
Report to: Clackmannanshire Council

Date of Meeting: 19th December 2019

**Subject: Clackmannanshire Local Development Plan Review Main
Issues Report**

Report by: Strategic Director (Place)

1.0 Purpose

- 1.1. This report is to update committee members on progress towards the preparation of the Clackmannanshire Local Development Plan (LDP) Review and seek approval to consult on the Main Issues Report (MIR) as part of that process.
- 1.2. A 'Development Plan Scheme' (Issue 11) was published in September 2019 to explain the procedures, documents and timescales involved in producing the LDP Review.
- 1.3. The publication and consultation on the MIR is the first major step in this process and the first stage of public involvement in the preparation of the LDP Review. 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 LDP.

2.0 Recommendations

- 2.1. It is recommended that Council
 - (a) Note the content of the Clackmannanshire Local Development Plan Main Issues Report (MIR) and associated documents.
 - (b) Agree to commence consultation on the MIR for a period of 8 weeks between 10th January and 6th March 2020, generally reflecting the Consultation Plan.

Copies of the documents referred to have been provided 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.

- 3.2. The MIR has attempted to identify the significant issues affecting Clackmannanshire. It has particularly focussed on those issues which are new and have not been previously addressed through the LDP, 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.
- 3.3. 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 are not included in the MIR will also be considered.
- 3.4. The MIR has been prepared following a 'Call for Sites and Issues', between October 2017 and January 2018, which gave the opportunity for anybody to raise issues which they felt the MIR should include. 38 individuals, companies and groups responded. 11 new sites were promoted, although 1 was subsequently withdrawn, and support was received for the retention of 4 sites already allocated in the Adopted LDP to be continued through the Review.
- 3.5. SEPA, SNH, Historic Environment Scotland and Visit Scotland all expressed their support and made general comments for consideration when preparing the LDP Review. Woodland Trust Scotland, RSPB and Clackmannanshire Biodiversity Partnership commented on the environmental section of the LDP. Theatres Trust called for improved reference to cultural and community facilities. There were a number of comments relating to the adopted 'development in the countryside' policy, requesting changes to the wording. A summary of the representations received and Planning's responses have been made available to the Members and will be published along with the MIR consultation.
- 3.6. The LDP Review must be prepared in the context of other national and local strategies and policies and, where it can, it will support the implementation of these. They range from the climate change considerations of the Scottish Government's 'Programme for Scotland 2019-2020' through the national policies of 'Scottish Planning Policy 2014' to the Council's own strategies programmes and plans such as the 'Local Outcomes Improvement Plan' and the 'Housing Strategy'.
- 3.7. Significant changes to the planning system are proposed through the Planning (Scotland) Act, which received Royal Assent on 25 July 2019. The Scottish Government expect to implement most of the Act by early 2021. As the new National Planning Framework is not expected to be approved until late 2021, it is not considered that the new procedures should affect the preparation and adoption of the LDP Review. Subsequent reviews will be prepared under the new system. by commencement regulations which are laid in the Scottish Parliament.
- 3.8. Members were briefed on the LDP Review process and the responses to the Call for Issues and Sites in a series of Ward based workshops during June 2018. The MIR was then prepared and consulted on internally, with Members, Key Agencies, selected national and local bodies and organisations and adjacent authorities between November 2018 and March 2019. Two further

workshop sessions were held for Members during September and October 2019.

- 3.9. The MIR is a significant document of around 80 pages, incorporating 70 issues and is summarised below.

Vision

- 3.10. The MIR suggests that the Vision of the LDP should be retained as it is still relevant and compliments the LOIP Vision, however the number of LDP objectives should be reduced to make them more focussed.

Spatial Strategy

- 3.10 The Spatial Strategy should remove reference to the Forth, East Ochils and West Ochils sub-areas. These were based on the Council's Housing Market Areas, but in reality have not been widely used as a spatial planning tool. The LDP Review will therefore focus on two tiers, settlements and Clackmannanshire as a whole, to allow a focus on communities, while also addressing Council-wide issues.

