

CLACKMANNANSHIRE LOCAL DEVELOPMENT PLAN



**Clackmannanshire
Council**

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- ▶ 8: Woodlands and Forestry - Due 2015
- ▶ 9: Minerals - Due 2015
- ▶ 10: Domestic Developments - Due 2015

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1. Introduction

1.1 The planning system plays a key role in the delivery of the Scottish Government's overall purpose of creating a more successful country, with opportunities for all of Scotland to flourish, through increasing sustainable economic growth. The Clackmannanshire Local Development Plan (LDP) seeks to place sustainable development at the heart of its vision, strategy and policies. The goal of sustainable development is to enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life without compromising the quality of life of future generations.

1.2 Within this context, the LDP provides strategic direction and a set of policies and proposals which guide the future development of the area. It provides the basis for stakeholders, developers and investors to contribute to shaping the future of the area. The LDP will provide the framework against which planning applications will be determined.

1.3 Once adopted, the LDP and its associated Supplementary Guidance will replace the existing Clackmannanshire & Stirling Structure Plan (2002) and Clackmannanshire Local Plan (2004) and their alterations.

1.4 The primary objective of the LDP is to create the conditions within which sustainable economic and population growth can take place. We want to reverse the population decline that Clackmannanshire experienced in the past as old industries declined and job opportunities in traditional industries were lost. During the first decade of this century, remarkable progress was made in regenerating the area and enabling it to become one of the fastest growing communities in Scotland. The reduction in the pace of economic growth since 2008 has had

an impact in Clackmannanshire, and we are now experiencing greater challenges in attracting new employers and jobs, and housing development has slowed. However, a key aim of the LDP is to rise to this challenge and ensure that the area can continue to compete effectively to attract investment in the future and to capitalise on future increases in economic activity nationally. The Local Development Plan (LDP) contains a set of policies which are intended to ensure that Clackmannanshire achieves high quality business, residential and other development in appropriate locations, with the services and infrastructure required to support them.



1.5 However, this growth will not be achieved at any cost. One of the main drivers in Clackmannanshire's success is its clean and attractive environment. Lying on the Ochils Fault, the dramatic escarpment of the Ochil Hills provides a scenic backdrop to the carseland extending south to the River Forth. Clackmannanshire experiences a high quality of life and one of the aims of the LDP is that future development ensures that this continues. Clackmannanshire is affected by the same environmental challenges affecting other parts of Scotland – including the need to adapt to climate change, tackle biodiversity decline, accommodate the growth in renewable energy development, and improve the water quality of our watercourses. The policies and proposals in the Plan have been developed not simply to deliver the growth we need, but to do it in the context of the challenge to improve quality of life and improve our natural and built environment.

1.6 The Post-War period in Scotland has experienced many examples of poor layout, design and construction. The LDP seeks to achieve a marked improvement in design and layout of new development, and a move towards the principles of placemaking – the creation of distinctive, high quality places that make a major contribution to the social, environmental and economic success of our communities. The Plan sets out policies, along with associated Supplementary Guidance, aimed at delivering improved placemaking.

Context

1.7 The LDP has been prepared within the context of national planning policy and guidance. Scottish Planning Policy (SPP) was published in June 2014 and sets out the aims and principles of the planning system, national planning policy guidance on a range of topics, and the desired outcomes from the planning system, including the creation of high quality sustainable places and increased sustainable economic growth.

1.8 The SPP states that the planning system has a vital role to play in delivering high quality places for Scotland. It focuses plan making, planning decisions and development design on the Scottish Government's Purpose of creating a more successful country with opportunities for all of Scotland to flourish, through increasing sustainable economic growth. The SPP also states that planning should take a positive approach to enabling high-quality development and making efficient use of land to deliver long-term benefits for the public while protecting and enhancing natural and cultural resources.

1.9 The National Planning Framework 3 (NPF3) sets out Scotland's strategic development priorities and takes forward the spatial aspects of the Government's Economic Strategy. At the heart of NPF3 is the vision of Scotland as a low carbon place. This aligns with the Government's targets to achieve substantial reductions in greenhouse gas emissions, as required by the Climate Change (Scotland) Act 2009. The Council has a statutory duty under this legislation to contribute to the delivery of the Act's emissions reduction targets, contribute to the delivery of any statutory climate change adaptation programme, and to act sustainably. The policies and proposals in the Plan are intended to contribute to these duties and emphasis is placed on supporting the transition to a low-carbon economy.

1.10 An important aspect of land-use planning is to facilitate and manage growth while protecting the environment and promoting an improved quality of life. A number of considerations, which may either constrain or prevent development, or be positive opportunities which could

encourage development, have to be taken into account. General considerations include:

- ▶ Availability of land;
- ▶ Infrastructure capacity;
- ▶ The need to protect high quality landscapes, including the Ochil Hills, from inappropriate development;
- ▶ Potential to strengthen green infrastructure, the quantity and quality of open space, improve habitat networks and contribute to CSGN aims and objectives;
- ▶ The need to support, protect and enhance opportunities for sport and recreation;
- ▶ Resilience to the effects of climate change, particularly in relation to flood risk issues;
- ▶ Green Belt areas which serve a number of functions, including protecting the identity and landscape setting of settlements;
- ▶ Provision of and access to public transport and transport infrastructure;
- ▶ Areas experiencing social deprivation and limited opportunities for employment;
- ▶ Provision of affordable housing;
- ▶ Re-use of brownfield and vacant sites and buildings;
- ▶ The need to protect the historic environment;
- ▶ The need to ensure quality in all new development to serve quality of life aims and outcomes, support the economy and promote good design and layout;
- ▶ The requirement to enhance and promote the environment and vitality of our town and village centres; and
- ▶ Greater emphasis on achieving and reinforcing a quality of place through good design, layout, quality of materials and environmental enhancement.



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How to use the Local Development Plan

1.11 The LDP seeks to lead and guide change by informing stakeholders, developers and investors, and giving any party the opportunity to participate in shaping communities, and providing a structure within which planning decisions can be made with confidence.

1.12 Any proposal for development will inevitably be affected by a range of policies in the LDP, as well as guidance contained in the associated SGs. When considering development proposals, it should be assumed that all policies apply to all development proposals, until they have been considered and discounted as being not relevant.

1.13 The Council can give advice on the relevant policies which they would consider to be most relevant to a particular proposal, however, the applicant should ensure that they have considered all of the policies relevant to their proposal. Supplementary Guidance should also be referred to where relevant.

1.14 Although some proposals may fit with the general aspirations and Strategic Objectives of the LDP, they should also accord with the detailed policies before the Council will consider supporting them. In determining each planning application the Council will balance and apply appropriate weight to all of the issues which require to be considered before coming to a decision or making a recommendation. Material considerations will have a part to play in this determination and, if exceptionally these considerations outweigh the policy provisions this may result in the Council recommending approval of an application which would otherwise be contrary to the policies of the LDP.



1.15 The Town and Country Planning (Scotland) Act 1997 requires that decisions on planning applications should be made in accordance with the development plan unless material considerations indicate otherwise. Material considerations should be related to the development or use of land.

1.16 The Plan is accompanied by a range of Supplementary Guidance. This guidance forms part of this Development Plan 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 Infrastructure
- ▶ 7: Energy Efficiency and Low Carbon Development
- ▶ 8: Woodlands and Forestry (Proposed)
- ▶ 9: Minerals (Proposed)
- ▶ 10: Domestic Developments (Proposed)

The Council also produces non-statutory advice notes on certain subjects. A list of current Supplementary Advice Notes is contained in the Action Programme. These will be gradually replaced with new Supplementary Guidance and Advice Notes.

2. Vision and Objectives

2.1 The LDP is driven by a clear vision for the growth and development of Clackmannanshire to 2035, along with clear strategic objectives to assist in achieving the vision. The LDP is focused on implementation and delivery, and the accompanying Action Programme explains how and when the policies and proposals are expected to be successfully implemented, and who will be responsible for their delivery.

2.2 Clackmannanshire is a relatively small geographical area of 159 square kilometres, located in a strategic position in central Scotland. The LDP has an important role in ensuring that the development needs of the area are met while making major contributions to improving quality of life, wellbeing and protecting and enhancing the environment.

2.3 The vision, strategic objectives and spatial strategy underpin all the policies and proposals contained in the Plan. They embody the aspirations and hopes set out by Clackmannanshire's people, businesses and other respondents to the Main Issues Report and incorporate advice and guidance provided by government, statutory agencies and other stakeholders.

2.4 The vision, strategic objectives and spatial strategy are also guided by the Clackmannanshire Community Plan - Working Together for Clackmannanshire (see below), the Clackmannanshire Sustainability & Climate Change Strategy, and other strategic documents such as the Clackmannanshire Housing Strategy, Clackmannanshire Local Transport Strategy and Clackmannanshire Biodiversity Action Plan.

2.5 Through the Clackmannanshire Alliance, the Council works with a wide range of organisations for the benefit of those who live and work in the area. The Alliance's Community Plan - Working Together for Clackmannanshire - sets out a range of future priority outcomes supported by Clackmannanshire's public services, voluntary organisations, community groups and business groups. The LDP has an important role in working towards the realisation of the Alliance's priority outcomes, particularly by: improving the image of Clackmannanshire as a place that attracts people and business; protecting and enhancing Clackmannanshire's environment; ensuring delivery of appropriate open space; and planning for more inclusive and cohesive communities.

2.6 To successfully deliver these aspirations it will be essential to work closely with our partners, local communities and businesses. It will also depend on securing policy support for our aspirations in other key plans, programmes and strategies affecting Clackmannanshire. The Council will work with Government, statutory agencies, community planning and other partners to realise the Vision over the period of the Plan.

The Vision Statement

Our vision for a sustainable Clackmannanshire in 2035 is of:

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



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2.7 By 2035, Clackmannanshire will have achieved an accelerated rate of economic growth with economic performance above the Scottish average. Businesses will be thriving and opportunities for new and expanding businesses will have increased markedly. Business efficiency and competitiveness will have continued to improve as we make the transition to a low carbon economy, reducing dependence on expensive and polluting fossil fuels, improving energy efficiency and moving to cleaner renewable sources of energy. Levels of unemployment will have fallen while considerably more of Clackmannanshire's residents will be able to find appropriate and fulfilling employment within the area, reducing the need to commute long distances. As technology develops, increasing numbers of people will be working at or close to home, often in purpose built live/work units.

2.8 Clackmannanshire will have capitalised on its strategic location in the heart of Central Scotland and improvements to its transport infrastructure will have continued, with improved rail services and continued investment in a high-quality active travel network, attracting increased population and investment into the area. New housing, employment, retail, leisure, education and training opportunities, will have further transformed Clackmannanshire into a more successful and attractive area in which to live, work or visit. The Plan's emphasis on delivering a range of business sites and premises for different types of use along with high-quality supporting infrastructure will have successfully contributed to the delivery of sustainable, low-carbon economic growth and a well-diversified and flourishing business community.

2.9 By 2035, Clackmannanshire's environment will have changed significantly, both as a direct result of climate change, and because of the measures we will have taken to adapt to it. As far as possible, these changes will have been anticipated and, as a result, the area will be more resilient to the social and environmental challenges of a changing climate. Understanding the effects of a changing climate on our natural systems and the way we can work with them to prevent and mitigate the negative effects of environmental change will have safeguarded our economy and communities and helped protect and improve our quality of life. Partnership working will have become increasingly important in helping communities and wildlife adapt to environmental change, for example in addressing the increased risk of flooding and sea level rise, changes in habitat networks, and disruption to transport services. New development will have achieved increasingly demanding sustainability standards over the lifetime of the LDP with continuously improving levels of energy efficiency and ecologically sound design, helping reduce our carbon emissions and improving our ability to cope with the predicted effects of climate change, including increased flood risk. New development will also play an important role in strengthening our habitat networks to help enhance biodiversity.



2.10 The area will be well known for its sustainable communities and the excellent quality of life they offer. We will have made the most of our 'liveable' environment, with small towns and villages surrounded by attractive and easily accessible countryside. New developments will foster pride and provide a strong sense of place, reducing the dominance of motor vehicles and encouraging people to walk and cycle not just for recreation but as part of their everyday journeys to school, work or to reach shops and services. Health inequalities will have reduced and health and wellbeing will have improved. New development will have brought clear benefits not only to new residents but also to established communities – such as further improved educational and training opportunities, better communications, more opportunities to experience nature close to home, and improved retail, service and social infrastructure. Care will have been taken to ensure that the area's growing prosperity has been shared by all sections of the community, contributing to a reduction in social inequality and an improvement in quality of life for all. With new facilities and opportunities, social inclusion and cohesion will have increased and more local people will participate in community life. Communities will have been supported to increase their capacity to tackle local problems and take practical action to improve their local area and create new opportunities locally, such as through an increase in community growing of food with an expansion in the number of community gardens and allotments, and by improved management of valued open spaces.

2.11 Our communities will have become healthier, greener and safer places in which to live. A stronger emphasis on quality in new development – in terms of design, layout and materials – will have delivered a new generation of attractively designed and sought after neighbourhoods that are

sympathetic to and relate closely with our historic and cultural identity. The emphasis on energy efficient new homes will have helped reduce fuel poverty and carbon emissions while new developments will have been carefully designed to reduce crime and engender a sense of community pride. The encouragement of a mix of uses in new development will have added vitality to living environments and provided more convenient access to services. An emphasis on waste minimisation, composting and recycling will have helped us meet our zero waste targets.

2.12 Clackmannanshire's exceptional natural and built environment will have been further protected and enhanced. The Plan will have significantly contributed to the realisation of the principles of the Central Scotland Green Network, a national planning priority, changing the appearance of Clackmannanshire for the better with more opportunities for healthy outdoor recreation, expansion of woodland cover and strengthening of habitat and outdoor access networks. The amount of vacant and derelict land will have decreased and an enhanced environment will have contributed to increased levels of investment into the area.

Strategic Objectives

2.13 The Strategic Objectives provide the link between the Vision and the Spatial Strategy, providing the framework for the key issues addressed by the Spatial Strategy. The Plan's policies and proposals have been assessed to ensure that they each make a meaningful contribution to the realisation of the Plan's Strategic Objectives. The Plan will be regularly monitored to ensure that the Strategic Objectives are being successfully delivered and, where necessary, consideration will be given to amending policies to ensure that they contribute more effectively to their delivery.

Strategic Objective 1

A Clear Framework for Positive Change

To meet the future needs of Clackmannanshire's communities by providing a focused framework for change and growth through:

- ▶ focusing new development in areas where it can fully support our economic, environmental and social objectives;
- ▶ continuing the planned regeneration of our town centres and existing neighbourhoods, where opportunity arises;
- ▶ ensuring that new neighbourhoods are designed to deliver high environmental standards and contribute to enhanced quality of life for residents;
- ▶ protecting and enhancing our environmental assets and heritage for present and future generations.



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Strategic Objective 2

Sustainable Economic Growth

To continue the economic regeneration of Clackmannanshire and increase its economic potential for the benefit of its residents, by supporting business growth and improved employment opportunities through:

- ▶ providing a range of appropriate, well designed places, which can attract business investment, employment and employees to locate in Clackmannanshire, retain existing business support new enterprise locally, and support economic diversification;
- ▶ through the promotion of a growth strategy, increase the demand for services in the area and generate employment opportunities, with particular emphasis on promoting higher wage growth sectors and green businesses;
- ▶ supporting the development of tourism and tourism infrastructure in the area.



Strategic Objective 3

Environmental Sustainability

To deliver a sustainable pattern of development that supports community cohesion, reduces greenhouse gas emissions, supports waste minimisation and ensures that new development consistently contributes to environmental protection and enhancement by:

- ▶ ensuring that new development does not result in growth in Clackmannanshire's net greenhouse gas emissions;
- ▶ minimising release of greenhouse gas emissions from natural sources including protection of carbon-rich soils, minimising waste and encouraging woodland expansion where appropriate;
- ▶ delivering a step change towards improved energy and water conservation and efficiency, and increasing the production of renewable energy to meet Government targets;
- ▶ adapting to the impacts of climate change by ensuring that new development is appropriately 'climate proofed' to remain resilient to predicted future climatic conditions, and to protect existing development from the adverse effects of climate change;
- ▶ reducing overall flood risk and promoting sustainable flood management techniques;
- ▶ managing and reducing pollution, to contribute to the improvement of our air and water quality;
- ▶ safeguarding soil quality and quantity;
- ▶ minimising our waste and maximising opportunities for recycling, composting and efficient and sustainable disposal of residual waste.



Strategic Objective 4

Meeting the Need for New Homes

To meet Clackmannanshire's housing needs based on the evidence provided by the Clackmannanshire Housing Need and Demand Assessment by:

- ▶ allocating a range of appropriate sites and dwelling types;
- ▶ promoting a range of tenures;
- ▶ making provision for affordable, particular needs and social housing;
- ▶ ensuring that new residential development is well served by or is capable of becoming well served by public transport; well connected to the active travel network; and has good quality and accessible public open space, educational and social infrastructure;
- ▶ ensuring the most efficient use of land in meeting development needs.

Strategic Objective 5

Community Regeneration and Improving Health and Wellbeing

To work with partners to achieve social regeneration, revitalise those parts of the County which continue to be affected by deprivation and lack of opportunities, enable residents to lead active and healthy lifestyles and address health inequalities by:

- ▶ targeting development which would provide employment, training and education opportunities;
- ▶ undertaking environmental improvements both as integral aspects of new development and more widely to support our environmental regeneration objectives;
- ▶ improving access to the countryside and open space;
- ▶ providing sites for community gardens and allotments;
- ▶ seeking enhancement of the social and green infrastructure to benefit the wider community where major new development is proposed;
- ▶ designing new neighbourhoods to maximise personal safety and reduce the opportunity for crime;
- ▶ ensuring that land is available for health infrastructure as required;
- ▶ supporting, protecting and enhancing opportunities for sport and recreation.

Strategic Objective 6

Natural Environment

To protect and enhance Clackmannanshire's natural heritage, regenerate our natural environment and support the strategic objectives of the Central Scotland Green Network by:

- ▶ furthering the conservation of Clackmannanshire's biodiversity, particularly through the protection and enhancement of designated sites and priority habitats and species;
- ▶ strengthening habitat networks within Clackmannanshire and linking to neighbouring areas;
- ▶ expanding woodland cover wherever possible and where it would be appropriate;
- ▶ protecting and enhancing Clackmannanshire's distinctive landscape character;
- ▶ improving recreational opportunity and access to biodiversity-rich open spaces;
- ▶ safeguarding the green belt.



Strategic Objective 7

Built Environment

To facilitate the creation of sensitively and well designed places and enhance local distinctiveness and identity by:

- ▶ designing places which have a strong sense of local identity, are people-centred, safe, and promote mixed uses and sustainable lifestyles;
- ▶ giving priority to the re-use of vacant and derelict land over development of greenfield sites;
- ▶ encouraging appropriate remediation of contaminated land;
- ▶ conserving our built heritage, including designated conservation areas, and taking a pro-active role in its enhancement;
- ▶ recognising and maximising the contribution of our heritage assets and well designed new development to the quality of the built environment and our economy.

Strategic Objective 8

Sustainable Transport and Accessibility

To facilitate improved movement and accessibility between homes, jobs and schools and reduce reliance on private cars by:

- ▶ providing appropriate transport infrastructure;
- ▶ encouraging the provision of facilities and infrastructure to increase active travel and use of public transport.

3. Spatial Context

Relationship to The National Planning Framework 3

3.01 The National Planning Framework 3 (NPF3) is a strategy for the long-term development of Scotland's towns, cities and countryside over a 20-30 year period. It identifies that Clackmannanshire has close links with Stirling, Falkirk and into west Fife, and that the central, well-connected location makes the area ideally positioned to attract investment. A priority objective for the planning system is to ensure that the supply of development land is adequate, readily available and able to provide for affordable housing. Continued investment in transport and environmental infrastructure will also be needed to support this growth.

3.02 The national infrastructure project within NPF3 which will have the biggest impact on Clackmannanshire is the development of a Central Scotland Green Network (CSGN). The purpose of the CSGN is to transform Central Scotland "into a place where the environment adds value to the economy and where people's lives are enriched by its quality" (CSGN Vision). This will assist in delivering investment in environmental infrastructure through the development of a strategic network of woodland and other habitats. The network will incorporate active travel routes, greenspace links, watercourses and waterways, providing an enhanced setting for development and other land uses and improved opportunities for outdoor recreation and cultural activity. Ongoing delivery of this multi-functional green network in Clackmannanshire will assist in improving health and quality of life in the area, and strengthen

the area's economic competitiveness. It will be a network of green spaces, both new and existing, in and around settlements, that enables the movement of people and wildlife around built-up areas, into the countryside and connecting with other parts of central Scotland.



Relationships with Neighbouring Areas

3.03 We must look beyond Clackmannanshire and understand our relationships with adjoining Development Plan areas in order to deliver a Local Development Plan which complements and contributes to wider aims and objectives where possible.

3.04 Transport links to neighbouring areas and beyond have been improved over recent years with the introduction of rail passenger services to Glasgow and Edinburgh via Stirling, and the construction of the Clackmannanshire Bridge has significantly improved access to the central Scotland motorway and trunk road network.

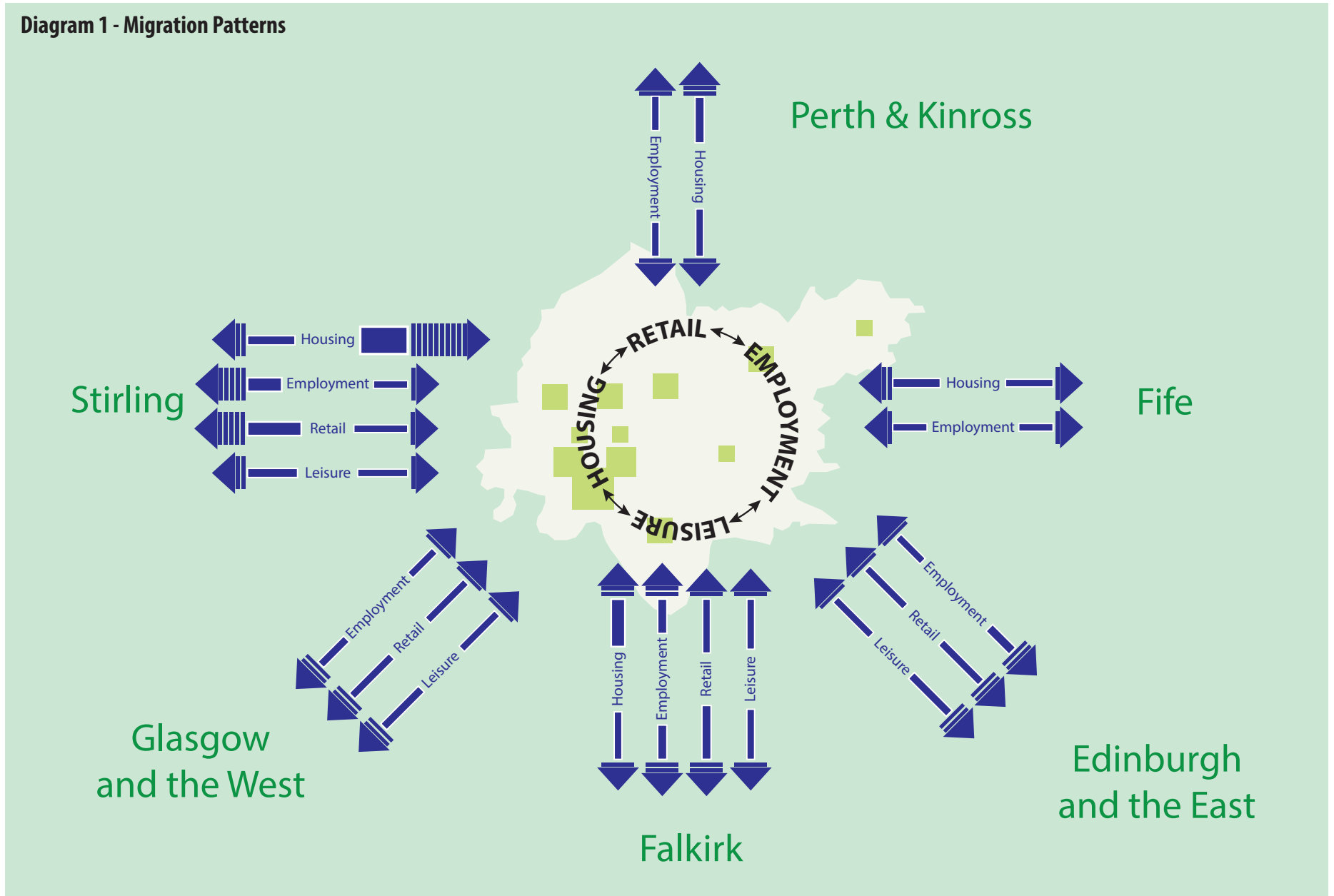
3.05 There are links to neighbouring areas covering a range of different activities and functions and these are shown in Diagram 1. There are strong links to Stirling in relation to employment, housing, shopping and leisure. There are also links with Falkirk, Fife and Perth and Kinross in relation to a number of issues and initiatives including flooding, the Central Scotland Green Network, long distance core paths, renewable energy and the Inner Forth Partnership. In 2010, more than half of the Clackmannanshire working population aged 16-64 (54%) travelled outwith Clackmannanshire to work.

3.06 Clackmannanshire is well served by supermarkets and food stores and a large percentage of residents do their food shopping in Clackmannanshire. The limited number of other types of shopping in Clackmannanshire has resulted in much of this expenditure being made in other areas, particularly Stirling.

One exception is the Sterling Furniture Centre at Tillicoultry

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Diagram 1 - Migration Patterns



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which does provide a major comparison retail outlet in the area and is also likely to contribute to a significant number of trips to Clackmannanshire from further afield.

3.07 People are likely to travel into Clackmannanshire for leisure, tourism and heritage trips, including walking in the Ochils and visiting Gartmorn Dam. There are relatively few large commercial leisure venues and facilities in Clackmannanshire such as cinemas, bowling, etc. and a significant number of trips are likely to be made from Clackmannanshire to areas such as Stirling, Falkirk, Edinburgh and Glasgow for such activities.

3.08 Clackmannanshire also shares boundaries with Perth and Kinross and Fife Council areas, however, links between these areas tend to be more environment and landscape based, such as the Ochils and the countryside into West Fife.

3.09 As Clackmannanshire and surrounding areas develop, links and their levels of use may change, in particular proposed developments in the east of Clackmannanshire may result in increased links with areas to the east and south.

Spatial Strategy for Clackmannanshire

3.10 The LDP sets out a land use plan which considers physical, social and environmental opportunities and constraints, population distribution and profile, infrastructure and site allocations and delivers investment in sustainable transport and environmental infrastructure.

3.11 There are 15 settlements in Clackmannanshire ranging in population size from 19,461 to 219, all within relatively close proximity to each other and surrounded by attractive and diverse landscape. The settlements and communities retain a sense of local identity and distinctiveness with a rich built heritage and

care must be taken to promote those attributes for the future.

3.12 Detailed assessments were carried out to help determine where land for housing might best be located. A Green Belt Appraisal was also undertaken to align our Green Belt objectives with those of the SPP, which include directing growth to the most appropriate locations, supporting regeneration, protecting and enhancing the quality, character, landscape setting and identity of towns and protecting and giving access to open space within and around towns.

3.13 For the purposes of spatial planning, and based on their own different characteristics, Clackmannanshire is divided into three distinct areas: Forth, West Ochils, and East Ochils. Summaries of the main characteristics of these areas and the general aims of the LDP in each are detailed in Table 1 below. The LDP aims to build on the strengths and address the weaknesses of each of the areas.

3.14 These areas are similar, but not identical to the 3 housing sub-market areas identified within Clackmannanshire in the Housing Needs and Demand Assessment (HNDA). The difference is that the LDP has included the proposed Forestmill development as part of the East Ochils area. As the development is not built yet it did not influence the pattern which was considered when the housing areas were drawn up and is therefore included within the Alloa sub-market area in the HNDA.

3.15 Development in accordance with the Spatial Strategy will be supported in the 3 identified areas in order to realise the Vision, taking account of environmental capacity and the need to ensure that new development protects and enhances the environment.

The Spatial Strategy

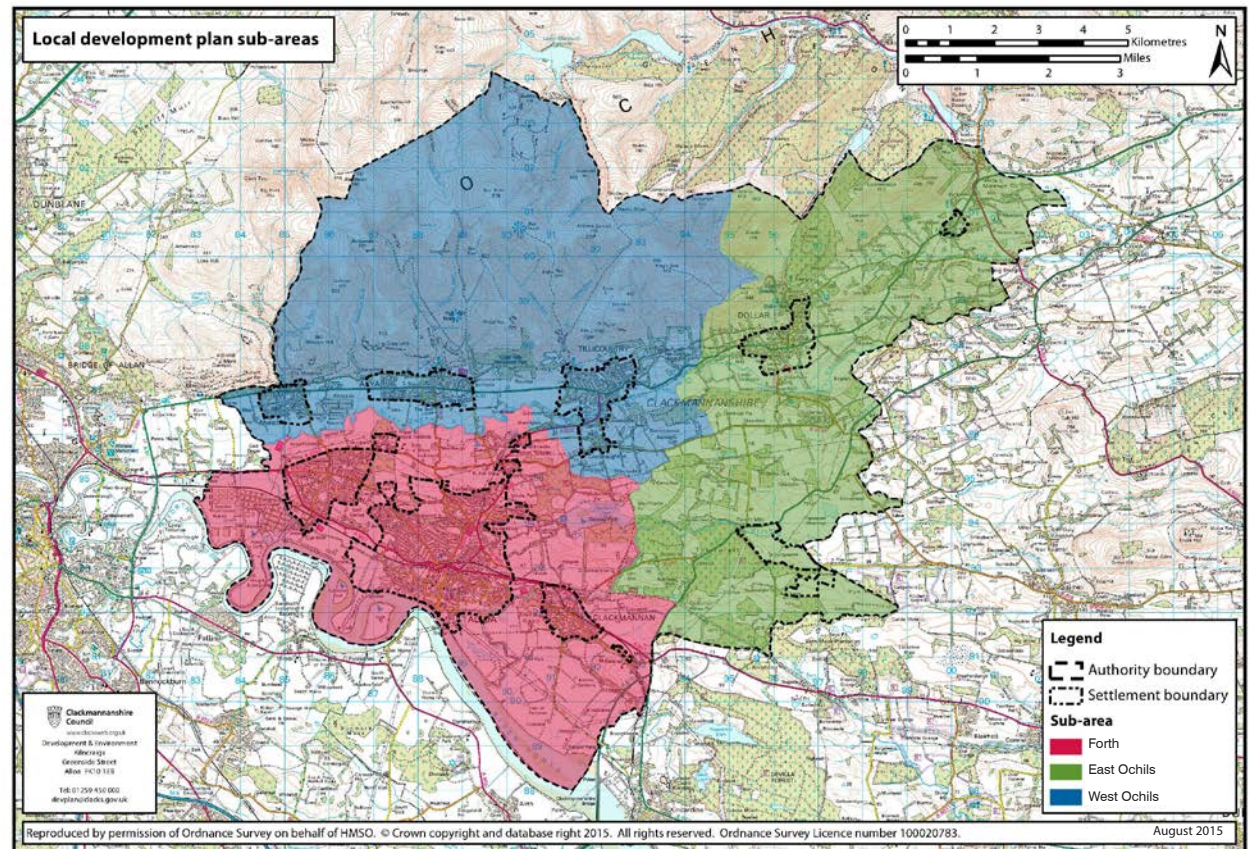
Forth, with its good range of services and transport links will continue to be the area where the majority of housing and employment will be located, with associated regeneration opportunities being pursued wherever possible. In West Ochils, recent growth will be consolidated and strong emphasis will be placed on environmental enhancement. The employment opportunities on strategic sites in East Ochils will be promoted, Dollar and Muckhart will grow sustainably and the planned expansion of Forestmill will be delivered providing increased housing choice and employment opportunities.

3.16 In accommodating the growth projected by the General Register Office for Scotland, this Plan aims to provide for a population increase from around 50,630 in 2010 to 57,629 in 2035, and an increase in the number of households from around 22,950 to 29,370 over the same period. The increase in population will be mainly as a result of the continuing trend of a high level of in-migration. This will also contribute to the increase in households, although also significant will be the continuing trend towards a greater number of smaller households.

3.17 While it is necessary to plan for an increasing population in terms of housing units required, it will also be important to ensure that the right size and types of houses are provided. The Housing Policies and Area Statements of the LDP address this in greater detail.

3.18 Providing for an increasing population and housing led economic regeneration will be used as a catalyst to facilitate increased investment in the local economy with the promotion of the co-location of housing and local employment sites, mixed use sites and services. Clackmannanshire is relatively small geographically, and with larger employment centres close by such as Stirling, it is recognised that out-commuting will continue to be high. The LDP will, however, aim to improve local employment opportunities in the interests of social regeneration and sustainability. This strategy will also deliver improvements to the quality of life of those living and working in Clackmannanshire.

3.19 Development will mainly be located on sites within or adjacent to the existing urban areas. Exceptions to this general strategy include the identified strategic business sites on brownfield sites and the new settlement at Forestmill which was allocated through the previous development plan. Due to the scale of Clackmannanshire, all sites are effectively in close proximity to the main population and service centres within Clackmannanshire.



LOCAL DEVELOPMENT PLAN

4. Area Statements

Area Statements Introduction

4.01 The Area Statements below indicate where the planning system, working with others, can make a significant contribution to economic and social regeneration and identifies where investment is needed to help achieve the Plan's Vision and Objectives.

4.02 Following a brief introduction to each area, the relationship of the area to the Vision and Strategy of the Plan is considered. Finally, detailed information on the contribution which each area makes to the three areas of Creating Sustainable Communities, Employment and Prosperity and Environmental Assets are highlighted.

Detailed information on individual development proposals can be found in the Schedule of Sites.



Table 1: Area Characteristics and LDP Aims

Forth		West Ochils		East Ochils	
Characteristics	LDP Aims	Characteristics	LDP Aims	Characteristics	LDP Aims
Housing		Housing		Housing	
<p>Contains 65% of Clackmannanshire's households.</p> <p>Most populated and developed of the three areas.</p> <p>Includes pockets of social exclusion.</p>	<p>Encourage brownfield development and address areas of social exclusion by encouraging regeneration.</p>	<p>Contains 28% of Clackmannanshire's households.</p> <p>Has a high ratio of housing to commercial/business uses.</p>	<p>Focus on improved quality of place and community; regeneration and enhancement of the urban fabric.</p>	<p>Contains 7% of Clackmannanshire's households.</p> <p>The most rural of the three areas incorporating only three settlements, Dollar, Muckhart and Forestmill.</p> <p>There are very few brownfield opportunities in either settlement.</p>	<p>Capitalise on the potential for sustainable growth to contribute to Clackmannanshire's regeneration.</p> <p>Provide an adequate number of affordable and smaller homes to increase choice.</p> <p>Implement the settlement expansion at Forestmill.</p>
Social Infrastructure		Social Infrastructure		Social Infrastructure	
<p>Good infrastructure and service base.</p> <p>Alloa is the main town and serves as Clackmannanshire's administrative and commercial centre.</p>	<p>Support and build on good infrastructure and service base.</p> <p>Continue to improve the environment of Alloa Town Centre and further promote its economic vitality and viability.</p> <p>Reinforce the green network and increase recreational opportunities through projects such as the Gartmorn Dam Green Hub and Inner Forth Landscape Initiative.</p>	<p>Village centres provide for the local communities.</p> <p>Good access to the countryside.</p>	<p>Encourage improvement of local services.</p> <p>Enhance and promote the environment and vitality of our village centres.</p> <p>Reinforce the green network and increase recreational opportunities through projects such as the Gartmorn Dam Green Hub and Ochils Landscape Partnership.</p>	<p>Limited, but well used community facilities.</p> <p>Good access to the countryside.</p>	<p>Encourage improvement of local services commensurate with an increasing population.</p> <p>Reinforce the green network and increase recreational opportunities through projects such as the Gartmorn Dam Green Hub, Ochils Landscape Partnership and Inner Forth Landscape Initiative.</p>

LOCAL DEVELOPMENT PLAN

Forth		West Ochils		East Ochils	
Characteristics	LDP Aims	Characteristics	LDP Aims	Characteristics	LDP Aims
Services		Services		Services	
Provides good primary transport hubs and routes to the outlying areas and beyond.	Ensure co-ordination of transport modes and encourage walking and cycling.	Need to improve active travel network linking the Hillfoots villages. Local roads substandard in some places.	Support and promote the provision of the Hillfoots Diamond Jubilee Way and improved active travel links in and around the villages. Local road upgrades through associated development and developer contributions.	Most remote of the three areas with some issues regarding frequency of public transport.	Improve transport opportunities commensurate with an increasing population.
Development In The Countryside And The Rural Economy		Development In The Countryside And The Rural Economy		Development In The Countryside And The Rural Economy	
Comprised of a number of towns and villages lying in close proximity to each other. Constraints to development include green belt and flood risk.	Protect identity and landscape setting of individual settlements.	Characterised by historical linear development along the A91 with settlements in close proximity and relatively small areas of countryside separating them which are designated green belt. Constraints to development include green belt, topography and flood risk.	Balancing protection and enhancement of the countryside with opportunities to maintain and develop the economic vitality and viability of settlements	Predominantly countryside. Limited constraints, although landscape setting is an important factor.	Protect the rural character of the area. Rural policies, ensuring quality sustainable development and the protection and enhancement of the environment will be priorities in this area.
Business And Employment		Business And Employment		Business And Employment	
Contains the largest number of employers, businesses and services of the three areas.	Encourage continued development of employment uses.	Limited employment opportunities, mainly in the service sector.	Improve local business opportunities and promote leisure and tourism.	Very few employment opportunities	Strategic business site promoted at Castlebridge. Employment opportunities at Forestmill.

LOCAL DEVELOPMENT PLAN

Forth		West Ochils		East Ochils	
Characteristics	LDP Aims	Characteristics	LDP Aims	Characteristics	LDP Aims
Retail And Town Centres		Retail And Town Centres		Retail And Town Centres	
Alloa is the main retail area in Clackmannanshire and is well served by superstores and supermarkets.	Retain and increase the range of retail outlets in Alloa town centre and Clackmannan Road Retail Park.	Local centres provide for local communities. Sterling Furniture Warehouse and Sterling Mills complex in Tillicoultry attract longer distance visitors.	Promote local retail opportunities in appropriate locations.	Local centres provide for local communities.	Promote local retail opportunities in appropriate locations. Ensure population growth is matched by retail provision where possible to discourage unnecessary travel, e.g. new neighbourhood shops
The Natural Environment		The Natural Environment		The Natural Environment	
Sections of the River Forth designated a Special Protection Area because of their ecological value. Contains 4 Sites of Special Scientific Interest, the 'Forest' Special Landscape Area and Gartmorn Dam Local Nature Reserve.	Support the Inner Forth Landscape Partnership aims to conserve and enhance the heritage and landscape of the Inner Forth. Continue protection of designated sites and investigate enhancement and appropriate levels of public access and recreation.	Provides a number of access points to the Ochil Hills which are a Special Landscape Area. Includes Alva Woodland Park. Constraints to settlement expansions, including the Ochil Hills, greenbelt, flood risk and landscape considerations, limiting the potential for growth.	Support the Ochils Landscape Partnership (OLP) aims of increasing access to the hills and glens of the Ochils, improving the quality of our rivers, and restoring parts of the historic built landscape. Protect landscape character and the setting and identity of settlements.	Provides a number of access points to the Ochil Hills which are a Special Landscape Area. Also includes the 'Forest' Special Landscape Area.	Support the Ochils Landscape Partnership (OLP) aims of increasing access to the hills and glens of the Ochils, improving the quality of our rivers, and restoring parts of the historic built landscape.

LOCAL DEVELOPMENT PLAN

Forth		West Ochils		East Ochils	
Characteristics	LDP Aims	Characteristics	LDP Aims	Characteristics	LDP Aims
Protecting Environmental Resources		Protecting Environmental Resources		Protecting Environmental Resources	
<p>Area where pollution most likely to become an issue.</p> <p>Most concentrated population and most developed area may result in highest demand for community growing spaces.</p> <p>Contains Forthbank, the Council's waste transfer and recycling centre.</p>	<p>Ensure new development does not create potential pollution 'hot spots'.</p>	<p>Dense pattern of small watercourses feeding into the River Devon.</p> <p>Areas of peat in the Ochils.</p>	<p>Ensure no significant adverse environmental impacts from development and strive to improve water quality.</p> <p>Protect significant soil resources.</p>	<p>Areas of peat in the Ochils.</p>	<p>Protect significant soil resources.</p>
The Built Environment		The Built Environment		The Built Environment	
<p>Large number of brownfield and infill sites.</p> <p>Significant number of important historic civic buildings.</p> <p>Conservation Areas in Alloa, Clackmannan and Kennet</p>	<p>Utilise brownfield and infill sites to their full potential.</p> <p>Maintain and enhance the historic buildings and core of the town.</p> <p>Conduct appraisals as initial step towards further enhancement of conservation areas</p>	<p>A number of brownfield sites, particularly in Alva.</p> <p>Conservation Area in Tillicoultry.</p>	<p>Explore opportunities to promote the Hillfoots villages and raise awareness of their characteristics, qualities and their valuable legacy.</p> <p>Encourage the development or improvement of brownfield sites.</p> <p>Conduct appraisals as initial step towards further enhancement of conservation areas.</p>	<p>Conservation Areas in Dollar and Muckhart</p>	<p>Conduct appraisals as initial step towards further enhancement of conservation areas</p>

	Existing	Proposed		Existing	Proposed		Existing	Proposed
	Households	16,598		19,412	Households		7,228	8,408
Business Land	153.52 ha's	287.60 ha's	Business Land	27.44 ha's	35.72 ha's	Business Land	12.28 ha's	28.13 ha's

Forth - Area Statement

Introduction

4.03 Considerable improvements have already been made in this area to make it a more desirable and successful location, such as new schools, new health facilities, improved public realm, railway re-opening and the construction of the Clackmannanshire Bridge.

Recent and current development and investment in the area includes:

Housing Developments

- ▶ Alloa South East (Alloa Park)
- ▶ Alloa Bowmar Regeneration
- ▶ Former Alloa Academy site
- ▶ Muirside, Tullibody

Education and Community Facilities

- ▶ New Alloa Academy
- ▶ New Lornshill Academy
- ▶ New Forth Valley College - Alloa Campus
- ▶ Community Health Centre, Hallpark, Alloa
- ▶ Spiers Centre refurbishment/relocation of library

Transport Developments

- ▶ Railway re-opening
- ▶ Alloa Station and car park
- ▶ Clackmannanshire Bridge opening
- ▶ Upgrading of B9140 Collylands - Glenochil
- ▶ Cambus to Tullibody Bridge and Menstrie Branch Line active travel routes



Business Developments

- ▶ Kilncraigs, Alloa, refurbishment and reuse
- ▶ Paton's School, Alloa, refurbishment and reuse
- ▶ Business Park Business Improvement District (BIDS) projects

Retail Developments

- ▶ Tesco Superstore, Alloa
- ▶ Asda Superstore, Alloa
- ▶ Aldi, Alloa
- ▶ Town centre improvements through 'Imagine Alloa' project and Business Improvement District (BIDS)

The Natural Environment

- ▶ Inner Forth Landscape Initiative, including creation of the Black Devon Wetlands habitat
- ▶ The Futurescapes Project for habitat creation and enhancement of the Inner Forth.

Relationship to Vision and Strategy

4.04 This Plan seeks to continue recent growth trends with delivery of new homes within town expansion areas contained within existing urban boundaries. There are also a significant number of brownfield opportunities within the existing settlements which could contribute to sustainable development. Regeneration of the town centres is a priority.

It is important that people have choices as to where they live and that housing choice is provided across all tenures and housing market segments. Further investment is necessary to enable growth and prosperity while at the same time "reducing the gap" economically and socially between neighbourhoods.

Creating Sustainable Communities

Housing

4.05 At 2010 the Forth area had a population of approximately 32,750 making it the most populated of the three areas in the LDP. This area also includes a significant amount of the proposed overall housing supply with land allocated to deliver 2743 new homes.

Settlement	Housing Units Allocated	Area (ha's)
Alloa	1494	61.85
Sauchie	1012	60.08
Tullibody	122	2.79
Clackmannan	132	11.03
Rural	54	4.50
	2814	140.25

LOCAL DEVELOPMENT PLAN

The Forth area has historically been where most affordable and particular needs homes have been provided and there remains an acute need for more affordable homes to be delivered here. Mixed tenure developments will be promoted to create more sustainable communities.

Social Infrastructure

4.06 Developer contributions will be sought to resolve deficiencies in social infrastructure which arise as the result of development.

Further details of educational capacity will emerge following completion of the review of the school estate by Education Services and Facilities Management.

The number of secondary school pupils are projected to exceed the current capacities of the three existing Academies and the LDP has identified that land at the proposed housing and business sites at Carsebridge may be a suitable location for a new secondary school if required.

In some areas, such as Tullibody, there is excess primary school capacity, however in other areas, such as the Sunnyside and Park Primary catchments, the existing schools will not be able to provide capacity for the new developments proposed within the existing catchments.

It is likely that a new school with increased capacity will be required to replace Craigbank Primary, and this may include a nursery facility. A potential site for this has been identified in the LDP at Sauchie West.

St. John's primary school in Alloa is an old building which no longer effectively meets the needs of the modern primary curriculum and Claremont primary school in Alloa is close to capacity. A new primary school is therefore planned at Redwell to replace these two schools.

There are significant recreational facilities in this area including public and private outdoor playing fields and sports facilities, however some of the current recreation facilities could benefit from enhancement such as improved changing facilities or improved drainage. The Open Space Strategy gives further information.

Services

4.07 In the Forth area the focus will be on accessibility, and the scope to enhance the transport network and improve accessibility for all.

The Imagine Alloa project has improved the quality of pedestrian spaces and active travel access to Alloa town centre, including linking the Devon Way and Waggonway with a safe crossing facility across the Ring Road, and the provision of improved pedestrian routes including those linking the Town Centre to the Railway Station and South East Alloa.

The LDP seeks to promote cycling and walking. The national cycle route (NCN 76) passes through the area from Fife to Stirling. The completion of a high quality active travel route between Cambus and Tullibody Bridge has provided a dedicated, segregated route between Alloa and the County boundary.

The Devon Way has also been recently upgraded. There are good links to important outdoor recreation features such as Gartmorn Dam and the rivers, which will be improved where the opportunity arises. Although not identified on the area maps, the LDP will support the provision of improved cycle infrastructure along the following routes:

- ▶ The B9096 corridor from Alloa to Tullibody
- ▶ Cambus to Tullibody Cross (NCN 76)
- ▶ B9140 Tullibody by-pass
- ▶ NCN 76 (764) Clackmannan to (NCN 767) Blackfaulds, via Gartmorn Dam and Coalsnaughton

As well as providing and improving routes, facilities to encourage active travel, and particularly cycling, will be supported by the LDP.

In the longer term, and dependent on improvements to existing rail lines in Fife Council's area, there may be scope to continue the passenger and freight rail link from Alloa to Dunfermline and Rosyth.

There is potential for renewable energy developments in this area, including harnessing wind energy on appropriate sites.

The Alloa Waste Water Treatment Works (WWTW) serves the entire Forth area. There is capacity for the urban growth proposed by the LDP, although Scottish Water and SEPA have indicated that the service infrastructure to the Alloa WWTW requires upgrading in places for the allocated sites to be developed and to improve water quality. Developers will, therefore, be required to fund such infrastructure, and further details on this can be found in the Developer Contributions and the Water Supplementary Guidance.

Development in the Countryside and the Rural Economy

4.08 This area has accessible rural land which is attractive and distinctive, with high quality landscape and habitat, especially within the designated sites such as Gartmorn Dam, Forthbank and other coastal areas, SSSI's, Ramsar sites, Special Protection Areas, Special Landscape Area and Green Belt.



Employment and Prosperity

Business and Employment

4.09 Alloa is the key focus for economic activity with major employers including Clackmannanshire Council offices, Diageo, the Owens Illinois Alloa Glass works, Marshall Construction, and the major superstores Asda, Tesco, and Morrisons, as well as Lidl and Aldi. The existing Business Parks at Dumyat, Cooperage Way, The Whins/Hallpark, Castle Street/Ward Street, the Alloa Trade Centre, and Forthbank/Riverside industrial area provide for significant employment and the 'Alloa Makers Village' at Ludgate provides studios for local craft workers.

There is significant scope for economic growth in the area, with serviced land available within the designated business areas and business parks and brownfield opportunities, including The Shore and in Alloa Town Centre. New areas for business have been identified at Alloa West, where over 50 hectares of land is available for development and around 6 hectares at Carsebridge (B03).

Tourist and day trip destinations in this area include Alloa Tower, Clackmannan Tower and Gartmorn Dam. There is scope for these to be augmented by other facilities, including places to stay, to visit, and to appreciate the areas history and built heritage.

The first phase of the WiMax programme covers Alloa Town Centre, Alloa West, (Tillicoultry and West Alva). The Council is keen to facilitate expansion of the network across the whole County, for both business and domestic use, whilst at the same time minimising environmental impacts and reducing the proliferation of new masts.

The Clackmannan Coalfield has been extensively exploited through both deep and open cast mining activity, and there is still the opportunity for coal extraction in certain areas. There is also the potential to exploit methane resources.

Retail and Town Centres

4.10 With a concentration of superstores and supermarkets, Alloa serves as the main convenience shopping destination for residents in Clackmannanshire and also draws people from outwith the Council area. There are relatively few comparison outlets in the area, particularly for larger goods and many residents travel to Stirling or beyond to make comparison goods purchases. The preferred location for new comparison retail development is Alloa Town Centre. However, if there is no suitable location in Alloa Town Centre, new comparison retail stores will be directed to Clackmannan Road Retail Park. There is a proposal to extend the area of the Retail Park in this Plan and encourage the development of uses ancillary to the retail function, such as a hotel or restaurant, provided such uses are not of a scale that would undermine the primary retail function of the site.

The town centres in Tullibody, Clackmannan and Sauchie are local centres serving the immediate needs of residents. Protection and enhancement of the town centre environments and the creation of a positive image are corporate aims and significant resources have already been invested into making the public realm of our towns and villages safer and more pleasant to be in. The Council will continue promoting this and major investment is proposed in Sauchie and Tullibody. There is the potential to follow a similar model to Imagine Alloa to improve the sense of place within our local centres

LOCAL DEVELOPMENT PLAN

Environmental Assets

The Natural Environment

4.11 Throughout the Forth area there are opportunities to deliver investment in environmental infrastructure and contribute to CSGN objectives. The development of a strategic network of woodland and other habitats, incorporating active travel routes, greenspace links, watercourses and waterways, will provide an enhanced setting for development and other land uses and improved opportunities for outdoor recreation and cultural activity.

The creation of wetland is a Scottish Biodiversity habitat priority and the Futurescapes Project for habitat creation and enhancement in the Inner Forth, led by RSPB, is supported in principle by the Council.

The Green Belt areas around Alloa, Sauchie and Clackmannan are important for directing growth to the most appropriate locations, supporting regeneration, protecting and enhancing the quality, character, landscape setting and identity of the towns and protecting and giving access to open space within and around the towns. Following a review of the Green Belt an extension is proposed to the east of Clackmannan.



Clackmannanshire's coast is an important natural habitat, rich in birdlife. It requires to be protected and enhanced and, for the purposes of planning policies, is divided into two categories, developed and undeveloped. The Council is a partner in the RSPB-led Inner Forth Landscape Initiative which brings together local government, charities, and agencies working together with local communities to conserve and enhance the landscape of the Inner Forth. It will prioritise and deliver actions for environmental, access, health and economic benefits (including training and education).

The Built Environment

4.12 The Alloa Conservation Areas, Alloa Glebe and Old Alloa, were designated for their historical and architectural values and they each contain many Listed Buildings. Old Alloa Conservation Area was extended to link the town centre to The Shore to include the historic Lime Tree Walk. The Clackmannan Conservation Area covers the core historical area of the town, including the Main Street, King Seat Hill and Clackmannan Tower. The former miners cottages in the village of Kennet also form a Conservation Area.

Conservation Area Appraisals will be undertaken for Old Alloa, Alloa Glebe, Clackmannan and Kennet Conservation Areas to identify enhancements and inform development proposals.

The area has remnants of past industrial dereliction and industrial activity that require to be addressed so we can achieve beneficial use of our resources and make our urban areas more attractive, and successful. Significant brownfield sites at The Shore Alloa (M02) and Kilbagie (B11) have been identified as development opportunities.

West Ochils - Area Statement

Introduction

4.13 There has been significant housing development in this area at Menstrie. Alva and Tillicoultry have seen less development recently, and there are a number of allocated and brownfield housing sites which remain to be developed.

Recent and current development and investment in the area includes:

Housing Developments

- ▶ Menstrie Mains, Menstrie
- ▶ Dalmore Centre, Alva

Education and Community Facilities

- ▶ Community Hub, Tillicoultry
- ▶ Dumyat Centre extension, Menstrie

Transport Developments

- ▶ Active travel on the Menstrie Branch Line
- ▶ Further upgrading of the Devon Way



Relationship to Vision and Strategy

4.14 Development has, in the main, been successfully directed to the current settlements at Menstrie, Alva, Tillicoultry and Coalsnaughton. New site allocations will aim to ensure that the pattern of new development is sustainable and supports the Strategic Objectives contained in this Plan. Spare primary school capacity in Alva and Tillicoultry will enable housing development to proceed in these areas, while other, more constrained areas may have to be programmed for later to enable capacity to be provided.

While the Forth area, and Alloa in particular, tends to be the focus for employment and retail within Clackmannanshire, it is important that the pursuit of sustainable economic development is cascaded throughout the area to other settlements to support the provision of local employment, facilities and services. To contribute to this, town centre regeneration in the West Ochils settlements will be encouraged. Business growth will be supported, improving employment opportunities.

Priority will be placed on the protection and enhancement of environmental assets and built heritage as well as the natural heritage and supporting the objectives of the Central Scotland Green Network.

With a number of access points to the Ochils, this area is particularly well placed to improve access to the outdoors, provide conveniently accessible open spaces and appropriate sport and recreational opportunities. The development of tourism infrastructure will be encouraged to facilitate this.

Creating Sustainable Communities

Housing

4.15 There has been development interest in sites on the edges of all of the settlements in the West Ochils however care is needed to protect landscape character and the setting of the settlements. Areas of Green Belt separate Menstrie, Alva and Tillicoultry. Flood risk from both the River Devon and Hillfoots burns is a significant constraint in the area with much of the land to the south of the settlements prone to flooding, impacting on the potential for settlement expansion.

The final phase of development at Menstrie Mains is identified at Middletonkerse (H33). It is not proposed to extend the current settlement boundary during the term of the LDP.



LOCAL DEVELOPMENT PLAN

Alva has also expanded significantly although there remain a number of brownfield opportunities for both housing and business at East Stirling Street, Brook Street and West Stirling Street. A site to the west of Alva has been allocated and represents a longer term development area. It will be developed, if required, once significant progress has been made in the development of the brownfield sites above. This site at Alva West will also be required to provide a quality edge to the settlement. Spare primary school capacity in Alva means that developer contributions are likely to focus on addressing affordable housing provision rather than primary education.

In Tillicoultry, urban expansion has taken place at the eastern side of the settlement and there is a greenfield housing opportunity remaining at Lower Mill Street (H42). There are some brownfield opportunities, which includes sites which have become vacant as the Council has rationalised the number of buildings which it uses to provide services. The green belt protects the setting of Tillicoultry, and the planning strategy looks to contain development within the existing urban boundary. A significant amount of land for housing is already allocated within the settlement boundary of Coalsnaughton and there is therefore no need to identify any new sites through this LDP.

At 2010 the West Ochils area had a population of approximately 13,500.

Settlement	Housing Units Allocated	Area (ha's)
Menstrie	97	10.14
Alva	635	20.54
Tillicoultry and Coalsnaughton	448	24.77
	1196	55.45



Social Infrastructure

4.16 Developer contributions will be sought to resolve deficiencies in social infrastructure which arise as the result of development.

Further details of educational capacity will emerge following completion of the review of the school estate by Education Services and Facilities Management, however the number of secondary school pupils are projected to exceed the current capacities of the three existing Academies.

In Alva and Tillicoultry, there is excess primary school capacity, however in Menstrie, the school will not be able to provide capacity for the new developments proposed and developer contributions will be sought to address this.

The key resources for visitors and outdoor enthusiasts in the area are the Ochil Hills, which are accessible from all of the West Ochils settlements, and the Woodland Park at Alva. Local parks are also valuable resources, particularly the Johnstone and Cochrane Parks in Alva, and the need to provide enhanced pitch provision throughout the area will require to be addressed, in accordance with the Open Space Strategy.

Services

4.17 The A91 is the main road through this area and is the main bus route for regional connections to Stirling and beyond. Significant levels of commuter traffic uses the A91 and the Menstrie to Tullibody road (C101) to access the Tullibody by-pass and beyond, as well as the A908 to Alloa and the Clackmannanshire Bridge. Local road improvements will be carried out associated with approved and planned developments in the area, and these are identified either as Proposals, or as part of the Development Requirements associated with each site.

The LDP seeks to promote increased cycling and walking. Through the Ochils Landscape Partnership a route is being created along the Hillfoots between Blairlogie and Muckhart - The Hillfoots Diamond Jubilee Way. As well as providing and improving routes, facilities to encourage active travel, and particularly cycling, will be supported by the LDP.

There is currently one wind farm in Clackmannanshire, located at Burnfoot Hill. A landscape sensitivity study has been completed to inform LDP policy on wind energy development in Clackmannanshire and the Supplementary Guidance on Onshore Wind Energy. These will be used when considering proposals for wind turbines in the Ochils and throughout Clackmannanshire.

The watercourses in the area have potential to provide for small scale hydro schemes, although any such schemes will have to be carefully considered in terms of their impact on the water environment and the landscape.

There is sufficient water supply to serve the proposals in the area, although the Alva and Tillicoultry Waste Water Treatment Works (WWTW) are close to capacity and may require upgrading.

