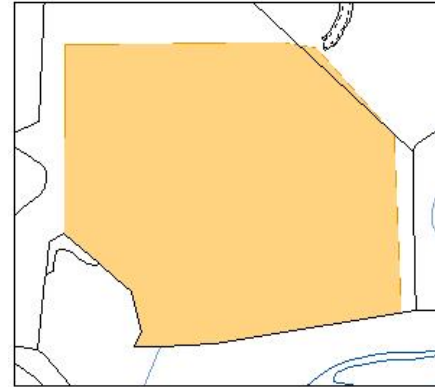
Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
H4.1	Masterplan and Development Brief approved for the entire Carsebridge development area (H03, H04, B03)	Developer	✓			
H4.2	Transport Assessment approved for the entire Carsebridge development area (H03, H04, B03)	Developer	✓			
H4.3	Flood 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 – 5.04 ha

Landowner/Developer – Allanwater Developments

Site under construction.



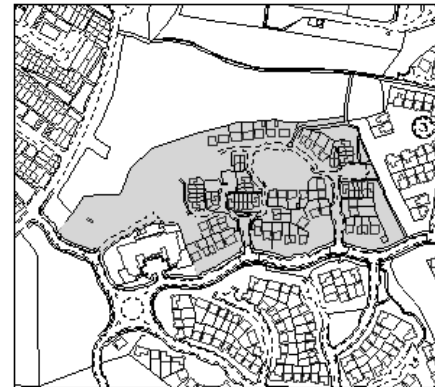
Capacity	Built	u/c	Programmed Completions (Source: Housing Land Audit 2018)										
			2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028+
83	49	30	18	16									

Housing Site H06 - Alloa Park Phase 4, Alloa

Size - 2.96 ha

Landowner/Developer - Allanwater Developments

Complete.



Housing Site H07 – Earlsfield 1, Alloa

Size – 4.95 ha

Landowner/Developer – Allanwater Developments



Capacity	Built	u/c	Programmed Completions (Source: Housing Land Audit 2018)										
			2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028+
96	0	0			20	36	36	4					

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 – 2.36 ha

Landowner/Developer – Allanwater Developments



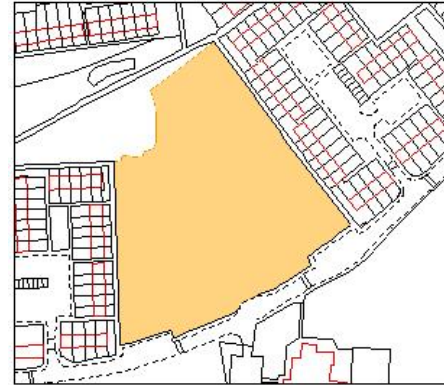
Capacity	Built	u/c	Programmed Completions (Source: Housing Land Audit 2018)											
			2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028+	
60	0	0							36	24				

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 – Kingdom Housing Association



Capacity	Built	u/c	Programmed Completions (Source: Housing Land Audit 2018)												
			2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028+		
54	0	0			54										

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	u/c	Programmed Completions (Source: Housing Land Audit 2018)											
			2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028+	
38	0	0					19	19						

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 – Hillfoot Homes

Site under construction.



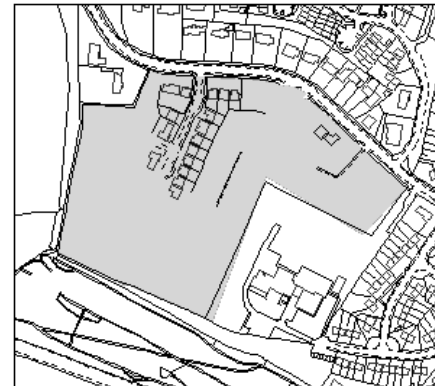
Capacity	Built	u/c	Programmed Completions (Source: Housing Land Audit 2018)										
			2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028+
20	0	10	12	8									

Housing Site H12 - Claremont, Alloa

Size - 4.51 ha

Landowner/Developer - Bellway Homes

Complete.

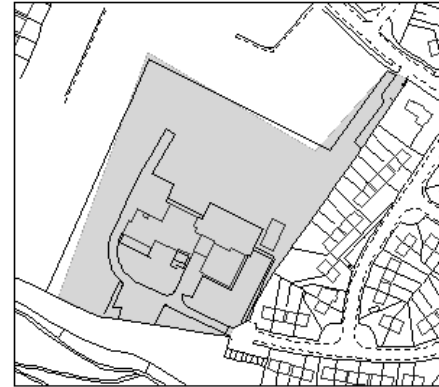


Housing Site H13 - Claremont Primary School, Academy Street, Alloa

Size - 1.58 ha

Landowner/Developer – Bellway Homes

Complete.



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

Size - 1.58 ha

Landowner/Developer - Paton and Baldwins Recreation and Bowling Club



Capacity	Built	u/c	Programmed Completions (Source: Housing Land Audit 2018)										
			2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028+
50	0	0						20	20	10			

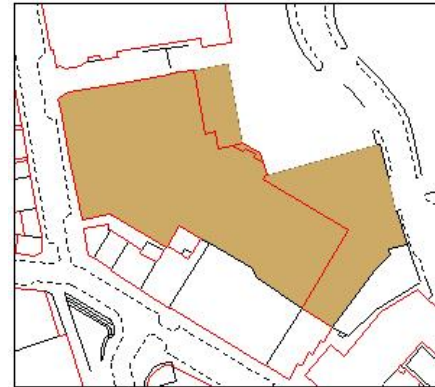
Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
H14.1	Development Brief and Design Statement approved	Developer	✓			
H14.2	Transport Assessment approved	Developer	✓			
H14.3	Drainage Assessment approved	Developer/SEPA/ Scottish Water	✓			
H14.4	Developer contributions agreed	Developer/Council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

MIXED USE SITES

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

Size - 0.47 ha

Landowner/Developer – Kingdom HA



Capacity	Built	u/c	Programmed Completions (Source: Housing Land Audit 2018)											
			2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028+	
60	0	0			60									

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 - 5.03 ha

Landowner/Developer – Lochay Homes/Clackmannanshire Council

Site under construction.

