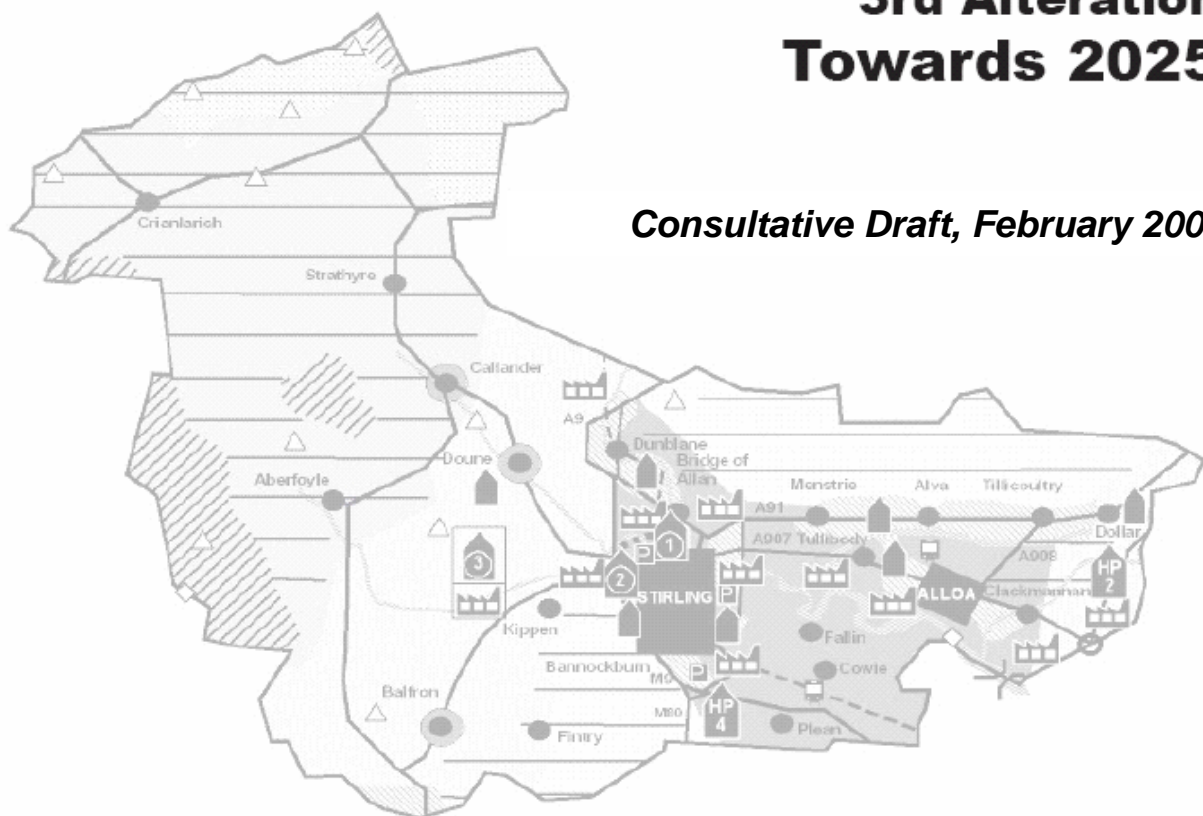


CLACKMANNANSHIRE and STIRLING STRUCTURE PLAN

Working Towards
Sustainable
Development

**3rd Alteration
Towards 2025**

Consultative Draft, February 2007



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Introduction

1.1 WORKING TOWARDS SUSTAINABLE DEVELOPMENT

- 1.1.1 This Structure Plan sets out the long-term vision for sustainable development of the Clackmannanshire and Stirling area. Its strategic framework seeks to deliver enhanced access to housing, jobs and local facilities, integration of land use with transport, and a high quality of development; all within the overall context of caring for the environment. The Plan recognises that this can only be achieved by the Councils, key agencies, local communities and the private and voluntary sectors working in partnership.

1.2 ~~A NEW STRUCTURE PLAN~~ A STRUCTURE PLAN REVIEW – TOWARDS 2025

- ~~1.2.1 In April 1996, following Local Government re-organisation, Clackmannanshire and Stirling Councils were charged with the responsibility of working together to prepare a new Structure Plan to replace Central 2000, the Structure Plan of the former Central Region. The Plan was approved by Scottish Ministers subject to a number of modifications in March 2002. These changes have now been incorporated.~~

- 1.2.1 The Structure Plan was approved in 2002 with subsequent alterations in June 2004 (renewable energy) and August 2004 (Indicative Forestry Strategy). This current review extends the time frame of the plan from 2017 to 2025, updating the Plan to reflect current legislation, Scottish Planning Policy, changing circumstances and updated Census, population and household information. The key focus of Alteration 3 relates to the significant variance between the population and household projections now available, and that which formed the base data of the 2002 Plan. This requires early attention to ensure sound planning for housing and associated considerations for the area to the longer term, as required by national planning guidance.

1.3 WHAT IS A STRUCTURE PLAN AND HOW DOES IT RELATE TO OTHER PLANS AND STRATEGIES

- 1.3.1 The Structure Plan is part of the Statutory Development Plan and sets out a framework which will shape the development of our towns and villages to ~~2017~~ 2025. It estimates the need for new housing, shopping, employment and transport developments, and sets out in general terms how and where this development should be accommodated. The Plan seeks to reflect the objectives and priorities of both Councils as well as the strategies of other agencies such as Communities Scotland, ~~Forth Valley Enterprise~~ Scottish Enterprise Forth Valley and Scottish Natural Heritage.

- 1.3.2 Linkages between the various agencies, the Councils and the Structure Plan will also be promoted through the Community Plan. This is a new form of plan aimed at promoting the social and economic wellbeing of a Council's area. It is produced in partnership with a range of agencies and the local community, but it is not a substitute for the Statutory Development Plan. Community Plans are however likely to play an increasingly important role in providing a context for partnership working for delivery of a number of the proposals and objectives of the Structure Plan.

- 1.3.3 The Structure Plan sets the land use framework within which the Community Plan and other more detailed Council strategies and plans will operate including ~~housing plans~~ the Local Housing Strategy, transport plans, air pollution and economic development strategies. Importantly it also sets the context for future Local Plans which will translate the strategy to specific development sites and detailed policies.

- ~~1.3.4 Finalised versions of a replacement Clackmannanshire Local Plan and alterations to the Stirling Council Local Plan 1999 (Alteration 1A: Stirling and the Rural Villages and Alteration 1B: The National Park Area) are currently being prepared. These will be placed on deposit in July 2002 and will reflect the development framework established by this Structure Plan. Preparation of a second alteration to the Stirling Council Local Plan, to bring forward the longer term housing land supply, will commence in July.~~

- 1.3.4 The 2002 Structure Plan covers three Local Planning Authority areas- Clackmannanshire, Stirling and the part of the Loch Lomond and Trossachs National Park which falls within the Stirling administrative area. The 2002 Structure Plan is now partly implemented by the following Local Plans:

Clackmannanshire Local Plan (adopted December 2004)

**Alterations 1 and 2 to the Stirling Council Local Plan 1999
Stirling and the Rural Villages (finalised June 2002)
Stirling's Major Growth Area (adopted October 2006)**

An Alteration 1B for The National Park Area was prepared and elements of this are used for development control purposes. The Park has now prepared a National Park Plan which covers a range of topics and sets out how the four statutory aims of the Park are to be achieved. Whilst not a development plan the Park Plan is a strategic policy document and acts as a material consideration when determining planning applications. The Park authority also intends to have its own local development plan in place by 2008.

- 1.3.5 Proposed changes to the Planning System mean that the requirement for a Clackmannanshire and Stirling Structure Plan will be removed in the next few years. The current requirement for a joint Clackmannanshire and Stirling Structure Plan, is likely to be replaced by a requirement for a single development plan for each Planning Authority Area. This Structure Plan review is therefore likely to be the last. The review however will assist in the transition to the new system and its strategy should inform the new generation of Plans. The exact arrangements for this are unlikely to be clear until the Planning Bill is enacted and appropriate guidance produced. This is not anticipated until the summer of 2008.

~~1.3.5 Legislation has been passed by the Scottish Parliament for the creation of Scotland's first National Park which will cover the Loch Lomond and Trossachs area. This incorporates a large area of land for which Stirling Council is currently the Planning Authority. A new Loch Lomond and the Trossachs National Park Authority will be established in July 2002. This new authority will be responsible for local planning issues in the National Park area.~~

1.4 HOW TO USE THE STRUCTURE PLAN

- 1.4.1 The Plan has three essential components:
- The overall development strategy;
 - The chapters on Caring for the Environment, Jobs and Homes, Community Infrastructure; and
 - Sustainability Indicators and Monitoring.
- 1.4.2 It is important when using the Plan to be aware that the overall development strategy and supporting information throughout the three main chapters are complementary. The document needs to be read as a whole and the objectives of one policy should not be achieved at the expense of another. To help users of the Plan, a box sits alongside each of the policies and proposals. This box cross refers to other relevant policies and proposals but should only be used as a guide as it may not cover all possible policy linkages. Technical terms and planning jargon have been underlined in the text. These are explained in the glossary included as Appendix 1 to the Plan.

~~1.4.3 Three supporting documents were published alongside the Finalised Plan~~

- ~~• A background report including the more detailed justification and background research which has informed preparation of the Plan.~~
- ~~• The Publicity and Consultation Report summarising the public consultation exercise, the comments received and the Council's response to them. It also includes details of how this has influenced changes made between the Draft and Finalised Plan.~~
- ~~• The Sustainability Appraisal detailing how the objectives, policies and proposals of the Consultative Draft Plan were systematically appraised against the principles of sustainable development. In addition the scope of the plan is appraised against prevailing environmental legislation and guidance.~~

- 1.4.3 In addition to the documents referred to in para 1.3.4, the following supporting documents are published alongside the Consultative Draft Structure Plan review:

- A background report – including the more detailed justification and background research which has informed preparation of the Alteration.
- The Publicity and Consultation Report - summarising consultation carried out at the issues stage.
- The Environment Report - Document prepared to detail the required assessment of the effects of the Plan on the Environment.
- The State of the Environment Report - sets out the baseline environmental information available, to establish the current state of the Environment of the Structure Plan Area.
- Urban Capacity Study Nov 2006 – This is an assessment of land with potential for future housing development.

The Strategy: Working Towards Sustainable Development

2.1 INTRODUCTION

2.1.1 ~~This Structure Plan provides the framework for the development of our area until 2017.~~ This partial review rolls the time frame of the Plan forward to 2025, mainly for housing land supply and housing with related updates on other considerations, to reflect the significant changes that have occurred since 2002. It aims to bring about positive social and economic change, but it also needs to make sure that the environment is protected and that the quality of life is improved for those living and working in the area.

2.1.2 To achieve this, it is important to be clear what the Plan is intending to achieve and to set out the philosophy behind it. This is what is called the Plan's "strategy". The strategy has to be consistent with Government policy and must build upon the work that both Councils are already undertaking. The Structure Plan strategy provides the link between these and shows the proposed direction the Councils wish to go. This direction is "Working Towards Sustainable Development".

2.2 SUSTAINABLE DEVELOPMENT

2.2.1 The phrase "Sustainable Development" is most commonly defined as "development that meets the needs of the present without compromising the ability of future generations to meet their own needs". Sustainable Development is about making sure we improve the quality of life for everyone both now and in the future. To make development sustainable, three themes have to work together.

- **Environmental Integrity** – ensuring that the natural and historical assets of the area are sustained and enhanced
- **Community Well Being** – ensuring that communities have access to jobs and services and to good environmental conditions
- **Economic Vitality** – ensuring that the quality of the area is maintained or enhanced as a competitive location for economic activity.

2.2.2 The goal of Sustainable Development is one that is widely shared across the world. It is also a key part of policies at all levels of Government. The 1992 Earth Summit in Rio de Janeiro, the Fifth Environmental Action Plan for the European Union, the UK Government's Strategy for Sustainable Development and many other of the Government's policies reflect this commitment to "Work Towards Sustainable Development". Both Councils are also preparing Local Agenda 21 programmes, which set out how Sustainable Development can be integrated within the Councils' actions.

2.2.3 The Structure Plan can make a large contribution to Sustainable Development by providing clear and effective guidance, allowing land to be used for housing, shopping, business, leisure and other forms of development, but within the constraints set by the need to protect and enhance the environment. In short, it can create a framework within which we can not only aim to secure sustained and appropriate economic growth, improved employment and education opportunities and improved quality of life, but also conserve and enhance the local environment.

2.2.4 Social cohesion is an important objective of Sustainable Development – creating sustainable communities that meet the needs of everyone and that address the problems of social exclusion. The Structure Plan assists and supports strategies aimed at creating a better quality of life in local communities: in terms of housing requirements, the distribution of local employment opportunities, providing good access to workplaces, provision of services, education and lifelong learning, and providing healthy environments. Provision of access to opportunity is an essential element of social inclusion and is a key Sustainable Development theme of this Plan.

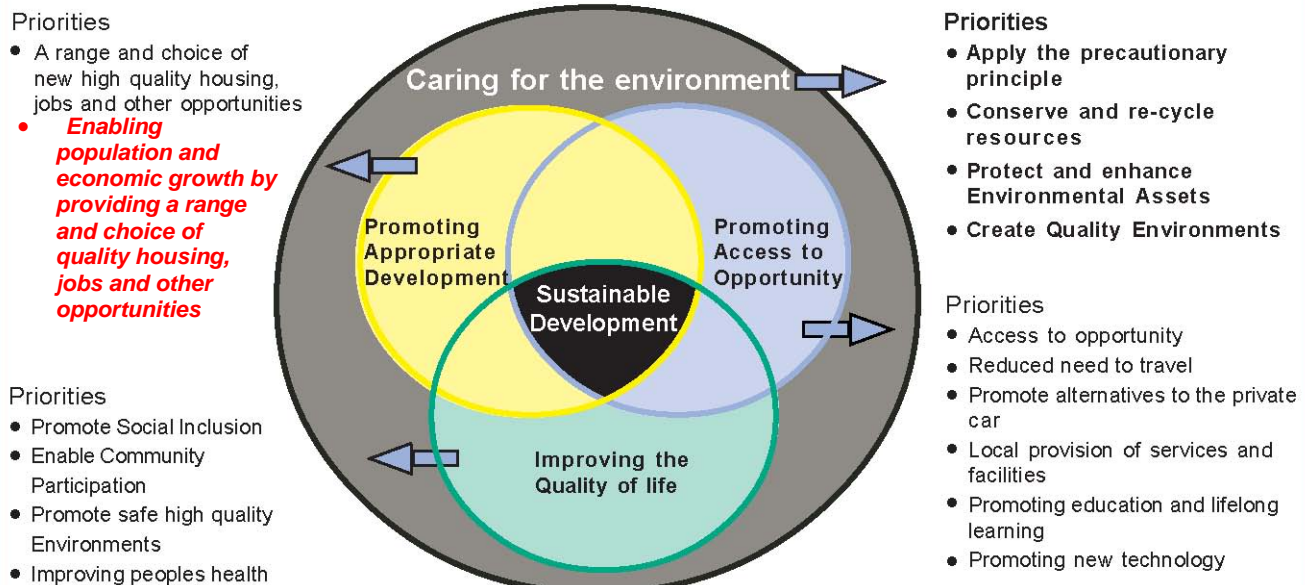
2.3 THE KEY THEMES

2.3.1 A four fold vision, which translates Sustainable Development into a land use strategy that can apply to the Structure Plan, has been formulated. The four parts of this vision are:

1. **Caring For The Environment;**
2. **Promoting Appropriate Development;**
3. **Improving the Quality of Life; and**
4. **Promoting Access to Opportunity**

2.3.2 The diagram ~~overleaf~~ below (Fig 2.1) indicates how these themes relate to each other. In Working Towards Sustainable Development the Plan seeks to achieve an appropriate balance between promoting development, improving quality of life and accessibility all within the limits set by the need to care for the environment.

Figure 2.1 Working Towards Sustainable Development-The Key Themes.



2.4 ESTABLISHING KEY PRINCIPLES

2.4.1 The strategy of Working Towards Sustainable Development requires new proposals for development to be considered in an integrated way. A policy approach is proposed, therefore, that provides the basic criteria or guiding principles by which development proposals should be judged and which will be applied in identifying sites for development in the Clackmannanshire and Stirling Local Plans and in considering the acceptability of development proposals. Policy SD1 is an all-embracing policy which applies to all proposed development.

2.4.2 Stirling Council has joined the World Health Organisation's European Healthy Cities Project, one of the Core Themes of which is Healthy Urban Planning. Healthy Urban Planning's objective is to integrate health considerations into urban planning processes.

Policy SD1: Key Principles

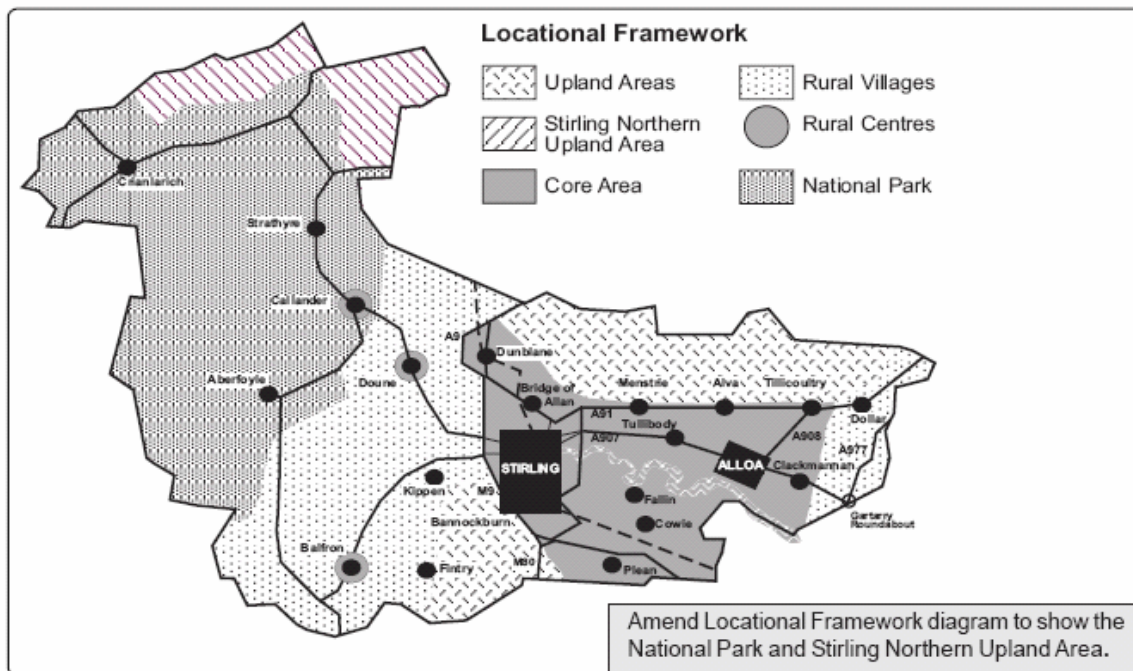
In identifying sites for development in Local Plans and in the assessment of other development proposals, the Councils will consider the contribution of the development to the Plan's strategy of "Working Towards Sustainable Development". This assessment will be based on the following-

1. That full account has been taken of impact on the environment, **including those factors identified as contributing to climate change.**
2. The Precautionary Principle will apply whenever the environmental implications of development are unclear, or inconclusive, but where there is potential for irreversible environmental damage.
3. That the potential of the development to contribute to the enhancement of the quality and distinctiveness of the built and natural environment has been addressed.
4. That in appropriate circumstances the reuse of suitable brownfield sites including derelict, disused and contaminated sites and buildings within settlements has been sought in preference to greenfield sites.
5. The potential of the development to contribute towards the enhancement of employment opportunities, social inclusion, community safety and, where relevant, urban and rural regeneration.
6. That any development which will generate or attract a large number of trips is located within, or with appropriate linkage to, Strategic Public Transport Corridors or where the need to travel will be reduced.

7. That the potential of the development to promote efficient use and re-use of resources including energy, materials, land, buildings and infrastructure has been addressed.
8. Appropriate mitigation and compensatory measures will be required from developers if a potential adverse impact on the community or the environment has been identified.
9. New development being accompanied by the appropriate infrastructure and other facilities.
10. That any development in Stirling will be assessed in terms of the principles of Healthy Urban Planning and where appropriate be subjected to a Health Impact Assessment.

2.5 LOCATIONAL STRATEGY

- 2.5.1 The Structure Plan locational strategy seeks to guide development to sustainable locations where overall it:
- Reduces the need to travel
 - Minimises adverse environmental impact
 - Reuses previously developed land
 - Is easily accessible by everybody
 - Promotes urban regeneration and appropriate rural development
 - Is close to strategic public transport corridors
 - Affords enhancement opportunities
- 2.5.2 Strategically, the Structure Plan area can be divided into a Core Area, Rural Villages Area and Upland Countryside area.
- 2.5.3 **The Core Area**, including the major towns of Stirling and Alloa has the greatest concentration of population, employment, shopping, leisure and public transport services. The Plan seeks to concentrate the majority of new development within this area, which largely falls within the definition of a sustainable location.
- 2.5.4 **The Rural Villages Area** is an intermediate area with a number of towns and villages within attractive countryside settings. Development pressure in these areas tends to be high due to their proximity to the main centres of employment and other activities. In this area, the Plan generally seeks to reduce overall commuting and protect the environment and quality of the area by restricting new development. In Stirling it seeks to restrict development to that required to support local communities, the local economy and to provide for affordable and particular needs housing. In Clackmannanshire it seeks to restrict development to that required to support local communities, or exceptionally to that which brings significant investment opportunity in terms of infrastructure and sustainable employment, which would not otherwise occur. The strategy also emphasises the enhanced role that Callander, Balfron and to a lesser extent Doune can play in serving the general needs of the wider rural area.
- 2.5.5 **The Upland Area** within Stirling is more remote from the main urban centres and less affected by pressure for new development. The pressures here are therefore different and tend to focus on the need to support and manage the main activities of farming, forestry and tourism. There is also a need to promote appropriate rural development in these areas to enhance local access to opportunity and to help sustain local communities and services. The Upland Area within Clackmannanshire is essentially the Ochil Hills where there is a strong presumption against development.



~~2.5.6 The Scottish Executive's proposed Loch Lomond and Trossachs National Park is likely to include some of the Rural Villages Area and the greater part of the Upland Area within the Stirling Council area. The National Park will be guided by the aims set out in the National Parks (Scotland) Act 2000:~~

- ~~• to conserve and enhance the natural and cultural heritage of the area,~~
- ~~• to promote sustainable use of the natural resources of the area,~~
- ~~• to promote understanding and enjoyment (including enjoyment in the form of recreation) of the special qualities of the area by the public, and~~
- ~~• to promote sustainable economic and social development of the area's communities.~~

2.5.6 The National Park Area comprises part of the western rural area of Stirling Council. Given the statutory aims set by the National Parks (Scotland) Act 2000 the Councils recognise that local planning policies for the Loch Lomond & The Trossachs National Park may evolve differently from those for the neighbouring parts of the Structure Plan area, and that some strategic policies will require to allow flexibility for this. In order to accommodate the special circumstances of the National Park, the Structure Plan Locational Strategy identifies the National Park as a distinct Policy area. This Alteration identifies a number of relevant policies for the Park area which seek to achieve the sustainable development of the areas communities and local economy whilst providing flexibility for the Park Authority to develop their own local plan approach to the whole of their area.

~~2.5.7 The provisions of the Structure Plan in relation to rural development, housing, landscape and nature conservation along with the Council's Community Plan, Rural Strategy, Housing Plan, Economic Development and Transport Strategies are considered consistent with these objectives. This policy framework is therefore expected to inform and set a context for the National Park Plan and future Local Plans for the area, as well as for future joint working between the Council and the Park Authority.~~

2.5.7 The indicative Figure below, along with the accompanying Table, summarises the main elements of the Plan's locational strategy and how this translates into particular policies and proposals for the general areas. The strategy adopts the approach of concentrating new development, focusing on a few general areas which reflect the Plans sustainability objectives. This approach has been adopted in order to address the area's infrastructure constraints and take a planned and integrated view of the accommodation of the area's future development requirements, within the overall context of "Working Towards Sustainable Development".

Figure 2.2 Locational Framework

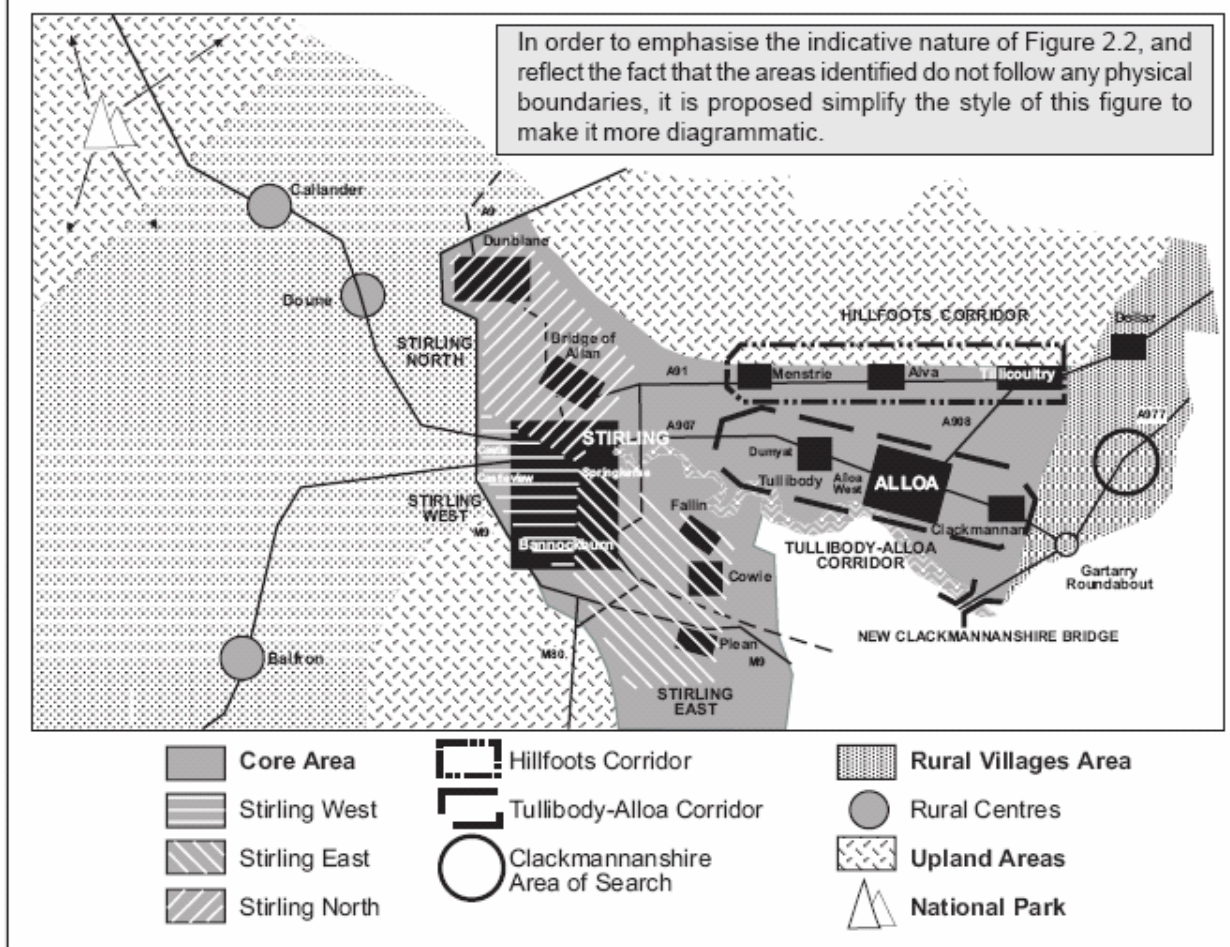


Figure 2.3

Strategic location	Proposals/policy approach	Key policy/ proposal ref.	Summary of Strategy
Core Area	Major housing and economic development proposals	ENV1, ENV2, ENV4, ENV5, ENV17, ENV17, ED2, EDP1&2, SP2, HP1, HP2, HP3, TRP1, TR1-2.	To direct the majority of development to those areas which promote accessibility and are close to where most people live, work or spend their leisure time. To meet the majority of the areas housing needs.
Stirling West <i>Raploch Cambusbarron Torbrex</i> City Expansion Area Option 1	New Business Park Provision New Housing as part of Raploch regeneration. New housing Cambusbarron/Torbrex. Total 400 houses. Area of search for city expansion of 1500 houses including employment opportunity. Some smaller scale land release to enhance range and choice of housing provision and/or support strategic employment provision.	ENV4, ENV5, ENV17, ENV17, EDP1&2 HP2.	<ul style="list-style-type: none"> To build on the success of Castle Business Park. Promote further regeneration of the Raploch Area. Enhance range and choice of housing close to Stirling. Respect the limits to growth set by the need to protect the setting of Stirling and its historic views. Avoiding areas of Green Belt. Assisting delivery of employment land and city transport strategy.

<p>Stirling East Springkerse Bannockburn Interchange Corbieewood Cowie Fallin Plean Bannockburn Durieshill</p>	<p>New employment land. Proposed area of search for major growth and some development within or adjacent to existing settlements circa 2850 houses in total. New settlement at Durieshill now in adopted Local Plan will supply large proportion of the strategic land supply up to 2017.</p>	<p>ENV1, ENV2, ENV4, ENV5, ENV17, ENV17, EDP1 & EDP2 HP2, HP3.</p>	<ul style="list-style-type: none"> Promote accessible employment opportunities. Promote regeneration of the Eastern Villages. Promote a masterplanned approach including a range and choice of housing. Protect the landscape setting of Stirling as well as the avoidance of coalescence between settlements. Reduced focus on this area in light of scale of new village proposal. Small scale additional housing land release to support delivery of Corbieewood strategic employment location.
<p>Stirling North Dunblane Bridge of Allan Stirling University</p> <p>City Expansion Area Option 2</p>	<p>50 houses, Business Park, Innovation Park</p> <p>Area of search for city expansion area 1500 houses including employment opportunity.</p>	<p>ENV1, ENV2, ENV4, ENV17, ENV17, EDP1&2 HP2</p>	<ul style="list-style-type: none"> Restrained approach to future housing to protect sensitive landscape setting and Green Belt designations. Account for amount of housing already in the current Local Plan. Promote employment opportunities. If Option 2 selected then Review of Green Belt required with possible deletion to meet objectives of population and economic growth if compatible with the sustainable development objectives of the Plan. Should assist in delivery of the City Transport Strategy. Some addition to the Green Belt also supported where this meets Green Belt Objectives.
<p>Stirling City Centre</p>	<p>Strategic location for mixed use shopping, housing and employment. Potential expansion subject to feasibility and masterplanning. Circa 200 houses in addition to likely urban capacity.</p>	<p>ENV1, ENV5, ENV17, ENV17, ENV17, EDP2, ED2, SP2</p>	<ul style="list-style-type: none"> Protection and enhancement of existing City centre. Feasibility study into potential for expansion necessary to inform the Local Plan. Any expansion subject to masterplanning.
<p>Hillfoots Corridor</p>	<p>Area of search for housing, focusing on Tillicoultry and Coalsnaughton. Potential for a modest amount of remaining land to be brought forward as part of phased development areas and through urban capacity sites.</p>	<p>ENV1, ENV2, ENV3, ENV4, ENV5, ENV17, ENV17, HP1.</p>	<ul style="list-style-type: none"> Promote accessibility Protect the Green Belt Respect landscape capacity
<p>Tullibody-Alloa Corridor</p>	<p>Area for search for housing focusing on Alloa. Strategic Employment site at Clackmannanshire Bridgehead. Principally phased development sites and urban capacity study sites.</p>	<p>HP1, ENV1, 2, 3, 5, ENV17, ENV17, EDP2.</p>	<ul style="list-style-type: none"> Protect the Forth Estuary pSPA Respect landscape capacity Protect the Green Belt Promote opportunities based on improved accessibility linked to new Upper Forth Crossing.
<p>Rural Villages Area outwith the National Park</p> <p><u>Stirling:</u> Aberfoyle, Balfour, Brig o'Turk, Buchlyvie, Callander, Croftamie, Deanstons, Dollar, Doune, Drymen, Fintry, Gargunnock, Gartmore, Killearn, Kippen, Muckhart, Strathblane, Thornhill.</p> <p><u>Clackmannanshire:</u> Dollar, Muckhart</p> <p>Stirling's Rural Growth Option 3</p>	<p><u>Stirling</u> General needs housing focused on a few locations, affordable housing elsewhere. Appropriate rural development, agriculture, forestry and tourism. 200 affordable homes. Area of search for rural growth of up to 1500 houses if City expansion options prove unfeasible.</p> <p><u>Clackmannanshire</u> No development outwith currently established settlement boundaries due to strategic constraints, unless exceptionally in Dollar to enable community development where there is an identified need and development is limited to the minimum</p>	<p>HP2, H4, H6, ED4, TP1, T1, ENV1-6, ENV17, TR1-2, TRP1.</p>	<p>New development generally restricted to recognise settlement constraints. The focus will be on settlements with a range of services and facilities. To manage pressure for housing from commuters by generally restricting housing in villages outwith the Rural Centres where the emphasis will be placed on affordable housing by social housing providers. Rural Centres have a continued role as rural service and shopping centres but unlikely to have capacity to accommodate any further larger scale releases.</p> <p>If Stirling rural growth option is selected then a location and form of development to minimise need to travel and minimise landscape impact will be crucial.</p>

	required, or it is accordance with rural policies.		
Rural Centres Callander, Balfour, Doune.	350 houses split between Balfour, Callander and Doune. Focus for local employment.	HP2, ED4, ENV1-6, ENV17.	• Direct development to locations with range of facilities/services. • Promote role in serving general needs of the wider rural area. • Protection of the character, identity and setting of these villages.
Upland Areas outwith the National Park Villages Crianlarich, Killin, Lechoarnhead, Strathgry, Tyndrum, Dispersed Rural Communities Ardsenaig, Balquhadder, Inversnaid, Stronachlachar	Appropriate rural development, agriculture, forestry and tourism. General needs and affordable housing within existing communities, other and small scale appropriate housing in the North Stirling Area . Dispersed Rural Communities.	H5, H6, ED4, T1, TP1, ENV1-6, ENV17.	To protect the high quality of the environment much of which will be in the proposed new National Park whilst promoting appropriate rural development and housing to help to sustain local communities, employment opportunities and tourism.
East Clackmannanshire	Area of search for major growth circa 1200 houses.	SD1, HP1, H3, ENV1, 2, 5, 6, 7, 9, 13, 14, TR1, 2	<ul style="list-style-type: none"> • Avoids greenbelt and sensitive landscape area around the Hillfoots Corridor/Ochils • Prevents coalescence of settlements • Utilises potential access/transport improvements from Upper Forth Crossing. • Assists regeneration of the Clackmannanshire area to redress declining population.
The National Park Exact Area to be defined through government legislation.	Appropriate Rural Development, tourism development and housing. 200 houses.	ENV1-3, 5-10, 13-17, ENVP2, ED4, H6 and TR1, plus policies applying to Rural Villages and Upland Area and Park specific parts of other policies.	Promote rural economic and community development set in the context of sustainable management of the natural heritage resource of the area.

