
Report to Clackmannanshire Council

Date of Meeting: 16th December 2010

Subject: Clackmannanshire Local Development Plan Main Issues Report and Open Space Framework

Report by: Head of Community & Regulatory Services

1.0 Purpose

- 1.1. This report is to update Members on progress towards the preparation of the Clackmannanshire Local Development Plan and to seek approval to consult on the Main Issues Report discussed below.
- 1.2. The Planning etc. (Scotland) Act 2006 represented the most significant modernisation of the planning system in 60 years. In terms of the Development Plan, the main implication for Clackmannanshire was the replacement of the previous Structure and Local Plans with a single tier Local Development Plan. The Act also reiterated the importance of the Development Plan at the heart of decision making and consideration of planning applications.
- 1.3. A 'Development Plan Scheme (Issue 2)' was published in May 2010 to explain the procedures, documents and timescales involved in producing the new Local Development Plan.
- 1.4. The publication and consultation on the Main Issues Report (MIR) is the first major step in this process and the first stage of public involvement in the preparation of the Local Development Plan. This initial Issues stage is the part of the process where the public will have the greatest opportunity to be involved and influence the preparation and content of the Development Plan.
- 1.5. An Open Space Framework has been prepared in conjunction with the MIR. It discusses and seeks opinions on key topics relating to open space in Clackmannanshire including woodland, biodiversity and the ongoing maintenance of Council-owned open space. Its approval will enable joint consultation with the LDP Main Issues Report.

2.0 Recommendations

2.1. It is recommended that the Council

- (a) Approve the Clackmannanshire Local Development Plan Main Issues Report (MIR) to enable public consultation to be carried out between January and March 2011.
- (b) Approve the Environmental Report, Monitoring Statement and Open Space Framework.

All of which have been provided separately to Members.

3.0 Considerations

- 3.1. The MIR focuses on key issues that have changed from the last Plan and includes general proposals as to where development should and should not occur. Where relevant it contains one or more reasonable alternative sets of proposals, with a preferred option being identified. The Key Issues and preferred options are attached as Appendix 1.
- 3.2. A number of issues are raised throughout the MIR relating to both policy and subject areas and in relation to the towns, villages and geographical areas of Clackmannanshire. It is essentially those issues which we are seeking comment on , although issues raised which were not included in the MIR will also be considered.
- 3.3. The MIR has been prepared following consultation within the Council and with over 70 selected stakeholders including national bodies and organisations, Community Councils and adjacent authorities. Many of the relevant comments received during the preparation of the Local Plan 1st Alteration (Housing Land) in 2009 have also been able to be incorporated in the MIR.
- 3.4. The MIR suggests that the vision of the Local Development Plan should focus on 6 main elements:
 - **Providing the right conditions to attract people and businesses, and to enable continued economic regeneration.**
 - **Delivering safer and more cohesive and inclusive communities.**
 - **Improving health and reducing health inequalities**
 - **Protecting and enhancing the environment for all**
 - **Addressing climate change**
 - **Creating successful and sustainable places**
- 3.5. Planning for growth is supported by the most recent population projections for Scotland which identify Clackmannanshire as having the third highest projected population growth in Scotland to 2033 (+24%). Sustainability is a fundamental concern of the planning system and the 2006 Act specifically states that in preparing Development Plans planning authorities "must exercise the function with the objective of contributing to sustainable development.". Placemaking is also high on the Scottish Government's priorities with the publication of Policy Statements on 'Designing Places' and 'Designing Streets' pointing the way for policy formation and plan direction.