Employment and Prosperity

Business and Employment

4.18 There is local employment at the Glenochil yeast factory, Diageo, Alva and Barnpark Industrial Estates and the Sterling and Sterling Mills retail sites. There are a number of service sector jobs in the settlement centres in shops, offices, professional services, libraries, schools and other Council facilities.

In Menstrie land is allocated for business development, east of the settlement boundary adjacent to Glenochil yeast factory and at the former Glenochil Nursery. In Alva there are employment opportunities as part of the Glentana mixed use development and at sites within Alva Industrial Estate. Barnpark and Devonpark Mills are the main business areas in Tillicoultry and a site at which was previously identified as a potential housing site has been identified as an extension to the business area at Devonpark Mills.

Tourist and day trip destinations in West Ochils include the Ochil Hills and the Sterling retail areas. There is scope for these to be augmented by other high quality facilities, including places to stay, to visit, and to appreciate the areas history and built heritage.

It is understood that extraction activity at Tillicoultry Quarry has ceased, and an approved restoration scheme is in place.

Retail and Town Centres

4.19 The Council has completed a preliminary assessment of the potential for improvements along the A91 corridor within Alva town centre and there may be scope to enhance the quality of the existing townscape to make it more appealing and attractive. Five main issues for the future quality of the town centre emerged from the appraisal; reducing traffic speeds and increasing road safety, improving vehicle parking provision, increasing pedestrian accessibility, upgrading the public realm and improving building use and maintenance.

The former Alva Glen Hotel is a prominent site within the town centre, which has fallen into disrepair. The LDP proposes the redevelopment of the site for residential use.

Environmental Assets

The Natural Environment

4.20 Throughout West Ochils there are opportunities to deliver investment in environmental infrastructure and contribute to CSGN objectives. The development of a strategic network of woodland and other habitats, incorporating active travel routes, greenspace links, watercourses and waterways, will provide an enhanced setting for development and other land uses and improved opportunities for outdoor recreation and cultural activity.

The Ochil Hills form the most prominent feature in the landscape, and are designated a Special Landscape Area.

The diverse range of habitats associated with the countryside in this area supports a range of flora and fauna and it contains 3 Sites of Special Scientific Interest (SSSI). Other important habitats are associated with the watercourses in the area, including the River Devon and the Hillfoots burns.

Green belt separates the settlements and extends to the west of Menstrie and east of Tillicoultry, it also continues south of Menstrie and Alva to Tullibody/Glenochil.

A review has not identified the need for any significant changes to the Green Belt in this area, however did raise the possibility of enhancing the Green Belt to the west of Alva. It is therefore proposed, in conjunction with the future development of sites north and south of the A91 to provide a more defined edge and higher quality landscape setting to the settlement.

The Built Environment

4.21 There are a number of listed buildings throughout the area, many of which reflect its rich industrial, cultural and architectural history. A Conservation Area Appraisal will be undertaken for Tillicoultry Conservation Area to identify enhancements and inform development proposals.

East Ochils - Area Statement

Introduction

4.22 There has been relatively little development in this area in recent years. There were few significant allocated sites or developable land within the previous settlement boundaries of Dollar and Muckhart, and larger developments have mainly been directed to the Forth and West Ochil areas. This situation has changed, with the identification of the development at Forestmill, which is retained in the LDP, and is located close to strategic employment sites and roads infrastructure, is free from major constraints and is close to the main town of Alloa.

Recent and current development and investment in the area includes:

Housing Development

- ▶ Planning permission granted at Forestmill for around 1250 houses
- ▶ Planning permission granted for 22 houses in Dollar
- ▶ Education and Community Facilities
- ▶ New primary school proposed at Forestmill
- ▶ Planning permission granted for a new cemetery and playing field in Dollar
- ▶ Business Development
- ▶ Planning permission granted for a hotel and golf course proposal at Forestmill

Relationship to Vision and Strategy

4.23 East Ochils can contribute to the Vision through encouraging housing led economic regeneration and protecting and enhancing the high quality environment.

There are proposals for expansions to Dollar and Muckhart to deliver housing and local employment opportunities, including live/work units, and improved community facilities. These proposals are being progressed in consultation with the local communities, who have both produced 'Community Plans' identifying their longer term vision for each settlement. The targeted release of land for housing will expand the settlements and support their long term vitality.

Supporting business growth, improved employment opportunities and the development of tourism infrastructure in the area will be encouraged. Local employment will be supported to promote sustainable economic growth and reduce the need for commuting.

The history and setting of East Ochils are assets in attracting people to the area and priority will be placed on the protection and enhancement of the built and natural heritage. Being predominantly countryside, this area is particularly well placed to improve access to the outdoors, including the Ochils, and provide for recreational and sporting opportunities.

Creating Sustainable Communities

Housing

4.24 The lack of allocated housing sites and limited brownfield opportunities within the settlements have contributed to maintaining high house prices in this area which has had an effect on the ability to provide affordable homes. There is also a higher ratio of privately owned homes relative to other parts of Clackmannanshire.

Without the provision of new housing to attract families, and allow younger people to remain in the area, the population imbalance between young and old will increase.

There has been a great deal of interest in development around the settlements, which would help to address the problems highlighted above, however, care is needed when considering any settlement expansion to protect the attractive features and character of the landscape. The protection of the area's landscape quality as well as the character and identity of the villages will be important to preserve their own intrinsic value, and also to encourage future investment.

At 2010 the East Ochils area had a population of approximately 3,000.

Settlement	Housing Units Allocated	Area (ha's)
Dollar	354	33.71
Muckhart	35	6.64
Forestmill	1250	121.65
Rural Area	45	5.71
	1674	167.71

Social Infrastructure

4.25 The Council has secured the provision of a new cemetery and playing field at Lover's Loan in Dollar in association with a small housing development. The existing burial grounds capability is limited and this additional capacity will provide for longer term needs.

Further details of educational capacity will emerge following completion of the review of the school estate by Education Services and Facilities Management, however the number of secondary school pupils are projected to exceed the current capacities of the three existing Academies.

Strathdevon Primary School will not have the capacity to accommodate pupils from the new developments proposed in its catchment and this will have to be addressed, with the developers of the housing sites contributing to resolving the capacity shortfall. A new primary school is to be provided as part of the Forestmill development.

Services

4.26 The A91 is the main east west route through Dollar and Muckhart, with the A977 running from north east to south west through Forestmill and linking with the A907 to Alloa and A876 to the Clackmannanshire Bridge.

Bus services to East Ochils are limited and many people are reliant on private transport. However increasing the population in this area will help support existing bus services and assist in achieving future improvements to routes and frequency.

There is a good active travel network in the area linking into the countryside. The Council is upgrading the Devon Way (Alloa to Dollar) to an improved standard to encourage increased use. Although not identified on the area maps, the LDP will support the provision of improved cycle infrastructure between Upper Hillfoot Road, Dollar and the A91 at Cowden East.

As well as providing and improving routes, facilities to encourage active travel, and particularly cycling, will be supported by the LDP.

The Forestmill development will provide active travel facilities for cycling and walking on site and linked to the neighbouring countryside and existing routes. A Travel Plan is required for the development which will incorporate bus service arrangements from Forestmill to Alloa Town centre and rail station.

There is currently one wind farm in Clackmannanshire, located at Burnfoot Hill. A landscape sensitivity study has been completed to inform LDP policy on wind energy development in Clackmannanshire and the Supplementary Guidance on Onshore Wind Energy. These will be used when considering proposals for wind turbines in the Ochils and throughout Clackmannanshire.



The watercourses in the area have potential to provide for small scale hydro schemes, although any such schemes will have to be carefully considered in terms of their impact on the water environment.

The Dollar Waste Water Treatment Works (WWTW) has been upgraded to secure improved water quality outputs, although it is close to capacity. Further development in the Muckhart area will require works to be carried out at the WWTW. Scottish Water have advised that insufficient capacity should not be seen as a barrier to development. Should there be insufficient capacity for development at Scottish Water's water or waste water treatment works, they will provide additional capacity if the developer meets the 5 'growth criteria'. The Water SG gives more detail on this.

There are also some private water supplies in the rural area and private septic tanks which are monitored by the Scottish Environment Protection Agency (SEPA).

LOCAL DEVELOPMENT PLAN

Employment and Prosperity

Business and Employment

4.27 Local employment opportunities are limited and generally focus on the shops, schools, service sector and public services, as well as some rural based activities. Many residents travel to other parts of the Forth Valley area, Fife, Edinburgh and Tayside for work. A Business Park is being promoted at Castlebridge and this is supported through its identification as a Strategic Business Opportunity (B20). There will also be employment opportunities in association with the proposed development at Solsgirth (H50/B21).

New employment opportunities will be created during the construction of the Forestmill development and in the subsequent activities and businesses associated with the development.

The Ochil Hills Special Landscape Area (SLA) runs adjacent to the northern boundary of the urban areas, and within this area Dollar Glen and Castle Campbell are popular visitor attractions. These tend to attract local people or day visitors rather than tourists who may look to stay longer and long stay tourism is therefore an area which could be developed. New facilities, improvements to existing facilities and promotion will be required to achieve this.

All of the above will increase the employment opportunities base in this area. Improvements to broadband provision will also encourage businesses and home working in the area.



Retail and Town Centres

4.28 The Council has completed a preliminary assessment of the potential for improvements along Bridge Street/Burnside in Dollar and there is scope to enhance the quality of the existing townscape to make it more appealing and attractive. Four main issues for the future quality of the town centre in Dollar emerged from the appraisal; improving the pedestrian environment, providing safer routes to school, upgrading the public realm and managing the conservation area. A Conservation Area Appraisal which identifies the specific characteristics of the area will be carried out to provide a management tool to guide future development and enhancement proposals affecting Dollar Conservation Area.

The Muckhart Conservation Area Appraisal sets out a range of opportunities for the preservation and enhancement of the Conservation Area. New development, including proposals for site H48, will be required to adhere to the principles set out in the Conservation Area Appraisal and to contribute to its proposals for the enhancement of the Conservation Area. The Council will examine options for the delivery of public realm improvements within the Conservation Area during the first five years of the Development Plan period.

Environmental Assets

The Natural Environment

4.29 Throughout East Ochils there are opportunities to deliver investment in environmental infrastructure and contribute to CSGN objectives. The development of a strategic network of woodland and other habitats, incorporating active travel routes, greenspace links, watercourses and waterways, will provide an enhanced setting for development and other land uses and improved opportunities for outdoor recreation and cultural activity.

The diverse range of habitats associated with the countryside in this area supports a range of flora and fauna, with 6 Sites of Special Scientific Interest identified in the area. Other important habitats are associated with the watercourses in the area, including the Rivers Devon and Black Devon, the numerous burns and the Mill Lade which feeds Gartmorn Dam.



The Ochil Hills form the most prominent feature in the landscape, and are designated a Special Landscape Area. A Forest Special Landscape Area also lies within this area, south of Forestmill and stretching west to the edge of Alloa, including Gartmorn Dam. The river courses provide an attractive and valuable variety in topography with undulating landscape incorporating mixed woodlands and tree shelter belts with more open fields and pasture.

The Green Belt Review identified the area around Dollar south and east as an area where consideration should be given to Green Belt designation. The LDP has therefore identified an area of Green Belt in these locations which will allow Dollar to grow sustainably, while protecting the town's identity and landscape setting.

A key element of the expansion of Forestmill is to secure rehabilitation and restoration of the disused opencast coal site at Meadowhill, north of the village. This can provide a major leisure and nature resource.

The Built Environment

4.30 The urban environment has a high quality built heritage as demonstrated by the number of Listed Buildings and the Conservation Areas in Dollar and Muckhart. A Conservation Area appraisal has been completed for the Muckhart Conservation Area which identifies the specific characteristics of the area and will provide a management tool to guide future development and enhancements affecting the Conservation Area. The process used for the Muckhart appraisal will also form the basis for other Conservation Area Appraisals, including Dollar.

5. Creating Sustainable Communities

Housing

Population and Household Projections

5.01 In 2010, Clackmannanshire's population was 50,630. This is projected to grow to 55,421 by 2025 and to 57,629 by 2035. In recent years net in-migration to Clackmannanshire has been significant but has fluctuated depending upon national trends and the availability of housing supply. Clackmannanshire had 22,950 households in 2010, projected to rise by 3,940 to 26,890 by 2025 and to 29,370 by 2035 (Figures from National Records of Scotland - Population Projections 2010 based (29 February 2012) and Household Projections 2010 based (14 June 2012)).

Maintaining a Housing Land Supply

5.02 Scottish Planning Policy requires the planning system to identify a generous supply of land for the provision of a range of housing in the right places, including addressing the need for affordable housing. Provision of a generous supply of housing land is important to support the LDP's primary objective to create the conditions within which sustainable economic and population growth can take place. The previous Development Plan was successful in achieving significant housing growth and in-migration of population in the period to 2010. However, during 2011/12, economic recession resulted in a considerable reduction in housebuilding and it is anticipated that this lower level of construction activity will continue for some time. An important aim of this Plan is to ensure that future housing demand in Clackmannanshire can be fully met and that the

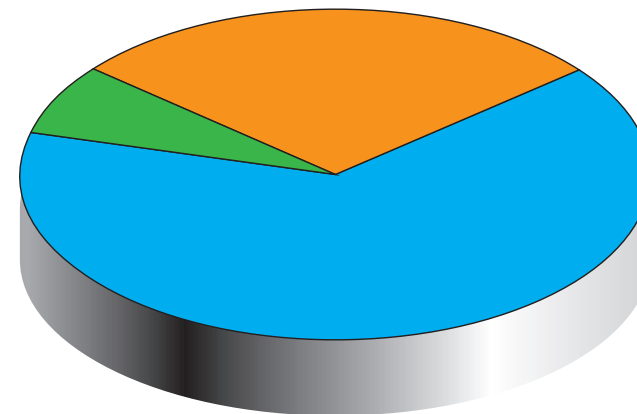
conditions are in place to enable increased housing development as the economy recovers during the Plan period.

5.03 Like many other areas of Scotland, Clackmannanshire faces an ageing population and a growth in demand for affordable housing. The Plan addresses these challenges by addressing changing housing needs and supporting the provision of affordable housing during the Plan period.

5.04 The Council's Housing Need and Demand Assessment 2011 (HNDA) explains the characteristics of the current local housing market in detail. The percentage of inward migration to Clackmannanshire rose from 38% in 2000 to 43% in 2009. This suggests that the local Clackmannanshire market was relatively open to the influence of demand from other areas. Of the 43% inward migration, 16% of purchasers originated from Stirling, and only 3% from Falkirk.



Distribution of Existing Housing in Clackmannanshire (HNDA sub-areas)



- Alloa Area (65%)
- Hillfoots Area (28%)
- Dollar Area (7%)

(Source: 2011 HNDA - from the Clackmannanshire Council Property Database (2009))

5.05 The 2011 HNDA identifies three Housing Market Areas (HMAs) in Clackmannanshire: Alloa, Hillfoots and Dollar. These areas are similar, although not identical, to the LDP's three sub-areas (Forth, East Ochils and West Ochils).

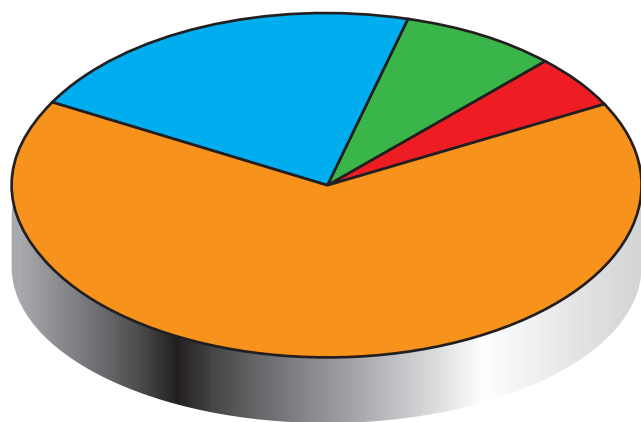
5.06 The 2011 HNDA indicates that the Dollar HMA has the highest level of owner occupation (87%), followed by the Hillfoots Area (71%) then the Alloa Area (61%).

5.07 The 2010 based household projections predict that the number of larger households is likely to reduce, while households where the head of the household is over 75 years

of age are predicted to increase in Clackmannanshire by 122% to 2035, the largest increase in any age group. These trends will have implications for the provision of new housing.

5.08 Planning and housing policy must seek to secure suitable accommodation for all sectors of the community, including addressing any mismatch in size and type of homes available and delivering well designed, energy efficient, good quality and affordable homes in sustainable locations.

Profile of Housing Stock in Clackmannanshire



- Council (21%)
- Owner Occupied (66%)
- Registered Social Landlord (8%)
- Private Rented (5%)

(Source: 2011 HNDA - from the Clackmannanshire Council Property Database (2009))

5.09 In considering housing provision, the LDP is required to set out the housing supply target and the housing land requirement up to 10 years from the expected date of the adoption of the LDP, i.e. 2025. It should also provide an indication of the scale and location of the housing land requirement beyond these 10 years up to year 20, i.e. 2035.

5.10 The housing supply target should be informed by other Council documents, particularly the HNDA and the Local Housing Strategy (LHS). While the target should properly reflect the HNDA estimate of housing demand in the market sector, it should also be supported by compelling evidence, be reasonable and be reflected in the LHS. In Clackmannanshire the LHS for 2012-2017 recognised that the need identified in the HNDA for 454 affordable and 118 private houses per year in the current climate was not considered to be realistic, supported by the evidence of completions at the time. Over the previous 10 years, affordable housing completions had averaged 30 per year, and in 2010/2011 only 26 new private houses were completed.

5.11 While completions in more productive years in the past could have provided for 118 private houses per annum, the delivery of 454 affordable houses per annum was considered to be exceptionally unrealistic. The LHS therefore identified a preferred option, in the short term, for a target of around 173 new private and 31 affordable houses each year. This would give a target of 204 houses per year up to 2025. It stated that the housing supply target, taking into account wider economic, social and environmental factors, would be picked up in the LDP.

5.12 In identifying a housing supply target for the LDP, while the short term target of the LHS is a material consideration, the household projections published by the National Records of Scotland (NRS) are also considered. These identified slightly higher household projections of 270 houses per year between 2015 and 2025 and 248 per year between 2025 and 2035 (Household Projections 2010 based (14 June 2012)). It is therefore considered that increasing the LHS target to reflect the NRS household projections will give enough flexibility to allow the LDP to react to any pick up in the housing market.

Table 2 Clackmannanshire Housing Growth Target

Housing Supply Target up to 2025		2700
Plus a generosity allowance (20%), to give the Housing Land Requirement	540	3240
Less that part of the established housing land supply that will become effective up to 2025	2822	418
The housing land shortfall requiring new land allocations in the LDP		418
New land allocations in the LDP to 2025	1346	
Outstanding requirement to 2025		928 surplus
Allocations for the period 2025-2035	1340	

LOCAL DEVELOPMENT PLAN

5.13 As well as the surplus allocation of 928 units to 2025 shown in Table 3 above, the sites identified in the LDP are also expected to contribute 1340 houses between 2025 and 2035. These are mainly to be delivered through the later phases of large scale settlement expansions at Sauchie West (H16), Forestmill (H49), Carsebridge, Alloa, (H04), Alva West (H41) and Dollar Settlement Expansion (H46). This will be monitored through annual monitoring reports and considered through subsequent reviews of the LDP.

5.14 The emphasis is therefore on securing confidence and certainty for investors and communities by ensuring that sufficient land is allocated through the LDP in the longer term. It is acknowledged that previous levels of housing development are unlikely to be realised in the short term given the recent levels of economic activity and the considerable downturn in the housing market; however it is important that sites are identified and available in advance of them being required.

5.15 The LDP Action Programme indicates the initial likely programming in delivery of housing land and is based upon the standard criteria for effectiveness of sites, and the consideration of local circumstances.

Affordable and Particular Needs Housing

5.16 The Council will work in collaboration with relevant agencies to seek to deliver affordable housing that helps address the anticipated level of housing need across Clackmannanshire during the period of the LDP. SPP identifies that a benchmark figure of 25% of the total number of houses within a new development should be sought by the Council. While the Council continues to seek funding to support construction of new social housing the role of the Council as a housing provider remains severely constrained. Whilst Registered Social Landlords (RSLs) have been the main providers of affordable housing in recent years, developers are now expected to assist and contribute significantly to the provision of affordable housing. The Council will therefore work closely with RSLs and the private sector to seek to secure the provision of high quality affordable housing in appropriate locations. In Clackmannanshire, the priority for affordable housing provision is for social rented, to meet the identified need for this type of tenure.



5.17 On-site provision of affordable housing is the preferred method of delivery in order to get a good mix of house types and tenures on all sites. PAN 2/2010 identifies that developers of sites will be expected to contribute towards the provision of affordable housing. While circumstances will differ from site to site, and area to area, the general preference for the delivery of affordable housing is:

- ▶ On-site provision in the form of Council or Registered Social Landlord (RSL) social rented properties. These may either be built by the Council or RSL, or built by the developer and transferred to the Council or RSL.
- ▶ Off-site provision of an equivalent number and type of units as would have been provided on-site in another location, preferably within the same market area. This could be on a Council or RSL owned site.
- ▶ A partnership with the Council or RSL and the developer.
- ▶ A commuted sum for the provision of affordable housing elsewhere.

Where it has been agreed that the on-site provision of affordable housing as part of a new development is not feasible, commuted payment to provide the requirement off-site may be acceptable. In appropriate circumstances, other forms of affordable housing (e.g. mid-market rented, shared ownership, shared equity and discounted low cost housing for sale) may also be acceptable.

5.18 Supplementary Guidance will be produced, covering in more detail issues such as how affordable housing should be delivered and developer contributions and methodologies for their calculation.

5.19 Affordability varies according to a range of factors, including income and the number of dependants in a household, and the Council will seek to achieve a range of tenures and types of property to reflect identified need. The Council's HNDA indicates the nature of this for the early part of the plan period.

5.20 Certain groups, such as the elderly and the disabled, have particular housing needs. The number of elderly people as a proportion of the overall population is steadily increasing, and this has implications for housing provision. The Council's HNDA indicates that for many people with a disability, minor adaptations may enable them to continue living in their existing home. Generally, provision for the needs of people with

disabilities can be addressed through the Building Standards processes; however, new build design and site layout should allow for flexibility in size and type of homes to be built-in for changing needs, such as enabling the internal floor layout and room sizes to be altered without structural change to the building. This may enable people to stay longer in their current home and neighbourhood. Equally it may prove beneficial overall for older people to have the option to downsize and live in smaller homes that are energy efficient and so less costly to heat. The Council will seek to meet particular housing needs through joint working between its departments and prospective developers, informed by its HNDA and Housing Strategy.

5.21 Scottish Planning Policy requires Councils to address the housing needs of Gypsies, Travellers and travelling showpeople. The Council owns and manages a dedicated Travelling People's site at Westthaugh, by Alva, and also works jointly with Stirling

Council to manage provision for Gypsies and Travellers already in the area, and for those who may arrive in future. It is considered that the current arrangements adequately serve the anticipated needs of Gypsies and Travellers in the area. Travellers will be encouraged to stay at authorised and recommended sites provided by Clackmannanshire and Stirling Councils by agreement with the relevant parties in each instance. The future needs of Gypsies and Travellers will be kept under review through the Council's HNDA and Local Housing Strategy and, where necessary, the policy will be modified to address any changing needs in the future.

5.22 The Council has no dedicated sites for Travelling Showpeople, there is no evidence from the HNDA to suggest that specific provision is required in the foreseeable future. Any proposals for provision of a site in Clackmannanshire will be assessed against the relevant policies contained in this Plan and other relevant material considerations.

Layout and Design Principles

5.23 The first policy statement on design and the built environment in Scotland, 'Designing Places', was published in 2001. It establishes design as a high Government priority in shaping the built environment and sets out the key principles that should be followed by all practitioners in the built environment sector. It recognises the key role that well designed places have in the social, economic and environmental well being of the country, and sets the context for detailed design policy and guidance that has followed.



LOCAL DEVELOPMENT PLAN

5.24 Key to designing successful new places is the concept of “placemaking”, a multi-faceted approach to design that considers people and how they use public spaces. Placemaking also demands that designers respond positively to the context of a place, and not in isolation. A placemaking approach will involve working with people who live in or use a place, in order to create a vision, rather than imposing one that has not considered the local context or people.

5.25 In March 2010, the Government published ‘Designing Streets - A Policy Statement for Scotland’ which sits alongside ‘Designing Places’ and elevates the issue of street design from advice to Government policy. It requires a design-led approach to new street layouts, a move away from processes which tend to result in streets with a poor sense of place, and a change in the emphasis of policy requirements to raise the quality of design in urban and rural areas.

5.26 In line with the Government’s policy direction, the Vision for this plan requires a stronger emphasis on quality in new development, in terms of design, layout and materials, in order to deliver attractive and sought after neighbourhoods in Clackmannanshire.

5.27 Through applying a placemaking approach, developments of all scales should be shaped in response to the character and amenity of the place, urban or rural, within which they are located. The shaping of public spaces, and the relationship of buildings to them, should respond positively to how people will use them.

5.28 As placemaking requires a holistic approach to design, developers should consider Policy SC5 in the wider context of relevant policies, such as Policies SC11 and SC12 dealing with access and transport networks.

5.29 The Council expects high quality design, and this should not be seen as an optional extra. Policy SC6 sets out situations where the Council will require additional design input to a development proposal, in the form of a Design Statement or Masterplan. Where necessary, design guidance may also be set out in briefs for certain sites or in the Area Statements and Development Requirements. For all sites, the guidance set out in the SGs on Placemaking and Green Infrastructure should be followed.

5.30 Carefully and sensitively designed places can not only enhance the townscape and landscape of Clackmannanshire, but can also improve habitat and biodiversity, contribute positively to green infrastructure and water quality and in so doing, take forward the objectives of the Central Scotland Green Network (CSGN).



Energy Efficiency and Low Carbon Development

5.31 Well considered design also has a key role to play in reducing greenhouse gas emissions, not only through the energy efficiency of buildings, but through ensuring new places are designed to reduce dependency on the car and promote the use of public transport and active travel networks.

5.32 Planning authorities are required to carry out the function of preparing Development Plans with the objective of contributing to sustainable development. In respect of decision making on the layout and design of new developments, Scottish Planning Policy (SPP) indicates that Councils should:

- ▶ encourage the use of and enable access to active travel networks and public transport;
- ▶ promote the efficient use of land, buildings and infrastructure;
- ▶ encourage energy efficiency through the orientation and design of buildings, choice of materials and the use of low and zero carbon generating technologies;
- ▶ support sustainable water resource management;
- ▶ support sustainable waste management;
- ▶ consider the lifecycle of the development;
- ▶ encourage the use of sustainable and recycled materials in construction; and
- ▶ support habitat connectivity.

5.33 The Climate Change (Scotland) Act 2009 establishes a duty across the public sector to contribute to reducing Scotland’s greenhouse gas emissions, and states:

“A planning authority, in any local development plan prepared by them, must include policies requiring all developments in the local development plan area to be designed so as to ensure that all new buildings avoid a specified and rising proportion of the projected greenhouse gas emissions from their use, calculated on the basis of the approved design and plans for the specific development, through the installation and operation of low and zero-carbon generating technologies.”

5.34 In this respect, SPP sets out how the requirements of the Climate Change (Scotland) Act 2009 should be delivered on the ground.

5.35 The LDP Vision requires all new development to achieve demanding sustainability standards with exemplary levels of energy efficiency and ecologically sound design, well-adapted to cope with the predicted effects of climate change.

Domestic Developments

5.36 In most cases, houses benefit from permitted development rights which allow for a degree of alteration and extension without the need for planning permission, subject to certain criteria being met. These permitted development rights cover a range of domestic developments, including house extensions and alterations, ramps, garages, sheds and other garden buildings, decks, hard surfaces and boundary enclosures. A certain amount of alteration to flatted properties is also permitted.

5.37 Permitted development rights have also been extended to cover domestic microgeneration, such as solar panels, biomass heating flues, heat pumps and wind turbines, again subject to various criteria being met.

5.38 Notwithstanding these permitted development rights, many domestic developments will still be subject to planning permission, and therefore will require to be assessed in terms of their impacts on the character and amenity of the site and surroundings. In such cases, these developments will require to comply with Policy SC8.



Policy SC1 - Maintaining a Housing Land Supply

This policy aims to ensure the maintenance of a robust and deliverable housing land supply.

The Council will work with the relevant public and private sector agencies to secure a minimum five year housing land supply at all times in accord with the Vision and Spatial Strategy of the Local Development Plan. The Council will review the housing land supply position through the annual housing land audit, and review the calculation of the overall housing land requirement as necessary. If a shortfall in the effective 5-year supply is identified, the Council will seek to address this through a review of the Local Development Plan and, in the interim, will assess any housing proposals on unallocated sites against relevant development plan policies. If considered necessary, the Council may prepare supplementary guidance setting out the criteria it will use in assessing any such planning applications.

See also: SC2

Environmental Implications

No significant environmental impacts have been identified for this policy.

Policy SC2 - Affordable Housing

This policy aims to set out criteria for the delivery of affordable housing and identifies different mechanisms for delivery and levels of provision. Developers of all sites will be expected to contribute towards the provision of affordable housing.

The nature of these provisions will vary from site to site. The Council has produced Supplementary Guidance (SG) on Affordable Housing which provides further guidance on how this policy will operate.

Housing proposals for 20 or more homes, or for 1 hectare or more of land, will be expected to include a range and choice of house types, tenures and sizes, including affordable housing. For such developments the Council will seek appropriate on-site provision for affordable housing. The nature of on-site affordable homes provision is to be determined according to identified need and local circumstances, and will contribute to meeting the housing need in Clackmannanshire based upon the Council's current Housing Need and Demand Assessment. The level of affordable housing requirement should generally be no more than 25% of the total number of units.

The Council will take into account the overall viability of the development in determining the nature and timing of the affordable housing requirement, but it will be for the developer to demonstrate why the particular circumstances of a site would warrant a significantly different percentage to that indicated above. The phasing of the delivery of any on-site affordable housing will be agreed by the Council on a site by site basis as part of an approved development brief or masterplan, or through a planning obligation or conditions attached to the planning permission for the development.

Wherever practicable the affordable housing should be integrated with the marketing housing.

Where a developer can clearly demonstrate that it is not feasible to provide affordable housing on its site, and the Council agrees with its findings, a commuted payment towards affordable housing located elsewhere may be acceptable. Any commuted sum must be agreed and secured through a formal planning obligation before any development can start on the site. Further guidance is provided in the Affordable Housing SG.

Developers of smaller sites, of less than 20 homes, where on-site delivery is not practicable, will be obliged to provide a commuted sum to the Council for affordable homes, which will generally be at a rate of 25% of the number of units proposed, but adjusted to take account of local need and circumstances. Further guidance is provided in the Affordable Housing SG.

See also: SC1

Environmental Implications

This policy is likely to contribute to improved health, and improved community cohesion and inclusion.

Policy SC3 - Gypsies, Travellers and Travelling Showpeople

This policy identifies the considerations which will be taken into account when considering proposals for private sites for Gypsies, Travellers and Travelling Showpeople.

Gypsies, Travellers and Travelling Showpeople will be encouraged to stay at authorised and recommended sites of Clackmannanshire and Stirling Councils by agreement with the relevant parties in each instance. Proposals for small sites for Gypsies, Travellers and Travelling Showpeople will only be supported where the following criteria are met:

- ▶ the site can satisfy all relevant planning policies in this Plan relating to the protection and enhancement of the built and natural environment and the protection of public open space;
- ▶ the development is carefully and sensitively designed and located such that it does not result in any significant adverse effects on the appearance, established amenity, landscape/townscape character and ecology of the surrounding area;
- ▶ the site affords an appropriate level of residential amenity and has adequate access to community, education and health facilities; and
- ▶ access, parking and other services can be provided to the reasonable standard required by the Council.

See also: SC1, SC23, SC24, EA3, EA4, EA8

Environmental Implications

No significant environmental impacts have been identified for this policy.

Policy SC4 - Residential Care Facilities

This policy aims to direct residential care facilities to the most appropriate sites and ensure that the design is carefully considered.

Proposals for residentially based community care facilities, nursing homes and care villages must demonstrate that:

- ▶ the location provides a good residential environment;
- ▶ they are in close proximity to easily accessible community facilities, active travel infrastructure and public transport services that meet the need of the particular client group;
- ▶ sufficient garden ground, or amenity space, can be provided for the enjoyment of residents; and
- ▶ the proposals can help meet the housing needs and demands indicated in the Council's HNDAs and related aims and objectives of the Clackmannanshire Housing Strategy.

See also: SC10

Environmental Implications

This policy is likely to contribute to improving health and improving community inclusion, cohesion and safety. It is also likely to contribute to reducing the environmental impact of travel associated with such facilities.

Policy SC5 - Layout and Design Principles

This policy sets out criteria that should be followed in the design of all new residential developments to ensure they are designed to high standards and contribute positively to their local environment and community.

All new residential developments, regardless of tenure, will be expected to demonstrate the qualities of successful places as set out in Designing Streets and the SG on 'Placemaking'. The Council will expect proposed developments to:

- ▶ contribute positively to their setting, surrounding landscape/townscape, character, appearance and ecology;
- ▶ integrate well with existing streets, neighbourhoods, green networks, as well as active travel and public transport networks, and in so doing, reduce the need for journeys to be made by private car;
- ▶ employ sustainable design and construction techniques to conserve energy and water, including through siting and orientation; water recycling; and re-use of materials;
- ▶ be designed around principles of placemaking rather than vehicle movement by creating new streets and public realm in accordance with the principles of Designing Streets and the guidance set out in the SG;
- ▶ be designed in accordance with Policy EA18 'Minimising waste in new development';
- ▶ ensure protection and enhancement of green networks, such as through provision and enhancement of woodland and other valuable habitats, in and adjacent to the site, in accordance with Policy EA1;

- ▶ manage flood risk and drainage sustainably and in a way that enhances the character of the site and its surroundings;
- ▶ provide adequate space and facilities for recycling, waste storage and collection, and composting;
- ▶ provide high quality landscaping proposals using, wherever possible, native species appropriate to the site conditions and setting;
- ▶ ensure that community safety considerations have been taken into account in design and layout;
- ▶ (ensure that development density in new developments reflects the character and townscape quality of the surrounding area, and is consistent with Plan objectives to promote quality of life, promote energy efficiency and reduce the need to travel by private car;
- ▶ avoid adverse impact on water, air and soil quality.

The Placemaking SG sets out criteria that should guide the density of new developments.

See also: SC7, SC10, SC11, SC12, SC23, EA1, EA2

Environmental Implications

This policy is likely to reduce greenhouse gas emissions and improve energy efficiency. It is likely to have significant positive impacts on Clackmannanshire's resilience to climate change, through the requirement for developments to manage flood risk in a sustainable way; air quality; the water environment; soil quality; waste generation; community safety; human health; the Central Scotland Green Network; the conservation of biodiversity, including habitat provision and enhancement; protection and enhancement of landscape character; and the environmental impacts of travel.

Policy SC6 - Additional Design Information

This policy sets out circumstances where higher quality design will be expected and therefore the Council will expect proposals to be supported by additional design information.

The Council will require planning applications to include a Design Statement where one or more of the following circumstances apply:

- ▶ it is requested in the Development Requirements relating to an allocated site;
- ▶ the development consists of 10 dwellings or more and/or has a gross floor area of 1,000m² or more;
- ▶ the site lies within a Conservation Area;
- ▶ the site lies in the curtilage, or affects the setting, of a Listed Building or Scheduled Monument;
- ▶ the site lies within a Historic Garden or Designed Landscape;
- ▶ the site lies in Green Belt or a Special Landscape Area (SLA).

Where none of these circumstances apply, but the Council decides that a Design Statement is required due to particular design issues raised by a site or development, then the reasons for this shall be explained as early as possible in the planning process, and the Council will seek to agree with the applicant a timescale for preparation and submission of the Design Statement. The form and content of design statements shall be in accordance with Planning Advice Note (PAN) 68.

For larger sites, such as those classified as major or national developments, as defined by the Scottish Government, the Council may consider it appropriate that a masterplan is submitted by the applicant as part of a planning application. In determining the need for a masterplan, particular consideration shall be given to creating a vision for an area and illustrating how a site or series of sites shall be designed and developed to achieve such a vision. In respect of the form and content of masterplans, the Council will be guided by PAN 83.

See also: SC5

Environmental Implications

This policy is likely to result in positive impacts on protection of the historic environment and areas designated for their landscape importance.

Policy SC7 - Energy Efficiency and Low Carbon Development

This policy sets out the Council's expectations with regards to the energy efficiency of new buildings.

All new buildings must achieve a minimum of 15% of the carbon dioxide emission reduction standards (as set by the relevant Scottish Buildings Standards at the time of the proposed development) through the use of Low and Zero Carbon Generating Technologies (LZCGTs). This proportion will increase to 20% from the beginning of 2018, and will thereafter be kept under review.

Planning applications for all new buildings must be supported by a statement which demonstrates how the level of carbon dioxide emissions reduction will be achieved through the use of LZCGTs and through the use of appropriate design, materials and construction. Once built, a sustainability label that includes the level of carbon dioxide emissions reduction achieved shall be affixed to the building.

The Council will encourage development proposals that seek to achieve a higher level of carbon dioxide emissions reduction than that required by this policy. Achievement of a higher level of carbon dioxide emissions reduction will be treated as a material consideration in determining any planning application.

SG7 (Energy Efficiency and Low Carbon Development) details how energy efficiency standards should be met in new development and explains limitations and exemptions.

The Council will review this policy and its associated supplementary guidance in the event of any changes in Scottish Government policies or legislation.

See also: SC5, SC13

Environmental Implications

This policy is likely to lead to reduced greenhouse gas emissions and improved energy conservation and efficiency.

Policy SC8 - Domestic Developments

This policy sets out criteria for the assessment of domestic developments.

Planning applications for domestic developments, including alterations/extensions to houses and flats, developments in the curtilage of houses and flats, means of enclosure and domestic microgeneration will normally be approved, provided they meet the following criteria:

- ▶ the development, by virtue of its siting, design, scale or massing does not adversely affect the residential amenity enjoyed by occupants of surrounding domestic properties, including, in the case of microgeneration, through noise or shadow flicker;
- ▶ the development, by virtue of its siting, design, scale or massing does not detrimentally affect the character or appearance of the building, site or surrounding area;
- ▶ the development, by virtue of its siting or scale does not result in the over-development of the plot or a loss of garden ground, parking or bin storage, that would be detrimental to the levels of amenity enjoyed by occupants of the property or surrounding domestic properties;
- ▶ the development demonstrates high standards of energy efficiency and water efficiency.

Further guidance on domestic developments is contained in the Domestic Developments SG.

Environmental Implications

This policy is likely to lead to reduced greenhouse gas emissions from, and improved energy and water efficiency in, existing developments. It is also likely to protect the distinctive character of the landscape.



Social Infrastructure

5.34 New developments require to be served by adequate community infrastructure, commensurate with their needs, and should have no net detrimental impact on existing provision. The lack of adequate infrastructure provision, for example a sub-standard access road to a site, can be a barrier to an approved housing development commencing. Similarly, new development can cause strain on existing community infrastructure that otherwise would not have existed. An example of this may be where a local primary school has insufficient capacity to accommodate the number of pupils to be generated by a new housing development.

5.35 Existing community facilities, such as halls, indoor sports venues and libraries make a valuable contribution to the quality of life, not only as focal points for community services and activities, but in facilitating physical activity and aiding health and well-being.

5.36 Open spaces, such as parks, pitches and allotments are also important community facilities, which can contribute significantly to local amenity and biodiversity, in addition to their role in providing for sports and recreation. Such facilities can often come under pressure from development, resulting in their permanent loss or significant reduction in their value and function.

5.37 Policy SC10 contains a general presumption against development that would result in the permanent loss or significant diminishing of the value or function of community facilities and open spaces, whether these are publicly or privately run.

5.38 The Council has prepared an Open Space Strategy (OSS), which sets out a long term strategy for the management, improvement and provision of open spaces in an efficient and effective manner to maximise their value and function for the community and environment.

5.39 The OSS also identifies a number of site and area specific needs for new or enhanced open space provision. These are reflected in the Development Requirements in the Schedule of Sites, such that proposed new developments will require to contribute to the provision of new and enhanced open spaces, commensurate with the location, scale and nature of such developments.

5.40 Where new communal areas of open space are formed as part of a development, such as play areas, pitches, amenity open space and verges, the Council will actively encourage developers to transfer such spaces to the Council for future adoption and maintenance, rather than through private factoring arrangements.

5.41 In order to ensure maintenance of open spaces and landscaping in new developments is carried out to a satisfactory and equal standard, the Council has produced The Clackmannanshire Standard, which provides guidance on the Council's requirements for the provision and ongoing maintenance of landscaped areas and public open space. The Council will expect all areas of open space and landscaping in new developments to be maintained in accordance with The Clackmannanshire Standard, whether by the Council itself, or through other private arrangements. For larger developments, the Council will normally expect an Open Space and Landscape Bond to be put in place, in case of failure by a developer to complete open space and landscaping to the approved standard.

Developer Contributions

5.42 Developer Contributions are an important means of enabling the delivery of essential infrastructure and improvements to support new development. The Council understands the need for developers and landowners to have certainty about the likely scale and nature of developer contributions that will be sought by the Council in determining planning applications. The infrastructure requirements for individual developments and in different areas of Clackmannanshire will vary and the Council has set out these requirements, wherever possible, in the Area Statements and Development Requirements for individual sites. In addition, the related Developer Contributions SG provides advice and guidance on how contributions will be negotiated, agreed and delivered.

5.43 Contributions will be required in order to provide new or improved community infrastructure and to mitigate any adverse environmental impacts, either directly related to the proposed development, or arising cumulatively from developments in a particular area, or across Clackmannanshire.

5.44 Certain elements of community infrastructure shall require contributions from all residential developments in Clackmannanshire, whilst others will be specific to an area, settlement or particular site. In all cases the scale and nature of contributions shall be negotiated and agreed as part of the planning application process, as set out in the Developer Contributions SG. In such negotiations, the details of a contribution shall be based on the most up to date information at the time in respect of community infrastructure provision and consideration by the Council of any abnormal development costs identified by the developer.

Education, Community Facilities and Open Spaces

5. 45 The Council runs many educational establishments, indoor recreational facilities, libraries and other community facilities throughout Clackmannanshire. The term 'community facilities' covers, not exhaustively, public halls, community centres, indoor sports and leisure facilities, sports club facilities, libraries and public conveniences.

5. 46 In 2009, three new community secondary school campuses opened, which are available for community use outside of school hours and during the school holiday period, providing a range of modern sports and conference/meeting facilities for individuals, groups and organisations.

5. 47 The Council's Leisure and Sport Strategy Main Issues Paper (2012) sets out key objectives for leisure and sports provision in Clackmannanshire, including maximising the availability and use of Council facilities, exploring alternative forms of delivery with other partners, and promoting community hubs to help ensure the most effective use of Council resources.

Policy SC9 - Developer Contributions

The aim of this policy is to ensure that, where a new development has an impact on infrastructure capacity or gives rise to the need for environmental mitigation measures, developers mitigate the impact by contributing new or improved infrastructure or facilities.

All developments with an impact on infrastructure capacity will normally be required to contribute, either through financial contributions or direct provision, towards new or improved infrastructure and the mitigation of environmental impacts, commensurate with the scale of the development, to address deficiencies which are a consequence of the development taking place.

In considering development proposals, the Council will assess the requirement for developer contributions on an individual basis, in accordance with the principles set out above, and the criteria in Circular 4/1998: The Use of Conditions in Planning Permissions and Circular 3/2012: Planning Obligations and Good Neighbour Agreements, as appropriate.

The types of infrastructure and environmental mitigation measures which the Council will expect contributions towards include, where necessary and in accordance with the above-mentioned circulars:

- ▶ Education provision;
- ▶ Transportation infrastructure (including active travel networks);
- ▶ Open space, recreation and play provision (including sports facilities);
- ▶ Protection and enhancement of green networks and natural habitats including the water environment and woodlands;
- ▶ Public art provision;
- ▶ Sustainable flood management;
- ▶ Town centre enhancement;
- ▶ Core paths network ;
- ▶ Libraries, health centres, community halls and facilities.

The nature of contributions shall vary from site to site, depending on the infrastructure or facilities requirements within that particular area. The scale and nature of contributions required shall relate fairly and reasonably to each development, taking account of the size and location of the site, the number of units (or new residential floorspace) to be created, the type of housing to be provided, and consideration of clear evidence of any abnormal costs associated with the development.



The assessment of the nature of contributions shall be in accordance with the LDP Strategy, Vision, sub-area strategies, policies and development requirements; the Open Space Strategy; and relevant Supplementary Guidance.

They shall also be informed by other relevant strategies and plans of the Council and other agencies, as well as any particular issues raised by a planning application, relating to the nature of the site or the proposed development. The Council will take into account the viability of the development in determining the amount and/or timing of such contributions. Contributions will be waived or reduced only in exceptional circumstances (for example, where there are unexpected development costs) and it will be for developers to demonstrate that such circumstances apply, including through the provision of the necessary financial information.

Financial contributions or direct provision shall normally be delivered through planning conditions and, where appropriate, legal agreements negotiated between the developer and the Council.

The details of how contributions are negotiated, agreed and delivered are set out in the Developer Contributions SG.

See also: SC10, SC11, SC12, EA1, EA2

Environmental Implications

The likely environmental impacts of this policy are uncertain: it has the potential to deliver a range of environmental benefits, depending on how the policy is implemented.

Policy SC10 - Education, Community Facilities and Open Spaces

The aim of this policy is to retain and enhance the provision of education facilities, community facilities and open spaces.

The Council will support developments which will provide new and/or enhanced community facilities and open spaces, where the development accords with the LDP Vision, Spatial Strategy, Strategic Objectives, Plan policies and the Open Space Strategy.

There is a presumption against development that would result in the loss or change of use of land, buildings and open spaces, including privately run facilities, which are currently, or were last used for education or community purposes, unless the following criteria can be met:

- ▶ 1. it would not detrimentally affect the value and function of open space and community facilities in the local community:
- and either
- ▶ 2. no suitable alternative community uses can be found for the land or buildings in question; or
 - ▶ 3. the proposal would result in the provision of alternative facilities, or facilities of equivalent or enhanced value and function in accordance with the Council's Leisure and Sports Strategy.

and

- ▶ 4a. any outdoor sports facility lost would be replaced by the provision of one of comparable or greater benefit in a location which is convenient for its users, or by the upgrading of an existing outdoor sports facility to provide a

better quality facility, either on the same site or at another location that is convenient for users and maintains or improves the overall playing capacity in the area; or

- ▶ 4b. the council's Open Space Strategy and consultation with SportsScotland show that there is a clear excess of provision to meet current and anticipated demand in the area, and that the site could be developed without detriment to the overall quality of provision.

See also: SC5

Environmental Implications

This policy is likely to have positive impacts on health and on community inclusion, cohesion and safety.



Services

Transport

5.48 Reducing emissions from transport can make a significant contribution to achieving greenhouse gas emissions reduction targets set by the Scottish Government. The LDP has a role to play in contributing to emissions reduction by ensuring that the siting and layout of new developments, and the transport infrastructure associated with them, support a significant shift to more sustainable forms of travel. The LDP seeks to promote a pattern of development that reduces the need to travel, provides safe and convenient opportunities to make more journeys by walking and cycling, facilitates travel by public transport and can potentially increase freight movement by rail or water. Providing appropriate infrastructure to encourage active travel has the potential to reduce congestion, helping to reduce emissions, improve air quality and health, and benefitting those who have no alternative but to travel by motor vehicle; tackling congestion can also contribute to supporting sustainable economic growth. Reductions in emissions can also be achieved through improved vehicle technology, and the planning system has a role in supporting the installation of infrastructure to encourage and support new, more sustainable technologies.



5.49 The Council has produced a Local Transport Strategy (LTS) which aims to facilitate the free movement of people and goods in Clackmannanshire by a choice of modes that are safe, accessible and well integrated. The LTS sets out a range of aims including:

- ▶ the importance of transport infrastructure in supporting and enhancing the local economy;
- ▶ managing travel to reduce its environmental impact;
- ▶ improving the transport environment to reduce actual and perceived safety issues;
- ▶ increasing social inclusion;
- ▶ removing barriers to accessibility by enhancing healthy and alternative modes of travel;
- ▶ integrating land use and transport planning; and
- ▶ maintaining and improving the existing infrastructure.

5.50 Proposals for new development will be expected to demonstrate how residents and businesses can be encouraged to adopt sustainable travel patterns. This will include layout patterns that favour and encourage walking and cycling, enable penetration of bus services where appropriate, and minimise conflict between vehicles, pedestrians and cyclists. Where appropriate, developers will be expected to make a financial contribution to the surrounding active travel network.

5.51 Freight movements servicing the businesses in Clackmannanshire, and passing through the area, need to be provided for and it is the Council's intention to identify and develop a 'Freight Route' for road based transport. This will include identifying routes which are unsuitable for larger vehicles, improved signage on preferred routes and the provision of parking areas for large goods vehicles.

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5.52 Significant changes to the transportation network and infrastructure that are proposed during the term of the LDP, or those that are to be safeguarded in the longer term, are shown on the Proposals Maps and explained in the Area Statements. The Schedule of Sites indicates development requirements associated with sites and also where developer contributions may be sought.

5.53 The Council will encourage increased use of, and improvements to, the rail network for both passenger and freight. The commencement of electrified services on the Stirling to Alloa route is scheduled to take place by 2018. This will lead to faster, more reliable trains which will also be quieter and cleaner. The LDP safeguards sites at Clackmannan and Cambus which may be suitable in future for new rail halts and park and ride locations, although Transport Scotland currently have no plans for such facilities. The potential for enhancing the rail network by providing passenger and freight links from Alloa

to Rosyth and the east will be supported and pursued with neighbouring authorities and key stakeholders should the opportunity arise.

5.54 The Council is continuing to place emphasis on the improvement of the active travel network. The Devon Way has been upgraded between Alloa and Tillicoultry and the former Menstrie Branch Line railway was converted to cycle-footpath use in 2012. A high quality footpath-cycle loop linking the Hillfoots, Tullibody and Alloa will be completed by 2015. Links to surrounding areas are particularly important and it is intended to investigate the extension of the Devon Way beyond Dollar, towards Rumbling Bridge, in Perth & Kinross. National Cycle Route 76 provides a high quality cycle-footpath route east-west across Clackmannanshire, linking to Dunfermline in the east. The link westwards to Stirling requires to be upgraded within the Stirling Council area to complete a high quality off-road route between Stirling and Dunfermline via Clackmannanshire.

Consideration will also be given as to how the route can continue to be improved in the Alloa area. It is also proposed to provide an upgraded cycle-footpath route along the A91 corridor between Menstrie and the Stirling boundary.

Energy

5.55 The Scottish Government is committed to reducing greenhouse gas emissions in Scotland under the requirements of the Climate Change (Scotland) Act 2009. The Act places an obligation on the Council to contribute to the delivery of these emission targets. The transition to low carbon energy production using renewable energy technology and improved efficiency of production can make a significant contribution to achieving the objectives to address climate change, both nationally and globally. Renewables can also strengthen security of supply and deliver community benefits. In recognition of this, the Scottish Government has set ambitious targets in relation to energy production in Scotland comprising:

- ▶ generating the equivalent of 100% of Scotland's demand for electricity from renewables by 2020;
- ▶ achieving 11% of heat demand from renewables by 2020; and
- ▶ achieving 30% of overall energy demand from renewables by 2020.

5.56 There is already a commercial wind energy development in Clackmannanshire at Burnfoot Hill in the Ochils, and a small scale hydro-electricity scheme on the River Black Devon. It is anticipated that there will be continued interest in renewable energy production, particularly for smaller scale developments. The Council fully supports the Government's commitment to the de-carbonisation of energy production. However, decisions



on individual schemes also need to take account of any environmental, economic, social or transport impacts.

5.57 Wind energy development can create particularly significant issues in terms of the direct and cumulative impacts on landscape character and visual amenity, and these are considered in the Clackmannanshire Landscape Sensitivity Study for Wind Turbine Development. The findings of the study are that there are likely to be only limited opportunities for developments comprising medium and large scale turbines within Clackmannanshire. Spatial Frameworks for wind energy development have been prepared for both small turbines (20-50 metres tall) and medium/large turbines (taller than 51 metres), which are designed to guide development to the most appropriate locations. These are shown in Figures SC1 and SC2. The Spatial Frameworks have been prepared following the methodology set out in national planning policy guidance. The Frameworks provide a spatial illustration of where the main planning constraints to wind energy development exist, and their potential significance, by identifying 'Areas Requiring Significant Protection', 'Areas of Potential Constraint' and 'Areas of Search'. No Areas of Search for developments of medium/large turbines are identified. This does not imply a blanket restriction on such development in Clackmannanshire but does require that developers demonstrate that proposals are acceptable having regard to the relevant policy guidance contained in the LDP and the accompanying Supplementary Guidance. The Spatial Framework for small turbines (20-50 metres) does include some Areas of Search, as well as Areas Requiring Significant Protection and Areas of Potential Constraint.

5.58 While proposals for onshore wind of various scales are expected to continue to come forward, other technologies can also make a positive contribution to mitigating climate change and meeting the Government's targets. Policies support appropriate schemes including hydro, biomass, solar arrays and deep geothermal. The policy approach will be reviewed in response to technological development and as further national guidance becomes available.

5.59 There is clear potential for micro-hydro development along the fast-moving streams in the Ochil Hillfoots. It is anticipated that 'Run of river' schemes would be of most interest on these watercourses, diverting water from a watercourse into a weir (impoundment area) and intake which directs the water to a turbine, before returning it back to the watercourse. However, any future schemes would require to be very carefully planned to ensure that pipelines, turbine houses and other associated infrastructure do not result in unacceptable visual intrusion and landscape impacts. Proposals for hydro-electricity development, including alterations to existing schemes, will require a water use licence from SEPA under The Water Environment (Controlled Activities) (Scotland) Regulations 2011 (as amended). As the majority of hydro-electricity schemes will cause a deterioration in the ecological quality of the water environment, proposals will need to go through a derogation procedure to obtain a water use licence, and early involvement of SEPA in pre-application discussions will be important. Twin tracking of Planning and Water Use applications will minimise delays. Proposals for new micro-hydro development will normally require planning permission and, in many cases, also require a full Environmental Impact Assessment.

5.60 The Government has also highlighted that reductions in the demand for energy will be necessary in order to achieve greenhouse gas reduction targets in a cost effective way. Energy efficiency will play an important part in this. Decentralised energy schemes comprising combined heat and power are a highly efficient way of producing energy compared with centralised production since they;

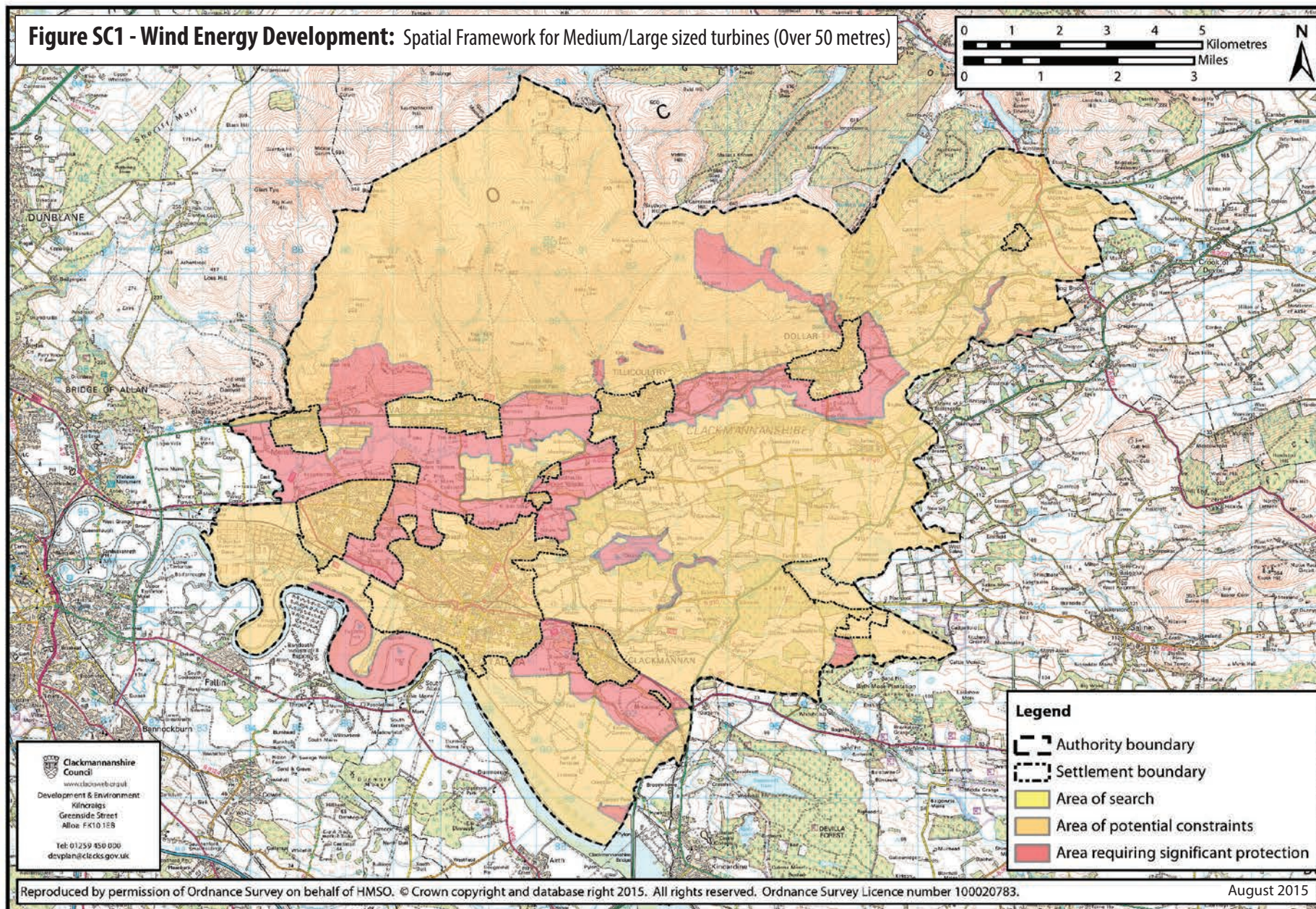
- ▶ recover the heat produced during generation which is discarded at conventional power stations; and
- ▶ can avoid the losses that occur due to transmission and distribution over long distances.