2.6 THE KEY DIAGRAM

2.6.1 The key diagram is shown at the end of the Plan. This is the strategic vision for Clackmannanshire and Stirling. It identifies those areas that need to be protected and enhanced, and those core areas to which growth will be directed. The Key Diagram is a synthesis of Caring For The Environment, Jobs and Homes, and Community Infrastructure, diagrams.

2.7 MONITORING THE STRATEGY

~~2.7.1 The Councils intend to keep a check on whether implementation of the Plan is supporting the stated strategy and whether it or the policies will require to be changed in future Plan reviews. This will help the Council assess whether trends in employment, traffic congestion and biodiversity for instance, are moving in the desired way. To assist in this monitoring process a set of measurable "Sustainability Indicators" have been identified. The Indicators are fully explained in Chapter 6.~~

2.7.1 Although this Alteration is likely to be the last required as a result of proposed changes to the Planning System, it will assist in the transition to the new system of single development plans for each Council area and the National Park. It will therefore be important to monitor the Structure Plan to ensure that its effectiveness in supporting the strategy and implementing the policies can be measured and incorporated into later plans where appropriate. Monitoring indicators are identified and explained in Chapter 6.

Caring for the Environment

What does this Chapter cover?

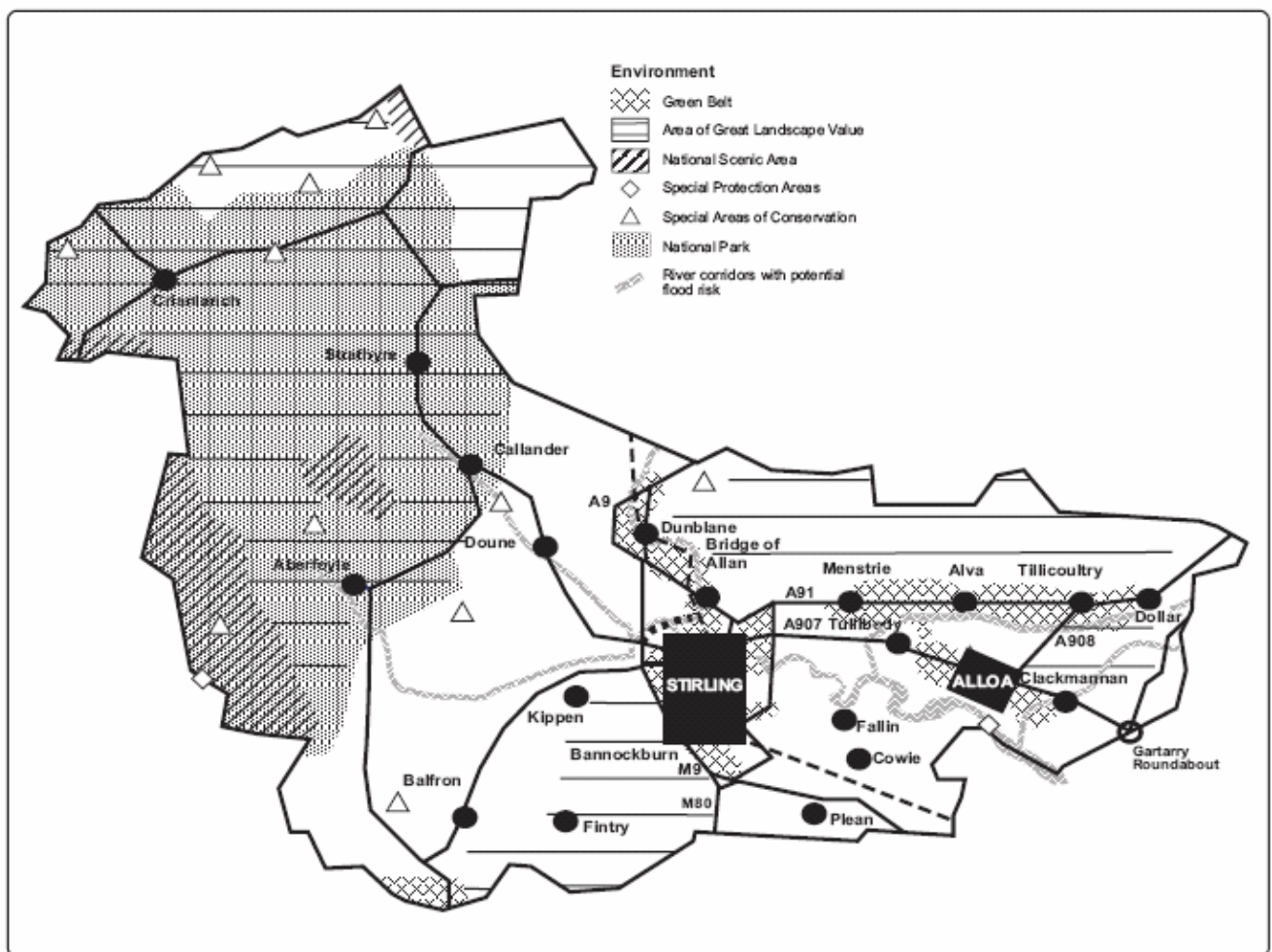
Policies and proposals relating to Nature Conservation, Landscape, Countryside, Green Belts, Environmental Enhancement, Countryside Management, the Built Environment, Flooding, Minerals and Waste Management.

What does this mean for you?

Protection of the best features of our environment and improvement of others. Maintaining and enhancing the quality of life and that of future generations. Maintaining and enhancing an environment which will attract new businesses, jobs and visitors to the area.

Objectives

- To protect and enhance the diversity and distinctiveness of the natural and built environment of Clackmannanshire and Stirling.
- To create quality environments now and for the benefit of future generations.
- To adopt a precautionary approach where there is uncertainty about the ability of the environment to accommodate change.



3.1 INTRODUCTION

- 3.1.1** Clackmannanshire and Stirling have a rich natural and cultural heritage which is a key strategic asset. The wealth of natural heritage is shown in the wide range of landscapes, geology, plants and animals to be seen in such a relatively small area. The cultural heritage is shown in its archaeological remains, historic buildings and attractive towns and villages. The combination and interrelationship of landscape and the activities of mankind, of habitat and wildlife all combine to make this an attractive area in which to live and work. **Around 45% of the Structure Plan area is included in the Loch Lomond & The Trossachs National Park.**

- 3.1.2 Environmental quality is increasingly a consideration in economic development decisions and it can play a positive role in attracting new investment and businesses to the area. It is also vital to the tourism industry and the economic life of our rural areas. New development must be carefully located to safeguard these qualities and where possible, enhance them.
- 3.1.3 The Structure Plan strategy is designed so that new development can take place in a way that protects and enhances the environment. We must plan positively for people's social and economic needs, and to allow access to the countryside for recreation and tourism, but always in a way that cares for the environment and provides enhancement where possible.
- 3.1.4 This Chapter provides policies that are aimed at protecting and enhancing the environment while enabling appropriate development in suitable locations.

3.2 NATURE CONSERVATION & BIODIVERSITY

- 3.2.1 The Clackmannanshire and Stirling area is important for nature. Many areas and sites with valued habitats and species have been given special designations which identify them as worthy of protection. These designated sites include many of European and National importance as well as those that are locally significant (Figure 3.1).
- 3.2.2 Sites of International importance are marked on the Key Diagram (and defined in the glossary). ~~The area has (in whole or in part) two RAMSAR sites, two Special Protection Areas (SPA), and ten Special Areas of Conservation (SAC). There is some overlap in these designations at Loch Lomond and the Forth Estuary. The SPAs and SACs are confirmed. NPPG14 – Natural Heritage, the Nature Conservation (Scotland) Act, 2004, and The Conservation (Natural Habitats, etc) Regulations 1994 set out in detail the roles of the planning authorities and the Scottish Ministers with regard to the protection of these sites and the limited circumstances in which development may be permitted. Most of the internationally-important sites are also part of the suite of 83 Sites of Special Scientific Interest (SSSI) throughout the area, identified because of their national importance for nature conservation and/or geological conservation. The area has one RAMSAR site, one Special Protection Area (SPA) and one potential SPA, 8 candidate and 2 possible Special Areas of Conservation (SAC). NPPG14 – “Natural Heritage” sets out in detail the roles of the planning authorities and the Scottish Ministers with regard to the protection of these sites and the limited circumstances in which development may be permitted. Sites of Special Scientific Interest (SSSI), of which there are 83 throughout the area, are sites of national importance for nature conservation and geology.~~ These designated sites are key assets of the area. However, natural heritage is not confined to the various designated sites, but is found throughout our towns and countryside. Habitats and species in need of protection extend beyond designated sites. NPPG 14 also stresses that locally important and non-designated sites must also be considered in planning decisions. The level of protection afforded to sites with no designation will not normally be as high as that afforded to international and national designated sites. Local natural heritage features including trees and woodlands, lochs and burns do however make a valuable contribution to the area and can form extensive corridors for wildlife. The principles set out in NPPG 14 will be applied and appropriate policies and proposals for these areas will be included within Local Plans.

Figure 3.1

International	Special Protection Areas (SPA) Special Areas for Conservation (SAC) RAMSAR Sites
National	National Nature Reserves Sites of Special Scientific Interest
Local	Local Nature Reserves Sites of Local Wildlife Importance Ancient Woodlands

- 3.2.3 The Government has pledged itself to conserve and enhance “biodiversity” - the combination of all animals and plants within an area and the habitats that sustain them. ~~The Nature Conservation (Scotland) Act 2004 (Part 1, Section 1(1)) establishes that Councils (and other public bodies) have a duty to “further the conservation of biodiversity”. Both Stirling and Clackmannanshire Councils have undertaken biodiversity audits and prepared Local Biodiversity Action Plans (LBAPs) which will be taken into account in policy development and planning decisions. The National Park Authority are in the process of preparing a Biodiversity Action Plan for the Park. Both Stirling and Clackmannanshire Councils are currently undertaking biodiversity audits which will provide better information about the nature conservation value of the whole of the area. These audits will inform preparation of future Local Biodiversity Action Plans which will be taken into account in policy development and planning decisions.~~

~~3.2.4 In terms of designated sites, the Structure Plan policy approach is related to the hierarchy of nature conservation designations outlined in Figure 3.1. All sites, whether they are designated as being of national or local importance need to be protected from inappropriate development, and where possible, enhanced (see Policy ENV5). Accordingly:~~

3.2.4 The Structure Plan policy approach is related to the hierarchy of nature conservation designations outlined in Fig. 3.1 and also encompasses conservation of the wider environment. All sites with conservation interest need to have the importance of that interest assessed when consideration is given to whether development is appropriate, and if so whether there may be associated opportunities for habitat enhancement and/or species protection. Some species (all bats, Otter, etc) are recognised as 'European Protected Species', for which favourable conservation status should be maintained, including the avoidance of significant adverse impacts upon their habitats. In the case of developments that may potentially lead to significant adverse effects upon Natura sites a specific 'appropriate assessment' of the risk to the conservation status must be undertaken and taken into account in planning decisions. Where such an assessment concludes that significant adverse effects are likely, approval will be considered to be contrary to Structure Plan policy and may only be granted if the Scottish Ministers recognise overriding issues in the public interest. Accordingly:

Policy ENV1: Nature Conservation

The Councils will promote biodiversity through the planning process. The protection and conservation of wildlife, wildlife habitats and other natural features will be supported as follows:

1. (a) Development which will impact adversely upon the identified conservation interest of a designated or proposed area of international or national importance for nature conservation will not be permitted unless it is demonstrated that the objectives of designation and overall integrity of the area will not be damaged or that there is no alternative solution and there are overriding public interest imperatives.
(b) In the case of Natura sites, proposals considered likely to lead to significant adverse effects on the conservation status of habitats or species for which the site is designated must be the subject of an appropriate assessment before approval can be given. If any likely adverse effects so demonstrated cannot be avoided or mitigated, approval will only be forthcoming if the Scottish Ministers determine that there are overriding issues in the public interest.
(c) Where a European Protected Species is shown to be present in or to utilise an area affected by development proposals, approval will only be forthcoming if it can be demonstrated that the conservation status of the species will not be adversely affected, or if adequate mitigating measures can be carried out in association with the development.
2. Development which may affect a site of local importance for nature conservation (including non designated sites, and habitats and features listed in Annex 1 of the EU Habitats Directive) will only be permitted if it can be demonstrated that it will have no significant adverse impact on the conservation interest of the site, habitat or feature.
3. ~~All development proposals~~ **The potential nature conservation implications of proposed developments** will be considered in the light of the **aims and objectives, recommendations and findings** of the Local Biodiversity Action Plans (and **where appropriate by reference to their Habitat and Species Action Plans**). ~~related Habitat Action Plans and Species Action Plans~~. Where there is, in the planning authority's opinion, a ~~potential~~ **potentially significant** adverse effect upon local biodiversity, an ecological appraisal of the development will be sought and considered before the proposal is determined.
4. ~~Where opportunities are available a~~ **A development proposal which that** is supported under the terms of 42 - 3 above will be required to provide a net environmental benefit through enhancement of the nature conservation interest. ~~By agreement~~. This may be at off-site locations **only where it is the subject of a formal agreement with the planning authority.**

3.3 LANDSCAPE AND THE COUNTRYSIDE

3.3.1 There is a range of planning designations aimed at protecting the area's rich and attractive landscape. Large parts of Stirling and Clackmannanshire are covered by national and regional landscape designations. Within these, priority must be given to landscape quality, and any new developments will require to be sensitively sited and designed. National Scenic Areas (NSA) have been identified by Scottish Natural Heritage on the basis of their outstanding landscape value. Areas of Great Landscape Value (AGLV) can be designated through Development Plans. Their detailed boundaries are defined and kept under review within Local Plans.

SD1
ENV5
ENV6
ENV9

- 3.3.2 The Scottish Executive and Scottish Natural Heritage are undertaking a national review of the current range of landscape designations. Until this review is finalised, it would be premature for the Structure Plan to reassess the existing designations. The Councils consider that there is a continuing role for a hierarchy of national and local landscape quality designations, and that these will be a useful tool for the National Park Authority when considering development and conservation priorities within different areas of the Park. Accordingly the NSAs and AGLVs are retained and their protection will be continued.
- 3.3.3 NPPG14 also states the importance of protecting and enhancing landscape outside of the designated areas. Landscape Character Assessments (LCA) have been undertaken under the auspices of Scottish Natural Heritage for the whole of the Structure Plan area. These provide information on the character of the countryside, identify the pressures that are being exerted and provide guidelines as to how the Councils can guide new development to the most appropriate locations. Additional work which translates LCAs into a local form has been undertaken for certain areas. This has influenced the Locational Strategy and will be used in the identification of development sites in Local Plans. The availability of LCAs will assist the protection and enhancement of the overall quality of the area's landscape. They will also be useful when boundaries of AGLVs are reviewed.
- 3.3.4 In providing for new development in Local Plans and through planning permissions, particular care will be taken to conserve features that contribute to local distinctiveness, including the setting of settlements, the pattern of woodland, trees, fields and hedgerows, the special qualities of rivers, burns, valleys and glens and skyline and hill features including prominent views.

Policy ENV2: Protected Landscapes

1. In National Scenic Areas development will only be permitted where there is a specific site requirement for the development which could not be met in a less sensitive location, and where the nationally important landscape character and scenic interest of the designated area would not be adversely affected. Developments which are approved will be expected to satisfy particularly rigorous quality standards.
2. In Areas of Great Landscape Value development will only be permitted if it satisfies the requirements of Policy ENV3 and can be accommodated without adversely affecting the overall quality of the designated landscape area.

SD1
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ENV4
ENV5

Policy ENV3: Development in the Countryside

In areas of Countryside, as defined in Local Plans, development will only be permitted where:

1. The proposed enterprise or activity is dependent upon a countryside location; or
2. It accords with Policy ED4.
3. All development in the Countryside should, both in function, siting and design, be suitable for its particular location, and should respect and preserve features contributing to local character. Proposals satisfying these criteria should where possible re-use redundant vernacular buildings.

SD1
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ENV5
ENV6
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H6
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Proposal ENVP1: Review of Landscape Designations

The Councils will review landscape designations and policies when the results of the Scottish Executive Review are published.

SD1
ENV2

3.4 GREEN BELTS

- 3.4.1 The use of clear settlement boundaries and Green Belt boundaries maintains a planning distinction between the towns and the countryside. It is appropriate to exercise strict control to prevent sprawl into the countryside around towns and the joining up of settlements. SPP21 – “Green Belts” restates these general principles, but recognises that there may be circumstances where coalescence should be considered if this would allow for the most sustainable settlement pattern. In Stirling two of the growth options to be considered through further consultation are in areas with significant green belt designations. In Stirling West the role of Green Belt in protecting Stirling's historic views is widely accepted and deletion to accommodate growth in this area would not be acceptable. If the Stirling north option were to be selected then a further amendment to ENV4 may be required to clarify the circumstances in which Green Belt deletion may be justified. Evidence from a Landscape Study (LUC June 2004) indicates that land to the north of the River Forth and south of the Ochils in Stirling, which has been under development pressure in the past, meets Green Belt objectives. In this context an addition to the Green Belt in this area

is proposed, regardless of the preferred option for future growth. It also emphasises a more positive role for the designations in association with strategic development frameworks. This will be important in planning for the area's future housing requirements, including Stirling's proposed Major Growth Area. The broad areas of Green Belt are shown on the Key Diagram and will be refined if necessary once the preferred Stirling growth option is selected. Detailed policies and precise boundaries will be defined through Stirling's Local Plan. Local Plans will provide detailed policies and define precise boundaries.

3.4.2 ~~Proposal HP3 recognises that Stirling's proposed Major Growth Area may raise issues of coalescence, urban sprawl and the coting of Stirling. Now areas of Green Belt designation may appropriately address these issues. However, until the Councils preferred location for the Major Growth Area is identified, it is not considered appropriate for the Structure Plan to indicate on the Key Diagram the general area to which this would apply. Policy ENV4 does, however, seek to establish the principle of new Green Belt designation to be taken forward through alteration to the Local Plan.~~

3.4.2 Stirling's Major Growth Area is to be located south of Bannockburn and west of Pleau, between the M80 and M9 motorways. The Local Plan Alteration establishing the location also includes (in accordance with the Structure Plan) additional Green Belt east of Stirling to improve protection of the landscape setting of the city.

3.4.3 Green Belt areas will be particularly targeted for environmental improvement and an increase in managed public access, in order that their role in protecting the countryside around towns is enhanced. Accordingly:

Policy ENV4: Green Belts

~~Local Plans will define precise boundaries for the areas of Green Belt broadly shown on the Key Diagram (and for the additional Green Belt(s) and adjustments to the existing boundaries associated with the implementation of Proposal HP3) and bring forward detailed policies for their protection and enhancement. In these areas, there will be a strong presumption against development, and only in exceptional circumstances will development be permitted. Any developments which are permitted will be expected to demonstrate appropriate environmental enhancement within the Green Belt.~~

Policy ENV4: Green Belts

Local Plans will define precise boundaries for any further adjustments to Green Belt boundaries and contain detailed policies for the protection and enhancement of all Green Belt designations. In general there will be a strong presumption against development in designated areas, and only in exceptional circumstances will development be permitted. In such cases, proposals must incorporate appropriate environmental enhancements in accordance with Policy ENV5 either on-site or nearby in the Green Belt.

SD1
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ENV2
ENV3
ENV5
ENV6
ENV9
TR1

3.5 ENVIRONMENTAL ENHANCEMENT

3.5.1 The Key Principles of Policy SD1 in the Strategy include the achievement of environmental and community benefits through new development. Enhancement will primarily be focused towards nature conservation, landscape, built heritage and improving access. Coastal, estuarine and river corridor areas will be afforded special attention. Within Stirling's built up areas, open space enhancement will be the subject of a Green Space Strategy.

3.5.2 Councils are required to identify, and if necessary arrange for the remediation of contaminated land in their areas. The Councils ~~have prepared~~ will prepare strategies outlining how contaminated sites will be identified and prioritised for further investigation and eventual remediation. Most remediation is expected to be achieved through the planning process by encouraging appropriate development on affected sites. ~~and proposing preliminary investigation of priority sites by June 2001.~~

Policy ENV5: Environmental Enhancement

~~The Councils will seek to secure environmental enhancement including where appropriate the remediation of contaminated land through new development. Particular attention will be given to enabling enhancement of environmental features (including Green Belts, built heritage, rivers, lochs, the Forth Estuary, trees and woodland); transport corridors; areas of environmental degradation; and other areas and features identified within Local Plans and LBAPs. Developer funding for, or contributions towards provision, may be sought to secure appropriate remedial or compensatory environmental action in accordance with SDD Circular 12/1996.~~

SD1
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ENV4
ENV9

The Councils will seek to secure environmental enhancement where appropriate; to include:-

- areas of environmental degradation (such as contaminated land)
- valued areas and features (including Green Belts, built heritage, rivers, lochs, the Forth Estuary, trees and woodlands)
- transport corridors
- other areas and features identified in Local Plans, LBAPs and Open Space Strategies.

Developer funding or contributions towards securing and implementing appropriate remedial and compensatory environmental action may be sought by agreement or in accordance with SDD Circular 12/1996.

- 3.5.3 The legacy of past industrial developments can result in blight and contamination. In urban areas, where economically viable new uses are generally acceptable, such sites tend to be redeveloped with support from Development Plan policies and allocations and favourable market forces.
- 3.5.4 Similar sites exist in the rural area and often result in a degraded environment which can have a greater impact when viewed against their rural surroundings. In some cases, smaller areas will naturally regenerate and will, visually at least, begin to blend back in with the surrounding landscape.
- 3.5.5 Larger or more 'problematic' sites, however will require intervention in order to remediate them and resolve the environmental problems which they have created. The works involved in such cases are likely to be costly and may only be achievable through redevelopment which results in an after use which would generate sufficient income to enable the initial remediation.
- 3.5.6 The generally restrictive nature of policies relating to the countryside can be an impediment to remediation in such cases. The Council has therefore identified a limited number of strategic sites requiring remediation where they will give consideration to a wide range of after uses which may be required to enable remediation of such sites.

Policy ENV6 – Strategic Rural Brownfield Opportunities

In Clackmannanshire, the Council will consider environmental enhancement through development at the following strategic rural site:

- Solsgirth

At this site there may be scope to introduce exceptional types of enabling development, which may not ordinarily comply with the general rural policies, in order to achieve the remediation objectives. The type and scale of development will be strictly defined and controlled through detailed briefs or masterplans, or through the Local Plan.

3.6 COUNTRYSIDE MANAGEMENT

~~3.6.1 The Loch Lomond and the Trossachs area is to become Scotland's first National Park. The future role of the Park and its relationship to the Structure Plan strategy is described fully in Chapters Two and Three of this Plan. In the period prior to formal designation of the National Park, Stirling Council will only support appropriate new development in order to ensure that the quality and integrity of the area is safeguarded. A National Park Interim Committee is now established with a role in planning and development control.~~

3.6.1 In the Loch Lomond and The Trossachs National Park area, management of the countryside in the interests of landscape maintenance and enhancement, conservation and recreation, are primary concerns of the National Park Authority. The Authority published a Consultative Draft National Park Plan in May 2005, setting out inter alia proposals for 'Managing Natural and Cultural Resources'. Stirling Council will liaise with the Park Authority and other interested parties in order to ensure that as far as possible relevant management regimes are compatible where they cross the Park boundaries.

~~Proposal ENVP2: National Park~~

~~Stirling Council will work jointly with Argyll and Bute and West Dunbartonshire Councils, Scottish Natural Heritage, the Scottish Executive and other interested parties to support the establishment of the Loch Lomond and the Trossachs National Park, including the establishment of a suitably rigorous and precautionary planning regime in the interim period prior to formal designation and will only support appropriate new development.~~

SD4
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ENV3
ENV4
ENV5
ENV9

- 3.6.2 The Councils will recognise that local planning policies for the Loch Lomond & The Trossachs National Park may evolve differently from those for the neighbouring parts of the Structure Plan area, and that some strategic policies will require to allow for these local variants. In order more readily to accommodate any such changes and variations, the Structure Plan Locational Strategy will be amended to make the relevant sector of the National Park a separate Policy area.
- 3.6.3 Access to the countryside, the rivers, and the historic towns and villages of the area is vital for local communities, for tourism and recreation and as a means of sustainable transport. **The Land Reform (Scotland) Act 2003 establishes a new legal context for access to the countryside for various purposes including a right of responsible access for appropriate recreational purposes. Councils are required to identify 'core path' routes in order to facilitate access to and enjoyment of their areas while minimising interference with other land uses.** Both Councils have worked in partnership with other agencies to promote an extensive network of paths, including many which will link with the National Cycle Route, and this will continue to be progressed during the Structure Plan period. Additional access programmes can be augmented through new development, and where such opportunities exist, these will be encouraged. Similarly, the Councils will seek to safeguard existing or planned access provision from development which may have an adverse effect upon it.
- 3.6.4 The Councils, on their own land and in partnership with other land owners/managers, will also engage in and support countryside management with wider environmental objectives, such as landscape enhancement. Management agreements will be sought where appropriate and formal management plans prepared for priority areas. Opportunities for enhancing access through development will be pursued where they arise.

Proposal ENVP32: Countryside Access and Management

The Councils will work in partnership with land owners/managers and appropriate agencies to promote countryside management in the interests of safeguarding and improving public access, particularly the recognised Core Path Networks, and the enhancement and interpretation of landscape and habitats. Within the National Park area the National Park Plan will provide the context for countryside access and management.

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ENV5

3.7 THE HISTORIC AND BUILT ENVIRONMENT

- 3.7.1 The "historic environment" is defined in Section 16(3) of the Public Appointments and Public Bodies etc. (Scotland) Act 2003 as being "... any or all of the structures and places in Scotland of historical, archaeological or architectural interest or importance". NPPG 18 – "Planning and the Historic Environment" expands on this definition by identifying the following features of interest:
- Scheduled Ancient Monuments
 - Historic Buildings
 - Historic Gardens and Designed Landscapes
 - archaeological sites, including maritime archaeology
 - townscape
 - historic landscapes
 - battlefields*
 - Conservation Areas
 - The wider setting of the features listed above
- * It is anticipated that Historic Scotland and the Scottish Executive will introduce a non-statutory register of battlefields. As the Plan area includes significant battle locations such as Bannockburn and Sherrifmuir, policy protection is extended to these areas.
- 3.7.2 Within Clackmannanshire and Stirling, the quality of the natural and the built environments are closely linked, the one often being influenced by the other. When looking towards ~~2017~~ 2025 it is important that the ~~cultural heritage~~ **historic environment** of the area is protected and enhanced and that new development should respect and complement the natural and built heritage to which it relates. This will not only promote a sense of place and contact with the past but also the attractiveness of the area for residents, for visitors and for economic investment.
- 3.7.3 Statutory protection is applied to much of Scotland's ~~heritage resource~~ **historic environment**, including Ancient Monuments, Listed Buildings and their settings, and Conservation Areas. There are ~~2600~~ **5600** sites ~~and landscapes~~ recorded in the Councils' Sites and Monuments Records for the area, including approximately ~~200~~ **210** Scheduled Ancient Monuments of national importance. NPPG 5 – "Archaeology and Planning", provides the framework for the management of the archaeological heritage, which is finite,

fragile and non-renewable. Safeguarding, recording and in some cases intervention is required and increasingly, in line with NPPG 5, funding by developers is anticipated.

- 3.7.34 There are approximately ~~4200~~ 1760 Listed Buildings in the area. Most, if sensitively repaired and maintained, can contribute to providing homes, workplaces and community facilities. Many buildings are capable of adaptation and re-use and it is important to ensure that both the internal and external character is fully respected whilst allowing this resource to be sustained. Particularly with Category A Listed buildings, there is emphasis on protecting the setting of these structures. NPPG 18 – “Planning and the Historic Environment” supports this and is complementary to Circular 13/1998 – “Memorandum of Guidance on Listed Buildings and Conservation Areas”.
- 3.7.45 The Structure Plan area currently has 42 Conservation Areas, representing a rich and varied architectural and historic resource. NPPG 18 stresses the need to understand the significance of these areas and for planning authorities to undertake Character Appraisals. Whilst the emphasis is on conserving the buildings, trees and spaces which add to townscape, there is also a duty on planning authorities to enhance such areas including permitting new development which is of a quality which adds to or enriches the street scene. The designation of Conservation Areas will be kept under review and any amendments (including changes to boundaries) will be addressed and considered through the review of Local Plans. More recently, greater recognition has been given to planned gardens/landscapes. The Inventory of Historic Gardens and Designed Landscapes (1988) is currently being revised to include additional sites throughout the Structure Plan area. Development proposals affecting Inventory sites require consultation with Historic Scotland and Scottish Natural Heritage.
- 3.7.56 Many older buildings some of which are now Listed Buildings or in Conservation Areas, have survived because they were well designed and built of quality materials, and have provided interesting, attractive and distinctive, as well as functional, environments in which people wish to live and work. New development has not always respected these principles and as a result communities often expect new development to lead to a loss of character and quality in their area. Clackmannanshire and Stirling Councils aim to tackle this issue through the application of Local Plan policies, supplementary design guidance and site development briefs, all of which will place greater emphasis on the developers role in demonstrating that design and landscape quality issues have been fully addressed from the outset. Contemporary design can and should be of very high quality, particularly when it responds to well established principles regarding layout, scale and materials.