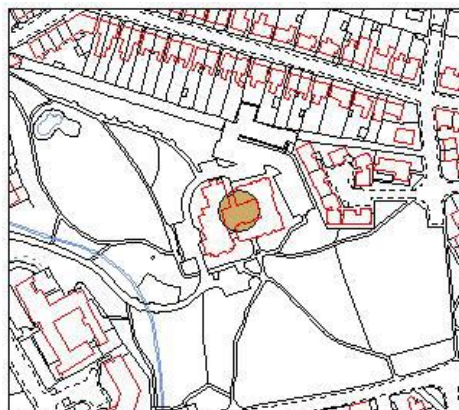


Capacity	Built	u/c	Programmed Completions (Source: Housing Land Audit 2018)										
			2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028+
164	51	65	35	35	35	8							

Mixed Use Site M03 - Greenfield, Alloa

Size – 0.90 ha

Landowner/Developer – Kapital Residential



Capacity	Built	u/c	Programmed Completions (Source: Housing Land Audit 2018)										
			2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028+
48	0	0		22	26								

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

Complete.



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

Size – unknown

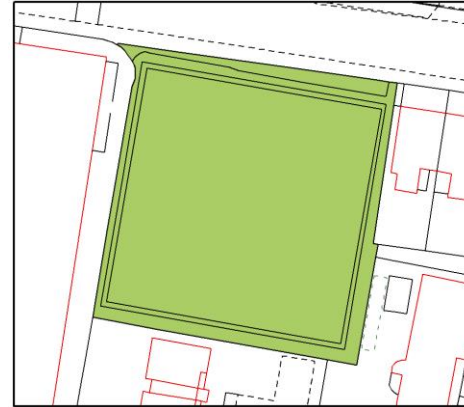
Landowner/Developer - Clackmannanshire Council

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 the Learning Estate Strategy and roll projections	Council	✓			

Social Infrastructure Site S03 - Sunnyside Primary School, Alloa

Size - 0.19 ha

Landowner/Developer - Clackmannanshire Council



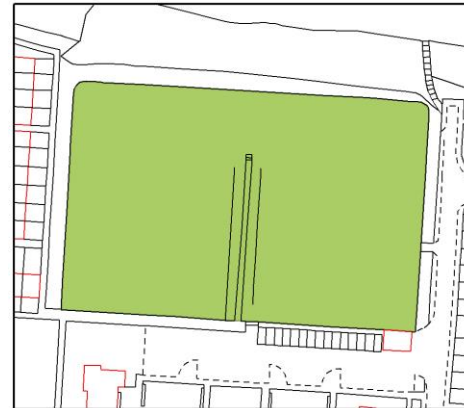
Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
S3.1	Council to investigate the acquisition of the former bowling greens adjacent to Sunnyside Primary School for use by the school	Council	✓			

Social Infrastructure Site S04 - Pine Grove, Alloa

Size - 0.90 ha

Landowner/Developer - Clackmannanshire Council

Now leased to Wimpy Park Community Group for community garden and associated uses.



TRANSPORT

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

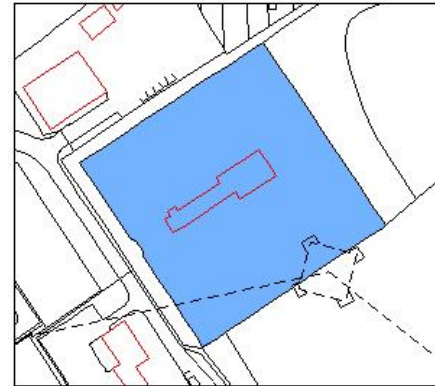
EMPLOYMENT AND PROSPERITY

BUSINESS AND EMPLOYMENT

Business Site B01 - Forthbank, Alloa

Size - 1.08 ha

Landowner/Developer - Unknown

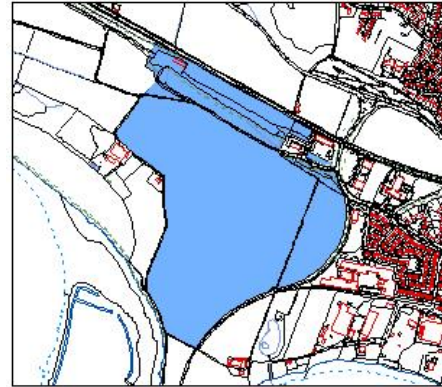


Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
B1.1	Flood Risk Assessment approved	Developer/SEPA/Scottish Water	✓			
B1.2	Drainage Assessment and SUDS scheme approved	Developer/SEPA/Scottish Water	✓			
B1.3	Bat survey required	Developer	✓			
B1.4	Developer contributions agreed	Developer/Council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

Business Site B02 - Alloa West Business Park, Alloa

Size - 53.48 ha

Landowner/Developer – Clackmannanshire Council/McLaren

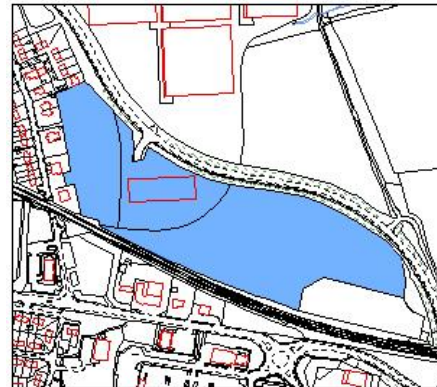


Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
B2.1	Development Brief approved	Developer	✓			
B2.2	Habitats Regulations Appraisal required and subsequent Appropriate Assessment if necessary	Developer	✓			
B2.3	Transport Assessment approved	Developer	✓			
B2.4	Travel Plan approved (depending 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



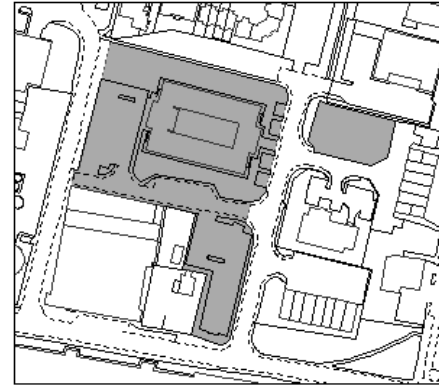
Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
B3.1	Masterplan and Development Brief approved for the entire Carsebridge development area (H03, H04, B03)	Developer	✓			
B3.2	Transport Assessment approved for the entire Carsebridge development area (H03, H04, B03)	Developer	✓			
B3.3	Flood 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 – Mulraney Properties Ltd.

Occupied.