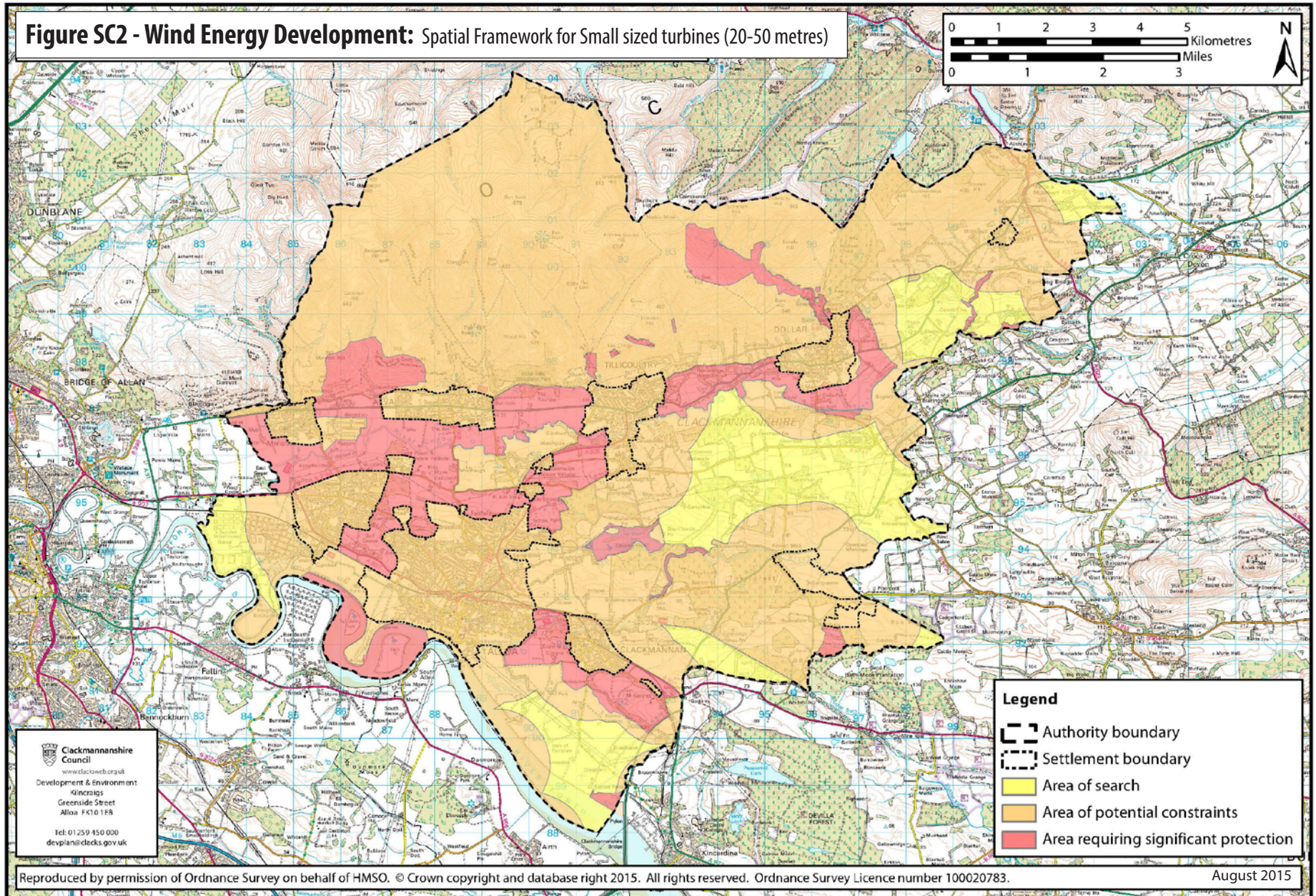
5.61 These schemes can also have a role in helping to counter fuel poverty. The Council will therefore support the provision of appropriate decentralised energy schemes within developments, and as part of this will encourage those proposing larger developments to undertake a thermal masterplanning/mapping exercise, which will identify the existing or likely land uses and their heat and power requirements.



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Figure SC1 - Wind Energy Development: Spatial Framework for Medium/Large sized turbines (Over 50 metres)





LOCAL DEVELOPMENT PLAN

Water and Drainage

5.62 Scottish Water encourage early contact from developers to discuss the needs of their development, as capacity and connectivity of the water and drainage network are key considerations and can determine whether and when development can proceed. There are no known water supply issues in the area and, in most cases, capacity issues can be addressed. Scottish Water recognise that "...insufficient capacity should not be seen as a barrier to development." and will provide additional capacity if the developer can demonstrate commitment to the site. Responsibility for the different parts of infrastructure required to connect to the existing network mainly lie with the developer, although Scottish Water may be required to provide larger pieces of infrastructure, such as trunk sewers, to enable a development. Further details can be found in the Water SG.



5.63 It is important that new infrastructure is designed to a high standard, is environmentally acceptable, and contributes positively to water quality and the environment in general. Water and drainage infrastructure, including SUDS, should be designed to provide enhanced habitats and corridors for biodiversity. Further guidance on this is provided in the Placemaking SG.

Hazard Consultation Zones

5.64 Certain industries and businesses require the use and storage of potentially hazardous substances on the sites where they operate. For the purposes of land use planning, Consultation Zones are identified around these sites. Pipelines may also convey potential hazardous substances. Such pipelines also have Consultation Zones which extend outwards from the pipeline itself on either side along its route. Major accidents involving such facilities are rare but the significance of the consequences means that population growth close to these sites should be minimised.

5.65 Ideally, such operations and pipelines would be located far from populated areas. However, historic patterns of development and other constraints have meant that it has not always been possible to achieve such separation. There can be pressures for development for housing, retail and public use on land close to existing hazardous installations which may not be considered to be compatible with the presence of a hazardous installation, therefore the policy on hazard consultation zones aims to deter a growth in population in these areas.

5.66 When an application is received for certain types of development within these Consultation Zones, the Planning Authority has a statutory duty to consult the Health and Safety Executive (HSE) for their comments on the proposal. The HSE's role is advisory and it has no power to refuse a planning application. It is the responsibility of the Planning Authority to make the decision, weighing local needs and benefits and other planning considerations alongside HSE advice. If a Planning Authority is minded to grant permission against HSE's advice they must inform the HSE and notify the Scottish Ministers who can decide to call-in the application.

Policy SC11 - Transport Networks

The aim of this policy is to ensure that the impacts of development on the wider transport network are considered, and that opportunities to enhance the network are identified at an early stage.

Where it is considered that a development proposal is likely to create or exacerbate deficiencies in the transport network and facilities, including active travel options, developers will be expected to provide infrastructure or contributions to overcome or mitigate deficiencies.

The LDP identifies some areas where there is a need for improvement in the road network, in order to improve safety, decrease congestion and improve air quality. Improvement proposals should aim to reduce greenhouse gas emissions from transport and minimise adverse impacts of transport infrastructure on the natural heritage, including landscape. In certain cases land is safeguarded for transport projects which support the objectives of the LDP and LTS but are unlikely to be carried out within the Plan period.

The Council will support proposals for new freight operations adjacent to the rail line, provided they comply with the other policies in the LDP.

The Core Path network will be safeguarded, promoted and enhanced, by the provision of on-site improvements and off-site links to the existing network where appropriate. Developer contributions will be sought to achieve these improvements where appropriate and proportionate. Guidance on improvements to the Core Path network will be contained in the Green Infrastructure SG. The LDP Schedule of Sites details some locations where priority will be given to the improvement of the active travel network.

See also: SC5, SC6, SC8



Environmental Implications

This policy is likely to reduce the environmental impacts of travel, including greenhouse gas emissions, air pollution and impacts on biodiversity. It aims to safeguard, promote and enhance the core path network, which contributes to the Central Scotland Green Network, and should bring health benefits for users. It is also likely to contribute to community safety.

Policy SC12 - Development Proposals - Access and Transport Requirements

The aim of this policy is to ensure that sustainable transport infrastructure is fully integrated into the design of new developments.

Proposals for development will only be supported where they are:

- ▶ capable of being safely and conveniently accessed by a choice of travel modes including walking, cycling and public transport as well as by motor vehicles;
- ▶ located and designed to reduce travel demands;
- ▶ designed in accordance with 'Designing Streets – A Policy Statement for Scotland', 'Designing Places' and the Council's LTS to create a quality design that provides excellent accessibility and mobility for all users, including walkers, cyclists and those with special needs, and is safe and attractive. Layout patterns will be expected to favour and encourage walking and cycling, and minimise conflict between pedestrians, cyclists and motor vehicles; and
- ▶ ensure suitable alternative provision, where the development may adversely affect or result in the permanent loss of an existing Core Path, right of way or other access right.

For large developments, or developments likely to lead to a significant increase in trip generation, developers will be required to prepare a Transport Assessment and, if necessary, a Travel Plan for the development. The need for, and scope of, such an assessment will be agreed with the Council with reference to Transport Scotland's 'Transport Assessment Guidance'. Any improvements or mitigation measures required as a result of the Assessment or Plan will be agreed with the Council and must be implemented within agreed timescales.

See also: SC9, SC11

Environmental Implications

This policy is likely to reduce the environmental impact of travel, including greenhouse gas emissions and air pollution. It is likely to have significant positive impacts for health, and for community safety and inclusion.

Policy SC13 - Decentralised Energy

The aim of this policy is to encourage the provision of decentralised energy from appropriate sources and within suitable developments.

Proposals for decentralised energy generation, including renewable and low carbon energy generation, will normally be supported where the Council is satisfied that the applicant has demonstrated that they meet all of the following criteria:

- the proposed technology would be proportionate to the energy needs of the development or area to be served;
- the proposals would accord with the relevant requirements relating to the specific technology or technologies

proposed, set out in Policies SC14-18 below, including in terms of any impacts on visual amenity, the amenity of neighbours, landscape character, the historic environment, design and air quality; and

- where considered appropriate by the Council, the scope and viability to incorporate Combined Cooling Heat and Power (CCHP) or Combined Heat and Power (CHP) and/or district heating has been considered by the applicant. This should include an analysis of the potential to provide an energy and heat supply which would complement the potential energy and heat demands generated within or adjacent to the site, and the potential to take advantage of any existing or proposed sources of waste heat close to the site.

The Council will be seeking the provision of decentralised energy generation as part of the development, where feasible, when considering proposals which meet the following criteria:

- comprise 50 or more dwellings or, for non-residential development, would comprise a minimum of 1,000 sq.m. of gross floorspace,
- comprise a use(s) or development which would have a relatively high all year heat demand, or where there is an existing use nearby which has a high all year heat demand, where this heat demand could be met by a suitable combined heat and power system,
- comprise 10 or more dwellings or, for non-residential development, would comprise a minimum of 1,000 sq.m. of gross floorspace, and would be adjacent to an existing decentralised energy source or district heating system where a link could be provided.

The Council encourages developers to undertake a thermal masterplanning/mapping exercise and to submit an energy statement proportionate to the scale of the new development, which may be informed by heat mapping information, and which will show how the proposal can address the provision of decentralised energy generation, including through measures applied to individual properties; connections to an existing decentralised energy source or district heating system; provision for a potential connection to an existing decentralised energy source or district heating system in the future; or provision of decentralised energy generation or district heating system to serve the development as a whole.

The Council will prepare supplementary guidance providing more detail on what it is looking for in the way of decentralised energy proposals; what information it will be seeking; and how it will assess planning applications.

See also: SC14-18

Environmental Implications

This policy is likely to lead to reduced greenhouse gas emissions and improved energy conservation and efficiency. It has the potential to contribute to health improvement through the alleviation of fuel poverty; there is also the potential for a reduction in air quality, but this can be addressed through policy EA11.

Policy SC14 - Renewable Energy

The aim of this policy is to encourage the incorporation and use of renewable energy technology.

Proposals for all renewable or low carbon energy generation and associated transmission infrastructure, including any mitigation measures proposed, will normally be supported, where they meet all of the following criteria:

- ▶ The development would satisfy relevant national planning policy guidance, including SPP and online Specific Advice Sheets;
- ▶ The development would not have a significant adverse impact on the quality and distinctive character of the local or wider landscape;
- ▶ The development would not have a significant adverse impact on the natural and built environment, including designated areas of nature conservation value, the water environment, the carbon stocks in carbon rich soils, listed buildings, Conservation Areas, historic gardens and designed landscapes, and sites of archaeological or historic importance;
- ▶ The development would not impact upon the integrity of the Firth of Forth SPA or River Teith SAC either alone or in combination with other projects and plans;
- ▶ The development would not result in any adverse impact on aviation, defence or telecommunications interests;
- ▶ The development would not have a significant adverse impact on the amenity or health and safety of nearby settlements, individual houses or other sensitive establishments;

- ▶ The development would be appropriate in terms of its design, scale and layout to its surroundings;
- ▶ There would be no significant adverse impact on the operation of tourism or recreation interests, including the amenity of users of public outdoor access routes;
- ▶ They would not result in any significant adverse amenity, landscape or ecological impacts as a result of the cumulative impacts associated with existing sites, extensions and undeveloped sites with planning permission. The potential impact from other proposals at the same stage of the planning process will be a material consideration;
- ▶ The Council is satisfied with measures to manage impacts during construction, operation and, where relevant, decommissioning and to ensure the satisfactory restoration of the site, whenever the permission expires or the use ceases to operate for a specified period. The Council will normally require the appointment of a suitable Ecological Clerk of Works for the duration of these works and may require a bond to ensure sufficient finance is available to restore the site;
- ▶ The development would accord with the relevant specific policy guidance in Policies EA13 and SC15-SC18.

See also: EA13, SC14-SC18

Environmental Implications

This policy is likely to lead to reduced greenhouse gas emissions. It is likely to avoid impacts on carbon rich soils, prime agricultural land, designated sites, landscape and built heritage.

Policy SC15 - Wind Energy Development

The aim of this policy is to provide details of areas where wind energy development proposals will be likely to be most acceptable.

Proposals for wind energy development, including associated infrastructure, will normally only be supported where the proposal:

- ▶ satisfies the criteria contained in Policy SC14 'Renewable Energy';
- ▶ accords with the guidance contained in the Onshore Wind Energy SG; and
- ▶ will not have adverse effects on the integrity of the Firth of Forth SPA, either alone or in combination with other projects and plans.
- ▶ has regard to the provisions of Policy EA13 – Significant Soil Resources.

Proposals will be assessed against the relevant locational guidance contained in the spatial frameworks for wind turbines, and on landscape sensitivity contained in the report titled 'Sensitivity of the Clackmannanshire Landscape to Wind Turbine Development', June 2012.

Proposals within Areas of Search are likely to be supported subject to detailed consideration against identified criteria in the Onshore Wind Energy SG.

Proposals within Areas of Significant Protection (see Figures SC1 and SC2) are unlikely to be considered favourably, unless it can be demonstrated that the proposal would not have an unacceptable adverse impact on the relevant features of the Area that justify its status; would meet the requirements of SPP; and accords with the objectives of the LDP.

Proposals within Areas of Potential Constraint will be judged on their individual merits against the criteria set out in the relevant policies and the guidance in the Onshore Wind Energy SG.

See also: SC13

Environmental Implications

This policy is likely to lead to reduced greenhouse gas emissions. It is likely to avoid impacts on the water environment, carbon rich soils, prime agricultural land, biodiversity, designated sites, health and the historic environment. It is likely to protect the distinctive character of the landscape.

Policy SC16 - Hydro-electricity Development

The aim of this policy is to identify the circumstances under which hydro-electricity schemes may be supported.

Proposals for hydro-electricity development, including alterations to existing schemes, will normally only be supported where the Council is satisfied that the proposal meets all of the following criteria;

- ▶ It would comply with Policy SC14 'Renewable Energy';
- ▶ It would not result in any significant adverse direct or cumulative impact on the water environment, including flood risk, river flow standards, fish passage and habitats, ecological quality and protected species, or have adverse effects on the integrity of the Firth of Forth SPA either alone or in combination with other projects and plans.

- ▶ It would not conflict with the objectives of the Forth Area Management Plan;
- ▶ It would not have a significant adverse impact on the interests of other users of the water environment;
- ▶ It would not result in any significant adverse impact on visual amenity, the quality and distinctive character of the surrounding landscape, or the recreational use and enjoyment of the area.

Where the proposal would not satisfy all of the above criteria, an exception will only be supported where the Council, in consultation with SEPA, is satisfied that there is no other better environmental option available and the development would provide other significant environmental or social benefits which would outweigh the impact on the water environment.

The Council will encourage appropriate hydroelectricity development proposals that seek to utilise existing in-stream structures (e.g. weirs and dams) that are no longer working assets. Delivery of environmental improvements through the use of such structures will be treated as a material consideration in determining any planning application.

See also: SC14

Environmental Implications

This policy is likely to lead to reduced greenhouse gas emissions. It is likely to avoid impacts on carbon rich soils, prime agricultural land, designated sites, landscape and built heritage. It has the potential to contribute to the conservation of biodiversity through environmental enhancements associated with the re-use of existing in-stream structures.

Policy SC17 - Biomass

The aim of this policy is to identify the circumstances under which biomass proposals may be supported.

Proposals for biomass energy development will normally be supported where the Council is satisfied that the proposal meets all of the following criteria:

- ▶ It would comply with Policy SC14 'Renewable Energy';
- ▶ The proposed scale and location of the development would ensure the efficient recovery and transmission of energy and heat to the intended customers;
- ▶ The application includes a heat and power plan which demonstrates how energy recovered from the development would be used to provide a renewable source of electricity and heat, including the scope to efficiently distribute heat to sites which would have a long term high heat demand;
- ▶ The applicant has demonstrated that the development would not result in any significant adverse impact on residential amenity, visual amenity, the quality and distinctive character of the surrounding landscape, air quality (including greenhouse gas emissions), and road safety from the development and the transportation of the fuel source or residues are acceptable or could be satisfactorily mitigated using planning conditions or a planning agreement;
- ▶ The applicant has demonstrated satisfactory procedures for waste minimisation and the disposal of any residual waste.

See also: SC14

Environmental Implications

This policy is likely to contribute to reduced greenhouse gas emissions but there is also the potential for a reduction in air quality. However, this can be addressed through policy EA11. It is likely to avoid impacts on carbon rich soils, prime agricultural land, air quality, designated sites, landscape and built heritage.

Policy SC18 - Large Solar Arrays

The aim of this policy is to identify the circumstances under which large solar array proposals may be supported.

Proposals for large photovoltaic (PV) arrays will normally be supported where the proposal meets all of the following criteria:

- ▶ The proposal complies with Policy SC14 'Renewable Energy';
- ▶ The location and siting of the arrays and any associated works would not have a significant adverse impact on visual amenity or the quality and distinctive character of the surrounding landscape;

- ▶ The location and siting of the arrays and any associated works will not lead to adverse effects on the integrity of the qualifying species of the Firth of Forth SPA either alone or in combination with other projects and plans;
- ▶ The Council is satisfied that glare and glint from the arrays would not adversely affect residential amenity, road safety or aviation interests;
- ▶ The Council is satisfied that any ground mounted array would have a neutral or positive impact on the ecological value of the site;
- ▶ For ground mounted arrays, they would be installed using pile driven or screw foundations rather than trench foundations to facilitate restoration of the site.

See also: SC14

Environmental Implications

This policy is likely to lead to reduced greenhouse gas emissions. It is likely to avoid impacts on carbon rich soils, prime agricultural land, designated sites, landscape and built heritage.

Policy SC19 - Deep Geothermal

The aim of this policy is to identify the circumstances under which deep geothermal proposals may be supported.

Proposals for deep geothermal heat or energy development, including exploratory works, will normally be supported where the Council is satisfied that the proposal meets all of the following criteria:

- ▶ The proposal complies with Policy SC14 'Renewable Energy';
- ▶ The proposed scale and location of the development would maximise the recovery and use of energy and heat from the development. Applications shall include a heat and power plan which shall demonstrate how energy recovered from the development would be used, including the scope to efficiently distribute heat to sites which would have a long term high heat demand;
- ▶ The applicant has demonstrated that the impacts from the development on residential amenity, visual amenity, the quality and distinctive character of the surrounding landscape, air quality, the water environment, protected species and recreational use and enjoyment are acceptable or could be satisfactorily mitigated using planning conditions or a planning agreement and that there are no significant effects on the integrity of the Firth of Forth SPA either alone or in combination with other projects and plans.

See also: SC14

Environmental Implications

This policy is likely to contribute to reduced greenhouse gas emissions. It is likely to avoid impacts on carbon rich soils, prime agricultural land, air quality, the water environment, designated sites, protected species, landscape and built heritage.

Policy SC20 - Water and Drainage Infrastructure and Capacity

The aim of this policy is to ensure that developments are served by the required standards of water and drainage infrastructure.

An appropriate SUDS system for surface water management will be required for all new developments, both residential and non-residential, except in the case of single dwellinghouses. SUDS features should be designed as a key component of green infrastructure on site and contribute to placemaking principles set out in Policy SC5 and the Placemaking SG.

The development requirements will identify whether a Drainage Assessment (DA) is required for sites allocated in the LDP; for all other developments the Council will determine whether a DA will be required. DAs should be carried out, and new drainage infrastructure designed, in accordance with the guidance in the Water SG.

A connection to the public sewer will normally be required for all development within or close to urban areas. In countryside areas where there is no, or a limited, collection system, a private system may be permitted where it can be demonstrated that there would be no detrimental effect on the natural and built environment, surrounding uses or the amenity of the area. Provision and maintenance of water and drainage infrastructure must be acceptable to Scottish Water and SEPA. Further details can be found in the Water SG.

In areas with limited capacity, it will be necessary to facilitate infrastructure upgrades or improvements to serve new development. The costs of any additional modelling and network reinforcement will be met by the developer, although Scottish Water may make Reasonable Cost Contributions towards these.

See also: SC5, EA1, EA12

Environmental Implications

This policy is likely to contribute to the protection of the water environment, and reduction of flood risk. It is likely to contribute to protection and enhancement of the landscape, and the connectivity of the Central Scotland Green Network. There is the potential for SUDS features to contribute to the conservation of biodiversity, and to ecosystem connectivity: the opportunities for habitat creation or enhancement should be considered at the planning application stage.

Policy SC21 - Pipeline and Hazard Consultation Zones

The aim of this policy is to ensure that proposed developments within Consultation Zones are compatible with the existing operational uses.

Proposals for developments within Pipeline and Hazard Consultation Zones will be supported where they meet all of the following objectives:

- ▶ Avoid unnecessary increases in the number of people who may be exposed to the risk, having regard to HSE advice;
- ▶ Deliver local benefits which could not be delivered on another site outwith the Consultation Zone or be secured by any other means;
- ▶ Ensure no significant adverse impacts on the continued operation of the use around which the Consultation Area is based.

See also: SC22

Environmental Implications

No significant environmental impacts have been identified for this policy.

Policy SC22 - Hazardous Substances Consent

The aim of this policy is to ensure that developments requiring Hazardous Substances Consent are located on the most appropriate sites.

Applications for new developments which will require Hazardous Substances Consent should be in locations where they:

- ▶ avoid creating significant adverse levels of risk to people in the vicinity of the proposed development, having regard to HSE advice;
- ▶ will not adversely affect or constrain existing or consented developments, or development sites identified in the LDP;
- ▶ will be unlikely to be adversely affected in their operations from neighbouring established or proposed land uses.

Avoid adverse effects on the integrity of the Firth of Forth SPA either alone or in combination with other projects and plans.

See also: SC21

Environmental Implications

No significant environmental impacts have been identified for this policy.

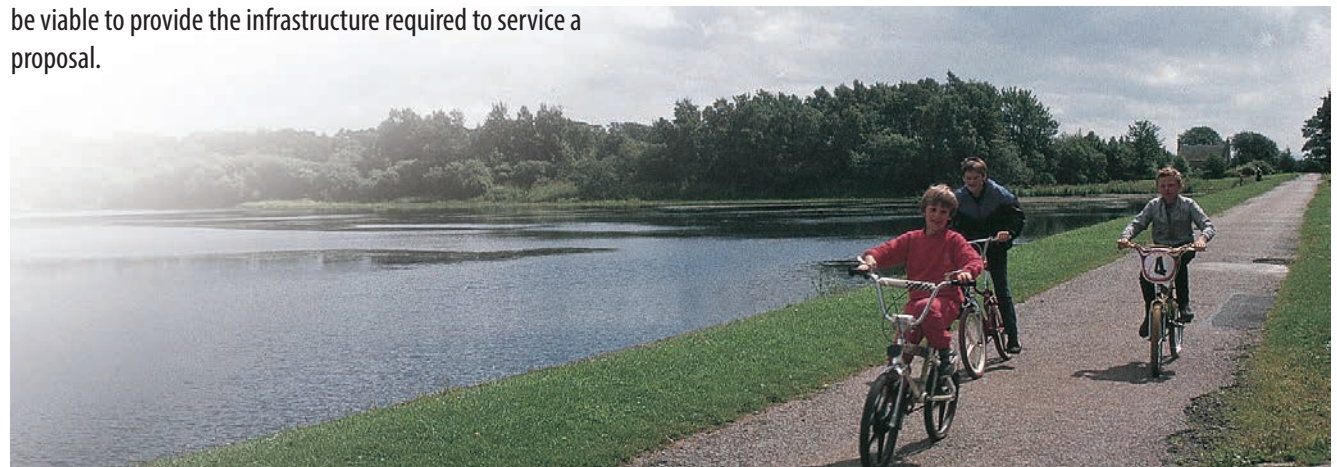
Development In The Countryside And The Rural Economy

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

5.68 Development which cannot demonstrate a requirement for a rural location will be unlikely to significantly contribute to the aim of sustainable economic growth and will not normally be supported. Such proposals will be directed to existing communities to make the most efficient use of existing infrastructure, facilities and services.

6.69 The lack of infrastructure in the rural area is likely to be more of an issue than in urban areas and it is possible that developer contributions to upgrade facilities could be considerable. There may also be situations where it would not be viable to provide the infrastructure required to service a proposal.

5.70 There are a number of visitor attractions, facilities and activities in Clackmannanshire and it is well placed to appeal to those already visiting this part of Scotland. Such attractions can cover a wide spectrum of activities and land uses, and while there is an expectation for development to be located in urban areas, it is recognised that some activities are only suitable to a rural location. Some developments may also require to be located in a specific area because of the geographical requirements of the activity or existing attraction around which a facility may be based. Attractions located in the rural area can also be enhanced by the quality environment which can add to the visitor experience. Proposals in such areas must be carefully considered in order that they do not adversely impact on that environment, either individually or cumulatively.



LOCAL DEVELOPMENT PLAN

5.71 An important aspect of the marketing of the area will be a strong visitor base in terms of attractions, venues and places to stay and eat, with the provision of new accommodation being particularly important. In striving to develop and provide popular well supported visitor attractions, it may sometimes be necessary to consider development which challenges established planning criteria, e.g. proposals for modern, iconic buildings in the countryside such as visitor centres, or more unusual forms of tourist accommodation, both traditional and modern. The Countryside Policy allows for consideration of such innovative approaches where they are of high quality and would contribute to the marketing and image of the area.

5.72 Clackmannanshire is centrally located and within commuting distance of Stirling, Falkirk, Edinburgh and Glasgow making it an area of search for commuters who wish to live in a countryside location, but work in one of the larger employment centres. The countryside policies will seek to minimise the unsustainable increase in car dependency which such demand for rural living can generate. Residential development related to an appropriate rural business or commercial use may be acceptable.

5.73 It is considered that residential developments in the countryside should require to be constructed to high standards, not only visually, but also in terms of energy efficiency and sustainability. This is intended to go some way towards compensating for the generally higher environmental costs associated with buildings in the countryside such as increased greenhouse gas emissions arising from travel associated with servicing such as occupier trips, refuse collection, deliveries etc. and the likelihood of higher dependency on private motor vehicles in most cases given the sparse public transport network in rural areas.

Policy SC23 - Development in the Countryside - General Principles

The primary aim of Policies SC23-SC26 is to safeguard the countryside by supporting developments which meet the criteria of the relevant policies.

Proposals for new development will normally be directed to existing towns and villages, to improve their social and economic viability. Proposals outwith settlements will only be supported where the Council is satisfied that the applicant has demonstrated that the proposed site meets the criteria below:

- ▶ it can demonstrate the requirement for a countryside location;
- ▶ the proposals are acceptable in their scale, nature and design quality, and their relationship to existing land uses and buildings;
- ▶ the proposals reflect the design principles set out in the Placemaking SG;
- ▶ the proposals respect the character of the site and its location, and maintain and enhance the visual amenity and distinctive landscape character of the surrounding area, and will be expected to contribute to the green network objectives set out in the Green Infrastructure SG;
- ▶ the availability and adequacy of access arrangements, site services and infrastructure;
- ▶ the proposals will not contribute to adverse effects on the integrity of the Firth of Forth SPA either alone or in combination with other projects and plans.

Proposals will normally be supported:

- ▶ on suitable sites adjacent to existing groups of buildings where new build could be sympathetically integrated within a cluster of existing buildings; proposals for new build in locations isolated from existing development will not normally be supported;
- ▶ for the conversion of an existing building of traditional character and architectural value;
- ▶ for the re-use or conversion of an existing building which is considered worthy of retention, where it has been demonstrated that it is capable of conversion and that it would significantly improve the amenity of the area.

See also: SC23-24

Environmental Implications

This policy is likely to protect and enhance the distinctive character of the landscape, and contribute to the promotion and connectivity of the Central Scotland Green Network. It is likely to avoid adverse impacts on soil quality and biodiversity, and avoid increases in greenhouse gas emissions from transport associated with rural development.

Policy SC24 - Residential Development in the Countryside

In addition to the criteria of the General Principles Policy SC23, residential development will only be supported where at least one of the following criteria are met:

- ▶ it is demonstrated to the satisfaction of the Council that the proposal is integral to, and is necessary for, the full time management of an existing and well established countryside business or activity such as farming, farm diversification, forestry and tourism development which has not previously incorporated residential accommodation;
- ▶ it comprises the replacement of one or more existing houses with an equal number of houses of enhanced design, setting and energy efficiency;
- ▶ where accommodation is required in association with a new countryside business, temporary consent may be granted for the siting of a mobile home or similar, until such times as the business or activity it is associated with has become established.

See also: SC24

Environmental Implications

No significant environmental impacts have been identified for this policy, beyond those identified for policy SC23.

Policy SC25 - Business Development in the Countryside

In addition to the criteria of the General Principles Policy SC23, business development proposals in the countryside will only be supported where the proposals are supported by an appropriate business plan or financial appraisal, and where either of the following criteria are met:

- ▶ the need for a countryside location derives from the characteristics of the development;
- ▶ the proposal forms an extension to or the diversification of an existing enterprise.

See also: SC24

Environmental Implications

No significant environmental impacts have been identified for this policy, beyond those identified for policy SC23.

Policy SC26 - Enabling Development in the Countryside

The aim of this policy is to provide a framework for determining planning applications for enabling development in the countryside which may be required to finance another, proposed development. The proposed development requiring funding must demonstrate that it complies with all the criteria set out in Policy SC23 prior to consideration being given to any associated enabling development.

Enabling development may be permitted where the applicant demonstrates all of the following:

- ▶ the economic, environmental and social benefits of the proposed development would justify the enabling development;
- ▶ the enabling development is the minimum required to enable the proposed development;
- ▶ there is a physical link between the enabling and proposed developments;
- ▶ there are no alternative sources of funding to enable the proposed development.

See also: SC24

Environmental Implications

No significant environmental impacts have been identified for this policy, beyond those identified for policy SC23.

LOCAL DEVELOPMENT PLAN

6. Employment And Prosperity

Business And Employment

6.01 The LDP Vision of improving quality of life relies on achieving sustainable economic growth and reducing economic inequalities. Successful achievement of economic growth depends on the creation of an environment where existing businesses can thrive and expand and where the right conditions exist to attract new businesses into the area. An important role of the LDP is to ensure that appropriate business sites are allocated and available, and that the necessary high quality infrastructure is in place to support retention of existing and attraction of new businesses, to support new enterprise locally and promote economic diversification.

6.02 This strategy of sustainable economic growth is an important means of encouraging in-migration into Clackmannanshire, helping to reverse past population decline, by generating new employment opportunities and increasing demand for services in the area. The LDP has an important role in widening the range and quality of employment opportunities, and particular emphasis will be placed on promoting higher wage growth sectors and green business.

Strategic Land for Business

6.03 In order to attract business, sites need to be of high amenity, accessible by all forms of transport and protected from inappropriate uses and development which would compromise their quality, accessibility or marketability as business locations. The LDP identifies four strategic sites for business which meet these criteria, and these are listed in Policy EP1.

6.04 Further details of these sites, including the types of uses considered suitable for each site, and specific development requirements covering design, amenity and accessibility can be found in the Schedule of Sites.



Employment Opportunities

6.05 The LDP will seek to ensure that there is a sufficient supply of land for business and industry. In addition to the strategic sites referred to above, it is important to identify smaller local sites, and to ensure policies will permit compatible business uses in mixed use areas.

6.06 To encourage sustainable economic growth, the LDP seeks to encourage local employment opportunities which will reduce the need to travel, giving people the option of working closer to home.

6.07 Local employment opportunities can also assist in the physical regeneration of the area by making use of lower amenity and vacant land or buildings where other uses may not be suitable.

6.08 The Council supports the principle of "Green Business" within Clackmannanshire. Green Businesses are those *"that have made efforts to introduce low-carbon, resource efficient and/or re-manufactured products and processes, services and business models, which allow them to operate and deliver in a significantly more sustainable way than their closest competitors."* *

*Research Project for the Department for Business, Enterprise and Regulatory Reform "Comparative Advantage and Green Business", Ernst & Young, 25 June 2008

Home Working

6.09 There is increasing interest in flexible working practices involving home working and the integration of business and residential uses within single purpose-built units. Live/work units have the potential to play an important role in supporting a dynamic and modern economy, providing increased choice in how people live and work and enabling start-up and smaller enterprises to become established. Home working has the advantage of providing more opportunities for local employment and reducing the need to travel. Proposals for adaptation of existing homes and purpose built live/work units will generally be supported where the criteria in Policy EP5 can be met satisfactorily.

Policy EP1 - Strategic Land for Business

The aim of this policy is to support business and industrial developments on strategic sites allocated in this Plan.

The Council will support new business and industrial developments which are in accordance with Development Requirements set out in the Schedule of Sites, on the following sites:

- ▶ Alloa West Business Park (Alloa)
- ▶ Dumyat Business Park (Tullibody)
- ▶ Bridge Business Park
- ▶ Kilbagie

Proposals for business uses not fully in accordance with the Development Requirements will only be supported where they are compatible with, and would not prejudice, the identified strategic use of the site, and would both increase the number, and widen the range and quality of jobs in Clackmannanshire.

Environmental Implications

This policy is likely to lead to increased greenhouse gas emissions, and has the potential to lead to increased air pollution and land contamination (although may also provide opportunities to remediate existing contamination): these issues should be considered and addressed at the planning application stage.

Policy EP 2 - Existing Business Sites

The aim of this policy is to support the retention and promotion of the existing business and industrial sites identified in this Plan.

Business and industrial proposals will be supported on, and directed to, the existing business sites identified on the Proposals Maps.

Proposals for an employment generating use on an existing business site will only be approved where all of the following criteria are met:

- ▶ The use would contribute to employment provision;
- ▶ The use would be compatible with surrounding land uses;
- ▶ The use would not negatively impact on the amenity of the area;
- ▶ The transport impacts of the proposed use can be effectively managed;
- ▶ The use would not have an adverse effect on the integrity of the Firth of Forth SPA either alone or in combination with other proposals.

Environmental Implications

This policy is likely to lead to increased greenhouse gas emissions, and has the potential to lead to increased air pollution and land contamination (although may also provide opportunities to remediate existing contamination): these issues should be considered and addressed at the planning application stage. The policy avoids adverse impacts on the Firth of Forth SPA and Ramsar site.

Policy EP3 - Business and Industrial Uses Outwith Existing or Allocated Business Sites

The aim of this policy is to set out criteria for consideration of other employment generating uses outwith existing or allocated business sites.

Business and industrial proposals outwith the business and industrial sites identified in the Plan, including expansion of existing businesses, will only be supported where all of the following criteria are met:

- ▶ It is demonstrated that there is no suitable site available for the development within sites identified for business use in this Plan;
- ▶ The site is not already identified for a different form of development in the LDP;
- ▶ The proposed development would be compatible with surrounding land uses;
- ▶ There would be no adverse impact on local, and in particular residential, amenity resulting from the proposed development;

- ▶ The transport impacts of the proposed development can be effectively managed;
- ▶ The layout and design of the proposed buildings would be appropriate to the character of the site and surrounding area;
- ▶ The proposed development would not result in adverse effects upon the integrity of the Firth of Forth SPA either alone or in combination with other projects and plans.

The Council will normally expect such developments to be located on brownfield, vacant or derelict land rather than greenfield sites.

Environmental Implications

The policy is likely to lead to increased greenhouse gas emissions, and has the potential to lead to increased air pollution: these issues should be considered and addressed at the planning application stage. The policy avoids adverse impacts on the Firth of Forth SPA and Ramsar site.

Policy EP4 - Non-Employment Generating Uses on Existing or Allocated Business Sites

The aim of this policy is to set out criteria for consideration of non-employment generating uses on existing or allocated business sites.

The Council will not normally support proposals to change the use of buildings or land from employment generating uses unless one or more of the following criteria have been met:

- ▶ The Council is satisfied that there is sufficient evidence to demonstrate that the building or land does not have an economically viable future for employment generating use;
- ▶ The applicant/owner have demonstrated that genuine attempts to secure a continued employment-generating use have proved unsuccessful;
- ▶ The proposed alternative use would be preferable in terms of local and/or residential amenity;
- ▶ The proposed alternative use would be compatible with existing or proposed uses within adjacent land or buildings;
- ▶ The proposed alternative use would not have significant negative transport impacts.

Should the above criteria be met, the Council will normally expect the proposed alternative development to provide visual and/or environmental enhancement of the site and/or its surroundings.

Environmental Implications

There is the potential for this policy to have beneficial impacts on the landscape and the Central Scotland Green Network: this depends how the requirement for visual and/or environmental enhancements is implemented at the planning application stage.

Policy EP5 - Home Working

The aim of this policy is to support the principle of home-working subject to detailed criteria.

There will be a presumption in favour of proposals for home-working, whether through conversion of an existing residential property or provision of a purpose built live/work unit, provided that the scale and nature of the proposed business does not detrimentally affect residential amenity or create road safety and/or parking issues within a predominantly residential area.

Where consent is granted for a home working development, planning conditions may be imposed in order to ensure the development is carried out in a manner that does not give rise to issues of residential amenity, road safety or parking, such as restrictions on operating hours or the size of the development.

Environmental Implications

No significant environmental impacts have been identified for this policy.

Policy EP6 - Green Business

The aim of this policy is to provide support and encouragement to Green Business.

High standards of sustainability will be a material consideration when determining business and industrial proposals. The Council will encourage Green Businesses, focussing on the advancement of low-carbon, resource efficient practices which have a positive environmental outcome or contribute towards the Council's sustainability objectives.

See also: EP2, EP3, SC23, SC25

Environmental Implications

This policy has the potential for a range of positive environmental impacts, depending on the nature of the green businesses that the policy attracts.

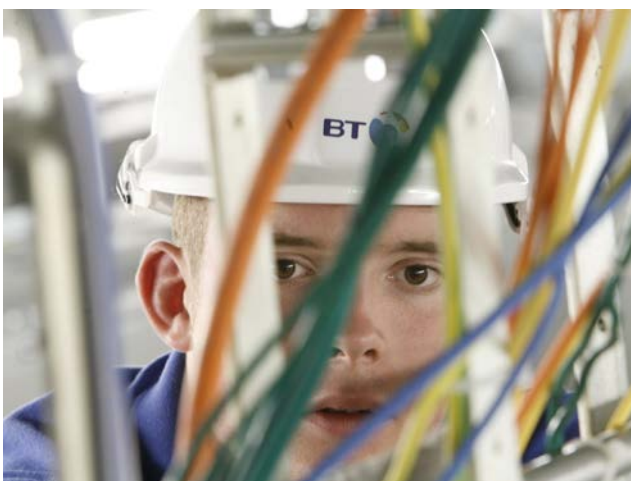
LOCAL DEVELOPMENT PLAN

Telecoms Infrastructure and Integrating Technology into New Development

6.10 Access to high quality telecoms infrastructure is important for both sustainable economic growth and to support an improved quality of life. It can contribute to reductions in the need to travel through enabling homeworking or remote conferencing, which in turn contributes to the reduction of greenhouse gas emissions.

6.11 SPP states that “Planning authorities should support the expansion of the electronic communications network, including telecommunications, broadband and digital infrastructure, through the development plan and development management decisions, taking into account the economic and social implications of not having full coverage or capacity in an area.”

6.12 The Council is keen to facilitate this expansion whilst at the same time minimising environmental impacts and reducing the proliferation of new masts.



6.13 Planning considerations in relation to telecoms infrastructure mainly relate to their location, design and visual impact, and ensuring that they are designed as sensitively as possible in order to minimise their physical impact on the local environment. Although in some circumstances operational and technical requirements can limit the scope for mitigation of the visual impacts of telecoms equipment, operators will normally be expected to minimise and mitigate impacts wherever possible. For example, it is becoming increasingly common practice for telecoms infrastructure to be shared between operators through mast sharing. Locating masts on or within tall structures and buildings can also often help to reduce visual impacts. Proposals should always be assessed to consider how the cumulative visual impact of equipment can be minimised.

6.14 The health issues associated with emissions of radiofrequency radiation are controlled and regulated under health and safety legislation and are not therefore material planning considerations. Telecoms applications involving antennas must be accompanied by a declaration that the equipment and installation is designed to be in full compliance with the appropriate guidelines for public exposure to radiofrequency radiation.



6.15 The Council, in rolling out its WiMax programme has identified a need to locate infrastructure on elevated sites for the most effective coverage. Some of these may involve existing and proposed masts as well as infrastructure on taller buildings and the Council may approach the owners of such sites with a view to installing equipment. The LDP is supportive of the WiMax programme and the Council would look favourably on site sharing proposals and the sympathetic installation of equipment on existing structures.

6.16 In addition to wireless equipment, fibre optic cabling is able to transfer large amounts of data quickly and securely, although the costs of connecting to such a network and upgrading of facilities can be prohibitive. Nonetheless, as technology improves, installation of fibre optic cabling is likely to become more viable, and new development should consider how such technology can be easily accommodated by providing appropriate ducting and space for equipment from the outset.

Policy EP7 - Telecommunications Development Criteria

The aim of this policy is to set out criteria for the consideration of proposals for telecommunications developments.

Proposals for telecommunications development will normally be approved, provided all of the following criteria are met:

- ▶ if proposing a new mast, the applicant has demonstrated through the provision of clear evidence that it is not possible to erect apparatus on existing buildings, masts or other structures;
- ▶ the siting and appearance of the proposed apparatus and associated structures, including ground based equipment, would not unacceptably impact on the visual amenity, character or appearance of the surrounding area. In certain circumstances visual impact can be reduced through various techniques including the concealing and disguising of masts, antennas, equipment housing and cable runs using design and camouflage techniques. Where possible, applicants should ensure there is sufficient land around ground based infrastructure to allow for any appropriate screening or planting;
- ▶ the proposed apparatus is the smallest size required to meet the operational requirements;

- ▶ if on a building, apparatus and associated structures would be sited and designed in order to seek to minimise adverse impact on the appearance of the host building;
- ▶ the development would not have a significant adverse effect on areas of ecological interest, special landscape areas, archaeological sites, conservation areas or listed buildings or their setting or have an adverse effect on the integrity of the Firth of Forth SPA either alone or in combination with other projects and plans.

See also: SC23, EA4, EA8, EA23

Environmental Implications

This policy avoids adverse impacts on the Firth of Forth SPA and Ramsar site.

Policy EP8 - Telecommunication Development - Additional Information

The aim of this policy is to set out the level of information required in order to allow the Council to consider applications for telecommunication developments.

Proposals for communications equipment should be accompanied by all of the following supporting material:

- ▶ a description of how the proposed equipment fits into the wider network;

- ▶ a description of the siting and design options which satisfy the operational requirements, alternatives that were considered, and the reasons for the chosen solution;
- ▶ details of the design, including height, materials and all components of the proposal;
- ▶ details of any proposed landscaping and screen planting;
- ▶ a description of how the cumulative effects of the proposed and existing equipment in the area were considered;
- ▶ a declaration that the equipment and installation is designed to be in full compliance with the appropriate ICNIRP guidelines; and
- ▶ information on visual impact.

Developers will be required to consider the guidelines published by the Department for Communities and Local Government (2008), "Data Ducting Infrastructure for New Homes: Guidance Note" and demonstrate how these have been integrated into their proposals. If the Council feels that the proposals would not contribute to the Government's vision for greater deployment of next generation broadband, the developer may be asked to revise their proposals.

See also: EP7

Environmental Implications

No significant environmental impacts have been identified for this policy.

LOCAL DEVELOPMENT PLAN

Minerals

6.17 SPP states that an adequate supply of minerals is essential to support sustainable economic growth. The Council area contains a number of different minerals which may be of economic importance. As at 2013, no mineral extraction operations existed in Clackmannanshire.

6.18 As minerals are a significant finite resource, it is important that the potential for them to be viably extracted is not sterilised by development decisions, and in cases where there is the potential for this to happen, the criteria set out in Policy EP9 - Protection of Mineral Resources shall apply.

6.19 Mineral extraction has the potential to create negative impacts on the amenity of local communities, the natural and built environment, and the local economy. The Council will only support applications for mineral working where the individual and cumulative impacts are considered to be acceptable.

6.20 SPP states that extraction should only be permitted where impacts on local communities and the environment, including those associated with the haulage of minerals, can be adequately controlled or mitigated. Planning conditions or planning obligations have a role in ensuring that where mitigation measures are proposed to address potentially harmful effects of mineral workings, these are fully implemented.

6.21 Applications will be expected to be accompanied by sufficient information to enable the merits and impacts of the proposal to be fully assessed. This may include the need for an Environmental Impact Assessment.

6.22 As at 2013 there are no active aggregate workings in Clackmannanshire. The most recent active quarry was that at Craigfoot in Tillicoultry which supplied hard rock. Operations at Craigfoot Quarry have now ceased and, given the environmental constraints affecting this quarry, the Council would not support its reactivation or extension.

6.23 Coal underlies much of the area and there are potential shallow deposits within central Clackmannanshire and towards the River Forth. Extraction of coal in Clackmannanshire ceased in 2005 with the closure of Meadowhill Opencast Coal Site which supplied the nearby Longannet Power Station. The power station has since been identified in NPF2 as one of 3 non-nuclear power stations to provide baseload capacity in Scotland. The proximity of Longannet Power Station may provide a market for locally sourced coal in future. The Council will continue to apply the framework for the sustainable extraction of coal which directs working away from sensitive areas.

6.24 The Council's strategy for surface coal extraction is based on a hierarchy of constraint areas, which are indicated in Table 4 below, and the accompanying Figure EP1. Details on how applications in these areas will be considered are set out in Policy EP11 - Surface Coal Mining, and in forthcoming Minerals Supplementary Guidance.



Table 4 - Hierarchy of Constraint Areas for Surface Coal Mining

Unworkable Areas

- ▶ Areas where significant shallow coal resources are unlikely to be present.
- ▶ Built up areas of settlements.
- ▶ Gartmorn Dam Country Park.
- ▶ Insurmountable geological or technical difficulties.

High Constraint Areas

- ▶ Special Protection Areas (SPAs) and Sites of Special Scientific Interest (SSSIs).
- ▶ Conservation Areas.
- ▶ Scheduled Monuments.
- ▶ Listed Buildings.
- ▶ Woodland in the Inventory of Ancient Long-Established and Semi-Natural Woodland.
- ▶ Areas within 500m of a settlement of more than 20 dwellings.
- ▶ Sites in the Inventory of Gardens and Designed Landscapes.
- ▶ Species protected by the Wildlife & Countryside Act 1981 as amended, the Nature Conservation Act 2004, the EC Habitats Directive and Annex 1 of the EC Wild Birds Directive.
- ▶ Geological Conservation Review sites.

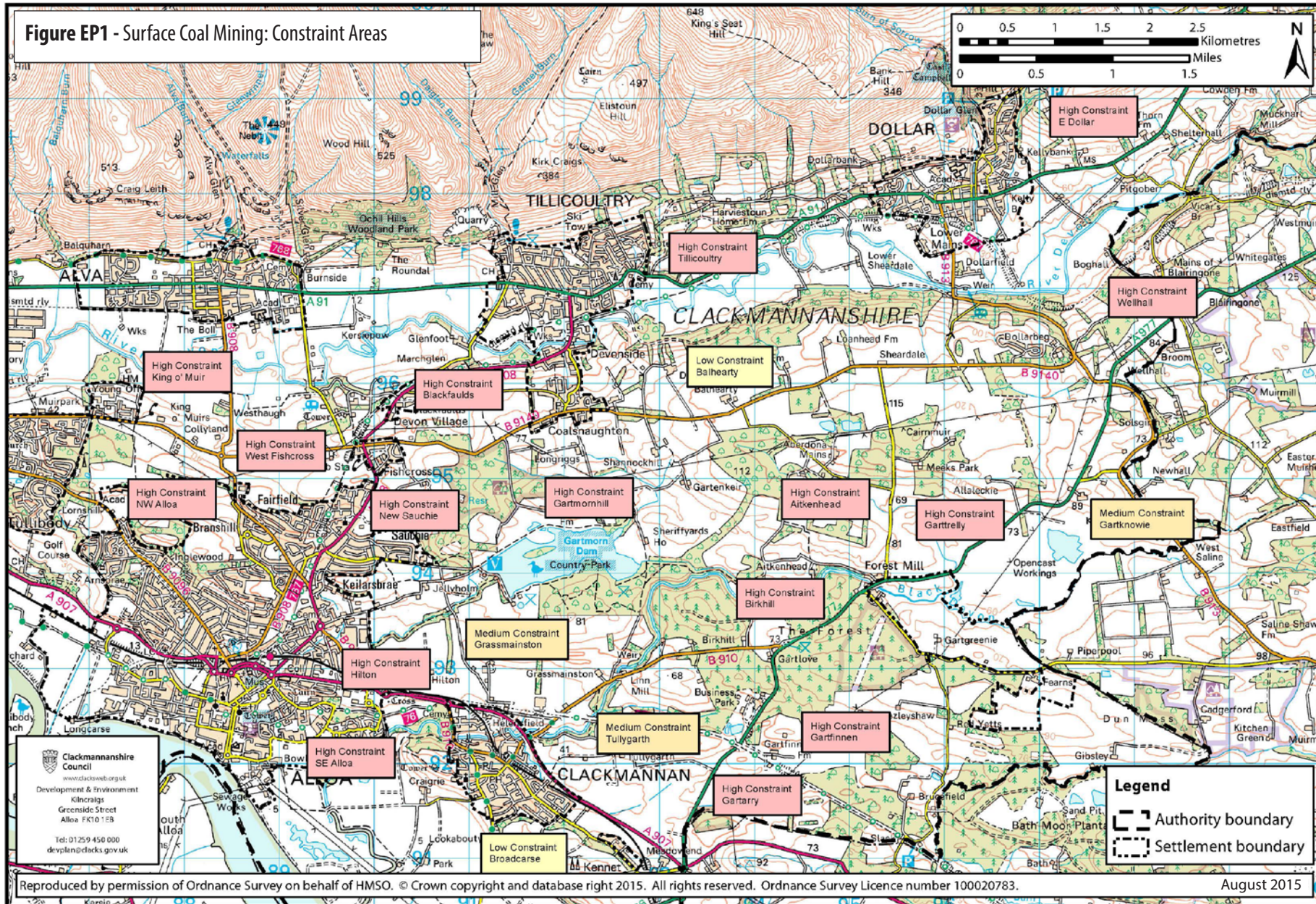
Medium Constraint Areas

- ▶ Local Nature Conservation Sites
- ▶ Special Landscape Areas
- ▶ Green Belt
- ▶ Tree Preservation Orders
- ▶ Prime Agricultural Land
- ▶ Carbon Rich Soils
- ▶ Other Archaeological Sites (SMR).

Low Constraint Areas

- ▶ The potential resource areas outwith High and Medium Constraint Areas.

LOCAL DEVELOPMENT PLAN



6.25 NPF2 and SPP recognise the potential contribution of on-shore gas extraction of coal bed methane (CBM) to achieving a safe, secure and indigenous energy supply, where this can be achieved in an environmentally acceptable manner. A large part of Clackmannanshire falls within the area covered by Petroleum, Exploration and Development Licence (PEDL) 133. The licence covers exploration, appraisal and production of hydrocarbon oil or gas, including CBM. Recent test production of CBM has taken place at Airth, within the Falkirk Council area but close to the Clackmannanshire boundary. There is now interest in commercial production in the Airth area and planning applications were submitted to Falkirk and Stirling Councils in 2012 for 22 new CBM wells and an associated network of pipelines, gas processing facility and waste outfall.

6.26 Proposals for wellheads and transmission infrastructure to extract CBM will be supported subject to meeting the requirements of Policy EP13 - Coal Bed Methane. Whilst there may be other potential gas resources within shale deposits in the area, in view of the level of uncertainty about the potential environmental impacts associated with their extraction, it is considered that a precautionary approach should be taken and therefore Policy EP13 only applies to coal bed methane.

6.27 Given the significance of the scale of environmental and landscape impacts from mineral workings, it is essential that extraction and related operational sites are restored to the highest standard at the earliest opportunity. Particular emphasis will be placed on the scope to achieve landscape and habitat enhancement. A bond or other suitable financial mechanism will normally be required to secure full site restoration and aftercare in the event that the applicant is unable to do so.

Policy EP9 - Protection of Minerals Resources

The aim of this policy is to protect mineral resources from sterilisation by development.

Development that would result in the sterilisation of proven mineral resources will not normally be supported.

Where a proposed development is acceptable in all respects except for the existence of mineral deposits, it will be supported if the applicant demonstrates to the satisfaction of the Council that it meets all of the following criteria:

- The economic importance of the mineral resources is outweighed by the economic importance of the development;
- There is no other suitable site for the development;
- There is no likelihood of the deposit being worked.

See also: SC1

Environmental Implications

No significant environmental impacts have been identified for this policy.

Policy EP10 - Minerals - General Principles

The aim of this policy is to ensure that minerals extraction does not have a significant adverse impact on Clackmannanshire's environment and communities.

Proposals for new or extended mineral workings will normally be supported where the applicant demonstrates to the satisfaction of the Council that the proposal meets all of the following criteria:

1a). The proposal will not result in a significant adverse impact on:

- ▶ The amenity, health and safety or air quality of nearby settlements, individual houses or groups of houses, or other sensitive establishments;
- ▶ The built environment, including listed buildings and their settings, conservation areas, scheduled monuments, historic gardens, designed landscapes or sites of archaeological or historic importance;
- ▶ Designated areas of special landscape;
- ▶ National or local designated areas of nature conservation value, as set out in Policy EA3 - Protection of Designated Sites and Protected Species.

1b). The proposal will not have an adverse effect on the integrity of the Firth of Forth SPA either alone or in combination with other projects and plans.

1c) The quality and distinctive character of the surrounding landscape, and the general appearance or visual amenity of the area surrounding the site, including views from settlements and major transport routes, or from visitor attractions or recreational routes and areas.

d) The water environment.

2. The proposal would not be in an area already adversely affected by other operational or consented mineral developments, where the simultaneous or sequential working would result in a significant adverse cumulative impact on the local community and/or environment.

3. Wherever possible, the opportunity is taken to transport minerals by rail or water. For short-distance transport conveyors should be used. Where this is not feasible proposals should include information on how any adverse impacts on settlements as a result of haulage, including road safety, environmental and amenity impacts, will be mitigated. This should include provision for routing haulage vehicles away from settlements wherever possible.

4. The proposal would provide direct community and environmental benefits to the area, such as local employment opportunities, improvements to local amenity or the provision of future development opportunities which accord with the LDP.

5. Proper provision has been made for the progressive restoration and aftercare of the site to the highest possible standards, with detailed restoration and aftercare plans.

6. The proposal would accord, where relevant, with Policies EP11, 12 and 13.

The Council will prepare Minerals Supplementary Guidance to explain in more detail how it will apply the above criteria when considering proposals for mineral extraction.

Developers must provide an appropriate bond or other suitable financial mechanism to ensure the full implementation of the site restoration and aftercare scheme. Bonds shall be subject to legal agreements, and their value

shall be determined by the Council in consultation with an independent surveyor.

In submitting applications for mineral extraction, developers must provide a realistic assessment of the full extent of the resource available, and of the time required to work and fully restore the site. Subsequent applications to extend the duration of a consented permission will not normally be approved, unless the developer can provide a detailed justification why the originally proposed timescale could not be adhered to.

See also: EP11, EP12, EP13, EA2, EA3, EA4, EA5, EA11, EA12

Environmental Implications

This policy is likely to increase greenhouse gas emissions and air pollution, and damage soils (although this can be mitigated by the requirement for restoration). There is the potential for the policy to have positive impacts on community cohesion and inclusion, depending on how the requirement for community benefits is implemented. There is the potential for the policy to adversely affect health and exacerbate existing conditions, so the health profile of areas affected by development should be considered at the planning application stage. There is potential for negative impacts on geodiversity, biodiversity, species, habitats and the Central Scotland Green Network, depending on the location of proposals; these issues, and the potential for habitat improvements and green network improvements through site restoration, should be considered at the planning application stage.

Policy EP11 - Surface Coal Mining

The aim of this policy is to set out criteria in relation to Surface Coal Mining.

Proposals for Surface Coal Mining within and solely affecting an area of low constraint (as defined in Table 4 - Hierarchy of Constraint Areas for Surface Coal Mining) will be supported where the applicant demonstrates to the satisfaction of the Council that the proposal meets the criteria contained in Policy EP10, Minerals - General Principles; and either:

- ▶ the proposal is environmentally acceptable, or will be made so by planning conditions and/or agreements; or
- ▶ the proposal provides local or community benefits which would significantly outweigh the likely impacts of the extraction.