Policy ENV7: The Historic and Built Environment

The Councils will seek to ensure that ~~cultural heritage~~ historic resources are recognised, recorded, protected and enhanced as appropriate, and that new development respects and contributes to the character and quality of the area. More particularly:-

1. All development within or likely to affect a Conservation Area should preserve or enhance the special character or appearance of the Area. Proposals which will detract from this character including the unjustified demolition of buildings which contribute to the character or appearance of Conservation Areas will not be permitted.
2. There will be a strong presumption against demolition of protected buildings of character and against development or works which would adversely affect the special architectural or historic interest of a Listed building or its setting. New uses of such buildings which protect or enhance their character or setting will be supported.
3. Development which would destroy or adversely affect Scheduled Ancient Monuments, or other important archaeological sites or historic landscapes, including battlefields and their settings will not be permitted. In exceptional cases where developments may be approved which affect the heritage resource, developer funding will be legally tied to securing the appropriate level of advance investigation, excavation, recording and publication.
4. Development which would have a significant adverse affect upon the landscape features, character and setting of sites identified for inclusion in the inventory of Historic Gardens and Designed Landscapes will not be permitted.
5. New development will be required to address its physical and visual integration with, and opportunities for enhancement of, the established environment of the surrounding area.

3.8 AGRICULTURE & FORESTRY

- 3.8.1 Agriculture is the most extensive land use within the area and is very diverse, reflecting the area's varied topography, climate and soils. Although much agricultural activity is outwith the remit of the planning framework, national policy recommends protection of prime agricultural land. Accordingly,

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Development which would result in the permanent loss of prime agricultural land will only be permitted where such land is identified for development in Local Plans and lower quality land cannot reasonably be used.

~~3.8.2 Forestry is a major land use within the Structure Plan area. In addition to significant amounts of commercial woodland, the area contains important semi natural woodlands. Planting of new woodlands and the management of existing woodlands have many important implications for rural employment and the local economy, biodiversity, landscape quality, and recreational opportunities. Felling and forest restructuring is expected to have significant environmental impacts, as well as providing economic opportunities, as commercial plantations mature during the Structure Plan period. Forestry operations lie outwith the scope of planning control. The Forestry Commission is the regulatory authority. However the Councils are able to provide strategic guidance on new forestry within the area through an Indicative Forestry Strategy (IFS). The Councils will review the existing IFS following the guidance in Circular 9/1999. In the interim, the Councils will support development of multi-purpose forestry where it meets the criteria outlined.~~

~~Policy ENV17: Forestry~~

~~The Councils will support development of forestry activities where they further economic, social or recreational objectives and are environmentally appropriate, particularly when they:~~

- ~~1. Will enhance the landscape setting of settlements, Green Belt, transport corridors or degraded landscapes;~~
- ~~2. Accord with the key strategic aims of the appropriate landscape character area as defined by the landscape character assessments;~~
- ~~3. Promote regeneration and planting of native woodlands, and appropriate restructuring of commercial plantations at the time of felling, in accordance with objectives and targets specified in LBAPs; and~~
- ~~4. Can clearly be demonstrated not to have adverse ecological or archaeological impacts.~~

~~Proposal ENVP4: Forestry Strategy~~

~~Stirling Council will prepare a revised Indicative Forestry Strategy in association with neighbouring authorities and other agencies. Clackmannanshire Council will prepare appropriate guidance in the review of the Clackmannanshire Local Plan.~~

3.8.2 Forestry is a major land use within the Structure Plan area. In addition to significant amounts of commercial woodland, the area contains important semi natural woodlands. Planting of new woodlands and the management of existing woodlands have many important implications for rural employment and the local economy, biodiversity, landscape quality and recreational opportunities. The background report provides further information regarding these issues. A wide range of agency and community stakeholders have been involved in the preparation and the revision of the Indicative Forestry Strategy (IFS) Policy and Background Report.

3.8.3 The aim of the IFS is to provide strategic guidance on new forestry within the Councils' administrative areas. The Scottish Executive Circular 9/1999, which provides guidance on the preparation of the IFS, encourages development of sustainable policies within the context of the Scottish Forestry Strategy and supports the silvicultural standards outlined in the UK Forestry Standard. It also highlights the ability of multi-benefit woodlands to deliver objectives related to sustainability.

3.8.4 The Forestry Commission Scotland is the regulatory authority. Under the Scottish Forestry Grants Scheme, grants are available for stewardship, restocking and new woodland planting. **However this scheme will be replaced in 2007 by a revised grants regime based on Land Management Contracts (introduced as part of the CAP reforms).** ~~Woodland creation is split into the following five categories:~~

- ~~• To establish well designed productive forest,~~
- ~~• To expand the area of native woodland,~~
- ~~• To improve riparian habitat,~~
- ~~• To improve the quality and setting of urban or post industrial areas,~~
- ~~• To improve the diversity of the farmed/crofting landscape.~~

~~Each of these categories has different needs and objectives, and the impacts can vary considerably. The IFS diagram is designed to give preliminary general guidance on the suitability of the landscape to~~

accommodate woodland and forestry. However, the general nature of this diagram is not equipped to provide detailed locational guidance, particularly for the riparian and native woodland and woodland designed to improve diversity of farmed landscapes. Specific guidance on technical issues and on issues of detail pertaining to forestry proposals should be sought from the Forestry Commission Scotland. In addition, the Forestry and Woodland Framework produced for the Loch Lomond and The Trossachs National Park will provide further guidance on forestry proposals within the Park area.

3.8.5 The Local Biodiversity Action Plans (LBAPs), which have been produced by both Councils, outline detailed actions for the conservation of woodland species and habitats. Forestry and woodland expansion and restructuring will in most cases offer opportunities to work towards meeting the expressed biodiversity objectives for the Structure Plan area. Other Structure Plan and Local Plan policies and conservation constraints are also in place to ensure the appropriate siting and design of new forestry and the exploitation and management of existing forestry. These will gradually be reinforced by the water quality and river engineering requirements of the Water Framework Directive (WFD) to be implemented through River Basin Planning.

3.8.6 In addition the following opportunities for woodland expansion have been identified in the Background Report:

- The role of urban woodland planting in enhancing the setting of established and new settlements, such as the major growth area and the eastern villages, and the amelioration of the environmental impacts on extractive industries, such as open cast mining in Clackmannanshire.
- The potential to use new woodland planting in the restoration and conservation of historic landscapes.
- The role of new woodland planting in substantiating and linking areas of ancient and long-established woodland.

3.8.7 The ~~draft~~ IFS diagram, illustrating the general locational guidance, has been prepared in accordance with the methodology set out in Circular 9/1999. The plan shows a number of categories of land that are defined as Preferred, Potential, Sensitive and ~~Unlikely~~ **Unsuitable** for forestry, where:

- Preferred: is land with the greatest scope to pursue a wide range of forestry objectives where it should be possible to accommodate local sensitivities in well-designed proposals.
- Potential: is land with considerable potential to pursue a range of forestry objectives, but where there is at least one significant sensitivity. The extent to which certain objectives can be pursued will depend on how well these can be accommodated. Landscape designations (e.g. National Scenic Areas) and nature conservation designations (e.g. SSSI's) are considered to be significant sensitivities. Visually prominent sites, and the setting of towns and settlements, as well as areas of raised bog and priority habitats are all considered to be significant sensitivities.
- Sensitive: are areas with a combination of factors including areas of exceptional natural and cultural heritage. Generally, where more than one significant sensitivity exists, or where the significant sensitivity is totally incompatible with forestry and woodland planting, the area is categorised as sensitive, as in the case of fens and bogs. There may also be instances where the sensitivities are of a landscape nature and there is limited scope for commercial forestry, although sensitively designed native woodland planting or riparian planting may be appropriate.
- ~~Unlikely~~ **Unsuitable**: these are areas where new forestry is unlikely due to factors such as topography, settlements, and land over 500 metres.

3.8.8 These categories are based on the various sensitivities affecting the land. In addition to nature and landscape interests, there are other components of sensitivity such as built heritage and archaeological interests (including battlefields of historical importance) and visual interests (including significant viewpoints and the setting of settlements).

Policy ENV9: Forestry

The Councils will support forestry and woodland activities consistent with the IFS Diagram and Forestry Commission Scotland best practice guidance where they:

1. **Are consistent with the objectives and targets specified in the LBAPs and other supplementary guidance prepared by the National Park Authority, Stirling and Clackmannanshire Councils.**
2. **Accord with the key strategic aims of the appropriate landscape character area as defined by the landscape character assessments.**
3. **Enhance the landscape setting of settlements, industry and transport corridors as well as improve the landscape, nature conservation and recreational value of degraded landscapes and Greenbelt.**

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- ensuring that any site or area drainage strategy associated with new development is designed to avoid exacerbating flood risk both up- and down-stream.
- Only in exceptional circumstances, such as for a development that cannot be sited in a less sensitive location, will flood defence or mitigation measures be considered. For planning purposes the 'flood plain' is defined by the 1 in 200 year (0.5% chance of occurring in any year) flood risk 'envelope' as determined by means of a competent flood risk assessment. ~~In accordance with NPPG 7 – "Planning and Flooding", the Councils will take a precautionary approach to flooding by avoiding new development on land at risk from flooding where possible. Only where the development cannot be sited in a less sensitive location will the risk of flooding be managed through the provision of mitigation measures.~~

- 3.9.3 The potential for flooding is greatest alongside the rivers Forth, Devon, Black Devon, Teith and Allan Water. Local Plans will give detailed attention to these areas when evaluating flood risk. The Key Diagram identifies in general terms areas with a known risk of flooding. **However, localised flooding and erosion may occur outwith the flood plains shown, e.g. when heavy rainfall impacts on small catchments. It will be for Local Plans to address this issue.**
- 3.9.4 The River Forth estuary is an important strategic feature for reasons of ecology, landscape, recreation and flooding. This area is covered by the 'Forth Integrated Management Strategy' which identifies key objectives and actions aimed at protecting and enhancing the estuary. The Councils recognise the strategic importance of this area and will not support development which may adversely affect its overall integrity.
- 3.9.5 Sustainable Urban Drainage (SUDS) can aid flood control in an environmentally acceptable manner and developers will be expected to adopt its principles in their proposals. In many instances SUDS offers the opportunity for ecological enhancement through new habitat creation, and in these cases, realisation of such opportunities through the development process will be required (see para 5.5.3).

Policy ENV10: Water Resources Management.

1. As a general principle the Councils will seek to secure the retention of remaining undeveloped flood plains, in the interests of floodwater retention, biodiversity, and amenity and in these areas development will not normally be permitted.
2. Development proposals ~~in on flood plains and in other~~ areas of known significant flood risk will not ~~normally~~ be permitted. ~~unless it can be demonstrated~~ **In exceptional circumstances, where it can be shown that no suitable alternative location exists, developments may be approved if it can be demonstrated (on the basis of and if a flood risk assessment (prepared in consultation with SEPA) that the flood risk can be mitigated by works or measures that will not lead to increased flood risk elsewhere or to irreplaceable habitat loss. indicates that the risk can be satisfactorily mitigated by works which will not lead to increased flood risk elsewhere, or unacceptable habitat loss.**
3. ~~Ecological approaches to surface water management (Sustainable Urban Drainage) will be sought in association with new development.~~ **In the interests of flood prevention, pollution control and the efficient use of drainage infrastructure, new developments should incorporate Sustainable Drainage Systems (SuDS) wherever practicable. In circumstances where infrastructure enhancement is not programmed, developments conforming to the Structure Plan strategy may proceed with dedicated drainage and foul effluent treatment systems satisfying SEPA standards and designed for subsequent incorporation into new area drainage networks.**
4. Flood protection and run-off attenuation works, **private drainage and Waste Water Treatment Work (WWTW) systems, provided** in association with development, will be permitted only if **sustainable** long-term maintenance and management arrangements are in place.
5. The Councils will not support development that may adversely affect the ecological, landscape and flooding characteristics of the Forth Estuary unless it can be clearly demonstrated that the overall integrity of the area will not be damaged or that appropriate mitigation measures can be implemented.

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~~3.10 MINERALS GENERAL PRINCIPLES~~

- ~~3.10.1 A sustainable supply of minerals is essential to a thriving economy and for the construction industry. The Structure Plan area contains minerals of potential economic significance. Currently, coal and aggregates are worked in the area, and there are important resources of coal, sand and gravel and hard rock which could be subject to future development pressure. Within Clackmannanshire there is particular pressure for opencast coal mining.~~
- ~~3.10.2 Mineral extraction can have serious adverse environmental or other impacts upon local communities, although long term environmental benefits can be secured through restoration and aftercare. To work towards Sustainable Development, opportunities for mineral extraction should be exploited only where~~

~~there are no significant adverse environmental and community impacts or where full mitigation of any identified impacts can be achieved. In all cases, enhancement of the area following extraction will be expected. The Government advises that a hierarchy of policies should be adopted that tailors the degree of protection to the importance of the area.~~

~~3.10.3 In considering applications for mineral working it is therefore necessary to enable development in appropriate locations that contribute to the national and local economy, but only where the physical and natural environment can be suitably protected and enhanced. The nature conservation and landscape value of the area can be especially vulnerable to mineral extraction. In addition, a number of general principles over and above those for nature conservation and landscape shape how the Councils will make decisions on minerals applications.~~

3.10 AGGREGATE AND CONSTRUCTION MINERALS AND PEAT WORKING

3.10.1 A sustainable supply of aggregate and construction minerals is essential to supply the construction industry and support economic development. Although working of aggregates has been limited to a few small-scale operations within Stirling Council area in recent years, the Structure Plan area contains a number of areas of known sand and gravel, hard rock, peat and other mineral reserves, which may be subject to future development pressure. The sustainable working of these resources will demand that a balance is struck between minimising haulage between their source and point of use (the proximity principle) and ensuring that working the mineral does not result in unacceptable environmental effects.

3.10.2 Mineral extraction can have serious adverse effects on the environment and/or other interests. Opportunities for mineral extraction shall only be exploited where there are no significant, irreversible and adverse environmental and community impacts or where full mitigation of any identified impacts can be achieved to the reasonable standard of satisfaction of the Council/s as planning authority. In all cases, restoration, aftercare and environmental enhancement of the area affected by extraction and its related operations will be required once working has ceased.

3.10.3 In considering applications for working aggregate and construction minerals and peat working, the contribution to the local and national economy will be considered. However, working is unlikely to be acceptable where the environment and local community would be adversely affected and where working would not result in overall environmental enhancement. The principles set out in Policy ENV 17 will be taken into account in determining applications for aggregate and construction mineral and peat working.

3.10.4 National guidance (SPP4 – Planning for Minerals, 2006) requires planning authorities outwith the city regions to decide upon an appropriate 10 year landbank and to set out the scale of the landbank in Local Plans. The sand and gravel quarries operating in the Structure Plan area (Stirling only) serve a wider market than the Plan area. While it is considered that an appropriate land bank can be maintained by existing planning consents further work is in progress to update the position and will be reflected in Local Plan reviews if necessary. Meantime the Structure Plan will continue to presume against new locations for sand and gravel extraction. The Councils will continue to support the use of secondary and recycled aggregates to help conserve mineral resources. There may be some shortfall in hard rock production locally, but because of the significant environmental constraints no extension to the existing hard rock quarry at Tillicoultry will be supported.

3.10.5 There are substantial areas of raised peat bog within the Stirling Council area. Their nature conservation value is very high and most benefit from SSSI designations and, in the case of Flanders Moss, European designation. Scottish Natural Heritage has prepared a National Peatlands Resource Inventory, which identifies peat sites of primary quality. Peatlands also represent a significant archaeological resource. It is unlikely that any further commercial peat extraction will be supported.

Policy ENV11: ~~Minerals – General Principles~~ Aggregate and Construction Minerals and Peat Working

The following strategic principles will apply to ~~all minerals development~~ **proposals for aggregate, and construction, and mineral and peat working:**

1. Economically important mineral resources will be protected from sterilisation by permanent development, **unless in locations inappropriate for removal**. Alternatively, working of minerals in advance of development will be encouraged;
2. Sites should be in close proximity to the strategic transport network and where possible to rail transport;
3. Cumulative impacts (including impacts on local communities) of proposals will require to be addressed;

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4. Restoration proposals will require to be agreed in advance of operations and to be progressive **where feasible**. Preferred after-uses for all sites will ~~be those incorporating~~ **incorporate** ecological enhancement. Restoration bonds will require to be lodged;
5. Community and/or environmental benefits or enhancements will be sought if appropriate; and
6. The **use of secondary minerals and the** recycling of materials will be encouraged to help conserve mineral resources.

Sand and gravel:

Extensions to existing sand and gravel workings will generally be supported where these can be accommodated without detriment to the environment or local communities. No proposals for sand and gravel working at new locations will be permitted.

Hard rock:

Hard rock quarrying proposals, or extensions to existing operations to meet ~~the~~ **any** potential shortfall in supply will be rigorously assessed against the criteria set out in **1 - 6 above**. No further extension to Tillicoultry Quarry will be supported.

Peat:

There will be a strong presumption against peat extraction on any sites containing active peatland as classified in the National Peatlands Resource Inventory, and on sites where the peat deposit has been damaged but is capable of rehabilitation.

3.11 OPENCAST COAL

- 3.11.1 The eastern part of the Structure Plan area has significant coal deposits including shallow coal that can be worked by opencast methods. **SPP 16 "Opencast Coal" acknowledges the importance of coal as an energy mineral. NPPG 4 "Land for Mineral Working" and NPPG16 "Opencast Coal and Related Minerals" acknowledge the importance of coal as an energy mineral. In the local context, Longannet power station can is likely to provide a the primary market for locally sourced coal for the next 20 years, during its remaining lifetime, which it is anticipated to be at least to 2020. Coal in Clackmannanshire has a comparatively low calorific value and is primarily suitable only for power station use. Although proximity to Longannet Power Station is likely to maintain demand for opencast coal in the medium term, the longer term situation is less certain and dependent on future national energy policy.**
- ~~3.11.2 The Plan sets a strategy for the sustainable exploitation of the coal resource, directing opencast coal mining away from sensitive locations to ensure that any environmental or community impacts can be successfully mitigated. The strategy is based upon the identification of three types of area: high, medium and low constraint. These areas are defined in the background report and will be used in applying the tests set out in Policy ENV17. Essentially, high constraint areas relate to areas of international and national environmental and cultural importance as well as areas that cannot absorb the environmental or visual impacts of opencast mining. The medium constraint areas are those of regional or local importance in environmental terms and areas close to towns and villages. Low constraint areas are where opencast mining will most likely be acceptable subject to other planning criteria being met.~~
- ~~3.11.3 In Stirling, only the eastern villages area has significant coal deposits. This is identified as a priority area for urban regeneration as well as being in the area of search for a Major Growth Area (Proposal HP2). Opencast coal mining is not viewed as being compatible with these other strategic development objectives and accordingly this area is considered to be an area of high constraint within which opencast mining will not be permitted.~~
- ~~3.11.4 Within Clackmannanshire, an area of low constraint has been identified to the south of Clackmannan. Subject to detailed assessment, there may be community benefit in exploiting the shallow coal resource. The preferred alignment for the new Upper Forth Crossing and the A977 crosses this area. Extraction of the coal in advance of construction is a sustainable way of exploiting this resource and could also facilitate the engineering of the Bridge project. This would require to be developed in an extremely sensitive way in order that the ecological value of the adjacent Special Protection Area is not compromised. The potential for community benefit could be secured by seeking to ensure that use is made of the nearby Stirling-Allea Dunfermline rail line for coal handling once this has been implemented.~~
- 3.11.2 Opencast coal gives rise to particular environmental concerns. The environmental effects of opencast coal working can be particularly intrusive for communities and can give rise to significant adverse environmental effects. The principles of Environmental justice and sustainable development will be a central consideration in determining applications for opencast coal working. Accordingly, there will be a presumption against new opencast development within the Structure Plan area, unless any proposal clearly meets tests of environmental acceptability or local or community benefits as detailed in SPP16.

- 3.11.3 The Structure Plan sets a strategic framework for opencast coal taking into account SPP 16 principles of environmental justice and sustainable development. The framework directs opencast coal working away from more sensitive locations to reduce environmental and community impacts. In addition, working will only be permitted in any area where it can be clearly demonstrated, using appropriate EIA methodology and other relevant assessments, that the tests of environmental acceptability or local or community benefit can be fully realised. Particular emphasis will be given to the need to mitigate any unacceptable effects. In addition to the relevant planning consents, opencast coal sites are also required to satisfactorily meet the relevant standards for necessary environmental licences before any work can commence.
- 3.11.4 The strategic framework for opencast is based on the identification of three types of area: high, medium and low constraint. These areas are defined in the background report and will be used in applying the tests set out in Policy ENV 17 (see Figure 3.2). Essentially, high constraint areas relate to areas of international and national environmental and cultural importance as well as areas that cannot absorb the environmental or visual impacts of opencast mining or which lie within 500 metres of communities. The medium constraint areas are those of regional or local importance in environmental terms. Low constraint areas are where opencast mining will most likely be acceptable subject to other planning criteria being met.
- 3.11.5 In Stirling, only the eastern villages area has significant coal deposits. This is identified as a priority area for urban regeneration and will also accommodate the Major Growth Area (Proposal HP2). Opencast coal mining is not viewed as being compatible with these other strategic development objectives and could not be carried out without unacceptable environmental effects. Accordingly the area is considered to be an area of high constraint within which opencast mining will not be permitted.
- 3.11.6 Within Clackmannanshire, the only identified area of low constraint is the Broadcarse area, south of Clackmannan. Although the viability of the resource in this area is likely to be restricted, exploitation would be supported provided that environmental acceptability could be demonstrated. Any proposals for working in the area would need to demonstrate that no harm would be caused to the adjacent Firth of Forth Special Protection Area.

Figure 3.2

Definition of Opencast Strategy Areas in Clackmannanshire		
High Constraint	Medium Constraint	Low Constraint
Natura 2000 sites Areas within 500 metres of a settlement of > 10 houses Areas within 250 metres of individual houses or sensitive establishments Sites designated under the European Habitats or Birds Directives and Ramsar sites Sites of Special Scientific Interest Outstanding Conservation Areas Ancient Woodlands Areas of Low Landscape or Visual Capacity Scheduled Monuments (and their settings where appropriate) Listed Buildings – Category A and their settings	Areas within 500m of a settlement → 20 dwellings Listed Wildlife Sites Local Nature Reserves Phase 2 Habitat Survey Sites Areas of Great Landscape Value (AGLV) Areas of Moderate Landscape or Visual Capacity Country Parks Green Belt Tree Preservation Orders Prime Agricultural Land Conservation Areas Archaeological Sites	Other areas of potential opencast resources outwith High and Medium Constraint Areas

<p>Conservation Areas</p> <p>Sites on the Inventory of Historic Gardens and Designed Landscapes and their settings</p> <p>Green Belts</p> <p>Urban regeneration priority areas</p> <p>Archaeological Sites (including proposed sites)</p>		
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Policy ENV12: Opencast Coal

The following strategic principles will apply to proposals for opencast coal working:

- 1) A proposal for opencast coal working will not be permitted unless:
 - 1) it is environmentally acceptable or can be made so; and
 - 2) the proposal provides local or community benefits which clearly outweigh any likely adverse impacts as set out in SPP16
- 2) The unnecessary sterilisation of coal deposits that are capable of extraction without unacceptable environmental effects, or which would be provide clear and defined community benefits, will be discouraged.
- 3) Sites should be close to the strategic transport network and coal should be moved by rail as close as practicable from the extraction site. Road transport through communities will only be permitted in exception circumstances.
- 4) The boundary of any opencast coal site should not normally be within 500m of communities, dwellings or sensitive buildings such as schools.
- 5) A cumulative impact assessment will be required for all opencast proposals as set out in SPP16. Planning permission will be refused if unacceptable cumulative impacts cannot be mitigated.
- 6) Planning applications for opencast coal working must incorporate full restoration and aftercare details ,including progressive phasing ,final landform and landscape. Councils will strongly encourage incorporation of ecological enhancement and community benefit. Restoration bonds will be required in all cases.
- 7) Planning applications must demonstrate that any negative impact on existing businesses can be fully mitigated.
- 8) Opencast mining will only be permitted for up to 10 years on any site, including restoration. Permission will be conditional to ensure working and restoration is completed as quickly as possible, in order to minimise community disruption.

In addition to the above principles, proposals for opencast coal working will be assessed according to the following strategic framework:

- 1) Within or affecting an area of high constraint, mining will not be justify and demonstrate that there are imperative reasons of overriding public, social or economic interest.
- 2) Within or affecting an area of medium constraint mining will not be permitted unless there are exceptional circumstances where the applicant justify and demonstrate that harm to the constraints can be avoided, and that the net benefits outweigh the significance of the harm.
- 3) Within a low constraint area mining will be supported where it will provide an overall benefit to the community and the environment; and/or where it will reclaim derelict or despoiled land, stabilise a previously undermined site or allow the removal of coal from a site prior to approved permanent development (provided that this can be undertaken in compliance with Principle 2 above).

3.12 ~~OTHER MINERALS~~ NATURAL GAS

- 3.12.1 There is the potential to produce coal bed methane from the deep coal seams within the eastern part of the Structure Plan area by means of drilling and pumping. There is considered to be a growth in demand for natural gas, which will not be able to be met from offshore production. While the nature of the wellheads is not related to mineral working developments per se it is appropriate for any such proposals to be considered in relation to the terms of Policy ENV17, as well as Policies ENV1, ENV3, ENV5, ENV17, ED2 and ED4.

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~~3.12.1 In accordance with national guidance, both Councils will maintain a 10 year landbank for aggregate working at all times during the Structure Plan period. A 10 year landbank for sand and gravel can be sustained by existing planning consents. There may be some shortfall in hard rock production locally, but because of the significant environmental constraints, no extension to the existing hard rock quarry at Tilliecultry will be supported.~~

~~3.12.2 There are substantial areas of raised peat bog within the Stirling Council area. Their nature conservation value is very high and most benefit from SSSI and other designations. Scottish Natural Heritage has prepared a National Peatlands Resource Inventory which identifies peat sites of primary quality. Peatlands also represent a significant archaeological resource.~~

Policy ENV12: Other Minerals

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- ~~1. Sand and Gravel Extensions to existing sand and gravel workings will generally be supported where these can be accommodated without detriment to the environment or local communities. No proposals for sand and gravel working at new locations will be permitted.~~
- ~~2. Hard Rock Hard rock quarrying proposals, or extensions to existing operations to meet the potential shortfall in supply will be rigorously assessed against the criteria set out in ENV17. No further extension to Tilliecultry Quarry will be supported.~~
- ~~3. Peat There will be a strong presumption against peat extraction on any sites containing active peatland as classified in the National Peatlands Resource Inventory, and on sites where the peat deposit has been damaged but is capable of rehabilitation.~~

3.13 WASTE MANAGEMENT

~~3.13.1 The planning system needs to make provision for an appropriate network of waste management facilities taking account of the Plan's strategy and the need to treat waste close to where it arises (known as the proximity principle). The Scottish Environment Protection Agency has prepared a National Waste Strategy for Scotland. Following from this, an Area Waste Strategy and Plan covering Clackmannanshire, Stirling and Falkirk Council areas is being progressed. This will assess future waste disposal capacity and options and assess the feasibility of developing joint facilities to serve the whole area. It will take into account this Plan's policies and strategy. Until both strategies are finalised, an interim approach will be adopted.~~

~~3.13.2 There are two landfill sites within the area, which are licensed to accept non-inert waste (household, commercial and industrial waste) at the Black Devon, Alloa and Lower Polmaise, Stirling. The National Waste Strategy adopts a hierarchical approach to waste disposal, favouring waste minimisation, reuse and recycling before disposal by landfilling. However the Councils recognise that landfilling will still have a role to play in this hierarchy within the Structure Plan period and further capacity will be required. Solutions will be considered through the Area Waste Plan and Local Plans. Until these plans are produced, Policy ENV17 provides an interim policy to assess waste management proposals. In the absence of an Area Waste Plan, it is however, considered unlikely that a proposal for a major landfill site could be supported.~~

~~3.13.3 For inert waste a major new facility is to be developed at Muirpark, Tullibody and this, along with capacity at Black Devon, will provide sufficient inert capacity to serve the area for a number of years. Only small sites for inert waste in the Stirling Council area will be supported in accordance with the Plan's policies.~~

Policy ENV13: Waste Management Interim Policy

Until such time as an Area Waste Plan is prepared, proposals will be assessed against the following:

- ~~1. The need for the facility (in order to ensure that adequate opportunities are available to treat waste generated in the area) to be considered relative to objectives and criteria in the National Waste Strategy and emerging Area Waste Strategy;~~
- ~~2. Demonstration that the reduction, reuse or recycling of waste have been given priority;~~
- ~~3. Waste to be treated close to the source, but recognising that special waste may require specialist facilities outwith the area;~~
- ~~4. Larger scale waste management facilities to be located, if possible, within or adjacent to existing waste management sites or within general industrial areas;~~
- ~~5. Sites to be on, or in close proximity to the strategic transport network and operators to utilise, where possible, rail transport; and~~
- ~~6. Restoration proposals to be agreed in advance of operations and to be progressive. Preferred after-uses will be those incorporating ecological enhancement. Restoration bonds will require to be lodged.~~

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3.13.1 The Scottish Environment Protection Agency has produced a National Waste Plan for Scotland (2003) and following on from this the Forth Valley Area Waste Plan (2003) has been produced jointly by Clackmannanshire, Falkirk and Stirling Councils for their combined areas. The Area Waste Plan promotes waste minimization and recycling to significantly reduce the residue waste which requires to be landfilled. This will require the provision of new waste management facilities and services which the planning policy framework will require to deliver in a manner consistent with the Forth Valley Area Waste Plan and the local Integrated Waste Management Plans, when implemented. In doing so, the 'proximity principle', or the need to treat waste near to where it arises must be considered. Waste management must be structured around the 'waste hierarchy', whereby landfill and disposal of waste is a last resort, as applied in both the National and Area Waste Plans. National Planning Policy Guideline 10 'Planning and Waste Management' (NPPG10) and Planning Advice Note 63 'Waste Management Planning' (PAN63) should be applied through the planning system. The Supplementary Development Advice Note: *Managing Waste in Housing and Commercial Developments* should provide guidance on the incorporation of appropriate waste management facilities in new developments and redevelopments.

Waste Hierarchy:

- Waste prevention/reduction
- Reuse and refurbishment
- Recycling and composting
- Energy recovery
- Disposal/landfill

3.13.2 Increased disposal site management standards from SEPA, prompted by the EU Landfill Directive, have led to the closure, in 2004, of the Stirling and Clackmannanshire municipal landfill facilities. All municipal waste from within the Structure Plan area is now transferred to a commercially operated site in the Falkirk Council area. However, the Councils recognise that there will continue to be a role for further capacity in landfilling within this hierarchy, and as such landfill sites and practices must be as sustainable as can practically be achieved. A working group established through the Area Waste Planning process has determined that the best practical environmental option (BPEO) for satisfying the continuing requirement for landfill capacity is to expand the facility at Avondale, in the Falkirk Council area. Falkirk Council have included a policy commitment in the Finalised Draft Falkirk Structure Plan (March 2005) safeguarding the land for this site expansion. Investigation of other waste management options is ongoing, with the need to identify a location for transfer and treatment facilities within the Structure Plan area of particular importance.

3.13.3 Inert waste generally has a less stringent management and disposal regime, due to having less potential to cause harm to people and the environment. A new facility for inert waste has been approved at Muirpark, Tullibody. Small sites for disposal of inert waste may be considered within the Stirling Council area. However, within the Structure Plan area there will be an emphasis on re-use of inert materials, such as for use as fill on development sites.

Policy ENV13: Waste Management

(a) Proposals for waste management infrastructure will be supported in accordance with the Forth Valley Area Waste Plan, subject to the following assessment criteria:

1. the proposal demonstrates conformity with the 'waste hierarchy';
2. the proposal maximizes existing processes and facilities opportunities for secondary and tertiary treatment;
3. where large disposal sites are developed options for high level treatment such as bio-remediation and energy conversion will be fully investigated. Treatment options must be shown within a prioritised waste stream list;
4. renewable energy has been considered for powering site facilities;
5. any new disposal sites will provide facilities for separation and processing of materials for reuse, recycling and composting;
6. minimising volumes exported elsewhere, with facilities being located with access to strategic transport modes/routes and favouring the use of rail before road;
7. progressive restoration and after-use proposals must be incorporated, with restoration bonds required where applicable. After uses must incorporate ecological enhancement.