- 3.6 The Main Issues Report has been prepared with input from the research results of the Housing Need and Demand Assessment, detailing Clackmannanshire's housing requirements over the next ten years. This provides the evidence base for housing supply targets in the Strategic Housing Investment Plan (SHIP), for strategic policy setting in the Local Housing Strategy (LHS) and land release and planning policy within the Development Plan process. A summary of the Housing Needs and Demand Assessment has been made available to Members as a Background Paper.
- 3.7 Due to annually increasing housing waiting lists, a reduction in the annual available supply of affordable housing, increases in population and the trend for smaller households, the need for affordable housing has been increasing substantially year on year since 2006. Over the next 10 years, the HNDA has estimated the need for affordable housing in Clackmannanshire at around 4,770 units and market housing at around 950.
- 3.8 The MIR has attempted to identify the majority of issues affecting Clackmannanshire. It has particularly focussed on those issues which are new and have not been previously addressed through Development Plans, or which require reassessment. The process will allow any other issues not included in the MIR to be raised as issues for consideration during the next stage of the process, preparation of the Proposed Local Development Plan.
- 3.9 The future of Clackmannanshire's open space is a key consideration for the Local Development Plan. An assessment of open space in Clackmannanshire is already under way and the forthcoming MIR engagement process provides an important opportunity to gather stakeholder views on how we should protect and enhance the quality and provision of our open space in the future. A separate consultation document focusing on open space issues, the Clackmannanshire Open Space Framework, has been produced and will be consulted upon alongside the MIR. The Framework discusses and seeks opinions on key topics relating to open space in Clackmannanshire including woodland, biodiversity and the ongoing maintenance of Council-owned open space. It also looks at the open space provision by settlement. The responses from this consultation will help inform the development of MIR policies, particularly in relation to natural environment, open space, leisure and tourism; and also provide valuable input to the development of a comprehensive Open Space Strategy for Clackmannanshire. It is envisaged that this Strategy will be adopted alongside the final Local Development Plan.
- 3.10 Consultation on the MIR will be carried out from January to March 2011. It will be circulated to selected organisations and groups and to those who request copies. It will also be available on Clacksweb for viewing and comment. Consultation will commence with a pre-consultation publicity event at the end on December to raise awareness and promote the consultation. This will be followed in January by 3 launch events in Alloa, Alva and Dollar. These will take the form of interpretive sessions with officers on hand to explain the Main Issues Report content and process and answer any questions. Following these events drop-in sessions will be held in each of the main settlements. These events will be promoted through the Council website, flyers, posters and through community groups such as Community Councils. Opportunities to engage with some of the less well represented groups such as young people are also being explored. There will also be a series of workshops for invited

stakeholders on topic specific issues. The consultation will end with a closing event at Kilncraigs on 10 March 2011.

4.0 Sustainability Implications

It is the intention that the Local Development Plan's policies and proposals will be firmly based on the principles of sustainable development, and will provide an important contribution to delivering the Council's objectives on sustainability and climate change, as set out in the Clackmannanshire Sustainability & Climate Change Strategy. Sustainable development principles have been incorporated into the Main Issues Report Vision and all Issues have been assessed for their contribution to achieving the Vision, in terms of achieving our objectives for economic, environmental and social sustainability. The likely significant environmental effects of each of the policy options contained in the MIR have been assessed through the statutory strategic environmental assessment process and an environmental report has been prepared setting out these likely effects. However, the MIR is not prescriptive and is intended rather to explore issues and enable discussion and awareness of its content. More detail on sustainability implications will therefore become available at the Proposed Plan stage and will be reported at that time.

5.0 Resource Implications

- 5.1. The funding of the MIR and associated consultation will be met from existing budgets.
- 5.2. The Housing Need and Demand Assessment, prepared as a substantial background paper to the MIR has been undertaken using experienced council staff resources. The Council has negated the use of external consultants, highlighting financial efficiency and effective use of existing resources.
- 5.3. The full financial implications of the recommendations are set out in the report. This includes a reference to full life cycle costs where appropriate. Yes
- 5.4. Finance have been consulted and have agreed the financial implications as set out in the report. Yes
- 5.5. There are no additional staffing requirements associated with this work.