Proposals for Surface Coal Mining within or affecting an area of medium constraint, (as defined in Table 4) will only be supported where the applicant demonstrates to the satisfaction of the Council that the proposal meets all of the following criteria:

- ▶ the proposal meets the criteria contained in Policy EP10 - Minerals - General Principles;
- ▶ there are exceptional circumstances;
- ▶ the net benefits of the proposal would outweigh any harm to the environment and surrounding communities.

Proposals for Surface Coal Mining will not be supported within or affecting areas of high constraint (as defined in Table 4), unless the applicant demonstrates to the satisfaction of the Council that:

- ▶ the proposal meets the criteria contained in Policy EP10 - Minerals - General Principles; and

- ▶ there are exceptional circumstances and imperative reasons of overriding public, social or economic interest;
- ▶ the net benefits of the proposal would outweigh any harm to the environment and surrounding communities.

Proposals for Surface Coal Mining will not normally be supported in the following circumstances:

- ▶ where the site boundary lies within 500 metres of any settlement;
- ▶ where there would be a significant adverse impact on individual or groups of houses or other sensitive establishments and these effects cannot be satisfactorily mitigated;
- ▶ where the scheme would have an adverse effect upon the integrity of the Firth of Forth SPA either alone or in combination with other projects and plans.

In submitting applications for surface coal mining, developers must provide a realistic assessment of the full extent of the resource available, and of the time required to work and fully restore the site. The Council will normally expect proposals to be completed and restored within 10 years. Subsequent applications to extend the duration of a consented permission will not normally be approved, unless the developer can provide a detailed justification why the originally proposed timescale could not be adhered to.

The Council will prepare Minerals Supplementary Guidance to explain in more detail the methodology and application of the Hierarchy of Constraint Areas in Table 4, including their extent, and how it will apply this policy when considering proposals for surface coal mining.

See also: EP10

Environmental Implications

This policy is likely to increase greenhouse gas emissions and air pollution, and damage soils (although this can be mitigated by the requirement for restoration). There is the potential for the policy to have positive impacts on community cohesion and inclusion, depending on how the requirement for community benefits is implemented. There is the potential for the policy to adversely affect health and exacerbate existing conditions, so the health profile of areas affected by development should be considered at the planning application stage. There is potential for negative impacts on geodiversity, biodiversity, species, habitats and the Central Scotland Green Network, depending on the location of proposals; these issues, and the potential for habitat improvements and green network improvements through site restoration, should be considered at the planning application stage.

Policy EP12 - Aggregate Minerals

The aim of this policy is to set out additional criteria in relation to aggregate minerals.

Proposals for sand and gravel quarries or any extension to Craigfoot Quarry, Tillicoultry, will not be supported.

Other proposals for aggregate minerals will be supported where the applicant demonstrates to the satisfaction of the Council:

- ▶ That the proposal meets the criteria in Policy EP10 - Minerals- General Principles policy; and
- ▶ The market requirement for the proposed output from the site, having regard to the contribution it would make to maintaining a landbank of permitted reserves as required by SPP; the likely availability of alternative sources of supply; and the proximity principle.

See also: EP10

Environmental Implications

This policy is likely to increase greenhouse gas emissions and air pollution, and damage soils (although this can be mitigated by the requirement for restoration). There is the potential for the policy to have positive impacts on community cohesion and inclusion, depending on how the requirement for community benefits is implemented. There is the potential for the policy to adversely affect health and exacerbate existing conditions, so the health profile of areas affected by development should be considered at the planning application stage. There is potential for negative impacts on geodiversity, biodiversity, species, habitats and the Central Scotland Green Network, depending on the location of proposals; these issues, and the potential for habitat improvements and green network improvements through site restoration, should be considered at the planning application stage.

Policy EP13 - Coal Bed Methane

The aim of this policy is to set out criteria in relation to coal bed methane.

Proposals for the extraction of coal bed methane will be supported where the applicant demonstrates to the satisfaction of the Council that the proposal meets all of the following criteria:

- ▶ the proposal would not have significant adverse impacts on communities, the environment or the local economy;
- ▶ the proposal meets the criteria in Policy EP10 - Minerals- General Principles policy;

- ▶ the proposal would not result in a significant adverse impact on residential amenity or the built and natural environment or have an adverse effect on the integrity of the Firth of Forth SPA either alone or in combination with other projects and plans;
- ▶ the end product would be transported from the extraction point via pipeline, rail or water transport rather than by road, unless this is not practicable;
- ▶ on completion of exploration and production, all plant, equipment and buildings would be removed, and high quality restoration and aftercare of the sites would be delivered.

See also: EP10

Environmental Implications

This policy is likely to increase greenhouse gas emissions and air pollution, and damage soils (although this can be mitigated by the requirement for restoration). The policy is likely to have a negative impact on the water environment. There is the potential for the policy to have positive impacts on community cohesion and inclusion, depending on how the requirement for community benefits is implemented. There is the potential for the policy to adversely affect health and exacerbate existing conditions, so the health profile of areas affected by development should be considered at the planning application stage. There is potential for negative impacts on geodiversity, biodiversity, species, habitats and the Central Scotland Green Network, depending on the location of proposals; these issues, and the potential for habitat improvements and green network improvements through site restoration, should be considered at the planning application stage.

Retail And Town Centres

6.28 As a response to the issues faced by town centres in Scotland, which have been compounded by the current economic climate, the Scottish Government is undertaking a national review of town centres. The aim of the review is to identify the issues facing Scotland's town centres and develop a measured, long-term approach to regeneration by targeting these issues. The review will be developed and implemented in partnership with local authorities, communities and other key sectors.

6.29 Throughout Clackmannanshire, the Council will support the undertaking of regular town centre health checks and the development of town centre strategies in association with key stakeholders, including local communities. If either the health checks or strategies indicate that a change in town centre policy is necessary to secure their vitality, viability and liveliness, then a modification to existing policy, or the preparation of supplementary guidance will be considered.

6.30 Maintaining and enhancing the health and vitality of town centres is a high priority of the Council in order to help secure the Plan's Vision. Retail and leisure are key elements in producing successful town centres which also act as easily accessible centres of employment and services for local communities, and a focus for cultural and social life. Town centres should also be places where people want to live. The Local Housing Strategy has identified that the high proportion of long term empty properties in town centres, along with the complications of multiple owners, suggest that town centres would benefit from a targeted area approach, and proposes that action plans are developed for Alloa, Sauchie and Alva town centres to prioritise areas where housing management initiatives are established.

6.31 SPP states that Development Plans should identify a network of centres and explain the role of each centre in the network. The network can take the form of a hierarchy, as set out in Table 5 - Hierarchy of Retail Centres, below. The LDP defines the function of centres in order to help ensure they continue to support the network. The locational strategy of the LDP is to direct retailing and commercial leisure development to existing town centres, in accordance with the sequential approach and to encourage town centre regeneration.



6.32 There is spare expenditure capacity for comparison shopping within Clackmannanshire, although the trend of leakage of expenditure outwith the area is expected to continue during the Plan period due to the market forces at play. Opportunities for comparison shopping development exist in Alloa town centre, Clackmannan Road Retail Park, Sterling Mills and the Sterling Furniture Centre, commensurate with their role set out in Table 5 below.

6.33 Alloa town centre is the principal centre in Clackmannanshire, providing shopping, services and community facilities. There is unlikely to be capacity for further significant convenience floorspace in Alloa, although opportunities will exist in other town centres to serve local needs.

6.34 Achieving high quality design and layout is key to the successful regeneration of town centres. New buildings, shop fronts, advertising and external security measures which make a positive contribution to the appearance and functioning of the centre will be supported. The Council will continue to support regeneration of the town centres in Clackmannanshire through partnership working, including through Clackmannanshire Business, the Clackmannanshire Alliance Business, Jobs and Skills Partnership Team, Community Councils and the Alloa Town Centre Business Improvement District.

6.35 The Council has established a 'Village and Small Town Centre Initiative' which has funding up to 2019/20 for the enhancement of the main streets in towns and villages across Clackmannanshire. The first proposals are for Sauchie Main Street, and consultation on the proposals commenced in May 2013.

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6.36 Pubs, restaurants, cafes and hot food takeaways contribute to the function of successful town centres and attract visitors and activity outwith normal opening hours. Indeed, such uses are directed to town centres where they are accessible and more compatible with existing amenity. However, they can have a detrimental impact on the amenity of neighbours and on road safety, and proposals will be carefully assessed to ensure significant adverse levels of nuisance do not occur.

6.37 Retail provision outwith town centres has its own particular issues. There has been continued demand for mobile snack bars and Policy EP19 provides criteria for judging individual proposals. Proposals for vehicle sales and service facilities are normally not suited to town centre areas, and these should be located within business sites or within urban areas adjoining principal roads and taking account of their potential impact on road safety and local amenity.

6.38 Neighbourhood and rural shops often fulfil an important function, reducing the distance to travel for top up shopping and/or providing an accessible service to the local community. For this reason, proposals for their change of use will be resisted, unless sufficient evidence is provided to demonstrate that the location of a shop is no longer economically viable.

Policy EP14 - Retail Network Centre and Hierarchy

The purpose of this policy is to protect and enhance the role and function of the network and hierarchy of retail centres in Clackmannanshire.

The Council will protect and enhance the role and function of the network and hierarchy of centres as set out in Table 5 Hierarchy of Retail Centres.

Proposals for retail or commercial leisure (including the expansion or change of use of existing developments of a scale sufficient to change their role or function) or major community uses that would not support the role and function of the hierarchy of centres and/or are not of a scale or character commensurate with maintaining the hierarchy of the centres will not normally be acceptable.

The boundaries of the centres are defined on the Proposals Map.

Environmental Implications

No significant environmental impacts have been identified for this policy.

Table 5 - Hierarchy of Retail Centres

Level in Hierarchy	Role
District Town Centre Alloa	Principal shopping centre which provides the main shopping, services and community facilities for residents in Clackmannanshire.
Other Town Centres Alva Clackmannan Dollar Sauchie Tillicoultry Tullibody (Tron Court) Menstrie	Lower level shopping centre (primarily local convenience and services) which serves the need of the local community.
Commercial Centres (a) Sterling Mills (b) Sterling Furniture (c) Clackmannan Road Retail Park	These centres are distinct from town centres as they have a different and/or specialised range of uses, character and physical structure. A description of the role of each centre is provided below.
Local/Neighbourhood Shops Individual shops	Small groups or individual shops outwith the network of centres which provide convenient facilities for residents in villages or residential areas. These principally are used for top up shopping and can help reduce the dependence on the car.

Commercial Centres

(a) Sterling Mills - Its main role and function is as an Outlet Village selling a range of comparison goods (primarily personal goods) although recent approvals have been granted which allow an element of convenience retailing of a scale that would serve local needs and help sustain the primary function of the Centre. The Centre has a distinct character which attracts visitors from outside the Council area and so also performs a tourism function. Permissions have been granted for further development (references 13/00068/FULL, 12/00253/FULL and 12/00105/FULL) comprising extensions and alterations to the Centre which includes a supermarket. The site is regulated by a planning obligation and planning conditions to ensure that the role and function of the Centre continues to accord with its place within the retail hierarchy in Table 5. Element of linked trips with Sterling Furniture.

(b) Sterling Furniture - Its main role and function is as a Household Shopping Centre selling a range of comparison goods (primarily household bulky goods) which attracts visitors from outside the Council area, thereby also performing a tourism function. Legal agreement and planning conditions regulate uses to accord with its role and function. Element of linked trips with Sterling Mills.

(c) Clackmannan Road Retail Park - Its main role and function is defined as a Household Shopping Centre selling comparison goods and a superstore. The boundary of the Park has been defined on the Map and now incorporates the business land to the east, in order to reflect its potential to accommodate further retail development consistent with its function. There may be opportunities for commercial leisure uses where these would enhance the viability and vitality of the existing centre and which would not adversely impact on the role and function of the other town centres. Legal agreement and planning conditions regulate uses to accord with its role and function.



Policy EP15 - Promoting Town Centre Regeneration

The aim of this policy is to support developments that will contribute to town centre regeneration, in accordance with the LDP Strategy.

The Council will actively pursue town centre enhancement works which contribute to the regeneration of the town centres in Clackmannanshire through public realm and townscape improvements, including the 'Village and Small Town Centre Initiative', with a strong emphasis on placemaking and engendering local pride. Innovative ways of delivering regeneration will be encouraged: for example, the 'Placecheck' approach, and partnerships with the Clackmannanshire BIDs team, local retailer and town centre groups, local communities and the private sector will be encouraged,

The Council will support proposals which would contribute to the regeneration of town centres within Clackmannanshire by:

- ▶ supporting a variety of commercial, community, leisure, cultural and business uses within town centres to help maximise and diversify the range of uses, where this will enhance the vitality or viability of the town centre;
- ▶ encouraging the re-use of vacant residential properties in town centres, but resisting proposals for change of use of ground floor commercial premises to residential or other uses that would create an "inactive" frontage to a town centre street;
- ▶ supporting proposals for the appropriate re-use of upper floor accommodation in existing buildings for residential or other complementary town centre uses;

- ▶ ensuring that, by virtue of appropriate design and layout, all new developments contribute to the creation of active and attractive pedestrian frontages; achieve high standards of design and finish; provide safe and convenient access for pedestrians and cyclists; and, where appropriate, safeguard and enhance the historic built environment;
- ▶ seeking to ensure that new developments contribute to the implementation of town centre strategies and/or development briefs promoted by the Council and partnership bodies.

Environmental Implications

This policy is likely to have significant positive effects on town centre regeneration, protection and enhancement of built heritage, and reducing the environmental impacts of travel.



Policy EP16 - New Retail and Commercial Leisure Development

The aim of this policy is to set out criteria for the assessment of new retail and commercial leisure developments, in accordance with the LDP Strategy.

The Council will support proposals for retail and commercial leisure developments within a network centre subject to the following criteria:

- ▶ The proposal is of a scale and character which supports the role and function of that centre as defined in the network of centres and the hierarchy set out in Table 5;
- ▶ Major new retail development in excess of 1,000 square metres gross floor area (sqm gfa) will normally be directed to Alloa Town Centre;
- ▶ Proposals for retail development in excess of 250 sqm gfa and below 1,000 sqm gfa will normally be directed to Alloa Town Centre or one of the Other Town Centres;
- ▶ Proposals of up to 250 sqm gfa which would primarily serve a neighbourhood need and can be conveniently accessed on foot from that neighbourhood will generally be acceptable within settlements. The assessment of neighbourhood need will include whether there are any existing retail units in the neighbourhood;
- ▶ Within existing Commercial Centres, the proposed use would comply with the restrictions imposed by any planning agreement or planning conditions relating to the Centre, in addition to the requirements of point 1 above;

- ▶ The design and layout would:
 - (a) enhance the character and appearance of the area;
 - (b) create an attractive pedestrian frontage;
 - (c) integrate visually and functionally with the existing centre;
 - (d) not result in a significant adverse impact on residential amenity or neighbouring uses;
 - (e) provide adequate servicing and waste management measures and;
 - (f) accord with the Council's parking requirements;
 - (g) in the case of town centre development, accord with the requirements of Policy EP15.

Proposals that do not accord with Policy EP16 or would be located outwith the network of centres will not be permitted unless the applicant satisfactorily demonstrates that the proposal meets all of the following criteria:

- ▶ The proposal would satisfy the sequential approach as set out in SPP. Reasons should be provided as to why more sequentially preferable sites have been discounted as unsuitable or unavailable or cannot reasonably be made available;
- ▶ It is of a scale which is commensurate with the size of the local community;
- ▶ The proposal would help meet a quantitative and/or qualitative deficiency in provision in the area;
- ▶ It would not have a significant adverse impact on the vitality or viability of existing centres;

- ▶ It would be conveniently accessible on foot, bicycle and by public transport.
- ▶ Either
 - a) Where the site is greenfield, there is no suitable or available brownfield site; or,
 - b) Where retail is located within a business or industrial area, the use would be directly related and ancillary to manufacturing operations carried out on the site.
- ▶ The proposal will not have an adverse effect on the integrity of the Firth of Forth SPA either alone or in combination with other projects and plans.

A retail impact assessment to address the issues referred to in 1, 2 and 3 above will be required where the development would exceed 2,500 sq metres gross floor area. An assessment may be required for smaller developments where the Council consider that it may have a significant impact on viability and vitality.

Planning approval may be subject to a legal agreement or planning conditions which regulate the range of goods that can be sold or the overall amount and configuration of floorspace where this can address concerns about the impact on the network and hierarchy of centres.

Environmental Implications

This policy avoids adverse effects of the Firth of Forth SPA and Ramsar site.

Policy EP17 - Supermarket and Superstore Development

The aim of this policy is to set out criteria for supermarket and superstore proposals in accordance with the LDP Strategy.

The Council will normally only support supermarket and superstore developments where these are restricted to extensions to existing stores which do not exceed 10% of the original gross floor area. The Council will encourage new food retail floorspace in Other Town Centres where this is commensurate with the size of the local community. Proposals will have to satisfy the requirements in Policy EP16.

See also: EP16

Environmental Implications

No significant environmental impacts have been identified for this policy.

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Policy EP18 - Food and Drink

The aim of this policy is to set out criteria for food and drink proposals in accordance with the LDP Strategy, and taking particular account of issues of amenity.

Proposals for Class 3 uses, hot food takeaways and commercial licensed premises, will normally only be permitted in town centres and, in all cases, the applicant must demonstrate that they meet each of the following criteria:

- ▶ There would be no significant adverse impact, either individually or cumulatively, on residential amenity or adjoining uses arising from the use of the site or the levels of activity generated in the surrounding area as a result of the development;
- ▶ Development would not result in a significant adverse impact on road and pedestrian safety;
- ▶ There would be no significant adverse levels of environmental pollution, either individually or cumulatively, such as noise, odour and litter. The Council will require applicants to submit a report by a suitably qualified and experienced consultant in relation to noise, odour or vibration, where applicable, to demonstrate that the proposed use could operate without causing significant adverse levels of nuisance to neighbouring occupants or uses.

This policy does not apply to proposals for mobile snack bars (see Policy EP19, below).

See also: EP19

Environmental Implications

No significant environmental impacts have been identified for this policy.

Policy EP19 - Siting of Mobile Snack Bars

The aim of this policy is to set out criteria for proposals to site mobile snack vans in accordance with the LDP Strategy, and taking particular account of issues of amenity and road safety.

Proposals for the siting of mobile snack bars will not normally be permitted where:

- ▶ The site is outwith a settlement boundary; or
- ▶ The site would be in a town centre or residential area; and
- ▶ The siting of the snack bar would result in a significant adverse loss of amenity by reason of odour, noise, disturbance or visual impact, particularly when viewed from main transport routes within settlements; and
- ▶ Road safety problems are likely to be generated by the siting and/ or operation of the snack bar

Where the location is considered to be acceptable, planning permission may be granted subject to the following requirements;

- ▶ A condition limiting the duration of permission for a temporary period only. The initial period may be restricted to 1 year to allow the Council to monitor the impacts of the operation;
- ▶ Satisfactory external appearance of the snack bar;
- ▶ Provision of adequate litter disposal and recycling arrangements.

Environmental Implications

This policy has the potential for positive and negative impacts on health, and on the environmental impact of travel.

Policy EP20 - Motor Vehicle Sales and Service Areas

Motor vehicle sales or motorist service areas will be directed to industrial parks or other key commercial sites adjoining main roads within settlement boundaries, and provided access, servicing and any associated processes can be accommodated without resulting in any significant adverse impact on road safety, residential or visual amenity.

Environmental Implications

No significant environmental impacts have been identified for this policy.



Policy EP21 - Local Shops

The aim of this policy is to protect the role of local shops in accordance with the LDP Strategy, and set out criteria for assessment of proposals to change their use.

The Council will support the provision, retention and improvement of local shops in rural villages and residential areas.

- ▶ In areas with limited shopping provision, proposals for the change of use of a shop will not be permitted except where the Council is satisfied that a reasonable attempt has been made to market the premises as a shop, usually for at least a 6 month period, and there is evidence to show that there is no reasonable prospect of retaining it in retail use;
- ▶ The provision of neighbourhood shops (proposals for up to 250 sq metres of gross floor area) to serve major new residential developments, or existing areas which have limited access to such facilities, will be encouraged by the Council where these can be provided without resulting in any significant adverse impact on residential amenity, road or pedestrian safety;
- ▶ The Council will consider the scope to provide or safeguard a suitable site for a shop when considering applications for major residential developments.

Environmental Implications

No significant environmental impacts have been identified for this policy.

Policy EP22 - Shop Front Design, Advertising and External Security Measures

The aim of this policy is to set out criteria for shop front, advertisement and security proposals, in accordance with the LDP Strategy and with an emphasis on the impact on the character and visual amenity.

Proposals for new or replacement shop fronts, advertising and security measures should respect and/or enhance the design of the building and the character of the locality and should not adversely affect road or pedestrian safety. All proposals will be required to conform with the advice contained in future guidance on shop front design, advertisement and security and the relevant criteria set out below:

- ▶ **Shop Front Design:** Proposed new and altered shopfronts will only be supported where they respect the character and appearance of the building and surrounding area, in terms of design, proportions, materials and external finishes. In addition, disabled access to the building must be considered in the design;
- ▶ **Advertisements:** Proposals for new and replacement advertisements shall only be supported where, through appropriate location, size, design, materials and colour, they enhance the character and appearance of the building and are appropriate to the character of the surrounding area. Advertisements will not be approved where they detrimentally affect road or pedestrian safety, by causing obstruction to driver visibility, driver distraction or where they would impede pedestrian flow or cause hazard to pedestrians, cycles or vehicles. Illumination of advertisements will normally only be permitted for

premises which are regularly open to the public during the evening and where the design and method of illumination are appropriate to the character and appearance of the building. Internally illuminated signs and advertisements which are unrelated to the business or operation on which they are displayed shall not normally be approved;

- ▶ **External Security Measures:** Proposals for new and replacement external security measures on shops or business premises will normally only be supported where they would have no significant detrimental impact on the character and appearance of the building and the surrounding area. The Council will strongly favour internally fitted open mesh grilles or shutters over those mounted on the exterior of the building. External shutters will not normally be acceptable, unless it is demonstrated to the satisfaction of the Council, in consultation with the Police, that there is a significant security issue that no other viable means of protecting the premises can address;
- ▶ **Listed Buildings and Conservation Areas:** All proposals affecting listed buildings or within conservation areas shall be required to protect and enhance the historical or special character of the building and/or conservation area. In particular, proposals for external shutters and grilles will not normally be approved.

Environmental Implications

This policy is likely to have significant positive impacts on the protection and enhancement of the historic environment.

7. Environmental Assets

7.01 Our vision is to achieve the sustainable growth of Clackmannanshire's economy and population over the Plan period while improving quality of life. These aims cannot be achieved without protecting our environment. The quality of our natural and built heritage defines the value we place on and how much we care about our towns, villages and countryside; the state of our biodiversity reveals the extent of our appreciation of the value of nature to our communities and economy; the condition of our soil, water and air is closely related to the state of health in our communities; and our resolve to minimise our waste and recover value from that which we do produce reveals our determination to prevent unnecessary landfilling of waste and the related environmental harm this causes. The Plan sets out a range of policies which seek not only to protect the integrity of our existing environment and ecosystems but to strengthen them and increase their value to local communities. These policies are based on an understanding that our environment and ecosystems are not only important in their own right, but form the foundation on which our quality of life and economic wellbeing depend.

7.02 Climate change poses a particular challenge for our environment, and therefore our quality of life and economic wellbeing. Supporting the transition to a low-carbon economy and encouraging more environmentally sustainable means of movement, living and doing business can help reduce the greenhouse gas emissions that contribute to climate change and this is therefore a key strand running through the whole Plan. However, we are already living with the consequences of climate change and these are predicted to become more evident during the Plan period, with an increase in more extreme and

unpredictable weather events. Strengthening our habitat network to enable species to move more easily; having a clear policy framework to manage flood risk; and carefully considering how the design and layout of our new developments can withstand a changing climate can help us to adapt and improve our resilience to these predicted changes.

7.03 The Clackmannanshire Green Belt will continue to play an important role in managing growth and ensuring that it is directed to the most appropriate locations, while the quality and distinctive character of our landscapes will continue to be protected and enhanced, particularly in areas of exceptional landscape quality, which have been designated as Special Landscape Areas.

7.04 Clackmannanshire has an enviable built heritage and we will continue to work to conserve and enhance our conservation areas, protect our listed buildings and ancient monuments and enhance the character of our towns and villages.



Central Scotland Green Network

7.05 The Green Network links together all the open spaces in Clackmannanshire into an interconnected network delivering a multitude of economic, environmental and social benefits to the communities and ecosystems on which our area depends for its quality of life. As signatories to the Central Scotland Green Network (CSGN) Declaration, the Council will work with its partners and with developers towards realisation of the CSGN Vision. This means implementing best practice and thinking innovatively to improve our physical environment and deliver new development in a way that delivers complementary economic, environmental and social benefits for Clackmannanshire. The Plan contains a number of policies which contribute to the Green Network objectives listed below, and the policy numbers are shown in brackets. New developments will be expected to address the requirements of each of these policies. Policy EA1 (Clackmannanshire Green Network) provides the policy basis to ensure that, wherever possible, multiple complementary and synergistic environmental benefits are delivered through the planning process for new developments. For example, new open spaces should be designed and delivered in ways that can improve access to greenspace, promote biodiversity and create new habitats while reducing habitat fragmentation, encourage sustainable patterns of surface water drainage, assist natural flood management, and mitigate the impacts of climate change through layout designs that encourage active travel and planting trees to capture carbon and absorb rainfall.

7.06 The key elements of new development that can contribute to the Clackmannanshire Green Network include:

- ▶ Mitigating and adapting to climate change impacts (Policies EA2, EA6, EA9, EA10, EA13, EA14, EA16, EA18)
- ▶ Improving access to the core paths network wherever opportunities arise, encouraging active travel (SC11)
- ▶ Strengthening biodiversity through provision of new or enhanced wildlife habitat, linking up and strengthening habitat networks and delivering biodiversity benefits through building design and appropriate landscaping (SC5, EA2, EA4)
- ▶ Managing flood risk and addressing water treatment and surface water drainage requirements in a way that maximise biodiversity and amenity benefits (SC5, EA9)
- ▶ Improvement of the condition of the water environment (consistent with the objectives and measures in the river basin management plan) (EA12)
- ▶ Designing new development in ways that promote health and quality of life by encouraging interaction with nature, design solutions that invite walking and cycling, provision of new open space and improving access to, and the quality of public open spaces (SC5, SC10)
- ▶ Supporting the delivery of community growing spaces in convenient locations (EA14)

7.07 Green Networks should not be perceived as stopping at the edges of settlements and built up areas, but should link through them, back into the countryside and into other built-up areas, and should not recognise political boundaries, but continue throughout the landscape where necessary. The contribution of the green network should be felt most around the areas where the majority of people live and work.

7.08 The Central Scotland Green Network (CSGN) is a National Planning Framework 2 (NPF2) priority project which extends across 19 local authority areas. It was launched in 2009, with the aim of developing high quality green networks throughout Central Scotland which would make the area more attractive to live in, work in and visit, as well as addressing climate change, enhancing biodiversity and promoting active travel and healthy lifestyles.

7.09 NPF2 describes the CSGN as “A strategic network of woodland and other habitats, active travel routes, greenspace links, watercourses and waterways, providing an enhanced setting for development and other land uses and improved opportunities for outdoor recreation and cultural activity.” The delivery phase of the CSGN is expected to run until 2050; however, many projects will have beneficial impacts in the shorter term.

7.10 Forestry Commission Scotland and Scottish Natural Heritage are the lead partners in the CSGN and, along with other groups including the Council, will support the development and implementation of projects and schemes to enhance it.

Clackmannanshire Green Network Principles

7.11 The Green Network is an important dimension of the LDP growth strategy. It is central to our vision of delivering an improved sense of wellbeing and an outstanding quality of life for Clackmannanshire’s residents, while helping create the right conditions to attract investment into the area. The network will increasingly provide an attractive environment and range of opportunities for outdoor recreation and is essential to the creation of an area where people want to live and work.

7.12 Although the CSGN is a relatively new concept, many of the green corridors, open spaces, paths and recreation areas which make up the network already exist. Many of these have previously been identified for their landscape and/or environmental value and continue to be protected through the LDP policies: such as Special Landscape Areas, Green Belts, watercourses, local nature conservation sites and core paths. These areas range from areas of local importance to nationally designated sites.

7.13 Where new development is proposed, the LDP will aim to ensure that enhancement of the Green Network is a key consideration in the design of the development. This could be achieved in a variety of ways, depending on the site in question, but will include careful consideration of the provision of open space and landscaping within the site and on its boundary, and contributions to off site works where appropriate.

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7.14 Where a proposed development may have significant negative impacts on the Green Infrastructure it should only be permitted where satisfactory compensatory green infrastructure can be provided and the overall integrity of the green network is not adversely affected.

7.15 The Green Infrastructure SG explains the objectives for strengthening and enhancing the Green Network in more detail and how sets out principles for how local opportunities and proposals can contribute to delivery of Green Network objectives. The extent of the Clackmannanshire Green Network is indicated on the Green Network map. The Council will work with partners to actively and progressively strengthen and enhance the Green Network and improve connectivity of the network both within Clackmannanshire and with neighbouring areas. Developers will be expected to play a key role in improvement of the network by incorporating green infrastructure into their developments (see Green Infrastructure and Placemaking SGs) and contributing to improvements in the areas surrounding new development (see Green Infrastructure and Developer Contributions SGs). Priorities for improvements to the Green Network are highlighted in the Schedule of Sites.

Policy EA1 - Clackmannanshire Green Network

The aim of this policy is to support the implementation of the Central Scotland Green infrastructure by ensuring that new development contributes to its objectives where possible.

Wherever possible, new development should contribute to Green Network principles and objectives as set out in this Plan and the Green Infrastructure SG and demonstrably enhance the Clackmannanshire Green Network.

The Council will assess the potential impact of all new development proposals on the Green Network to ensure that they comply with the principles set out in the Green Infrastructure SG.

All new development will be expected to contribute to the enhancement of the connectivity, quality and/or extent of the network, except where this impractical. Proposals for new development must demonstrate how this has been incorporated into the proposed design of the development, or alternatively how enhancement will be achieved through off-site provision.

Development resulting in any reduction in the connectivity, quality or extent of the network will not be permitted unless adequate proposals for mitigation can be agreed with the Council.

See also: SC11, EA2, EA3, EA4, EA6, EA14

Environmental Implications

This policy encourages promotion and connection of the Central Scotland Green Network. This policy is likely to have significant positive impacts on improving Clackmannanshire's resilience to climate change, including the ability of local biodiversity to adapt to a changing climate. It is likely to have significant beneficial impacts on air quality, the water environment, biodiversity and landscape. Through enabling access to the outdoors it is likely to improve community cohesion and safety, and improve health; it is likely to reduce the environmental impacts of travel, and consequently reduce greenhouse gas emissions.

The Natural Environment

7.16 One of the strategic objectives of the LDP is to protect and enhance Clackmannanshire's natural heritage and regenerate our natural environment. Clackmannanshire's landscape provides the setting for the area's towns and villages, habitats for the areas biodiversity, and a significant resource for outdoor access and recreation.

7.17 The natural environment also plays an important role in reducing the impact of climate change, through the storage of greenhouse gases by trees and woodlands, and by enabling flooding to take place in a way that does not increase the risk to human health and wellbeing. There is a need to protect and enhance the natural environment for the plant and animal species that it supports, and for the multiple benefits it brings to Clackmannanshire's communities.

Habitat Networks and Biodiversity

7.18 Healthy habitats and species are a vital part of the natural environment, providing a whole range of environmental 'services' such as cleaning our air and water, and storing carbon. In addition, the variety of habitats such as uplands, woodlands, wetlands and coastline, provide numerous opportunities to relax, be active, and enjoy the outdoors, making Clackmannanshire an attractive place to live in, work in and visit. As a result biodiversity makes an essential contribution to our wellbeing, sense of place and economy.

7.19 Habitat fragmentation, where larger areas of habitat are split apart into smaller, separated areas, is a major issue affecting biodiversity. It makes it difficult for species to move through the landscape, leaving populations isolated and unable to sustain themselves. Smaller areas of habitat are also more vulnerable to changes brought about by climate change such as an increase in average temperatures. To combat habitat fragmentation, the Council and its partners need to strengthen and extend Clackmannanshire's habitat networks by improving the quality of existing sites, increasing their connectivity, and creating links to new sites that are currently outwith these networks. An Integrated Habitat Network project for Clackmannanshire has mapped the extent of existing habitat networks and this data will contribute to identifying opportunities to strengthen or extend these networks. When determining planning applications, specific conditions, planning obligations or other agreements may be applied to secure the protection of habitat networks. The form and extent of the Integrated Habitat Network in Clackmannanshire will be set out in the Green Infrastructure SG.

7.20 Strengthening habitat networks will contribute to Scottish, European and UN targets for halting the loss of biodiversity. In delivering these improvements the Council will work in partnership with the Clackmannanshire Biodiversity Partnership and in support of the Clackmannanshire Biodiversity Action Plan, as well as other long term environmental improvement initiatives in Clackmannanshire such as the Ochils and Inner Forth Landscape Partnerships and the Inner Forth Futurescape Project. The water environment, or 'blue spaces', is an important element of these networks. The Council will support the achievement of good ecological status wherever possible and will ensure that new development contributes to the delivery of objectives in the River Basin Management Plan for the Forth River Basin District, the Forth Area Management Plan and the Forth Biosecurity Plan.

7.21 The protection, conservation and enhancement of sites that are designated for their biodiversity interest will be supported in line with statutory requirements with the level of protection appropriate to the level of designation - international (Natura 2000 designations e.g. Special Protection Area, Ramsar), national (Site of Special Scientific Interest (SSSI)) or local (Local Nature Reserve and Local Nature Conservation Site). The precautionary principle will be applied where the impacts of a proposed development on nationally or internationally significant sites are uncertain but there is sound evidence that significant irreversible damage could occur. Developers are advised to undertake pre-application consultations with SNH where developments may have an impact on Natura sites and SSSIs. The Designated Sites map identifies the location of sites with this level of designation within Clackmannanshire. Local Nature Conservation Sites (LNCS) in Clackmannanshire are currently being reviewed. Once designated they will be accorded the level of protection outlined in Policy EA3. Further information on designated sites and priority habitats and species is available in the Clackmannanshire Biodiversity Action Plan (2012-2016).

7.22 Certain species are protected under European and/or UK law and their presence on or near a development site will require consideration to ensure no offence under the relevant legislation is committed, and more generally that no adverse effect on population, including cumulatively, arises. If there is evidence to suggest that a protected species is present on site or may be affected by a proposed development, their presence must be established, the requirements of the species factored into the planning and design of the development and any likely impact on the species fully considered prior to the determination of the planning application.



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Landscape and Tree Preservation Orders

7.23 Clackmannanshire is recognised for its dramatic and contrasting landscape, where the carseland of the Forth Valley meets the southern escarpment of the Ochil Hills. The Landscape Character Assessment for Clackmannanshire identifies the area as one of the most visually sensitive areas of Scotland with the escarpment forming one of the most significant landscape features in Central Scotland, visible from a great distance.

7.24 While the escarpment forms a particularly notable landscape feature in national terms, it is only part of Clackmannanshire's diverse and varied range of landscapes. The quality and diversity of local landscapes are important in contributing to the character and sense of place of Clackmannanshire's communities. The area's traditional economy and settlement pattern has been defined by its landscape, with a particularly close relationship between its rivers and the brewing, weaving and papermaking industries, and to the natural resources, particularly coal, that lay beneath the ground. In the 14th to 16th century strongholds such as Clackmannan Tower and Castle Campbell were located in prominent defensive positions and remain key landmarks in Clackmannanshire's landscape.

7.25 Clackmannanshire's landscape has changed and evolved through time and it is recognised that this process will continue into the future. Recognition of the strong links between the cultural and natural aspects of the landscape will be essential to manage future change. New development should take these links into account, along with the varying capacity of different landscapes to absorb new development, and the need to identify opportunities to enhance the quality of our landscape.

7.26 The Clackmannanshire Local Plan (2004) identified two Areas of Great Landscape Value covering the Ochil Hills and 'Forest', which includes land between Gartmorn Dam and Forestmill. These areas have been designated for their special landscape quality and are worthy of specific protection. The two areas have been re-designated as Special Landscape Areas (SLAs) in this Plan and a Statement of Importance setting out the reasons for their designation is included in the Plan as Appendix EA1. A full review of local landscape designations will be carried out, and this may result in changes to the existing SLA boundaries.

7.27 The Ochils are a dramatic remnant of our geological past and the escarpment contains four Geological Conservation Review (GCR) sites, which have been nationally recognised as important for understanding and interpreting the geological forces which have formed Scotland's landscape. The Scottish Geodiversity Charter promotes the conservation and enhancement of our geoheritage and its special character, and aims to raise awareness of the importance of geodiversity.



7.28 Trees, hedgerows, woodlands and forests are important elements in the landscape, townscape and the setting of buildings. The Forestry and Woodland Strategy will guide future options for new planting and the wider role of forests in terms of access, biodiversity and climate change. A major objective of the CSGN is to increase woodland cover in line with the Scottish Forestry Strategy target to help create a more characterful and high quality landscape throughout Central Scotland. However, it is important that this expansion happens in the right place and has regard to the impacts on Clackmannanshire's landscape character and quality. The Woodlands and Forestry SG provides key guidance on how new development will be expected to support the principles set out in the Forestry and Woodland Strategy.

7.29 In some cases, trees and groups of trees can be particularly important in ecological, amenity or landscape terms or have special cultural or historical significance. In these cases, the Council can make a Tree Preservation Order (TPO), particularly where such trees may be under threat. TPOs can also secure replacement planting where protected trees have to be felled. The Council will undertake a review of all existing Tree Preservation Orders.

7.30 The Council also recognises the contribution trees make to the character and appearance of Conservation Areas. Trees within Conservation Areas are afforded statutory protection from felling and other works. Where such works would result in the loss, or threaten the health and viability, of trees that contribute positively to the character and appearance of a Conservation Area, the Council will seek to ensure that trees are protected.

Green Belt

7.31 In accordance with the principles set out in Scottish Planning Policy, the purpose of the Clackmannanshire Green Belt is to:

- ▶ direct planned growth to the most appropriate locations and support regeneration;
- ▶ protect and enhance the quality, character, landscape setting and identity of settlements; and
- ▶ protect and give access to open space within and around settlements.

7.32 The existing Clackmannanshire Green Belt has been largely successful in meeting its objectives. It has reinforced the delivery of appropriate planned growth of Clackmannanshire's main settlements; prevented coalescence between settlements, protecting their setting; and assisted in safeguarding assets of acknowledged importance such as prime quality agricultural land.

A full review of the extent of the Green Belt in Clackmannanshire was carried out in 2012.

7.33 The Green Belt is intended to form part of the framework to manage growth in Clackmannanshire and direct development to appropriate areas consistent with the spatial strategy. The Countryside Policy (Policy SC23) also applies within the designated Green Belt.

The extent of the designated Green Belt is indicated on the Designated Sites map.

Managing Flood Risk

7.34 Flooding is a natural occurrence which cannot be prevented, and legislation such as the Water Environment and Water Services (Scotland) Act 2003 and the Flood Risk Management (Scotland) Act 2009 recognises this, with promotion of sustainable flood management and a framework for the assessment and management of flood risk on a catchment basis. The framework requires all types of flooding to be considered, including surface water and non-foul water sewers as well as flooding from rivers and the sea. The Forth District Flood Risk Management Plan is being developed by a partnership, led by Stirling Council, including Clackmannanshire, Fife, Falkirk and Perth & Kinross Councils. It is due to be in place in 2016, and will cover the catchments of the Black Devon and Devon rivers as well as the catchment of the Upper Forth.

7.35 Recent research has highlighted the fact that Clackmannanshire, in common with most other areas of Scotland, is experiencing an increasing number of high intensity rainfall events, and climate change projections indicate that rainfall is likely to increase during the course of this century, so flooding will be an increasingly significant issue facing Clackmannanshire's communities. Flooding events have the potential to close roads, railways and paths and damage property and it is therefore important that development proposals are located outwith functional floodplains and other areas known to be at significant flood risk, with all developments following best practice for surface water drainage.

7.36 Parts of Clackmannanshire are particularly at risk of flooding: this includes areas within the Devon Valley, along the River Black Devon and in the coastal area of the Forth, as well as areas along the foot of the Ochils escarpment which are prone to pluvial flooding (i.e. flooding arising directly from rainfall). Sites allocated in the LDP have been assessed for flood risk, which is calculated on the basis of the annual probability of a flood event occurring on a site.

7.37 The design and layout of new developments can also have significant impact on the potential for flooding and flood alleviation, and it is important that the design of new developments takes account of de-culverting and de-canalisation of watercourses in order to improve flood resilience, as well as to contribute to improving water quality and biodiversity. Sustainable Drainage Schemes (SUDS) also have a role in flood alleviation. These issues are addressed through the water and drainage policies and in greater detail in the Water SG.

7.38 Development allocations and policies are part of a package of measures to address flooding which will also include flood warnings, land management measures, structural flood defences and the provision of alleviation basins. Such measures will be developed through the Forth District Flood Risk Management Plan. Until the publication of the Forth District Flood Risk Management Plan, the Council will use the Flood Maps produced by SEPA. Where a planning application is likely to raise a flooding issue, applicants will be required to produce a Flood Risk Assessment, which must address flooding issues both on and off site.

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7.39 The risk framework detailed in Scottish Planning Policy will be the benchmark against which any assessment will be considered.

Coastal Planning

7.40 Clackmannanshire has a limited length of coastline, which forms part of the Forth Estuary, parts of which are designated as a Special Protection Area (SPA) and Ramsar site for their internationally important estuarine habitat. The SPA and Ramsar sites are shown on the Designated Sites Map.

7.41 The coast is subject to pressures from flooding, erosion, sea level rise, pollution and recreation. These pressures are likely to be exacerbated by the impacts of climate change, with recent research suggesting that by the end of the century the sea level on our coast could rise to 65cm above the present level. The pressures on the Forth estuary have long been recognised and in 1999 the Forth Estuary Forum produced the Forth Integrated Management Strategy, which seeks to promote the sustainable use and integrated management of the Forth. The principles of this strategy are still relevant, although some of its actions have been superseded by river basin management planning through the Forth Area Management Plan (the local chapter of the Scotland River Basin Management Plan).

7.42 The Black Devon wetlands project, Scotland's first managed realignment initiative, was carried out by Clackmannanshire Heritage Trust in the late 1990s and was subsequently extended by the Council when restoring the adjacent landfill site. The Council will work with its partners through the Inner Forth Futurescape Project and Inner Forth Landscape Partnership to consider potential opportunities to extend and improve the quality of estuarine habitats along

the Inner Forth by employing naturalised flood management techniques, including further managed realignment where appropriate. This will form an important element in addressing blue space issues locally to contribute to the CSGN vision.

7.43 The SPP requires that development plans should identify coastal areas likely to be suitable for development, areas subject to significant constraints and areas which are considered unsuitable for development. Within Clackmannanshire, the distinctive landscape and ecology of the undeveloped coastal margins along the Forth will be protected from development. These areas contain internationally and nationally designated nature conservation sites, important cultural heritage resources and valuable areas of open space. Coastal planning is affected by both the statutory marine planning system introduced by the Marine (Scotland) Act 2010, and flood risk management planning under the Flood Risk Management (Scotland) Act. Most of Clackmannanshire's coastline lies within areas which are subject to 0.5% or greater annual coastal flood risk.

7.44 Development will normally be directed to the area lying within the Alloa settlement boundary as indicated on the Proposals Map which is less sensitive in landscape, cultural heritage and open space terms and where flood risk is more limited. However, this area also lies within close proximity to an SPA and Ramsar site, and SSSI. Proposed development within this area will therefore be subject to flood risk assessment and assessed for its potential impact on the designated habitat sites. Overall, the Council will seek to ensure that an integrated approach is taken to coastal planning, ensuring that environmental issues and their related strategies and plans are fully considered.

Policy EA2 - Habitat Networks and Biodiversity

This policy aims to encourage the protection and enhancement of biodiversity and habitat networks by safeguarding the integrity of features of the landscape which are important because of their linear and continuous structure or function as intermediate sites for the movement of both fauna and flora.

All development proposals will be expected to fulfil all of the following criteria:

- maximise the potential of their development to contribute positively to biodiversity conservation and enhancement (and seek mitigation for any adverse impacts of development);
- protect and enhance existing habitat networks in or adjacent to the development site;
- mitigate any negative impacts on habitats, species or network connectivity either resulting from the development or as a result of the cumulative effects of developments locally;
- identify opportunities to strengthen the existing habitat network by creating new habitat links.

Wherever possible, development proposals should contribute to the objectives of the Clackmannanshire Biodiversity Action Plan; and the ongoing improvement of the Integrated Habitat Network and the Clackmannanshire Green Network, in accordance with the Green Infrastructure SG.

Where there is, in the Council's opinion, a potential adverse effect upon local biodiversity, the developer will be required to submit an Ecological Appraisal of the development, which must be completed in accordance with the Institute of Ecology and Environmental Management's 'Guidelines for Preliminary Ecological Appraisal, and will be considered before the proposal is determined. Where appropriate, this information can be incorporated into a Habitats Regulations Appraisal or an Environmental Impact Assessment.

There will be a presumption against development that is likely to have a detrimental impact on the function of our habitat networks unless adequate provision can be made on or off site to maintain species populations, create or enhance comparable habitats and/or improve network connectivity elsewhere such that overall there is an expected net increase in biodiversity. Ecological Appraisal must be completed in accordance with the requirements set out in the 'Policy Requirements' section of Policy EA3.

See also:EA1, EA3

Environmental Implications

This policy is likely to have significant positive impacts for biodiversity, including priority species and habitats, and designated sites. Its focus on habitat networks is likely to help biodiversity adapt to a changing climate; habitat creation also has potential to enhance the distinctive character of the landscape, and contribute to sustainable flood management. This policy is likely to contribute to the promotion and connectivity of the Central Scotland Green Network.

Policy EA3 - Protection of Designated Sites and Protected Species

This policy aims to protect designated sites and protected species.

Where a development proposal could have a detrimental impact on a protected species or a likely significant effect on designated sites, an appraisal will be required, as detailed below.

International Designations (also known as Natura Sites)

Where a proposal could have a likely significant effect on any Natura site, the applicant will be required to provide sufficient information to allow an appropriate assessment to be carried out. Development will not be permitted unless either:

- ▶ it can be demonstrated that the proposed development will not have an adverse effect on the integrity of the site; or, where this cannot be demonstrated;
- ▶ there are no satisfactory alternative solutions, and there are imperative reasons of overriding public interest, including those of a social or economic nature.

Protected Species

Where a proposal could have a detrimental impact on any protected species, the applicant will be required to carry out an Ecological Appraisal. Development will only be permitted where the applicant has demonstrated that either:

- ▶ a species licence will not be required for the proposal to be implemented; or
- ▶ where a species licence will be required, it is likely to be granted. (with reference to any relevant licensable purpose or licence 'tests')

National Designations (SSSIs)

Where a proposal could have a detrimental impact on any site designated for its national biodiversity or geological importance, the applicant will be required to carry out an Ecological Appraisal. Development will only be permitted where the Ecological Appraisal has demonstrated that it will not have an adverse affect on the integrity of the site or the qualities for which it has been designated; unless any such detrimental impacts are clearly outweighed by social, environmental or economic benefits of national importance.

Local Designations (LNRs and LNCSSs)

Where a proposal could have a detrimental impact on any site designated for its local biodiversity importance, the applicant will be required to carry out an ecological appraisal. Development will only be permitted where the ecological appraisal has demonstrated that it will not have a significant adverse affect on the integrity of the site or the qualities for which it has been designated; unless any such detrimental impacts are clearly outweighed by social, environmental or economic benefits of regional or County-wide importance.

Policy Requirements

An Ecological Appraisal must be completed in accordance with the Chartered Institute of Ecology and Environmental Management's 'Guidelines for Preliminary Ecological Appraisal'. The level of detail should be proportionate to the level of designation and the severity of the detrimental impacts that are likely to occur. Where appropriate, this information can be incorporated into a Habitats Regulations Appraisal or an Environmental Impact Assessment.

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In all cases, developments will only be supported where appropriate mitigation and enhancement measures are proposed to conserve, as far as possible, the site's wildlife or habitat interest and provide for replacement of habitats or features where damage is unavoidable. These measures will be agreed either through the use of planning conditions or a legal agreement.

See also: EA1, EA2

Environmental Implications

This policy is likely to have significant positive impacts for biodiversity, particularly designated sites and protected species; geodiversity; and landscape character.



Policy EA4 - Landscape Quality

This policy sets a framework for the protection and enhancement of the quality and distinctive character of Clackmannanshire's landscape and to protect the Special Landscape Areas

All development proposals should be informed by, and be sympathetic to, the distinctive landscape character of Clackmannanshire as described in the Landscape Character Assessment for Clackmannanshire. Development should be designed and located in such a way that the landscape quality and visual characteristics of the surrounding area and the overall integrity of the local landscape character is maintained and, wherever possible, enhanced. Particular attention should be given to the distinctive local landscape character, including features such as watercourses, trees, traditional construction materials, woodland, geological features, and key views to and from the site.

In Special Landscape Areas development will only be supported where the applicant demonstrates to the satisfaction of the Council that the special landscape character and scenic interest would not be significantly adversely affected, and that either of the following criteria are met:

- ▶ The development is an essential requirement of agriculture or horticulture; renewable energy development; appropriate recreation and tourism activities; or forestry which conforms with the Forestry and Woodland Strategy;
- ▶ The development could not be located in a less sensitive location, and any adverse impacts are clearly outweighed by social, environmental or economic benefits of local importance.

Environmental Implications

This policy is likely to have significant beneficial impacts for protection and enhancement of the distinctive character of the landscape, including, but not limited to, areas designated for their landscape importance.

Policy EA5 - Geological Conservation Review Sites

This policy aims to protect Geological Conservation Review (GCR) sites.

Development proposals that are likely to adversely affect a GCR site, or access to it, will not be supported.

Environmental Implications

This policy is likely to have significant positive impacts on the protection and enhancement of geodiversity.

Policy EA6 - Woodlands and Forestry

This policy aims to protect and expand Clackmannanshire's woodland resources.

Proposals for new woodland planting will be supported where they are consistent with the Council's Forestry and Woodland Strategy, and on Woodlands and Forestry SG, and the principles of the Central Scotland Green Network.

Proposals for the removal of woodland will only be supported where they are consistent with the Council's Forestry and Woodlands Strategy, and the Forestry Commission Scotland's Control of Woodland Removal policy.

See also: SC5, EA1, EA4, EA7

Environmental Implications

This policy is likely to have significant positive impacts on promotion and connectivity of the Central Scotland Green Network; it is likely to contribute to a reduction in greenhouse gas emissions, and is likely to be beneficial for biodiversity through an increase in woodland habitat and improved habitat connectivity. There is the potential for further biodiversity benefits: opportunities for habitat creation and protection, particularly for protected species, should be considered at the planning application stage.

Policy EA7 - Hedgerows, Trees and Tree Preservation Orders

This policy aims to retain trees, woodland and hedgerows that make a positive contribution to local amenity.

Where necessary, the Council will protect endangered trees and woodlands through the designation of Tree Preservation Orders (TPOs). Development will not be supported within TPO areas unless the applicant demonstrates to the satisfaction of the Council that the proposals will not adversely affect the longevity, stability or appearance of the trees.

Where development is permitted which will involve the loss of existing woodland, trees or hedgerows the Council will require the development proposals to include appropriate replacement planting in terms of number, size and species. The Council will favour the use of native species or species of known biodiversity value.

All proposals which involve new or existing woodland and trees will be expected to be accompanied by a management plan, including provisions for future management.

See also: EA1, EA2, EA4, EA6

Environmental Implications

This policy is likely to have positive impacts on biodiversity, including priority species and habitats, and adaptation to climate change. It is likely to contribute to sustainable flood management, and to the Central Scotland Green Network, as well as to community cohesion and the distinctive character of the landscape.

Policy EA8 - Green Belt

This policy explains restrictions on development within areas designated as Green Belt, the exceptions to these restrictions and requirements where development is permitted within the Green Belt.

New development will not normally be permitted within designated Green Belt areas except where it meets any of the following criteria:

- essential development associated with agriculture, including the re-use of historic agricultural buildings;
- essential development directly related to woodlands and forestry;
- horticulture, including market gardening and community growing;
- recreational uses that are compatible with an agricultural or natural setting;

- essential infrastructure including electronic communications infrastructure and electricity grid connections;
- mineral extraction which complies with relevant minerals policies in this plan provided significant enhancement to the character, quality, and landscape setting of settlements would result;
- development proposed within the LDP, including essential transport infrastructure;
- Conversion or re-use of buildings of historic or architectural value, and clearance or re-development of vacant, contaminated or derelict land or buildings where proposals comply with Countryside Policy SC23;
- Development directly related to existing activities within the designated Green Belt where:
 - a) the development is of a small scale and ancillary to the existing use,
 - b) the intensity of the activity, in terms of the use of the site and traffic accessing and egressing the site, is not significantly increased.

The Green Belt forms an Area of Significant Protection for wind energy development. Proposals for wind energy development will be determined in accordance with Policy SC14 and the guidance contained in the Onshore Wind Energy SG.

Green Belt areas may also contain areas of habitat used by qualifying species of the Firth of Forth SPA. Developments in areas used by qualifying species will be required to demonstrate that they will not have an adverse effect upon the integrity of the Firth of Forth SPA either alone or in combination with other projects and plans.

LOCAL DEVELOPMENT PLAN

Wherever possible, all new development within the Green Belt will be required to enhance the quality and distinctive character of the local landscape and will be expected to contribute to the Green Network objectives set out in the Green Infrastructure SG.

See also: SC14, SC23

Environmental Implications

This policy is likely to protect and enhance the landscape; it is also likely to contribute to town centre regeneration. It has the potential to enhance the historic environment through supporting the re-use of historic buildings: this should be done in accordance with the historic environment policies.



Policy EA9 - Managing Flood Risk

This policy aims to manage the risk of flooding from all sources: river, coastal, surface water, sewers, groundwater, reservoirs and other infrastructure.

There will be a general presumption against proposals for built development or land raising on a functional flood plain and in areas where there is a significant flooding probability from any source, or where the proposal would increase the probability of flooding elsewhere.

Applications for development on land which the Council considers to be at risk of flooding, or which the Council considers are likely to increase the risk of flooding elsewhere, must be accompanied by a Flood Risk Assessment carried out in accordance with the principles outlined in the Water SG. All flood risk assessments will be considered in relation to the risk framework detailed in the SPP.

Permission will not normally be given for development on greenfield sites and undeveloped/sparsely developed localities which are at risk of flooding, or which would increase the risk of flooding elsewhere. However, in exceptional circumstances, defined in the Water SG, consent may be granted with conditions covering public safety and resilience.

Development proposals on brownfield and previously developed sites that are at risk of flooding will be supported where the applicant demonstrates to the satisfaction of the Council that the proposal meets all of the following criteria:

- ▶ Flood mitigation measures can be implemented, for example raised floor levels, or land raising supported by compensatory storage;
- ▶ A policy of managing the risk of flooding can be adopted.
- ▶ These measures would not cause a detrimental impact on the environment including no adverse effects on the integrity of the Firth of Forth SPA or River Teith SAC either alone or in combination with other projects or plans;
- ▶ These measures would not increase the probability of flooding elsewhere or have a significant probability of being affected by flooding;
- ▶ Any land to be used for compensatory storage is secured for this purpose in perpetuity;
- ▶ The flood risk vulnerability of the land use is appropriate for the location and degree of flood risk to the site. For example, in flood risk areas less vulnerable land uses such as commercial or industrial should be favoured over residential uses.

Prior to the development and approval of the Forth District Flood Risk Management Plan, proposals will be supported where the applicant demonstrates to the satisfaction of the Council that they meet both of the following criteria:

- ▶ Features that help to attenuate or convey flood water such as flood plains, wetlands, natural detention basins and other green spaces are safeguarded;
- ▶ Where appropriate, developments include features that contribute to sustainable flood management.

Sustainable flood management measures which are part of any approved national or local Flood Risk Management Plan or measures, including managed realignment on the coast, will be supported, providing that these will have no adverse effects on the integrity of the Firth of Forth SPA either alone or in combination with other projects or plans.

The Council will ensure that areas of land required to provide flood alleviation are protected from other development pressures.

The Water SG sets out the Council's approach to flood risk; advice on flood risk assessment and drainage assessment; and guidance on related drainage and water quality issues.

Environmental Implications

This policy is likely to significantly improve Clackmannanshire's resilience to climate change, and reduce overall flood risk in a sustainable way. Sustainable flood management measures are likely to enhance the status of the water environment, including reducing pollution; they also have the potential to contribute to the conservation of biodiversity through habitat enhancement. Reducing the risk of flooding is likely to lead to improved community safety, and is likely to have health benefits.

Policy EA10 - Coastal Planning

This policy aims to promote an integrated approach to development in the coastal zone, supporting the provisions of the Forth Area Management Plan, and ensuring protection of designated habitat sites and the landscape, open space, cultural heritage and recreational value of the coastal margin.

Development proposals will normally be supported within the Alloa settlement boundary, provided they do not negatively impact on the protection of the landscape, amenity and habitat value of the coastal zone, and do not have an adverse effect on the integrity of the Firth of Forth SPA and associated Ramsar site or River Teith SAC either alone or in combination with other projects and plans. Where proposals are at risk of flooding, a Flood Risk Assessment (FRA) will be required and development should accord with the risk framework set out in SPP (see also Policy EA9).

There will be a presumption against development elsewhere in the coastal zone. However, proposals for the following types of development will normally be supported:

- ▶ managed coastal realignment projects which are compatible with the provisions of the flood risk management plans for the Upper Forth and with the Clackmannanshire Biodiversity Action Plan;
- ▶ recreational access provision, where this is compatible with amenity and nature conservation policies and will not have an adverse effect on the integrity of the Firth of Forth SPA either alone or in combination with other projects and plans.