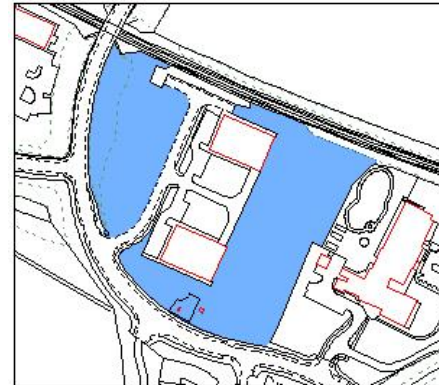


Business Site B05 - The Oval, Alloa

Size - 1.66 ha

Landowner/Developer – Clackmannanshire Council

Nursery development on part of the site.



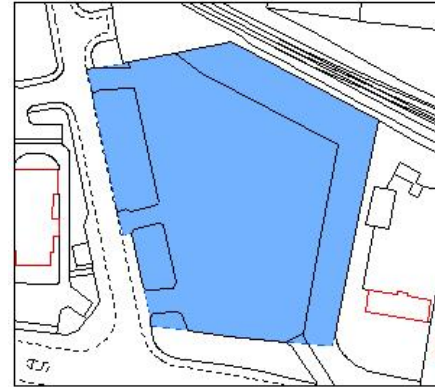
Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
B5.1	Habitats Regulations Appraisal required and subsequent Appropriate Assessment if necessary	Developer/SNH	✓			
B5.2	Drainage Assessment and SUDS scheme approved	Developer/SEPA/Scottish Water	✓			
B5.3	Developer contributions agreed	Developer/Council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

Business Site B06 – Hilton Road/Clackmannan Road, Alloa

Size – 0.97 ha

Landowner/Developer – Rubicon

Supermarket development complete.



Business Site B07 – Clackmannan Road Retail Park, Alloa

Size – 1.64 ha

Landowner/Developer – Various

Site all now in full economic use.



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

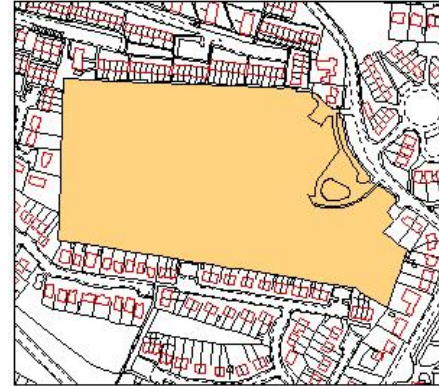
HOUSING

Housing Site H15 – Former FV College, Sauchie

Size – 5.42 ha

Landowner/Developer – Ediston Homes

Site under construction.

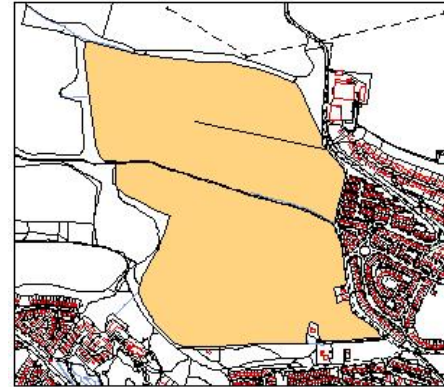


Capacity	Built	u/c	Programmed Completions (Source: Housing Land Audit 2018)										
			2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028+
145	0	18	10	50	40	45							

Housing Site H16 - Sauchie West, Sauchie

Size - 52.81 ha

Landowner/Developer - Allanwater Developments



Capacity	Built	u/c	Programmed Completions (Source: Housing Land Audit 2018)										
			2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028+
774	0	0	0	0	0	0	0	30	30	30	30	30	624

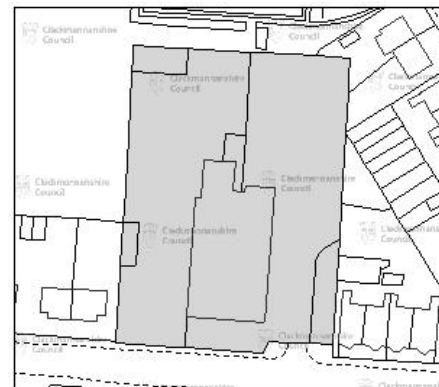
Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
H16.1	Masterplan and Development Brief approved	Developer	✓			
H16.2	Phasing Plan tied to Developer Contributions agreed	Developer	✓			
H16.3	Transport Assessment approved	Developer	✓			
H16.4	Protected species survey and habitat surveys approved	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

Complete.

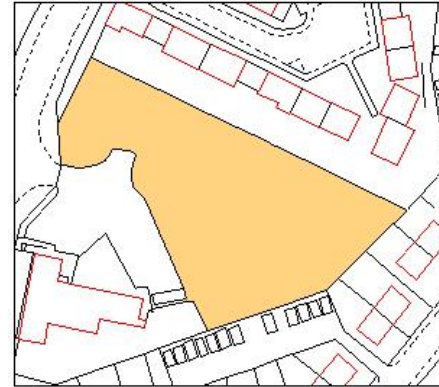


Housing Site H18 - Main Street, Sauchie

Size - 0.34 ha

Landowner/Developer - Clackmannanshire Council

Nursery to remain on site, development site no longer available.



Housing Site H19 - Sauchie Nursery, Sauchie

Size - 0.26 ha

Landowner/Developer - Clackmannanshire Council

Nursery to remain on site, development site no longer available.

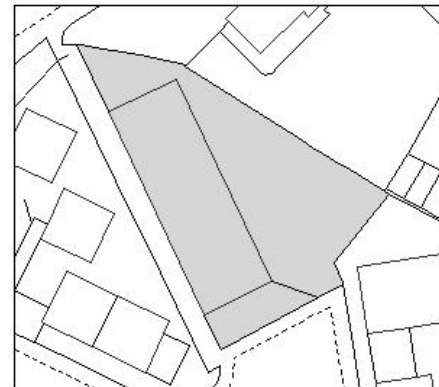


Housing Site H20 - Former Scout Hall, Holton Square, Sauchie

Size - 0.08 ha

Landowner/Developer - McEwan

Complete.