6.0 Exempt Reports

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

7.0 Declarations

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

(1) Our Priorities 2008 - 2011 (Please double click on the check box)

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

(2) Council Policies (Please detail)

8.0 Equalities Impact

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

9.0 Legality

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

10.0 Appendices

- 10.1 Please list any appendices attached to this report. If there are no appendices, please state "none".

Appendix 1 Key Issues and Preferred Options Matrix

11.0 Background Papers

- 11.1 Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)
Yes (please list the documents below) No

Planning etc. (Scotland) Act 2006

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Appendix 1

The **Main Issues** comprise:

- **How can we reduce our greenhouse gas emissions and adapt to the consequences of climate change?**
- **How can we encourage and promote sustainable economic growth?**
- **Housing and services (final title to be added)**
- **How can we best deliver infrastructure and improve connectivity?**
- **How can we conserve and enhance the natural environment?**
- **How can we conserve and enhance the built environment?**

The key aims underlying the preferred **Vision** are:

- **Address climate change** *by ensuring that new development contributes to progressive reduction of greenhouse gas emissions and by planning to adapt to the inevitable consequences of climate change*
- **Provide for appropriate economic growth** *of a scale and type that can effectively contribute to the quality of life for people in Clackmannanshire*
- **Meet the need for new housing and supporting facilities** *by delivering an appropriate range of housing (including affordable housing) and services which conform to high standards of energy-efficiency and design to support existing needs and our population growth strategy*
- **Promote improved infrastructure and connectivity** *to support economic regeneration, attract investment into Clackmannanshire and enable improved access to employment*
- **Conserve and enhance the natural environment** *through recognition of the value and importance of biodiversity, designated landscape, greenspace, air, water and soil quality*
- **Conserve and create high quality built environments** *through conservation and enhancement of our built heritage and achieving a high standard of placemaking*

VISION

Preferred Vision

The Local Development Plan will strive to contribute to appropriate economic growth, improved quality of life and an enhanced environment in Clackmannanshire by 2030, by:

- **Providing the right conditions to attract people and businesses, and to enable continued economic regeneration.**
- **Delivering safer and more cohesive and inclusive communities.**
- **Improving health and reducing health inequalities.**
- **Protecting and enhancing the environment for all.**
- **Addressing climate change.**
- **Creating successful and sustainable places.**

SPATIAL STRATEGY

SPATIAL STRATEGY - Option 1a - Preferred Option - Aspire to meet the latest GRO growth figures

While housebuilding slowed dramatically, along with the national trend, it is starting to pick up again and this option would allow the Council to pursue a growth strategy to take advantage of Clackmannanshire's locational and market advantages.

This growth would assist in promoting economic regeneration and address the projected age imbalance of a more elderly population.

HOW CAN WE REDUCE OUR GREENHOUSE GAS EMISSIONS AND ADAPT TO THE CONSEQUENCES OF CLIMATE CHANGE?

Key Issues

- Mitigate greenhouse gas emissions from new development, transport and other sources
- Enable adaptation to the inevitable consequences of climate change

LOW CARBON DEVELOPMENT - Option 2a - Preferred Option

The Local Development Plan will include a policy requiring that all new buildings are designed to avoid a specified and rising proportion of the projected greenhouse gas emissions from their use through the installation and operation of low and zero carbon technologies. This policy will be co-ordinated with the building standards and will set the percentage of carbon reduction to be achieved using low and zero carbon technologies which will be in addition to the building standard requirements. The overall intention will be to support a move towards all domestic and non-domestic development to achieve zero or very low carbon standards by 2016/17. The expected role of low and zero carbon generating technologies in meeting the targets will be specified in the standards. This will be supported by supplementary planning guidance setting out advice on good practice for complying with the standards. This option will enable the Local Development Plan to fully meet the requirements of Section 72 of the Climate Change (Scotland) Act 2009 and its associated Delivery Plan and ensure that reasonable steps are taken to significantly reduce carbon emissions from new development.