See also: EA9

Environmental Implications

This policy is likely to contribute to sustainable flood management and to enhancement of water status. It is likely to have significant beneficial impacts for biodiversity, including habitat connectivity, and is likely to protect and enhance the landscape and cultural heritage of the coastal margin. This policy is likely to contribute to the objectives of the Central Scotland Green Network, and is likely to help to reduce the environmental impact of travel.

Protecting Environmental Resources

7.45 The fundamental elements of the natural environment - air, water and soil - are vital for providing us with the services that we need to live. We need clean air and water to survive, and good quality soil in which to grow food. Our environmental assets also absorb our waste products, both physical refuse, and the chemical by-products of our activities.

7.46 Planning authorities and environmental protection bodies have different, but occasionally overlapping, powers and functions to deal with the environmental impacts of developments. Whilst the planning system should not be used to secure objectives that are more properly achieved under other legislation administered by, for example, SEPA or the Council's Environmental Health Service, there may be cases where the planning system is the most appropriate mechanism to achieve environmental protection or improvement.

7.47 We have the opportunity to manage our environmental resources better, both by protecting them from pollution and contamination, and by making the most of the potential to grow food locally for the benefit of communities. This section describes Clackmannanshire Council's priorities for protecting our environmental assets and promoting community growing, and sets out policies to ensure that the quality of our air, water and soil is maintained and improved.

Protecting and Improving the Water Environment

7.48 Water is an essential resource and requires to be given careful consideration through the planning process. The EU Water Framework Directive, transposed in the Water Environment and Water Services (Scotland) Act 2003, introduced a requirement for Europe's water environment (including rivers, lochs, groundwater, wetlands and coastal waters, including estuaries) to be considered in a holistic way. The Act requires that development proposals that have a bearing on the water environment should not degrade it, should ensure its protection, and wherever possible should enhance it. Associated legislation controls engineering operations in relation to the water environment to ensure its protection.



7.49 The Act introduced a classification scheme for water bodies, with the objective of ensuring that all water bodies are of good ecological status by 2015. Unfortunately, a number of Clackmannanshire's water bodies are not in a good ecological state. This is the result of a number of pressures, which are acknowledged in the Forth Area Management Plan, which is produced by SEPA and its partners including the Council, and includes a series of actions to address the issues identified. Planning policy has a role in supporting the enhancement of the water environment by protecting water courses within development sites, as well as promoting the actions identified in the Management Plan.

7.50 There are no longer any public water supply reservoirs in Clackmannanshire, but there are a number of private water supplies, mainly in north east Clackmannanshire. It is important that these are protected from pollution of both water courses and groundwater. Policy EA12 seeks to ensure that planning decisions take due account of the protection and enhancement of the water environment.

7.51 The protection and enhancement of the water environment is closely linked to flood risk management and provision of water and drainage infrastructure. The details of these inter-relationships, and the approach to be taken by developers to ensure that proper account is taken of protection and enhancement of the water environment, are contained in the Water SG.

Significant Soil Resources

7.52 Clackmannanshire's two significant soil resources are prime agricultural land, and carbon rich soils. Local agriculture is important in helping to ensure food security, minimise production costs in terms of transport and storage, and reduce the greenhouse gas emissions associated with food production. These benefits are likely to increase due to the impact of climate change. Carbon rich soils need to be protected because of their potential to contribute to climate change by emitting greenhouse gases if they are disturbed. Protection of local agriculture is also important to ensure that this sector continues to offer employment in rural areas.

7.53 The Land Capability Classification for Agriculture, prepared by the James Hutton Institute, combines data on soils with knowledge of climate and topography to assign areas of land into classes according to their suitability for various agricultural crops and management practices. There are 7 classes, some of which are subdivided, and the top 3 categories (1, 2 and 3.1) are classified as "Prime" quality agricultural land. Clackmannanshire has relatively little prime agricultural land, so it is important to protect it and guide development to areas of lower quality land where possible.

7.54 Peat is mainly found in the high ground of the Ochils with some pockets on lower lying ground. An important part of our efforts to mitigate climate change is to protect peat and other undisturbed carbon rich soils from development, as well as to support proposals for the enhancement of these soil resources.

7.55 The development of wind energy generation in the Ochil hills is particularly likely to have an impact on carbon rich soils. Applicants for such developments are advised to use the Scottish Government's Carbon Calculator tool, or equivalent, to demonstrate that any wind energy proposals would result in a net reduction of greenhouse gas emissions.

Community Growing

7.56 Community growing - including allotments, community gardens and orchards - contributes to a number of national objectives relating to health, the environment and strengthening communities. The expansion of community growing is supported by the SPP, and it is an ambition of the Central Scotland Green Network.

7.57 In Clackmannanshire, allotment sites and community gardens continue to be set up and managed by Allotment Associations and local community groups. The Council wants to see the provision of allotments, community gardens and orchards in Clackmannanshire increase over the period of the LDP. For this reason the Council is putting in place a positive planning framework for applications relating to community growing. We will also seek appropriate remediation for any sites that are deemed to be no longer required for community growing purposes. Landowners may want to ensure that details relating to responsibility for such remediation are agreed in the lease. Further guidance on policy relating to Community Growing is included in the Green Infrastructure SG.

Sustainable Waste Management

7.58 Managing waste sustainably can contribute to reducing greenhouse gas emissions, both by reducing the amount of waste sent to landfill, and by providing a source of heat and power through thermal treatment of residual waste. It can also contribute to improved quality of life for local communities by reducing the visual and amenity impacts of landfill. Sustainable waste management requires a combination of appropriate infrastructure and facilities, and the full involvement of communities and businesses.



LOCAL DEVELOPMENT PLAN

7.59 The Zero Waste Plan requires planning authorities to plan proactively for waste management facilities in their Development Plans. It also sets the strategic vision and targets (which apply to all wastes) for delivering a sustainable approach to waste management and resources. The approach is based on the waste hierarchy, and planning decisions should, for all new developments, apply its sequential preference, which is to manage waste as high up the hierarchy as possible.

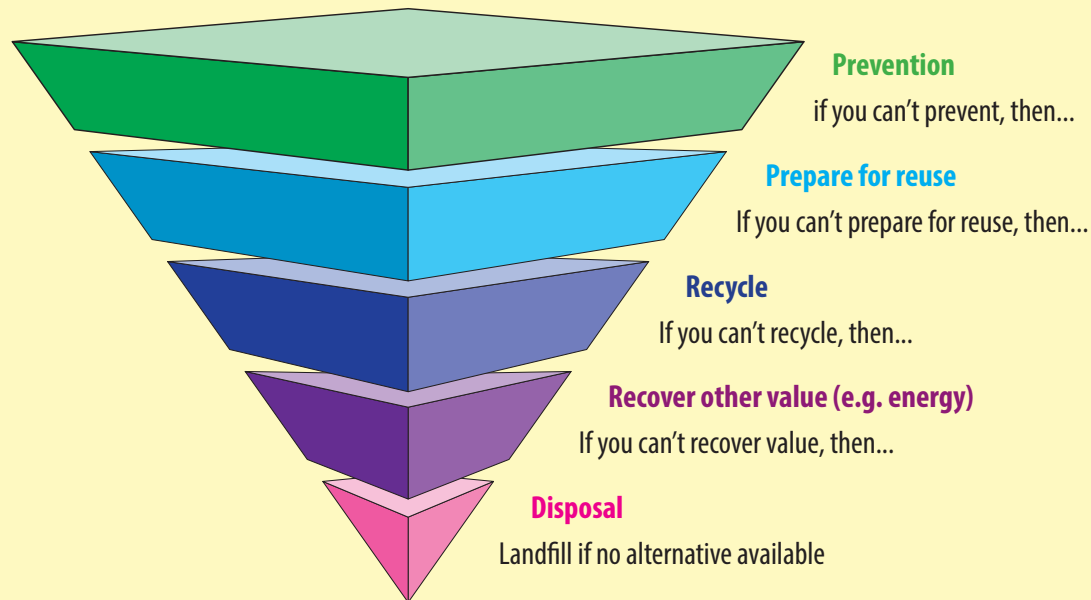
The Waste Hierarchy ranks waste management options according to best environmental outcome taking into consideration the lifecycle of the material.

Waste should be managed as far up the 5 step hierarchy as possible, with disposal being the last option.

7.60 The Zero Waste Plan highlights that moving to zero waste will mean more facilities will be required to collect, sort, recycle and process waste. The Council will support the development of suitable facilities while safeguarding the environment and amenity. Operational control of sites will normally be regulated by SEPA. The preferred location for larger facilities is at existing waste management facilities or within general industrial areas, although small scale facilities may be acceptable in a wider range of locations where the scale and intensity of the use would not have a significant adverse impact on the environment or the amenity of the area.



Diagram EA1: Waste Hierarchy



7.61 There are likely to be residual waste streams which have a resource value as a source of energy or heat. While SEPA will regulate the types of waste stream, proposals for the thermal treatment of residual waste will be expected to satisfy the requirements of Policies EA16 and EA17. Large scale proposals should deliver local economic and community benefits. Policy EA17 will also be applied to proposals which include anaerobic digestion plants.

7.62 The need for landfill capacity in the Forth Valley was considered in partnership with Falkirk and Stirling Councils following the approval of the Forth Valley Area Waste Plan in 2003. The assessment concluded that there was no suitable site for a landfill facility within Clackmannanshire and that future need could be met by the existing facility at Avondale near Polmont, in the Falkirk Council area, which has the potential to be extended should further capacity be needed. Any proposals for a landfill in Clackmannanshire are therefore unlikely to be considered favourably.

7.63 It is considered that there is potential to further increase the economic and environmental benefits from reusing and recycling waste. Positive examples include the gradually improving recycling rates for municipal waste in Clackmannanshire and the recycling operations associated with O.I. Alloa Glass Works and Alloa Community Enterprises. While recycling operations will remain important, the focus is now moving towards waste minimisation. The Zero Waste Plan requires sustainable waste management to be considered in all new development to minimise waste and maximise recovery.

7.64 Developers must consider not only the waste generated during construction and the use of recycled and re-used building materials, but also what infrastructure and capacity exists that will ensure their development's compliance with the proximity principle, polluter pays principle and the waste hierarchy (see Diagram EA1). Evidence of compliance proposals should be an integral part of any development proposal.

Policy EA11 - Environmental Quality

This policy aims to protect the quality of the environment. Developments that have the potential to negatively impact the quality of the environment, either individually or in combination with other developments, such as through air, water, soil, noise or light pollution, will only be acceptable where the developer has demonstrated, to the satisfaction of the Council, that all reasonable measures to minimise any such impacts have been taken, and any unavoidable impacts will be appropriately mitigated.

Environmental Implications

This policy is likely to have significant positive impacts for air, water and soil quality, and is consequently likely to contribute to improved health, and benefits for biodiversity.

Policy EA12 - Water Environment

This policy aims to protect and enhance the water environment. All applications will be determined in accordance with the Water Environment and Water Services (Scotland) Act 2003, and the actions detailed in the Forth Area Management Plan.

All developments shall conform to the principles set out in the Water SG.

Developments should be designed to leave the water environment in its natural state. Proposals that involve engineering activities of the types specified in the Water SG will generally not be supported.

Development will be supported where the applicant demonstrates that it will protect or enhance the water environment, or it supports actions in the Forth Area Management Plan to enhance the status of the water environment.

Development that does not protect or enhance the water environment will only be supported if there is no other suitable location for the development, and protection and enhancement of the water environment is not technically feasible.

Where development would require or impact on a private water supply or its catchment, the applicant must demonstrate that it will not increase the risk of pollution to watercourses or groundwater, or adversely affect the quantity or quality of the private water supply to properties served by that supply.

Sustainable Drainage Systems (SUDS) should, wherever possible, be designed to create or enhance habitat.

See also: EA9



LOCAL DEVELOPMENT PLAN

Environmental Implications

This policy is likely to make a significant contribution to improving Clackmannanshire's resilience to climate change, through addressing the risk of floods and drought; this is also likely to have significant beneficial impacts for community safety and health. This policy is likely to have significant positive impacts on the water environment, on the Central Scotland Green Network, and on biodiversity, particularly on priority species and habitats relating to the water environment. Improvements to the water environment are likely to lead to positive impacts on soils, and contribute to protecting and enhancing the distinctive character of the landscape. The policy is likely to reduce the impact of non-native invasive species.

Policy EA13 - Significant Soil Resources

This policy aims to protect the areas of prime agricultural land and carbon rich soils, identified on the Designated Sites Map, from inappropriate development.

Development on, or which may adversely affect, prime agricultural land or carbon rich soils will only be supported if:

- ▶ The site is identified for development through the LDP; or
- ▶ The applicant can demonstrate, to the satisfaction of the Council, that:
 - a. there is a need for the development, which outweighs the need to protect the soil resources; and
 - b. the development can not be accommodated on a site that does not contain prime agricultural land, carbon rich soils or other environmental assets as identified on the Designated Sites Map.

- ▶ In the case of proposed wind energy development affecting carbon rich soils, the applicant demonstrates that the development would result in a net reduction of carbon emissions; and
- ▶ In the case of temporary operations or uses, the applicant submits, and has had approved by Council, restoration plans to return the land to comparable or better quality. This will require to be accompanied by the provision of appropriate financial guarantees in the form of a bond to ensure the full implementation of the site restoration and aftercare scheme. The value of a bond will be determined by the Council in consultation with an independent surveyor, and the bond will be subject to a legal agreement.



Where development has met the above tests, and is permitted on a site containing prime agricultural land or carbon rich soils, the applicant will be required to meet all of the following criteria:

- ▶ undertake a soil or peat survey to demonstrate that the development will be directed to the part of the site with the least impact on the significant soil resource i.e. the areas of highest quality soil or deepest peat have been avoided;
- ▶ submit a soil or peat management plan which demonstrates that any unnecessary disturbance, degradation or erosion has been minimised;
- ▶ demonstrate provision of appropriate mitigation measures against any significant loss of soils, e.g. the restoration of degraded areas of peat, or where this is not possible other carbon sequestering methods should be investigated. Where prime agricultural land is lost, other areas of farmland in the same area which do not meet 'prime' quality should be protected and enhanced.

The Council will support proposals for the enhancement or restoration of carbon rich soils.

Environmental Implications

This policy is likely to have significant positive impacts on the protection of carbon rich soils, and consequently is likely to contribute to a reduction in greenhouse gas emissions. It is likely to have significant positive impacts on biodiversity, including priority species and habitats. This policy is likely to safeguard soils quality and quantity, which is likely to contribute to the protection of the water environment.

Policy EA14 - Supporting the Delivery of Community Growing Spaces

This policy aims to support the delivery of community growing spaces, and direct them to locations that encourage active travel and sustainable development.

Applications for community growing spaces such as allotments, community gardens and orchards, or the conversion of underused open spaces for such purpose, will be supported if the applicant demonstrates to the satisfaction of the Council that the development meets all of the following criteria:

- ▶ the site is within or adjacent to an existing settlement; or is within walking distance (c.750m) of existing settlement boundaries;
- ▶ mains water and drainage will be supplied to the site or, where this is not feasible, appropriate alternative provision can be made which is acceptable to SEPA;
- ▶ there will be no significant detrimental impacts on habitat networks and/or priority habitats and species or adverse effects on the integrity of the Firth of Forth SPA either alone or in combination with other projects and plans;
- ▶ any impacts on soil quality, or risks posed by contamination, can be mitigated;
- ▶ there will be no significant detrimental impact on the quality and distinctive character of the surrounding landscape and the amenity of adjacent areas; and
- ▶ the development will contribute to delivering the objectives of the Central Scotland Green Network.

Where the development requirements for a site have identified the need for community growing space, contributions to off-site provision will be considered.

See also: EA1

Environmental Implications

This policy is likely to have significant benefits for community inclusion and cohesion, community safety, and health. It is likely to contribute to reducing greenhouse gas emissions, resilience to climate change, and increasing composting. It contributes strongly to the Central Scotland Green Network, and has the potential for beneficial impacts on biodiversity, if wildlife-friendly growing and planting are encouraged.

Policy EA15 - Classification of Land that has been used for Community Growing

This policy aims to ensure appropriate remediation for any land that ceases to be used for community growing.

Where land that has been used for community growing is deemed to be no longer required for this use, its classification will revert to its previous use. The landowner will be required to ensure that the site is remediated to its previous or an acceptable use, as approved by the Council, within twelve months of ceasing to be used for community growing.

See also: EA14

Environmental Implications

No significant environmental impacts have been identified for this policy.



Policy EA16 - Waste Management Facilities

This policy aims to support the development of suitable waste management facilities while safeguarding the environment and amenity.

Proposals for waste management facilities, including energy from waste proposals and sites for the recycling of construction or demolition wastes, will normally be supported where the applicant demonstrates to the satisfaction of the Council that all of the following criteria can be met:

- ▶ the proposal conforms with the National Waste Management Plan and, in particular, would contribute to achieving the targets and measures contained in Scotland's Zero Waste Plan.;
- ▶ the proposal would enable the waste streams to be treated as high up the Waste Hierarchy as practicably possible and be consistent with the requirements of the Zero Waste (Scotland) Regulations;
- ▶ their location satisfies a sequential approach favouring:
 - a. suitable existing waste management sites or sites identified by the Council; then
 - b. within buildings located in industrial estates/areas designated as suitable for general industrial use; then
 - c. degraded or derelict land or other suitable brownfield sites;
 - d. then greenfield sites.

Exceptions to this approach may be supported for small scale facilities of local importance, where they are compatible with the amenity and character of the area.

- ▶ the greenhouse gas emissions resulting from the processing and transportation of wastes, and any end products, to and from the facility, have been minimised;
- ▶ the impacts on the built and natural environment, air quality, the local community, sensitive land uses, landscape character and visual amenity, and road safety from the development and the transportation of the waste and any end products would be acceptable, or could be satisfactorily mitigated using planning conditions or a planning agreement;
- ▶ the proposal will not have an adverse effect on the integrity of the Firth of Forth SPA either alone or in combination with other projects or plans.

Where sensitive receptors exist in close proximity to a proposed waste management facility site, the Council will normally apply an appropriate buffer zone within which operations will not normally be permitted. Relevant guidance in the SPP, the characteristics of the proposal and the characteristics of the development site will all be taken into account in determining the width of the buffer zone.

Proposals for development on sites neighbouring existing or consented waste management facilities which are likely to be incompatible with the facility and therefore compromise its current or future operation will not normally be supported.

See also: EA17, EA18

Environmental Implications

This policy is likely to reduce greenhouse gas emissions, minimise waste generation, and maximise recycling and composting. By diverting waste from landfill, it is likely to have positive impacts on soil quality and quantity. This policy is likely to avoid adverse impacts on air quality or on the Firth of Forth SPA.



Policy EA17 - Energy from Waste Facilities

This policy sets criteria for proposals to generate energy from waste.

Proposals which would involve the recovery of energy from waste will normally be supported where the applicant demonstrates to the satisfaction of the Council that the proposal meets all of the following criteria:

- ▶ the proposal meets the criteria set out in Policy EA16;
- ▶ the proposal complies with the relevant Thermal Treatment of Waste Guidelines published by SEPA;
- ▶ the proposed location would maximise the recovery and use of energy and heat from the development. Applications must include a heat and power plan, which shall demonstrate how energy recovered from the development would be used to provide electricity and heat, including the scope to efficiently distribute heat to sites which have a long term high heat demand;
- ▶ the potential adverse impacts on the environment and health and safety have been adequately addressed, including through the submission of an Environmental Impact Assessment and/or Health Impact Assessment, where appropriate, and have been shown to be acceptable;
- ▶ where a proposal would be likely to treat waste from an area wider than Clackmannanshire, it would also deliver demonstrable local benefits to the community.

See also: SC13, SC17

Environmental Implications

This policy is likely to contribute to improving energy conservation and efficiency, and reducing greenhouse gas emissions. It has the potential for positive impacts on community cohesion.

Policy EA18 - Minimising Waste in New Development

This policy aims to minimise the waste generated during the construction and use of new developments.

Proposals for development must demonstrate to the satisfaction of the Council that all of the following criteria are met:

- ▶ the generation of waste during the construction and operational phases has been minimised;
- ▶ recycled construction and demolition wastes are incorporated into the development as far as practicably possible;
- ▶ any waste generated will be dealt with in accordance with the waste hierarchy.

Where appropriate, the Council require the applicant to submit a Site Waste Management Plan, to demonstrate how the generation of waste will be minimised during the construction and operational phases of the development.

Proposals for new buildings or uses that are likely to generate waste when operational will be expected to include appropriate facilities for the segregation, storage, collection or composting of waste. These facilities must be accessible and convenient to use, and consistent with the objectives of Scotland's Zero Waste Plan. The siting, design, location and levels of provision of facilities will be expected to avoid any significant adverse impact on amenity, design and road safety.

See also: SC5, SC6

Environmental Implications

This policy is likely to minimise waste generation and maximise recycling and composting; consequently, it is likely to contribute to a reduction in greenhouse gas emissions.

The Built Environment

7.65 Past human activity in Clackmannanshire has shaped the appearance of our towns and villages. It has given us a rich historic environment of pre-historic archaeological remains, grand buildings, and historic landscapes and townscapes. However, it has also given us areas of vacant, derelict and contaminated land, as uses have changed and industry has declined.

7.66 Through the LDP, the Council aims to protect, enhance and interpret Clackmannanshire's historic resources, for their cultural, environmental, educational and economic value: this is consistent with the requirements of the SPP and the Scottish Historic Environment Policy (SHEP), which set out Scottish Government policy and guidance on the historic environment.

7.67 There are a significant number of archaeological sites in Clackmannanshire. These are important remains reflecting how humans' past use of the landscape and its resources have created Clackmannanshire's landscape and settlement patterns. The most important of these sites are Scheduled Monuments, which have national importance and are protected by Scottish Ministers: in addition to planning permission, most works on Scheduled Monuments require Scheduled Monument Consent, which is administered by Historic Environment Scotland on behalf of Scottish Ministers. Other sites, of regional and local interest, are recorded in the Sites and Monuments record (see Appendix EA2). It is important that these remains are protected for future generations.

7.68 Castle Campbell and the Japanese style garden at Cowden are on Historic Environment Scotland's 'Inventory of Gardens and Designed Landscapes'. This signifies that they are sites of national importance, and Historic Environment Scotland must be consulted on any development affecting them. There may be other similar sites which are of national, regional or local importance, and the Council will liaise with the Garden History Society on their proposed survey of Clackmannanshire's historic gardens and landscapes to identify sites of heritage value which are worthy of protection.

7.69 Clackmannanshire has a considerable number of listed buildings, from buildings of national importance such as Alloa Tower and Dollar Academy, to small traditional cottages, which range from the medieval period to the first half of the 20th century. It is vitally important that we protect and enhance these assets in order to retain both our links with the past and the vitality of our towns and countryside.

7.70 Clackmannanshire has seven conservation areas, shown on the Designated Sites map. These are areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve and enhance. Planning authorities have a duty to prepare proposals for the preservation and enhancement of conservation areas. Conservation Area Appraisals will be produced for each of the conservation areas in Clackmannanshire to meet this requirement by the end of 2016. The Appraisals will be prepared in accordance with the guidance contained in Scottish Government Planning Advice Note 71 (Conservation Area Management). The first of these, covering the Muckhart Conservation Area, has been completed. The appraisals will also review the Article 4 Directions currently in place for each of the conservation areas.



7.71 A Buildings at Risk survey was carried out in 2010 and identified 16 historic buildings and structures at risk, some listed and some not listed. The buildings are recorded on a national register maintained by the Royal Commission on the Ancient and Historical Monuments of Scotland (RCAHMS), which highlights to potential developers old vacant buildings which have the potential to be restored back to a positive use. This register is not exhaustive, and there are other older properties in Clackmannanshire which are vacant and/or in poor condition, and which the Council would wish to see restored for re-use.

7.72 Brownfield land can include vacant and derelict or under-used land or buildings within urban areas. The high level of development activity in Clackmannanshire during the 2000's enabled the rehabilitation of many areas of contaminated land, and brought much vacant and derelict land and buildings back into beneficial use. The Council's annual survey data on vacant and derelict land monitors progress on this. Much of the legacy of Clackmannanshire's industrial past has been addressed; however, there is still more to do, and the plan gives priority to the re-use of brownfield land over development of greenfield sites and encourages appropriate remediation of contaminated land.

Policy EA19 - Scheduled Monuments

This policy aims to protect Scheduled Monuments and other identified nationally important archaeological resources.

Scheduled Monuments and other identified nationally important archaeological resources shall be preserved in situ, and within an appropriate setting.

Developments which would have an adverse effect on Scheduled Monuments or the integrity of their setting will only be supported where the applicant demonstrates to the satisfaction of the Council that the proposal meets all of the following criteria:

- ▶ there is no appropriate alternative location for the proposed development;
- ▶ proposals are designed and sited to minimise damage to the Scheduled Monument or archaeological resource and its setting;
- ▶ where the proposal involves the site or setting of a scheduled monument, the proposal must demonstrate exceptional circumstances, where there are imperative reasons of over-riding public interest to outweigh the national importance of the monument.

Environmental Implications

This policy is likely to have significant positive impacts on the protection and enhancement of the historic environment; it is also likely to contribute to the protection and enhancement of landscape character.

Policy EA20 - Other Archaeological Resources

This policy aims to protect other archaeological resources and preserve them in situ wherever possible.

Development proposals which are likely to have adverse impacts on other archaeological resources or their settings will be supported where the applicant demonstrates to the satisfaction of the Council that the other merits of the proposals outweigh the significance of the impacts.

Development proposals which are likely to have significant adverse impacts on other archaeological resources will only be supported where the applicant demonstrates to the satisfaction of the Council that the adverse impacts are outweighed by social, environmental or economic benefits of regional or County-wide importance. In such circumstances the Council may use planning conditions to ensure that the archaeological interest is protected as far as possible.

Development proposals which could have an impact on a known or suspected site of archaeological importance must be supported by an assessment of the archaeological value of the site and the likely impact of the proposals on the archaeological resources. If the Council considers the proposal to be acceptable, and it is not possible to preserve the archaeological resource in situ, the Council will require the developer to make arrangements for a full investigation to be undertaken by a professional archaeologist. This would include excavation and recording prior to the start of development, followed by analysis and publication of the field data.

Environmental Implications

This policy is likely to have significant positive impacts on the protection and enhancement of the historic environment.

Policy EA21 - Gardens and Designed Landscapes

This policy aims to protect and enhance gardens and designed landscapes.

There will be a presumption against development which would adversely affect the character or setting of any sites included in the 'Inventory of Gardens and Designed Landscapes,' and other gardens or landscapes recognised as having national, regional or local significance.

Development proposals affecting or within these sites will only be supported where they meet all of the following criteria:

- ▶ the proposed works seek to enhance the resource and include a proposed management regime to maintain the character and setting of the site;
- ▶ the proposal is accompanied by a design statement detailing the full extent of the proposed works, their impact on the landscape/garden, and their relationship to the historic resource.

Environmental Implications

This policy is likely to have significant positive impacts on the protection and enhancement of the historic environment.

LOCAL DEVELOPMENT PLAN

Policy EA22 - Listed Buildings

This policy aims to protect listed buildings and their settings.

The Council will only support applications for listed building consent, or planning applications which affect a listed building or its setting, where they ensure the preservation of the building, its setting, and its features of architectural or historic interest.

Proposals for alterations or extensions will be expected to protect and enhance the existing architectural and historic character of the listed building. Where substantial change is proposed, the Council will require a design statement, including an acceptable justification for the works. The Council will expect the restoration of the building's original features where possible.

Proposals that secure a viable future for a listed building will be supported, provided that any alterations complement the character of the building and its setting.

There will be a presumption against the demolition of listed buildings. Proposals for the total or substantial demolition of a listed building will only be supported where the applicant demonstrates to the satisfaction of the Council and Historic Environment Scotland that the building should no longer be considered to be of special interest, or that both of the following criteria are met:

- ▶ the demolition of the building is essential to deliver significant benefits to economic growth or to the wider community;
- ▶ the building can not be repaired; or the repair of the building is not economically viable, and it has been marketed to potential restoring purchasers, at a price to reflect its location and condition, for a reasonable period.

The Council will formally notify RCAHMS of all proposals to demolish listed buildings to enable features to be recorded.

See also: EA23

Environmental Implications

This policy is likely to have significant positive impacts on the protection and enhancement of the historic environment; it is also likely to contribute to the protection and enhancement of landscape character.



Policy EA23 - Conservation Areas

This policy aims to preserve and enhance the character of Clackmannanshire's conservation areas.

Development proposals in conservation areas, including extensions and alterations to existing buildings, will be supported where the applicant demonstrates to the satisfaction of the Council that each of the following criteria can be met:

- ▶ the proposal contributes to the preservation or enhances the character and visual amenity of the area, with particular consideration being given to setting, buildings, open space, landscaping and trees, and boundary features;
- ▶ the design will ensure the preservation and enhancement of the area's character;
- ▶ the proposal contributes to identified Opportunities for Preservation and Enhancement set out in the relevant Conservation Area Appraisal where appropriate.



The Council will identify any requirement for design statements to accompany development proposals within conservation areas.

Alterations and additions to buildings or their curtilage within conservation areas must preserve or enhance the character of the conservation area in terms of design and materials.

Proposals for the demolition of buildings within conservation areas will only be supported if the applicant demonstrates to the satisfaction of the Council that there is an acceptable comprehensive redevelopment proposal, and that it meets at least one of the following criteria:

- ▶ an assessment of the building and its locality concludes that it makes no material contribution to the character and appearance of the conservation area;
- ▶ the building has been actively marketed for a reasonable period at a price reflecting its location, condition and possible viable uses without finding a buyer;
- ▶ a thorough structural report demonstrates that it is not physically possible to repair and re-use the building.

Development proposals adjacent to a conservation area will be supported where the applicant demonstrates to the satisfaction of the Council that the conservation area's historic character and setting will not be adversely affected.

See also: EA22

Environmental Implications

This policy is likely to have significant positive impacts on the protection and enhancement of the historic environment; it is also likely to contribute to the protection and enhancement of landscape character and the regeneration of town centres.

Policy EA24 - Buildings at Risk and Non-Designated Heritage Assets

This policy aims to support the renovation and re-use of buildings at risk.

Proposals for renovation and re-use of either buildings on the Buildings at Risk Register, or other non-designated heritage buildings which are vacant and of architectural or townscape value, will be supported if the applicant demonstrates to the satisfaction of the Council that the proposals will ensure that the character of the building and its surroundings is retained and enhanced, and that there will be a positive outcome for the townscape or landscape within which it is situated.

Environmental Implications

This policy is likely to have significant positive impacts on the protection and enhancement of the historic environment and the landscape; it is also likely to contribute to the regeneration of town centres.

Policy EA25 - The Development of Brownfield, Unstable and Contaminated Land

This policy aims to encourage the appropriate re-use of brownfield, unstable and contaminated land.

The Council will support the re-use of brownfield land within urban areas including vacant and derelict buildings, provided such proposals accord with the vision, spatial strategy and programming of sites in this Plan.

Where land is known or suspected to be unstable or contaminated, the applicant must demonstrate, at the planning application stage, to the satisfaction of the Council that the land is, or can be made, safe and suitable for the proposed new use. The Council will normally require any identified remediation measures to be undertaken prior to the new use commencing.

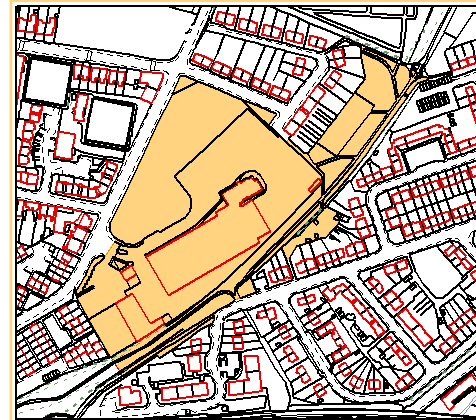
Environmental Implications

This policy is likely to have significant positive impacts on soils, and contribute strongly to the Central Scotland Green Network. It is likely to contribute to town centre regeneration, minimising waste, protecting the landscape and improving community safety and health.

Alloa



Proposal	Site Name	Site Area	Units	Density
H01	Sunnyside, Alloa	4.27 ha	320	75/ha



Development Requirements

Site currently in business use, but central location and surrounding uses would favour a high density residential development should the business use cease. Development Brief and Masterplan required to consider and address the relevant points below.

Creating Sustainable Communities

- Proposals to include details of house numbers and sizes, and any affordable housing provision.
- Enhanced street frontage to Sunnyside Road
- Transport Assessment required
- Provision of open space and recreational facilities to be provided on site in accordance with the principles of the Open Space Strategy.
- Upgrade or replace the existing MUGA.

Environmental Assets

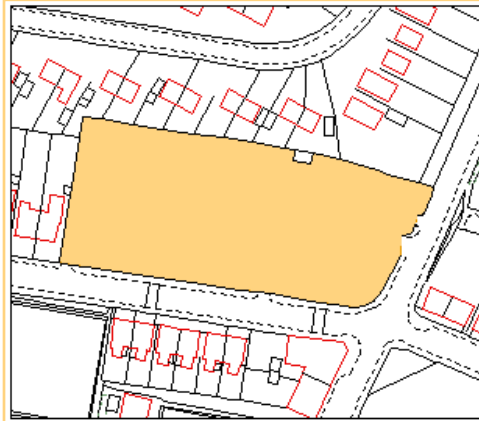
- Drainage Assessment required to establish the potential for provision of SUDS on the site
- Consultation with SEPA required to determine any requirement for the use of flood resilient materials as part of the development

- Provision of 10m-wide minimum biodiversity rich landscape buffer to eastern perimeter of site, to strengthen the Devon Way green network corridor and improve amenity
- Creation of an east-west green network connection, incorporating a 2m wide surfaced and lit path and biodiversity rich planting, linking the Devon Way cycle/footpath (National Cycle Network Route 767) across the site to Ashley Terrace and to the former Clackmannan Hospital Site (H02).

Developer Contributions

- Affordable housing/contribution required.
- Contributions required to address educational issues for both primary and secondary schools.
- Contribution required to public art.
- Contribution to upgrading pitches in the vicinity.
- Environmental speed reduction measures on B908
- Toucan crossing to B908 to replace existing zebra crossing.
- Contribution to junction improvements at Parkhead Road/Fairfield Road.

Proposal	Site Name	Site Area	Units	Density
H02	Ashley Terrace, Alloa	0.63 ha	22	35/ha



Development Requirements

Residential infill opportunity on a brownfield site which was previously occupied by the County Hospital, now demolished. Development Brief required to consider and address the relevant points below.

Creating Sustainable Communities

- Proposals to include details of house numbers and sizes, and any affordable housing provision.
- Energy efficient design should consider best use of the south facing aspect of the site for solar energy and passive heating.
- Should incorporate a feature flatted block on the corner of Ashley Terrace/Sunnyside Road.
- Development to incorporate stone salvaged from the County Hospital building which was previously on the site.
- Access only from Ashley Terrace with frontages to Ashley Terrace and Sunnyside Road. Access to Sunnyside Road (B908) to be closed off. Provision for off-street parking required.

- Contribution to off site play and recreation provision within the vicinity, potentially including a contribution towards the purchase of the former bowling green opposite the site.
- Footpath required on the west side of B908 adjacent to the site.

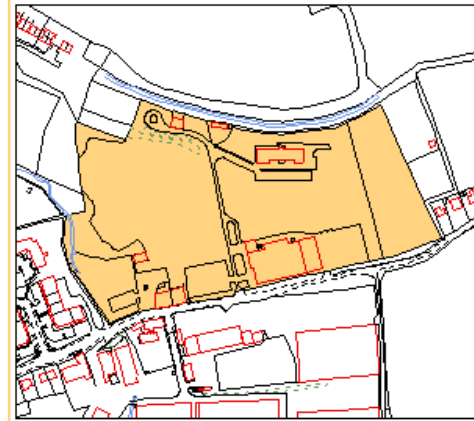
Environmental Assets

- Drainage Assessment required to establish SUDS provision on site.
- Investigate retention of existing trees and incorporate new urban trees into layout.

Developer Contributions

- Affordable housing/contribution required.
- Contributions required to address educational issues for both primary and secondary schools.
- Contribution required to public art.
- Potential contribution to maintain and improve links to National Cycle Network Route NCN767 through the adjacent Sunnyside site (H01) and provision of toucan crossing facility for cyclists and pedestrians across Sunnyside Road, to replace the existing zebra crossing, to link to the green network route.

Proposal	Site Name	Site Area	Units	Density
H03	Carsebridge Road North, Alloa	7.44 ha	90	12/ha



Development Requirements

Residential development opportunity on part brownfield, part greenfield site. Development will require to carefully consider its relationship to the Listed Buildings and Tree Preservation Order on site. Development Brief and Masterplan required to consider and address the relevant points below for the whole development area including H04.

Creating Sustainable Communities

- Proposals to include details of house numbers and sizes, and any affordable housing provision.
- Transport Assessment required, to include consideration of roundabout capacity and improvements at Whins Road/Carsebridge Road/Hallpark/Fairfield Road and safe routes to school, and to the Devon Way (NCN 767) for pedestrians and cyclists.
- New on site open space provision including informal open space pitches/MUGAs and play areas for all ages.

Environmental Assets

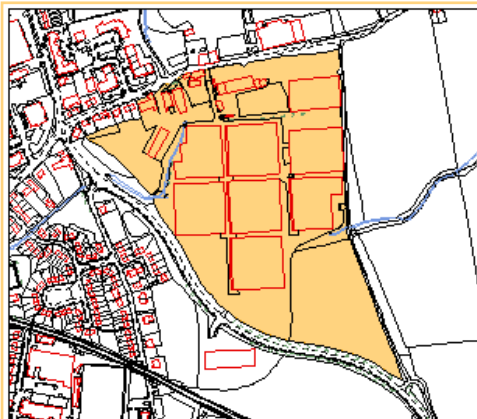
- Flood Risk Assessment required to address the risk of flooding on-site and downstream.

- A co-ordinated approach to flood risk management will be needed in connection with Sites H04 and B03, and there might be a land-take requirement for flood risk management and riparian habitat creation measures.
- Drainage Assessments required, taking account of the Flood Risk Assessment to develop a SUDS strategy for the wider area.
- Streams should be de-culverted and incorporated as an essential element of the landscape design of the site.
- Tree survey required, to inform landscaping and planting strategy including significant landscape and buffer planting, particularly to the eastern edge of the development.
- Archaeological site assessment required to protect sub-surface assets

Developer Contributions

- Affordable housing/contribution required.
- Contributions required to address educational issues for both primary and secondary schools.
- Contribution required to public art.
- Contribution to improved access to Gartmorn Dam and Devon Way (NCN 767), including a safe crossing point at Carsebridge Roundabout.

Proposal	Site Name	Site Area	Units	Density
H04	Carsebridge, Alloa	17.29 ha	300	19/ha



Development Requirements

Site currently contains bonded warehousing and offices which it is proposed to relocate. Development Brief and Masterplan required to consider and address the relevant points below for the whole development area including H03.

Creating Sustainable Communities

- ▶ Proposals to include details of house numbers and sizes, and any affordable housing provision and the safeguarding of a site for a potential new school.
- ▶ Transport Assessment required, to include consideration of roundabout capacity and improvements at Whins Road/Carsebridge Road/Hallpark/Fairfield Road and safe routes to school, and to the Devon Way (NCN 767) for pedestrians and cyclists.
- ▶ Road links to new by-pass, including, provision of safe at-grade pedestrian and cycle routes across bypass.
- ▶ Potential to enhance links to Gartmorn Dam and provide a car park within the north east of the site for the use of those visiting Gartmorn Dam and the local path network.

- ▶ New on site open space provision including informal open space pitches/MUGAs and play areas for all ages.
- ▶ On site public art provision to reflect previous use of the site.

Environmental Assets

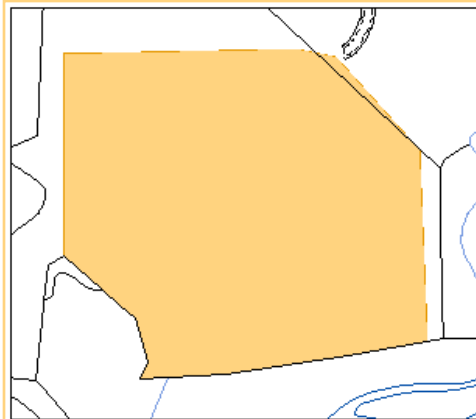
- ▶ Flood Risk Assessment required to address the risk of flooding on-site and immediately downstream.
- ▶ A co-ordinated approach to flood risk management will be needed in connection with Sites H03 and B03, and there might be a land-take requirement for flood risk management and riparian habitat creation measures.
- ▶ Drainage Assessments required, taking account of the Flood Risk Assessment to develop a SUDS strategy for the wider area.
- ▶ Streams should be de-culverted and naturalised, and incorporated as an essential element of the landscape design of the site.
- ▶ Significant landscape and buffer planting required, particularly to the eastern edge of the development.
- ▶ Ecological appraisal required to assess potential impacts on woodland and riparian habitats; and development to be designed to strengthen existing habitat features, including the ancient woodland.

Developer Contributions

- ▶ Affordable housing/contribution required.
- ▶ Contributions required to address educational issues for both primary and secondary schools.
- ▶ Contribution required to public art.
- ▶ Potential to improve access to Gartmorn Dam; and provision of safe cycle/pedestrian route to the Devon Way (NCN 767), including a safe crossing point at Carsebridge Roundabout.



Proposal	Site Name	Site Area	Units	Density
H05	South Earlsfield 2, Alloa	5.04 ha	130	26/ha



Development Requirements

Under construction.

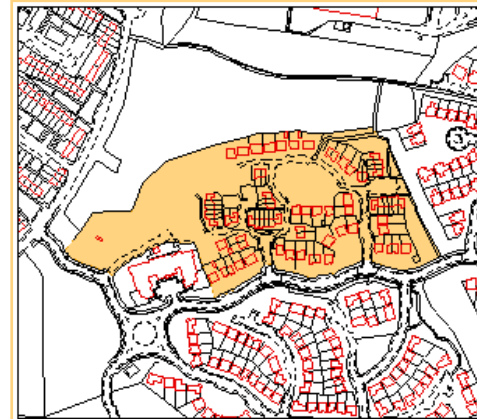
Creating Sustainable Communities

- ▶ Feature walled gateway.
- ▶ Provision of pitches, associated support facilities and integrated play area to the north of the site in accordance with Planning Permission 05/0420/FULL.
- ▶ Provision of remote footpaths to the north, south and west of the site.

Developer Contributions

- ▶ Affordable housing/contribution required.
- ▶ Contributions required to address educational issues for both primary and secondary schools.
- ▶ Contribution required to public art.

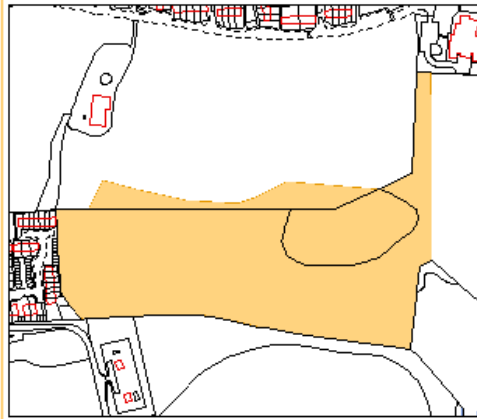
Proposal	Site Name	Site Area	Units	Density
H06	Alloa Park Phase 4, Alloa	3.93 ha	46	12/ha



Development Requirements

Under construction.

Proposal	Site Name	Site Area	Units	Density
H07	Earlsfield 1, Alloa	4.95 ha	96	28/ha



Development Requirements

Development Brief required to consider and address the relevant points below.

Creating Sustainable Communities

- Proposals to include details of house numbers and sizes, and any affordable housing provision.
- Pipeline consultation zone directly to the south of the site which may impact on layout.
- Road link required from Bowhouse Road to Alloa Park Drive.
- Retain wall to the south of the site, but create suitable access points through it to link with core paths.
- Contribution to integrated pitches/play area provision to north east of site. Provision of an on-site toddlers play area.

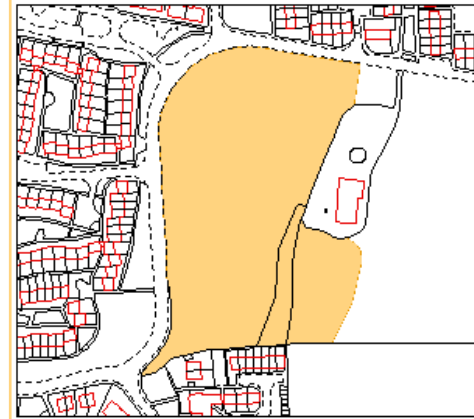
Environmental Assets

- Drainage Assessment required to inform SUDS strategy, taking account of the adjoining development site and the SUDS features to the east of the site.
- Retain mature trees within site, plant new trees to provide shade and strengthen the western boundary of Pond Wood.
- Updated Flood Risk Assessment required.
- Conduct bat survey

Developer Contributions

- Affordable housing/contribution required.
- Contributions required to address educational issues for both primary and secondary schools.
- Contribution required to public art.
- Contribution to a combined recreation facility shared with other phases of the development.
- Potential to contribute to projects to support the aims and objectives of the IFLL.

Proposal	Site Name	Site Area	Units	Density
H08	Earlsfield West, Alloa	2.36 ha	60	32/ha



Development Requirements

Development Brief required to consider and address the relevant points below.

Creating Sustainable Communities

- Proposals to include details of house numbers and sizes, and any affordable housing provision.
- Road link required from Bowhouse Road to Alloa Park Drive.
- Location of utilities will affect the site layout.
- High quality frontage to Bowhouse Road/Forth Crescent required.
- Provision of an on-site toddlers play area. Contribution to integrated pitches/play area provision to east of site.

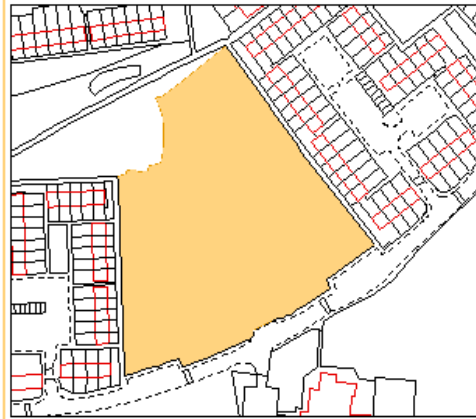
Environmental Assets

- Flood Risk Assessment required.
- Drainage Assessment to inform SUDS strategy taking account of neighbouring sites.
- Retain mature trees within site.
- Brothie Burn culvert in vicinity needs protection. Will require a site survey to establish culvert location with no building over the culvert and the protection zone utilised for open space.
- Conduct bat survey

Developer Contributions

- Affordable housing/contribution required.
- Contributions required to address educational issues for both primary and secondary schools.
- Contribution required to public art.
- Contribution to a combined recreation facility shared with other phases of the development.
- Potential to contribute to projects to support the aims and objectives of the IFLL.

Proposal	Site Name	Site Area	Units	Density
H09	Elm Grove 2, Alloa	1.30 ha	48	37/ha



Development Requirements

Residential infill opportunity. Part of the housing based regeneration plan for the Bowmar area. Development to include environmental enhancements and changes to access routes and general circulation. Development Brief, informed by previously prepared 'Bowmar Masterplan', required to consider and address the relevant points below.

Creating Sustainable Communities

- Proposals to include details of house numbers and sizes, and any affordable housing provision.
- Proposals should consider the development site's relationship to Alloa Tower and the views to it.
- Improve links to existing paths, woodlands and recreational facilities in the area.
- Drainage Assessment required to establish the potential for SUDS provision on-site.

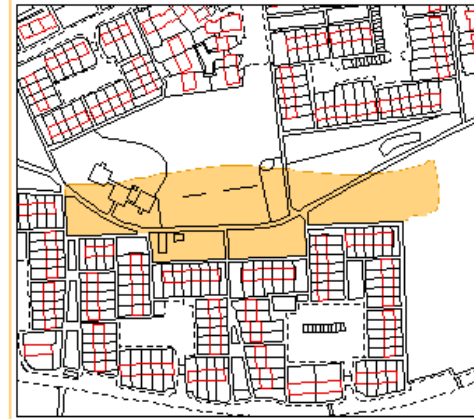
Environmental Assets

- Flood Risk Assessment required.
- Retain existing mature trees on site and incorporate new planting to provide shade and improve habitat.

Developer Contributions

- Affordable housing/contribution required.
- Contributions required to address educational issues for both primary and secondary schools.
- Contributions to enhancement of adjacent open space and play provision required on-site, or through contribution to enhancement in the immediate vicinity.
- Contribution required to public art.
- Upgrade NCN76 and link into network.

Proposal	Site Name	Site Area	Units	Density
H10	Central Parkland, Alloa	1.02 ha	38	37/ha



Development Requirements

Residential infill opportunity on open space area. Part of the housing based regeneration plan for the Bowmar area. Development to include environmental enhancements and changes to access routes and general circulation. Development Brief, informed by previously prepared 'Bowmar Masterplan', required to consider and address the relevant points below.

Creating Sustainable Communities

- Proposals to include details of house numbers and sizes, and any affordable housing provision
- Proposals should consider the development site's relationship to Alloa Tower and the views to it.
- Improve links to existing paths, woodlands and recreational facilities in the area.
- Contributions to enhancement of adjacent open space and play provision required on-site, or through contribution to enhancement in the immediate vicinity.

Environmental Assets

- Flood Risk Assessment required.
- Protect mature trees and yew hedgerows as basis of landscaping scheme and contribution to local biodiversity.
- Retain existing mature trees on site and incorporate new tree planting to provide shade and improve habitat.
- Drainage Assessment required to establish the potential for SUDS provision on-site.
- Archaeological site assessment required to protect sub-surface assets.

Developer Contributions

- Affordable housing/contribution required.
- Contributions required to address educational issues for both primary and secondary schools.
- Contributions to adjacent open space improvements required in lieu of on-site provision.
- Contribution required to public art.
- Enhance and link into NCN76.

Proposal	Site Name	Site Area	Units	Density
H11	St John's Primary School, Alloa	0.48 ha	15	31/ha



Development Requirements

Brownfield infill site which will become available for development when St John's Primary School relocates to a new facility at Redwell. Listed Building to be retained and converted. Extension can be demolished and some new build which is sympathetic to the setting of the Listed Building and well designed will be permitted in order to fund the conversion of the Listed Building. Development Brief and Design Statement required to consider and address the relevant points below.

Creating Sustainable Communities

- Proposals to include details of house numbers and sizes, and any affordable housing provision.

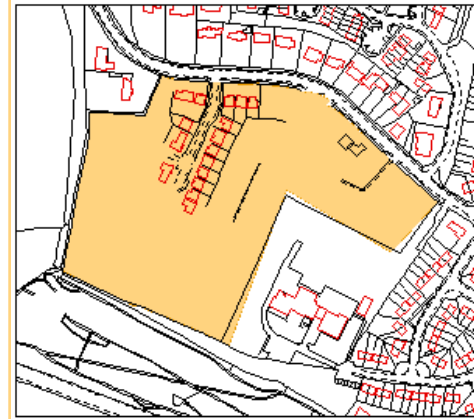
Environmental Assets

- Sympathetic conversion of the Listed Building required.

Developer Contributions

- Affordable housing/contribution required. Contributions required to address educational issues for secondary schools.
- Contribution to pitch improvements at West End Park.
- Contribution required to public art. Could be on-site and relate to the history and use of the Listed Building.

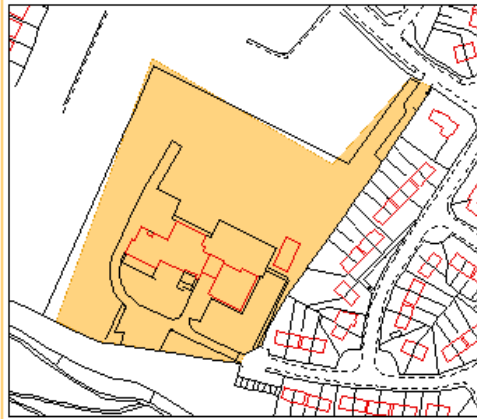
Proposal	Site Name	Site Area	Units	Density
H12	Claremont, Alloa	4.48 ha	97	22/ha



Development Requirements

Site of former Alloa Academy. Under construction.

Proposal	Site Name	Site Area	Units	Density
H13	Claremont Primary School, Alloa	1.58 ha	40	25/ha



Development Requirements

Brownfield infill site which will become available for development when Claremont Primary School relocates to a new facility at Redwell. Development Brief required to consider and address the relevant points below.

Creating Sustainable Communities

- Proposals to include details of house numbers and sizes, and any affordable housing provision.
- Access links to Redwell, Arns Brae Pleasure Grounds, Carse Terrace and adjoining development site required.

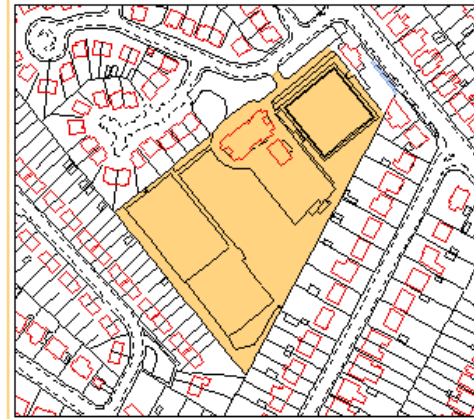
Environmental Assets

- Retain existing mature trees on site and incorporate new tree planting to provide shade.
- Drainage Assessment required to establish the potential for SUDS provision on-site.

Developer Contributions

- Affordable housing/contribution required.
- Contributions required to address educational issues for secondary schools.
- Contribution to improved pitch and play provision within the vicinity.
- Contribution required to the enhancement of Arnsbrae.
- Contribution required to public art.

Proposal	Site Name	Site Area	Units	Density
H14	Paton's Bowling Club, Tullibody Road, Alloa	1.58 ha	50	32/ha



Development Requirements

Site includes the 'B' Listed pavilion at the Paton & Baldwin's Recreation Ground, the Patons Bowling Club pavilion and bowling greens and the abandoned tennis courts. Alternative uses for the 'B' Listed Building to be considered and included as part of any planning application for the site. Bowling greens should be retained or relocated on site. Development Brief and Design Statement required to consider and address the relevant points below.

Creating Sustainable Communities

- Proposals to include details of house numbers and sizes, and any affordable housing provision.
- Development proposals will need to respect the listed building and its setting.
- Transport Assessment required.
- Contributions required to improved/new play equipment at Dawson Avenue.

Environmental Assets

- Retain existing mature trees on site and incorporate new planting to provide shade and improve habitat.
- Drainage Assessment required to establish the potential for SUDS provision on-site
- Consultation with SEPA required to determine any requirement for the use of flood resilient materials as part of the development.

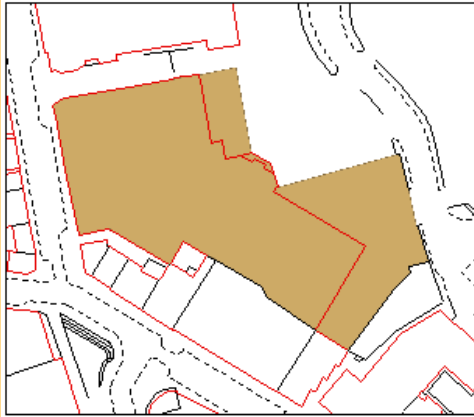
Developer Contributions

- Affordable housing/contribution required.
- Contributions required to address educational issues for both primary and secondary schools.
- Contribution required to public art.

Mixed Use Sites

Alloa

Proposal	Site Name	Site Area	Units	Density
M01	Alloa Co-op Site, Alloa	0.47 ha	62	132/ha



Development Requirements

Brownfield infill opportunity for mixed use residential and commercial development with shop units on the ground floor. Development to respect the neighbouring 'B' Listed Speirs Centre. Opportunity to 'open up' the rear of the building to create a frontage to the car parks and Alloa station beyond. Development Brief required to consider and address the relevant points below.

Creating Sustainable Communities

- Proposals to include details of house numbers and sizes and affordable housing provision.
- Proposals should consider the development site's relationship to adjacent heritage buildings in Alloa Town Centre.



Employment And Prosperity

- Design and layout of the commercial units, including servicing and waste management arrangements, should be designed so as not to have an unacceptable impact on residential amenity.

Environmental Assets

- Bat survey required.

Developer Contributions

- Affordable housing/contribution required.
- Contributions required to address educational issues for both primary and secondary schools from the residential element of the development.
- Contributions required for off-site recreation and open space provision/upgrading in lieu of on-site provision.
- Contribution required to public art.



Proposal	Site Name	Site Area	Units	Density
M02	The Shore, Alloa	5.03 ha	80	16/ha



Development Requirements

Residential brownfield redevelopment opportunity with the opportunity to include an element of mixed use leisure, recreation and business. The site lies within the Alloa Conservation Area and quality public realm will therefore be important on this site. Development Brief and Design Statement required to consider and address the relevant points below.

Creating Sustainable Communities

- ▶ Proposals to include details of house numbers and sizes, and any affordable housing provision and details of how the design (including landscaping and lighting) will avoid significant disturbance effects upon birds that are a qualifying interests of the Firth of Forth SPA and passage of migratory fish that are a qualifying interest of the River Teith SAC.
- ▶ 2 accesses required, from existing roundabout and to east of site.
- ▶ Traffic calming and crossing points required on Bowhouse Road.
- ▶ Design should consider the relationship to the historically important waterfront and respect the historic features of the site

- ▶ Sea wall should be investigated and repaired if necessary. It will require to be demonstrated that the repair works will not have an adverse effect upon the qualifying interest features of the Firth of Forth SPA and River Teith SAC.
- ▶ Opportunity to create recreational access to River Forth. Any proposals for increased access must demonstrate that they will not have an adverse effect on the integrity of the Firth of Forth SPA.
- ▶ Potential for business uses on the southern part of the site adjacent to the WWTW.
- ▶ Provision of on-site recreation area and play facilities in central part of the site, potentially the filled in wet dock, which may have stability issues for built development.
- ▶ Quality public frontage to the waterfront and Bowhouse Road required.
- ▶ Incorporation of public art feature on site.