Core Policies

- 3.11 It was recognised that there was a degree of repetition in the LDP, particularly in relation to Sustainable Development, Access and Movement and Developer Contributions. It is therefore proposed to incorporate these into 4 'Core Policies' along with Placemaking, in a separate chapter which can apply to all advice and consideration of planning applications. The other chapters in the MIR broadly follow the layout of the LDP, Communities, Economy and Environment, although it is proposed to add a new Infrastructure chapter.

Communities Chapter

- 3.12 The Housing section proposes fewer policies, focussing on house type, size and tenure, including affordable and particular needs housing. The population of Clackmannanshire is projected to decrease by around -3% between 2018 and 2040, while the population of Scotland is projected to increase by around +4.4% over the same period. The housing sites allocated in the adopted LDP could accommodate an increase of +4.4% in Clackmannanshire's population if we were able to emulate the national population growth. It is therefore not considered that further housing allocations are necessary through this LDP Review.
- 3.13 The Learning Estate strategy and LDP are integral to each other and planning requires to be concurrent and reflect interdependencies. A project board has been established to ensure our vision and plans are clear, integrated and embedded throughout. It is noted that where new school campuses are proposed this may lead to a requirement for developer contributions from new developments. New schools could provide capacity for currently identified housing sites which are constrained by a lack of education infrastructure to commence, and potentially, opportunities for future long term development areas to be identified.

- 3.14 Under the Community and Social Infrastructure section it is proposed to make more explicit reference to 'cultural and community facilities'. The countryside policies will also be reviewed with input to this sought through the MIR consultation.

Economy Chapter

- 3.15 The Stirling and Clackmannanshire City Region Deal is reflected in this chapter, which again focusses on streamlining the number of policies from the Adopted LDP. This will have a particular impact on attracting employment to the area and the Vision and Aims of the LDP Review and the City Deal are complimentary.
- 3.16 There is a particular focus on town centres, which reflects recent national policy direction and proposals to introduce a policy to specifically consider tourism and tourism developments.

Environment Chapter

- 3.17 Policies in this chapter are also proposed to be streamlined, with some changes proposed to the Special Landscape Area boundaries and further consideration given to the coastal zone.

Infrastructure Chapter

- 3.18 This chapter will also include streamlined policies on transport and movement, utilities, renewable energy, minerals, consultation zones and waste.

Schedule of Sites (proposals and opportunities)

- 3.19 The final chapter identifies sites which have been completed and will be removed from the LDP, sites which require updating, and proposed new sites. It also identifies sites which have not been implemented but are proposed for removal from the LDP Review, and the reasons for this, and sites which have been promoted through the Call for Sites and the Council's position on these.

Consultation

- 3.20 Consultation on the MIR will be carried out from January to March 2020. A Participation Statement is included in the Development Plan Scheme which gives further details on consultees, consultation methods and timescales. A Consultation Plan has also been prepared which gives more detail.
- 3.21 The MIR and associated documents will be available electronically and will be circulated to organisations and groups on our mailing list, and to anyone who requests an electronic copy. It will also be available through the Council website for viewing and comment. Consultation will commence with a publicity event at the start of January to raise awareness and promote the consultation. This will be followed by drop-in sessions held in each of the main settlements. These events will be promoted through the Council website, 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.

4.0 Sustainability Implications

- 4.1 The Planning (Scotland) Act 1997 requires that the preparation of development plans must be exercised with the objective of contributing to sustainable development. The LDP's policies and proposals are firmly based on the principles of sustainable development, and contribute to delivering the Council's objectives on sustainability and climate change, as set out in the Clackmannanshire Sustainability & Climate Change Strategy. The MIR and LDP are assessed through the statutory strategic environmental assessment process and an environmental report is being 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 full financial implications of the recommendations are set out in the report. This includes a reference to full life cycle costs where appropriate. Yes
- 5.3. Finance have been consulted and have agreed the financial implications as set out in the report. Yes
- 5.4. 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** (Please double click on the check box)

- Clackmannanshire will be attractive to businesses & people and ensure fair opportunities for all
- Our families; children and young people will have the best possible start in life
- Women and girls will be confident and aspirational, and achieve their full potential
- Our communities will be resilient and empowered so that they can thrive and flourish

(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".

None

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

Main Issues Report (2019)

Monitoring Statement (2019)

Environmental Report (2019)

Call for Sites and Issues – summary of representations

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Approved by

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