
Report to Planning Committee

Date of Meeting: 1st April 2021

Subject: Planning Application ref: 18/00283/PPP - Mixed Use Development Comprising Residential, Employment, Commercial and Community Uses, Sports Hall, Sports Pitches And Running Track, Including Associated Landscaping And Supporting Infrastructure On Agricultural Land And Playing Fields on Land South Of Dollar, Clackmannanshire

Report by: Grant Baxter, Principal Planner

1.0 Purpose

1.1 The purpose of this report is:

- To update Members on the assessment of this planning application, since the Pre-determination Hearing (PDH) on 1st October 2020.
- To provide a summary assessment of the application and any outstanding matters.
- To provide a summary of Heads of Terms of a Section 75 Agreement (Planning Obligations) between the applicant and the Council should Planning Permission in Principle be approved.

1.2 To seek approval from Committee:

- For a “minded to approve” recommendation in respect of the planning application in principle, subject to conclusion of a Section 75 Agreement (Planning Obligations) between the applicant and a set of Matters Specified in Planning Conditions.
- For officers to engage in further consultation with community representatives and the applicant on outstanding matters.
- For officers to report to a future Planning Committee with finalised Heads of Terms of a Section 75 Agreement and full set of matters Specified in Conditions for consideration and approval.

2.0 The Application

- 2.1 The application is for Planning Permission in Principle (PPP) for the development described above. The application site covers 22.30Ha to the south of Dollar, and is split into three distinct parcels;
- Dollarfield West (land west of Devon Road which adjoining Lower Mains);
 - Dollarfield East (land east of Devon Road, which lies between the Devon Way and Dollarfield Farm); and
 - Newfield (land to the south of Strathdevon Primary School).
- 2.2 **Dollarfield West** is agricultural land extending to 8Ha, and adjoins Lower Mains along its western edge and Devon Road to the east. The planning application proposes housing on this site.
- 2.3 **Dollarfield East** extends to 10.3Ha and is also agricultural land, but includes an area of unused ground in its northwest corner. The site extends southwards as far as the grounds of Dollarfield Farm steading and abuts Dollar Burn along its eastern side. The planning application originally proposed new pitches and sports facilities for Dollar Academy (pitches, sports hall, parking and running track) on the southern portion of this site and community/commercial/parking and housing on the northern portion. The arrangement of elements of the sports facilities have subsequently been revised and proposals for the northern portion have been revised from community/commercial/parking and housing to solely housing.
- 2.4 **Newfield** extends to 4.0Ha and is owned by Dollar Academy and laid out as sports pitches. It adjoins Dollar Burn to the west, Strathdevon Primary School to the north and Lover's Loan to the south and east. The extent of housing on this area of the site has subsequently been revised to include parkland in the northern part of the site, abutting Strathdevon Primary School.
- 2.5 The proposals originally indicated that up to 300 houses could be developed across the sites.
- 2.6 As a Major development, the application was subject to a pre-application consultation process in the local community, and this is summarised in a Pre-application consultation (PAC) report that accompanies the application. The application is also accompanied by an Indicative Masterplan, Design and Access Statement and a number of professional reports covering matters such as drainage, flood risk, ecology, archaeology, ground conditions and transport.
- 2.7 The application was also the subject of an Environmental Impact (EIA) Screening Opinion by the Council which concluded that an EIA was not required, but that the application would require to be accompanied by a number of detailed reports and assessments, which as noted above, have been provided.
- 2.8 The application is one of two PPP applications for expansion of Dollar that are currently under consideration, with the other, for Dollar East also reported to

this Planning Committee. Both applications were subject of a Pre-determination Hearing (PDH) before the Planning Committee held over two sessions on 1st and 27th October 2020. This allowed the views of applicants and representatives from Dollar Community Council and Dollar Community Development Trust to be heard before the planning applications would be subsequently presented to Planning Committee for determination.