Environmental Assets

- ▶ The site lies adjacent to the Firth of Forth. Proposals will be subject to a Habitats Regulations Appraisal, and may require an appropriate assessment. Developers will be required to provide adequate information to inform the appraisal and to demonstrate that the proposals will not have an adverse effect upon the integrity of the Firth of Forth SPA or the River Teith SAC. This may include aspects of design and use of the site, in addition to constraints on construction periods and techniques to avoid the most sensitive times to the qualifying species of the SPA and SAC and additional pollution control measures during construction.
- ▶ Proposals to include details of how the design (including landscaping and lighting) will avoid significant disturbance effects upon birds that are a qualifying interest feature of the Firth of Forth SPA and passage of migratory fish that are a qualifying interest feature of the River Teith SAC either alone or in combination with other projects and plans.
- ▶ Updated Flood Risk Assessment required to determine area at risk from coastal flooding including consideration of sea level rise and storm surge.

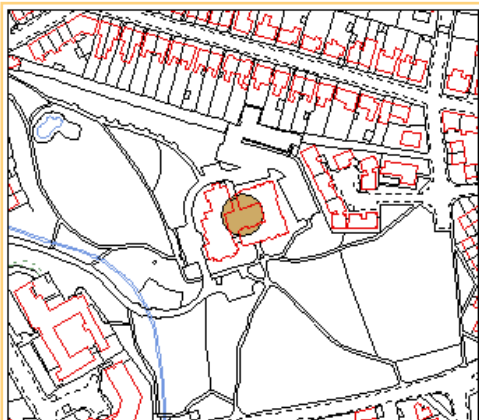
- ▶ Public river frontage should include flood alleviation measures. Residential development should have sufficient freeboard to avoid impacts. All proposals must demonstrate that they will not have an adverse effect on the qualifying interest features of the Firth of Forth SPA or River Teith SAC either alone or in combination with other projects and plans.
- ▶ Brothie Burn culvert in the vicinity and consideration required as to whether this will need protected.
- ▶ Drainage Assessment informed by the Flood Risk Assessment to develop SUDS strategy for the site.

Developer Contributions

- ▶ Affordable housing/contribution required.
- ▶ Contributions required to address educational issues for both primary and secondary schools.
- ▶ Improve cycle links to town centre, Waggonway and NCN76
- ▶ Contribution required to public art.
- ▶ Potential to contribute to projects to support the aims and objectives of the IFLI, either through commuted sums to off-site projects or through the design, layout and landscaping of the development site.



Proposal	Site Name	Site Area
M03	Greenfield, Alloa	0.97 ha



Development Requirements

Clackmannanshire Council Headquarters which will be vacated when the Council moves to Kilncraigs. Category 'B' Listed Building set within a mature parkland. May be suitable for business or commercial uses, or conversion to residential, or special needs residential, e.g. care home. Careful consideration required in relation to the interaction between the use of the property and its curtilage and the users of the surrounding parkland. Development Brief and Design Statement required to consider and address the relevant points below.

Creating Sustainable Communities

- Parkland should be protected and access maintained for the use and enjoyment of the general public.
- Development proposals will need to respect the listed building and its setting.
- A core path runs through the site from Parkway to Hill Street which will require to be retained.
- Transport Assessment may be required depending on proposed use.

Environmental Assets

- Ecological appraisal required if proposals may impact on the parkland.

Developer Contributions

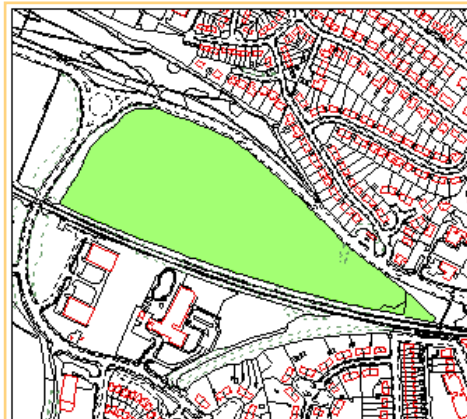
- Contribution required to public art.
- Transport improvements/contributions dependent on the outcome of Transport Assessment.



Social Infrastructure

Alloa

Proposal	Site Name	Site Area
S01	Redwell - New primary school	6.56 ha



Development Guidelines

Under construction.

Opportunity	Site Name
S02	Carsebridge - safeguarding of land for new school

Development Guidelines

The need for additional school provision has been identified, although the precise nature of the facility required is still under consideration. Carsebridge has been identified as suitable for the provision of a new facility, should one be required. In discussion with the landowners and developers of sites H03, H04 and B03, the Council will pursue the safeguarding of a site in this location. Provision of a new facility will be dependent on the outcome of further considerations by Education Services and Facilities Management.

Opportunity	Site Name	Site Area
S03	Sunnyside Primary School	0.19 ha



Development Guidelines

The Council will continue to investigate the acquisition of the former bowling greens adjacent to Sunnyside Primary School for use by the school.

Opportunity	Site Name	Site Area
S04	Pine Grove, Alloa	0.90 ha



Development Guidelines

The Council will investigate potential uses for the walled garden area at Pine Grove, with particular focus on community and social uses

Transport

Alloa

Proposal	Site Name
T01	A908 Corridor

Provision of junction and capacity improvements between Alloa and Sauchie. Developer contributions required from developments which would impact on this corridor. The Council will determine the order in which improvements are carried out based on need and capital available.

Proposal	Site Name
T02	Shillinghill

Junction upgrading at existing Shillinghill Roundabout. Developer contributions required from developments which would impact on the roundabout.

Proposal	Site Name	Site Area
T03	Alloa Station Car Park	0.63 ha



Development Guidelines

Safeguarding of land for additional car parking at station and access road.

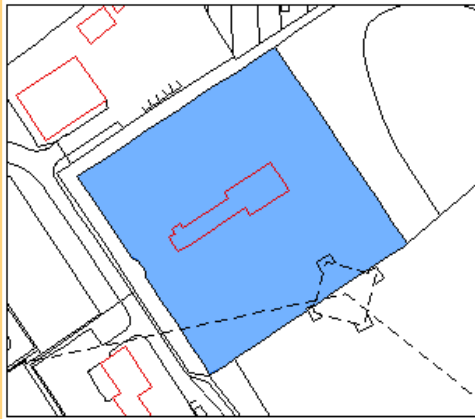
Proposal	Site Name
T04	Clackmannan (NCN76) to Alloa

Development Guidelines

Provision of cycle infrastructure.

Alloa

Proposal	Site Name	Site Area
B01	Forthbank	1.08 ha



Development Requirements

Former factory and associated land. Suitable for business, industrial, storage or distribution uses (Classes 4, 5 and 6).



Creating Sustainable Communities

- Improvements required to pedestrian and cycle links to Alloa town centre.

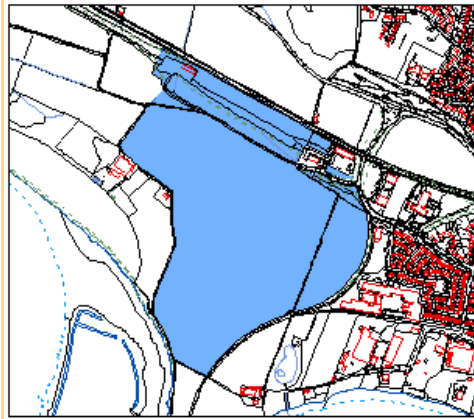
Environmental Assets

- Flood Risk Assessment required to consider all potential sources of flooding
- Drainage Assessment required to establish the potential for provision of SUDS on the site
- Bat survey required.

Developer Contributions

- Contribution required to public art.
- Potential to contribute to projects to support the aims and objectives of the IFLI, either through commuted sums to off-site projects or through the design, layout and landscaping of the development site.

Proposal	Site Name	Site Area
B02	Alloa West Business Park	53.48 ha



Development Requirements

Business site on which office development has commenced on the northern part of the site. Suitable for business, industrial, storage or distribution uses (Classes 4, 5 and 6). Core path through the site forms part of the National Cycle Network and the Round the Forth route.

With the exception of the undeveloped land within The Pavilions development in the northernmost part of the site, proposals within this area will not be in accordance with this development plan unless it can be demonstrated, by means of an appropriate assessment, that the proposal will not have an affect on the integrity of the Firth of Forth SPA.

Developers will be expected to provide such information as the Council deems necessary to inform the appropriate assessment. Developers should be aware that this information is likely to include detailed information about the use of this site by qualifying species of the SPA over a minimum of one wintering and migratory season. In addition, it may involve assessment of the pattern of usage of this site in relation to other sites beyond the boundary of this site allocation. Consequently, developers are encouraged to collaborate in undertaking research for these areas.



Development Brief required to consider and address the relevant points below.

Creating Sustainable Communities

- ▶ Transport Assessment required.
- ▶ Access will require a new junction to Smithfield Loan, or upgrading the access road from The Pavilions.
- ▶ Travel Plan may be required, depending on the proposed use.
- ▶ Link road to Forthbank Industrial Estate to be designed in to any proposals.
- ▶ Core paths around the perimeter of the site to be retained and signed. Where core paths require to be diverted for safety or operational reasons diversions should be agreed with the Council and paths and signage provided to their specification.
- ▶ Incorporation of public parking area on the northern edge of the site for use by those using core paths.

Employment And Prosperity

- ▶ Scope to promote rail based freight movement.

Environmental Assets

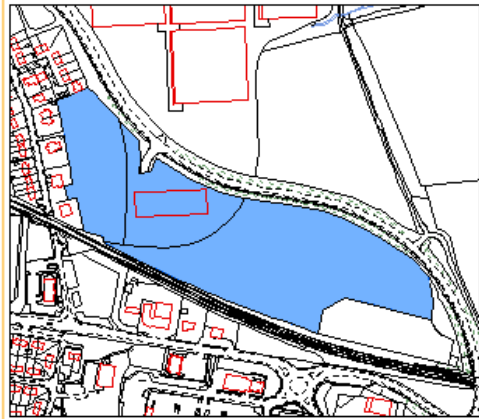
- ▶ This site includes areas that can be used by important numbers of qualifying species of the Firth of Forth SPA and lies adjacent to other areas that are used by significant numbers of pink-footed goose and curlew. The Development Brief and application will be subject to a Habitats Regulations Appraisal and Appropriate Assessment and will need to demonstrate that the proposals will not have an adverse effect upon the integrity of the Firth of Forth SPA and the River Teith SAC either alone or in combination with other proposals within this plan (including, but not necessarily restricted to B12 & B13) or other projects. Developers will be required to provide information to enable this appropriate assessment to be undertaken. This may include (but not be limited to):

- providing information about the use of this site and other suitable areas along the coast in Clackmannanshire by qualifying species of the SPA over at least one full wintering and migration season;
- providing details of how disturbance to qualifying species will be avoided during operation of the proposals;
- providing details of how disturbance to qualifying species will be avoided during construction of the scheme (e.g. constraints on the construction period);
- providing details of how impacts on the qualifying interests of the River Teith SAC will be avoided.
- ▶ Flood Risk Assessment required to determine area at risk from coastal flooding including issue of sea level rise. Potential for managed realignment should be investigated.
- ▶ Drainage Assessment required to establish the potential for provision of SUDS on the site in association with any new development.
- ▶ Ecological appraisal required for this site due to proximity to SPA
- ▶ Compensatory planting required for any loss of the woodland area at the north of the site.

Developer Contributions

- ▶ Contribution required to public art.
- ▶ Transport improvements/contributions dependent on the outcome of Transport Assessment.
- ▶ Potential to contribute to projects to support the aims and objectives of the IFLI, either through commuted sums to off-site projects or through the design, layout and landscaping of the development site.

Proposal	Site Name	Site Area
B03	Carsebridge South	5.97 ha



Development Requirements

Business/recreation/agriculture. Suitable for business, industrial, storage or distribution uses (Classes 4, 5 and 6). Development Brief required to consider and address the relevant points below.

Creating Sustainable Communities

- ▶ Transport Assessment required.
- ▶ Access from new roundabout formed on B909 which would also serve the proposed housing to the north.
- ▶ HSE consultation zones affect the site and PADHI+ process will require to be undertaken if development is proposed to commence while the nearby bonded warehouses are still in use.
- ▶ Need to either incorporate, replace, or contribute to off-site provision in relation to the playing field on the west of the site.

Environmental Assets

- ▶ Need for provision of a substantial landscaped bund along the southern perimeter of the site to protect buildings from noise pollution from the rail line to the south. Structural planting required to all site boundaries.
- ▶ Bund and adjacent area to be planted with mix of native broadleaves and shrubs (mix to be agreed with planning

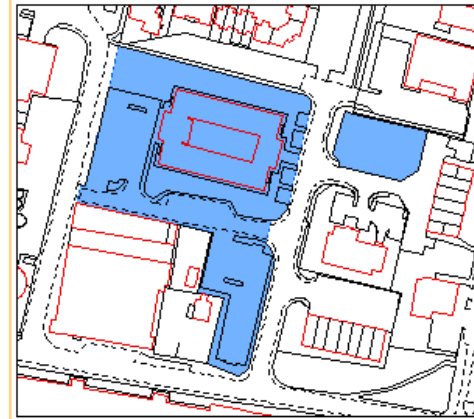
authority) to strengthen habitat corridor alongside railway.

- ▶ Bat survey required prior to demolition of bond.
- ▶ Conduct an Ecological Appraisal on the existing wetland (in compliance with the requirements in Policy EA3) and adjacent woodland in the southern part of the site. In agreement with the Council, incorporate any necessary steps to protect and enhance biodiversity within these areas of the site, including consideration of the potential contribution of the wetland as part of the site drainage system.
- ▶ A co-ordinated approach to flood risk management will be needed in connection with Sites H03 and H04, and there might be a land-take requirement for flood risk management and riparian habitat creation measures.
- ▶ Flood Risk Assessment required to take account of surface water run off and wetland on site.
- ▶ Drainage Assessment required to establish the potential for provision of SUDS on the site.

Developer Contributions

- ▶ Contribution required to public art.
- ▶ Transport improvements/contributions dependent on the outcome of Transport Assessment. Likely contributions towards upgrading Whins Road and Shillinghill Roundabouts.

Proposal	Site Name	Site Area
B04	North Castle Street	1.15 ha



Development Requirements

Infill development opportunity within established business area. Suitable for business, industrial, storage or distribution uses (Classes 4, 5 and 6).

Creating Sustainable Communities

- ▶ Protection of the cycle route along the northern perimeter of the site and provision of lighting to the cycle route.
- ▶ Ensure provision of adequate off-street parking.

Environmental Assets

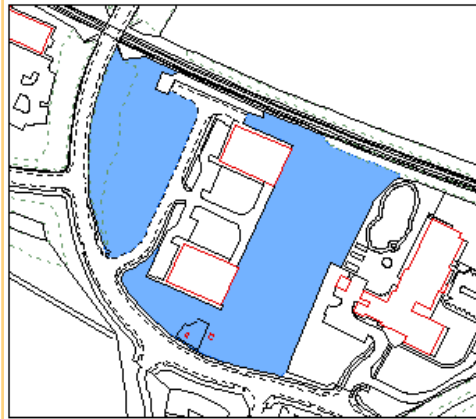
- ▶ Drainage Assessment required to establish the potential for provision of SUDS on the site.

Developer Contributions

- ▶ Contribution required to public art.



Proposal	Site Name	Site Area
B05	The Oval, Alloa	1.66 ha



Development Requirements

Business site with some land remaining to be developed and units available for occupation. Suitable for business, industrial, storage or distribution uses (Classes 4, 5 and 6).

Environmental Assets

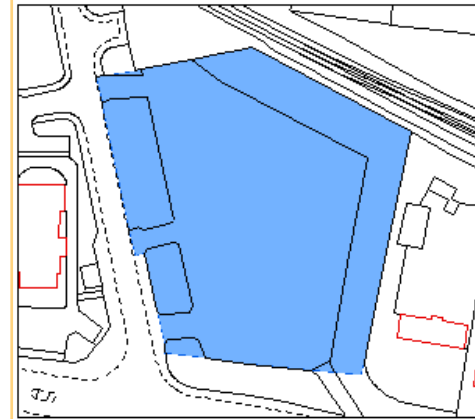
- ▶ This site lies adjacent to areas that may be used by significant numbers of pink-footed goose – a qualifying feature of the Firth of Forth SPA. Proposals may be subject to a Habitats Regulations Appraisal, and developers will be required to show that the construction periods and methods will not have an adverse effect on the integrity of the Firth of Forth SPA.
- ▶ Drainage Assessment required to establish the potential for provision of SUDS on the site.

Developer Contributions

- ▶ Contribution required to public art.
- ▶ Potential to contribute to projects to support the aims and objectives of the IFLL.



Proposal	Site Name	Site Area
B06	Hilton Road/Clackmannan Road, Alloa	0.97 ha



Development Requirements

Planning permission granted for the development of land for a hotel, restaurant and parking (10/00232/PPP). Development proposals to consider safety and amenity issues in relation to the adjacent rail line and any advice from Network Rail, particularly in relation to the position of buildings, new planting and SUDS features.

Creating Sustainable Communities

- ▶ Access to be taken from Hilton Road.
- ▶ Transport Assessment required.
- ▶ Car Parking Plan and Car Parking Management Plan required to include arrangements and measures to manage the parking demand for the adjacent football ground.
- ▶ Travel Plan required to address sustainable travel.
- ▶ Footpath links to the site to be provided/upgraded.
- ▶ Cycle parking to be provided on-site.

Environmental Assets

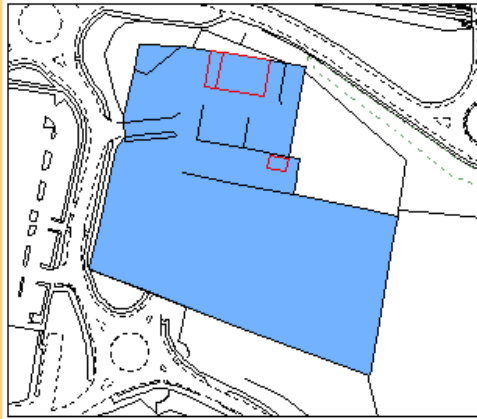
- ▶ Drainage Assessment required to establish the potential for provision of SUDS on the site, taking cognisance of Network Rail's advice that no SUDS scheme should be located within 10 metres of railway infrastructure.
- ▶ Tree Survey required to include details of trees to be removed and retained.
- ▶ Landscaping Plan required to include the retention of the existing tree belts along the eastern and northern boundaries of the site and measures to provide screening along the northern boundary of the site outwith the tree belt.
- ▶ Landscaping Plan to also include measures to create an attractive frontage to Clackmannan Road, including the potential to maintain the existing landscaping to the south of the existing car park.

Developer Contributions

- ▶ Contribution required to public art.

Retail and Town Centres

Proposal	Site Name	Site Area
B07	Clackmannan Road Retail Park	1.64 ha



Development Requirements

Retail Park/Car Breakers Yard. Existing car breakers yard to be redeveloped. Expansion of Retail Park to the east. Development of additional retail units and uses ancillary to the retail function, such as a hotel or restaurant, provided such uses are not of a scale that would undermine the primary retail function of the site.

Creating Sustainable Communities

- ▶ Transport Assessment required.
- ▶ Appropriate building and landscape design required to avoid adverse impacts on the setting of the nearby Scheduled Monument.
- ▶ The site should incorporate a high quality adoptable cycle/pedestrian route linking the crossing of Alloa Park Drive to the west with the route southwards to NCN 76 (see Developer Contribution requirements below)

Environmental Assets

- ▶ Ecological Appraisal required.
- ▶ Improve planting and landscaping around the site perimeter.
- ▶ Drainage Assessment required to establish the potential for provision of SUDS on the site.
- ▶ Scope to include water storage on site.

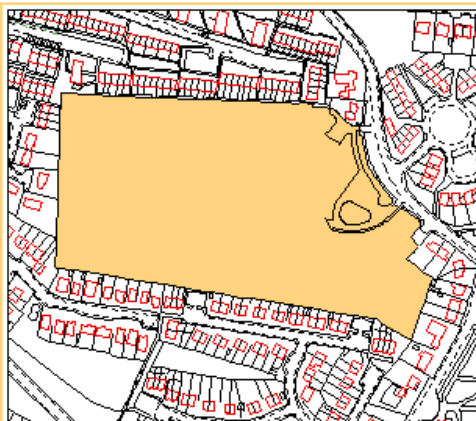
Developer Contributions

- ▶ Contribution required to public art. Opportunity to provide public art at this gateway to Alloa.
- ▶ Transport improvements/contributions dependent on the outcome of Transport Assessment.
- ▶ Traffic management and improved connections to bus stops on A907.
- ▶ Provision of a high quality adoptable cycle/pedestrian route south from the site to NCN76 at Alloa Park Drive required.
- ▶ Safe cycle/pedestrian crossing of Alloa Park Drive to the west of the site required to provide a high quality link from this site to the existing retail park.

Housing - Creating Sustainable Communities

Sauchie

Proposal	Site Name	Site Area	Units	Density
H15	Former FV College, Sauchie	5.42 ha	150	28/ha



Development Requirements

Former College which has now been demolished. Large residential infill opportunity on part brownfield, part greenfield site. Development Brief required to consider and address the relevant points below. Planning permission in principle granted in January 2012 for residential development (11/00219/PPP).

Creating Sustainable Communities

- ▶ Proposals to include details of house numbers and sizes, and any affordable housing provision.
- ▶ Creation of a strong built and landscaped frontage to Branshill Road, utilising key feature house types and high quality hard and soft landscaping.
- ▶ Transport Assessment required.
- ▶ Traffic calming measures required on Branshill Road.
- ▶ Travel Pack to be prepared and distributed to all new residents of the proposed development.

- ▶ New Zebra Crossing off Fairfield Road, close to its junction with Park Crescent, to improve linkages to Craigbank Primary School.
- ▶ Improved pedestrian routes to link the site to Branshill Park, Woodlea Park and Pompee Road.
- ▶ Contribution to mini-roundabout at Branshill Road/Parkhead Road Junction and Improvements to Parkhead Road/Fairfield Road Junction.
- ▶ Cultural heritage: Appropriate archaeological supervision for site preparation works.
- ▶ Landscape: Appropriate design and planning of new development to achieve quality layout.
- ▶ Incorporation of a level area for ball games and an enclosed, equipped play area which is overlooked by housing on at least two sides. Connections to existing sites as part of the wider green infrastructure network.

Environmental Assets

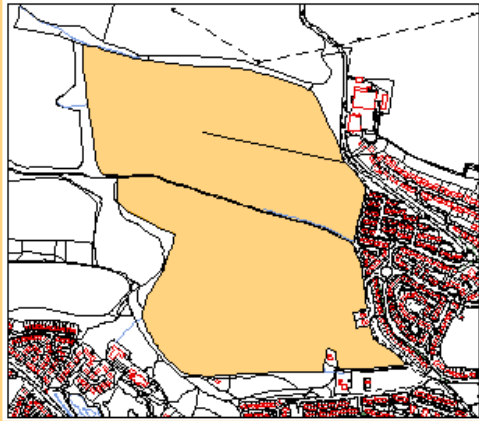
- ▶ Ground investigation to determine the nature, extent and type of any contaminated material within the site.
- ▶ Drainage Assessment required to establish the potential for provision of SUDS on the site.
- ▶ Retain existing mature trees on site and incorporate new tree planting to provide shade and improve habitat.

Developer Contributions

- ▶ Affordable housing/contribution required.
- ▶ Contributions required to address educational issues for both primary and secondary schools.
- ▶ Transport improvements/contributions dependent on the outcome of Transport Assessment.
- ▶ Public art provision in the form of a student-led project run by Forth Valley College, to produce a new piece of public art to be installed in the locality of the site.



Proposal	Site Name	Site Area	Units	Density
H16	Sauchie West, Sauchie	52.81 ha	774	15/ha



Development Requirements

Settlement expansion. Development Brief and Masterplan required to consider and address the relevant points below.

Creating Sustainable Communities

- Proposals to include details of house numbers and sizes, and any affordable housing provision.
- Phasing plan tied to developer contributions required.
- Site layout and building construction to adequately provide for passive solar gain and energy efficiency.
- Major active and passive open space required within the development, to be designed as a new urban park incorporating informal open space, paths, playing fields, water bodies (incorporating drainage and flood attenuation functions), and play areas for all age groups.
- Smaller play areas and open space required within housing phases.
- Transport Assessment required.
- Improvements to B9140.
- Junction improvements at Sunnyside Road/Branshill Road and Parkhead Road/Fairfield Road.
- Examine scope to reinstate road linking Branshill Road and Fairfield Road along eastern boundary of site.

- Development area to provide a through bus route.
- Provide north-south and east-west green corridors through the site incorporating habitat and active travel corridors linking into existing woodland and paths adjacent to the site; open space and water bodies to be well related (and where possible incorporated) into these green corridors. The east-west green corridor should follow the line of the existing burn with the removal of all culverting
- Provide safe routes to school, particularly a high quality, lit active travel route running east-west through the site between Ten Acres and Gubber Hill Woodland

Environmental Assets

- Geotechnical and hydrological investigations will require to be undertaken.
- Coal reserves need to be considered for prior extraction to avoid sterilisation.
- Enhancement to Green Belt setting and adjacent woodlands, including improvements for recreational access and biodiversity.
- Protection of tree root and nutrient zones for any nearby Ancient Woodland and other woodland required through Development Management processes.
- Required to form quality habitats and connections in general accord with CBAP and CSGN targets and objectives.
- Protected species surveys relating to the adjacent woodland areas and habitats.

- Structural planting required and new woodland planting to south.
- Flood Risk Assessment required.
- Drainage Assessment required to establish the potential for provision of SUDS on the site.

Developer Contributions

- Affordable housing/contribution required.
- Contributions required to address educational issues, including the provision of a site for a new primary school.
- Contribution required to public art.
- Contributions to enhancement of the green network around the site, including local footpath/leisure routes, walking trails in adjoining woodlands, and improvement of the woodlands surrounding the site. Particular emphasis will be given to upgrading the footpath west from the site to Lornshill Academy.

Proposal	Site Name	Site Area	Units	Density
H17	Fairfield School, Sauchie	0.40 ha	14	35/ha



Development Requirements

Opportunity for high quality residential scheme with potential for the retention and conversion of school building and some new build residential development. Development Brief required to consider and address the relevant points below.

Creating Sustainable Communities

- Proposals to include details of house numbers and sizes, and any affordable housing provision.
- Potential for new access to park through boundary wall - provided no impacts on historic interest.
- Development to incorporate re-use of stone from the site.

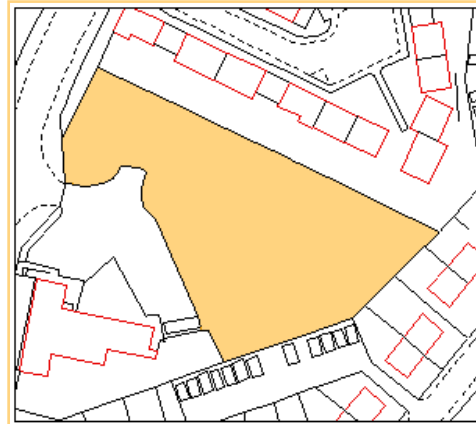
Environmental Assets

- Drainage Assessment required to establish the potential for provision of SUDS on the site
- Flood Risk Assessment required
- Consultation with SEPA required to determine any requirement for the use of flood resilient materials as part of the development.

Developer Contributions

- Affordable housing/contribution required.
- Contributions required to address educational issues, including towards the provision of a primary school to replace Craigbank Primary.
- Contribution to pitch improvements at Fairfield Park.
- Contribution required to public art.

Proposal	Site Name	Site Area	Units	Density
H18	Main Street, Sauchie	0.34 ha	16	35/ha



Development Requirements

Residential infill opportunity on vacant site. Neighbouring Sauchie Nursery site may become available in the future and site assembly would result in a larger site which could allow a more integrated design to be achieved and make development more viable. Development Brief required to consider and address the relevant points below.

Creating Sustainable Communities

- Proposals to include details of house numbers and sizes, and any affordable housing provision.
- Access should be designed with the potential to service the adjacent Sauchie Nursery site, should it become available for redevelopment in the future.
- Particular attention will need to be paid to junction design to ensure smooth traffic flows and public safety.
- Consider pedestrian crossing of Main Street in access arrangements.

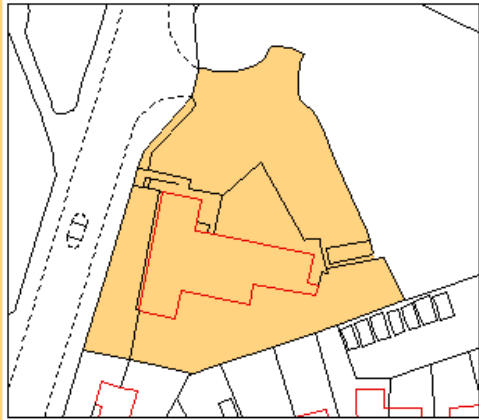
Environmental Assets

- Geotechnical and hydrological investigations will require to be undertaken.
- Woodland boundary features should be retained.

Developer Contributions

- Affordable housing/contribution required.
- Contributions required to address educational issues for both primary and secondary schools.
- Contributions to nearby open space improvements required in lieu of on-site provision.
- Contribution required to public art.

Proposal	Site Name	Site Area	Units	Density
H19	Sauchie Nursery, Sauchie	0.26 ha	10	38/ha



Development Requirements

Potential to be developed in association with adjacent site should the nursery be relocated. Development Brief required to consider and address the relevant points below.

Creating Sustainable Communities

- Proposals to include details of house numbers and sizes, and any affordable housing provision.
- Provide for pedestrian crossing of Main Street in access arrangements.

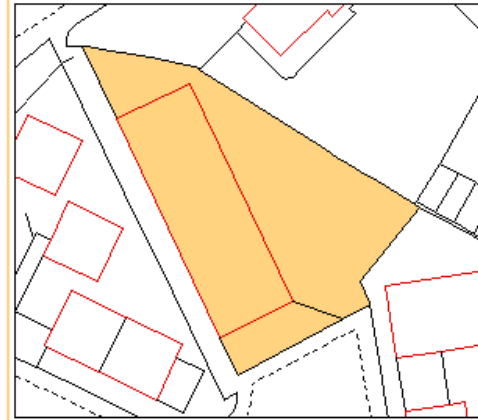
Environmental Assets

- Drainage Assessment required to establish the potential for provision of SUDS on the site.

Developer Contributions

- Affordable housing/contribution required.
- Contributions required to address educational issues for both primary and secondary schools.
- Contribution required to public art.

Proposal	Site Name	Site Area	Units	Density
H20	Former Scout Hall, Holton Square, Sauchie	0.08 ha	10	125/ha



Development Requirements

Infill opportunity on small site close to the centre of Sauchie.

Creating Sustainable Communities

- Provide for pedestrian crossing of Main Street in access arrangements.
- Design Statement required to illustrate a high quality design solution.

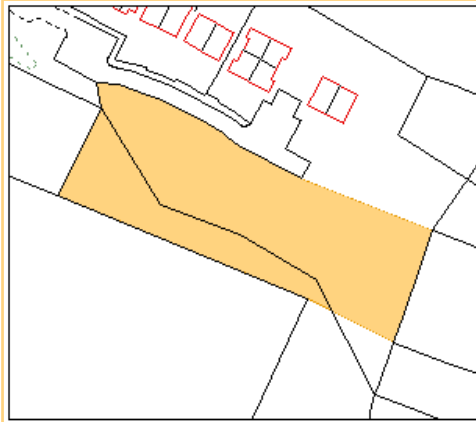
Environmental Assets

- Drainage Assessment required to establish the potential for provision of SUDS on the site.

Developer Contributions

- Affordable housing/contribution required.
- Contributions required to address educational issues for both primary and secondary schools.
- Contribution required to public art.

Proposal	Site Name	Site Area	Units	Density
H21	Todd's Yard, Sauchie	0.36 ha	14	42/ha



Development Requirements

Brownfield opportunity comprising Phase 2 of previous development.

Creating Sustainable Communities

- Phase 2 to complement scale, design and layout of existing housing.

Environmental Assets

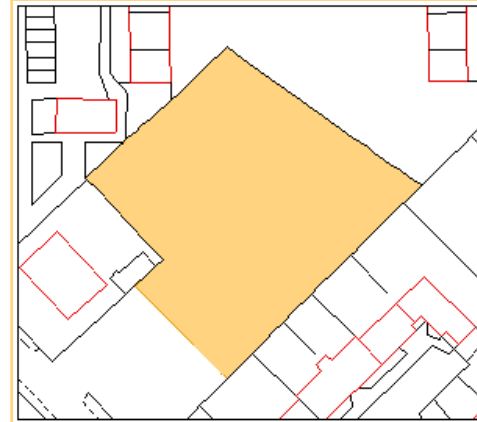
- Boundary planting details to include hedge/shrub planting.

Developer Contributions

- Contributions required to address educational issues for both primary and secondary schools.
- Contributions to improve open space in the vicinity required in lieu of on-site provision.
- Contribution required to public art.



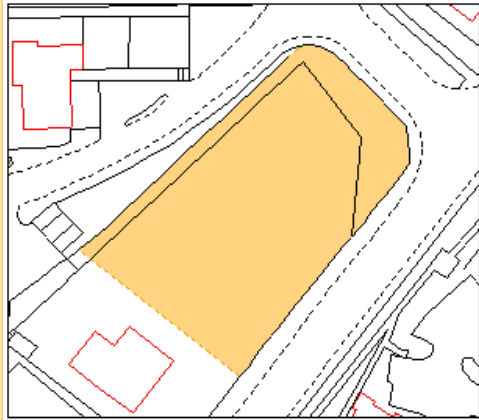
Proposal	Site Name	Site Area	Units	Density
H22	Preston Terrace, Sauchie	0.21 ha	16	76/ha



Development Requirements

Under construction

Proposal	Site Name	Site Area	Units	Density
H23	The Manse, Main Street, Sauchie	0.2 ha	8	40/ha



Development Requirements

Residential infill opportunity in the garden grounds of the former Manse.

Creating Sustainable Communities

- Access to be taken from Craigview.
- Existing boundary wall to be retained.

Environmental Assets

- Consultation with SEPA required to determine any requirement for the use of flood resilient materials as part of the development.

Developer Contributions

- Contributions required to address educational issues for both primary and secondary schools.
- Contributions to improve open space in the vicinity required in lieu of on-site provision.
- Contribution required to public art.

Social Infrastructure

Sauchie

Proposal	Site Name
S05	Sauchie West - new primary school

Development Guidelines

A site for a new primary school has been identified within the Indicative Masterplan for the Sauchie West site (H16). It is the intention that this would replace Craigbank Primary School to serve the wider Sauchie area. The current Craigbank primary school site would then be available for redevelopment once the new school is operational.

Transport

Sauchie

Proposal	Site Name
T05	Sauchie Junctions

Development Guidelines

Junction improvement in Sauchie at B908/B909 and B908/Branshill Road. Developer contributions required from developments which would impact on these junctions.

Proposal	Site Name
T06	Branshill - Lornshill - Glenochil

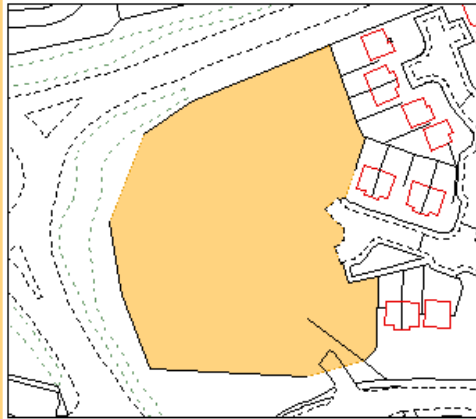
Development Guidelines

Upgrading of paths between Branshill, Lornshill and Glenochil, including improvements to accessibility, width, surfacing, drainage, lighting and safety where necessary to provide an active travel route suitable for accessing education, employment and local amenities.

Housing - Creating Sustainable Communities

Tullibody, Cambus and Glenochil

Proposal	Site Name	Site Area	Units	Density
H24	Tullibody By-pass, Tullibody	0.71 ha	58	85/ha



Development Requirements

Residential opportunity for infill development up to the settlement boundary. Development Brief required to consider and address the relevant points below.

Creating Sustainable Communities

- Proposals to include details of house numbers and sizes, and any affordable housing provision.
- Strong built form and landscaped frontage to roads adjacent required.
- Feature development at entry to Tullibody will require a high quality design solution.

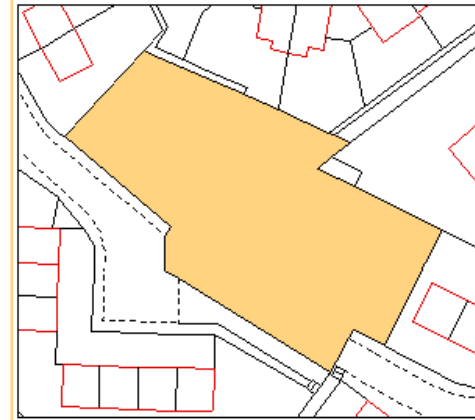
Environmental Assets

- Drainage Assessment required to establish the potential for provision of SUDS on the site.

Developer Contributions

- Affordable housing/contribution required.
- Contributions required to address educational issues for both secondary and potentially primary schools.
- Contribution required to public art.

Proposal	Site Name	Site Area	Units	Density
H25	Baingle Brae, Tullibody	0.19 ha	6	32/ha



Development Requirements

Brownfield residential opportunity. Site of former club, which has been demolished. Design Statement required to consider and address the relevant points below.

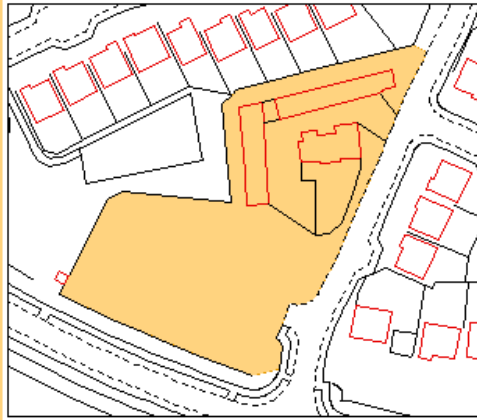
Creating Sustainable Communities

- Proposals to include details of house numbers and sizes, and any affordable housing provision.
- Buildings should not exceed 2 storeys in height.
- Adoptable shared cycle/pedestrian link should be provided to Ochil Street.

Developer Contributions

- Affordable housing/contribution required.
- Contributions required to address educational issues for both secondary and potentially primary schools.
- Contribution required to public art.

Proposal	Site Name	Site Area	Units	Density
H26	Muirside, Lethen View, Tullibody	0.39 ha	9	23/ha



Development Requirements

Brownfield residential opportunity.

Creating Sustainable Communities

- Footway along the frontage with Lethen View and a crossing point where it joins the existing footway on Muirside Avenue.

Environmental Assets

- Bat and barn owl surveys required - mitigation measures if necessary.

Developer Contributions

- Affordable housing/contribution required.
- Contributions required to address educational issues for both secondary and potentially primary schools.
- Contribution required to public art.
- Contribution required to community facilities.

Mixed Use Sites

Tullibody, Cambus and Glenochil

Proposal	Site Name	Site Area	Units	Density
M04	Alloa Road, Tullibody	1.50 ha	49	33/ha



Development Requirements

Brownfield residential opportunity. Site of former tannery, which has been demolished. Site located close to the settlement centre would be suitable for residential, commercial/business, or mixed uses. Development Brief required to consider and address the relevant points below.

Creating Sustainable Communities

- Proposals to include details of house numbers and sizes, and any affordable housing provision.
- Access from Alloa Road.
- High quality built frontages to Alloa Road and Delph Pond.
- Pedestrian access required to Delph Park.
- Pedestrian links from Alloa Road to Delph Road.
- Incorporation of public art feature.

Environmental Assets

- Drainage Assessment required to establish the potential for provision of SUDS on the site.

Developer Contributions

- Affordable housing/contribution required.
- Contributions required to address educational issues for both secondary and potentially primary schools.
- Contributions to adjacent open space improvements required in lieu of on-site provision.
- Contribution towards enhanced play provision at Delph Park.
- Upgrade bus stops on Alloa Road.

Social Infrastructure

Tullibody, Cambus and Glenochil

Opportunity	Site Name
S06	Tullibody Civic Centre

Development Guidelines

Potential to locate further Council facilities in this area through the development of a community campus. There may be the opportunity to relocate the housing office and healthcare facilities to this site.

Transport

Tullibody, Cambus and Glenochil

Opportunity	Site Name
T07	Cambus Park and Ride

Development Guidelines

Provision of rail halt, roundabout, access road and car parking. The Council will safeguard land in this location and will continue dialogue with Network Rail, the Scottish Government and Transport Scotland to pursue the delivery of this facility. Developer contributions will be sought when proposals have progressed.

This development will be subject to further investigation of the operational, technical and financial case to justify its provision at this location. There is currently no funding commitment for it. Further detailed studies will be needed on the design and layout of the facility and its access, and of the amount of land required. The safeguarding of land at this location will be re-assessed when the local development plan is next reviewed in the light of any progress on these investigations.

Opportunity	Site Name
T08	B9140 Road Safety

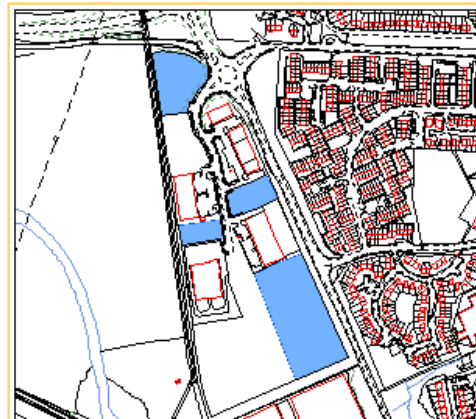
Development Guidelines

To improve road safety on the B9140, the Council will seek to remove the dips in the road at Muirpark. Developer contributions may be sought to progress this.

Business & Employment - Employment and Prosperity

Tullibody, Cambus and Glenochil

Proposal	Site Name	Site Area
B08	Dumyat Business Park	2.67 ha



Development Requirements

Business site with some land remaining to be developed. Suitable for business, industrial, storage or distribution uses (Classes 4, 5 and 6).

Creating Sustainable Communities

- Provision of new adoptable cycle/pedestrian link from the site to NCN76 Alloa-Manor Powis cycle route which runs just outside the western perimeter of the site
- Provide pedestrian link to bus lay-by on A907 (Alloa Road).

Environmental Assets

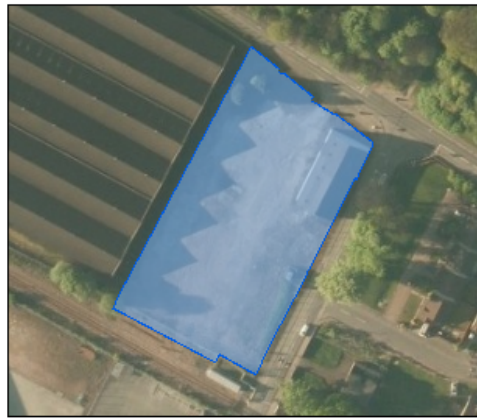
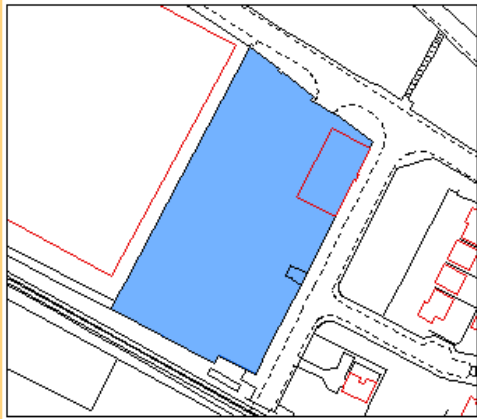
- Drainage Assessment required to establish the potential for provision of SUDS on the site.

Developer Contributions

- Contribution required to public art.
- Potential to contribute to projects to support the aims and objectives of the IFLL, either through commuted sums to off-site projects or through the design, layout and landscaping of the development site.



Proposal	Site Name	Site Area
B09	Station Road, Cambus	0.55 ha



Development Requirements

Part cleared brownfield infill site. Suitable for business, industrial, storage or distribution uses (Classes 4, 5 and 6).

Environmental Assets

- ▶ Bat Survey required.
- ▶ Scope to include water storage on site.
- ▶ Drainage Assessment required to establish the potential for provision of SUDS on the site.
- ▶ Access via Station Road.

Developer Contributions

- ▶ Contribution required to public art.

Housing - Creating Sustainable Communities

Clackmannan

Proposal	Site Name	Site Area	Units	Density
H27	Main Street/North Street, Clackmannan	0.10 ha	6	55/ha



Development Requirements

Brownfield residential opportunity including re-use of former Co-operative Society building, more recently a printworks, which is included in Historic Environment Scotland's Buildings at Risk Register. Requires a sensitively designed infill development within the conservation area. Development Brief required to consider and address the relevant points below.

Creating Sustainable Communities

- ▶ Proposals should ensure the appropriate preservation/conservation of historic building.
- ▶ Proposals to include details of house numbers and sizes, and any affordable housing provision.
- ▶ Shared access from North Street with retention of existing rights of access.

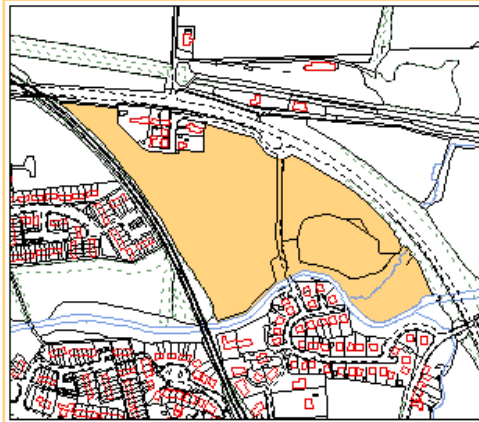
Environmental Assets

- ▶ Bat survey required – mitigation measures if necessary.

Developer Contributions

- ▶ Affordable housing/contribution required.
- ▶ Contributions required to address educational issues for both secondary and potentially primary schools.
- ▶ Contribution required to public art.

Proposal	Site Name	Site Area	Units	Density
H28	Helensfield, Clackmannan	6.57 ha	55	8/ha



Development Requirements

Residential opportunity for infill development up to the settlement boundary. Development Brief required to consider and address the relevant points below.

Creating Sustainable Communities

- ▶ Proposals to include details of house numbers and sizes, and any affordable housing provision.
- ▶ Access from A907 by a new roundabout with improved cycle and pedestrian crossing to the National Cycle Network route to the north. Enhanced pedestrian links to north/west.
- ▶ Pedestrian and cycle link to be provided to Clackmannan via the existing bridge over river Black Devon.
- ▶ Noise attenuation issues from road and railway to be addressed.
- ▶ Quality links to the existing core path network to be provided and existing links upgraded if necessary.
- ▶ Children's play area and kick about facility to be provided on site.
- ▶ Careful attention to urban design quality and roofscape is required to protect the historic and landscape setting of Clackmannan.

Environmental Assets

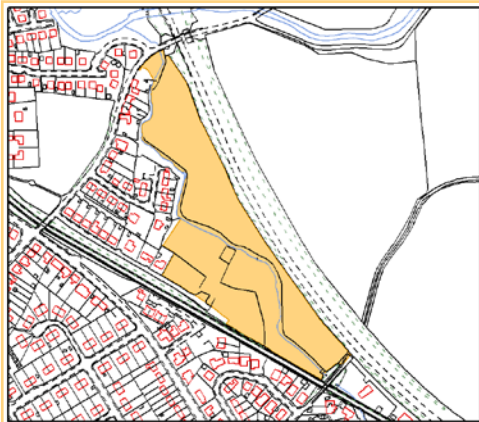
- ▶ Flood Risk Assessment required.
- ▶ Potential for flood alleviation measures adjacent to Black Devon.
- ▶ Stream should be enhanced as part of the landscape scheme.
- ▶ Erosion issue on the bank on the south of the site and also developed bank opposite to be addressed.
- ▶ Drainage Assessment informed by the Flood Risk Assessment to develop SUDS strategy for the site.
- ▶ Gross site allocated includes disturbed land (quarry etc) and this requires to be promoted as open space/habitat value.
- ▶ Developer to secure enhanced landscape and biodiversity values for adjacent riparian features and woodland, including eradication of knotweed infestation.



Developer Contributions

- ▶ Affordable housing/contribution required.
- ▶ Contributions required to address educational issues for both secondary and potentially primary schools.
- ▶ Contribution required to public art.
- ▶ Enhance green corridors and local biodiversity - Black Devon subject of SEPA/CSGN multi-benefits project development proposals opportunity to utilise project outcomes. Investigate potential to provide allotments/growing space.
- ▶ Lower flood risk on Black Devon - help address localised erosion issue.

Proposal	Site Name	Site Area	Units	Density
H29	Burnside, Clackmannan	4.36 ha	71	16/ha



Development Requirements

Residential opportunity for infill development up to the settlement boundary.

Creating Sustainable Communities

- ▶ Development Brief required, to include details of house numbers and sizes, and any affordable housing provision.
- ▶ Ground conditions require investigation.
- ▶ Access onto Riccarton with traffic calming on B910 and repositioning of speed restriction.
- ▶ Ensure links through the site to bus stops.
- ▶ Enhance links to NCN764.
- ▶ Noise attenuation issues from road and railway.

Environmental Assets

- ▶ Flood Risk Assessment required to inform landscape design incorporating the watercourse and any associated flood attenuation measures.
- ▶ Drainage Assessment required to establish the potential for provision of SUDS on the site.
- ▶ Enhancement of the burn with associated landscaped buffer zone required.
- ▶ De-culverting and naturalisation of existing burn on the site.
- ▶ Structural planting to site perimeter.

Developer Contributions

- ▶ Affordable housing contribution required.
- ▶ Contributions required to address educational issues for both primary and secondary schools.
- ▶ Contribution required to public art.
- ▶ Contribution to off-site improvements to Alexander Park.
- ▶ Traffic calming on Riccarton, and examine scope to improve its junction with Alloa Road.

Transport

Clackmannan

Opportunity	Site Name
T09	A907/B910

Development Guidelines

Junction improvement at Helensfield and cycle crossing on A907 to connect with Clackmannan.

Opportunity	Site Name
T10	Clackmannan Rail Halt

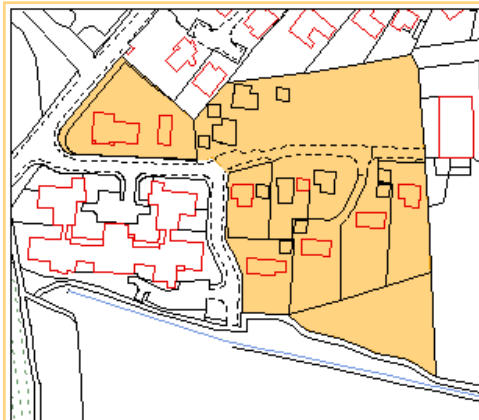
Development Guidelines

Safeguarding of land for rail halt, access road and car parking.

Housing - Creating Sustainable Communities

Devon Village

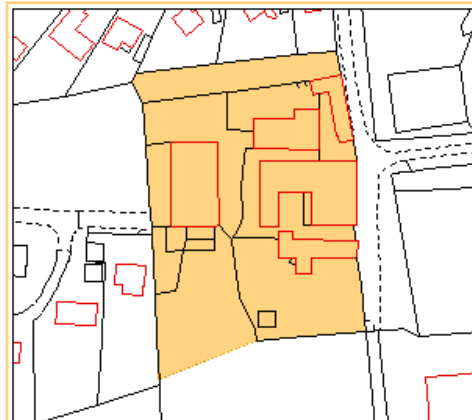
Proposal	Site Name	Site Area	Units	Density
H30	Blackfaulds, Devon Village	1.75 ha	16	9/ha



Development Requirements

Under construction.

Proposal	Site Name	Site Area	Units	Density
H31	Blackfaulds Steading, Devon Village	0.84 ha	11	13/ha



Development Requirements

Residential redevelopment opportunity on brownfield land occupied by farm steading buildings.

Creating Sustainable Communities

- Development to use traditional materials.
- No vehicle access to east.

Environmental Assets

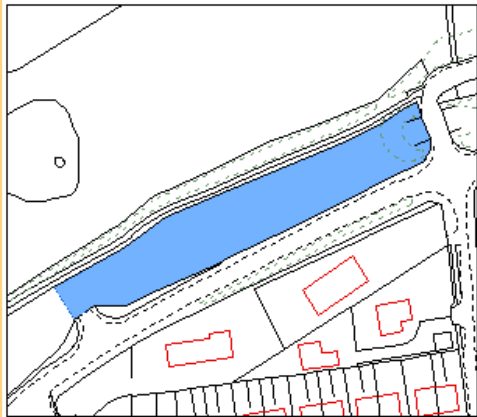
- Bat survey required.
- Ground investigation to determine the nature, extent and type of any contaminated material within the site.

Developer Contributions

- Affordable housing/contribution required.
- Contributions required to address educational issues for both primary and secondary schools.
- Contributions to adjacent open space improvements required in lieu of on-site provision.
- Contribution required to public art.
- Provide enhancement to mixed use path network.

Devon Village

Proposal	Site Name	Site Area
B10	Devon Village	0.34 ha



Development Requirements

Adjacent to the Devon Way, with potential for commercial tourism use taking advantage of the location on the path network and views to the Ochils. Development Brief required to consider and address the relevant points below.

Creating Sustainable Communities

- Transport Assessment may be required depending on the specific development proposals for the site.
- Site to be linked to the existing core path to the east.

Environmental Assets

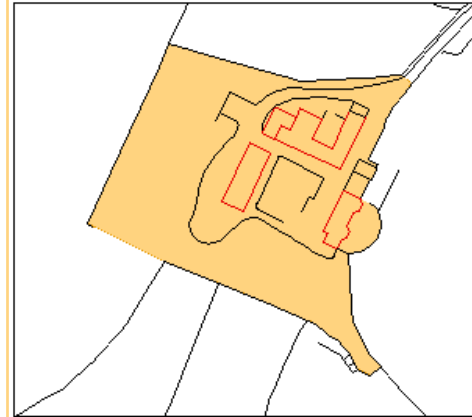
- Retain existing mature trees on site.
- Enhance boundary planting and landscaping.

Developer Contributions

- Contribution required to public art.
- Transport improvements/contributions dependent on the outcome of Transport Assessment.
- Potential to contribute to projects to support the aims and objectives of the OLP, either through commuted sums to off-site projects or through the design, layout and landscaping of the development site.

Forth - Rural and Area Wide

Proposal	Site Name	Site Area	Units	Density
H32	Lornshill Steading, Alloa	0.84 ha	17	21/ha



Development Requirements

Conversion of 'B' Listed farmhouse and associated buildings and erection of 12 new units. Development will require to carefully consider its relationship to, and respect the setting of the existing listed buildings.

Creating Sustainable Communities

- Commuted sum required as contribution to local play provision.

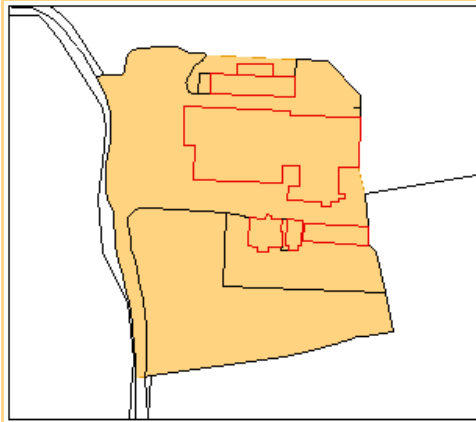
Environmental Assets

- Bat survey required.

Developer Contributions

- Affordable housing/contribution required.
- Contributions required to address educational issues for both secondary and potentially primary schools.
- Contribution required to public art.

Proposal	Site Name	Site Area	Units	Density
H33	Ditch Farm, Tullibody	1.07 ha	10	9/ha



Development Requirements

Residential redevelopment opportunity on land occupied by farm steading buildings.

Creating Sustainable Communities

- Development to use traditional materials.
- Proposals should respect both the local environment and the landscape setting.
- The design, fenestration, detailing, materials and finishing of any conversion works must respect the architectural characteristics and qualities of the steading.
- Extensions of new build as part of the initial conversion works will only be allowed in exceptional circumstances where they form part of the need to reinforce the architectural integrity of the existing steading but without compromising its existing character.
- Links should be made to the neighbouring path network.

Environmental Assets

- Drainage Assessment required to establish the potential for provision of SUDS on the site.
- Bat survey required.
- Ground investigation to determine the nature, extent and type of any contaminated material within the site.
- Potential to enhance local biodiversity through new planting and SUDS.

Developer Contributions

- Affordable housing/contribution required.
- Contributions required to address educational issues for both secondary and potentially primary schools.
- Contribution required to public art.

Transport

Forth - Rural and Area Wide

Opportunity	Site Name
T11	Fishcross Bypass

Development Guidelines

Safeguarding of land for the potential future development of a northern bypass of Fishcross.

Proposal	Site Name
T12	Gartmorn Dam access road from B9140

Development Guidelines

Improve access to Gartmorn Dam for pedestrians, cyclists and other non-motorised users.

Proposal	Site Name
T13	Carsebridge area, Alloa

Development Guidelines

Improve access to Gartmorn Dam for pedestrians, cyclists and other non-motorised users.

Proposal	Site Name
T14	B9140 Road Safety

Development Guidelines

Bend realignment of B9140 east of Collylands.

Opportunity	Site Name
T15	NCN764 to Helensfield

Development Guidelines

Safeguarding of the former rail line to provide a cycle link, if this is considered necessary in the future, with a cycle crossing on the A907.

Proposal	Site Name
T16	Helensfield via Jellyholm linking to Carsebridge

Development Guidelines

Provide cycle infrastructure.

Opportunity	Site Name
T17	Alloa - Oakley Railway Line

Development Guidelines

Safeguarding of former rail line in support of the reopening of the branch line to Fife, including replacement of NCN764. There is currently no funding commitment for this, and any proposals for the reopening of the railway will need to include an affordable and positive business case to justify it.