(b) New development and redevelopment will assist in the delivery of a sustainable waste management system by:

1. maximising conformity with the 'waste hierarchy', including appropriate and well designed provision for waste reduction, storage, separation, recycling, composting and collection;

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2. requiring the submission of a waste management plan/statement with all development and redevelopment proposals;
3. developers retaining buildings where feasible and desirable and using recycled or reused materials where possible;
4. ensuring developers minimise construction and demolition waste, with recycling points or necessary infrastructure built in to larger scale developments.
5. Proposals that create significant waste may be required to make contribution to waste management programmes or infrastructure.

3.14 RENEWABLE ENERGY

~~3.14.1 The planning system has a significant role to play in supporting the UK Government's policy for the development of renewable energy and the Scottish climate change programme. In accordance with NPPG 6 Renewable Energy Developments the structure plan will therefore seek to define broad areas of search suitable for wind and other renewable energy developments; safeguard, where appropriate, areas with potential for renewable energy projects; indicate whether there are areas which for overriding environmental reasons should only be considered in exceptional circumstances and provide guidance on the broad criteria to be considered in any development proposal. Until such times as the plan contains appropriate policies the general provisions of NPPG6 will apply.~~

Proposal ENVP5: Renewable Energy

~~The Councils will prepare a policy on renewable energy in accordance with NPPG6 and submit it as an alteration by 31 March 2003.~~

3.14.1 The planning system has a significant role to play in supporting the UK Government's policy for the development of renewable energy and the Scottish climate change programme. The Scottish Renewables Obligation requires the power supply companies to obtain an increasing percentage of electricity from renewable sources. ~~NPPG~~ **SPP 6 Renewable Energy Developments** encourages these moves towards energy production from renewable sources, so contributing to reducing the production of 'greenhouse gases', which aggravate climate change and are partly produced by the burning of fossil fuels to generate heat and electricity. Equally important in this regard are energy conservation and the scope to improve the energy efficiency of new developments. The Structure Plan encourages renewable energy developments in locations where there would be no significant loss of amenity, and the setting and integrity of features of importance for their scenic, conservation and heritage value would not be harmed.

3.14.2 The revised national planning guidance in SPP6 – 'Renewable Energy' also includes a requirement that **new developments should make a direct contribution to reducing emissions of 'greenhouse gases' by incorporating an appropriate mix of fuel efficiency measures and on-site renewable energy generation. Recent additional planning advice – 'Planning for Micro Renewables', 2006 - Annex to PAN 45 Renewable Energy Technologies - contains advice on available technologies for micro-renewables and their incorporation into new developments.**

Policy ENV14: Renewable Energy and Energy – Efficient Development

- ~~1. In the interests of sustainable development the Councils and the National Park Authority will, subject to conformity with other relevant Structure and Local Plan policies, support:

 - ~~(i) developments required for the generation of energy from renewable sources and fuels; and~~
 - ~~(ii) integration of renewable energy generation and utilisation into new developments.~~~~
- ~~2. Development proposals must demonstrate that energy conservation and efficiency are integral to the design, and to the layout of new buildings.~~

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1. In the interests of sustainable development the Councils and the National Park Authority will:
 - (i) subject to conformity with other relevant Structure and Local Plan policies, support developments required for the generation of energy from renewable sources and fuels.
 - (ii) encourage an appropriate standard of CO₂ emissions control through a requirement for new developments to incorporate an appropriate mix of fuel efficiency measures and on-site renewable energy generation.
2. Development proposals must also demonstrate that energy conservation and efficiency are integral to the design, layout and construction of new buildings. External environments, including

landscaping, should also be designed having regard to potential benefits to the energy efficiency of the overall development.

3. **Local Plans and supplementary planning guidance will detail criteria for establishing that development achieves at least a 20% reduction in CO₂ emissions is secured (Emissions reduction standards may be increased over time).**

3.14.23 The generally supportive approach will not be at the expense of the environment. Policies specific to renewables developments do not contain explicit reference to all potential constraining factors but other Structure and Local Plan policies and supplementary advice will detail all technical, planning and conservation factors relevant to the consideration of whether any particular development proposal will be acceptable.

3.14.34 Most renewable energy technologies are tied by their very nature to particular locations or types of location. Hydro power generation requires particular combinations of topographical features. Larger-scale schemes may have significant impacts upon landscape and conservation interests. Wind turbines, energy production from biomass and some waste-based technologies are less constrained and locational guidance is provided for these types of development. Wind turbines will now operate over a wide range of wind exposures and speeds and, given their current pre-eminence in meeting short to medium term renewable energy targets set by the Scottish Executive, the principal guidance relates to wind turbines (It is intended to cover all proposals subject to discretionary EIA in Schedule 2 of the Environmental Impact Assessment (Scotland) Regulations 1999). Biomass production (mainly in the form of coppiced tree crops and forestry residues) and smaller scale hydro-electric schemes may also have significant potential in the Structure Plan area.

Policy ENV15: Energy from Hydro Sources

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1. **Hydro power developments, including enhanced output from existing installations, will be supported subject to detailed assessment and mitigation of adverse environmental impacts;**
2. **Developments involving impoundment, major channel alteration, new vehicular access routes or overground grid connections will not normally be acceptable in National Scenic Areas, and in the Park area developments should demonstrate that the objectives of the designation of the Park and the overall integrity of the area will not be compromised;**
3. **All proposals will also be assessed according to their cumulative impact on the river system concerned, in terms of water quality, nature conservation, flood risk and fisheries**

3.14.45 The Structure Plan supports and encourages wind energy production but also recognises that it is important to guide developments to locations where adverse environmental and amenity effects can be minimised. Policy ENV17 reflects SPP6, PAN 45 *Renewable Energy Technologies* and the Scottish Natural Heritage locational guidance in relation to landscape and nature conservation impacts of wind farms, augmented by analysis of local technical, safety, radio interference, environmental and amenity factors. The Planning Authorities will seek to protect from adverse impacts certain key landscape features and the settings of a number of features of particular heritage and cultural importance, as identified in the policy and on the Supplementary Structure Plan Key Diagram (Renewable Energy). Detailed definitions of these areas and criteria will be established through Local Plans and the National Park Plan. The Councils and the Park Authority may also prepare supplementary advice for wind energy developments (including individual and small turbine installations), and for other technologies.

3.14.56 Interest in wind energy development is increasing across Scotland and a number of sites are now under consideration within the Structure Plan area. The cumulative visual impact of a number of developments in the same general area will be regarded as a material consideration in the determination of planning applications, and is therefore an issue for strategic planning policy. The possibility of large numbers of turbines affecting the areas and features identified in Policy ENV17(1) will be of particular concern.

Policy ENV16: Wind Energy

ENV1
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ENV6

The strategic location and design of wind energy developments will be assessed against the following principles:-

1. **For overriding landscape character, built heritage and natural heritage conservation reasons, siting of wind turbines will not normally be acceptable in National Scenic Areas, in Green Belts or in the areas**

shown on the Structure Plan Renewable Energy Supplementary Key Diagram as 'Exclusion Areas'. These areas are:

- The Ochil Hills escarpment
- The Touch – Gargunnoch – Fintry Hills escarpments (including Lewis Hill)
- The Campsie Fells escarpments
- Queen's View (Auchinaden)
- Kippen Muir view
- The settings of Abbey Craig - Wallace Monument, Stirling Castle, Bannockburn Memorial and battlefield, and Sheriffmuir battlefield
- Flanders Moss

2. The remainder of the Structure Plan area will be regarded as an 'area of search' for development opportunities. Scope within the National Park is expected to be limited and developments there should demonstrate that the objectives of the designation of the Park and the overall integrity of the area will not be compromised (see 3 below).
3. Within the 'area of search' it will be for Local Plans, the National Park Plan and Supplementary Advice to set out all relevant consultation requirements and constraints. Local Plans will also further define the 'Exclusion Areas' and give guidance regarding development opportunities in 'buffer zones' around NSAs.
4. The relationship of new proposals to established and approved developments and those that are currently the subject of undetermined applications. Proposals will not normally be acceptable where they would result in an adverse effect upon amenity, or features of scenic and/or heritage value, by reason of cumulative visual impact.

3.14.67 The cultivation of crops and harvesting of forest products for biomass may not raise planning issues and can bring economic and environmental benefits. However, the infrastructure requirements of biomass fuel collection, processing and energy production complexes are planning considerations. Industrial-style processing and energy production facilities may be difficult to accommodate in rural areas, but the Planning Authorities do recognise that the viability of biomass power generation may depend upon the co-location of fuel sources, processing and energy generating plant.

Policy ENV17: Energy from Biomass

ENV3

Where a biomass resource is available in a rural area, and if it is demonstrated that generating efficiency will be enhanced by co-location, the Councils and the National Park Authority will, subject to satisfactory siting and design, accept biomass fuel processing and energy production facilities as being development potentially justifying a Countryside location.

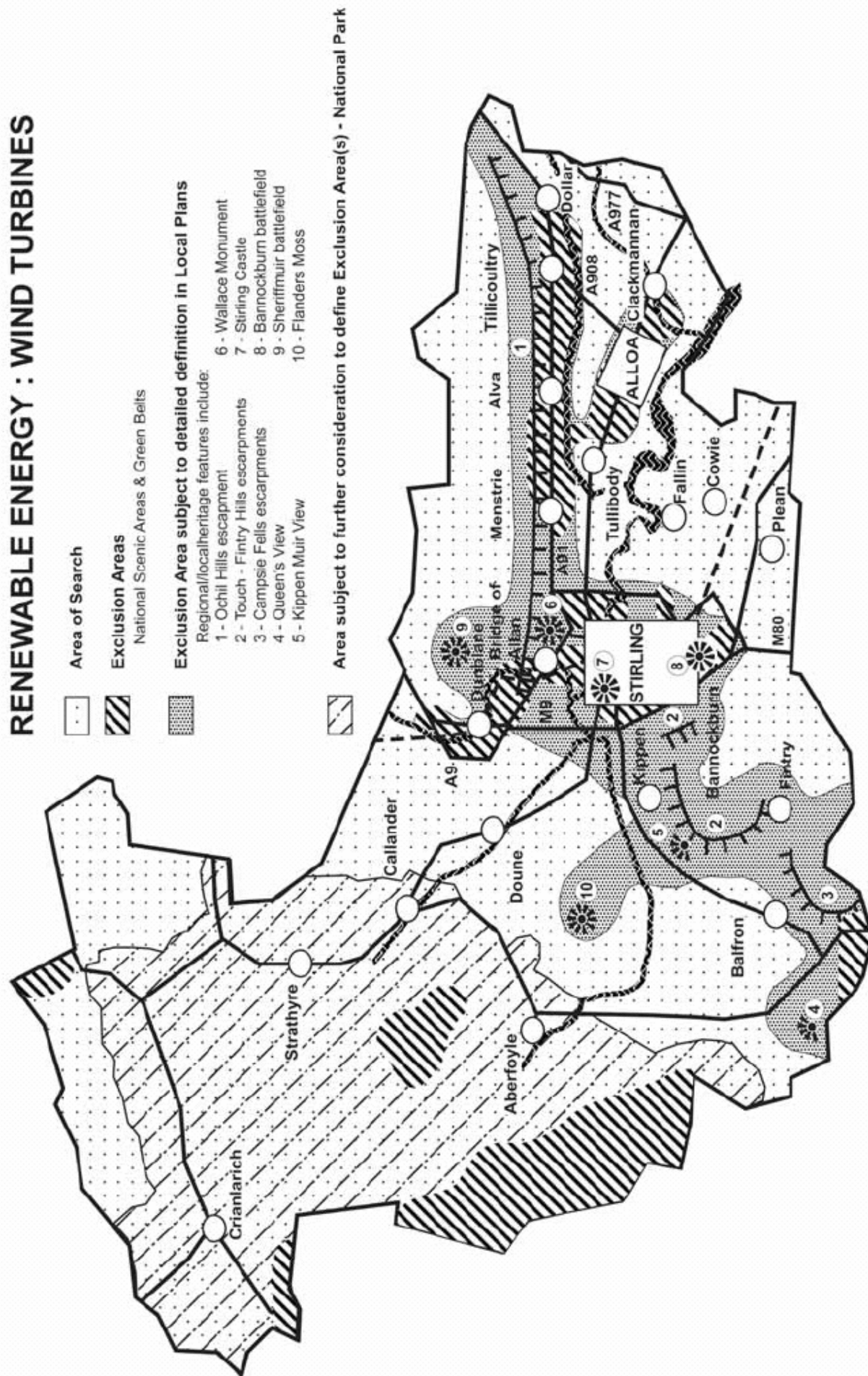
3.14.78 With the increasing emphasis on waste recycling and utilisation, there will be scope for heat and power generation from municipal and other waste as an alternative to landfill disposal. The Planning Authorities will support such developments in principle provided that they conform to the approved Area Waste Strategy and Plan, and to relevant Structure and Local Plan policies.

~~Consequential amendments:~~

~~Addition to Sustainable Development Indicators:~~

~~"Total power output from renewable energy developments"~~

RENEWABLE ENERGY : WIND TURBINES



Supplementary Key Diagram

Jobs and Homes

What does this Chapter cover?

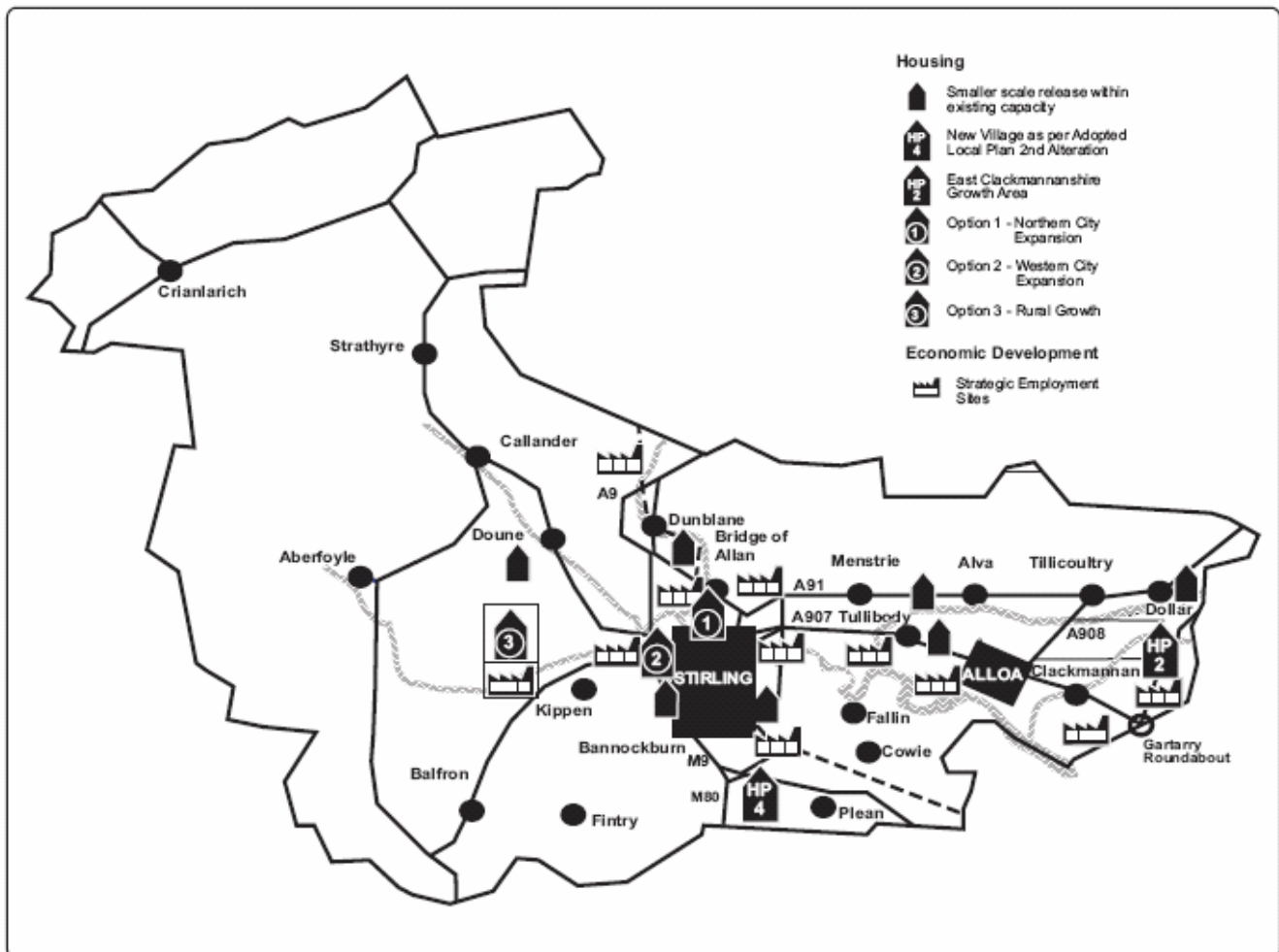
Policies and proposals relating to living and working in the Structure Plan area including Jobs (employment sites, shopping, tourism, leisure) and Homes.

What does this mean for you?

New jobs through encouragement of business and industrial investment. New homes which will meet housing needs and provide construction jobs and business for local suppliers. Enhanced town centres with a range and choice of shopping and other facilities. More jobs in the tourist industry and greater opportunities for the Stirling rural area.

Objectives

- To promote quality, mixed use and energy efficiency.
- To provide a range and choice of quality housing and employment opportunities in appropriate locations.
- **To enable population and economic growth and regeneration.**
- To promote the sustainable use of land and buildings.
- To enable social inclusion.



4.1 INTRODUCTION

- 4.1.1 In Working Towards Sustainable Development, the relationship between where people live, work and shop is **fundamentally** important. **Location, Choice and quality** are key issues ~~as is~~ in the need to plan for development which ~~will~~ **also enables ready** access by all sectors of the community. This Chapter ~~of the~~ **and Plan** embraces all these issues ~~in~~ **by providing** the context of ~~the~~ **any** new **strategic** development which will be required to meet the needs of the area up to ~~2017~~ **2025**. The extent of this new development

requirement must take due cognisance of national policy (SPP2 'Economic Development'), ~~is estimated on the basis of~~ current trends, household projections, ~~most recent economic development strategies and statements by Scottish Enterprise Forth Valley and others, and any related need for~~ economic and retail growth ~~as and this is~~ set out in detail in the Background Report. The locational framework for new business development is based on the **updated** locational strategy set out in Chapter 2 above and as follows. ~~Two of the Plan, concentrating development in the Core Area and focusing on the identified Main Activity Areas as shown in Figures 2.2/2.3.~~ **It is for Local Plans to determine the precise extent of sites required for local business growth within the Structure Plan framework.**

4.2 JOBS

- 4.2.1 The Structure Plan cannot determine levels of economic growth and prosperity but it can help to make sure that the right land is available in the right places to allow economic growth to take place. The Plan can ensure the continued availability of a range and choice of economic development land whilst helping to maintain and enhance the area's locational advantages in terms of the environment, accessibility and quality of life.
- 4.2.2 The Plan sets out the strategic planning framework to support economic development under the following headings
- A range and choice of employment opportunities.
 - Shopping
 - Tourism
- 4.2.3 Having established the land use framework, a partnership approach to delivery and funding, including European funding, will be required. European Structural Funds have proved essential in helping to promote the economic health of the Structure Plan area and it is vital that this pump priming assistance is not lost. Accordingly:

Policy ED1: European Funding

SD1

The Councils will build on previous success in utilising European Funding, working with local partnerships to gain the maximum strategic impact from the funds.

- 4.2.4 ~~A~~The framework for employment sites is outlined in the following paragraphs:
- promoting strategic and local employment sites
 - other major development proposals;
 - Rural Development.

Range and Choice of Employment Opportunities

- 4.2.5 The Plan will seek to ensure the maintenance and creation of a hierarchy of business and industrial sites. This will provide for a range of employment opportunities, thereby ensuring that the economic regeneration of the area is not held back by the lack of suitable sites for development.
- 4.2.6 The implementation and success of this approach will be dependent on multi agency co-operation to secure local benefit in terms of urban regeneration, local sourcing of employment and training which together should help to promote social inclusion. A range of initiatives to ensure that local people can access employment opportunities and will have the necessary skills to match the needs of new and existing employers will be particularly important. In this context, the Plan supports the economic development strategies of Scottish Enterprise, Scottish Enterprise Forth Valley ~~Enterprise~~, the Clackmannanshire Strategic Alliance and the Councils' own economic development strategies. The Structure Plan establishes the land use framework within which to implement these strategies. It also identifies strategic sites, both existing and new, within the Core Area and the identified strategic locations as described in Chapter 2 and sets the context for identification of Local Employment Opportunities in Local Plans.
- 4.2.7 Provision is made for a range and choice of employment sites to support —
- The attraction of new firms into the area including those requiring a high quality location such as prestige offices, high technology and biotechnology uses- which are identified as key growth sectors in the local and national economy.
 - The need to foster economic growth within local communities, giving priority to those communities with high unemployment and a reliance on commuting to work. Meeting the needs of local people wishing to start up new businesses and of existing firms wishing to expand or relocate.

- 4.2.8 Policy ED2 seeks to ensure that an appropriate and adequate supply of strategic and local employment sites offering a choice of size, location and environmental amenity, are provided within the Structure Plan area to meet future employment needs. The supply of sites should allow flexibility to provide for market uncertainty and will therefore require to be regularly reviewed. A commitment to monitor the employment land supply allocated within the Structure Plan will be crucial in this respect.

Policy ED2: Maintaining a Range and Choice of Employment Sites.

The Councils, in co-operation with other public and private sector agencies:

1. Will ~~support~~ **ensure** the provision, maintenance and review of an appropriate and ~~marketable~~ **effective** supply of strategic and local business and industry sites, ~~giving priority to promotion of the re-use of brownfield, vacant and derelict land or buildings and the completion of existing sites.~~
- ~~2. Will seek to ensure community benefit through urban regeneration initiatives, training agreements and the promotion of local employment opportunities in Local Plans, particularly in association with major housing growth.~~
2. Will ensure these sites are reviewed on the basis of their suitability for such uses, their marketability, accessibility to key transport links and their ability to be well served by a choice of transport, and in terms of meeting the current and future needs of key economic sectors; and
3. Where appropriate, and identified through Local Plans/Masterplans, may co-locate new employment sites with areas of housing growth and ensure community benefit through urban regeneration initiatives, training agreements and the promotion of sustainable local employment opportunities.

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Existing Strategic Employment Sites

- 4.2.89 In seeking to provide a strategic network of sites to allow for economic growth to ~~2017~~ **2025** it is important to account for those sites ~~which have already been established~~ and **ensure their continuing function or role in the Plan for the period ahead.** ~~through the previous Structure Plan.~~ Some of these have not been fully developed and should continue to be safeguarded to meet the area's future business and industrial needs (Proposal EDP1).

~~4.2.9 In Stirling, Broadleys and Springkerse have a business/industrial role and uptake of land in these areas indicates that further such provision may be required over the Structure Plan period. In Dunblane, land has been allocated for employment use at Barbusch but no development of this area has taken place to date. The site at Bandoath near Fallin accommodates a range of smaller industrial users and has substantial remaining capacity. Further development of this site will, however, require access and infrastructure improvements. Castle Business Park is occupied by a range of prestige offices and the land here is now almost fully occupied.~~

~~4.2.10 In Clackmannanshire, development has commenced at Pavilions Business Park at New Alloa (Alloa West). There is also the potential for further phases of business and industrial development to be brought forward through the Masterplan for New Alloa, which envisages the creation of a new "smart village" which will apply new technology to a mixed community of housing, employment and community facilities. At Dumyat Park, Tullibody, development of the first phase has commenced. Land for a second phase at Dumyat Park will be brought forward in the Local Plan.~~

- 4.2.10 Stirling City Centre continues to provide substantial office space in an accessible location however the quality of this accommodation and the pressure for alternative uses is affecting the take-up of premises for business. Further quality office accommodation will require to be identified as part of the proposed City Centre expansion. Within Broadleys and Springkerse, Stirling, the uptake of employment land for business and industry has continued but this has included car showroom and 'trade' retail uses. This has affected both the supply and affordability of industrial land within these locations. Demand for industrial and business land in the Stirling area remains strong and further provision is required. Bandoath, near Fallin accommodates a range of smaller industrial users and has substantial capacity to provide further industrial development. Further development of this site will require access and infrastructure improvements and its effectiveness therefore is uncertain. Its potential for major inward investment however is recognised and it remains safeguarded.

- 4.2.11 Elsewhere within Stirling, the office development at Castle Business Park is nearing completion and a further phase at Kildean is planned to build on this success. This development, along with the development of sites at Bannockburn Interchange, including Pirnhall and Corbiewood, may require a more flexible, mixed use approach to secure the delivery of employment land. The Major Growth Area also falls within the area of Bannockburn Interchange and is identified as part of the Local Plan Alteration 2. Around 10ha of business land is envisaged to include a serviced business park which will ensure modern premises are provided to meet the demand identified within the Stirling Business Space Strategy and

provide local employment opportunities to support a sustainable community. At Stirling University Innovation Park, a proposal to provide around 8,000 sq.m of office, production and storage space with an element of research and development will leave little remaining land for development in this area. The employment site at Barbush, Dunblane, is also earmarked for office development.

- 4.2.12 In Clackmannanshire, the existing strategic employment locations at Dumyat Business Park, Castlebridge and Alloa West Business Park, provide excellent development opportunities to meet the increasing growth in demand for business premises. Construction of Phase 2 of 'The Pavilions' at Alloa West Business Park is currently underway and will provide 1,800 sq.m of office space. Further phases of business and industrial developments to accommodate up to 18,500 sq.m of office and industrial space are planned through the Masterplans for each park. New transport infrastructure will provide the opportunity for strategic sites in the east of the county (e.g. Castlebridge and Kilbagie) to be considered as prime locations for business development. The re-opening of the Stirling – Alloa – Kincardine railway line is due to complete in 2007 and will further enhance Clackmannanshire's accessibility.

Proposal EDP1: ~~Existing~~ Strategic Employment Sites

SD1

The Councils will support the development and protection of the following Strategic Employment Sites consistent with the main role, purpose and development guidelines for these sites as identified within Local Plans: ~~in the Core area:~~

~~New Alloa, Broadleys, Stirling, Bandoath, Fallin, Springkerse, Stirling, Dumyat Park, Tullibody, Dunblane, Stirling Innovation Park, Castle Business Park, Stirling,~~

Bannockburn Interchange (Corbiewood, Pirnhall & Major Growth Area)

Barbush, Dunblane

Broadleys, Stirling

Bandoath, Fallin

Castlebridge, Clackmannanshire

Castle Business Park and Castle 2, Stirling

Dumyat Park, Tullibody

Kilbagie, Clackmannanshire

New Alloa West Business Park

Springkerse Industrial Estate, Stirling

Stirling University Innovation Park

New Strategic Employment Sites

- 4.2.14³ There is an identified need for more land to build on the success of existing strategic sites. This new provision should be of a high quality and flexible enough to cater for the needs of a range of office, high-technology, biotechnology, other high amenity users and general business and industry. This will enable local economic development as well as enhancing the potential of the Structure Plan area to compete in attracting its share of the nationally identified economic growth sectors. ~~It should also allow retention at all times of a 10-30 hectare site for economic development in accordance with the requirements of NPPG2.~~

~~4.2.12 New business park provision around the Bannockburn Interchange/Corbiewood area would enhance employment provision on this side of Stirling with potential linkages to new housing in the East Stirling Area. The potential expansion of Castle Business Park to the west of Stirling and the Stirling Innovation Park to the North will also enhance employment opportunities. Further provision of land and premises for industrial/business users, particularly for medium sized firms is also required and additional land will be identified in East Stirling in the general area of Springkerse/ Millhall where proximity to the rail line could open up opportunities for rail transport.~~

~~4.2.13 In Clackmannanshire, the existing strategic sites are well placed to meet demand. The Scottish Executive has announced the preferred alignment for the new crossing of the Forth, by way of the Clackmannanshire Bridge, upstream of Kincardine through to the Gartarry Roundabout. The proposed alignment crosses an area identified as having shallow open cast coal reserves with low constraint in the Clackmannanshire Opencast Coal Study (at Broadcarso by Clackmannan). It also passes close to the currently disused Alloa to Kincardine rail line.~~

- 4.2.14 New development opportunities will require to be identified in Local Plans to meet the economic demand resulting from the continued growth of the area. Land will be needed to provide for a diverse range of activities, including the development of key sectors as well as the growth and expansion of existing industries and small businesses. Not all forms of economic development will require similar locations or sites. In determining locations for all forms of economic development, an approach will be adopted which

gives priority to the re-use of brownfield land. Development should also be in marketable locations which are highly accessible by public transport and make use of readily available infrastructure.

4.2.15 As part of major housing growth for Stirling, three options are being put forward at Stirling North, Stirling West and in the Western Rural Area – a Strategic Employment Site will also require to be identified within one of these locations in order to meet the future employment needs of this growing population. In addition, an expansion to Bannockburn Interchange (Corbiewood) is identified to facilitate mixed-use and a more viable business site and an expansion to Broadleys (Millhall) is also identified to provide further opportunities for industrial development. Sites will require to be identified in the Local Plan and come forward as part of a Masterplanned approach which encourages mixed uses.

4.2.146 The bridge proposal is of major strategic importance to the economic regeneration of Clackmannanshire and the Structure Plan seeks to exploit that economic potential. Construction work has started on the Upper Forth Crossing and it is programmed for completion in November 2008. This is considered to be a valuable step in promoting inward investment in Clackmannanshire. There is potential for further expansion to the existing site at Kilbagie to take advantage of its location close to the new Upper Forth Crossing road link. More specifically there is potential for storage and distribution usage and for a road/rail interchange for freight there. Any proposed sites will be brought forward in the Local Plan Alteration subject to detailed assessment. Priority will be given to the re-use of brownfield sites. ~~A new strategic employment site will be provided at Castlebridge, to be identified through the Local Plan. There is longer term potential for a further site in the Kilbagie/Cartarry area, with specific potential for storage and distribution usage and for road/rail interchange of freight. Priority will be given to the re-use of brownfield sites. The proposed site(s) will be brought forward in the Local Plan subject to detailed assessment.~~

Proposal EDP2: New Strategic Employment Sites

Provision is made for the following new strategic employment sites in the following general locations within the Core Area:

- ~~Springkerse/Millhall, Stirling;~~
- ~~Northwards extension of Castle Business Park;~~
- ~~Bannockburn Interchange/Corbiewood; and~~
- ~~Potential extension of Stirling Innovation Park;~~
- ~~Castlebridge;~~
- ~~Kilbagie/Cartarry in the longer term.~~
- Expansion to Bannockburn Interchange (Corbiewood South), Stirling
- Expansion to Broadleys (Millhall), Stirling
- Stirling City Centre expansion (to be informed by Local Plan Policy, Feasibility Study and Masterplan).
- Stirling North or Stirling West in association with a major housing allocation proposed for either of these areas.

Outwith the Core Area, a third option is being considered for Stirling in the Western Rural Area in association with a major housing allocation.

~~Provision of the sites at Springkerse/Millhall and Bannockburn Interchange/Corbiewood will be undertaken with full regard to any work to allocate land and prepare Master Plans within the major growth area as set out in HP3.~~

Other Major Economic Developments

4.2.157 Whilst the strategic network of sites should meet the requirements of large scale existing and future employers, there may be instances where the nature of a particular enterprises does not sit well within the identified network of prestige parks or industrial estates. Such development could however further extend economic opportunity and prosperity particularly where it promotes redevelopment of existing sites and premises and other Plan objectives. Policy ED3 seeks to provide a framework to ensure that major new industrial or business uses requiring a location outwith the strategic framework of sites are appropriately located in terms of the overall strategy of the Plan. Policy ED3 recognises the potential for appropriate forms of tourism related development projects to create employment that can contribute positively to the rural economy in accordance with Policy T1.