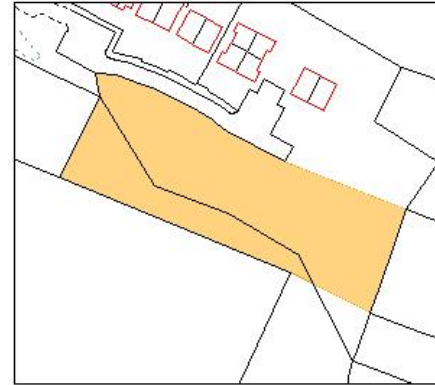


Housing Site H21 - Todd's Yard, Sauchie

Size - 0.36 ha

Landowner/Developer - Ochil View Housing Association

Site under construction.



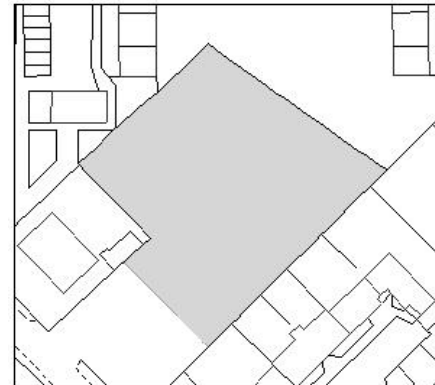
Capacity	Built	u/c	Programmed Completions (Source: Housing Land Audit 2018)										
			2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028+
36	25	0	11										

Housing Site H22 - Preston Terrace, Sauchie

Size - 0.21 ha

Landowner/Developer - Excel Joinery

Complete.



Housing Site H23 - The Manse, Main Street, Sauchie

Size - 0.20 ha

Landowner/Developer - Grattan and Hynds Ltd.



Capacity	Built	u/c	Programmed Completions (Source: Housing Land Audit 2018)											
			2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028+	
4	0	0		4										

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 – 0.71 ha

Landowner/Developer - Ambassador Homes

Complete.



Housing Site H25 - Baingle Brae, Tullibody

Size - 0.19 ha

Landowner/Developer - Benhar Developments



Capacity	Built	u/c	Programmed Completions (Source: Housing Land Audit 2018)										
			2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028+
12	0	0			6	6							

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	u/c	Programmed Completions (Source: Housing Land Audit 2018)											
			2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028+	
9	0	0		9										

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/Kingdom HA

Site under construction.



Capacity	Built	u/c	Programmed Completions (Source: Housing Land Audit 2018)											
			2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028+	
58	27	20	31											

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

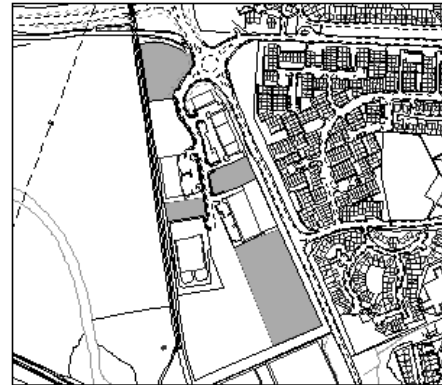
BUSINESS AND EMPLOYMENT

Business Site B08 - Dumyat Business Park, Tullibody

Size - 2.67 ha

Landowner/Developer – Clackmannanshire Council

Only one small site remains available for development.



Business Site B09 - Station Road, Cambus

Size - 0.55 ha

Landowner/Developer – Diageo

Majority of site developed as a car park.



3.4 CLACKMANNAN

CREATING SUSTAINABLE COMMUNITIES

HOUSING

Housing Site H27 - North Street/Main Street, Clackmannan

Size - 0.10 ha

Landowner/Developer – Clackmannanshire Council/Kingdom HA



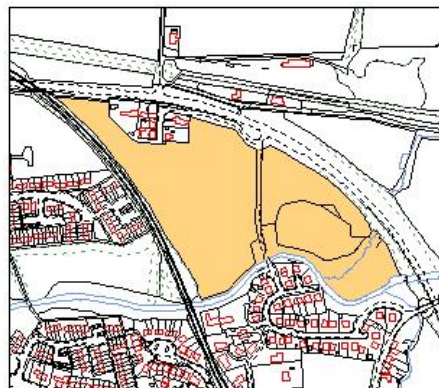
Capacity	Built	u/c	Programmed Completions (Source: Housing Land Audit 2018)											
			2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028+	
5	0	0			5									

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 – Premier Properties



Capacity	Built	u/c	Programmed Completions (Source: Housing Land Audit 2018)											
			2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028+	
55	0	0			15	15	15	10						

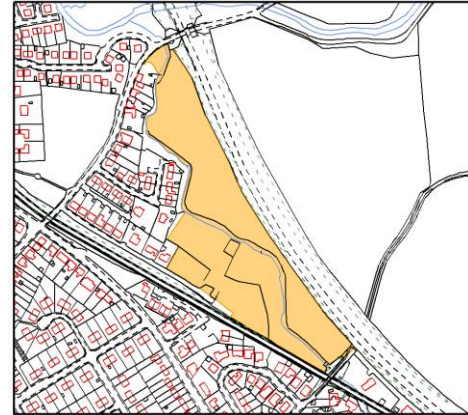
Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
H28.1	Development Brief approved	Developer	✓			
H28.2	Noise survey conducted and any necessary attenuation measures agreed	Developer	✓			
H28.3	Flood Risk Assessment approved	Developer/SEPA	✓			
H28.4	Riverbank survey and any necessary remediation 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

Site under construction.



Capacity	Built	u/c	Programmed Completions (Source: Housing Land Audit 2018)										
			2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028+
71	0	0	10	10	10	10	10	10	11				

3.5 DEVON VILLAGE

CREATING SUSTAINABLE COMMUNITIES

HOUSING

Housing Site H30 – Blackfaulds, Devon Village

Size – 1.75 ha

Landowner/Developer – Marshall Construction

Site under construction.