DECENTRALISED ENERGY - Option 3a - Preferred Option

Decentralised energy generation will be supported wherever appropriate, particularly where based on renewable technologies or biomass which can contribute to low carbon development objectives. The Local Development Plan will identify particular allocated sites or groups of sites where the scope for decentralised energy generation will be assessed. This assessment will be the responsibility of the developer and the scope for inclusion of existing development around the sites or groups of sites in a decentralised energy scheme will be required where appropriate.

DECARBONISED ENERGY GENERATION - Option 4a - Preferred Option

In light of the increased interest in commercial and micro renewable generation it is proposed to include a policy in the Local Development Plan, supported by detailed supplementary planning guidance, setting out criteria to guide such development. Policy support will be given to renewable development wherever appropriate to support Government renewable energy targets but developments will be restricted in the most sensitive environments, including conservation areas and areas of great landscape value. Spatial guidance will identify areas of search and constrained areas for wind energy development and will also set out a policy on cumulative effects where new development proposals in close proximity to existing or proposed development may result in unacceptable landscape or visual impacts.

SUSTAINABLE FLOOD MANAGEMENT - Option 5a - Preferred Option

Policies will be included in the Local Development Plan to address the need for sustainable flood management and reduce flood risk. The policies will:

- Seek to protect and enhance biodiversity and habitat interests wherever practical
- Designate land to be safeguarded for future flood risk alleviation projects and naturalised water management project e.g. wetland creation
- Control development on that have been shown to be at risk of flooding

- If planning permission is granted on sites identified as at risk of flooding, ensure that adequate mitigation measures have been put in place
- Support the implementation of naturalised flood management projects and sustainable urban drainage schemes by encouraging developers to either incorporate such schemes into their own proposals or provide financial contributions through Section 75 agreements to established schemes such as the Inner Forth Project
- Minimise the risks of pluvial (rainwater) flooding by requiring developers to demonstrate how the design of their development has been developed to slow the rate at which water is flowing into the surface water drainage system e.g. through the use of green roofs and rainwater harvesting, and ensure that implementing them is made a condition of the planning consent
- Minimise the risks of pluvial (rainwater) flooding by requiring developers to include sustainable urban drainage schemes as an integral part of applications for new development
- Identify opportunities for woodland planting and river and wetland restoration where this would assist sustainable flood management

HOW CAN WE ENCOURAGE AND PROMOTE SUSTAINABLE ECONOMIC GROWTH?

Key Issues

- Support the Clackmannanshire Alliance's Economic Development Framework "Building Clackmannanshire".
- Retain/increase employment opportunities.
- Promote existing business and industrial areas.
- Encourage re-use of appropriate vacant buildings and land for business uses.
- Encourage and promote "Green Business".
- Encourage community benefits for local people in association with new developments, such as training opportunities and employment.
- Encourage town centre regeneration throughout the Council area.
- Support appropriate rural development and tourism opportunities.

BUSINESS AND INDUSTRIAL LAND SUPPLY - Option 6a - Preferred Option

Retain existing employment land supply and make provision for limited growth. There is an increasing opportunity to retain jobs and income in the Council area and reduce commuting volumes. Emphasis would be on identifying development for a modest amount of additional business land whilst also making the existing supply of business land more attractive and marketable; by favouring the provision of smaller business sites in existing communities; potentially through the inclusion of low-impact business land in new mixed use developments.

BUSINESS PARKS AND INDUSTRIAL ESTATES - Option 7a - Preferred Option

The preference will be for business parks and industrial estates to provide a location for manufacturing, storage & distribution and service industries, rather than leisure, educational or retail. However, in exceptional cases where no alternative suitable site exists locally, diversification of use in business parks will be considered.

Low-impact business uses, along with retail, leisure and service uses will generally be encouraged to co-locate with housing areas wherever appropriate to reduce the pressure for change of use in areas allocated for business (see Housing and Services chapter).