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Proposals for major business and industrial development ~~should to be located within existing,~~ or new Strategic Employment Sites. Other locations will only be considered where:

1. The need for an alternative location can be clearly demonstrated; ~~and~~ or
2. The development is in the Core Area either within or adjacent to a town centre, or where ~~this a town centre location~~ is not possible, in a location with potential for effective linkage to the Strategic Public Transport Network; and
3. Urban regeneration objectives and/or local employment benefits can be secured.
4. **Where any local employment benefits to be secured are for tourism-related development projects, due regard must be given to Policy T1.**

Rural Economic Development

4.2.168 Whilst the strategy of the Plan focuses development towards the Core Area there is a need to recognise the needs of the wider rural area and the important role that traditional activities such as agriculture and forestry play within the economy of these areas. For farming, changes in European funding are resulting in increased pressures to diversify away from a production orientated approach, whilst for forestry there will be a significant growth in forestry related activities over the Plan period, as a large proportion of local plantations reach maturity.

4.2.179 It is important that the planning system provides an appropriate framework to support these industries, but also to consider appropriate diversification into other activities. Rural diversification is a particular priority in the Stirling rural area in order to sustain rural communities and to reduce commuting. Within the Stirling Council area it is therefore considered justified to adopt a slightly more flexible approach to rural development than previous policies which have sought to restrict development to that requiring a rural location or ancillary to a farm business. Diversification into tourism, recreation and other resource based activities, technology based employment and workshop provision will be encouraged, subject to appropriate local criteria. **In order to facilitate such developments, in the Rural Villages and Upland areas, Local Plans will define criteria for the re-use of non-traditional redundant rural buildings and of rural brownfield land for employment purposes. Favourable consideration will be given to mixed-use proposals for the re-use of, for instance, redundant farm steadings, to provide residential units and employment space.**

4.2.1820 A more flexible approach to development in this area does however have to be viewed in the context of natural heritage interests and designations including the ~~proposed~~ Loch Lomond and the Trossachs National Park. Such development will only be supported where it is of a scale and nature which is consistent with the existing built and natural heritage of the area. There will be a preference for proposals re-using existing rural buildings.

~~4.2.10 Particular emphasis is placed on the development of employment generating activities in the identified Rural Centres as defined in Figure 2.3, as well as improvements in transport, communication and educational linkages between these centres, the wider rural area and the Core area. Provision is also made for the Stirling Local Plan to consider identification of rural activity areas which would promote a concentrated approach to the location of rural businesses in accessible locations, where such development cannot be accommodated within the existing settlement pattern. Such activity areas would also offer scope for new businesses whose success has outgrown the start-up location or premises.~~

4.2.21 The Stirling Local Plan identifies sites for the development of employment generating activities in the identified Rural Centres. Improvements in transport, communication and educational linkages between these centres, the wider rural area and the Core area will be encouraged. Provision is also made in the Local Plan for rural activity areas near Doune, Killearn and Callander (The Callander location is now mainly within the National Park, and a fourth site, proposed for Strathfillan would also be in the Park area - It will be for the National Park Local Plan to consider whether to continue with these proposals). These activity areas are intended to promote a concentrated approach to the location of rural businesses in accessible locations, catering for developments that cannot be accommodated within the existing settlement pattern. The activity areas also offer scope for new businesses whose success has outgrown the start-up location or premises.

4.2.292 Recent Scottish Executive planning guidance (SPP15) encourages a greater emphasis upon the rural areas for development purposes. Paragraphs 4.2.18–4.2.21 above indicate that the Structure Plan strategy already favours diversification of the rural economy, while retaining a focus on conservation of the high quality environment. Some additional flexibility will be introduced to assist economic sustainability in rural areas more remote from the main urban centres. In other areas, particularly those areas close to the Core area where there is greater pressure for development and there is more limited justification in terms

of wider rural sustainability objectives, a more constrained approach is appropriate. Such an approach would limit development in these areas to that which can clearly demonstrate a need for a rural location. This would apply particularly to the rural areas of Clackmannanshire, to the Green Belt and to areas of countryside which are sensitive in terms of the ability of the landscape to accommodate change. Policy ED4 sets a general framework for rural development which will require to be further developed through Local Plans and in conjunction with the ~~emerging~~ Loch Lomond and the Trossachs National Park Plan. **In exceptional circumstances the Countryside may provide a suitable location for a large-scale employment related development, for instance in relation to a tourist attraction. In such cases reference will be made to policies ED3 and ENV3.**

Policy ED4: Rural **Economic** Development

1. The Councils will ~~support~~ **encourage** economic development in rural areas ~~to~~ **in support of** the economic and social ~~needs~~ **sustainability** of communities **and the rural economy** through detailed Local Plan policies and proposals based on the following-
 - a. ~~Focusing development within existing towns and rural towns and villages. with emphasis being placed on the identification of opportunities in the Rural Centres.~~
 - b. ~~Restricting development within the Green Belt and Clackmannanshire's Countryside Area (as defined in the Clackmannanshire Local Plan), to that requiring a rural location including appropriate farm diversification.~~ **Appropriate employment generating uses may be incorporated into, and enabled through, appropriate complimentary residential conversions of redundant steadings and other groupings of traditional buildings (see Policy H7). Such development should re-use rural buildings and brownfield land, and will be required to be of a scale, quality and function which will complement the built and natural heritage of the area.**
 - c. ~~Support for appropriate rural development in the Stirling Countryside to include the identification of rural activity areas and to support economic activity including farm diversification which can, where possible, re-use rural buildings and is of a scale, quality and function which will complement the built and natural heritage of the area. Additionally within the proposed Loch Lomond and the Trossachs National Park, development which is of a scale and nature consistent with the built and natural heritage.~~
 - c. **Supporting appropriate rural development in the Stirling Rural Villages Countryside and the Upland areas, including the promotion of the identified rural activity areas and support for more dispersed economic activity including farm diversification which also meets the criteria in b. above.**
 - d. **Within the Loch Lomond and The Trossachs National Park, supporting development which is of a scale and nature compatible with the conservation and enhancement of the special qualities, is within the villages, promotes appropriate rural diversification and re-uses existing buildings.**
2. In addition, Stirling Council will support the establishment of appropriate new community facilities, improved telecommunications and transport links which will secure wider and improved access to educational, health-care, employment and other opportunities.

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Shopping

- 4.2.24³ Shopping is an important component of the local economy and is an essential part of life, serving everyday needs and providing specialist goods. It is also linked closely to the tourism and visitor industry and is an important source of economic activity. The shopping policies of the Plan aim to sustain and enhance the quality of town centres, maintain and enhance an efficient, competitive and innovative retail sector offering customer choice and to ensure that new development is located within existing centres where it can benefit from good accessibility by public transport, on foot, cycling and by private car.
- 4.2.24⁴ For the purposes of these policies three broad types of shopping are identified:
~~Essential~~ **Convenience** shopping- food, groceries, everyday items.
 Personal shopping- clothes, fashion goods, books, CD's and goods focusing on the visitor market.
 Household Shopping- furniture, carpets, DIY, car and garden goods.
- 4.2.24⁵ The Plan adopts a hierarchical approach to shopping under the following headings:
 - Strategic shopping centres including town centres, household shopping centres and out of centre personal shopping.
 - Local shopping development.
 - ~~Essential~~ **Convenience** shopping development including superstores/supermarkets.
 - Other development falling outwith this policy framework.

Strategic Shopping Provision: Main town centres

4.2.24⁶ The Plan seeks to protect and enhance the existing role and function of town centres in the area, building on the approach adopted in the previous Structure Plan. Particular priority is given to town centres, with emphasis on the future roles of Stirling and Alloa. The role of town centres as the primary location for a whole range of leisure, commercial and civic functions and as nodal points in the strategic transport network is recognised. Focusing such activities in town centres will help to attract the investment required to sustain and improve these centres, to meet sustainability objectives and to maintain their role as focal points.

~~4.2.25 Stirling Stirling Town Centre is the primary focus for shopping, leisure, and other commercial activities. The recent opening of the Thistle Marches shopping centre has reinforced that role. Research carried out on the future growth of shopping in the Structure Plan area indicates that there is scope to enhance Stirling's personal shopping role and build on the areas attraction as a visitor destination. In this context, an expansion to the town centre, at Forthside, has already been identified through the Local Plan. It is proposed that this area will accommodate a mixed use development including leisure, offices and retailing, focusing on the visitor market. Development of the Forthside area will also play a key role in enabling an integrated approach to traffic management in the town centre.~~

~~4.2.26 Potential has also been identified for further personal shopping capacity to be provided through improvement and redevelopment within Stirling town centre. Beyond this, personal shopping provision in the Stirling Council area will not be considered unless it is of a scale and nature which can be appropriately accommodated within one of the other town centres. Out of town provision of personal shopping including factory outlet centres will not be permitted, as such development would impact on the future role of Stirling town centre and conflict with the Plan's sustainability objectives. This approach is consistent with National Planning Policy Guidance.~~

~~4.2.27 Alloa Alloa is the second largest town in the Structure Plan area and has an important role in meeting the local shopping needs of people in Clackmannanshire. The town has, however, experienced some decline and the relative strength of Stirling town centre means that a high proportion of people travel from Clackmannanshire to Stirling to do their shopping, particularly personal shopping. If sustainability objectives are to be achieved, the scope to enhance the role of Alloa, particularly for personal shopping, needs to be actively pursued through town centre improvement schemes, redevelopment and other initiatives. A Town Centre Management Initiative is being progressed together with traffic management proposals. There are strategic development opportunities within the town centre particularly Kilnoraige Mill.~~

4.2.27 Stirling City Centre is the primary focus for shopping, leisure and other commercial activities in the Structure Plan area and the recent extension to the Thistle Marches shopping centre has reinforced that role. Forthside, a 40 acre brownfield site in the City Centre will provide additional tourism retail, leisure, hotel and conference, business, civic space and residential uses. Development of Station Square, will provide a vital link from the adjacent Forthside development to the old town and Stirling Castle. This mixed-use development is likely to include office, residential, retail, café bars and restaurant uses, gateway/orientation centre and library set around a new city square. Both developments are likely to influence pedestrian and vehicle movements within the city, including public transport, attract investment and enhance the environmental quality of these areas.

4.2.28 Recent research has identified the potential for further personal shopping offer within Stirling. In order to reflect national planning policy SPP8 and by adopting the sequential approach, development will be focused on an expansion to the City Centre. Such expansion will require to provide for a mix of uses including office, residential, retail and leisure, to provide new accommodation to meet the forecast growth in demand for such uses. Any expansion will be subject to a detailed feasibility study and Masterplan which will be necessary to inform the relevant policies and proposals to be contained in the Local Plan. Expansion proposals should also form part of a wider City Centre Strategy, which will require to be produced in conjunction with other relevant public and private sector interests with a stake in the future viability of the City Centre. The strategy will be informed by up-to-date monitoring of key performance indicators on vitality and viability, and by making use of regular health checks on the centre.

4.2.29 Alloa is the second largest town in the Structure Plan area and has an important role in meeting the local shopping needs of people in Clackmannanshire. The town has experienced significant levels of investment in its town centre area including the implementation of key transportation infrastructure developments. The Co-op, which is a major household outlet of 2,200 sq.m in Alloa town centre is, however, to close soon. So Alloa must strengthen its role as a District Centre whilst acknowledging the relative pull of Stirling that attracts a high proportion of people from Clackmannanshire for a significant level of their shopping needs, particularly for personal and household shopping offer. With recent developments in convenience shopping, floorspace in Alloa Town Centre will have increased by 8,500 sq.

m and personal shopping by 5,500 sq. m. A Retail Capacity Study for the Council by DTZ Pineda, 2005, indicates the potential for all forms of retail offer in Clackmannanshire to 2014. It supports a continued sequential approach to retailing in Alloa Town Centre and acknowledges that the convenience offer will be adequate till then. So for Alloa, it is considered that meantime the identified retailing needs do not require any major change to the existing strategy of enhancing its role via town centre improvement schemes, redevelopment and other initiatives within the town centre. But if sustainability objectives are to be achieved, especially to the longer term, then the scope to enhance the role of Alloa needs to be continually pursued. The Town Centre Management Initiative together with further traffic management proposals seeks to sustain any further development opportunities within the town centre. The Town Centre Masterplan identifies key additional features of urban renewal to promote opportunity for increased diversity and vitality for the District Centre's role to the foreseeable future. In due course it will be necessary to review its likely performance for beyond 2014.

Proposal SP1: Town Centre Management

SD1
ENV6

The **vitality and viability** of town centres will be promoted through the development of integrated policies and proposals in Local Plans and, where appropriate, through co-ordinated management involving multi agency co-operation.

Strategic Shopping Provision: Household Shopping Centres

4.2.28³⁰ Although the strategy of the Plan seeks to direct all shopping development to Town Centres it accepts that there are some developments that cannot physically be accommodated within these centres. The term Household Shopping is used in this context and applies to the planned development of large purpose-built stores specialising in the sale of household type goods. Where such development cannot be accommodated within the town centre they are directed to household shopping centres.

4.2.29³¹ Household centres have a complementary role, increasing the range and choice of shopping available. They sell a restricted range of goods, including carpets and furniture, which do not compete directly with the role and function of town centres in the Structure Plan area. The previous Structure Plan outlined a framework of such centres, all of which are now trading successfully, although the rate of uptake has tended to vary between sites.

~~4.2.30 The Springkerse Centre on the east side of Stirling and Sterling Warehouse at Tillicoultry are currently being developed up to the limits set by current planning approvals, whereas Clackmannan Road at Alloa still has capacity within its existing consent. Research has indicated that now capacity for this sort of retailing is required. Research indicates a requirement for up to 9,500 sqm (approx) of household shopping. Some of this household shopping (3,500 sqm) can be accommodated as an extension to the household shopping centre at Stirling, Tillicoultry.~~

4.2.32 Springkerse Household Shopping Centre on the east side of Stirling and Sterling Warehouse at Tillicoultry are currently being developed up to the limits set by current planning approvals. The latest planning consent for Springkerse will result in over 27,000 sq.m of household shopping floorspace being provided, substantially exceeding the 20,000 sq.m limit set by the Central 2000 Structure Plan. This would meet the requirements in terms of floorspace as set out in the 2002 Structure Plan, without the need for additional land in the Raploch and therefore the 6,000 sq.m allocation identified here is no longer required. Recent research has nonetheless identified further expenditure growth for household shopping for the future. Such projections are however uncertain and the Plan therefore takes a cautious approach to further land release. Changing circumstances indicate that the Raploch strategic location is no longer appropriate for household shopping and therefore a maximum further expansion to Springkerse is proposed, reflecting the benefits of concentrating such provision in one location.

~~4.2.31 Retail projections must however be viewed with some caution. People's shopping habits do change over time and the Internet could have a major influence. Nevertheless the Plan allows for up to 6000 sq.m of additional household shopping in Stirling. This new provision is directed to the western side of Stirling, to serve that side of town and reduce the number of cross town trips to access Springkerse. Development within the Raploch area, as close as possible to the town centre, should assist with the Council's regeneration objectives. Some adjustment to the floorspace indicated may be considered dependent on site specific considerations related to achieving an optimal layout and design.~~

4.2.33 There is scope for a modest expansion to the household shopping offer at the Clackmannan Road Retail Park. There is an extant planning permission for a new store at the former Alloa Brewery car park at Whins Road, Alloa of 2,322 sq.m, and the established DIY and household related shopping offer at Whins

Road, Alloa continues in operation. The Retail Capacity Study for Clackmannanshire indicates significant expenditure capacity for household offer to the longer term under all scenarios tested i.e. beyond 2014.

Strategic Shopping Provision: Out of Centre Personal Shopping

~~4.2.32 Sterling Mills adjacent to the existing Sterling Furniture Warehouse at Tillicoultry sells a range of products including personal goods. Any proposed expansion of Sterling Mills would have to be considered within the framework set by Structure Plan policy and National Planning Policy Guidance. Further such development in other locations within the Structure Plan area is unlikely to be consistent with the Plan's sustainability objectives including protection of the vitality and viability of existing centres.~~

4.2.34 The personal shopping role of Sterling Mills is a particular visitor orientated type of shopping and should be viewed as distinct from the personal shopping role of both Stirling and Alloa town centres.

Policy S1: Role and Function of Strategic Shopping Centres				
Centre	Function			Role
	Household	Essential Convenience	Personal	
Stirling	X	X	X	Serves catchment area extending beyond the Structure Plan area.
Alloa	X	X	X	District Centre
Springkerse	X			Out of centre household shopping centre.
Sterling Warehouse	X			Out of centre household shopping centre.
Sterling Mills			X	Out of centre personal shopping centre
Clackmannan Road	X			Out of centre household shopping centre
<p>The personal shopping role of Sterling Mills is a particular visitor orientated type of shopping and should be viewed as distinct from the personal shopping role of Stirling and Alloa town centres.</p> <p>The function and role of the area's strategic shopping centres as defined above will be protected and enhanced through:</p> <ol style="list-style-type: none"> 1. Appropriate improvement and redevelopment initiatives; 2. Restriction of the range of goods to be sold within out of centre household shopping centres in accordance with the household shopping definition; 3. Restriction of further out of centre shopping (either as an expansion to existing centres, other out of town centres or stand alone warehouses), except for that specified in proposal SP2; and 4. Requiring any development exceeding 2500 sq. m gross floorspace to be accompanied by a Retail Impact Assessment. 				

SD1
ENV5
ENV6
SP1
SP2
TR1
TR2
TRP1

Proposal SP2: New Shopping Provision

The Councils **will** support the development of-

~~1. The Forthside town centre expansion in Stirling (currently with planning permission);~~

1. **Stirling City Centre expansion (to be informed by Local Plan Policy, Feasibility Study and Masterplan).**

2. **New household shopping at the Sterling Warehouse complex, Tillicoultry up to a maximum of 3,500 sq. m. (currently with planning permission); and**

~~5. New Household Shopping up to a maximum of 6,000 sqm in the Raploch area of West Stirling.~~

3. **Extension to Springkerse at Crookbridge to provide New Household Shopping up to a maximum of 9,000 sq. m gross.**

4. **Extension of the visitor orientated personal shopping at Sterling Mills, of approximately 2,400 sq. m gross. which meets the criteria in policy S5.**

SD1
ENV1
ENV5
ENV6
ENV7
ENV9
ENV14
ED2
TR1
TR2

Local Shopping Centres

4.2.35 Within the Structure Plan area, there are a number of other towns which fulfil an important role in meeting the essential shopping needs of local people as well as catering for shopping demand generated by

visitors and tourists. Shopping provision catering for the visitor market can play an important role in supporting the economy of the area, by encouraging increased visitor spending. Development of this sort of shopping in towns along the Mill Trail should increase the attraction of Clackmannanshire as a visitor shopping destination. Aberfoyle and Callander have a long established role as visitor destinations and the existing shopping provision within these towns reflects this role. There is, however, scope within both these centres to expand and enhance this role. **There is also scope within both these centres to expand and enhance this role. This scope may be further enhanced by presence of the National Park for Loch Lomond and the Trossachs.** ~~This scope may be further enhanced by the proposed establishment of a National Park for Loch Lomond and the Trossachs.~~ Dunblane fulfils a mainly local shopping role but there is recognised potential to increase its attraction as a visitor destination.

- 4.2.346 In Working Towards Sustainable Development, meeting people's basic shopping needs locally is important. The Structure Plan therefore seeks to protect and enhance the provision of local shopping centres and support the provision of new local shopping to serve major new development areas. **A local centre is identified in the Local Plan Alteration 2 at Stirling's Major Growth Area.**

Policy S2: Local Centres

Appropriate shopping development in other town and village centres will be encouraged and supported through:

1. Improvement and redevelopment initiatives as identified through Local Plans;
2. Support for new development within these centres which is of a scale and nature consistent with their existing role;
3. Proposals for major shopping development in these centres which are inconsistent with their current role and function will be assessed against Policy S5,
4. Initiatives to improve existing local shopping provision and support the retention of shops in all communities and especially in rural areas; and
5. Requiring developers to make appropriate provision for new local shopping sites as an integral part of any major housing development.

SD1
ENV1
ENV2
ENV5
ENV6
ENV9
ED1
ED2
TR1
TR2
INF1

~~Essential~~ **Convenience** Shopping Development

Superstores

- 4.2.357 A superstore is defined as a food based store exceeding 2,500 sq. m of trading floorspace. The Structure Plan area has **seven** such stores at **Old Mill Road, Ring Road and Clackmannan Road in Alloa, and at Springkerse, Wallace Street, and Drip Road, and Weaver Row, Stirling.** **Further capacity is identified after 2015 which is likely to require an additional superstore, particularly if the proposed City Centre expansion is progressed. Such capacity figures are however unpredictable and are affected by a variety of factors (as explained in the Background Report). Additional proposals could be supported earlier if the criteria of Policies S3 and S5 can be met. Any new superstore should assist, if possible, in ensuring an improved distribution of convenience shopping for the City as whole and will require to come forward in accordance with Policy S3.**

Policy S3: Superstores

Proposals for any additional superstore development including extensions and redevelopment which will lead to an increase in floorspace will ~~be rigorously assessed against Policy S5.~~ **require to conform with Policy S5. Proposals for out of centre locations will also be required to demonstrate that the particular location will satisfy a shortfall in convenience provision for a particular local area or community.**

SD1
S5

Supermarkets

- 4.2.368 To provide a range and choice of shopping and reduce the need to travel, the Plan ~~also seeks to promote~~ **will favourably consider** new supermarket provision, (food store of less than 2,500 sqm) in or adjacent to appropriate local shopping centres.

Policy S4: Supermarkets

Development of supermarkets including extensions and redevelopment which will lead to an increase in floorspace (up to 2,500 sqm net floorspace in total) will be supported where:

1. The development is commensurate in scale with the size of the local community to be served and will not undermine the vitality and viability of the centre; and
- ~~2. The development has satisfied the sequential approach favouring town centres, local centres and Local Plan sites.~~
2. The site is allocated in the Local Plan or has satisfied the sequential approach favouring sites within or adjacent to town and local centres.

SD1
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ENV2
ENV4
ENV5
ENV6
ENV7
ENV9
ED2
SP1
INF1
TR1

Other Shopping Development

4.2.37⁹ The strategy of the Plan seeks to direct all shopping development to the identified hierarchy of centres, provided that such development is consistent with the role and function of that centre. Retailing is, however a fast evolving sector and new retail formats may be proposed. Policy S5 sets out the criteria against which proposals falling outwith the strategic policy framework (Policy S1-S4 and Proposal SP1 and SP2) can be assessed. This approach is consistent with ~~NPPG 8~~ **SPP8** "Town Centres and Retailing" and with the Plan's strategy. In accordance with the view expressed in ~~NPPG 8~~ **SPP8**, factory outlet centres or tourist related shopping centres outwith town centres will not normally be considered consistent with this policy.

Policy S5: Other Shopping Development

~~New shopping development which is not explicitly planned for within the framework outlined in policies S1-S4 will only be permitted where all the following criteria can be met:~~

Most new shopping development will be provided for within the framework outlined in Policies S1-S4 and any development not explicitly planned for within this framework will not generally be supported. However, particular forms of retailing (i.e. superstores and retailing in association with other uses) may be supported where all of the following criteria can be met:-

1. A sequential approach has been applied demonstrating that no suitable alternative sites are available within the town centre;
2. The applicants have demonstrated that the form, design and scale of the development, and the amount of car parking, could not be adapted to make it appropriate for town centre or edge of centre sites;
3. The proposal meets an identifiable deficiency in shopping provision;
4. The applicants have demonstrated that the development will not individually or cumulatively undermine the vitality and viability of Town and Local Shopping Centres in the Structure Plan area;
5. The restriction by condition or legal agreement of the range of goods to be sold where this can appropriately address concerns regarding the impact on existing centres;
6. It is within the existing or planned urban area and is on or can achieve effective linkage to the Strategic Public Transport Network; and
7. Retail impact assessment of all proposals over 2500 sq.m gross floorspace will be required.

SD1
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ENV2
ENV3
ENV4
ENV5
ENV9
ED2
SP1
S3
TR1
TR2
INF1

Tourism

4.2.38⁴⁰ Tourism is an important part of the economy of the Structure Plan area **based on the promotion of small towns in highly attractive countryside with key historical places of national significance to visit.** In Stirling recent investment at the Castle and Stirling Old Town combined with the Forthside proposals will strengthen the town's attraction as a major tourist destination. The Sterling Complex ~~(including development of a new motor heritage museum)~~ and the ~~Mill~~ **Tower Castles** Trail play a key role in the tourism strategy for Clackmannanshire which should help to increase the number and geographical spread of visitors to the area.

4.2.39⁴¹ The Trossachs have always been an attractive visitor destination and the proposed Loch Lomond and Trossachs National Park may result in increased visitor numbers, the encouragement of longer stays and higher expenditure which will benefit the local economy. This will however raise particular issues in terms of promoting a sustainable approach to tourism, accommodation and visitor management in this area. Proposal TPO1 recognises the need for joint working in this respect.

4.2.40² The linkages between the National Park and the promotion of sustainable tourism throughout the area will be important. The establishment of long distance footpaths, cycle ways and tourist trails should facilitate this, combined with the provision of an enhanced range of visitor attractions, accommodation and

facilities, geared towards increasing the length of peoples stay (currently dominated by day trips). Quality tourism development along with enhancement of existing provision should increase the length of the season, increase visitor spending and promote the geographical spread of visitors.

4.2.44³ Within the National Park, along its fringes and in the wider context of tourism development within the Structure Plan area, development should be of an appropriate scale and quality. It should be located and managed in order to protect the landscape, heritage and nature conservation value of the area with emphasis being placed on existing settlements and accessible locations. Future tourism development should maintain and enhance the resources which will continue to make this area attractive to visitors.

4.2.42⁴ In this context policy T1 sets out the framework for consideration of tourism proposals in the Structure Plan area and seeks to support the strategies of ~~the Area Tourist Board and Forth Valley Enterprise~~ Visit Scotland and Scottish Enterprise Forth Valley.

Policy T1: Tourism

The Councils will support quality tourism development where -

1. It has satisfied a sequential approach favouring town centres, local centres and local plan sites before sites outwith settlement boundaries. Developments outwith existing settlements must demonstrate that there is an essential requirement for a countryside location or be justified in terms of rural development Policy ED4; and
2. It aims to increase the length of peoples stay, increase visitor spending or promote a wider spread of visitors; and

It will promote access to, interpretation, effective management or enhancement of the natural and built heritage.

Proposal TP1: Tourism Strategy for the National Park

Stirling Council will work with other relevant agencies and the National Park Authority through Local Plans, the Community Plan, the National Park Plan, Local Transport Plans and other partnerships to secure an integrated approach to transport planning and management, visitor servicing, holiday accommodation and marketing within and on the fringes of the National Park.

4.3 Homes

4.3.1 The Councils are required to ensure that a supply of land for housing is maintained to meet the area's long term requirements. ~~The Plan's strategy seeks to encourage economic growth, promote sustainable locations and maintain the viability of rural communities. In this context, the housing proposals and policies plan for a range and choice of housing to meet future needs within quality living environments. The Plan encourages the redevelopment of brownfield sites and urban regeneration. It seeks to maintain a five year supply of housing land.~~ The provision of an appropriate supply of housing will meet the needs of the existing population as well as catering for anticipated continuing demand from a wider market. By making provision to meet needs as well as demand the housing strategy of the Plan can address the objectives of population stability and growth. Housing choice also has a key role in supporting economic growth and regeneration. A housing growth strategy, with safeguards (in the form of phasing and review) to avoid the potential risks of oversupply, should promote the continued vitality, prosperity and long term sustainability of the area.

Policy H1: Maintaining a Five Year Land Supply

1. The Councils will work in conjunction with public and private sector agencies to ensure sufficient provision is made for **at least** a minimum five year effective land supply for housing in accordance with the development strategy ~~and the phasing indicated for the Stirling Council area~~. If a five year land supply is not maintained then other alternative sites will be identified in that Council area to make good the shortfall in numbers.
2. In assessing the five year land supply, each Council area will be used as the basis for housing provision. An annual housing land audit will be undertaken by each Council ~~in conjunction with the house-builders~~ and **prepared and agreed according to best practice described in national planning guidance** to review the established housing land supply and to identify and agree, where possible, the effective housing land supply. The contribution of **urban capacity sites**, conversions, windfall and small sites will also be monitored annually as part of the audit process.

SD1
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TR1
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INF1

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ENV6
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ENV8
ENV9
ED1
ED2
ED4
TR1
TR2
INF1

SD1

3. The Councils will review the housing land calculations and allocations at 5 year intervals or less, ~~but if the contribution from conversions, windfall and small sites differs significantly from the level assumed in Table 4.1 for more than 2 consecutive years the Councils will review the calculation of adjust the housing land requirement accordingly, if it will impact on the 5 year supply, and will bring forward additional land.~~

~~Assessment of the New Housing Requirement~~ **Planning for Population Growth**

- 4.3.2 The amount of housing ~~provision to be planned to 2025 is informed by the Scottish Executive household projections, along with local circumstances, Council priorities and strategies. required to meet the needs of the area to 2017 is derived from the Scottish Executive household projections.~~ The methodology for the assessment of the housing need is detailed in the ~~Alteration background report of survey~~ and summarised in Table 4.1. The level of new housing required ~~reflects~~ **relates to** changes in the makeup of households as well as a strategy which will proactively seek some further increase in population through in migration. This represents a positive policy response to current projections which indicate population decline in Clackmannanshire and a slower rate of growth than previously anticipated in Stirling, with more single person households, outstanding needs for affordable and particular needs housing and a population which is becoming increasingly elderly. ~~rather than a large increase in population. In the future, there will be more single person households and a housing requirement for particular needs housing within a population which is becoming less based on traditional family units and which is also increasingly elderly.~~
- 4.3.3 The policies seek to **promote a strategy which will secure** ~~meet these needs by securing~~ the availability of land for housing throughout the Structure Plan ~~area to 2025 and provide more certainty for developers and communities. period.~~ The housing strategy seeks to secure a range and choice of housing types, prices and tenures to enable access by all sectors of the community. it is particularly concerned to promote social inclusion, **choice and growth** in the housing market.
- 4.3.4 ~~The method used for calculating the new housing land requirement as indicated in Table 4.1 reflects the intention to plan for the entirety of the housing need based on the Scottish Executive projections. This accords with NPPG 3 'Land for Housing' and Planning Advice Note (PAN) 38 "Structure Plans: Housing Land Requirements". In determining the amount of new land to be allocated through the Local Plan process, the Plan seeks, however, to minimise the need for greenfield land release in line with the key principle of achieving sustainable development.~~
- 4.3.5 ~~In this context, all new housing developments, including smaller sites of less than four houses and windfall sites which cannot be anticipated through the Local Planning process will be counted towards this requirement. Since it is impossible to anticipate the precise contribution of these sites, an estimate based on their performance over the last five years suggest that the total requirement can be reduced by 35% for Stirling and 20% for Clackmannanshire. The contribution of such sites to the land requirement will be monitored, and the estimates re-assessed at the first Structure Plan review.~~
- 4.3.6 ~~An additional 15% is added to the new housing requirement to allow some flexibility in the land supply to help promote a range and choice of sites and to help offset potential delays in implementing long term growth areas. Brownfield sites will be prioritised through allocations in Local Plans to contribute to the housing requirements. The future use of brownfield sites for housing will also be promoted through specific identification of such opportunities through the Local Plan. Brownfield site use will also be monitored as a contribution towards Sustainable Development.~~

Table 4.1 Calculation of the housing land requirement

	Stirling	Clackmannanshire
Assessed housing Need (GRO 1996)*	7847	3802
Subtract assumed completions from basic land supply (1998-2003)	1677	1814
Subtract assumed completions from potential land supply (2003-2008)	1128	602
Add Flexibility at 15%	766	104
Subtract Allowance for conversions, windfall and small sites **	1941	285
New Housing Land Requirement	3857	4205
Total new requirement for Structure Plan		5062

* The assessed housing need is taken from the GRO statistics making allowance for the effective and non effective housing stock, vacancies, demolitions/conversions, second and holiday Homes.

** From past trends this is estimated at 35% for Stirling and 20% for Clackmannanshire. This figure will be monitored and may be revised in a future Structure Plan review.