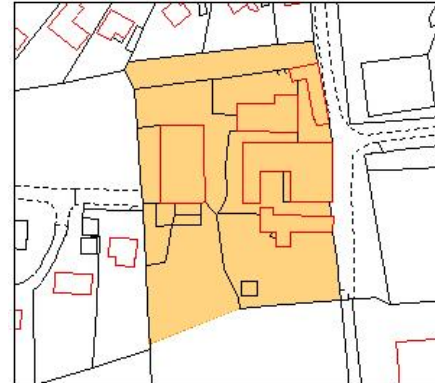


Capacity	Built	u/c	Programmed Completions (Source: Housing Land Audit 2018)										
			2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028+
14	11	1	3										

Housing Site H31 - Blackfaulds Steading, Devon Village

Size - 0.84 ha

Landowner/Developer - Marshall Construction



Capacity	Built	u/c	Programmed Completions (Source: Housing Land Audit 2018)											
			2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028+	
19	2	0			7	10								

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	✓			

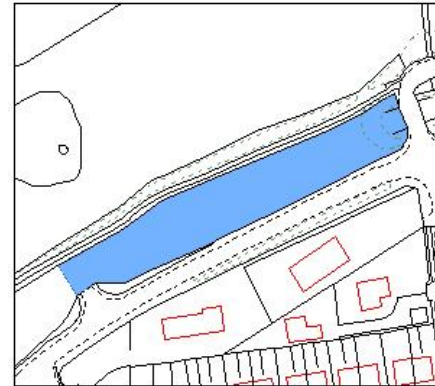
EMPLOYMENT AND PROSPERITY

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

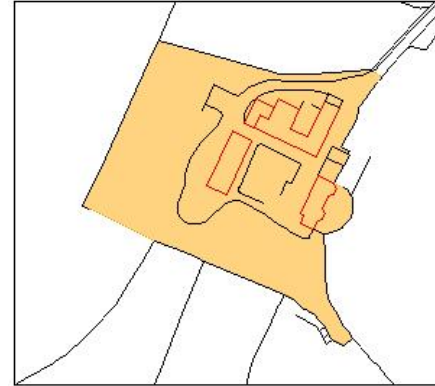
CREATING SUSTAINABLE COMMUNITIES

HOUSING

Housing Site H32 - Lornshill Steading, Alloa

Size - 0.84 ha

Landowner/Developer – Mr Robert Petrie



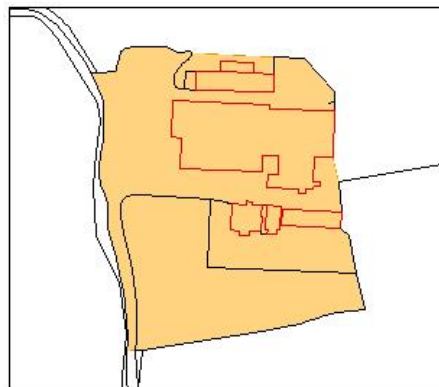
Capacity	Built	u/c	Programmed Completions (Source: Housing Land Audit 2018)										
			2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028+
18	0	0					6	12					

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	u/c	Programmed Completions (Source: Housing Land Audit 2018)											
			2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028+	
10	0	0			5	5								

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	✓			

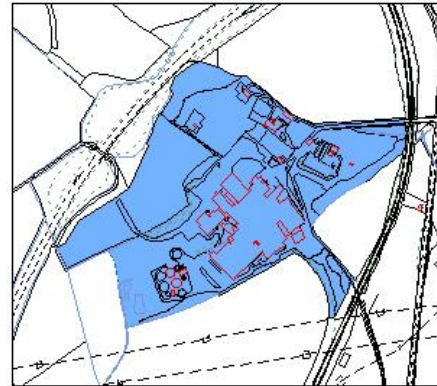
TRANSPORT

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 – Tillicoultry Quarries

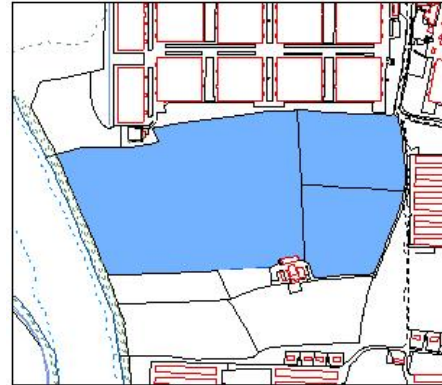


Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
B11.1	Transport Assessment approved (depending on the nature of development proposals)	Developer	✓			
B11.2	Travel Plan approved (depending on the nature of development proposals)	Developer	✓			
B11.3	Ecological Appraisal agreed	Developer	✓			
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

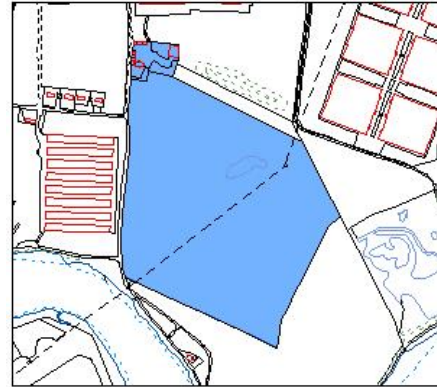


Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
B12.1	Transport Assessment approved	Developer	✓			
B12.2	Habitats Regulations Appraisal required and subsequent Appropriate Assessment if necessary	Developer	✓			
B12.3	Flood Risk Assessment approved	Developer/SEPA/ Scottish Water	✓			
B12.4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

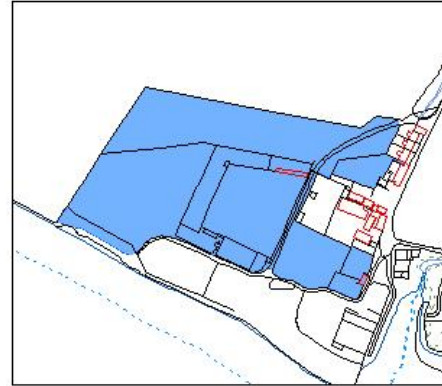


Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
B13.1	Transport Assessment approved	Developer	✓			
B13.2	Habitats Regulations Appraisal required and subsequent Appropriate Assessment if necessary	Developer	✓			
B13.3	Flood Risk Assessment approved	Developer/SEPA/ Scottish Water	✓			
B13.4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



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

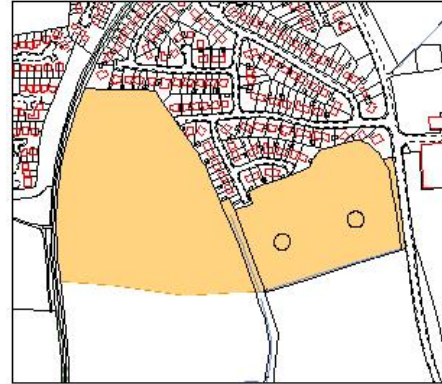
CREATING SUSTAINABLE COMMUNITIES

HOUSING

Housing Site H34 - Middletonkerse, Menstrie

Size - 9.25 ha

Landowner/Developer – Mr R Muirhead



Capacity	Built	u/c	Programmed Completions (Source: Housing Land Audit 2018)										
			2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028+
84	0	0				20	20	20	20	4			