RE-USE OF VACANT BUILDINGS AND LAND FOR BUSINESS USES - Option 8a - Preferred Option

A general policy will be developed which encourages the re-use of derelict and redundant buildings and land, and suitable small sites, for low impact industrial, business and service uses which can co-exist with housing and other adjacent uses without harmful effect. This will improve flexibility in

realising new economic opportunities, increasing employment and promoting a more sustainable mix of land uses. The potential for more working from home or for home based businesses will generally be supported subject to amenity considerations.

GREEN BUSINESS - Option 9a - Preferred Option

A Policy will be developed to promote and encourage opportunities for Green Businesses in Clackmannanshire. Businesses involved in the development and production of green technologies will be targeted during consultation on the MIR to establish the criteria which such businesses consider when looking for business sites with a view to incorporating the findings into the LDP.

EMPLOYMENT PROVISION - Option 10a - Preferred Option

A Policy will be developed which will seek community benefits from new developments over a certain size to provide employment opportunities for the local workforce.

RETAIL AREAS AND HIERARCHY - Option 11a - Preferred Option

Through the LDP the Council will investigate Comparison Retail Opportunities in Clackmannanshire and allocate any suitable sites for comparison retail use. Any analysis of potential sites will include consideration of the sustainability implications of development, including convenient access by a range of modes of transport.

TOWN CENTRE REGENERATION - Option 12a - Preferred Option

The lessons learned, and methods used, in the Imagine Alloa project should be rolled out to other centres in Clackmannanshire in a phased manner. They should also continue to be used in Alloa, with investment and development decisions made based on their continued integration with and contribution to the aims of the project. A Policy will be developed to promote and encourage this.

RURAL DEVELOPMENT - Option 13a - Preferred Option

The Council will continue to take a generally restrictive approach to new development in the rural area. Certain business uses will require a rural location and others, while they could be situated in or adjacent to towns and villages may be better located in the countryside. Renovation and re-use of buildings which could make a positive impact on the rural environment, such as farm steadings, may be considered favourably, subject to certain criteria. Development of residential buildings associated with rural business uses will require to be considered carefully, fully justified, and may require to be subject to planning or legal conditions tying such buildings to the proposed or existing business. Suitable opportunities for homeworking in the rural area will be considered favourably.

Proposals for stand alone residential development in the rural area will be considered under the Housing and Services chapter.

TOURISM - Option 14a - Preferred Option

The LDP will be supportive of tourism development in Clackmannanshire. Proposals in the rural area should not adversely affect the character of the countryside and should accord with other LDP Policies. There may be opportunities for proposals in the rural area to contribute to the aims of the Central Scotland Green Network. The LDP will develop a criteria based policy to address such proposals.

HOW CAN WE DELIVER APPROPRIATE HOUSING AND ASSOCIATED SERVICES?

Key Issues

- Amount/Type of Housing
- Affordable Housing
- Addressing the housing needs of Gypsies and Travellers
- Farm Steadings/Housing in the Rural Area

- Community facility provision - Education
Community Facilities

POPULATION AND HOUSING - Option 15a - Preferred Option

Plan to accommodate in full the strategic housing requirement projected in the Monitoring Statement and identify sites through the Local Development Plan to allow for this. The Council to continue to plan for the projected level of growth, while recognising that this may be over a longer time period than previously forecast because of the economic issues of the past few years.

POPULATION AND HOUSING - Option 16a - Preferred Option

The LDP could best respond to the challenges and needs of an ageing population by encouraging in-migration and promoting more sustainable communities with mixed tenure, size and types of homes in locations.

AFFORDABLE HOUSING - Option 17a - Preferred Option

Develop a policy for affordable housing that applies to every housing development. This could be in the form of housing units on-site or off-site, land or commuted sums. Commuted sums may relate to smaller sized developments of less than 20 units and may also be sought from larger commercial developments on the grounds that their employees may require such accommodation.