- 4.3.4 In determining the amount of new land required to support this strategy the Plan seeks to minimise the need for greenfield land release in line with the key principle of achieving sustainable development, except where a new settlement or expansion may be required as part of a long-term development strategy, in accordance with the provisions of SPP3, 'Planning for Housing'. In this context the new housing land allocation makes assumptions on a continued contribution from conversions, smaller sites of less than four units and urban capacity sites (as identified through the Clackmannanshire and Stirling Urban Capacity Study 2006). Since it is impossible to anticipate the precise contribution of these sites, an estimate based on an assumed 75% of those sites assessed as likely to come forward is included in the housing land contribution. The contribution of such sites to the land requirement will be monitored, and the estimates re-assessed at at least five yearly intervals.
- 4.3.5 Taking account of the existing land supply plus the anticipated contribution from conversions, small sites and urban capacity sites (2643 for Stirling and 810 for Clackmannanshire) gives an existing supply of land of over 11,000 units. With an additional allowance for flexibility (15%) and a total housing need based on the most up to date GRO projections (2004) a housing land requirement of just under 2000 units for the Structure Plan area would be identified (Fig 4.28 of the background report). This level of growth would however only facilitate delivery of a proportion of Clackmannanshire's anticipated capacity on white land (circa 1000 units) with no surplus to address forecast population decline, cater for potential additional demand generated by programmed accessibility improvements or take account of more recent trends in house building. For Stirling it would allow for some enhancement in the medium term choice of land available but would not enable a longer term growth strategy linked to transport improvements and enhanced economic opportunity.
- 4.3.6 National Planning advice highlights that this calculation assumes the continuation of a trend and should be the starting point of estimating the future land requirement. The anticipated trend is a useful tool in determining whether policy intervention is required. The background report looks in detail at the programming of the existing land supply, anticipated completion rates, migration assumptions, the market and a range of other factors. It also addresses issues relating to delivery and concludes that the objectives of both Councils can best be met by a range and choice of sites supplemented by two additional growth areas.
- 4.3.7 In coming to this conclusion a total level of growth more akin to that previously projected for Stirling in 2002, combined with a continuing improving trend for Clackmannanshire is assumed. This gives a total outstanding housing land requirement of circa 4750 for the Structure Plan area. A joint approach to accommodating this scale of growth is advocated based on the characteristics of the housing market, known opportunities and anticipated capacity. The need for future monitoring and review is recognised and the new housing land target, which is a rounded estimate, should be viewed in this context. Based on the information presented in the background report the following Housing Growth Targets are estimated to support the Plan's strategy:

Table 4.1 Clackmannanshire and Stirling – Housing Growth Targets

Shared housing growth target	Circa 15000 ⁽³⁾	
	Stirling	Clackmannanshire
Assumed completions from base land supply (2004-2009)	2469	1568
Subtract assumed completions from potential land supply (2009-2017)	2978	744
Add Flexibility at 15%	900	196
Subtract Allowance for conversions, windfall and urban capacity sites*	2643	810
New Housing Land Target	Circa 2500 ⁽¹⁾	Circa 2250 ⁽²⁾

1. This allows for one major additional land release in Stirling in the longer term supported by an additional medium term land supply to supplement completions from the East Stirling New Village.

2. This allows for known capacity on white land in Clackmannanshire with an additional growth allowance to address population decline, age imbalance and optimise potential to build on improved accessibility.
3. The assessed housing land required to support the strategy is derived from a shared approach to growth combined with an assessment of the GRO statistics, programmed future build rates, market conditions, delivery issues and Council priorities as described in the background report. The new housing land target makes allowance for the effective and non effective housing stock, vacancies, demolitions/conversions, second and holiday homes, the existing housing land supply and an anticipated contribution from urban capacity sites.

Policy H2: Urban Capacity and Brownfield Sites

When identifying sites for housing development in Local Plans the Councils will:

1. ~~Allocate~~ **Identify** appropriate ~~likely windfall brownfield~~ opportunity sites **as defined in the urban capacity study and through include policies to secure delivery of these sites along with give preference to brownfield sites, appropriate infill, brownfield and small sites. and growth areas;**
2. Promote a partnership approach to remedial works and infrastructure provision to allow development to proceed on brownfield **and other constrained urban capacity** sites.

NB. ~~Brownfield~~ **Windfall, urban capacity and small** sites will be counted towards the overall housing requirement.

SD1
ENV1
ENV5
ENV6
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TP2
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TR1
TR2

Housing Market Areas

- 4.3.78 ~~Housing Market Areas are geographical areas where the majority of the people buying houses come from within that area. Recent sasines analysis, as detailed in the background report, has indicated that it is not possible to identify distinct housing market areas wholly within the Structure Plan area. It does however indicate strong linkages between the Clackmannanshire and Stirling housing markets. Research carried out with Communities Scotland, as detailed in the background report, has indicated that it is not possible to identify distinct housing market areas wholly within the Structure Plan area. Substantial movements take place within and from outwith the Structure Plan area hence it is impossible to identify market areas which comply with the Communities Scotland definition. The information presented in the background report does however indicate how the housing market operates within the Structure Plan area. This is a consideration in determining where new housing is best located to meet the needs of people within the Structure Plan area. Government advice as set out in PAN 38 indicates that in the absence of distinct housing market areas, the Council area should be the defined housing market. On this basis the housing allocation is split between the Clackmannanshire and Stirling Council areas. This current strategy promotes a joint approach to meeting future housing needs, allowing a sufficient scale of growth in both areas to assist in delivery of a range of council objectives including economic development, regeneration, population growth, transport improvements and delivery of the necessary infrastructure.~~

Meeting Housing Needs

- 4.3.89 The private sector housing market is characterised by the inter-action of demand and supply in the provision and allocation of housing, where demand is determined by the household's willingness and ability to pay. Some sectors of the community are therefore excluded from access to new housing either due to price or to the fact that new housing does not meet their particular requirements. The term 'affordable housing' is generally understood to define that part of the housing delivery system in which the primary aim is to provide housing for people who are unable to afford adequate housing at market prices. This applies to housing for rent as well as owner occupation. Adequate housing should be defined as a requirement for each household to have a self contained home which is of an acceptable physical standard and is appropriate to the size, structure, health status and locational needs of the household. Provision of adequate housing will therefore require a range of house types and sizes including particular needs housing and housing for sale and rent.
- 4.3.910 ~~Analysis of housing provision in the Structure Plan area indicates that recent new development has focused on the provision of relatively large and expensive houses. Within the housing stock as a whole there is also an identified need for affordable and particular needs housing to cater for the needs of everyone in the community. This need is likely to increase given the projected increase in single person and elderly households, although recognizing that single person households do not always equate to a need for small houses. Progress has been made in terms of the Structure Plan approach to delivering a range and choice of housing and there will be an increasing need to tailor the supply of housing to meet the full range of housing needs identified in the Councils' Local Housing Strategies. New housing provision can however only have a limited effect in providing housing to meet a range of needs as the vast majority of housing demand is met by the re-sale of existing houses. The housing stock is increased by less than 1% each year by new houses. This means that policies guiding new housing provision need to be effective in meeting housing need within the Structure Plan area.~~

~~4.3.10 New housing development can contribute to the overall housing stock, provide a range of house types including affordable and particular needs housing and help to redress the imbalance in existing provision. Recent advice from Communities Scotland indicates the need to provide whole life housing, where slight adaptations to standard house designs can enable access by people with mobility problems. In order to deliver a range of house types, the planning system needs to work in partnership with the private sector, Local Authority housing strategies and plans, Communities Scotland and other social housing providers.~~

Achieving a range and choice of housing

~~4.3.11 The Councils will be proactive in seeking to achieve a range and choice of housing whilst recognising that the planning system is only one way in which to secure such delivery. Local Plans, Masterplans and Development Briefs will specify appropriate proportions of different categories of housing on sites which will contribute to the new housing requirement. These proportions should reflect the needs as identified through the Council's Housing Plans and in consultation with Communities Scotland and Housing Associations. Joint research on the areas housing needs and the appropriate mix of housing to meet these needs, may be required to inform this process. Wherever possible, mechanisms will be sought to ensure that housing to meet affordable and particular needs is retained to meet these needs by requiring the private sector to work in partnership with Social Housing Providers. Housing available for rent from social housing providers may represent an effective means of addressing this issue given that a proportion of the population could not achieve a mortgage, even on a property costing £50,000. Other mechanisms to enable low cost home ownership or shared ownership may also be effective and it is important that affordable housing solutions are tailored to reflect local circumstances including income levels, house prices, tenure mix and the Councils' and housing associations' waiting lists. Rental levels should be in the same range as local Council and Housing Association accommodation.~~

4.3.11 The Development Plan will be informed by the Local Housing Strategy (LHS) in this respect. In Stirling the current LHS identifies an outstanding need for affordable housing. An updated study is currently being undertaken to inform the LHS and this Alteration, prior to submission to Scottish Ministers. An interim target of 25% of the land target for Stirling is indicated at this stage. In Clackmannanshire provision is likely to focus on the objective of planning for mixed and balanced communities.

4.3.12 It is anticipated that the provision of affordable and particular needs housing to meet the full range of housing needs from single person to family homes, may require some level of subsidy to complement private sector investment. This will require innovative partnership working between the private sector, Housing Associations, Communities Scotland, Clackmannanshire and Stirling Councils.

Policy H3: Housing to Meet a Range of Needs

The Councils will support provision of a range and choice of house types, affordable and special needs housing through Local Plans, Masterplans and other forms of development guidance which will:-

1. Identify sites for affordable and particular needs housing as part of the Structure Plan housing requirement;
2. Require an appropriate range and proportion of house types, and tenure, affordable housing, particular needs housing and housing built to mobility standards on large sites and within major growth areas working in partnership with **key stakeholders** and Social Housing Providers.
3. **Seek to deliver a target of 25% of the total land allocated in Stirling as affordable housing.**

NB. Any split of housing types, tenures and affordability on particular sites will be guided by the Council's **Local Housing Strategies**.
~~as Strategic Housing Authority eg. through Housing Plans.~~

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The Housing Requirement for Clackmannanshire

4.3.13 The allocation of land for housing is made on the basis of establishing a requirement for Clackmannanshire as a whole. ~~This is considered justifiable in terms of NPPG3 "Land for Housing" which indicates that in the absence of distinct housing market areas the Council area should be the defined housing market.~~ This is considered justifiable in terms of SPP3, 'Planning for Housing' which indicates that irrespective of how housing markets are defined, structure plans must allocate all land requirements specifically to the areas of individual Councils, as the basis for Local Plans and development control decisions.

~~4.3.14 The Council has reviewed the Clackmannanshire Local Plan. The Final Draft Local Plan has been prepared at the same time as this Structure Plan. The Final Draft Local Plan identifies the specific sites to meet the strategic housing land requirements (Proposal HP1). This will allow developers, housebuilders and the Clackmannanshire community to have a clear understanding of the Council's proposals and of~~

~~how the strategic policies and proposals in the Structure Plan will impact at the site specific Local Plan level.~~

~~4.3.15 In prioritising land for development within the Local Plan, the first choice will be appropriate brownfield sites within urban areas. Thereafter priority will be given to bring forward presently unallocated land within long term growth areas already identified in the Clackmannanshire Local Plan and other smaller phased development areas. Brownfield land and established development areas will not provide sufficient land to meet the Structure Plan housing land requirement. The search for the balance of new housing sites requires to be pursued in the Local Plan for the period to 2017.~~

4.3.14 The Clackmannanshire Local Plan is relatively up to date, having been adopted in December 2004 and there is a fairly healthy land supply in the short term. However, there will be approximately 700 units required to meet the current projections to 2025. The Local Plan also includes 'white land' as part of phased developments, which is land within the urban limits identified in the Plan, but not currently allocated for housing development, which it is considered likely will be developed for housing in the medium to longer term. This white land would more than accommodate the 700 shortfall. A growth strategy is required to accommodate at least the development of the Urban Capacity Sites and the 'white land'.

The Housing Strategy

4.3.15 There are a number of issues surrounding the requirement figures and projections which are of concern. They would result in a population decline, with all of the associated social and infrastructure issues, as well as an ageing population in excess of the national average projections, which would again have implications. The projections also need to be considered against the increasing rate of house building in recent years, and future transport improvements such as the re-opening of the rail link to Stirling and the completion of the 2nd Upper Forth Crossing. These should influence the projections upwards. In order to address the declining population, assist with regeneration, maintain the recent higher levels of house building and build on the improved transport links to the area, it is proposed to allocate additional units above the required projections. Research indicates that the high demand for new homes in Clackmannanshire over the past few years reflects the significance of the wider housing market for Clackmannanshire with the rest of Scotland and UK markets. The influence of purchasers from the wider Scottish and UK markets is not only considerable, but also increasing, particularly in the Dollar/Eastern Clackmannanshire area. This shows that, to some extent, Clackmannanshire operates within a national housing market.

The Locational Framework

4.3.16 Clackmannanshire provides opportunities for further development in the existing core area and requires further growth above that to stem the trend for population decline and in doing so regenerate the area as a sustainable place into the 21st Century. Considerations such as landscape, infrastructure capacity, operation of the housing market, the Local Transport Strategy, opportunities to promote accessibility, social inclusion and economic development have all been taken into account in determining Proposal HP1.

4.3.16~~7~~ In Alva, Clackmannan, Dollar, Muckhart, Menstrie and Tullibody, strategic constraints including sensitive Green Belt boundaries, landscape characteristics and potential liability of low lying areas to flooding, mean that further development outwith the settlement boundaries already defined in the Adopted Local Plan will not be favoured. Exceptions to this would only arise if the housing land requirement could not be met elsewhere. Equally, the strategic importance of the Ochils Area of Great Landscape Value means that further expansion of housing to the north of the Hillfoots towns, onto the slopes of the Ochils, beyond present commitments will also not be supported. ~~Given the relatively small physical size of Clackmannanshire, and the constraints listed above around the existing main settlements, it is considered that a site in the eastern area of Clackmannanshire, such as the area at Forestmill already identified through the approved Structure Plan, would offer potential for growth and provide a solution to accommodating provision to reverse decline, in addition to the Urban Capacity Sites and 'white land'. This would not only protect the identities of the existing settlements and their landscape and ecological settings, but also provide a stimulus for new investment and new opportunities in the area. The proximity of the 2nd Upper Forth Crossing and strategic employment land point to the eastern area of Clackmannanshire as being a suitable area of search for a new or expanded settlement to be developed in accordance with the provisions of SPP3, 'Planning for Housing'. Given the extent of these constraints, the areas of search for additional land to meet Structure Plan housing requirements will be concentrated around Alva (North West Alva), the Tillicoultry/Coalnaughton area and potentially in the Rural Villages Area. There are opportunities to expand the established settlements within these areas, including Forestmill. Such development may serve to bring forward the essential investment in infrastructure, community facilities, sensitive landscape screening and job creation generally.~~

Proposal HP1: Housing Land Requirement Clackmannanshire

~~The Local Plan should make provision for the new housing land requirement as indicated below.~~

~~Housing Area~~

~~Clackmannanshire Council~~

~~Current Housing Land Supply(1998) 2506~~

~~New Housing Land Requirement 1205~~

~~To meet the housing land requirement, the additional housing land will be sought mainly in the Alloa (NW) and Tillicoultry/ Coalsnaughton areas within the Core Area and potentially by expansion of the established settlements, including Forestmill, within the Rural Villages Area.~~

Proposal HP1: The New Housing Land Requirement for Clackmannanshire <i>Local Plans should make provision for the new housing land requirement as indicated below.</i>					
Housing Area	Settlement/ Area	Current Housing Land Supply	Approved Housing Land Requirement And Clackmannanshire Growth		
Clackmannanshire Core Area		2004-2006 Current Phase*	2006-2017 Phase 1 (approved)*	2006-2017 Phase 1 (additional)	2015-2025 Phase 2 Indicative
Hillfoots corridor	Alva, Coalsnaughton, Menstrie, Tillicoultry	76	581	150 (Crankie Brae, Coalsnaughton, white land)	
Tullibody-Alloa corridor	Alloa, Cambus, Clackmannan, Devon Village, Fishcross, Sauchie, Tullibody	454	1136	800 (Alloa NW & SE, white land)	
Clackmannanshire Rural Villages as amended	Dollar, Muckhart	10	50	Only those in accordance with relevant Rural Policies	
Clackmannanshire Eastern Growth Area	New/ expanded Settlement	5		750	500

*Includes 2004 housing land supply audit and all sites in the Clackmannanshire Local Plan (adopted 2004)

Proposal HP2: Clackmannanshire Eastern Growth Area

Within the area identified as the 'Clackmannanshire Eastern Growth Area' on Fig 2.2 and on the Key Diagram, the Council will identify, through an Alteration to the Local Plan, the precise location of the proposed Growth Area and the land required. It is envisaged that the total number of houses will be around 1000-1500. This scale will ensure that the development is as self-contained as possible, providing local education, community services and commercial leisure facilities close to housing and thereby minimising the need to travel. A Masterplan and/or related development guidance will be prepared in association with landowners, developers, the local community and key agencies. This will include details of delivery mechanisms and legal agreements to secure funding and necessary phasing. In the selection of a Local Plan site, Masterplanning and implementation, the Council will be guided by a number of key principles including

- 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.
- Opportunities to achieve mixed use and include or be easily accessible to strategic employment sites.

- Provision for appropriate local facilities including local shops, community facilities, leisure/recreation and educational provision.
- Fully developing the leisure potential of the area as part of the development, maximising the potential for local job-creation while providing new leisure facilities for residents of surrounding areas, e.g. potential for new golf course, health club and equestrian facilities, as well as a hotel and ancillary developments.
- 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.
- Traffic management within the wider road network, including appropriate mitigation measures.
- 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 daylight (which assists in reducing energy use) and encouraging natural ventilation.
- The potential to link in with the Council's aims of regeneration, population growth and addressing the forecast age imbalance.
- 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.

The Housing Requirement for Stirling

The Housing Strategy

4.3.17~~8~~ In Stirling, as in Clackmannanshire, the Local Plan will identify specific sites for new housing. ~~An element of growth over and above that projected in 2004 is anticipated as justified in the background report taking account of the opportunities to share some of this growth with Clackmannanshire. The amount of new housing required, the geographical area to which it relates and the lack of current infrastructure capacity mean, however, that it is necessary for the Plan to provide some further locational guidance. This will enable a degree of locational certainty to guide key agencies, infrastructure providers and other service providers over the Plan period. It will also provide clarity to the public as it identifies those communities and areas which are most likely to be affected by new development.~~ The housing strategy is based on the principle of concentrating development in locations which are best suited to meet the Plan's overall objectives.

The Locational Framework

4.3.18 ~~In reflecting the overall strategy of the Plan, the new housing allocation is split between the Core Area and the Rural Centres. Whilst a moderate level of growth is anticipated to come forward in a number of settlements as indicated in Table HP2 the majority is to be delivered through a major growth area, which may be in the form of a completely new community. Considerations such as landscape, infrastructure capacity, operation of the housing market, opportunities to promote accessibility, social inclusion and urban regeneration have all been taken into account in determining Proposal HP2. The Stirling West allocation is largely made up of the anticipated new housing expected to be delivered in the Raploch through the Castleview Regeneration project.~~

4.3.19 ~~Achieving an appropriate mix of housing through Proposals HP2, HP3 and policies H4 and H5 to tackle the full range of Stirling's housing needs will be a key priority. In this respect Stirling Council would anticipate that at least 25% of the total housing stock will be retained as affordable housing. A full explanation of the rationale for the housing strategy is included in the background report and summarised in terms of the overall strategy of the Plan in Chapter one.~~

4.3.19 ~~Due to the large numbers involved and the current lack of infrastructure capacity in the Stirling area, Proposal HP2 includes phasing arrangements. This phasing is based on the premise of maintaining a five year land supply and allowing for appropriate lead times for the infrastructure which will be required to support this level of development as well as encouraging brownfield redevelopments. Other agencies such as East of Scotland Water (ESW) and Scottish Environment Protection Agency (SEPA) will have a key role in delivery of the appropriate infrastructure to ensure that the housing requirement can be met~~

~~within the required timescale. The Community Plan, which these agencies have already signed up to, provides an appropriate framework to secure a partnership approach to the delivery of the necessary infrastructure.~~

Proposal HP2: The New Housing Land Requirement for Stirling Local Plans should make provision for the new housing land requirement as indicated below.				
Housing Area	Settlement/Area	Current Housing Land Supply	New Housing Land Requirement	
Stirling Core Area		1998-2008 Current Phase*	203-2008 Phase 1	2008-2017 Indicative Phase 2
	Stirling North Dunblane and Bridge of Allan Stirling West Castleview, St Ninians, Cambusbarron Stirling East Bannockburn, Eastern Villages Area of search for Major Growth	577 403 1150**	0 300 300	50 100 50 circa 2500
Stirling Rural Villages				
	Rural Centres Callander, Balfre, Doune.	277	150	200
	Other Rural Villages***	251	Affordable housing only – Contribution to be monitored	
Stirling Upland Countryside Area	Upland Villages***	138	Affordable/General needs housing – contribution to be monitored	

~~Includes 1998 housing land supply audit and all sites in the Stirling Local Plan, adopted 1999~~

~~** Includes all other remaining sites within the Stirling settlement boundary.~~

~~*** Rural Villages and Upland Villages are named in figure 2.3 on pg.9.~~

~~NB. The exact split of housing between the various settlements will be identified through alteration of the Stirling Local Plan, in consultation with Local Communities.~~

~~4.3.20 Some of the Phase 2 allocation could be moved forward, if early implementation of the proposed major growth area can be secured and justified in terms of a shortfall in the five year land supply. The housing requirement indicated post 2008 should be viewed only as a general indication of the amount of new housing that is likely to be required over the longer term.~~

4.3.19 Some element of additional growth is promoted in all the strategic locations, where there is existing capacity available. The Plan continues however to recognise the benefits of a concentrated approach to growth which can deliver the transport improvements and other infrastructure necessary to support development. For Stirling the strategic role of the City centre as a location for a mixture of uses is recognised. In the longer term, maintenance of the land supply would rely on a further major land release, although at a smaller scale than the current new village proposal.

4.3.20 Whilst Clackmannanshire had already identified potential for growth in the Eastern Area, through the approved Structure Plan, a preferred option for further concentrated growth in Stirling is less clear. There are a number of good planning reasons to support continued growth to the East, focusing on the Villages, as discussed in the Background Report. The Council does not however favour this option due to the extent of development already proposed in this area over the period to 2017. National planning policy does promote the sustainability advantages of settlement expansion as opposed to a further stand alone growth area. In terms of sustainable transport and reducing the need to travel an option for City Expansion has clear advantages.

4.3.21 The issue however is whether the sustainability advantages of such expansion would outweigh issues relating to the setting of Stirling and potential loss of Green Belt. Two options for City expansion are included for consideration through this consultative draft alteration- Option 1- Northern City Expansion and Option 2- Western City Expansion. In recognising the sensitivities of these options a further option for Rural Growth (Option 3) is also included. This would however be less sustainable and would either impinge on the setting of one of the western rural Villages and/or result in a significant loss of what is widely regarded as valuable and high quality countryside.

4.3.22 Due to the large numbers involved and the priority to be given to existing regeneration initiatives and delivery of the Major Growth Area, the land release is phased. The longer term land release is highlighted in accordance with National Planning Policy which indicates that the Structure Plan should identify the overall land requirement for a period of 12 years and provide a broad indication of the scale and location of housing development beyond year 12, preferably up to year 20. It should be noted that the requirement for and scale of the long term expansion area, is indicative only and will be subject to future review. A preferred general location for this long term growth will be selected from the three options for inclusion in the finalised plan for submission to Scottish Ministers.

4.3.23 Proposal HP3 includes phasing based on the premise of maintaining a five year land supply and allowing for appropriate lead times for the infrastructure which will be required to support this level of development as well as encouraging delivery of identified urban capacity sites. Other agencies such as Scottish Water (SW) and Scottish Environment Protection Agency (SEPA) will have a key role in delivery of the appropriate infrastructure to ensure that the housing requirement can be met within the required timescale. The Community Plan, provides an appropriate framework to secure a partnership approach to the delivery of the necessary infrastructure.

Proposal HP3: The New Housing Land Requirement for Stirling <i>Local Plans should make provision for the new housing land requirement as indicated below.</i>					
Housing Area	Settlement/Area	Current Housing Land Supply	Approved and Additional Housing Land Requirement		Long term City Expansion Area (subject to future review)
Stirling Core Area		2004-2006 Current Phase*	2006-2017 Phase 1 (approved)*	2006-2017 Phase 1 (additional)	2015-2025 Phase 2 Indicative
	Stirling North-Dunblane and Bridge of Allan, City Expansion Area Option 1.	404	223	100	Northern City Expansion Area Option 1 1000-1500
	Stirling West-Raploch/Castle, St Ninians, Cambusbarron, City expansion Area (option 2)	100	561	200	Western City Expansion Area Option 2 1000-1500
	City Centre	0	0	200	
	Stirling East-Bannockburn, Eastern Villages, Durieshill	229	525 (2500 MGA)	100	
Stirling Rural Villages					
	Rural Centres Callander, Balfour, Doune. Rural villages**	104	281	200 Affordable housing only	Rural Growth Area Option 3 1000-1500
National Park	**	31	222 Affordable housing only	200 Affordable housing only	

* Includes 2004 housing land supply audit and all sites in the Stirling Local Plan (adopted 1999), Local Plan 1st Alteration (adoption anticipated early 2007), Local Plan 2nd Alteration (adopted 2006).

** Rural Villages and national Park Villages are named in figure 2.3 on pg.9.

NB. The exact split of housing between the various settlements will be identified through alteration of the Stirling Local Plan, in consultation with Local Communities.

4.3.24 Some or all of Stirling's long term allocation may not be required if future reviews show that the strategy is not achieving its growth objectives. If this is the case then the land supply indicated to 2017 may be sufficient to provide an effective supply towards 2025, particularly if all the likely urban capacity sites are delivered to continue to provide an effective supply towards 2025. There may also be potential, subject to feasibility and whatever balance of uses is promoted that an expanded city centre could deliver more housing capacity than indicated through the urban capacity study or the additional 200 units allocated in

this area. In any event a development plan review, programmed timeously to allow for sufficient lead in times should determine whether this additional growth allocation is pursued.

Stirling's Major Growth Area

~~4.3.21 The area of search for this is indicated in Fig. 2.2 and includes a broad swathe of land swooping round from the River Forth to the east of Stirling right round to Plean and the motorway in the South East. This area was selected as it best conforms with the overall sustainable development objectives of the Plan, is least sensitive in terms of the overall setting of Stirling, could offer the possibility of rail access, has good accessibility to the road network and could offer urban regeneration benefits for the Eastern Villages.~~

~~4.3.22 The Major Growth Area proposal is distinctive in that it moves away from a field by field approach to house building and towards an integrated and comprehensively planned approach to the delivery of a large proportion of the new housing requirement. This approach is adopted in order to tackle some of the problems associated with recent housing development. By seeking to ensure appropriate infrastructure, quality, distinctiveness, open space, local facilities and accessibility by car, on foot, by bike and by public transport the Council will promote a sense of place and community in the new settlement(s). This will include the adoption of innovative approaches to energy efficiency, design and layout incorporating principles such as homogeneity, safe routes to school and sustainable transport options. To achieve this, the Council will expect to play a lead role in the preparation and subsequent implementation of a Masterplan(s). The mechanisms for the Council's partnership role in delivery of the proposal need to be further developed in bringing forward this allocation through amendment to the Stirling Local Plan. The Council's involvement will however be based around the promise of securing the Structure Plan's objectives as well as those of the Community Plan and the Council's wider sustainability, social inclusion, local democracy and economic development agenda.~~

City Centre

4.3.25 Mixed Use Proposals for this area including a potential element of additional housing are detailed in paragraph 4.2.28 and proposals EDP2 and SP2 of this Plan.

MIXED USE

4.3.26 In Stirling the importance of delivering more opportunities for jobs is recognised and this is reflected in the Plans policies and proposals on jobs. It is however accepted that in the current market, in the absence of a major investor or a public funded initiative, delivery of effective sites may require some elements of higher value land use to secure delivery. In certain limited circumstances where identified strategic employment sites have sufficient land available and are in locations which could be considered suitable for housing, housing ancillary to the main employment use may be supported. The allocations in Proposal HP3 reflect the potential for this to occur in support of the strategic allocations at Castle and Corbiewood.

Durieshill

4.3.27 A large amount of the housing land supply in Stirling, along with a strategic employment site, a high school, two primary schools and a supermarket will be delivered at the site currently referred to as Durieshill to the West of Plean. The Local Plan Second alteration as adopted in 2006 sets out the detailed proposals and policies for this development.

Proposal HP3: Stirling's Major Growth Area

~~Within the area identified as 'Stirling East' on Fig 2.2 and on the Key Diagram as 'Search Area for Major Growth' the Council will identify, through an Alteration to the Local Plan, the proposed Major Growth Area, the land required (in accord with paragraph 4.3.22) and will prepare Masterplan(s) and/ or related development guidance in association with landowners, developers, the local community and key agencies. This will include details of delivery mechanisms and legal agreements to secure funding and necessary phasing. In the selection of a Local Plan site(s), Masterplanning and implementation, the Council will be guided by a number of key principles including Avoiding urban sprawl and coalescence between existing communities in the area, including where appropriate, the designation of new areas of Green Belt.~~

~~Achievement of accessibility by cycling/walking to a range of local services and facilities as well as sustainable transport links to Stirling and other local centres.~~

~~Traffic management within the wider road network, including appropriate mitigation measures.~~

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~~Provision for appropriate local facilities including local shops, community facilities, health and social care, leisure/recreation and educational provision.~~

~~Clear urban design principles focusing on creating a workable community, a sense of place, a distinct identity and a quality environment.~~

~~Optimal densities, including open space and landscaping and securing energy efficiency.~~

~~Achievement of a range and mix of house types, including affordable and particular needs housing to establish a balanced community which will reflect the areas population profile, household types and income ranges.~~

~~Opportunities to achieve mixed use and local employment and include or be easily accessible to strategic employment sites.~~

~~The potential to link in with the Council's social inclusion and urban regeneration priorities and to promote brownfield redevelopment.~~

~~Optimising the potential to achieve all of the above whilst minimising the environmental impact of the development and its impact on the landscape setting of Stirling and its historic views.~~

Proposal HP4

The Council will support the masterplanning and delivery of the new village to the West of Pleau, for 2500 houses and all associated facilities as detailed in the Local Plan Second Alteration and accompanying development guidance.

Long Term Expansion Area

4.3.28 Following consultation on the three options as indicated in HP3 above, a preferred option will be selected and a specific proposal HP5 will be included to guide identification of an appropriate location through the Local Plan. Detailed proposals are not included at this stage, although some key principles which may be included in relation to each option are suggested, as the basis for further consultation. All of the options raise significant issues in relation to provision of appropriate infrastructure and all would need to deliver an appropriate education solution, as the associated primary and high schools have limited capacity (see background report which includes a more detailed consideration of the advantages and disadvantages of the three options). The further expansion area is phased post 2015 and should be an exemplar of best practice in energy efficiency and sustainability.

Proposal HP5: Option 1 - Northern City Expansion Area

That in accepting that the green belt objective of avoiding coalescence with or between communities may be compromised the impact on this and other green belt objectives should be minimised.

An exceptional quality of layout, design, mixture of uses, open space, landscaping and energy efficiency will be expected if green belt deletion is to be justified.

The development should not impact detrimentally on any significant landscape, archaeological cultural or nature conservation resource.

The proposal should deliver a strategic employment opportunity and be accessible to an existing strategic employment site(s).

The proposal should contribute to the delivery of the City Transport Strategy.

In addition the proposal should-

Achieve accessibility by cycling/walking to a range of local services and facilities as well as sustainable transport links to Stirling and other local centres.

Secure Traffic management within the wider road network, including appropriate mitigation measures.

Deliver any required new transport infrastructure commensurate to the scale of the development.

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Provide for appropriate local facilities or support for the enhancement of existing facilities including community facilities, health and social care, leisure/recreation and educational provision.

Achieve optimal densities, including open space and landscaping and securing energy efficiency.

Achieve a range and mix of house types, including affordable and particular needs housing to establish a balanced community which will reflect the areas population profile, household types and income ranges.

Proposal HP5: Option 2 - Western City Expansion Area.