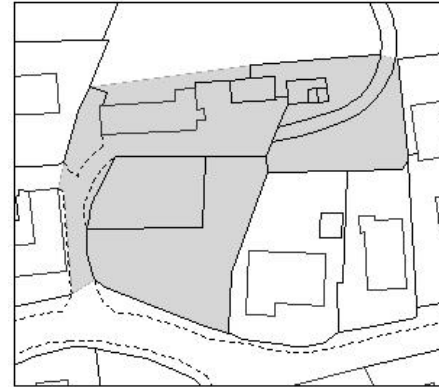
Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
H34.1	Development Brief and Design Statement approved	Developer	✓			
H34.2	Transport Assessment approved	Developer	✓			
H34.3	Flood Risk Assessment approved	Developer/SEPA	✓			
H34.4	Drainage Assessment and SUDS scheme approved	Developer/SEPA/Scottish 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 - 0.24 ha

Landowner/Developer – Hillfoot Homes

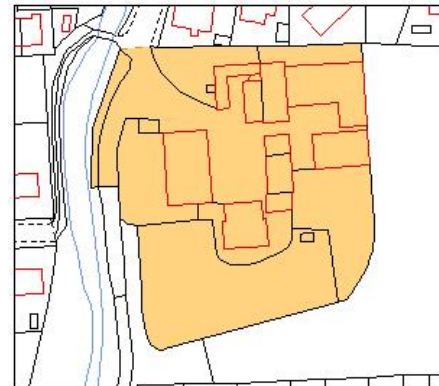
Complete.



Housing Site H36 – Mains Farm Steading, Menstrie

Size – 0.65 ha

Landowner/Developer – Mr R Muirhead



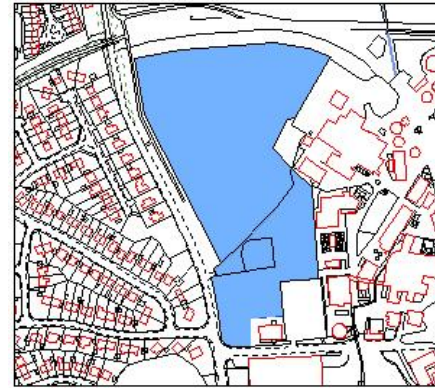
Capacity	Built	u/c	Programmed Completions (Source: Housing Land Audit 2018)											
			2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028+	
8	0	0					8							

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

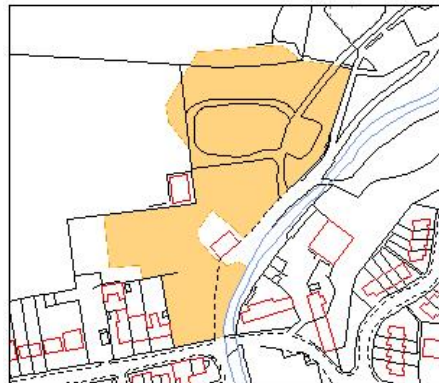
CREATING SUSTAINABLE COMMUNITIES

HOUSING

Housing Site H37 – Brook Street/Beauclerc Street, Alva

Size – 1.05 ha

Landowner/Developer – Kingdom Housing Association



Capacity	Built	u/c	Programmed Completions (Source: Housing Land Audit 2018)										
			2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028+
17	0	0		8	9								

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 – Kingdom Housing Association



Capacity	Built	u/c	Programmed Completions (Source: Housing Land Audit 2018)										
			2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028+
12	0	0			12								

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 – Allanwater Developments

Site under construction.

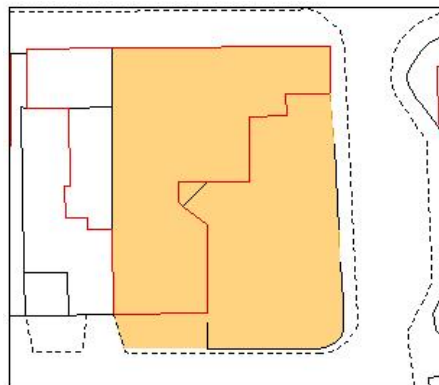


Capacity	Built	u/c	Programmed Completions (Source: Housing Land Audit 2018)											
			2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028+	
95	0	0		20	36	36	3							

Housing Site H40 - Former Alva Glen Hotel, Alva

Size - 0.12 ha

Landowner/Developer – Kingdom Housing Association



Capacity	Built	u/c	Programmed Completions (Source: Housing Land Audit 2018)											
			2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028+	
9	0	0			9									

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 – Tigh Grian

Complete.



Housing Site H41 - Alva West, Alva

Size - 12.61 ha

Landowner/Developer – Marshall Farms



Capacity	Built	u/c	Programmed Completions (Source: Housing Land Audit 2018)										
			2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028+
430	0	0						50	50	50	50	50	180

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		✓		

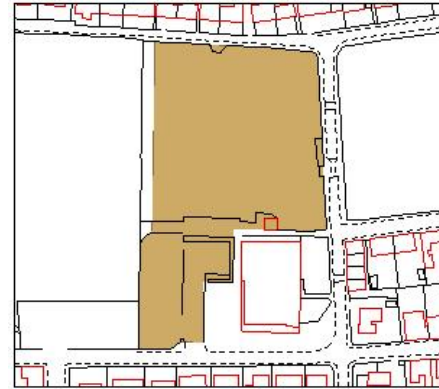
MIXED USE SITES

Mixed Use Site M05 - Park Street, Alva

Size - 0.98 ha

Landowner/Developer – Ogilvie Homes

Complete.



SOCIAL INFRASTRUCTURE

Social Infrastructure Site S07 - Alva Cemetery Extension

Size - 1.19 ha

Landowner/Developer - Clackmannanshire Council



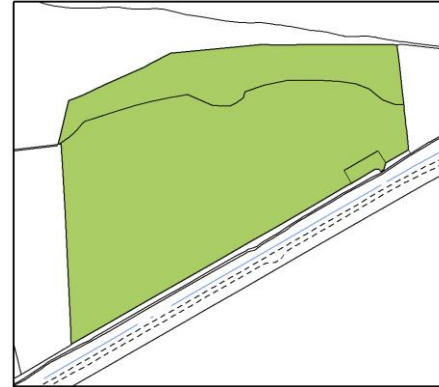
Action	Description	Responsible	Years			
			1-5	5-10	10-15	15+
S7.1	Drainage Assessment approved	Council	✓			
S7.2	Flood Risk Assessment approved	Developer/SEPA/Scottish Water	✓			

Social Infrastructure Site S08 - Woodland Burial Site, Alva

Size - 2.76 ha

Landowner/Developer - Clackmannanshire Council

Complete.