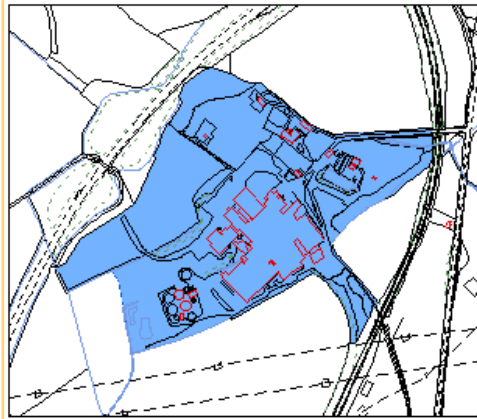
Proposal	Site Name
T18	Sauchie to Alva cycle route

Development Guidelines

Cycle link between Sauchie/Alloa and Alva.

Forth - Rural and Area Wide

Proposal	Site Name	Site Area
B11	Kilbagie	19.27 ha



Development Requirements

Business site/Agriculture. Suitable for business, industrial, storage or distribution uses (Classes 4, 5 and 6).

Creating Sustainable Communities

- ▶ Transport Assessment required along with any proposals for new development on the site.
- ▶ Travel Plan may be required depending on the specific development proposals for the site.
- ▶ Potential to improve green spaces within the business area for the use and enjoyment of those working there in association with any new development.



Employment And Prosperity

- ▶ Scope to promote rail based freight movement.

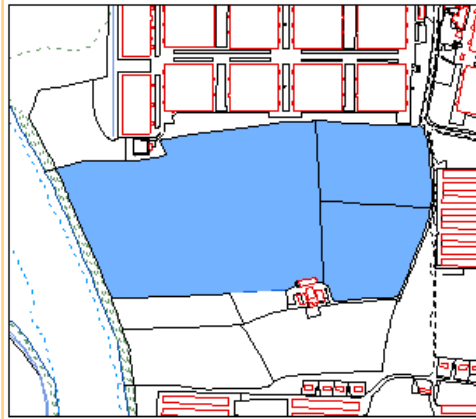
Environmental Assets

- ▶ Ecological appraisal required.
- ▶ Scope for significant planting along site perimeter to screen site and improve habitat.
- ▶ Flood Risk Assessment required.
- ▶ Drainage Assessment required to establish the potential for provision of SUDS on the site.
- ▶ Any proposed new developments should respect the setting of the category 'B' Listed Kilbagie House.

Developer Contributions

- ▶ Transport improvements/contributions dependent on the outcome of Transport Assessment. May require a junction upgrade to A977, and improvements to Gartarry roundabout.
- ▶ Contribution required to public art.
- ▶ Potential to contribute to projects to support the aims and objectives of the IFLI, either through commuted sums to off-site projects or through the design, layout and landscaping of the development site.

Proposal	Site Name	Site Area
B12	Garvel Farm, Blackgrange	20.21 ha



Development Requirements

Agricultural land allocated for business development. Suitable for business, industrial, storage or distribution uses (Classes 4, 5 and 6).

Proposals within this site will not be in accordance with this development plan unless it can be demonstrated, by means of an appropriate assessment, that the proposal will not have an affect on the integrity of the Firth of Forth SPA or River Teith SAC, either alone or in combination with other parts of this or other plans and projects.

Developers will be expected to provide such information as the council deems necessary to inform the appropriate assessment. In respect of the Firth of Forth SPA, Developers should be aware that this information is likely to include detailed information about the use of this site by qualifying species of the SPA over a minimum of one wintering and migratory season. In addition, it may involve assessment of the pattern of usage of this site in relation to other sites beyond the boundary of this site allocation. Consequently, developers are encouraged to collaborate in undertaking research for these areas.

Creating Sustainable Communities

- North of the site lies within a Hazard Consultation Zone, therefore HSE will need to be consulted on any proposals.
- Transport Assessment required to determine impact of additional queuing traffic at Blackgrange Level Crossing on roundabout on A907.

Environmental Assets

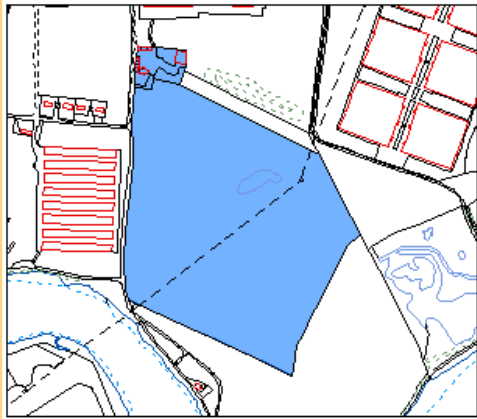
- Proposals will be subject to Habitats Regulations Appraisal. The application will need to demonstrate that the proposals will not have an adverse effect upon the integrity of either the Firth of Forth SPA or River Teith SAC either alone or in combination with other proposals in this plan (Including, but not necessarily limited to B02 and B13) or other projects. Developers will be required to provide information to enable this appropriate assessment to be undertaken. This may include (but not be limited to):
 - providing information about the use of this site and other suitable areas along the coast in Clackmannanshire by qualifying species of the SPA over at least one full winter and migratory period;
 - providing details of how disturbance to qualifying species will be avoided during operation of the proposals;
 - providing details of how disturbance to qualifying species will be avoided during construction of the scheme (e.g. constraints on the construction period);
- providing details of how impacts on qualifying interests of the River Teith SAC will be avoided.
- Flood Risk Assessment required to determine area at risk from coastal flooding including issue of sea level rise. Potential for managed realignment should be investigated. These aspects will require a Habitats Regulations Appraisal in respect of likely effects upon the Firth of Forth SPA and River Teith SAC. Proposals which create habitat of value to the qualifying interest features of the Firth of Forth will be preferred.
- Drainage Assessment required to establish the potential for provision of SUDS on the site.

Developer Contributions

- Contribution required to public art.
- Potential to contribute to projects to support the aims and objectives of the IFLI, either through commuted sums to off-site projects or through the design, layout and landscaping of the development site.



Proposal	Site Name	Site Area
B13	Midtown	15.44 ha



Development Requirements

Agricultural land allocated for business development. Suitable for business, industrial, storage or distribution uses (Classes 4, 5 and 6).

Proposals within this site will not be in accordance with this development plan unless it can be demonstrated, by means of an appropriate assessment, that the proposal will not have an affect on the integrity of the Firth of Forth SPA. Developers will be expected to provide such information as the council deems necessary to inform the appropriate assessment. In respect of the Firth of Forth SPA, Developers should be aware that this information is likely to include detailed information about the use of this site by qualifying species of the SPA over a minimum of one wintering and migratory season. In addition, it may involve assessment of the pattern of usage of this site in relation to other sites beyond the boundary of this site allocation. Consequently, developers are encouraged to collaborate in undertaking research for these areas.

Creating Sustainable Communities

- North of the site lies within a Hazard Consultation Zone, therefore HSE will need to be consulted on any proposals.
- Transport Assessment required to determine impact of additional queuing traffic at Blackgrange Level Crossing on roundabout on A907.

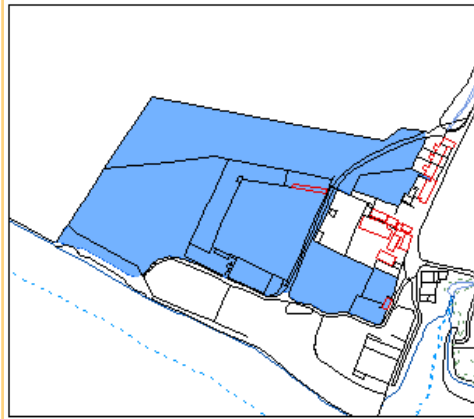
Environmental Assets

- Proposals will be subject to Habitats Regulations Appraisal. The application will need to demonstrate that the proposals will not have an adverse effect upon the integrity of either the Firth of Forth SPA and the River Teith SAC either alone or in combination with other proposals in this plan (including, but not necessarily limited to B02 and B12) or other projects. Developers will be required to provide information to enable this appropriate assessment to be undertaken. This may include (but not be limited to):
 - Providing information about the use of this site and other suitable areas along the coast in Clackmannanshire by qualifying species of the SPA over at least one full winter and migratory period;

- Providing details of how disturbance to qualifying species will be avoided during operation of the proposals;
 - Providing details of how disturbance to qualifying species will be avoided during construction of the scheme (e.g. constraints on the construction period);
 - Providing details of how impacts on the qualifying interests of the River Teith SAC will be avoided;
 - Flood Risk Assessment required to determine area at risk from coastal flooding including issue of sea level rise. Development will need to ensure that there is no reduction of the functional flood plain. Potential for managed realignment should be investigated. These aspects will require a Habitats Regulations Appraisal in respect of likely effects upon the Firth of Forth SPA. Proposals which create habitat of value to the qualifying interest features of the Firth of Forth will be preferred.
 - Drainage Assessment required to establish the potential for provision of SUDS and sustainable foul drainage infrastructure on the site.
 - Development should incorporate the existing woodland habitat into the landscaping for the site and include proposals to increase the amenity and biodiversity of the locality within the flood risk area.
- ### Developer Contributions
- Contribution required to public art.
 - Potential to contribute to projects to support the aims and objectives of the IFLL, either through commuted sums to off-site projects or through the design, layout and landscaping of the development site.



Proposal	Site Name	Site Area
B14	Kennetpans	4.18 ha



Development Requirements

Former market garden/nursery and associated land. Would be suitable for commercial tourism development with potential linkages to the historic distillery adjacent and the River Forth. Development Brief and Design Statement required to consider and address the relevant points below.

Creating Sustainable Communities

- ▶ Transport Assessment may be required depending on the specific development proposals for the site.
- ▶ Travel Plan may be required depending on the specific development proposals for the site. Access to the site is via an unadopted, private road.
- ▶ Core path to the east of the site to be retained and signposted.
- ▶ Design Statement required to demonstrate that any proposal can be satisfactorily accommodated within the landscape and is sympathetic in design to the existing listed and scheduled buildings.

Environmental Assets

- ▶ Proposals will be subject to Habitats Regulations Appraisal. The Development Brief and application will need to demonstrate that the proposals will not have an adverse impact upon the integrity of the Firth of Forth SPA or River Teith SAC. This may include providing information about use of the site and surrounding area by qualifying species of the SPA, and how disturbance to qualifying species will be avoided during operation of the proposals. There may also need to be constraints on the construction period to avoid sensitive times for birds.

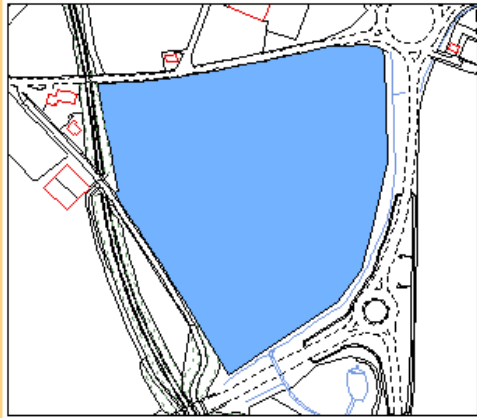
- ▶ Flood Risk Assessment required to consider all potential sources of flooding. Potential for managed realignment should be investigated. These aspects will require a Habitats Regulations Appraisal in respect of likely effects upon the Firth of Forth SPA and River Teith SAC. Proposals which create habitat of value to the qualifying interest features of the Firth of Forth will be preferred.
- ▶ Drainage Assessment required to establish the potential for provision of SUDS on the site.
- ▶ Any proposed new developments should respect the setting of the adjacent listed buildings and the Kennetpans Distillery Scheduled Monument.

Developer Contributions

- ▶ Contribution required to public art.
- ▶ Transport improvements/contributions dependent on the outcome of Transport Assessment.
- ▶ Potential to contribute to projects to support the aims and objectives of the IFLI, either through commuted sums to off-site projects or through the design, layout and landscaping of the development site.
- ▶ Consideration will also be given to contributions towards consolidation works for the adjacent scheduled distillery buildings.



Proposal	Site Name	Site Area
B15	Meadowend	8.24 ha



Development Requirements

Agricultural land allocated for business development. Prominent location at entrance to Clackmannanshire which would be suitable for development including hotel, restaurant and tourist information point with associated petrol filling station and shop/cafe. Development would require to be of high quality design which respects the countryside location and must incorporate landscaping of high quality. Development Brief and Design Statement required to consider and address the relevant points below.

Creating Sustainable Communities

- ▶ Transport Assessment may be required depending on the specific development proposals for the site.
- ▶ Travel Plan required depending on the specific development proposals for the site, demonstrating that the development can be conveniently accessed by public transport and active travel
- ▶ Vehicular access likely to be favoured from improved Gartarry to Kennet road to the north (C59).

- ▶ Dedicated cycle/pedestrian route to be provided along the eastern perimeter of the site between the cycle/pedestrian route at Kilbagie roundabout and the B910 Kennet Road; cycle/pedestrian access to be provided from the north-west corner of the site to the B910 at Kennet village. All active travel facilities to be tarmac surfaced, signed and constructed to adoptable standard
- ▶ Design Statement required illustrating a high standard of design, landscaping and layout

Environmental Assets

- ▶ Ecological appraisal to be conducted for this site.
- ▶ Flood Risk Assessment required.
- ▶ Drainage Assessment required to establish the potential for provision of SUDS on the site.

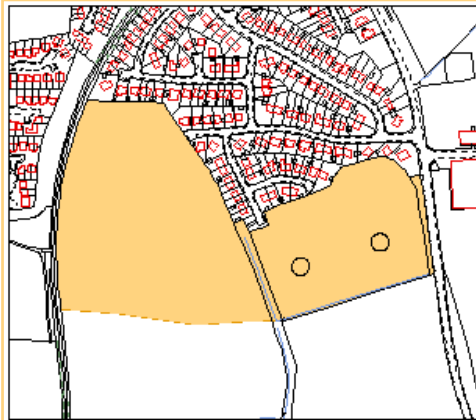
Developer Contributions

- ▶ Contribution required to public art. Opportunity to provide public art at this gateway to Clackmannanshire.
- ▶ Transport improvements/contributions dependent on the outcome of Transport Assessment.
- ▶ Just outwith IFLI boundary, but potential to promote and signpost both IFLI and OLP projects as part of an information hub relating to the whole of Clackmannanshire.

Housing - Creating Sustainable Communities

Menstrie

Proposal	Site Name	Site Area	Units	Density
H34	Middletonkerse, Menstrie	9.25 ha	84	11/ha



Development Requirements

Final phase of settlement expansion. Development Brief and Design Statement required to consider and address the relevant points below.

Creating Sustainable Communities

- ▶ Proposals to include details of house numbers and sizes, and any affordable housing provision.
- ▶ Developer to create primary vehicular access from the Menstrie Mains development to the west of the site with link through to the C101.
- ▶ Road to be built to a standard to allow its use as a bus route.
- ▶ Transport Assessment required to identify any road improvements to the C101, including consideration of the C101/A91 junction.
- ▶ Provision of link to Menstrie Branch Line active travel route to improve recreational opportunities and active travel commuting options and pedestrian links with existing streets (e.g. Craighorn/Middleton).

- ▶ Formal and informal open space provision both on site and by enhancing adjacent recreational areas, potentially including the disused tennis courts to the east of the C101.
- ▶ Toddlers play areas required on site.

Environmental Assets

- ▶ Flood Risk Assessment required to inform and identify the developable area within the site.
- ▶ Potential for flood alleviation measures and existing drains to be naturalised.
- ▶ Drainage Assessments required, taking account of the Flood Risk Assessment to develop a SUDS strategy and determine ground conditions and water management requirements.
- ▶ There is a Tree Preservation Order on the site and these trees should be surveyed to establish their condition. Those which the Council considers merit retention should be incorporated into the residential layout, protected and managed.

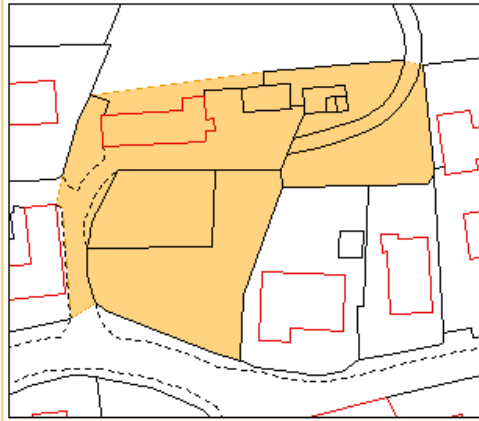
- ▶ New planting required to reinforce existing tree belts and add new planting areas.
- ▶ Ecological appraisal required given the potential biodiversity value of the site; the landscape value of the site should be assessed and protected.
- ▶ Provision of a strong landscaped edge to the south and east of the site (15m width minimum – to be detailed in the Design Statement)

Developer Contributions

- ▶ Affordable housing/contribution required.
- ▶ Contributions required to address educational issues for both primary and secondary schools.
- ▶ Contribution required to public art.
- ▶ Contribution to enhanced pitch provision within Menstrie.
- ▶ Contribution to the improvement of the Green Network to the south of the site (River Devon corridor), to improve biodiversity and enhance flood management.



Proposal	Site Name	Site Area	Units	Density
H35	Ochil Road, Menstrie	0.24 ha	5	21/ha



Development Requirements

Planning permission granted for demolition of existing buildings and erection of 6No. traditionally designed cottage style houses in courtyard layout (09/00037/FULL).

Creating Sustainable Communities

- Existing access road and junction with Ochil Road upgraded.
- Shared surface courtyard layout.
- Remote footpath link to Ochil Road.
- Vehicle and pedestrian route to hillside protected/enhanced.
- Rubble walls and/or native hedging to boundaries plus native trees in site.
- Measure to ensure water run-off from hillside does not affect development.

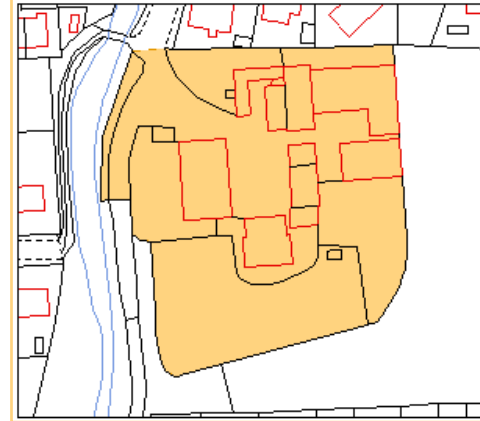
Environmental Assets

- Drainage Assessment required to establish the potential for provision of SUDS on the site and control water run-off from the hillside
- Consultation with SEPA required to determine any requirement for the use of flood resilient materials as part of the development.

Developer Contributions

- Contributions required to address educational issues for both primary and secondary schools for any future development proposals.
- Contribution required to public art.

Proposal	Site Name	Site Area	Units	Density
H36	Mains Farm Steading, Menstrie	0.65 ha	8	15/ha



Development Requirements

Mix of conversion and new build to provide new residential units. Development Brief required to consider and address the relevant points below.

Creating Sustainable Communities

- Proposals to include details of house numbers and sizes, and any affordable housing provision.
- Opportunity to extend the public road into the site and create a shared surface courtyard development.
- Completion of adopted pedestrian/cycle path along burn side from Hazel Avenue to Brook Street. Link to east into open space and to Primary School.
- Electricity power line to be laid underground on adjacent land.
- Pedestrian link to park and complete pedestrian route along Menstrie Burn.
- Junction improvements at the A91 may be required.

Environmental Assets

- Flood Risk Assessment required.
- Drainage Assessments required, taking account of the Flood Risk Assessment to inform drainage provision on-site.
- Bat survey required.

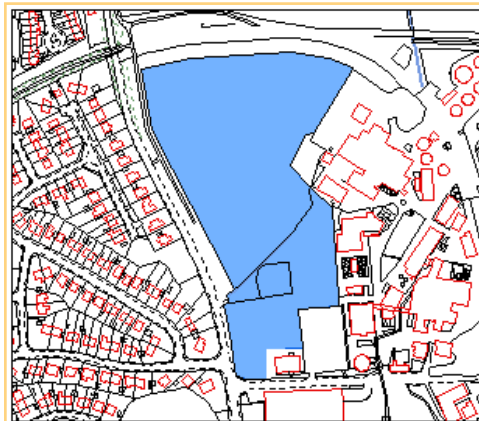
Developer Contributions

- Affordable housing/contribution required.
- Contributions required to address educational issues for both primary and secondary schools.
- Contribution required to public art.



Menstrie

Proposal	Site Name	Site Area
B16	Glenochil Yeast	4.57 ha



Development Requirements

Currently in agricultural use. Potential business expansion area subject to acceptable access arrangements and amenity issues relating to the adjacent business and residential areas. Suitable for business, industrial, storage or distribution uses (Classes 4, 5 and 6). Development Brief required to consider and address the relevant points below.

Creating Sustainable Communities

- ▶ Proposals require to take account of adjacent land uses.
- ▶ Travel Plan required depending on the specific development proposals for the site, demonstrating that the development can be conveniently accessed by public transport and active travel.
- ▶ Links required to path network to encourage active travel.

Environmental Assets

- ▶ Northern edge of the site to be subject to high quality landscaping scheme to aid landscape transition between built development and Green Belt to north.
- ▶ Flood Risk Assessment required.
- ▶ De-culverting and naturalisation of existing burn on the site.
- ▶ Drainage Assessment required to establish the potential for provision of SUDS on the site.

Developer Contributions

- ▶ Contribution required to public art.
- ▶ Contributions to upgrading the C101 - land will be required on the western edge of the site for road realignment.
- ▶ Contribution to provision of improved path along northern edge of the site, extending east to minor road.
- ▶ Potential to contribute to projects to support the aims and objectives of the OLP.

Menstrie

Proposal	Site Name
T19	Menstrie Mains Link Road

Development Guidelines

Completion of road link between A91 and C101 via Menstrie Mains.

Proposal	Site Name
T20	C101 Re-alignment

Development Guidelines

C101 to be re-aligned to the east of the current hump backed bridge. Bridge to be retained for foot/cycle use.

Proposal	Site Name
T21	Roundabout at A91/C101

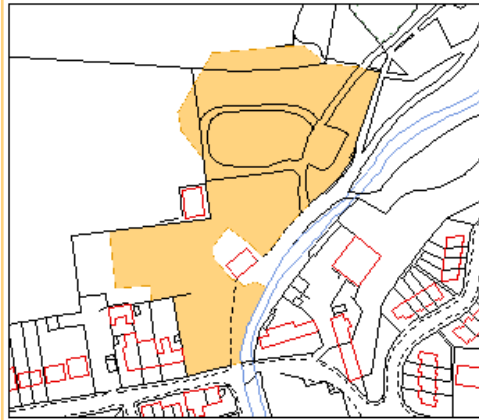
Development Guidelines

Provision of a roundabout at the junction of the A91 and C101.

Housing - Creating Sustainable Communities

Alva

Proposal	Site Name	Site Area	Units	Density
H37	Brook Street/Beauclerc Street, Alva	1.05 ha	17	15/ha



Development Requirements

Former industrial site, now brownfield. Planning permission approved for the road and plot layout, but not house types (11/00292/FULL). Development Brief required to consider and address the relevant points below.

Creating Sustainable Communities

- ▶ Proposals to include details of house numbers and sizes, and any affordable housing provision.
- ▶ Junction improvement required to Brook Street.
- ▶ Design, layout and height of houses will need to consider visual impacts, setting of Listed Building at 16 Brook Street and storey height/roof pitches/massing, particularly at the upper part of site where buildings should be a maximum of 1½ storeys.
- ▶ New public road including enhancement of access road to Alva Glen and junction with Beauclerc Street. Formation of new access road and car park to serve Alva Golf Club.
- ▶ Enhanced vehicle and pedestrian access to Alva Glen. Signage/interpretation to be provided at the entrance to Alva Glen.
- ▶ Peripheral landscaping required.

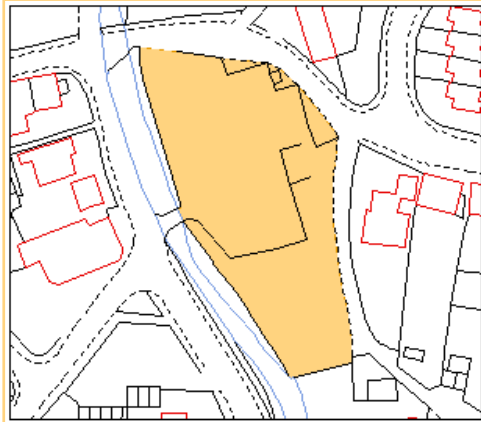
Environmental Assets

- ▶ Flood Risk Assessment required.
- ▶ Drainage Assessments required, taking account of the Flood Risk Assessment to develop a SUDS strategy.
- ▶ Enhance the entrance to Alva Glen.
- ▶ Native planting to north of site onto hillside and north west onto golf course. Avenue trees along Alva Glen access road.
- ▶ De-contamination may be required.

Developer Contributions

- ▶ Affordable housing/contribution required.
- ▶ Contributions required to address educational issues for secondary schools for any future development proposals.
- ▶ Contribution required to public art.
- ▶ Traffic calming on Beauclerc Street in association with design of junction into site.
- ▶ Potential to contribute to projects to support the aims and objectives of the OLP.
- ▶ Potential to contribute to the Woodland Park expansion proposal (N01)

Proposal	Site Name	Site Area	Units	Density
H38	Brook Street/Back Road, Alva	0.29 ha	8	28/ha



Development Requirements

Former industrial site, now brownfield. Planning permission approved for the road and plot layout, but not house types (11/00231/MSC).

Creating Sustainable Communities

- Approved layout for “Homezone” style courtyard development with new public road off Ochil Road.
- Completion of footways to east and west to link to existing.
- No remote pedestrian access over footbridge over Alva Burn.

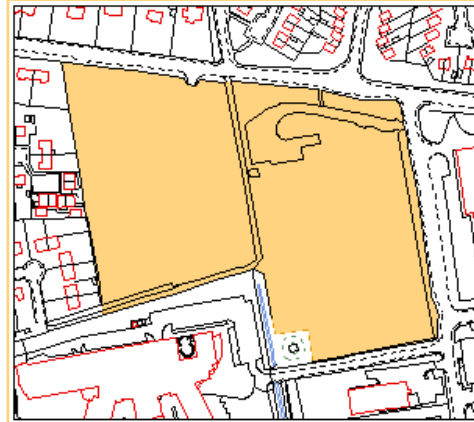
Environmental Assets

- Flood Risk Assessment required.
- Drainage Assessments required, taking account of the Flood Risk Assessment to develop a SUDS strategy.
- Consideration should be given to re-naturalising the banks of the Alva Burn.
- Development retains and enhances riparian woodland (for biodiversity and flood attenuation).

Developer Contributions

- Affordable housing/contribution required.
- Contributions required to address educational issues for secondary schools for any future development proposals.
- Contribution to off-site play or other recreational facilities in the vicinity.
- Contribution required to public art.
- Potential to contribute to projects to support the aims and objectives of the OLP.
- Potential to contribute to the Woodland Park expansion proposal (N01).

Proposal	Site Name	Site Area	Units	Density
H39	Berryfield, Alva	4.63 ha	100	22/ha



Development Requirements

Brownfield residential development opportunity. Development Brief required to consider and address the relevant points below.

Creating Sustainable Communities

- Proposals to include details of house numbers and sizes, and any affordable housing provision.
- High quality frontage to A91.
- Design solution to consider relationship to Alva Academy, industrial estate and main road.
- Cycle path parallel to A91 to be included along northern perimeter of site; pedestrian and cycle linkages to be designed into the layout, as well as safe routes through the site to school.
- Provision for bus stop/shelter on the A91

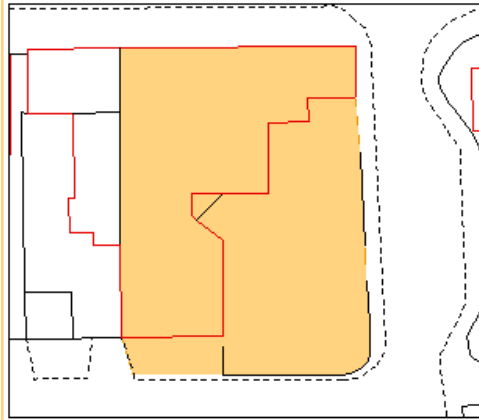
Environmental Assets

- Flood Risk Assessment required.
- Drainage Assessments required, taking account of the Flood Risk Assessment to develop a SUDS strategy and explore the potential for on-site flood storage.
- Assessment of Silver Burn and scope to de-culvert and re-naturalise this watercourse, and incorporate it into the landscaping to form a green link.
- New and enhanced native tree and hedge planting required on the boundaries and within the site as part of the landscaping proposals.
- The potential noise and odour nuisance from the adjoining industrial estate to be addressed.

Developer Contributions

- Affordable housing/contribution required.
- Contributions required to address educational issues for secondary schools.
- Contribution required to public art.
- Potential to contribute to projects to support the aims and objectives of the OLP and cycle route links along the Hillfoots.
- Potential to contribute to the Woodland Park expansion proposal (N01).

Proposal	Site Name	Site Area	Units	Density
H40	Former Alva Glen Hotel, Alva	0.12 ha	12	100/ha



Development Requirements

Demolition and redevelopment of the site for a flatted development. May be particularly suitable site for low cost affordable housing or housing for the elderly. Development Brief required to consider and address the relevant points below.

Creating Sustainable Communities

- Proposals to include details of house numbers and sizes, and any affordable housing provision.
- Enhancements may be required to Johnstone Lane access.



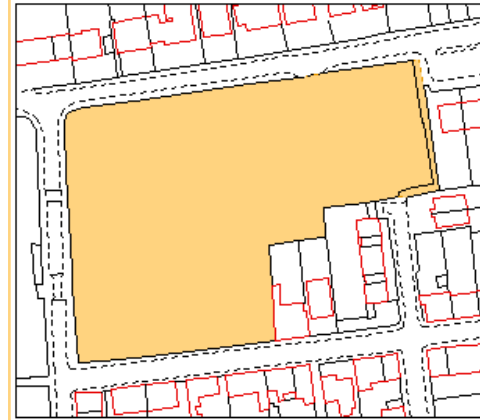
Environmental Assets

- Bat Survey required.
- Consider the scope for incorporation of a small community garden, to include seating and tree planting.
- Flood Risk Assessment required
- Consultation with SEPA required to determine any requirement for the use of flood resilient materials as part of the development.

Developer Contributions

- Affordable housing/contribution required.
- Contributions required to address educational issues for secondary schools.
- Contribution required to public art.
- Potential to contribute to the Woodland Park expansion proposal (N01)

Proposal	Site Name	Site Area	Units	Density
H41	Queen Street, Alva	0.86 ha	48	56/ha



Development Requirements

Brownfield development opportunity. Planning Brief has been prepared for the site which development proposals should conform to. Development Brief and Design Statement required to consider and address the relevant points below. Planning permission granted in September 2013 for the erection of 48 houses and flats (13/00150/FULL).

Creating Sustainable Communities

- Proposals to include details of house numbers and sizes, and any affordable housing provision.
- Layout to be informed by Designing Streets.
- Terraced housing in grid pattern, to reflect adjoining street patterns.
- High quality frontage to roads and park, incorporating trees/hedging.
- Create links to cycle friendly road to north and park to west.

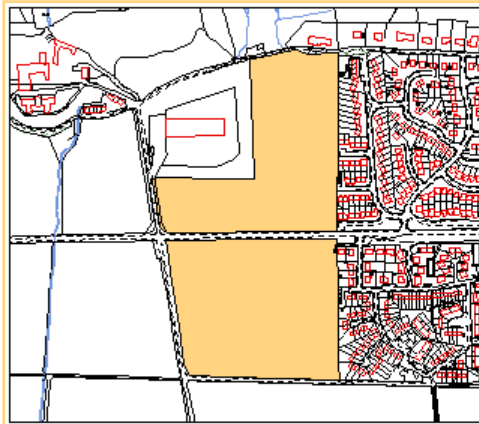
Environmental Assets

- Drainage Assessment to inform development of drainage provision on site.
- Utilise native tree/shrubs in landscaping link into adjoining parkland. High quality landscaped edge to park.

Developer Contributions

- Affordable housing/contribution required.
- Traffic light signals at junction of A91 and Queen Street.
- Contributions required to address educational issues for secondary schools.
- Contribution required to public art.
- Potential to contribute to projects to support the aims and objectives of the OLP.
- Potential to contribute to the Woodland Park expansion proposal (N01)

Proposal	Site Name	Site Area	Units	Density
H42	Alva West, Alva	12.61 ha	430	34/ha



Development Requirements

Masterplan and Development Brief for whole town expansion area, to include phasing of development and to address the relevant points below.

Significant design input required in terms of layout and design of new residential areas, in particular creating pedestrian friendly environments and ensuring appropriate frontages to the A91 and the western edge of the site.

The delivery of green belt enhancement and the visual improvement of this western edge of Alva will be key considerations in the masterplanning of the site with particular attention to be paid to the northern, western and southern boundaries.

Creating Sustainable Communities

- ▶ Proposals to include details of house numbers and sizes, and affordable housing provision.
- ▶ Transport Assessment required.
- ▶ New roundabout on A91 - possible location at junction of roads to STW and Balquharn Farm.
- ▶ New bus-stop provision required on A91.
- ▶ All vehicular access and egress to/from the site will be via the new roundabout on the A91. Active travel links will be provided in all directions from the site, including links to the Diamond Jubilee Way, the River Devon and into existing streets immediately to the east of the site.
- ▶ Contributions to delivery of Diamond Jubilee Way and upgrade of Core Paths 37/40 to link Diamond Jubilee Way to River Devon.
- ▶ Link to safe route to primary/secondary schools along southern edge of Alva, and also River Devon and path network to Menstrie.
- ▶ Links to parklands but given scale of sites, on site open space and play provision will be required. Should focus on centralised facilities rather than scattered throughout development. Scope to provide allotment space should be considered.
- ▶ The layout of the development should minimise the risk of nuisance from the licensed waste management facility located to the north west of the site.

Environmental Assets

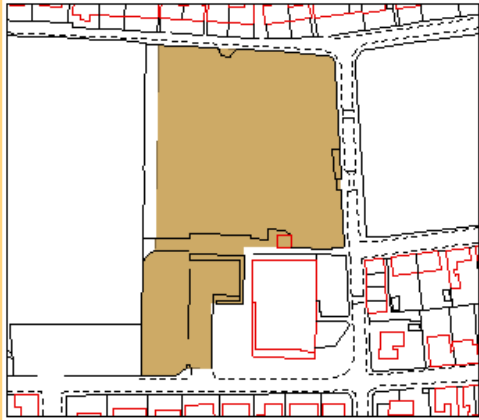
- ▶ Flood Risk Assessment required, to include flood risk associated with overland flow and increased future flood risk associated with climate change.
- ▶ Drainage Assessments required, taking account of the Flood Risk Assessment to develop a SUDS strategy.
- ▶ Landscaping design to incorporate swales etc. to ensure no flood risk within or outwith the site.
- ▶ The enhancement of the green belt and settlement edge has been identified as a key element of the development of this site. Significant landscape and access improvements will therefore be required. The masterplan should demonstrate how the development will strengthen the distinct and established identity of Alva.
- ▶ The landscaping and planting strategy and the implementation of structural planting should result in a significantly improved transition between the urban edge of Alva and its surrounding rural landscape. A key development principle will be the need to improve the green belt between Alva and Menstrie, and enhance access to it.
- ▶ Enhance biodiversity and existing green corridors.

Developer Contributions

- ▶ Affordable housing/contribution required.
- ▶ Contributions required to address educational issues for secondary schools for any future development proposals.
- ▶ Contribution required to public art. Possibly at new roundabout on the A91.
- ▶ Likely contributions to enhancements of Alva parklands.
- ▶ Potential to contribute to projects to support the aims and objectives of the OLP.
- ▶ Potential to contribute to the Woodland Park expansion proposal (N01).

Alva

Proposal	Site Name	Site Area	Units	Density
M05	Park Street, Alva	0.98 ha	20	20/ha



Development Requirements

Brownfield opportunity. Site located close to the settlement centre would be suitable for residential, commercial/business, community, or mixed uses. Development Brief required to consider and address the relevant points below.

Creating Sustainable Communities

- Proposals to include details of house numbers and sizes, and any affordable housing provision.
- High quality frontages to Johnstone Park and Park Street.
- Create links to cycle friendly road to north and park to west.

Environmental Assets

- Drainage Assessment required to establish the potential for provision of SUDS on the site.
- Utilise native tree/shrubs in landscaping link into adjoining parkland. High quality landscaped edge to park.

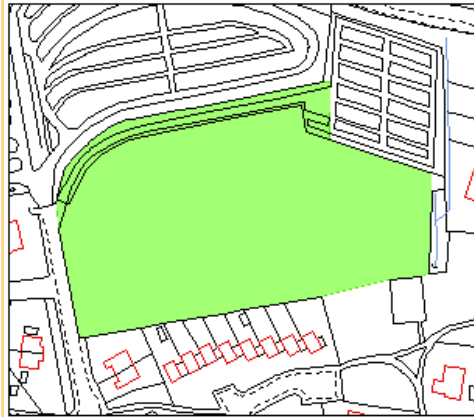
Developer Contributions

- Affordable housing/contribution required.
- Contributions required to address educational issues for secondary schools.
- Contributions to adjacent open space improvements required in lieu of on-site provision.
- Contribution required to public art.
- Potential to contribute to projects to support the aims and objectives of the OLP.
- Potential to contribute to the Woodland Park expansion proposal (N01).
- Traffic light signals at junction of A91 and Queen Street.

Social Infrastructure

Alva

Proposal	Site Name	Site Area
S07	Alva Cemetery Extension	1.19 ha



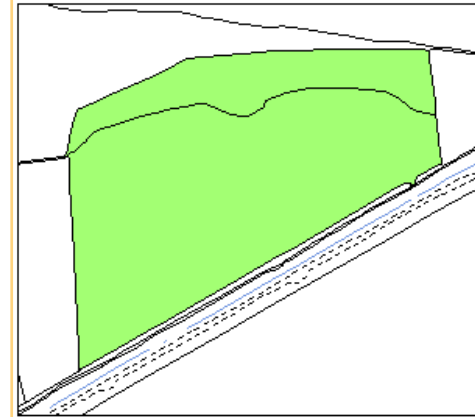
Development Guidelines

Site safeguarded for an extension to Alva cemetery, likely to be required during 2015-2020. Drainage issues require to be addressed. Flood Risk Assessment required.

Environmental Assets

- Flood Risk Assessment required.

Proposal	Site Name	Site Area
S08	Woodland Burial Site	2.76 ha



Development Guidelines

Planning permission approved for the creation of a Woodland Burial Site (10/00264/FULL). Under construction.

Transport

Alva

Proposal	Site Name
T22	A91 Corridor

Development Guidelines

Junction improvements including pedestrian crossings, signalisation of Queen Street and Brook Street junctions.

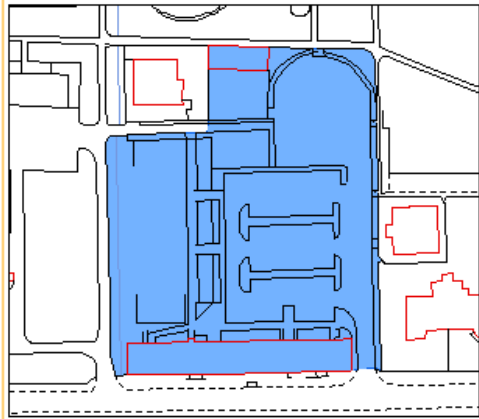
Proposal	Site Name
T23	Back Road, Alva

Development Guidelines

Provide infrastructure for NCN 768.

Alva

Proposal	Site Name	Site Area
B17	Glentana	1.01 ha



Development Requirements

Suitable for retail, commercial leisure/tourism and community use, retaining sufficient public parking combined with a potential new tourism development opportunity. Development Brief required to consider and address the relevant points below.

Creating Sustainable Communities

- ▶ Parking for visitors to Johnstone Park to be retained/enhanced.
- ▶ Vehicular and pedestrian access to the Scout Hall from West Stirling Street to be retained.

Environmental Assets

- ▶ Flood Risk Assessment required.
- ▶ Potential to naturalise burn.
- ▶ Drainage Assessment required to establish the potential for provision of SUDS on the site.
- ▶ Bat survey required.

Developer Contributions

- ▶ Contribution required to public art.
- ▶ Potential to contribute to projects to support the aims and objectives of the OLP.
- ▶ Potential to contribute to the Woodland Park expansion proposal (N01)

Alva

Proposal	Site Name
E01	Alva Woodland Park Expansion

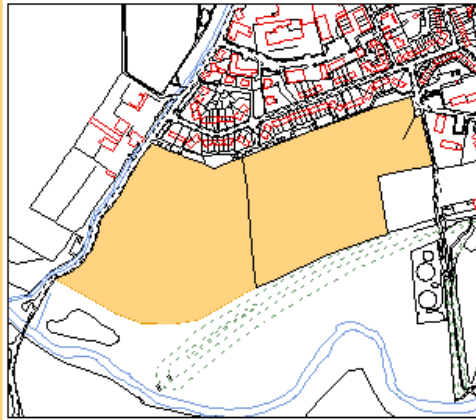
Development Requirements

Pursuit of expansion of the Alva Woodland Park and linking the active travel and habitat networks to Gartmorn Dam. Further detail to be provided in the Green Infrastructure Supplementary Guidance. Proposals will take into account any current use of areas by qualifying species of the Firth of Forth SPA (specifically pink-footed goose) and provide suitable recreational opportunities.



Tillicoultry and Coalsnaughton

Proposal	Site Name	Site Area	Units	Density
H43	Lower Mill Street, Tillicoultry	10.04 ha	74	7/ha



Development Requirements

Infill opportunity on agricultural land within the settlement boundary. Residential development in the north-east part of the site, away from areas at flood risk. Green space enhancements and recreational provision required on the remainder of the site, including paths and wetland creation. Development Brief required to consider and address the relevant points below.

Creating Sustainable Communities

- ▶ Proposals to include details of house numbers and sizes, and any affordable housing provision.
- ▶ Access from Lower Mill Street. Junction improvement/bridge enhancement to A91/Lower Mill Street required.
- ▶ Traffic management measures required at Marchglen.
- ▶ Cycle and pedestrian links required to the north and east.
- ▶ Children's play area required within site.

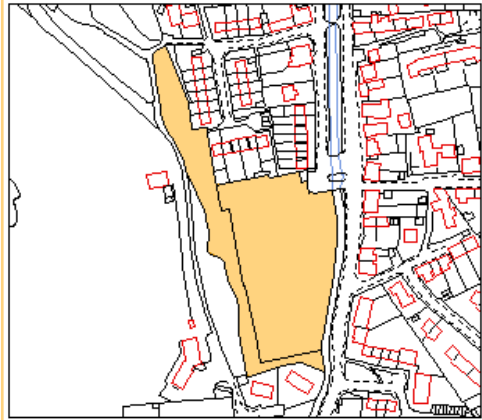
Environmental Assets

- ▶ SEPA have identified potential flooding issues associated with this site and the potential developer should liaise with them at an early stage.
- ▶ Flood Risk Assessment required.
- ▶ Drainage Assessments required, taking account of the Flood Risk Assessment to inform drainage provision on-site.
- ▶ Structural planting to site perimeters.
- ▶ New wetlands and path network between the housing site and the River Devon.

Developer Contributions

- ▶ Proposals to be brought forward to address affordable housing contribution.
- ▶ Contributions required to address educational issues for secondary schools for any future development proposals.
- ▶ Contribution required to the enhancement of the park and play area at Tillicoultry Public Park.
- ▶ Contribution required to public art.
- ▶ Potential to contribute to projects to support the aims and objectives of the OLP.
- ▶ Potential to contribute to the Woodland Park expansion proposal (N01)

Proposal	Site Name	Site Area	Units	Density
H44	Middleton Mill/Upper Mill Street, Tillicoultry	1.09 ha	50	46/ha



Development Requirements

Former industrial brownfield site within the settlement. Development Brief required to consider and address the relevant points below.

Creating Sustainable Communities

- Proposals to include details of house numbers and sizes, and any affordable housing provision.
- Create high quality built frontage facing west and onto Tillicoultry Burn to east public road linking from A91.
- Access from A91 to south and potential access onto Upper Mill St.
- Adjoins core path 57 to the west, therefore the opportunity exists to improve the amenity of the path and a possible linkage to Upper Mill Street.

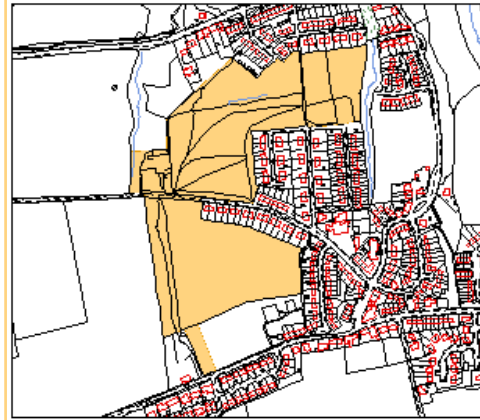
Environmental Assets

- Flood risk assessment required due to proximity of Tillicoultry Burn adjacent to the eastern edge of the site.
- There may be opportunities to re-naturalise the burn, which is currently canalised at this location, and also to investigate flood attenuation measures.
- Archaeological survey may be required.
- Contaminated land survey may be required.

Developer Contributions

- Affordable housing/contribution required.
- Contributions required to address educational issues for secondary schools.
- Contribution required to upgrade the existing play area provision at Tillicoultry Public Park.
- Contribution required to public art.
- Opportunity to upgrade the access from the A91 serving Tillicoultry Golf Club to adoptable standard, and improve junctions at the A91.
- Potential to contribute to projects to support the aims and objectives of the OLP and cycle links along Hillfoots.
- Potential to contribute to the Woodland Park expansion proposal (N01)

Proposal	Site Name	Site Area	Units	Density
H45	Coalsnaughton North, Coalsnaughton	10.75 ha	240	22/ha



Development Requirements

Significant infill opportunity on agricultural land within the settlement boundary. Masterplan required for the entire expansion area to consider and address the relevant points below.

Creating Sustainable Communities

- Proposals to include details of house numbers and sizes, and any affordable housing provision.
- Access from B9140 with traffic calming measures on B9140.
- Blackfaulds Street will require to be stopped up.
- Requirement for the retention/reorientation/enhancement of existing sports field and enhancement of changing facility.
- Provision of MUGA and play area required.
- Retention and enhancement of established footpath route at Crankie Brae and through the woodland edge.

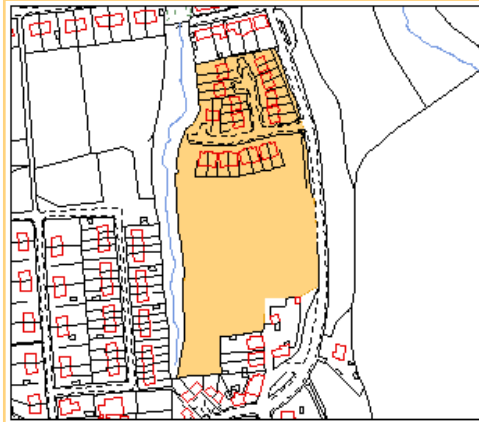
Environmental Assets

- Provision of community woodlands, structural planting, and landscaping to site perimeters, and amenity tree planting within the development.
- Drainage Assessment to inform development of drainage provision on site.
- Enhancement of the existing burn corridor and environmental enhancement of the eastern side of The Glen.
- Significant improvement to landscape edge of west side of Coalsnaughton required. Opportunity for significant woodland planting with cycle/footpath running north-south between Wardlaw Street/Core Path 127 and cycle route (Blackfaulds Street) to north. (Core Path 75 upgrade).
- Ground conditions will require to be investigated.

Developer Contributions

- Affordable housing/contribution required.
- Contributions required to address educational issues for secondary schools.
- Contribution required to public art.
- Potential to contribute to projects to support the aims and objectives of the OLP.

Proposal	Site Name	Site Area	Units	Density
H46	Coalsnaughton North (The Glen), Coalsnaughton	2.29 ha	34	15/ha



Development Requirements

Under construction.

Creating Sustainable Communities

- ▶ Pedestrian link to west across gorge.
- ▶ Safe route to Coalsnaughton Primary School.
- ▶ High quality frontage to The Glen.

Environmental Assets

- ▶ Environmental enhancement of gorge and land on opposite side of The Glen.

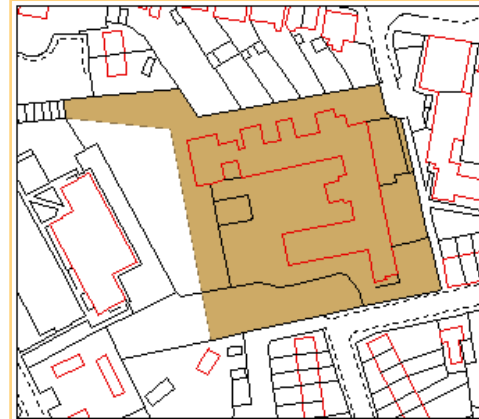
Developer Contributions

- ▶ Affordable housing/contribution required.
- ▶ Contributions required to address educational issues for secondary schools.
- ▶ Contribution required to public art.
- ▶ Traffic management on The Glen, including speed reduction measures, footway and safe crossing points.
- ▶ Contribution to play provision.

Mixed Use Sites

Tillicoultry and Coalsnaughton

Proposal	Site Name	Site Area	Units	Density
M06	Former Community Centre, Tillicoultry	0.60 ha	50	83/ha



Development Requirements

Brownfield site located close to the settlement centre would be suitable for residential, commercial/business, or mixed uses. Development Brief required to consider and address the relevant points below.

Creating Sustainable Communities

- ▶ Proposals to include details of house numbers and sizes, and any affordable housing provision.
- ▶ Consideration of access options, including Institution Place and Stoneyacre.
- ▶ Pedestrian links to be provided through the site.

Environmental Assets

- ▶ Flood Risk Assessment required.

Developer Contributions

- ▶ Affordable housing/contribution required.
- ▶ Contributions required to address educational issues for secondary schools.
- ▶ Contribution required to public art.
- ▶ Potential to contribute to projects to support the aims and objectives of the OLP.
- ▶ Potential to contribute to the Woodland Park expansion proposal (N01).

Social Infrastructure

Tillicoultry and Coalsnaughton

Proposal	Site Name	Site Area
S09	Playing Fields Extension	4.13 ha



Development Guidelines

Area identified to the west of Tillicoultry for the provision of additional playing fields and associated facilities. Drainage Assessment required to establish the potential for the provision of SUDS on the site and the investigation of flood attenuation measures. Flood Risk Assessment required.

Environmental Assets

- Flood Risk Assessment required.

Transport

Tillicoultry and Coalsnaughton

Proposal	Site Name
T24	Coalsnaughton Bypass

Development Guidelines

A long term aspiration of the Council is to investigate the provision of a bypass to the south of Coalsnaughton to alleviate issues with the volume of through traffic. This is of particular concern in relation to the current alignment of the B9140 at Coalsnaughton. While there are currently no plans, or budget, for the implementation of this improvement, land to the south of Coalsnaughton will be safeguarded from any development which could jeopardise the line of such a bypass route. The route identified in the LDP is indicative only and may be subject to revision as plans progress. Developer contributions from potential longer term new development.

Transport

West Ochils - Rural and Area Wide

Proposal	Site Name
T25	Menstrie-Stirling Active Travel Route

Development Guidelines

Improved active travel route from the edge of Menstrie westwards to the Council boundary. Part of a longer term aim to improve cycling routes between Clackmannanshire and Stirling.

Proposal	Site Name
T26	A91 Alva-Tillicoultry Active Travel Route

Development Guidelines

New remote active travel route alongside the A91 between Alva Academy and Tillicoultry Public Park.

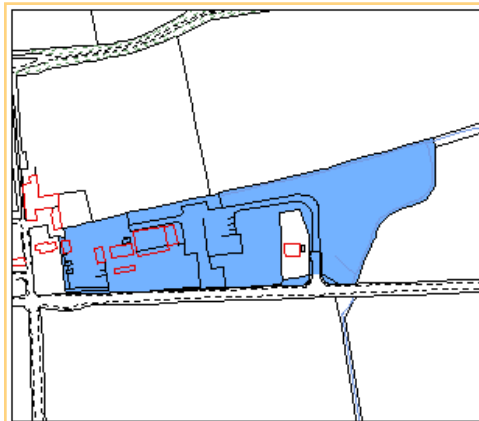
Proposal	Site Name
T18	Sauchie to Alva cycle route

Development Guidelines

Cycle link between Sauchie/Alloa and Alva.

West Ochils - Rural and Area Wide

Proposal	Site Name	Site Area
B18	Former Glenochil Nursery	2.70 ha



Development Requirements

Rural site, within the Green Belt, which may be suitable for commercial leisure/tourism uses compatible with a Green Belt location.

Creating Sustainable Communities

- ▶ Provision of dedicated active travel access to the site, with cycle parking facilities
- ▶ Design Statement required demonstrating that the design of new development actively enhances the surrounding landscape which lies within the Clackmannanshire Green Belt, and does not detract from views northwards towards the Ochil Hills

Environmental Assets

- ▶ Flood Risk Assessment required.
- ▶ Drainage Assessment required to establish the potential for provision of SUDS on the site.
- ▶ Bat survey may be required.
- ▶ Existing trees should be surveyed to establish their condition. Those which the Council considers merit retention should be incorporated into the layout, protected and managed.

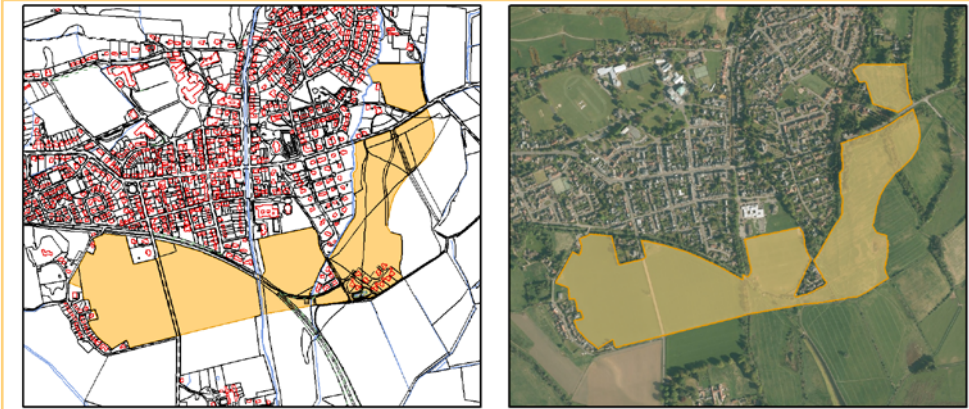
Developer Contributions

- ▶ Contribution required to public art.
- ▶ Potential to contribute to projects to support the aims and objectives of the OLP.
- ▶ Provision of a signed active travel link to the site, from the Back Road (to the north) and/or the former Menstrie Branch line cycle/walkway to the south.

Housing - Creating Sustainable Communities

Dollar

Proposal	Site Name	Site Area	Units	Density
H47	Dollar Settlement Expansion	33.66 ha	350	10/ha



Development Requirements

Settlement expansion to the south and east of Dollar to provide a mix of residential, community facilities, leisure and recreation provision and employment opportunities. Expansion area includes a site which already has planning permission for a development of 22 houses with the provision of a cemetery and a sports pitch, that was granted before the expansion area was identified (07/00460/OUT). There is therefore the potential for the exact location of these elements to be re-considered as part of the new proposal site. Masterplan required for the entire urban expansion area, accompanied by Development Briefs for each phase showing land uses, main infrastructure provision and phasing.

Creating Sustainable Communities

- ▶ Proposals to include details of house numbers and sizes, and affordable housing provision.
- ▶ Phasing plan tied to developer contributions required.
- ▶ Site layout and building construction to adequately provide for passive solar gain and energy efficiency.
- ▶ Major active and passive open space required within the development, to be designed as a new urban park incorporating informal open space, paths, playing fields and play areas for all age groups.
- ▶ Smaller play areas and open space required within housing phases.
- ▶ Transport Assessment required, to include consideration of the impact of the development on parking provision in Dollar town centre.
- ▶ Junction improvements onto A91.
- ▶ Upgrade of junctions of B913/A91.
- ▶ Enhancements to active travel networks.
- ▶ Provide safe routes to school, and an emphasis on active travel in accordance with the principles set out in the Placemaking SG
- ▶ Provision of allotment sites.

Environmental Assets

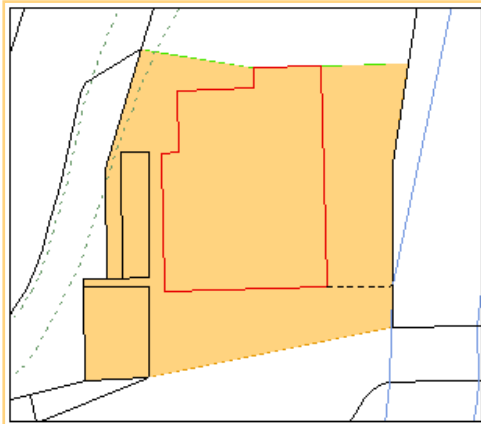
- ▶ Enhancement to Green Belt setting, including improvements for recreational access and biodiversity.
- ▶ Requirement to form strong internal and external habitat network linkages as an integral part of the site layout and design in accordance with Green Network principles.
- ▶ Flood Risk Assessment required.
- ▶ Drainage Assessment required, taking account of the Flood Risk Assessment, to develop a SUDS strategy for the wider area.
- ▶ An archaeological field evaluation for the investigation and preservation of all features of archaeological interests within or adjacent to the site.
- ▶ Existing mature trees and landscape planting to be retained and incorporated into the development.
- ▶ Production of a strategic landscape framework for the site including details of existing trees, new planting and a Woodland Management Plan.

- ▶ Potential for streams to be naturalised should be investigated and incorporated into layout plans and design.
- ▶ Habitat survey required and development to be designed to strengthen existing habitat features.

Developer Contributions

- ▶ Contributions required to address educational issues for both primary and secondary schools.
- ▶ Contribution required to public art.
- ▶ Contribution required towards the construction of the new Dollar Golf Club clubhouse (Proposal S12).
- ▶ Potential to contribute to projects to support the aims and objectives of the OLP.
- ▶ Contribution to the re-alignment and safety improvements on A91 between Dollar and Tillicoultry.