As above but not accepting the potential for Green Belt deletion on this particularly sensitive edge of the City. Any non Green belt location selected will also be expected to address issues relating to the protection of the setting of Stirling and the Castle. The proposal would also have to address primary and high school capacity issues

Proposal HP5: Option 3 - Rural Growth Area

As above but stressing the need to minimise landscape impact, minimise the need to travel (the area of search for this option would be restricted to areas with reasonable travel times and good connections to Stirling), significant investment in public transport, provision of a rural employment centre and an appropriate education solution would also be required.

Stirling's Rural Area

4.3.239 Research undertaken with Communities Scotland on the operation of the housing market in the rural area, indicates that a high proportion of people buying houses in these areas move from outwith the Structure Plan area. The provision of large scale housing development in these areas is therefore unlikely to contribute significantly towards the needs of people already in the Structure Plan area. This trend is particularly prevalent in the south west where the majority of people buying houses come from the Glasgow area.

4.3.2430 Generally ~~the rural areas also have limited local employment, high dependency on commuting, lack of services and other facilities, sensitive landscape settings and other constraints. The approach to housing has to encompass the need to provide for new housing to aid rural sustainability, the Executive's desire to promote rural development, and the in the rural area must also reflect Stirling Council's desire to exercise a precautionary approach to new development appropriate in a newly-established National Park. The 'National Park' strategy area now replaces those parts of the Rural Villages and Upland areas falling within the designated Park boundary. within the area of the proposed Loch Lomond and the Trossachs National Park. There is, however, a recognised need to provide for new housing which will aid rural sustainability objectives.~~

4.3.2531 ~~In this context, Callander, Balfron and Doune are identified~~ still recognised as the key centres serving the rural area. ~~Callander is now within the National Park. They support a range of existing local services including, in the case of Callander and Balfron, secondary schools. The identified sensitive expansion of these settlements, to sustain and enhance their existing role, is consistent with the overall objectives of the Plan. Alterations to the Stirling Local Plan will identify the location and scale of new housing in Balfron and Doune. However it is now proposed to bring forward an overall allocation of new housing to the rural area (see Proposal HP3) and Policy H6 to the National Park, with the only strategic locational distinction being between the Rural Villages area, of which these two Rural Centres are part, and the National Park. Policy H4 will apply to all rural villages; Policy H5 to the northern Stirling Upland area (which has no villages). appropriate split of housing between these settlements following further public consultation. Outwith these areas, no specific requirements are set for the identification of housing land. Policies H4 and H5 do, however, provide some opportunity for new housing development outwith these Rural Centres. These policies reflect both the differences in the operation of the housing market and the differing pressures facing communities between in the Upland area and the Rural Villages areas, as identified in the strategy and the differing policy context for the National Park. Housing proposals in the Countryside, including the southern Stirling Upland areas, will be assessed against policy H7.~~

4.3.2632 ~~Outwith the identified Rural Centres, the wider~~ The Rural Villages area is under considerable market pressure for new housing and experiences high levels of commuting, with consequent effects on housing costs. SPP15 only encourages rural development where it is appropriate. Therefore in line with the Plan's sustainable development strategy, a ~~more~~ relatively restrictive approach to new housing is ~~therefore~~

adopted over most of the Stirling area and in Clackmannanshire. in this area limiting development will generally be limited to small infill sites in the villages but Local Plans will also identify small peripheral village expansion sites for affordable housing only. There is still a significant shortage of affordable housing, which is needed to help local people to stay in their home area and to provide accommodation for those employed in the often lower-waged rural activities. or to affordable or particular needs housing. In the past, planning policy has tended to refer to local needs housing provision in the rural villages but this has not always been successful in delivering affordable housing. It is now regarded as more appropriate to place the main emphasis on affordability as it is this factor that tends to restrict local access to housing. Housing proposals in the countryside area outwith settlements will be assessed against policy H6.

4.3.2733 Policy H4 emphasises the role of social housing providers as it is unlikely that without the incentive of market housing or public subsidy, the private sector will find low cost or particular needs housing commercially viable. In addition it has historically proven difficult to resist more expensive housing on such sites or to secure the retention of private sector housing to meet affordable housing needs in perpetuity. Restriction of larger scale and greenfield development to affordable and special needs housing means it is likely to be brought forward by housing associations or other appropriate social housing providers who are in a much stronger position than the planning system to manage occupancy and to secure retention to meet future needs. There will, however, in some circumstances continue to be a role for the use of Legal agreements/occupancy conditions to ensure that affordable housing can be secured and retained to meet future needs. In some settlements where there are particularly acute pressures, it may be appropriate, through Local Plans, to restrict small sites of less than four houses in this way.

4.3.2834 The northern Upland Area experiences less market pressure, and the distances involved discourage daily commuting. Housing development in this area of an appropriate scale can play an important role in sustaining local communities, tourism and services as well as stemming rural depopulation. Appropriate new housing development in these areas is therefore encouraged. Policy H5 recognises that communities in this area are not distinct settlements within easily identifiable boundaries. They are of a more dispersed nature, but there are nevertheless some groupings of dwellings and other buildings within which some limited new single house development could be consistent with the Plan's sustainability objectives. This is a sensitive issue that will require clear planning guidance if a balance between supporting rural communities and protecting the environment is to be struck. Further detailed guidance will be defined in the Local Plan but will include the requirement to relate to the existing built and landscape character of the area. Appropriate new housing development in these areas is therefore encouraged within existing settlements. The policy however recognises that not all communities in this area are distinct settlements with easily identifiable boundaries. These communities are of a more dispersed nature, but are still distinct rural communities, within which some limited new single house development could be consistent with the Plan's sustainability objectives. This is a sensitive issue which will require clear planning guidance if a balance between supporting rural communities and protecting the environment is to be struck. Further detailed guidance on Dispersed Rural Communities will be defined in the Local Plan but will include the requirement to relate to the existing built and landscape character of the area.

4.3.29 Whilst the Callander, Balfour and Doune housing land requirement contributes quantifiably to the overall housing requirement, the extent to which new affordable housing and housing for general needs in the Upland Area will contribute is more difficult to predict. A large proportion of this housing is likely to be on small plots of less than 4 houses, and an allowance is made in Table 4.1 for the expected contribution of these sites. It is possible, however, that some larger sites will come forward for affordable housing in settlements within the Rural Villages Area and for general/affordable needs housing in the Upland Area. The contribution of these sites will be monitored and there will be scope to adjust the amount of new housing required in the latter stage of the Plan period to reflect their performance.

NB. Settlements within the Rural Villages Area and Upland Area are listed in Figures 2.2/2.3 on pg 8/0. The communities to which the definition of Dispersed Rural Communities will apply are defined in the glossary.

Policy H4: Housing in the Stirling Rural Villages Area

~~Within other settlements in the Rural Villages area, outwith Callander, Balfour and Doune, new housing development will not normally be supported. Exceptionally, new housing will be permitted subject to specific location and design criteria to be defined in the Local Plan:~~

- ~~1. On appropriate infill sites of 1-3 houses, or~~
- ~~2. On larger sites of four or more houses, within the settlement boundary as identified in the Local Plan, for affordable (to let or buy) and particular needs housing.~~

1. Within settlements in the Rural Villages area new housing development will normally be supported subject to Local Plan criteria being satisfied.

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2. New sites, brownfield and greenfield, adjacent to settlement boundaries, will be identified in the Local Plan to accommodate affordable and particular needs housing only, in accordance with Proposal HP3. Such sites will be subject to design briefs or other forms of design statement, again to be specified in the Local Plan.

Policy H5: Housing in the **Stirling northern Upland Area**

To support rural development and sustain rural communities, housing development will be supported in the Upland Area within the settlement boundaries defined in the Local Plan. ~~Exceptionally within identified Dispersed Rural Communities, development of single houses, appropriately sited and designed, may be permitted subject to further detailed guidance to be defined in the Local Plan, if:~~

1. the proposal satisfies the requirements of Policy H7, or
2. the proposal is for the conversion or replacement of a single redundant rural building to provide a single dwelling of a scale and design appropriate to its setting, or
3. the proposal is for a single new dwelling of a scale and design appropriate to its setting, which falls within the confines of an existing group of dwellings. (The Local Plan will define the characteristics of a group and of an infill site within a group for the purposes of implementing this policy).

N.B. Housing proposals located in the other Upland Areas will be assessed against Policy H7.

Policy H6: Housing within the National Park

The Structure Plan strategy supports the provision of new housing on appropriate sites within the National Park in accordance with the approach set out in the National Park Plan and Proposal HP3. These will primarily be for affordable housing requirements and will be identified in the National Park Local Plan alongside criteria for infill developments within villages and for housing development in the countryside.

Housing in the Countryside

- 4.3.395 There is significant pressure throughout the area, but particularly in Clackmannanshire and the southern parts of Stirling, for new housing in the countryside. While recent Scottish Executive policy guidance (SPP15) encourages development plans to consider more development, including housing, in the countryside, the Councils will continue to operate a quite restrictive policy framework. In order to maintain landscape character and quality, additional flexibility will be directed towards increasing the scope to convert and redevelop groups of redundant rural buildings (mainly farm steadings), whose re-use can contribute to the retention of the character of the countryside as well as providing housing opportunities. Support will continue for the development of individual houses justified as providing accommodation in association with the management or operation of a rural business or activity, ~~particularly in Clackmannanshire given the limited area of Countryside between towns. National policy provides a framework which strongly resists such development unless it meets a proven requirement in association with an enterprise or activity requiring a countryside location or is consistent with Policy H5 which allows for some limited housing development to sustain Dispersed Rural Communities, or where in other exceptional circumstances sites are allocated in Local Plans for development particularly to enable restoration of a Listed Building.~~

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Policy H67: Housing in the Countryside

New housing development in the Countryside, **outwith the National Park**, will only be acceptable where:

1. It is essential in association with an enterprise or activity which requires a countryside location, subject to design and locational criteria defined through Local Plans and to a Section 75 agreement or planning condition restricting occupancy: or
2. Where the proposal involves conversion of a traditional redundant building.
3. Where the proposal involves conversion of a group of traditional redundant buildings, the Local Plan will define criteria that will allow, in appropriate cases, conversion or reconstruction with other adjacent vernacular buildings, and or redevelopment of the brownfield land that they occupy, such that a coherent design concept is realised. This more flexible approach will be particularly appropriate if an employment-generating use is maintained or introduced alongside the primarily residential development (see Policy ED4).
4. The proposal is consistent with Policy H5 on housing in ~~Stirling's Dispersed Rural Communities~~ the **Stirling northern Upland area**.

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Community Infrastructure

What does this Chapter cover?

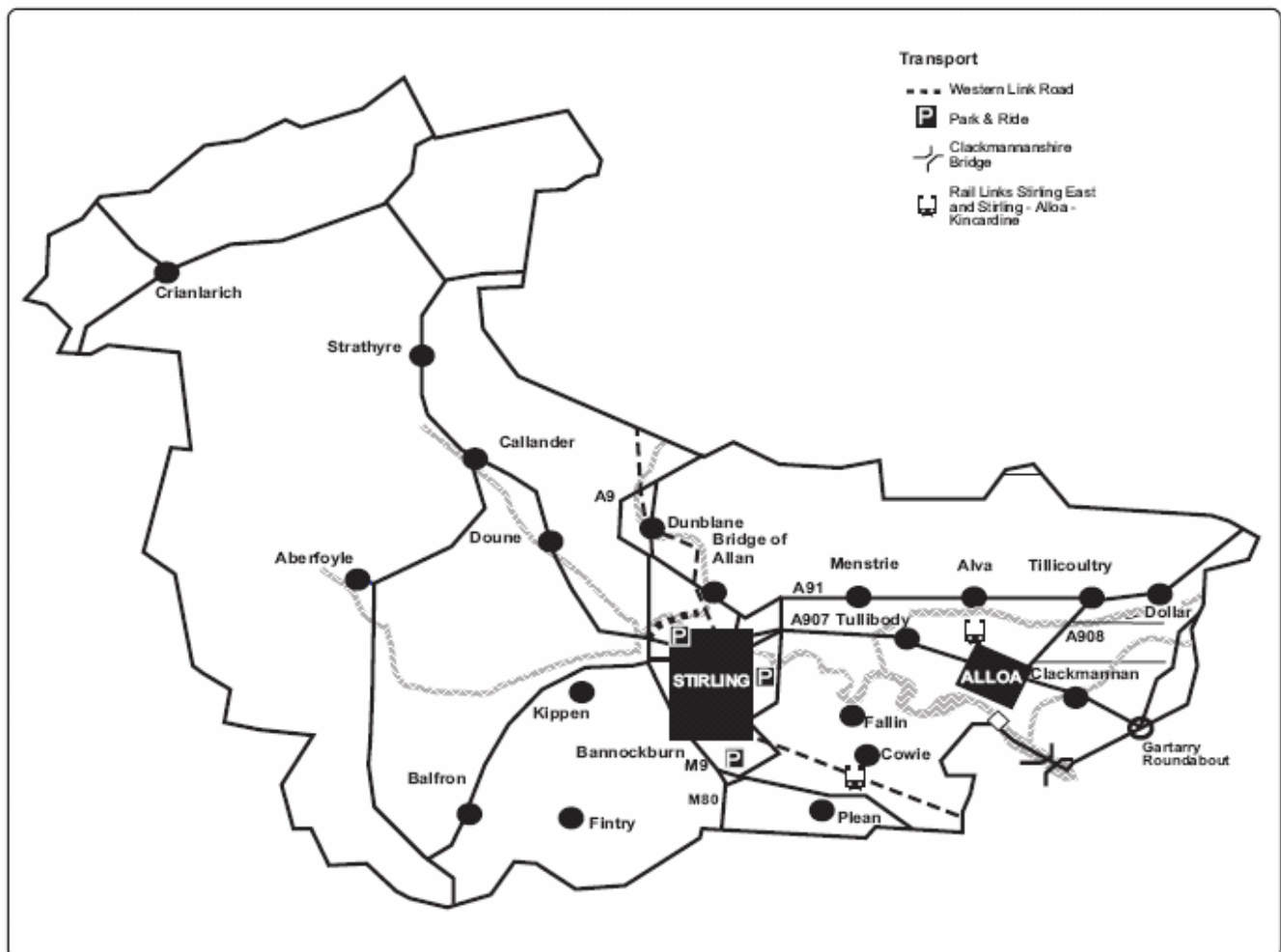
Policies to ensure that new development and infrastructure provision support each other and ensure sustainable use of resources.

What does this mean for you?

New development will be located to take account of the need to access local facilities and public transport. Greater choice in the way you choose to travel as well as reducing the need to travel. Making our towns and villages safer with less pollution and congestion.

Objectives

- To reduce the need to travel.
- To promote safe, convenient and integrated ~~cycle~~, pedestrian, ~~cycle~~, public transport and road network infrastructure and services **which improve accessibility for all and contribute to safeguarding the environment.**
- To promote efficient use of infrastructure and services and to promote new provision only where essential **or sustainable.**
- To work in partnership with other agencies to achieve the Plan's Strategy.
- **To assist in the delivery of the City and Local Transport Strategies.**



5.1 INTRODUCTION

- 5.1.1 This Chapter of the Plan seeks to ensure that developments are ~~easy~~ accessible and are supported by the appropriate infrastructure and services. This can best be achieved by the Councils working in partnership with providers, developers and communities. The Chapter sets out policies and proposals covering accessibility, transport, infrastructure, community facilities, sport, recreation and open space. **National transportation policy indicates that more sustainable patterns of travel are required and we need**

to reduce the need to travel as much as possible and at the same time provide travel choice. Significant progress has been made since 2002 in both identifying how we might achieve this and in the due process to secure improved outcomes. Whilst this Alteration is focused mainly on housing land requirement, transport and transportation issues are inextricably linked with any decisions on the location of development.

5.2 TRANSPORT- AN INTEGRATED APPROACH

- 5.2.1 The transport policies are set within the wider context of national policy, including the White Paper "Scotland's Transport Future" and SPP17 "Planning for Transport". Under the requirements of the Transport (Scotland) Act 2005, Regional Transport Partnerships have been formed and charged with the statutory duty of producing Regional Transport Strategies (RTS). Clackmannanshire and Stirling are part of separate RTS areas but it is important that the Structure Plan addresses the improvement of transport choice and the integration of transport and planning at a national, regional and local level. ~~"Travel Choices for Scotland" and NPPG17 "Transport and Planning".~~ The policies and proposals seek to improve transport choices and provide better links between land use and transport planning. Essentially the Plan seeks to reduce the need for motorised travel and promotes by promoting alternatives to the private car.
- 5.2.2 Policy TR1 establishes an overall policy framework for ~~the an~~ integrated approach to land use and ~~Transport Plans~~, which will be implemented through future Local Plans, Regional and Local Transport Strategies and Local Air Quality Strategies. This framework will be supported through the Transport Assessment (TA) ~~and implementation process~~, which requires developers to fully assess the people and ~~transportation~~ travel impacts of a proposed development. Developers will be required to provide appropriate remedial or enhancement measures, commensurate with the scale of development and the travel issues to ensure sustainable travel is promoted as far as is reasonably practicable. Where a Transport Assessment is required to support a development or change of use opportunity, developers will be obliged to prepare and implement Travel Plans which will identify infrastructure needs. Developers will be required to implement post development monitoring for all new developments, where the size, scale and type of development, in conjunction with TA outputs, is considered appropriate. These requirements should help to create new opportunities for achieving sustainable travel across all modes, for all developments. Stirling Council intend to prepare a Developer Advice Note on transport contributions and post development monitoring as part of the transport assessment and implementation process. Clackmannanshire Council will provide Transport Assessment and Travel Plan guidance as part of Developer Roads Guidelines. ~~Local Transport Strategies and Local Air Quality Strategies. Implementation of the strategy will be assisted by the new requirement for developers to prepare Transport Assessments where appropriate. These take into consideration all modes of transport, including public transport, cycling and walking. This requirement combined with preparation of transport plans, in association with major employment generating uses, should help to create new opportunities for effective traffic management and improvements in public transport.~~
- 5.2.3 The challenge for transport and land use planning is to improve choice and accessibility through the appropriate location of new development. The need to travel can be reduced by encouraging development to locate in proximity to other associated land uses ~~such as well as to~~ shopping, housing and local facilities. Town centres offer the highest concentration of services and facilities as well as **being key nodes for the greatest range and choice of transport.** ~~The location of~~ **Locating** major traffic generating developments within or adjacent to town centres is particularly effective in achieving this objective. ~~Appropriate Effective~~ traffic management ~~will be is~~ an important issue within the ~~proposed~~ Loch Lomond and the Trossachs National Park ~~and requires. This can be addressed through joint working between Stirling Council, the Park Authority and other appropriate relevant partners.~~

Policy TR1: Integrated Transport

The Structure Plan supports the objectives and targets of the **City and Local Transport Strategies**. In the preparation of Local Plans, assessment of development proposals and the further development of transport strategies, and working with neighbouring councils as appropriate, the Councils will seek to:

1. Reduce the need to travel by requiring developments which **impact on the network generate a large number of trips** to locate within or adjacent to town centres **or in areas with good public transport.** Where this **cannot be achieved development should enhance the appropriate provision of services and infrastructure, including access to/provision of local facilities in order to encourage travel by walking, cycling and public transport.** ~~is demonstrated not to be appropriate, development will require to be located in areas which have good public transport access and additionally may have access to the major road network, and are supported by appropriate local facilities;~~
2. Improve transport choice and accessibility through promotion of alternatives to the car including **cycling, walking, cycling and public transport** whilst seeking to improve **the safety and security of the transportation network.** ~~road and personal safety.~~

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3. Sustain and enhance town and local centres by improving the air quality and amenity of the street environment, with increased pedestrian and cycle priority supported by an appropriate traffic management/parking strategy including Park and Ride.~~through comprehensive traffic management and clear parking policies.~~
4. Ensure appropriate developer responsibility for transport assessments ~~the transport assessment and early implementation of Travel Plans process~~, with appropriate mitigation of adverse impacts and the preparation and implementation of ~~green transport plans~~ Travel Plans and post development monitoring. Section 75 agreements (or other legal agreements) will be used where appropriate.
5. Develop a transportation system that contributes to safeguarding and improvement of the environment with appropriate provision for the ~~Reduce Environmental Impact through appropriate monitoring and management of air quality, noise pollution and congestion.~~

5.3 ENCOURAGING A WIDER CHOICE OF TRANSPORT

- 5.3.1 Car ownership within the Plan area is increasing, bringing with it problems of traffic congestion, road safety, air pollution and public transport decline. The Plan therefore seeks to encourage people to use their cars less by making the sustainable alternatives more attractive. The provision of a high quality and efficient public transport network is central to the Plan's strategy. Partnership working is essential to improving the existing network and optimising ~~the~~ integration across all modes.
- 5.3.2 Buses and taxis are the most flexible and widely available form of public transport in the area. Every town and village has a bus service, and most people live within walking distance of a bus stop. However, the geographically dispersed nature of settlements across the area means that services in many towns and villages are costly and ~~infrequent~~ inefficient to operate, resulting in sporadic services which do not represent a suitable transport option. ~~The Councils are, however, committed to seeking to improve public transport access in all areas including the maintenance of non profitable but socially necessary services, particularly in the rural areas.~~
- 5.3.3 Walking and cycling are the most sustainable, healthy and affordable modes of transport. Despite this, over 50% of all car journeys nationally are less than 2 miles in length, which is a distance that can easily be covered on foot or cycle by most people. Over the years, towns have been transformed to accommodate the car rather than the pedestrian and the cyclist. Policy TR2 seeks to encourage more trips on foot and cycle, through the provision of safe pedestrian and cycle networks, including safe routes to schools. ~~The adoption of the Core Path Plans in 2008 will support and enhance the existing network of paths for use by walkers, cyclists and equestrians. It also requires developers to consider provision of pedestrian and cycling facilities as an integral part of development proposals.~~ Other initiatives will also be encouraged where deemed appropriate, including, for example, reallocating road space in favour of pedestrians and cyclists, on congested corridors. ~~in Stirling City Centre.~~
- 5.3.4 Rail services within the area are currently confined to only five towns and villages: Stirling, Bridge of Allan and Dunblane in the urban area, and Crianlarich and Tyndrum in the rural area. ~~Access to the railway network is mainly by car or bus, although just under a tenth of the population are within easy walking distance of railway stations. A sixth station will open in 2007 at Alloa which will increase access to the rail network for a large number of Clackmannanshire residents and increase the percentage of the population within easy walking distance of a railway station, as it is situated close to the centre of Alloa. Potential exists to target communities living within the 5 rail station centres to achieve a modal shift to walking and cycling for appropriate journeys and distances.~~ Less than 10% of the population are within easy walking distance of railway stations, so access to the railway network is mainly by car or bus. Accessibility to rail services is important for all parts of the area, so the integration between rail services and other public transport modes is particularly important to ensure a reliable service for residents, commuters and other passengers travelling within and outwith the area.
- 5.3.5 Freight transport underpins the local economy by providing for its servicing and distribution needs. The amount of freight being transported is steadily increasing, and most freight is transported by road. The Plan therefore seeks to encourage efficient freight transport in recognising the need to support business and industry, whilst reducing the impact of increasingly heavy freight lorries upon the environment. ~~The re-opening of the Stirling-Alloa-Kincardine rail route will allow the transfer of freight to Kincardine, and in particular, coal to Longannet Power Station by rail, rather than road.~~

The Councils will promote a wider choice of transport by-

1. Requiring developers to **contribute to delivery of the Local Transport Strategy particularly in relation to associated pedestrian, cycle and public transport access, the funding of required infrastructure, key route improvements and traffic management in the city/town centre. Contributions will be commensurate with the scale of development, its transportation and people impacts; consider provision for public transport, pedestrian and cycle access as part of any development proposal in order to ensure that new development integrates with and where possible enhances the wider transport network linking key services and facilities;**
- ~~2. Requiring developers, where appropriate, to contribute to the cost of providing and operating public transport services and facilities as part of a managed approach to their transport needs;~~
- ~~32.~~ Encouraging a shift from road borne to rail freight through management of freight movements on the existing road network, the location of freight generating activities close to existing and proposed rail facilities and by requiring developers, where appropriate, to contribute to the costs of such facilities;
- ~~43.~~ Promoting integration between all transport modes including a comprehensive park and ride strategy; and
- ~~54.~~ Reducing the need for trunk roads and other through routes to be used for short local journeys.
- ~~65.~~ Only supporting new road schemes identified in the Development Plan and those which positively contribute to the integrated transport **strategy system.**
- ~~76.~~ Exploring the opportunities for greater use of the Forth and Alloa Harbour in the context of the Millennium Canal Link.

5.4 STRATEGIC TRANSPORT INFRASTRUCTURE

- 5.4.1 Rail - Plans are being developed with the railway companies **progressed in partnership with network rail to re-open the Stirling-Alloa-Kincardine railway. It will provide for freight and passengers to Alloa and freight from Alloa to Kincardine and beyond. This is considered to be one of several key aspects of improved transportation that can support increased economic activity in the Clackmannanshire area. which should offer a significant improvement in accessibility to rail services for some areas. There is also potential to look at the possibility of creating a new rail halt to serve Stirling's proposed major growth area. Further feasibility work on this will however be required.** Maintenance and enhancement of links **to the regional network, including some of the main travel to work areas such as within the main travel to work areas including Edinburgh and Glasgow are also strategically important and the Councils will seek to ensure these are maintained and enhanced. The safeguarding of rail routes and sites to promote rail freight opportunities will also be important. Other opportunities include Park and Ride at Cambus, for which a feasibility study is currently being undertaken, and in the longer term the extension of the passenger service to Clackmannan.**
- 5.4.2 Feasibility work undertaken by MVA consultants into a Park and Ride Scheme on the A80/M80 corridor has determined that Bannockburn provides the most economical and cost-effective location for a park and ride facility. The Scottish Minister has therefore concluded that the Design and Development Appraisal stage should be commenced for the park and ride facility at Bannockburn. It is anticipated that the park and ride facility will provide a service of two trains per hour to both Glasgow Queen Street and Edinburgh Waverley.
- 5.4.23 Walking and Cycling - The area already has a number of recreational routes including the West Highland Way, Central Highland Way, ~~and~~ the Clackmannanshire Countryside Path Network, ~~and~~ **National Cycle Network routes 7 and 76. There is scope to further enhance and link such networks along with more local networks including commuting routes within and around towns and villages. Each Council area will require to ensure that Access Strategies are duly in place and can positively serve the strategic walking and cycling networks and leisure routes. The Core Path Plan will also support and enhance the existing network of paths for leisure and commuting uses.**
- 5.4.24 Roads - It is important that the area's road network is effectively managed and that new road provision is made only where appropriate. Proposal TRP1 identifies the Stirling to Alloa road corridor as a strategic priority, to improve the linkages between Clackmannanshire and Stirling. The proposed new M876 upper Forth Road crossing will substantially enhance the accessibility of Clackmannanshire. Upgrading of the M80 to Glasgow is also viewed to be important in terms of improving strategic links within key travel to work areas, but should be viewed in the context of improved public transport opportunities along this route.

- 5.4.5 West Stirling Link Relief Road - The Stirling Council City Transport Model is being used to assess potential improvements to the Stirling City transportation network as well as examining access improvements for this Plan. In keeping with the aspirations of the City Transport Strategy, and to encourage people to drive round the City rather than through it, a new link is proposed to the north west of Stirling City linking Kildean and Causewayhead Road. This would complete the final stretch of the City outer ring road providing relief to currently congested sections of the network such as Clock Roundabout, "Stevenons" Bridge and Cornton Road.

Proposal TRP1: Strategic Transport Infrastructure

The Councils will:

1. Support the development of strategic walking and cycling routes with linkages to local networks;
2. Support the ~~re-opening of the Stirling-Alloa-Kinross rail route and stations;~~ safeguarding of rail routes which would support the development of rail freight opportunities; and investigations into the feasibility of additional rail halts to serve **and re-opening of rail halts to support the Plan's development strategy including the proposed Bannockburn Park and Ride facility.**
3. ~~Ensure the completion, as an early priority, of the upgrading of the A907 Stirling to Alloa road as an efficient transport corridor; and~~
- 4.3. Support enhancement of strategic road and public transport networks between the Structure Plan area and its main travel to work destinations including enhancement of rail and bus services, the proposed new M876 Upper Forth crossing and the A80 to Glasgow.
4. **Support delivery of a new west Stirling link relief road (subject to further feasibility testing) as shown on the key diagram.**

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5.5 OTHER INFRASTRUCTURE PROVISION

- 5.5.1 New development proposed in the Structure Plan needs to be supported by appropriate **access to and provision of sustainable infrastructure modes**. In addition to transport, these facilities and amenities will include water and drainage, schools and community facilities. The Councils will therefore work with service providers, developers, and communities to ensure that early consideration is given to the planning and management of infrastructure in relation to new developments. Policy INF1 seeks to ensure that developers fully take account of infrastructure requirements **to facilitate sustainable modes** at an early stage in their development proposals.
- 5.5.2 Local Plans and/or development briefs will identify specific requirements which will result from new developments including community facilities, schools and leisure provision, which are related to developments. The Councils will expect the developers of any proposals requiring new infrastructure or community facilities (or the expansion of existing facilities), to provide sites and to cover the costs of construction, or to contribute to the provision in proportion to the need arising from the scale of the development. In the consideration of development proposals for residential development, account will be taken of existing school capacity and proposed school provision. Policy INF1 identifies that developer contributions may be required as a result of development proposals.

Policy INF1: General Policy on Infrastructure

1. The Councils will identify in Local Plans, **Local Transport Strategies** and/or development briefs clear deficiencies in facilities and amenities, which may be created or exacerbated by a proposed development. In these circumstances provision of the necessary infrastructure or contributions to overcome these deficiencies may be sought from developers through mechanisms including the use of Section 75 agreements in accordance with SDD Circular 12/96 **or the Transport Assessment process**. These contributions will be proportionate and commensurate with the scale of development; and
2. Where a developer wishes to obtain consent prior to public authorities providing that infrastructure, the Councils will support mechanisms, including the use of Section 75 agreements, to achieve satisfactory provision.

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Water and Drainage

- 5.5.3 The Councils will work closely with ~~West of Scotland Water and East of Scotland Water~~ **Scottish Water** to seek to ensure that ~~their~~ **its** programmed **infrastructure provision meets the needs of the area by taking work takes** full account of planned development. **Scottish Water has recently completed a policy review and is committed to providing water and drainage services for new developments.** However, there will still

be a requirement to prioritise and programme the agency's investment programme and there will be a continuing role for developer-funded infrastructure to enable timeous implementation of the Structure Plan proposals. The Scottish Environment Protection Agency are supportive of such private provision where it is designed to adequate standards and preferably able to be incorporated into expanding public networks in due course. The Councils will also promote the use of Sustainable Urban Drainage Systems, in consultation with, ~~in association with the Scottish Environment Protection Agency~~ SEPA (see Policy ENV17).

Education, Community and Lifelong Learning Facilities

- 5.5.4 The Plan's strategy serves to focus on the importance of educational, community and lifelong learning facilities to each community. Education covers a wide variety of activities for people of all ages and the way in which education is delivered is changing. Lifelong learning centres are proposed in Alloa and the Raploch Campus in Stirling. These centres will link together social inclusion, youth work, distance learning, career training and cutting-edge multimedia technology. The land use implications of such facilities will be addressed in Local Plans. New opportunities for learning will over time impact on land use as the requirements for premises change, for example through an increase in distance learning.
- 5.5.5 Further education plays an important role within the area with Stirling University and ~~Clackmannan~~ The Forth Valley College. These centres are not just important in terms of higher education, but by providing a wider resource to their surrounding community for cultural activities, business support and at the University for sporting and recreational access.

5.6 SPORT AND RECREATION

- 5.6.1 The Plan's strategy aims not only to ensure that changes in land use happen within the overall context of caring for the environment, but that the Plan assists in improving the quality of life. Open space and sport, leisure and physical recreation facilities have important health benefits while also making the area more attractive for investment in housing and employment. Through land use planning policies, the Councils will seek to protect existing facilities and strategic areas of open space whilst promoting new and improved facilities throughout the area. The need for more local facilities and more detailed policies will be identified in the Local Plans.
- 5.6.2 Commercial leisure development such as ten pin bowling, bingo and multiplex cinemas are becoming increasingly popular and may draw people from a wide catchment area. NPPG8 indicates that such proposals should be assessed in a similar way to major shopping developments. This type of development should be located within or adjacent to existing town centres and the sequential test will be applied.
- 5.6.3 Stirling Council is currently preparing ~~a Green Space~~ an Open Space Strategy, which will derive local standards for open space provision and define quality open space in the context of Scottish Planning Policy (SPP11). Both Councils will identify standards within Local Plans.