TRANSPORT

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

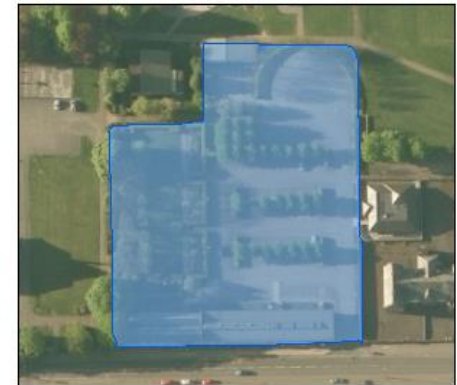
EMPLOYMENT AND PROSPERITY

BUSINESS AND EMPLOYMENT

Business Site B17 - Glentana, Alva

Size - 1.01 ha

Landowner/Developer – Clackmannanshire Council



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

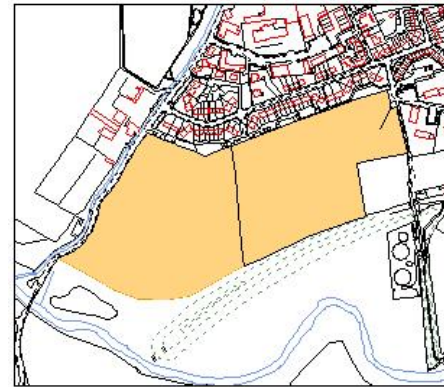
CREATING SUSTAINABLE COMMUNITIES

HOUSING

Housing Site H43 - Lower Mill Street, Tillicoultry

Size - 10.04 ha

Landowner/Developer – Kingdom Housing Association



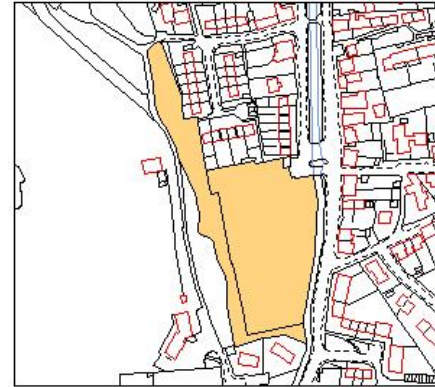
Capacity	Built	u/c	Programmed Completions (Source: Housing Land Audit 2018)										
			2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028+
74	0	0		25	25	24							

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 - 1.09 ha

Landowner/Developer – Tillicoultry Quarries



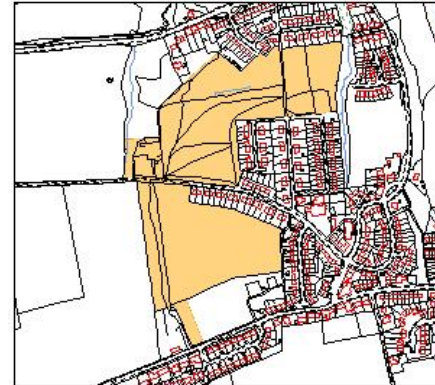
Capacity	Built	u/c	Programmed Completions (Source: Housing Land Audit 2018)											
			2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028+	
50	0	0					25	25						

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 - 10.75 ha

Landowner/Developer - Hazeldene (Coalsnaughton) Ltd



Capacity	Built	u/c	Programmed Completions (Source: Housing Land Audit 2018)										
			2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028+
240	0	0			25	25	25	25	25	25	25	25	40

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 - 2.29 ha

Landowner/Developer – Hadden Construction

Site under construction.



Capacity	Built	u/c	Programmed Completions (Source: Housing Land Audit 2018)										
			2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028+
30	20	10	10	0	0	0	0	0	0	0	0	0	0

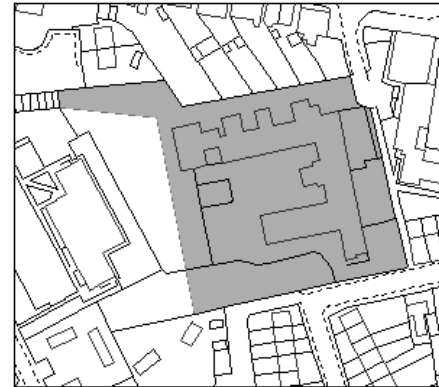
MIXED USE SITES

Mixed Use Site M06 - Former Tillicoultry Community Centre, Tillicoultry

Size - 0.60 ha

Landowner/Developer – Kingdom HA/Clackmannanshire Council

Complete.



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.

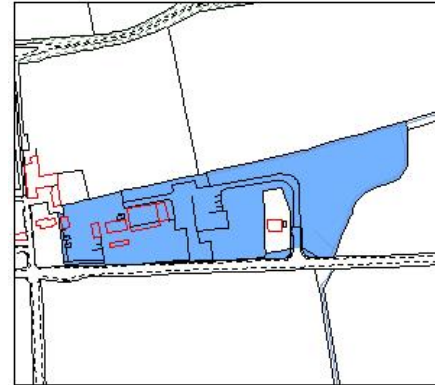
EMPLOYMENT AND PROSPERITY

BUSINESS AND EMPLOYMENT

Business Site B18 - Former Glenochil Nursery

Size - 2.70 ha

Landowner/Developer – Caulders Garden Centres



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

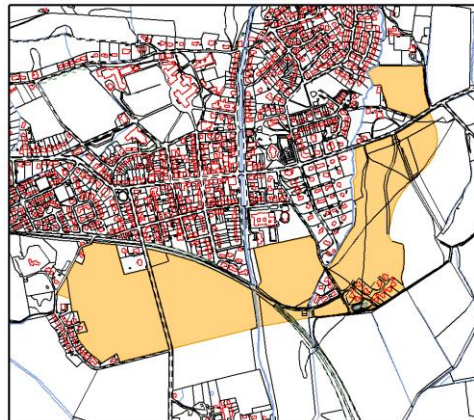
CREATING SUSTAINABLE COMMUNITIES

HOUSING

Housing Site H47 - Dollar Village Expansion

Size - 33.66 ha

Landowner/Developer - Clackmannanshire Council/Harviestoun/Dollar Academy/Dollarfield



Capacity	Built	u/c	Programmed Completions (Source: Housing Land Audit 2018)										
			2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028+
350	0	0				30	70	70	70	70	40		

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 - Harviestoun



Capacity	Built	u/c	Programmed Completions (Source: Housing Land Audit 2018)											
			2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028+	
5	0	0				5								

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

Complete.