OTHER HOUSING REQUIREMENTS - Option 18a - Preferred Option

A policy will be developed which will address housing development in the countryside. This may take the form of a hierarchy of preferred developments, starting with rehabilitation and redevelopment of existing buildings, through adding buildings to existing groups or concentrations of buildings, down to consideration of proposals for individual houses. Houses required in association with appropriate rural activities are likely to be considered favourably provided there is a demonstrated need.

COMMUNITY FACILITIES/SOCIAL INFRASTRUCTURE - Option 19a - Preferred Option

The Council will monitor the provision of Community Facilities/Social Infrastructure in terms of both capacity and quality. Where relevant the Council will require developer contributions to address specific deficiencies and will encourage the provision of such facilities as part of mixed use developments.

DEVELOPER CONTRIBUTIONS - Option 20a - Preferred Option

A Policy to be developed on Developer Contributions clarifying the types and size of development for which developer contributions are required, the anticipated level of contribution and any exemptions. In particular to explain how the Council would approach developer contributions in the case of windfall developments.

HOW CAN WE BEST DELIVER INFRASTRUCTURE AND IMPROVE CONNECTIVITY?

Key Issues

- Encouraging and providing for sustainable transport.
- Promotion of best practice in drainage systems and water quality.
- Embrace and provide for advances in technology both at home and in the workplace.

SUSTAINABLE TRANSPORT - Option 21a - Preferred Option

The LDP will encourage people to travel shorter distances more sustainably for commuting, local trips and leisure by:

- identifying and promoting more off-road routes where pedestrians and cyclists are segregated from cars and giving them more priority over motor vehicles.
- improving the design of new developments and re-designing existing areas where possible to reflect the human scale and the recommendations in "Designing Streets".

- identifying and promoting more direct routes for pedestrians cyclists where possible.
 - promoting safer routes e.g. cycle lanes, overlooked routes, well lit routes, CCTV.
- Promoting secure and convenient bicycle parking protected from the weather.

IMPROVING PUBLIC TRANSPORT AND INTEGRATION WITH NEW DEVELOPMENTS - Option 22a - Preferred Option

The LDP will encourage more people to make use of the public transport network by ensuring new development is located close to, or is capable of being served by a bus route where one does not already exist and promoting safe access to public transport nodes and safe waiting facilities.

RAIL NETWORK- Option 23a - Preferred Option

The LDP will encourage more people to make use of the rail transport network by considering the need for additional park and ride facilities in Clackmannanshire and where these would best be located, e.g. West of Alloa, Clackmannan, Cambus?

The LDP will consider opportunities to promote/encourage more movement of freight by rail.

TELECOMMUNICATIONS INFRASTRUCTURE AND INTEGRATING NEW TECHNOLOGY INTO DEVELOPMENT - Option 24a - Preferred Option

The LDP will incorporate policies which will encourage the consideration of technology infrastructure when designing new developments in order to avoid potentially costly and visually unsatisfactory alterations in the future. The LDP will support greater sharing of facilities and camouflaging of equipment.

HOW CAN WE CONSERVE AND ENHANCE THE NATURAL ENVIRONMENT?

Key Issues

- Supporting and contributing to the delivery of the goals of the Central Scotland Green Network
- Protecting and valuing all landscapes in Clackmannanshire, not just those which are officially designated for their landscape character
- Reviewing acceptable land uses in green belt and ensuring the coverage of green belt is fit for purpose
- Protecting existing ecosystems and identifying areas where ecosystems can be improved or extended
- Meeting the requirements of Scotland's Zero Waste Strategy
- Enabling people to contribute to mitigating climate change and respond to likely future increases in fuel costs by growing more food locally on allotments or community gardens
- Ensuring that all Clackmannanshire residents have good access to green space, the countryside and active travel routes.