Policy SR1: Sport, Recreation and Strategic Open Space

1. Local Plans will identify existing sport and physical recreation facilities together with strategic areas of open space which are to be protected from development. There will be a presumption against development of such sites unless the facility/open space is surplus to requirements or alternative facilities can be provided in the locality;
2. New provision will be supported, targeting wherever possible areas and facilities where unmet demand is identified, in accordance with the Plan's strategy;
3. Councils will use Section 75 agreements (or other appropriate legal agreements) to secure appropriate sport, leisure and physical recreation facilities as part of major developments; and
4. For commercial leisure development a sequential locational approach will be applied favouring sites within or adjacent to town centres.

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HP3

- 5.6.4 The Councils have worked jointly with Sportscotland using their Facilities Planning Model in identifying the levels of demand for a range of sports throughout the area. This highlights that there is currently no specific need for a new regional sports centre. The sport hall facility at Stirling University is a regional facility and one which could be enhanced. Sportscotland are developing plans for the Scottish Institute of Sport and a number of Councils, including Stirling, are pursuing associated proposals.

- 5.6.5 There is an opportunity to improve and expand on the role of the Forthbank sports centre, adjacent to Stirling, to provide a major sports venue and facility for the area in accordance with Stirling Councils sports strategy. Accessible by public transport, this venue will incorporate a range of facilities.

Proposal SRP1: Sport and Recreation -Strategic New Facility

Stirling Council will support a new sports village at Forthbank, Stirling.

SD1

Sustainability Indicators, Monitoring and Implementation

6.1 INTRODUCTION

~~6.1.1 Planning Advice Note "Structure Planning" identifies the need for regular monitoring of the Plan to take account of changes in the wider policy environment, development pressures and political priorities. There are a number of ways that the Structure Plan will be monitored: Firstly, to ensure its continuing relevance and effectiveness, by means of Sustainable Development Indicators, Annual Housing Land Audit, Annual Retail Surveys and Housing Completions. Secondly, to monitor changes in legislation, social, demographic, and economic trends will be monitored. The views of other organisations will continue to be sought throughout the Structure Plan's lifespan and in all future monitoring and reviews.~~

6.1.1 In order to ensure that the strategy and policies of the Structure Plan remain relevant and effective it will be reviewed annually. A monitoring report will be produced which will consider the objectives of each chapter and the success of the Plan in achieving them. This will highlight the need for any review of the Plan which may be required, either to respond to changing national circumstances and guidance or emerging local issues.

6.1.2 Any reviews required to the Plan will be likely to be following a review of the planning system and they may well therefore be taken forward by the individual Councils as part of their Local Development Plans, or equivalent. Until such times as these plans are in place, however, monitoring of the Structure Plan will continue.

6.2 SUSTAINABLE DEVELOPMENT INDICATORS

~~6.2.1 Firstly, it is important to have some measure of the effect of the Plan's strategy. An annual monitoring report will be prepared based on the following indicators:~~

Sustainable Development Indicators

- ~~• Number of Natura 2000 sites and SSSIs potentially adversely affected as a result of development activity under planning control.~~
- ~~• Number of Scheduled Ancient Monuments, Listed Buildings or Conservation Area properties which have been protected or enhanced as a result of direct planning control.~~
- ~~• Area of brownfield and greenfield land developed including:
 - ~~a) All development as a percentage of the total;~~
 - ~~b) Residential development as a percentage of the total including average densities achieved; and~~
 - ~~c) Disaggregated into derelict/vacant and contaminated land.~~~~
- ~~• No of new affordable/particular needs houses as a proportion of total new housing.~~
- ~~• No of jobs created on strategic employment sites.~~
- ~~• Ratio of vacant retail/commercial units as a proportion of the total in Stirling and Alloa town centres.~~
- ~~• Number of new houses developed in the countryside outwith those permitted through policy H5 and H6.~~
- ~~• Percentage of new development within 400/ 800m of a strategic public transport corridor.~~
- ~~• Average daily traffic flows on key commuter routes as a percentage of the flow in the previous year.~~
- ~~• Length of safe cycle routes created each year (includes dedicated cycle routes).~~

~~6.2.2 These indicators will draw their data from a variety of sources. The sections below identify some of the sources that will be used to monitor the Structure Plan generally, but will also act as sources of information for the Sustainable Development Indicators.~~

6.3 ONGOING MONITORING

~~6.3.1 Over and above monitoring in relation to the indicators above, the Councils will also monitor the following in order to assess the effectiveness of the Plans strategy:-~~ **6.3.1 The Councils will also monitor the following in order to assess the effectiveness of the Plans strategy:-**

- ~~• Changes to legislation and planning guidance~~
 - Demographic, social and economic changes
- ~~• Local Plans progress in implementation.~~
- ~~• Development Control implementation of policies.~~
 - Building Control-monitoring of house completions.
 - Annual Housing Land Audit to monitor five year housing land supply.
 - Town Centre Retail surveys to monitor their vitality, other retail monitoring.
- ~~• Consultation with key agencies, other organisations and interest groups.~~
 - Progress towards completion of, and subsequent achievement of annual targets as identified through the Councils Local Biodiversity Action Plans.

IMPLEMENTATION

6.4.1 The provisions of the Structure Plan will be taken forward through a variety of means and the table below indicates how and when it is envisaged that the proposals of the Structure Plan will be achieved. The success of the Structure Plan in "Working Towards Sustainable Development" will be dependent on a partnership approach to implementation.

PROPOSAL	Organisations Responsible	Suggested Timescales and possible mechanisms.
ENVP1 Review of Landscape Designations	Scottish Natural Heritage/Scottish Executive/ the Councils.	Dependent on timing of the Scottish Executive Review. Through alteration to the Local Plans.
ENVP2 National Park	Scottish Executive, SNH, Park Interim Committee and subsequently the Park Authority, Stirling, Argyll and West Dunbartonshire Councils.	Proposed designation April 2001. Preparation of Park Plan thereafter.
ENVP2 Countryside Access and Management.	SNH, Landowners, Communities, Countryside Rangers, the Councils.	Ongoing.
ENVP4 Forestry Strategy	Forestry Authority, Forest Enterprise, the Councils in consultation with other agencies, National Park Authority	Clackmannanshire to review through Local Plan. Stirling to progress 2000/01
ENV17 Waste Management Strategy	SEPA in partnership with Falkirk, Stirling and Clackmannanshire Councils.	Draft Area Waste Plan 2003. by Dec 2000. Local Integrated Waste Management Plans (date?)
EDP1 Existing Strategic Employment Sites.	Central Scotland Business Parks, the Private Sector, Clackmannanshire and Stirling Councils, Scottish Enterprise Forth Valley.	Ongoing
EDP2 New Strategic Employment Sites	Central Scotland Business Parks, the Private Sector, Clackmannanshire and Stirling Councils.	Sites identified through Local Plans. Identification of sites through Local Plans, possible Masterplans and Development Briefs.
SP1 Town Centre Management	Alloa and Stirling Town Centre Management Initiatives, Stirling and Clackmannanshire Councils, Scottish Enterprise Forth Valley.	Ongoing
SP2 New Shopping Provision	Stirling and Clackmannanshire Councils, the private sector.	Forthside completion 2002. Ongoing
TP1 Tourism Strategy for the National Park	Area Tourist Board, Scottish Enterprise Forth Valley Enterprise, Argyll and Bute, W. Dunbartonshire and Stirling Council. Appropriate transport and other partnerships	Post 2001 ?
HP1 Clackmannanshire Housing Requirement	Clackmannanshire Council, Scottish Homes, Housing Associations and the private sector, ESW, SEPA and other infrastructure providers.	Final Draft Local Plan prepared. Anticipated adoption 2002. Sites identified through Local Plans. Detailed guidance through Masterplans and Development Briefs.
HP2 Clackmannanshire Eastern Growth Area	Clackmannanshire Council, the private sector, Scottish Homes, Housing Associations, infrastructure providers	Will require alteration to Local Plan commencing in 2007 to identify the Council's preferred location. Preparation of Masterplan and other detailed guidance. Alteration expected to be adopted 2008/09.
HP23 Stirling Housing Requirement	Stirling Council, Scottish Homes, Housing Associations and the private sector. ESW, SEPA and other infrastructure providers.	Alteration to Local Plan through expedited procedure commencing 2000. Anticipated adoption 2002. Detailed guidance through Masterplans and Development Briefs.

HP3 Stirling's Major Growth Area	Stirling Council, the private sector, Scottish Homes, Housing Associations, infrastructure providers	Alteration to Local Plan through expedited procedure commencing 2000. Anticipated adoption 2002. Identification of Councils preferred location. Preparation of Masterplan and other detailed guidance.
HP4 Stirling Long Term Expansion Area	Stirling Council, the private sector, Scottish Homes, Housing Associations, infrastructure providers	Will require alteration to Local Plan identifying the Council's preferred location. Preparation of Masterplan and other detailed guidance. 2015 onwards.
TRP1 Strategic Transport Infrastructure	Both Councils, the private sector, developers, appropriate transport partnerships.	Ongoing
SRP1 New Sports Village Forthbank.	Stirling Council and possible future partnership with the private sector.	2001/2

Glossary: Making Sense of the Jargon

AFFORDABLE HOUSING - Low cost market and subsidised housing (irrespective of tenure, ownership - whether exclusive or shared - or financial arrangements) that will be available to people who cannot afford to rent or buy houses generally available on the open market.

ANNUAL HOUSING LAND AUDIT - The annual appraisal of the mid-year established supply of land for housing which concentrates on agreeing the first five years effective supply. Discussions are based upon the housing land returns and the results of the annual developers' intentions survey and take place between representatives of the housebuilders ([Homes for Scotland](#)), [Communities Scotland](#), ~~SHBA~~, ~~Scottish Homes~~, and each Council.

APPROPRIATE ASSESSMENT –

- (i) – Assessment of potentially adverse impacts on the nature conservation interests of a designated [Natura site](#), carried out by the planning authority when a planning application or other proposal is made;
- (ii) – Assessment of the potential implications for the nature conservation interest of Natura sites of the policies and proposals in a development plan. Carried out by the planning authority. If this assessment indicates unresolved risks to sites the plan should not be adopted.

AREAS OF GREAT LANDSCAPE VALUE - These can be designated by planning authorities for the purpose of safeguarding locally important areas of outstanding beauty from inappropriate development.

BIODIVERSITY - This is derived from the term “biological diversity” and refers to the whole range of living organisms, or the variety of life forms.

BROWNFIELD SITES - 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.~~

BUSINESS AND INDUSTRY SITES - Strategic sites for a wide range of users, particularly general industry, engineering, warehousing and distribution.

CLACKMANNANSHIRE BRIDGE - In 1998, the Government announced the preferred route for a new crossing of the River Forth near Kincardine. This ~~will be~~ **is under construction** in the south east corner of Clackmannanshire and **will** link with the A977 at the Gartarry Roundabout.

CLACKMANNANSHIRE STRATEGIC ALLIANCE - An alliance between the Council, other agencies and organisations to secure the regeneration of Clackmannanshire.

COMMUNITIES SCOTLAND - Nationally based Government agency with a remit for social and special needs housing provision.

COMMUNITY PLANNING - Process introduced in the Local Government in Scotland Act 2003 whereby Councils and other agencies such as infrastructure and public service providers seek to co-ordinate their activities and spending programmes. Each local authority is expected to establish a Community Planning Partnership for its area, comprising all relevant public, private, voluntary and community bodies in its area. The Partnership will develop a joint vision with agreed objectives for the area, normally in the form of a Community Plan.

CONSERVATION AREAS - An area designated under the Town and Country Planning (Scotland) Act 1997 as being of special architectural or historic interest.

CONVENIENCE SHOPPING – Shopping for food and regular everyday goods (often referred to as essential shopping).

CORE PATH NETWORKS – A requirement introduced by the Land Reform (Scotland) Act 2003 whereby Councils identify what they (in consultation with users and communities) consider an adequate network of recreational access routes in their area.

DESIGNATED SITES - These are sites that are designated for their nature conservation or landscape value.

DEVELOPMENT PLAN - Comprises the Structure Plan and relevant Local Plan. These documents are the basis for determining planning applications.

~~**DISPERSED RURAL COMMUNITIES** - Communities in the Upland Area where there is a sense of place and a defined group of housing but where identification of a specific settlement boundary would not be appropriate. To include Stronachlachar, Invercnaid, Balquhiddor and Ardoonaig.~~

EDGE OF CENTRE - A location within easy walking distance of the town centre, and usually adjacent to the town centre and providing parking facilities that serve the centre as well as the store, enabling one trip to serve several purposes.

EFFECTIVE HOUSING LAND SUPPLY - This is the part of the established land supply that is expected to be free of constraints in the 5 year period under consideration and will therefore be available for construction of houses.

ENVIRONMENTAL ASSESSMENT - A systematic assessment of a project's effects on a wide range of environmental factors. Some identified projects must be subject to an environmental assessments and these are referred to in an Annex I of EC Directive 85/337/EEC. Projects listed in Annex II will need an environmental assessment only where they are likely to have significant environmental effects.

~~**ESSENTIAL SHOPPING** - Food and regular everyday goods. (Often referred to as convenience goods).~~

ESTABLISHED HOUSING LAND SUPPLY - This will include the remaining capacity for 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.

EUROPEAN PROTECTED SPECIES – Species listed in the European Habitats Directive and in corresponding UK/Scottish legislation which have to be given special consideration in planning policies and decisions. The Conservation (Natural Habitats & c.) Regulations 1994 implements EC Directive 92/43/EEC, known as The Habitats Directive. This makes it an offence deliberately to kill, capture, or disturb a European Protected Species, or to damage or destroy the breeding site or resting place of such an animal.

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.

FIVE YEAR LAND SUPPLY - Refers to the need to provide sufficient provision for a minimum 5 year effective land supply for housing.

~~**FIVE FORTH VALLEY ENTERPRISE**; the local enterprise company covering the area.~~

GREEN BELT - These are areas close to settlements which are designed to protect the countryside around towns and villages and prevent settlements from merging. Green belts are also used in this Structure Plan as an area where proactive management is encouraged so as these areas can be enhanced.

~~**GREEN TRANSPORT PLAN** - Plan by businesses or other organisations which define the steps being taken to ensure that specified levels of travel by employees and customers are made by walking, cycling, bus and rail.~~

GREENFIELD SITES - These are sites which have never been previously developed or used for an urban use, or are on land that has been brought into active or beneficial use for agriculture or forestry i.e. fully restored derelict land.

HEALTH IMPACT ASSESSMENT - A practical approach to determining how a proposal will affect people's health.

HEALTHY URBAN PLANNING - One of the core themes of the World Health Organisation to integrate health considerations into City Urban Planning processes.

HOMES FOR SCOTLAND (formerly Scottish House-Builders Association) - represents the interests of builders in planning matters.

HOUSEHOLD SHOPPING – Shopping for goods such as ~~£~~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 goods.

HOUSING ASSOCIATIONS - A non-profit making organisation committed to meeting specific housing needs. Also referred to as Registered Social Landlords (RSL).

HOUSING MARKET AREAS - This is 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 settling in the area will have sought a house only in that area.

~~**HOUSING PLAN** - Housing policies and programmes for the next 5 years prepared regularly by the Councils for consideration by the Scottish Executive as a basis for budgetary provision.~~

INDICATIVE FORESTRY STRATEGY - Aims to guide the location and character of new forestry.

INERT WASTE - Building materials and other non-toxic waste.

NATURA SITE – A Special Area of Conservation or Special Protection Area. Together these sites provide a level of nature conservation and protection across Europe in conformity with the European Habitats and Species Directives.

NON-INERT WASTE - Household and other wastes.

INFRASTRUCTURE - Water supply and sewerage facilities, roads, transportation, local community, shopping and other facilities.

LANDSCAPE CHARACTER ASSESSMENTS - these have been undertaken nationally by Scottish Natural Heritage and define the strategic elements which make up the landscape character of the area.

LOCAL AGENDA 21 - At the Earth Summit in Rio in 1992, the United Kingdom agreed to promote a programme of measures aimed at sustainable development. This programme is called Agenda 21. Local Councils are responsible for taking forward these programmes at the local level and involve local communities in their preparation. These programmes are called Local Agenda 21. Both Stirling and Clackmannanshire Councils are progressing Local Agenda 21 for their areas.

LOCAL AIR QUALITY STRATEGY - A strategy developed by the Local Authority to manage and monitor local air quality.

LOCAL BIODIVERSITY ACTION PLAN - These are being written across the UK in accordance with the Governments Biodiversity Action Plan. These local plans set out steps required to ~~look~~ conserve biodiversity within the Structure Plan area. LBAP's **have been prepared and published** ~~are currently being progressed~~ by both Councils.

LOCAL HOUSING STRATEGY – (formerly Housing Plan) - Housing policies and programmes for the next 5 years prepared regularly by the Councils for consideration by the Scottish Executive as a basis for budgetary provision. The Housing (Scotland) Act 2001 requires local authorities to keep their LHS under review and to provide Scottish Ministers with such information as they require about the implementation of their LHS. Strategies have to include an action plan and monitoring of proposed outcomes.

LOCAL PLAN - A detailed land-use planning document prepared by Councils setting out site specific policies and proposals in accordance with the Structure Plan.

LOCAL SHOPPING CENTRE - Town centres (other than Stirling and Alloa) and suburban shopping centres selling predominately ~~Essential~~ (convenience) goods and serving a local catchment area.

LOCAL TRANSPORT STRATEGIES - A detailed transport strategy, **prepared by a Council**, which outlines transportation policies and proposals for the short, medium and longer term. **Forms the basis for funding bids to the Scottish Executive.** ~~improvements and proposals generally for the next 15 years.~~

LOCH LOMOND AND THE TROSSACHS NATIONAL PARK - The ~~proposed~~ designation of the Loch Lomond and Trossachs area as ~~one of~~ the first Scottish National Parks **was completed in 2002. The Park Authority is the planning authority for Local Plans and Development Control in its area.** ~~The decision and detailed arrangements for this new designation will be finalised by the new Scottish Parliament.~~

MANAGEMENT AGREEMENT - Agreement between parties with an interest in the land to secure its protection, enhancement or enjoyment by the public.

MAJOR GROWTH AREA - Areas identified as part of the plans strategy to meet the majority of the housing land requirement.

MITIGATION - This is the undertaking of measures to prevent or reduce to an acceptable level the environmental impact of projects. A good example of mitigation is tree planting around developments such as mineral extraction in order that they are screened from view.

NATIONAL CYCLE NETWORK - A designated network of routes for cyclists and pedestrians totalling around 6,500 miles across the U.K.

NATIONAL PARK - Area designated by Scottish Ministers due to its outstanding national importance because of its natural heritage or a combination of its natural and cultural heritage

NATIONAL PARK PLAN – A plan prepared by a Park Authority covering a wide range of land use, social, economic and environmental issues. It is not a statutory Development Plan.

NATIONAL SCENIC AREAS - NSA's are areas which are nationally important for their landscape quality. There are stricter planning controls within NSA's and planning authorities have to take care that new development does not detract from the quality of the landscape in these areas.

NATIONAL WASTE STRATEGY - Under the Environment Act 1995, SEPA is responsible for waste regulation and have prepared a National Waste Strategy.

NON DESIGNATED SITES - These are those areas outwith the designated sites but that still have some local nature conservation or landscape value.

~~**NPPG – NATIONAL PLANNING POLICY GUIDELINES**; these are issued by The Scottish Executive and provide statements of Government policy on nationally important land use issues and other planning matters, supported, where appropriate, by a locational framework.~~

OPENCAST COAL - Traditionally, coal has been extracted from the area using underground mining techniques. However, many coal deposits lie close to the surface and can be economically extracted from the surface. Opencast coal has different environmental impacts to other forms of extraction and can be more visually intrusive where inappropriately located. For this reason, the Structure Plan has a separate policy for opencast coal.

OPEN SPACE STRATEGIES – Plans prepared by the Councils covering classification, maintenance, management and protection of the (mainly) public open space areas of a community or area. Will be formalised by the requirements of SPP11 – Physical Activity and Open Space.

OUT OF CENTRE - A location which is separate from a town centre but within the urban area, including programmed extensions in approved and adopted development plans.

PARTICULAR NEEDS HOUSING - Housing for particular groups of the population which is designed or adapted to meet their needs and/or has additional management support. Includes housing for elderly people, those with disabilities, learning difficulties, mental health problems, travellers abused women, ex-offenders, HIV/AIDS sufferers, young people leaving care and homeless people.

PAN - Planning Advice Note; these are issued by The Scottish Executive and provide advice on good practice and other relevant information on issues of planning concern.

PERSONAL SHOPPING – Shopping for goods such as clothes, footwear, fashion, cosmetics, book, records, leisure, etc.

PRECAUTIONARY PRINCIPLE - This principle states that if the impacts on the environment from a policy or project are significant or not fully understood, that 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 AGRICULTURE 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.

RAMSAR SITE - Wetland site listed under the convention of wetlands of international importance (The Ramsar Convention).

REGIONAL TRANSPORT PARTNERSHIP (RTP) - A requirement under the Transport (Scotland) Act 2005 to facilitate the planning and delivery of our transport in a more strategic way within local government. A statutory duty is placed on the Regional Transport Partnerships to prepare Regional Transport Strategies.

REGIONAL TRANSPORT STRATEGY – Strategy prepared by the Regional Transport Partnership to provide a vision and objectives for regional transport over a long-term (10–15 year) time period and to establish a programme of activities, projects and interventions to contribute to the achievement of these objectives. Will also support the National Transport Strategy and provide an important input to the Strategic Projects Review.

RENEWABLE ENERGY – Energy produced by methods and technologies that do not involve expenditure of finite fuel resources. The main technologies are set out in an Annex to PAN45.

RETAIL IMPACT ASSESSMENT - A form of appraisal and forecasting to evaluate the effect of a proposed development on the vitality and viability of town centres.

RETAINED IN PERPETUITY - Is the retention of affordable housing for successive as well as the initial occupants. Arrangements are expected to be made to ensure that such housing is reserved for those who need it. The precise mechanisms to be adopted are a matter for the individual Planning Authority. Conditions and agreements must however be in support of a legitimate planning objective, and preferably one set out in the Approved Local Plan.

RIVER BASIN MANAGEMENT PLANNING – Process introduced by the Water Environment and Water Services Act 2003 in order to meet the requirements of the European Water Framework Directive for an integrated approach to the management of all water bodies. The principal aim of management is to maintain or improve water quality (measured against an ecological standard). River basin planning, with SEPA as lead agency, is being carried out at the Scotland-wide level and also on regional scale units made up of the major river basins (Forth, Tay, etc).

SCOTTISH ENTERPRISE - Nationally based Government agency with a remit for economic development.

SCOTTISH ENTERPRISE FORTH VALLEY (SEFV) – the local enterprise company covering the area.

SEPA - SCOTTISH ENVIRONMENTAL PROTECTION AGENCY - was created to enable existing pollution control functions to be exercised in a way that brings greater benefit both to the environment and those being regulated.

SCOTTISH PLANNING POLICIES (SPP's) - These are replacing the earlier NPPGs and are issued by The Scottish Executive to provide statements of Government policy on nationally important land use issues and other planning matters, supported, where appropriate, by a locational framework.

~~SCOTTISH SPORTS COUNCIL~~ **SportScotland** - National Government Agency with a remit for sports development and provision.

SECTION 75 - 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 - This approach is adopted when selecting sites for new retail, commercial leisure developments, other key town centre uses or 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 out of centre sites in locations that are, or can be made, easily accessible by a choice of means of transport.

SITES OF SPECIAL SCIENTIFIC INTEREST - SSSI's ~~are~~ **were** notified under the Wildlife and Countryside Act 1981 as areas of land or water which, in the opinion of SNH, are of special interest by reason of their biological, geological or physiographical interest. **The Nature Conservation (Scotland) Act 2004 requires SNH to review, with owners and communities, the management of these sites.**

SNH - SCOTTISH NATURAL HERITAGE; an independent body responsible to the Secretary of State whose task it is to secure the conservation and enhancement of Scotland's natural heritage. SNH aim to help people to enjoy Scotland's natural heritage, understand it more fully and use it wisely so that it can be sustained for future generations.

SOCIAL INCLUSION - Key strategic aim for both Councils, acting corporately and with others, to promote equality of opportunity and access to all that society has to offer that is beneficial.

SOCIAL HOUSING PROVIDERS - ~~Scottish Homes~~ **Communities Scotland**, housing associations, the Councils or other Registered Social Landlords.

SPECIAL AREAS OF CONSERVATION - SAC's are designated by the Scottish Executive under the EC Habitats Directive. They are intended to ensure that rare, endangered and vulnerable habitats and species of Community interest are either maintained at, or restored to a favourable conservation status.

SPECIAL PROTECTION AREAS - These are classified by the Scottish Executive under the EU Conservation and Wild Birds Directive 79/409/EEC. ~~Proposed~~ SPA's are identified by Scottish Natural Heritage for the purpose of protecting habitats of rare, threatened or migratory bird species.

SPECIAL QUALITIES - These are identified in a technical appendix to the National Park Plan to assist in an understanding of why the Park is a special place.

STRUCTURE PLAN - Sets out the strategic land-use policy framework over a wide area and is prepared by Unitary Councils, often jointly, as is the case with Clackmannanshire and Stirling. Consists of a written statement and key diagram.

STRATEGIC PUBLIC TRANSPORT CORRIDOR - Area of land within 400/800m of a half hourly service, public transport route.

SUPERMARKET - A ~~single level~~, self-service store selling mainly food, with a trading floorspace of between 500 and 2,500 square metres, often with their own car parking.

SUPERSTORE - A ~~single level~~, self-service store selling mainly food, or food and non-food goods, usually with at least 2,500 square metres of trading floorspace with dedicated car-parking.

SUSTAINABILITY INDICATORS - These are measures of how the environment is changing. By measuring changes in our environment, we can obtain information about whether it is moving toward sustainable development and we can change our policies accordingly.

SUSTAINABLE DEVELOPMENT - This means enabling development that meets today's needs without prejudicing the ability of future generations to meet their own needs. Put more simply, it means promoting better quality of life and better quality environments for ourselves and for our children and grandchildren. Sustainable development is supported by the Government and this forms the key to the Structure Plan.

SUSTAINABLE DRAINAGE SYSTEMS - SuDS (also known as Sustainable Urban Drainage Systems) - Techniques for dealing with ~~site and area drainage that retain water on site or in specially designed areas nearby and provide passive filtration and treatment, thereby mitigating~~ problems of flooding and surface water quality using the best practicable environmental solution.

TOWN CENTRE - The term town centre is used to cover ~~city~~, 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.

TRANSPORT ASSESSMENTS - ~~Are required to assess the impact of traffic generated by new developments and to propose measures which will encourage walking, cycling and the use of public transport.~~ Required as part of the transport assessment and implementation process. An assessment of the people and transportation impacts expected to be generated by a proposed development and the proposals for appropriate mitigation measures. The provision of Travel Plans and the undertaking of post-development monitoring by the developer are now integral to the assessment and implementation process.

TRAVEL PLAN – A general term for a package of measures tailored to the needs of individual sites and aimed at promoting more sustainable travel choices and reducing reliance on the car. Travel plans may be applicable to businesses, institutions and residential developments, setting out the ways in which the use of public transport and other sustainable means of travel can be encouraged. Travel plans will be required as a condition of planning consent for all developments requiring a Transport Assessment.

URBAN CAPACITY STUDY - an assessment of how much additional housing can be accommodated on land within the urban areas.

VIABILITY - Measure of a town or shopping centre's capacity to attract ongoing investment.

VITALITY - Measure of how busy a town or shopping centre is.

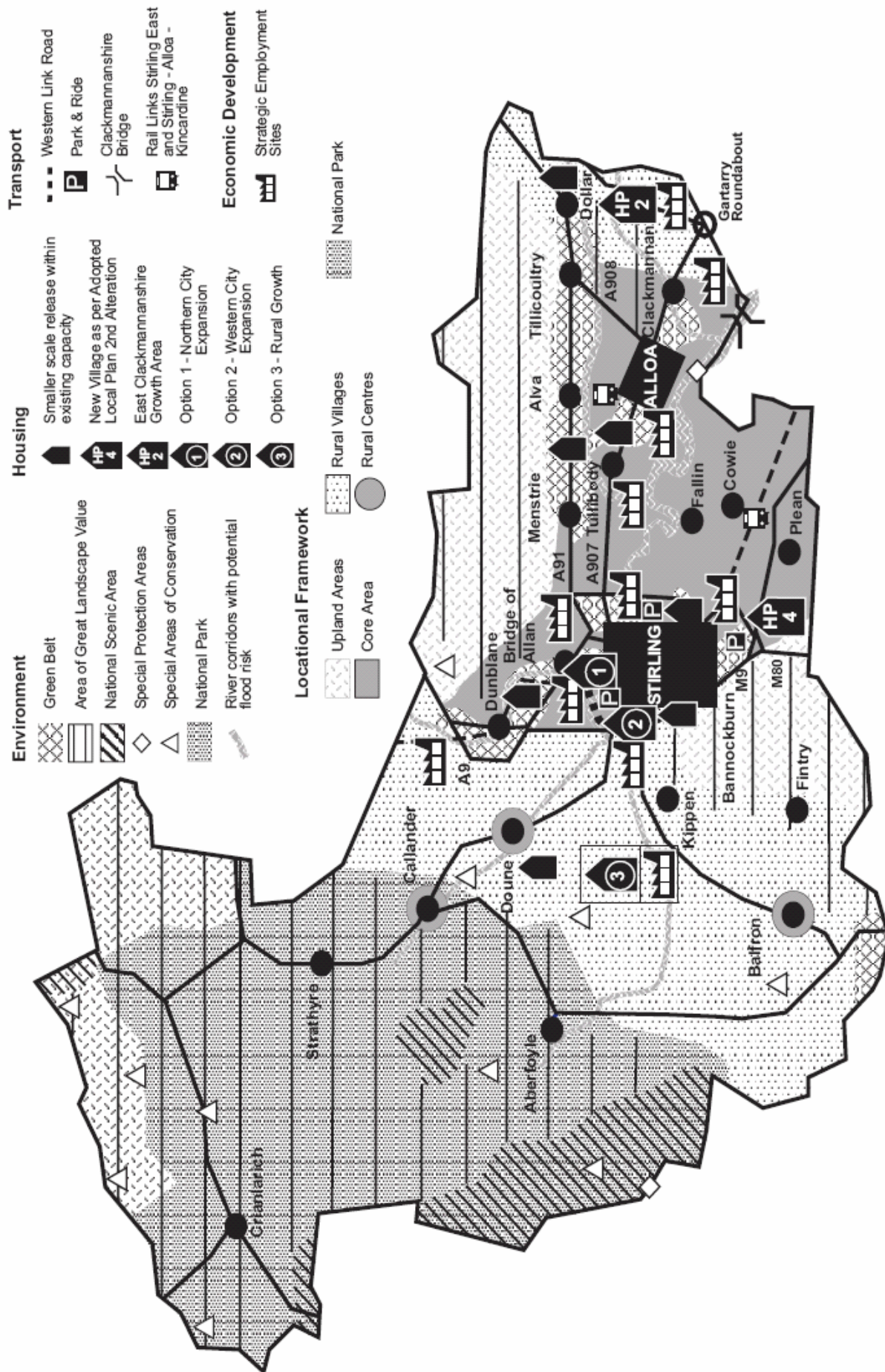
VITALITY AND VIABILITY - Taken together, these give an indication of the health of a town or shopping centre.

WASTE MANAGEMENT FACILITY - a facility for treating, keeping and/or disposing of waste.

WASTE WATER TREATMENT WORKS (WWTW) – sewage treatment facility.

WHOLE LIFE HOUSING - Homes designed to meet the changing needs occurring through one family's lifetime including, small children, mobility difficulties, pensioners-meeting these varying needs in the same home.

WINDFALL SITES - Brownfield sites which are not included as part of the housing land supply at the base date of the Plan, but which subsequently become available for appropriate housing development. Also known as additional brownfield sites.



Key Diagram