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 – Clackmannanshire Council/Dollar Academy/

Poett/Stewart

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

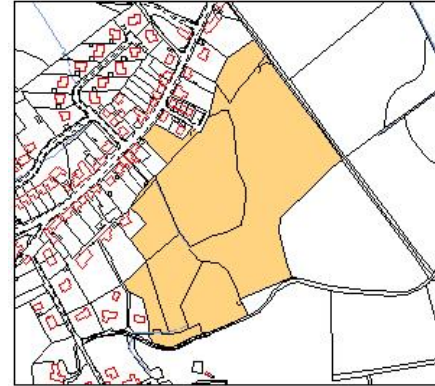
CREATING SUSTAINABLE COMMUNITIES

HOUSING

Housing Site H49 - South and East of Pool of Muckhart

Size - 6.64 ha

Landowner/Developer – Izat/Allan



Capacity	Built	u/c	Programmed Completions (Source: Housing Land Audit 2018)											
			2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028+	
35	0	0			5	20	10							

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

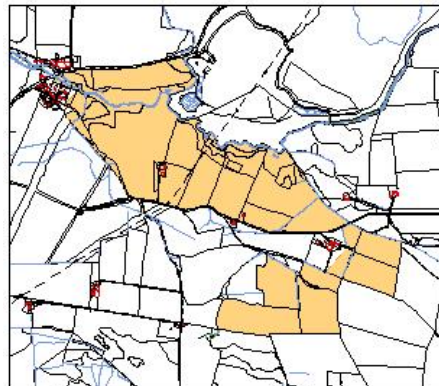
CREATING SUSTAINABLE COMMUNITIES

HOUSING

Housing Site H50 - Forestmill

Size - 121.65 ha

Landowner/Developer - Hermiston Securities



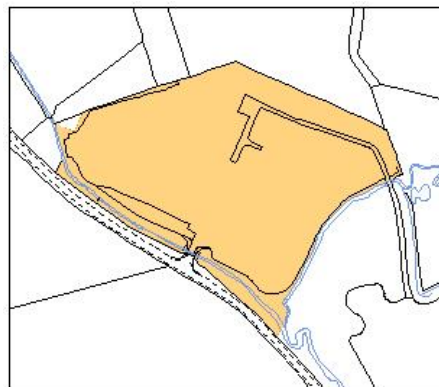
Capacity	Built	u/c	Programmed Completions (Source: Housing Land Audit 2018)										
			2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028+
1250	0	0					25	25	25	25	25	25	1100

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 – MCR Property Group



Capacity	Built	u/c	Programmed Completions (Source: Housing Land Audit 2018)											
			2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028+	
45	0	0				15	15	15						

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

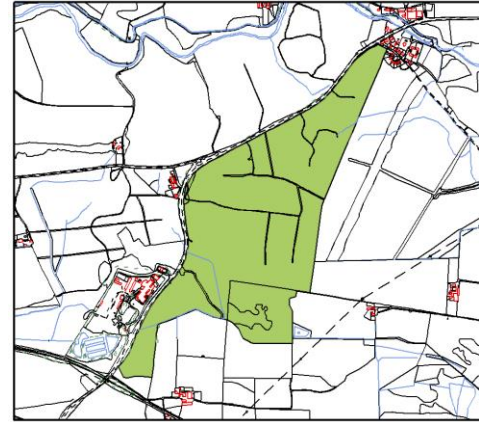
Social Infrastructure Site S14 - Forestmill Primary School

Landowner/Developer - Hermiston SecuritiesClackmannanshire 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



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.

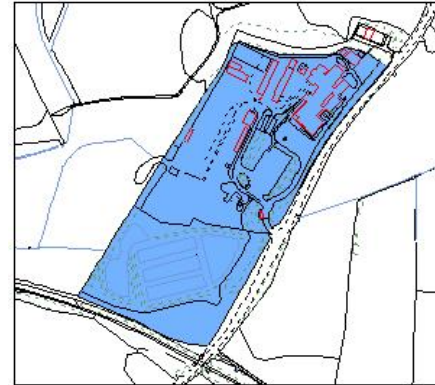
EMPLOYMENT AND PROSPERITY

BUSINESS AND EMPLOYMENT

Business Site B20 - Bridge Business Park, Forestmill

Size - 11.16 ha

Landowner/Developer – Hargreaves



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 – MCR Property Group



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	✓			

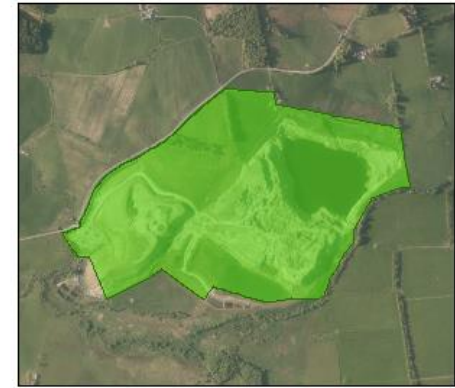
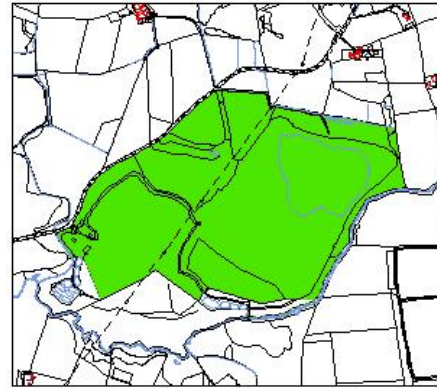
ENVIRONMENTAL ASSETS

THE NATURAL ENVIRONMENT

Natural Environment Site E02 - Meadowhill Opencast Restoration

Size - 100.70 ha

Landowner/Developer – George Russell Construction Ltd



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	✓			