LANDSCAPE - Option 25a - Preferred Option

A policy will be developed that recognises the importance of the 'landscape-scale' approach and, in particular, supports the goals of the Central Scotland Green Network and, if appropriate, other "landscape-scale" projects such as the RSPB's 'Futurescapes' programme. The policy will explicitly require that developers acknowledge sites and attributes that contribute to CSGN and wider "landscape-scale" aspirations and, where possible, design new developments in ways that contribute to these goals.

LANDSCAPE - Option 26a - Preferred Option

The Local Development Plan will apply a robust landscape policy, recognising that we need to understand the effect of new development on the wider landscape. Policies will:

- Include criteria for assessing the landscape context of sites within rural areas or which may have a significant effect on the wider landscape
- Require a landscape character assessment for major developments or developments which

may have a significant effect on the wider landscape

- address potential impacts on the setting of settlements and landscape character through LDP policies, development guidelines and the locational strategy
- encourage developers through pre-application discussions to consider how their development fits into the wider landscape, including in terms of scale, height and materials
- ensure that the landscaping of new developments complements their surroundings while also contributing to maintaining and enhancing habitat networks
- protect views into and out of areas that are recognised for their landscape value

prevent inappropriate development in or adjacent to areas protected for their landscape value.

GREEN BELT - Option 27a - Preferred Option

Review the function of green belt against the purpose described in Scottish Planning Policy then assess existing areas designated as green belt to ensure that it is suitable for delivering this purpose. Review green belt designation based on the outcome of this assessment, altering coverage if appropriate and considering the scope for extending existing and designating new areas of green belt.

ECOSYSTEMS AND HABITAT NETWORKS - Option 28a - Preferred Option

In order to contribute to delivering our Biodiversity Duty, the LDP policy will:

- protect sites that are designated for their ecological value
- require an Appropriate Assessment for sites that can impact on the Firth of Forth
- ensure that sites allocated for development within close proximity to designated sites or sites of unknown ecological value are accompanied by an environmental report identifying any negative impacts they will have and actions the developer will take to mitigate these impacts
- ensure that satisfactory and mutually agreed mitigation of any environmental impacts is made a condition of any planning permission granted, and that where adequate mitigation onsite is not possible, biodiversity enhancement is delivered elsewhere
- use the data in the Integrated Habitat Network to identify sites where developer contributions could be directed to have the greatest benefit for habitat improvement and negotiate developer contributions to support habitat network restoration and recreation
- ensure that biodiversity enhancement is addressed through the master-planning process and is integrated within all development applications as part of any landscaping proposals

ensure that new development contributes to delivering the actions and targets identified in the Clackmannanshire Biodiversity Action Plan.

WASTE - Option 29a - Preferred Option

The Council will identify possible locations for waste management facilities in the Local Development Plan. In considering proposals for facilities of a size that would serve an area wider than Clackmannanshire, the local benefits that could accrue from waste reuse and production of heat and power will be considered.

ALLOTMENTS AND LOCAL FOOD PRODUCTION - Option 30a - Preferred Option

Establish whether there is an unmet demand for allotment or community growing spaces in Clackmannanshire and if it is identified that there is, allocate sites in the Local Development Plan for future allotment provision.

ACCESSING THE NATURAL ENVIRONMENT - Option 31a - Preferred Option

Based on an assessment of the extent to which Clackmannanshire meets the CSGN 300m standard and other relevant information we will develop a Clackmannanshire Standard for green space provision and develop policy to support the delivery of new provision in areas where gaps are identified, for example, through open space in new development, the allocation or safeguarding of sites for future natural green space development and the use of developer contributions to provide funding for improvements or extensions to existing areas of natural green space. There will be a requirement for new development to provide new residents with access to adequate and appropriate

natural green space.

MAINTENANCE OF OPEN SPACE IN NEW DEVELOPMENT - Option 32a - Preferred Option

The Council develop a policy to facilitate and encourage the Council adoption and maintenance of public open space in new developments, in much the same way as the roads and footpaths are adopted and maintained by the Council.