Proposal	Site Name	Site Area	Units	Density
H48	Dollar Golf Club, Dollar	0.05 ha	4	80/ha



Development Requirements

Planning permission granted for the conversion of Dollar Golf Club Clubhouse to flats (10/00227/FULL). A separate permission (10/00226/FULL) has been granted for the erection of a new clubhouse (S12) to the north of the existing and it is likely that this conversion will proceed following the completion of the new clubhouse building.

Environmental Assets

- ▶ Flood Risk Assessment required.

Developer Contributions

- ▶ Contributions required to address educational issues for both primary and secondary schools for any future development proposals.
- ▶ Contribution required to public art.



Social Infrastructure

Dollar

Proposal	Site Name
S10	Strathdevon Primary School

Development Guidelines

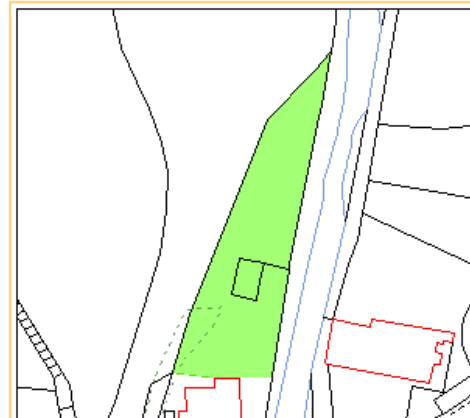
As part of the proposals for the Dollar Settlement Expansion, Strathdevon Primary School will require to be extended. This will necessitate expansion into the area currently occupied by Dollar Community Centre and could take the form of a 'Community Campus', incorporating additional community uses. The provision of adequate playing field facilities for the primary school will be required.

Proposal	Site Name
S11	Lover's Loan playing field

Development Guidelines

Developer to provide land and funding to the Council to design and construct a playing field and provide new or upgraded changing facilities, in accordance with planning permission 07/00460/OUT.

Proposal	Site Name	Site Area
S12	New Glubhouse	0.10 ha



Development Guidelines

Dollar Golf Club received planning permission in November 2010 for the erection of a new golf club house with associated alterations to car park (10/00226/FULL). This was part of a larger project which included proposals to convert the existing club house into 5 flats (10/00227/FULL) which was approved in January 2011.

Environmental Assets

- ▶ Flood Risk Assessment required
- ▶ Development proposals should be designed to contribute to the objectives of the River Basin Management Plan.

Proposal	Site Name
S13	Dollar Settlement Expansion Community Sports Facility

Development Guidelines

As part of the proposals for the Dollar Settlement Expansion, there is scope to include the promotion of a community sports facility.

It is envisaged that this would comprise a collection of sports facilities for use by local residents, community groups and educational institutions as well as potentially regional and national sports teams.

Proposal	Site Name
S14	New Dollar Cemetery

Development Guidelines

Planning permission has already been granted for a development of 22 houses with the provision of a cemetery and a sports pitch (07/00460/OUT). That was before the expansion area was identified and there may therefore be the potential for the exact location of the cemetery to be re-considered as part of the new proposal site.

Transport

Dollar

Proposal	Site Name
T27	A91 Corridor

Development Guidelines

Junction improvements including junction with B913 and roundabout to east of Dollar to access new development sites as part of southern Dollar developments, to include pedestrian crossing.

Business & Employment - Employment and Prosperity

Dollar

Proposal	Site Name	Site Area
B19	Dollar Expansion Employment	n/a

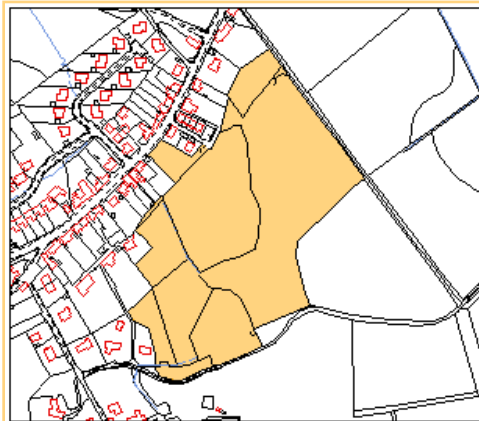
Development Requirements

Within the Dollar Expansion Area, and as part of the Masterplan required under Proposal H46 above, details will be required of employment provision such as areas for live/work units, workspaces, etc.

Housing - Creating Sustainable Communities

Muckhart

Proposal	Site Name	Site Area	Units	Density
H49	South and East of Pool of Muckhart	6.64 ha	35	5.3/ha



Transport

Muckhart

Proposal	Site Name
T28	Golf Course Road, Muckhart

Development Guidelines

Provide infrastructure for cycle friendly road.

Proposal	Site Name
T29	Muckhart

Development Guidelines

Provide cycle infrastructure.

Development Requirements

Settlement expansion to the south and east of Muckhart to provide a mix of residential, leisure and recreation provision, with the potential for employment opportunities through live/work units. Development must comply with the principles set out in the Muckhart Conservation Area Appraisal and contribute to the enhancement of the Conservation Area.

Masterplan and Development Brief required to consider and address the relevant points below.

Creating Sustainable Communities

- Proposals to include details of house numbers and sizes, and any affordable housing provision.
- Access onto A91.
- Possible creation of village square.
- Provide emphasis on active travel in accordance with the principles set out in the Placemaking SG.
- Provision of units suitable for live/work use.
- High quality development required to reflect the qualities of the adjacent Muckhart Conservation Area.
- Access at bowling green site should retain and enhance

important views from Muckhart Conservation Area out to the south.

- Significant scope for new/enhanced pedestrian and cycle links.
- Contributions required to improved/new play equipment at Muckhart Playing Field.

Environmental Assets

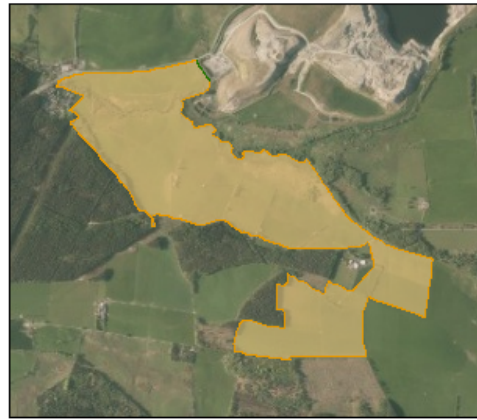
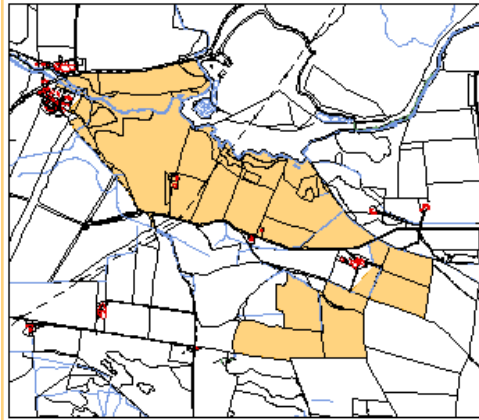
- Flood Risk Assessment required.
- Drainage Assessment required to establish the potential for provision of SUDS on the site.
- Requirement to form strong internal and external habitat network linkages as an integral part of the site layout and design in accordance with Green Network principles.
- Consider demand for allotments within the development.

Developer Contributions

- Contributions required to address educational issues for secondary schools.
- Contribution required to public art.
- Potential to contribute to projects to support the aims and objectives of the OLP.

East Ochils - Area and Rural Wide

Proposal	Site Name	Site Area	Units	Density
H50	Forestmill	121.65 ha	1250	10/ha



Development Requirements

Masterplan and Development Brief required to consider and address the relevant points below. Masterplan to include phasing, with Development Briefs required for each phase.

The Masterplan to be guided by a number of key principles including:

- Opportunities to achieve mixed use and include or be easily accessible to strategic employment sites, such as the nearby Bridge Business Park.
- Provision for appropriate local facilities including local shops, community facilities, leisure/recreation and primary school.

- Fully developing the leisure potential of the area as part of the development and adjoining areas, maximising the potential for local job-creation while providing new leisure facilities for residents of surrounding areas, including potential for new golf course, health club and equestrian facilities, as well as a hotel and ancillary developments.
- Minimising the use of energy and water, maximising energy efficiency, and utilising locally-generated renewable forms of energy production such as solar and wind as far as possible.
- Act as a model of good practice in orientating and designing buildings to maximise passive solar gain/ to reduce energy use/and to encourage natural ventilation in accordance with the Council's Sustainable design and Construction policy and Guidelines.
- Optimising the potential to achieve all of the above whilst minimising the environmental impact of the development and its impact on the landscape of Clackmannanshire. This requires that the mitigation and enhancement measures mentioned in the

Environmental Report are firstly assessed in detail, for example, protected species and habitat surveys are done as relevant and required, and any development protects and enhances the natural heritage in the area for future generations by avoiding unacceptable impacts.

Creating Sustainable Communities

- Proposals to include details of house numbers and sizes, and any affordable housing provision for each phase of development.
- A Design Statement for the entire village to be approved by the Council together with legal agreements to secure funding and with the phased implementation of physical and community infrastructure.
- Phasing plan tied to developer contributions required.
- Clear urban design principles focusing on creating a workable community, a sense of place, a distinct identity and a quality environment.
- Achievement of a range and mix of house types to establish a balanced community and to deliver homes that can help meet the assessed housing needs related to policy SC2.
- Developer will be required to enter into legal agreement for any commuted provision that may be required in agreement with the Council.
- Transport Assessment required.
- The development should provide local education, close to housing, thereby minimising the need to travel.
- The development should provide community services close to housing, thereby minimising the need to travel.
- The development should provide, and commercial leisure facilities close to housing, thereby minimising the need to travel.
- Access from A977 with two roundabouts to the standards required by the Council.

- Traffic management within the wider road network, including appropriate mitigation measures.
- Achievement of accessibility by cycling/walking to a range of local services and facilities as well as sustainable transport links to Alloa and other local centres.
- Development will require to respect the listed structures and their settings.

Environmental Assets

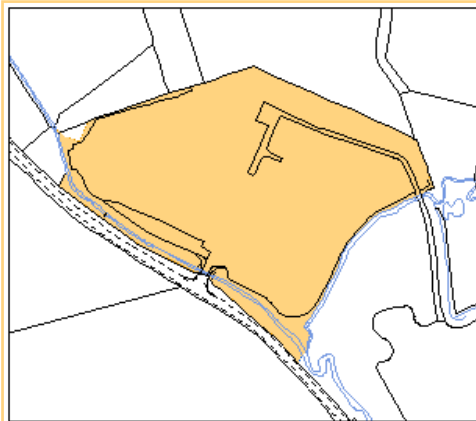
- Flood Risk Assessment required.
- Avoid development within the area identified as at risk of flooding.
- Obligation on the developer to restore/remediate the adjacent Meadowhill/ Gartknowie opencast site as part of the environmental improvements in the area. A Masterplan and related Development Briefs will be required

Developer Contributions

- Affordable housing/contribution required.
- New primary school required as part of the development.
- Contribution required to public art.
- Potential to contribute to projects to support the aims and objectives of the OLP.



Proposal	Site Name	Site Area	Units	Density
H51	Solsgirth	5.71 ha	45	8/ha



Development Requirements

Permission granted for a residential development of 45 units as part of a larger proposal including the construction of a helipad, hangar, cafe and museum (09/00188/FULL). Remediation work carried out on the site as part of the requirements of the planning permission. Legal agreement signed in relation to the phasing of the housing development, the construction and operation of the associated business elements of the proposal, off-site road improvements and flood management measures. Development Brief required to consider and address the relevant points below.

Creating Sustainable Communities

- Development Brief required, to include details of house numbers and sizes, and any affordable housing provision.

Environmental Assets

- Flood Risk Assessment required.

Developer Contributions

- Affordable housing/contribution required.
- Contributions required to address educational issues for both primary and secondary schools for any future development proposals.
- Contribution required to public art.

Social Infrastructure

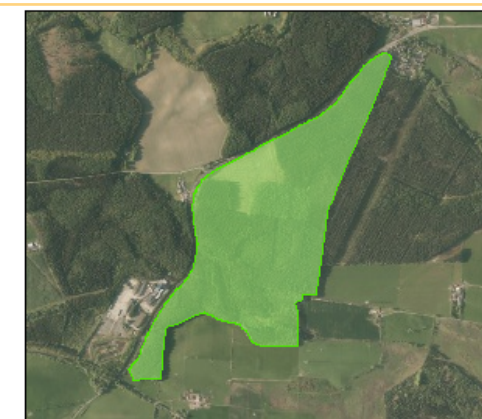
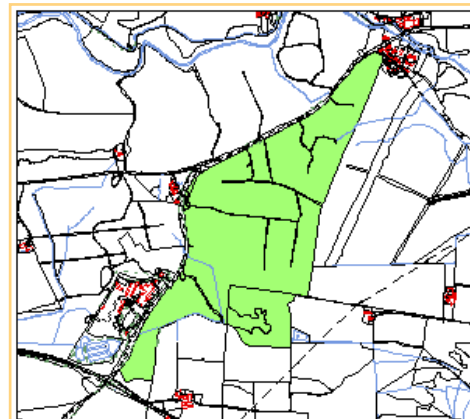
East Ochils - Area and Rural Wide

Proposal	Site Name
S15	Forestmill - new primary school

Development Guidelines

The Forestmill development is to provide a new primary school. The precise location and details will be finalised during the preparation of the Masterplan.

Proposal	Site Name	Site Area
S16	Forestmill golf course and hotel	73.25 ha



Development Guidelines

Land identified for the formation of an 18 hole golf course and associated facilities, including hotel.

Environmental Assets

- Flood Risk Assessment required
- Development proposals should be designed to contribute to the objectives of the River Basin Management Plan.

Transport

East Ochils - Area and Rural Wide

Proposal	Site Name
T30	A977 Roundabouts

Development Guidelines

Provision of new roundabouts on A977 to access new developments.

Proposal	Site Name
T31	B913/A977

Development Guidelines

Junction improvement as part of Dollar Settlement Expansion.

Proposal	Site Name
T32	A91 Road Safety

Development Guidelines

Road realignment east of Tillicoultry.

Proposal	Site Name
T33	Devon Way

Development Guidelines

Upgrading of the Devon Way path between Dollar and Tillicoultry, including improvements to its width, surfacing and drainage, where necessary.

Proposal	Site Name
T34	A91 Cowden Bends Road Safety

Development Guidelines

Provision of road safety measures on A91 bends.

Proposal	Site Name
T35	Dollar to Vicar's Bridge Cycle Route

Development Guidelines

Extension to Devon Way between Dollar and Vicar's Bridge. The route shown on the Proposals and Opportunities Maps is indicative only, and the line of the route might change when more detailed proposals are available.

Proposal	Site Name
T36	Forestmill to Gartmorn Dam Cycle Links

Development Guidelines

Connections to NCN764 and Gartmorn Dam for new developments at Forestmill.

Proposal	Site Name
T37	Dollar to Council Boundary at Blairingone

Development Guidelines

Provide cycle infrastructure. The route shown on the Proposals and Opportunities Maps is indicative only, and the line of the route might change when more detailed proposals are available.

Proposal	Site Name
T38	Forestmill to NCN764

Development Guidelines

Provide cycle infrastructure and access onto NCN764.

Proposal	Site Name
T39	A823 Bends Road Safety

Development Guidelines

Provision of road safety measures on A823 bends. There is currently no funding commitment for any re-alignment of the road, and this proposal will be re-assessed when the Local Development Plan is next reviewed.

Business & Employment - Employment and Prosperity

East Ochils - Area and Rural Wide

Proposal	Site Name	Site Area
B20	Bridge Business Park	11.16 ha



Development Requirements

Large brownfield site which sits in a woodland setting in a Special Landscape Area. Adjacent to the A977, with good access to the Clackmannanshire Bridge. Nearby Forestmill mixed use development will provide local housing and facilities and should see improvements to public transport links in the vicinity. Core path to the south forms part of the National Cycle Network and the Round the Forth route. Suitable for business, industrial, storage or distribution uses (Classes 4, 5 and 6). Development Brief required to consider and address the relevant points below.

Creating Sustainable Communities

- Development Brief required.
- Provision of active travel link from the site to the National Cycle Network route 76 on the southern perimeter of the site.

- Potential to provide green spaces within the business area for the use and enjoyment of those working there in association with any new development.

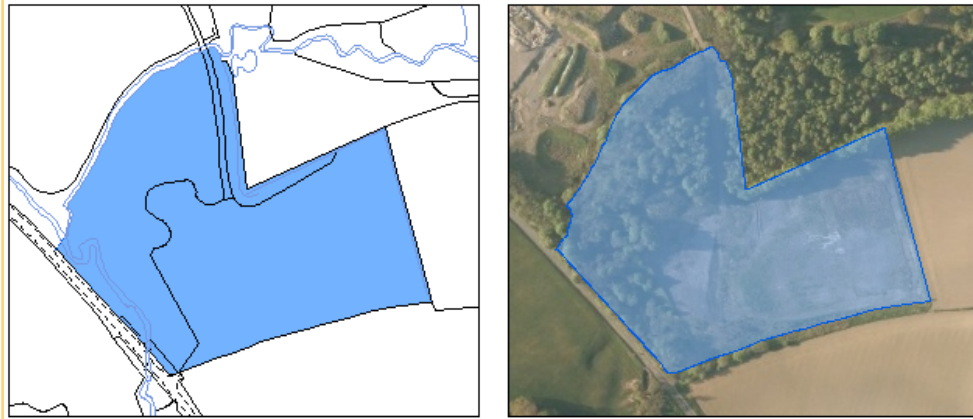
Environmental Assets

- Ecological Appraisal of the southern part of the site required, to be undertaken in accordance with Policy EA3. Consideration to be given to protecting habitat within the site pending the outcome of the assessment. Great crested newts have previously been identified at this location.
- Drainage Assessment required to establish the potential for provision of SUDS on the site.

Developer Contributions

- Contribution required to public art.
- Provision for selected improvements to the National Cycle Network route 76 between Business Park and Alloa to support active travel.

Proposal	Site Name	Site Area
B21	Solsgirth	4.69 ha



Development Requirements

Planning permission granted for the development of 3 helipads, a hangar, offices, cafe and museum (09/00188/FULL). Remediation work carried out on the site as part of the requirements of the planning permission.

Creating Sustainable Communities

- Off-site road improvements required.

Environmental Assets

- Flood Risk Assessment required.
- Drainage Assessment required to establish the potential for provision of SUDS on the site.

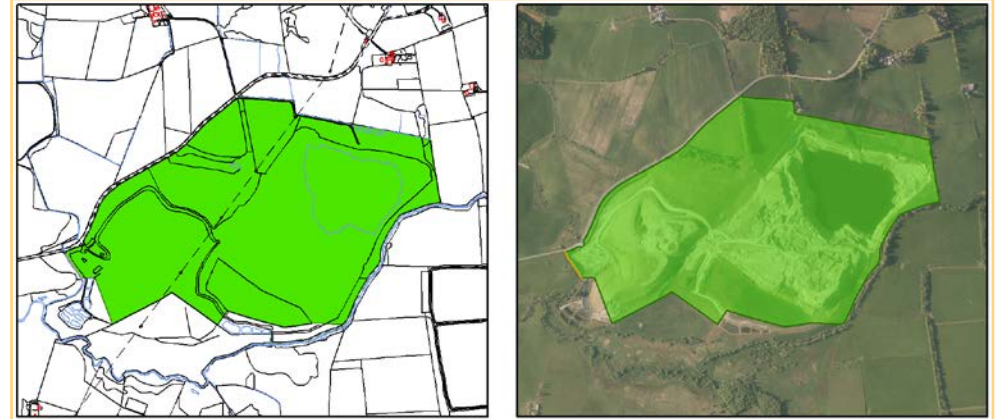
Developer Contributions

- Contribution required to public art.

Environmental Assets - The Natural Environment

East Ochils - Area and Rural Wide

Proposal	Site Name	Site Area
E02	Meadowhill opencast restoration	100.70 ha



Development Requirements

The restoration of the Meadowhill former opencast coal site as part of the larger development at Forestmill has been agreed with the developer through the conclusion of a legal Section 75 Agreement. The Agreement ensures that no development shall take place until a restoration bond (or similar financial investment) secures the full cost of restoration in accordance with the approved Restoration Plan, or the cost of implementation is placed on deposit for any parts of restoration that remain outstanding. Development is then controlled so that any development beyond 250 houses is not permitted until the Restoration Plan is commenced and any development beyond 750 houses is not permitted until the Restoration Plan is complete.

Environmental Assets

- Flood Risk Assessment required.

LOCAL DEVELOPMENT PLAN

Appendix 1: Schedule of Council Land Ownership

The following table outlines land in the ownership of the planning authority, as required by Section 15(3) of the Planning etc. (Scotland) Act 2006, which is affected by policies and proposals for built development on specific sites in the Clackmannanshire Local Development Plan. The sites which have been identified have land in Council ownership within their boundaries. Proposals where the precise boundaries or location are not yet known, and some transport proposals where the route is not confirmed, but may involve development on Council owned land have not been included in the list.

LDP Ref.	Description of land owned by the Council	Reference to policies, proposals or views contained in the LDP which relate to the occurrence of development of the land
Alloa		
H09	Open space at Elm Grove, Alloa	Residential infill opportunity. Development Brief required.
H10	Open space at Central Parkland, Alloa	Residential infill opportunity. Development Brief required.
H11	St. John's Primary School, Grange Road, Alloa	Residential brownfield infill opportunity. Listed Building to be retained and converted. Extension can be demolished and some new build which is sympathetic to the setting of the Listed Building and well designed will be permitted in order to fund the conversion of the Listed Building. Development Brief and Design Statement required.
H12	Former Alloa Academy site, Claremont, Alloa	Under construction.
H13	Claremont Primary School site, Alloa	Residential brownfield infill opportunity. Development Brief required.
M02	Brownfield land at The Shore, Alloa (part only)	Residential brownfield redevelopment opportunity with the opportunity to include an element of mixed use leisure, recreation and business. The site lies within the Alloa Conservation Area and quality public realm will therefore be important on this site. Development Brief and Design Statement required.
M03	Council headquarters at Greenfield, Alloa	Category B Listed Building which may be suitable for business or commercial uses, or conversion to residential, or special needs residential, e.g. care home.
S01	Redwell Primary School, Alloa	New school to replace St. John's and Claremont primary schools is under construction.
S04	Former walled garden at Pine Grove, Alloa	Investigation of potential uses with particular focus on community and social uses.
T03	Open space adjacent to Alloa Station	Safeguarding of land for additional car parking at station and access road.
B02	Agricultural land and open space/wooded area at Alloa West Business Park, Alloa (part only)	Suitable for business, industrial, storage or distribution uses (Classes 4, 5 and 6).
B04	Council offices and adjoining land at North Castle Street, Alloa (small part not Council owned)	Suitable for business, industrial, storage or distribution uses (Classes 4, 5 and 6).

LOCAL DEVELOPMENT PLAN

LDP Ref.	Description of land owned by the Council	Reference to policies, proposals or views contained in the LDP which relate to the occurrence of development of the land
Sauchie		
H17	Fairfield School, Sauchie	Opportunity for high quality residential scheme with potential for the retention and conversion of school building and some new build residential development. Development Brief required.
H18	Vacant site at Main Street, Sauchie	Residential infill opportunity. Neighbouring Sauchie Nursery site may become available in the future and site assembly would result in a larger site which could allow a more integrated design to be achieved and make development more viable. Development Brief required.
H19	Sauchie Nursery, Sauchie	Potential residential infill opportunity to be developed in association with adjacent site (H18) should the nursery be relocated. Development Brief required.
H20	Site of former Scout Hall, Holton Square, Sauchie	Residential brownfield infill opportunity.
Tullibody, Cambus and Glenochil		
M04	Brownfield land at Alloa Road, Tullibody	Brownfield residential opportunity. Site of former tannery, which has been demolished. Site located close to the settlement centre would be suitable for residential, commercial/business, or mixed uses. Development Brief required.
S06	Tullibody Civic Centre, Tullibody	Potential to locate further Council facilities in this area through the development of a community campus.
Clackmannan		
H27	Vacant buildings at Main Street/North Street, Clackmannan (part only)	Brownfield residential opportunity including re-use of former Co-operative Society building, which is included in Historic Environment Scotland's Buildings at Risk Register. Requires a sensitively designed infill development within the conservation area. Development Brief required.
Devon Village		
B10	Brownfield land at Devonway, Devon Village	Potential for commercial tourism use. Development Brief required.
Forth - Rural and Area Wide		
H32	Steading and outbuildings at Ditch Farm, Tullibody	Residential redevelopment opportunity on land occupied by farm steading buildings.
Alva		
H40	Brownfield land at Queen Street, Alva	Brownfield development opportunity. Planning Brief prepared. Planning permission granted in September 2013 for the erection of 48 houses and flats (13/00150/FULL).
M05	Brownfield Land at Park Street, Alva	Brownfield opportunity. Site located close to the settlement centre would be suitable for residential, commercial/business, or mixed uses. Development Brief required.
S07	Alva Cemetery Extension, Alva	Site safeguarded for an extension to Alva cemetery.
S08	Woodland Burial Site, Alva	Planning permission approved for the creation of a Woodland Burial Site (10/00264/FULL). Under construction.

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LDP Ref.	Description of land owned by the Council	Reference to policies, proposals or views contained in the LDP which relate to the occurrence of development of the land
Tillicoultry and Coalsnaughton		
H44	Land at Coalsnaughton North (Crankie Brae part only)	Significant infill opportunity on agricultural land within the settlement boundary. Masterplan required for the entire expansion area.
M06	Former Community Centre, Tillicoultry	Brownfield site located close to the settlement centre would be suitable for residential, commercial/business, or mixed uses. Development Brief required.
West Ochils - Rural and Area Wide		
B18	Former Glenochil Nursery	Rural site, within the Green Belt, may be suitable for commercial leisure/tourism uses compatible with a Green Belt location.
Dollar		
S10	Strathdevon Primary School, Dollar	As part of the proposals for the Dollar Settlement Expansion, Strathdevon Primary School will require to be extended. This will necessitate expansion into the area currently occupied by Dollar Community Centre and could take the form of a 'Community Campus', incorporating additional community uses.
S11	Lover's Loan, Dollar	Land has been transferred to the Council for the design and construction of a playing field and new or upgraded changing facilities, in accordance with planning permission 07/00460/OUT.

Appendix EA1: Special Landscape Areas - Statement Of Importance

Special Landscape Areas (SLAs) are areas of land and water that are recognised as having high landscape value. Landscape can be described in terms of:

- ▶ Landform and visible evidence of the geological process which shaped it: i.e. its geological and geomorphological and geological characteristics.
- ▶ Vegetation cover and surface water plus areas of natural or semi natural habitat both terrestrial and aquatic: i.e. its natural heritage value.
- ▶ Visible evidence of an area's current or historic social usage through buildings and archaeological remains: i.e. its cultural heritage value.

Landscape has a social and community value as part of people's lives contributing to our sense of identity and well-being and bringing enjoyment and inspiration. Landscape interest is also recognised as a major factor in encouraging tourism and outdoor recreation and increased visitor numbers may contribute significant economic benefit to localities.

Scottish Planning Policy encourages all Councils to identify locally valued landscapes that warrant protection from inappropriate development through the Local Development Plan process and that such areas should be designated as SLAs. The existing Development Plan has two Areas of Great Landscape Value -

- ▶ Ochils
- ▶ Forest

The Council intends to carry out a full review of the SLAs during the lifetime of the LDP to assess their continuing significance as well as the appropriateness of their boundaries in relation to the forthcoming revised SPP.

Ochils

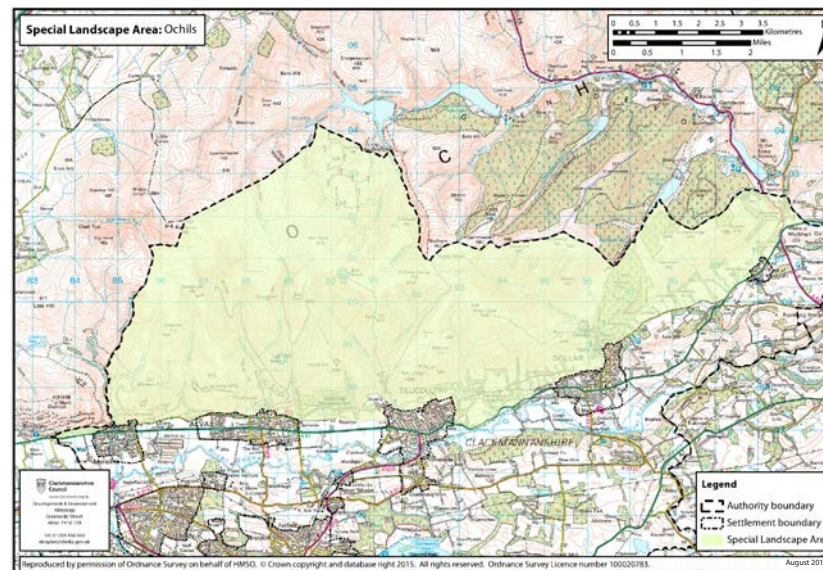
Location and Extent

The Ochils SLA is situated immediately to the north of the Hillfoots settlements and extends from Menstrie in the west to Muckhart in the east and forms the northern boundary of Clackmannanshire bounding on Perth and Kinross to the east and north with Stirling to the west.

Overview

The prominent mass of the Ochil Hills forms an abrupt northern boundary to the Forth Valley and includes Ben Cleuch (721m), the highest point in the Ochils, a prominent and distinct hill when viewed from the carse land to the south and in more distant views towards the Ochil Hills. The rolling hill summits are characterised by peaty ground and extensive stretches of grass and heather moorland with no tree cover.

The southern escarpment is deeply fissured by minor watercourses forming a series of glens between Menstrie and Dollar. In general woodland is sparse along the southern slope of the hills apart from the deciduous woods between Alva and Tillicoultry, the Woodland Trust's Geordie Wood above Muckhart and the conifer plantations above Dollar.



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Key Landscape and visual characteristics

The Ochils form a stunning backdrop to Clackmannanshire with a dramatic contrast in topography between the steep profile of the hills and the flat valley floor of the Devon Valley to the south. The contrast is emphasised by the rough vegetation and craggy outcrops of the scarp slope.

Special qualities

The rising steep hill slope above the Hillfoot settlements to high moorland plateau in a compact form is a unique feature in Central Scotland. Rock outcrops on the southern face of the hills offer evidence of the geological past of Central Scotland. The large scale topography of rounded slopes and hill summits is dramatic, with rolling grassy or peaty ridges and braes. The southern escarpment is incised by a number of dramatic and scenic gorges, including those of Mill Glen, Alva Glen and Dollar Glen. The character of the SLA is enhanced by elements of cultural heritage including a number of hill forts, and Castle Campbell, which sits within Dollar Glen.

Striking Views

The southern hill summits offer panoramic views of the meandering upper Forth, and its progression as a widening estuary to the sea, as well as views eastwards to the Forth bridges and southwards across the Forth Valley to the Slamannan Plateau and Bathgate Hills. Hill summits in the vicinity of Ben Cleuch offer views over Strathallan as well as distant views of the Highlands to the north. The Ochils are in themselves a striking landscape feature in the landscape of Central Scotland, rising from the floor of the Forth Valley.

Accessibility

The hills are readily accessible on foot from the Hillfoot communities with the glens at Dollar, Tillicoultry and Alva offering dramatic entrance points to the high hill land. Core paths traverse the hills between Tillicoultry and Blackford, and between Dollar and Glendevon. There are no roads through the Ochils within Clackmannanshire.

Other Designations

The southern escarpment of the Ochils in Clackmannanshire contain four sites detailed below which are recognised of national importance.

Castle Campbell - Category A Listed Building and Scheduled Monument.

Craig Leith & Myreton Hill SSSI - Designated for its upland habitat value including rock habitats that support Sticky catch fly, a vascular plant and the Northern brown argus butterfly. Both of which are nationally scarce species.

Dollar Glen SSSI - Designated for its biological and geological value. It includes upland mixed ash woodland with upland habitats subalpine flushes and calcareous grassland. This habitat supports *Stenus glacialis*, a beetle of mountains and high altitude. It is a species of restricted occurrence and is known from two localities in Scotland. The Carboniferous geology of the glen provides evidence of the processes largely responsible for the geology of Central Scotland.

Mill Glen SSSI - Designated for its geological value. The exposed old red sandstone igneous rocks are important for the illustrating the geology along the Ochil Fault.

Castle Campbell, one of the few buildings in the Ochils, sits in a commanding position above Dollar, at the confluence of the Burn of Sorrow and Burn of Care. This striking location is well known in Scotland and further field as an image of upland Scotland.

The Ochils, on the northern edge of Scotland's central valley, through their rock outcrops within the SSSIs illustrated the geological history of the valley's formation and the dramatic backdrop to the Hillfoot communities. The geology has created a series of unique habitats which support rare species and create a mosaic across the southern escarpment enriching the landscape.

Sensitivity to Change

The southern scarp slope is an especially important local and regional feature which requires to be protected from insensitive development. This is especially important at a local level in the vicinity of the glens which stretch back into the hill massif. The Ochils, in comparison with the rest of Scotland have an average wilderness value, however, when compared with adjacent areas of the Central Belt they have a high wilderness value even though the artefacts of modern Scotland are clearly viewed from the hills. This regional factor supports a restrictive planning approach in the Ochils.

The Ochils have two essential landscape components, the high plateau and the dramatic southern escarpment. The plateau is a large scale, simple landscape of tightly knit hills with capped by smooth rounded tops. It is mainly peaty ground with extensive stretches of grass and some heather moorland. It is unhabitated, exposed high ground crossed by paths with a high level of recreational use. It forms a prominent visual backdrop to the lowlands to the north. The southern escarpment is also a prominent visual backdrop to the carseland to the south and the wider central Scotland lowlands. Its slope is strongly fissured by deep glens with minor watercourses and rocky outcrops with native woodland in the glens and southern edge of the escarpment. Glen footpaths provide access to the high plateau. The ruggedness of the scarp, and the wide visibility of the Ochils, combined with their location adjacent to populated areas, gives them a unique character within Scotland. This character is highly valued both locally and in the wider area resulting in this landscape having a high sensitivity to change by all forms of development which requires a more restrictive planning policy approach.

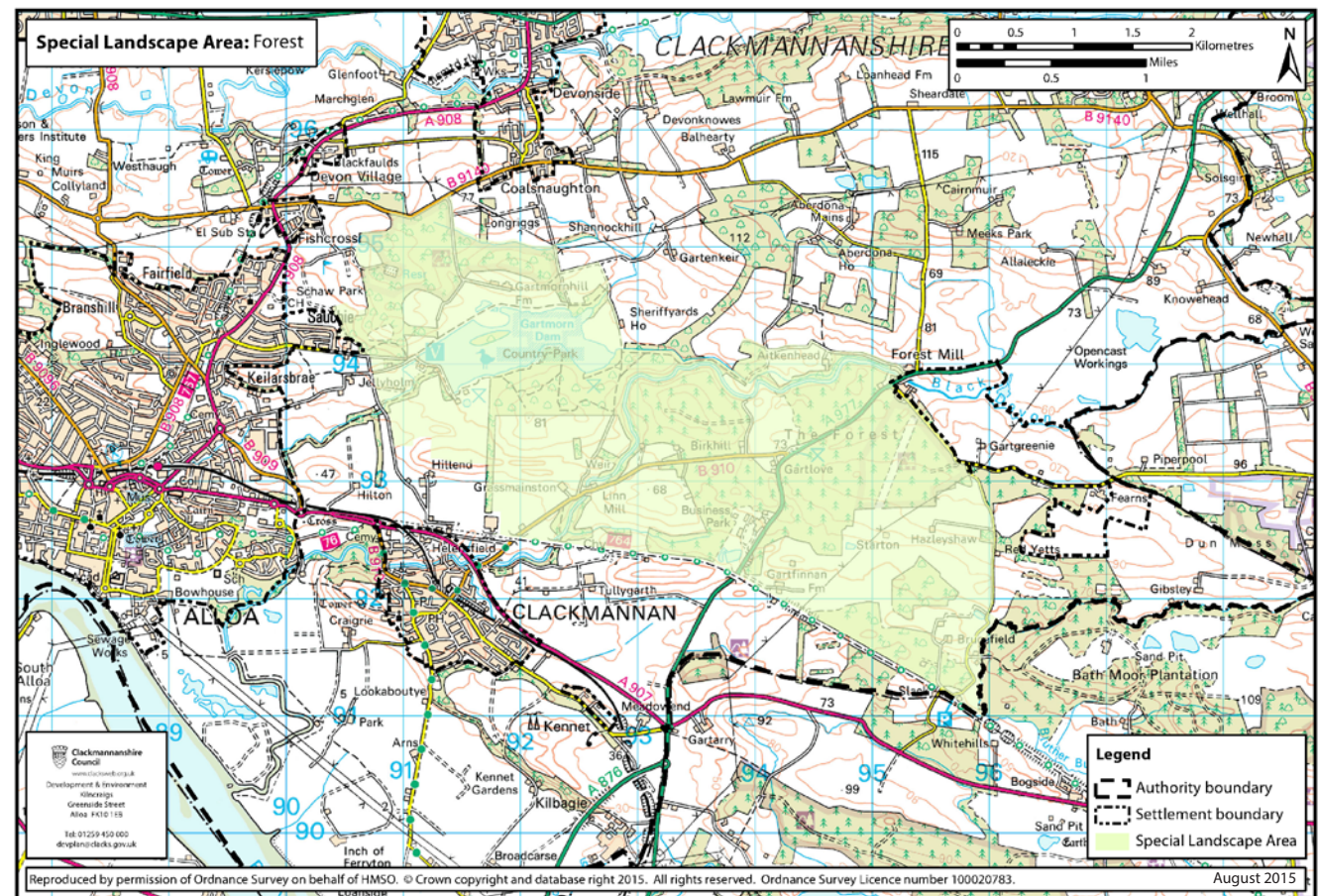
Potential for enhancement

Due to ease of access to the Ochils from Central Scotland the hills are used extensively for informal recreation and the path network, especially in the glens, is under pressure. Active management of existing broad-leaf woodland should be encouraged to ensure continuity of this important landscape feature. Expansion and restoration of native woodland on the southern slopes should be sought ensuring that this does not compromise open landform features. Woodland design and management should seek to deliver biodiversity, landscape, and access benefits.

Forest

Location and Extent

The Forest SLA is situated to the east of Sauchie, from the woodland surrounding Gartmorn Dam in the west to the woodland of the Brucefield estate on the Clackmannanshire/Fife border in the east. The southern boundary is formed by the former Alloa/Dunfermline railway which now forms part of the national cycle network. In the north west the SLA bounds the Schawpark Golf Course and the B9140 between Fishcross and Coalsnaughton.



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Overview

The SLA is characterised by a rich diversity of features in a rolling landscape of farmland and woodland including ridges that define the Gartmorn Dam basin, the narrow enclosed valley of the Black Devon and the estate woodlands in the east. The wooded landscape includes two significant built features: Castlebridge Business Park, developed out of a former mine head area, and Brucefield House. Outwith the woodland there are a small number of farm steadings in the open landscape.

Key Landscape and visual characteristics

Gartmorn Dam, the oldest man made reservoir in Scotland, sits in a natural bowl with woodland ridges defining its basin. The Dam is connected to the Black Devon river by a lade from Forestmill with the lade footpath offering views of the river gorge below. This distinctive feature has a high conservation value as a green corridor. Woodland is the prominent feature in the landscape from commercial plantations to semi-natural woodland and estate woodlands.

Special qualities

The variety of woodland cover from large-scale commercial plantations to semi-natural wet woodland is quite a unique feature. A significant proportion of the existing woodland cover is classified as ancient woodland, meaning that woodland has been present since at least the mid 18th century. Gartmorn Dam was created in the early 18th century to power the mines in the Sauchie area and at that time was the largest artificial body of water in Scotland. Since then it has gone on to serve Alloa as a public water supply and now as a green recreational resource.



The woodland is contained within a rolling landscape which is characterised by a scatter of small farm steadings. The former mine site at Castlebridge, being developed as a business estate, is contained within the landscape with the former access tower being a landmark feature in the landscape. The other significant building is the Brucefield mansion house, an A listed building, which within its estate woodland is not a feature in the landscape.

Striking Views

From outwith the area the rolling wooded landscape contrasts with urban development at Alloa and Sauchie and forms an attractive landscape setting for these settlements. The ridges around Gartmorn Dam offer striking views over the water and views northwards to the Ochils and southwards to Clackmannan and its Tower and the Upper Forth Estuary. The lade path, linking Gartmorn Dam in the west with Forestmill in the east, offers high level views over the upper section of the Black Devon Gorge. Gartlove viewpoint off the A977 offers views over the north of the area to the dramatic Ochils in the background.

Accessibility

The area is widely accessible from the surrounding communities and there is a significant path network in the vicinity of Gartmorn Dam. A major path route through the heart of the SLA is that along the lade which connects Forestmill to Gartmorn Dam. The National cycle route from Dunfermline to Alloa forms the southern boundary of the SLA with links on tracks and country roads to Gartmorn Dam and Forestmill. Woodlands throughout the area offer outdoor access opportunities. There is limited parking at Gartmorn Dam and at the Gartlove viewpoint.

Other Designations

Gartmorn Dam SSSI and Local Nature Reserve - Designated for its biological interest as a freshwater eutrophic loch and its open water transition fen. It is the largest area of open water in Clackmannanshire and is typical eutrophic lowland loch surrounded by open water transition fen of marginal fen of marginal vegetation and reed swamp. The fen is characterised by an unusually large number of pondweeds one of which is a nationally scarce species and several that are locally uncommon. Whilst the Dam is not notified for birds as a natural feature, its proximity to the Forth estuary means that it is of regional importance as a wintering area for geese, swans and duck in times of inclement weather.

Linn Mill SSSI - Designated for its biological interest as an upland mixed ash woodland which encompasses three main woodland types. The site is a gorge on the Black Devon with the long established acid oak wood and relatively undisturbed mixed ash woodland which are relatively uncommon habitats in Clackmannanshire. In low lying areas alder swamp has developed and is the only known example of this rare habitat in Clackmannanshire. The swamp includes a number of water loving plant species which are rare or locally restricted in Clackmannanshire.

Listed buildings

Brucefield
Brucefield Mains
Brucefield House Walled Garden
Hartshaw Farm
Hartshaw Former Corn Mill
Linn Mill Westmost Cottage
Linn Mill Old Bridge

Tree Preservation Order

Grassmainston Strip - A significant landscape feature to the south of Gartmorn Dam, linking its banks to the ridge above the Dam.

Sensitivity to Change

A number of the commercial woodland blocks are reaching maturity and their felling over a short time span would be detrimental to the SLA. The SLA borders Sauchie and the new planned community at Forestmill and the woodlands in these areas will be subject to increasing recreational pressures which will require to be managed sensitively.

The rolling landscape with its scatter of buildings and the recreational landscape of Gartmorn Dam is a tranquil one. This tranquillity is in direct contrast to the urban areas immediately to the west. Development requires to be carefully considered to ensure that this sensitivity is not unduly disturbed and the landscape's essential elements are retained and enhanced.

Potential for enhancement

New development within the SLA at Carsebridge and on its margins at Forestmill offer opportunities to improve the landscape in their vicinity. The rolling farmland landscape offers the scope for new and enhanced hedgerows and shelter belts. The Gartmorn Dam basin has significant woodland which will benefit from management to increase the areas of native woodland.

The large plantation woodlands when felled offer the potential to increase the native woodland cover in the SLA.

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Glossary

Accessibility: How easy it is to travel within, into, and between places.

Active Travel: Travel and transport that focuses on physical activity (walking and cycling) as opposed to motorised and carbon-dependent means.

Affordable Housing: Housing made available at a cost below full market value, including low cost market and subsidised housing of a reasonable quality. Includes social rented housing, some private sector rented accommodation, shared ownership housing and subsidised housing for sale. Affordable housing is intended to meet an identified need and be affordable to people on modest incomes who cannot afford to rent or buy houses generally available on the open market. It could also include small low cost starter homes and self build plots.

Aftercare: The work required to ensure that a mineral or landfill site is restored to a beneficial after use and that future environmental problems do not arise on the site.

Amenity: A term used to describe the factors that can make a place pleasant to be or live.

Ancient Monument: A monument or site of archaeological importance which is in the guardianship of the Scottish Ministers or has been scheduled by them as being of archaeological importance under the terms of the Ancient Monuments and Archaeological Areas Act 1979.

Article 4 Direction: An Order which has been approved by the Scottish Ministers which allows the Council to extend its planning controls over development that would otherwise

not normally require planning permission, i.e. 'permitted development'. The Order is made under Article 4 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992.

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

Biodiversity Action Plan (BAP): Protects and enhances this diversity.

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

Bowmar Masterplan: The regeneration of the Bowmar area, initially involving the demolition of 40 flats at Ash Grove with the site transferred to Ochil View Housing Association. The site, along with that cleared at nearby Elm Grove, will be redeveloped according to the outcome of a Masterplan exercise.

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

Buildings At Risk Register: This service is administered by the Scottish Civic Trust on behalf of Historic Environment Scotland. The Register is a source of information for prospective parties interested in buying or leasing historic buildings, which are threatened.

Clackmannanshire Alliance: A community planning partnership between the Council, other agencies and organisations, including the Scottish Fire and Rescue Service, Police Scotland, Forth Valley College, NHS Forth Valley and the community, voluntary and business sectors, to secure the regeneration of Clackmannanshire.

Clackmannanshire Biodiversity Action Plan (CBAP): Prepared by local authorities in accordance with the Government's Biodiversity Action Plan. These non-statutory plans set out the steps required to conserve biodiversity within the Development Plan area.

Climate Change (Scotland) Act 2009: The Act which sets out the Scottish Government's commitments to tackling climate change and establishes duties for public bodies in relation to climate change. It also sets out new requirements of the planning system to address climate change.

Coastal Zone: Lands and waters adjacent to the coast that exert an influence on the uses of the sea and its ecology, or whose uses and ecology are affected by the sea.

Combined Heat and Power (CHP) Schemes: The generation of heat and power in a single process. CHP schemes generate electricity and use the heat which would otherwise be wasted in industrial applications or in community heating projects.

Community Facilities or Services: such as shops, post office, schools, leisure, entertainment, recreation and transport.

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

Comparison (Non-Food) Shopping: Shopping where the purchaser will compare the prices, quality and quantity before a purchase is made. e.g. clothes, fashion merchandise, electrical goods, furniture, etc.

Conservation Area: An area designated by a planning authority in accordance with Section 61 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as being of special architectural or historic interest, the character or appearance of which it is desirable to enhance or preserve.

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

Contaminated Land: Land covered by or containing any substance which is:

- ▶ causing or is presenting a significant possibility of causing harm; or
- ▶ likely to be causing pollution of controlled waters.

Convenience (Food) Shopping: Broadly defined as food shopping, drinks, newspapers, magazines, confectionery, etc., purchased regularly for relatively immediate consumption.

Cumulative Impact: Combined effect of more than one development.

Derelict Land: Previously developed land that requires treatment or clearance before it can be brought back into beneficial use.

Designed Landscape: An area of land which has been modified for primarily aesthetic effect and is identified in the Inventory of Gardens and Designed Landscapes (jointly compiled by Scottish Natural Heritage and Historic Environment Scotland).

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

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

Domestic Microgeneration: Such as small scale wind turbines, geo-thermal heat pumps and solar panels.

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

European Structural Funds: The European Structural Funds are the main financial instruments that the European Union uses to help reduce disparities and support social and economic cohesion across Europe.

Facilities Planning Model: SportScotland's model for assessing supply and demand for sports facilities.

Factory Outlet Centre: Group of shops, usually in out of centre locations, specialising in selling seconds and end of line goods at discounted prices.

Farm Diversification: Using farms, or part of a farm unit, for purposes other than farming.

Five Year Land Supply: Refers to the need to ensure sufficient provision for a minimum 5 year effective land supply for housing, in accordance with Government guidance. (refer to Effective Housing Land Supply above).

Flood risk: The combination of the probability of a flood and of the potential adverse consequences, associated with a flood, for human health, the environment, cultural heritage and economic activity.

General Needs Housing: Housing not intended for use by a specific type of resident (for example elderly, infirm, frail or disabled people, or students).

General Permitted Development Order (GPDO): Part of planning law that defines what does and does not require planning permission. (Full details are in the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 as amended by the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 1997.

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

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

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

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

Greenspaces: Any vegetated land or water within or adjoining an urban area.

Ground Issues: Usually refers to concern about to an area that has had previous mining activity or industrial uses.

Habitat Action Plan: A documents which provide detailed descriptions for specific types of habitats, and set out detailed actions that can be taken by a number of agencies in order to safeguard and enhance them.

Hazardous Waste (or Special Waste): Specified wastes which are classified as requiring special treatment under the Special Waste Regulations 1996. These include explosive, toxic, carcinogenic and highly flammable wastes and waste prescription-only medicines. These types of waste are tracked using a system of consignment notes.

Homes for Scotland: Represents the interests of the house builders in planning matters.

Household Shopping: Furniture, carpets, furnishings, DIY, large electrical appliances etc.

Household Shopping Centre: A planned development of a group of generally large stores on a retail park specialising in the sale of Household shopping goods.

Housing Association: A non-profit making organisation committed to meeting specific housing needs.

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

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

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

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

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

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

Imagine Alloa project: An integral part of the Community Planning Economic Partnership strategy: “Building Clackmannanshire”, and seeks to promote the area for employment, supported by the Business Improvement District (BID) Business Plan 2008-2013 for the town centre area. Conservation and enhancement of the public realm, and historic and architectural heritage is a basis for promoting economic regeneration within the area.

Infill Development: The development of vacant areas of land between existing buildings.

Infrastructure: Basic services such as roads, water, sewerage, gas and electricity, which are necessary for development to take place; may include schools and community facilities.

Inventory of Gardens and Designed Landscapes: A list of nationally important sites that meet the criteria published in the Scottish Historic Environment Policy. The Inventory provides information on sites in order to raise awareness of their significance and to assist in their protection and management for the future.

Landscape Character Assessment: Assessment undertaken by Scottish Natural Heritage which defines the strategic elements which make up the landscape character of the area. Assessments undertaken nationally by Scottish Natural Heritage which define the strategic elements which make up the landscape character of the area. These have been undertaken nationally by Scottish Natural Heritage and define the strategic elements which make up the landscape character of the area.

Leakage (of expenditure): The net loss of retail expenditure from the population of a defined area to other places outside that area.

Listed Building: A building of special architectural or historic interest designated by Scottish Ministers.

Local Housing Strategy: Housing policies and programmes for the next 5 years prepared regularly by the Council for consideration by the Scottish Government as a basis for budgetary provision. Includes the assessment of housing supply, needs, demands, and conditions and, through the development of a shared understanding of the operation of local housing markets, the planning and implementation of a long-term strategy for housing improvement.

Local Nature Reserve (LNR): A site designated by a local authority for its natural heritage interest and its value for education and informal recreation. The local authority either owns the LNR, or has an agreement with the landowner. Gartmorn Dam, Sauchie, is Clackmannanshire’s only LNR.

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

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

Microgeneration: The production of heat less than 45kilowatts (Kw) and/or electricity less than 50 Kw from zero or low carbon sources. Microgeneration is usually installed to meet or contribute to the energy needs of a single building.

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

Mixed Tenure: Usually a mix of social rented, affordable and open market housing.

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

Municipal Waste: Waste which is collected by local authorities. This is mainly composed of household waste but also includes waste from civic amenity sites, street sweepings, and some commercial and industrial waste.

National Cycle Network (NCN): A designated network of routes for cyclists and pedestrians across the UK.

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

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

Natural Environment: The natural materials, processes, habitats and species, and topography of Scotland (including surrounding seas).

Open Space: Greenspace and civic space within and on the edges of settlements, including allotments, trees, woodland, paths, squares, market places and other paved or hard landscaped area with a civic function and outdoor sports facilities such as sports pitches, tennis courts etc.

Park and Ride: Scheme enabling motorists to leave their vehicles at edge-of-town car parks and travel into town centres by public transport or bicycle.

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

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

Planning Advice Notes (PANs): Documents issued by the Scottish Government providing advice on good practice and other relevant information in relation to the planning system.

Planning Agreement: See Section 75 Agreement.

Planning Authority: The authority with statutory responsibility for implementing the Planning legislation. In this area, Clackmannanshire Council.

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

Policy: A statement of attitude or intent in response to certain planning issues or circumstances.

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

Precautionary Principle: Principle adopted by the UN Conference on the Environment and Development (1992) that in order to protect the environment, a precautionary approach should be widely applied, meaning that where there are threats of serious or irreversible damage to the environment, lack of full scientific certainty should not be used as a reason for postponing cost-effective measures to prevent environmental degradation. This principle states that if the impacts on the environment from a policy or project are significant or not fully understood, there should be measures put in place to prevent environmental detriment. In some cases, this may mean that the policy or project should not go ahead.

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

Proximity Principle: The proximity principle concerns the establishment of an adequate network of treatment and disposal installations to handle waste arising as close as possible to the point of production, or to source minerals as close as possible to their point of use.

Ramsar Site: A wetland site for birds protected through the Ramsar Convention on Wetlands of International Importance (1971). These sites contain habitats that have declined worldwide and are often important for waterfowl and other wetland birds. Ramsar sites receive the same level of legal protection as areas that have been designated as Special Protection Areas under the EC Birds Directive or Special Areas of Conservation under the Habitats Directive.

Regeneration: Bringing economic and social activity and environmental improvement into an area.

Registered Social Landlord: A landlord such as a Housing Association registered with and regulated by the Scottish Housing Regulator.

Renewable Energy: Energy generated from a resource that is replaced rapidly by natural processes and is inexhaustible, such as wind energy, solar energy and hydro-electricity.

Retail Impact Assessment (RIA): A detailed appraisal of the effects of a proposed retail development on the existing shopping facilities within the catchment of the proposal.

Right of Way: A route which links two public places, usually public roads. To become a right of way, a route has to meet certain legal conditions, including that it should have been used by the general public for at least 20 years.

Royal Commission on the Ancient and Historical Monuments of Scotland (RCAHMS): The public body responsible for recording, interpreting and collecting information about the built environment.

Rural Economy: Economic and employment activity that takes place in the countryside, including agriculture, forestry, tourism and local facilities.

Scheduled Monument: A monument, existing above or below ground, which by virtue of its national archaeological importance has been statutorily protected under the Ancient Monuments and Archaeological Areas Act 1979.

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

Scottish Historic Environment Policy (SHEP): A document which sets out Scottish Ministers' policies on the historic environment.

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

Scottish Planning Policy (SPP): Provides a statement of national planning policy which sets out:

- ▶ the Scottish Government's view of the purpose of planning,
- ▶ the core principles for the operation of the system and the objectives for key parts of the system,
- ▶ statutory guidance on sustainable development and planning under Section 3E of the Planning etc. (Scotland) Act 2006,
- ▶ concise subject planning policies, including the implications for development planning and development management, and
- ▶ the Scottish Government's expectations of the intended outcomes of the planning system.

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

Section 75 Agreement: Also referred to as a Planning Agreement. Legal agreement regulating the future use of the land made under Section 75 of the Town and Country Planning (Scotland) Act 1997. Such Agreements are recorded in the Land Register and are legally binding on future owners of the land.

Sequential Approach: The preferred order of priority of locations for consideration of retail and associated leisure proposals. The order of preference is: 1, town centres; 2, edge-of-town centre; 3, secondary shopping areas and neighbourhood centres; 4, commercial centres, and 5, out of centre. This approach is adopted when selecting sites for new retail and commercial leisure developments, other key town centre uses and housing. First preference should be for town centre sites, where sites or buildings suitable for conversion are available, followed by edge of centre sites, and only then by edge of centre sites that are, or can be made, easily accessible by a choice of means of transport.

Service Sector: Businesses that provide services (rather than, or in addition to, products).

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

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

Solar Energy: The use of energy converted from sunlight either to heat buildings or to generate electricity.

Large Solar Array: A grouping of commercial solar panels which are normally ground based rather than attached to a building or structure of a scale where they supply electricity to the national grid rather than provide power to buildings in the immediate vicinity.

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

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

Supermarket: A self service store selling predominantly food, possibly with a proportion of non-food goods, with a trading area of between 500 and 2,500 square metres of floor space and often with dedicated car parking.

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Superstore: A self service store selling predominantly food, possibly with a proportion of non-food goods, usually with at least 2,500 square metres of trading floor space with dedicated car parking.

Supplementary Planning Guidance: Additional information on a particular subject, subject to consultation and approved by the Council.

Surface Coal Mining: Extraction of coal by surface mining as opposed to deep mining (underground) methods. This is now the only type of coal extraction in existence in Scotland and as such is commercially important. Commercial viability is dependent upon a number of factors including location, seam quality, shallowness of the coal deposit and hydrology. Environmental impacts can be significant and wide-ranging, including noise, dust and visual impact.

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

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

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

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

Sustainable Travel: Usually walking, cycling or public transport.

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

Townscape: Character and appearance of spaces and buildings in an identified area of a town.

Traffic Calming: Measures, often applied in residential areas, to reduce traffic speeds.

Transport Assessment: An appraisal of the likely traffic generation impacts resulting from new development, taking into account the measures which are required to improve road safety and promote walking, cycling and the use of public transport.

Travel Plan: Plan by public authorities, businesses or other organisations which defines the steps being taken to ensure that specified levels of travel by employees and customers are made by walking, cycling, bus and rail.

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

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

Use Classes Order: The Town and Country Planning (Use Classes) (Scotland) Order, 1997 defines 11 classes of development. Planning permission is required to change uses between classes. The Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended) groups land uses into various categories called "land uses". Changing the use of land or premises to another use in the same class does not normally require planning permission. While changes between use classes do normally require planning permission, the General Permitted Development Order does specify some changes between classes which can be made without the need for planning permission.

Viability: Measure of a town or shopping centre's capacity to attract ongoing investment, for maintenance, improvement and adaptation to changing needs. Taken together with vitality, it gives an indication of the health of a town or shopping centre.

Vitality: Measure of how busy a centre is at different times and in different parts. Taken together with viability, it gives an indication of the health of a town or shopping centre.

Waste Management: The reduction, re-use, recovery, treatment, and disposal of waste.

Waste Management Facility: A facility for treating, keeping and/or disposing of waste.

Wetlands: Areas where the presence of water, high rainfall and low temperatures create either permanently or frequently waterlogged conditions.



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