HOW CAN WE CONSERVE AND ENHANCE THE BUILT ENVIRONMENT?

Key Issues

- Promote sustainable conservation and enhancement.
- Continuing the programmed appraisal of Conservation Areas.
- Support the appropriate redevelopment of brownfield sites.
- Improving the quality of design.

Listed Buildings, Conservation Areas, Archaeological and Historic Sites and Designed Landscapes and Historic Gardens - Option 33a - Preferred Option

Changes can occur to the character and appearance of conservation areas over time. All conservation areas in Clackmannanshire will be appraised during the lifespan of the Local Development Plan to ensure that their boundaries are still relevant and the designations are still appropriate. These appraisals will identify the key elements which contribute to the special historic and architectural character of the area and will guide decision making, the identification of opportunities and the preparation of enhancement proposals where appropriate. Conservation Area Appraisals will be undertaken, commencing with Muckhart Conservation Area which will be published as an example of how the Appraisals will be undertaken and presented.

Brownfield and Contaminated Land - Option 34a - Preferred Option

The LDP will generally encourage the restoration of brownfield and contaminated sites and will identify the main sites where restoration will be sought. Restrictive planning policies, e.g. Green Belt, may be relaxed in limited instances where it is considered there would be a net benefit by allowing the remediation of a contaminated site, although these should be identified through the LDP. Proposals to restore such sites will be required to meet a number of criteria and will only be considered favourably where there is a demonstrated necessity to restore the site or positive outcome as a result of restoration.

Design, Layout and Amenity Standards in New Development - Option 35a - Preferred Option

The LDP will identify the circumstances under which Design Statements will be required, e.g. for development in conservation areas, developments over a certain floor area or involving a certain number of housing units. Where such sites are included in the LDP, the Development Guidelines will highlight the need for a Design Statement.

Design, Layout and Amenity Standards in New Development - Option 36a - Preferred Option

Where appropriate and consistent with the character of the built environment, a higher density of development will be encouraged on sites or parts of sites which are located adjacent to frequent public transport service and within short walking distance of shopping and other facilities. Sites furthest from public transport and facilities will be more suitable for lower density development. Target densities for each site will be identified in Development Guidelines for each site in the LDP.

Infill and Backland Development - Option 37a - Preferred Option

The LDP will include a Policy supporting infill and backland development only where the proposals are in accordance with the other policies of the LDP and where:

- the development would not adversely affect the character and amenity of the surrounding area.
- the development would not prejudice the proposed use of neighbouring sites, or affect the

accessibility of other potential development sites.

- The development would not result in the loss of locally important woodland, open or community space.

If, having drafted policy on infill and backland sites, it is considered that Supplementary Planning Guidance on the subject would be beneficial, this will be added to Appendix 1.

Support the Clackmannanshire Alliance's Economic Development Framework "Building Clackmannanshire"
Retain/increase employment opportunities
Promote existing business and industrial areas
Encourage re-use of appropriate vacant buildings and land for business uses
Encourage and promote "Green Business"
Encourage community benefits for local people in association with new developments, such as training opportunities and employment
Encourage town centre regeneration throughout the Council area
Support appropriate rural development and tourism opportunities
HOUSING AND SERVICES
Amount/Type of Housing
Affordable Housing
Addressing the housing needs of Gypsies and Travellers
Farm Steadings/Housing in the Rural Area
Community facility provision - Education
Community facility provision - Community Facilities
INFRASTRUCTURE AND CONNECTIVITY
Encouraging and providing for sustainable transport
Promotion of best practice in drainage systems and water quality
Embrace and provide for advances in technology both at home and in the workplace
NATURAL ENVIRONMENT
BUILT ENVIRONMENT
Promote sustainable conservation and enhancement
Continuing the programmed appraisal of Conservation Areas
Support the appropriate redevelopment of brownfield sites
Improving the quality of design