3.0 Background to the Site

3.1 Much of the site is included in Proposals H47 of the Clackmannanshire Local Development Plan, adopted 2015 – “Dollar Settlement Expansion – 33.66Ha (350 units) *“ settlement expansion to the south and east of Dollar to provide a mix of residential, community facilities, leisure and recreation provision and employment opportunities”*. This allocation extends round the southern and eastern sides of Dollar. This application site boundary generally encompasses the southern portion of the LDP allocation, and also includes additional land south of the settlement boundary, and identified as Green Belt in the LDP.

3.2 In May 2014 Dollar Community Council produced a Community Masterplan, in response to the allocation of land for expansion of the village in the Local Development Plan. This document sets out the Community Council’s vision of how the town should grow over the next 20 years. The document does not form part of the Local Development Plan or Supplementary Guidance.

4.0 Amendments to the Proposal Since Original Submission

4.1 Since the original submission, a number of elements of the proposed development have been amended and these are summarised below:

- The indicative layout of sports facilities proposed in Dollarfield East has been revised in response to remove some built elements from the Green Belt.
- The proposed scale and layout of housing development on Newfield has been reduced and an area of parkland is now proposed along the northern part of the site, adjoining Strathdevon Primary School.
- The northern part of Dollarfield East has been revised from community/commercial/parking and housing to solely housing.
- An additional at grade road crossing of the Devon Way, linking Dollarfield East with Newfield was introduced to consider potential alternative means of access to that part of the site, however, the masterplan has been subsequently revised again to remove this proposal.

4.2 Update on proposals since Pre-determination Hearing

4.3 Since the PDH in October, the applicants have submitted revised and updated information and proposals as follows:

- Submission of a Revised Indicative Layout (masterplan drawing) showing reduced expected house numbers in each development parcel in the form of a range of house numbers (i.e. an upper and lower number), showing

an overall indicative number of houses of between 200 and 260 units. The original application proposed 300 units.

- The northern portion of Dollarfield East, previously proposed as solely Housing is now proposed as “Mixed Use, including Commercial/Community Area”.
- Proposal that 0.75Ha of the above site would be made available (at a price to be agreed) to DCDT for community use.
- An Indicative Joint Off-site Environmental Improvement Proposal Plan has been submitted indicating environmental and infrastructure enhancements that are anticipated to be provided collectively by Dollar South and Dollar East Planning Applications.

5.0 Consultations

5.1 Regional Archaeologist:

- Agree with archaeological assessment and recommends a planning condition requiring a programme of archaeological works in advance of construction commencing.

5.2 Dollar Community Council:

- Sympathetic to the need for new housing in Dollar provided this brings community benefit.
- The proposed Dollar Academy sports facilities will only bring benefit if the community have reasonable access to them.
- The development proposes 300 houses, and cumulatively would result in 500 houses including the Harviestoun application, whereas the LDP proposes a total of 360 houses. The developments collectively are over-development of Dollar
- More open space is required to serve Dollarfield West, where development density is higher than the existing settlement.
- There is no urban park proposed.
- Character of the development is not in keeping with Dollar and would not protect or enhance trees/woodland/landscape/townscape.
- Concern about level of active travel proposals connecting to existing settlement.
- Concern about how existing junctions e.g. at Devon Road/Bridge Street and at Ramshorn will cope with additional traffic.
- Concern about vehicle access proposals, in particular in relation to development on Newfield. A road should be built to serve Newfield from Devon Road with a new bridge carrying the Devon Way over this and paid for by the developer.

- Consideration should be given to a road linking both developments together.
- Proposals for traffic crossing the Devon Way at grade are not acceptable and risk the safety of pedestrians and cyclists using the route.
- The proposals are unsustainable and over-development.
- Concern about amended proposals replacing community provision with more housing at Devon Road (Dollarfield East).
- New urban park at Newfield shown in revised proposals is too small.
- Proposals show loss of The Hive Community Centre to accommodate school expansion.
- Detailed concerns about flood risk and SEPA's response and methodology used, particularly in light of recent events.

5.3 Dollar Community Development Trust:

- Support the need for new housing in the community but not at this scale.
- Concern that the settlement infrastructure could be overwhelmed and community cohesion affected by scale of development.
- Concern that required expansion of Strathdevon Primary will result in the loss of The Hive as a community asset.
- Concern at apparent lack of community benefit from proposals, and access to planned Dollar Academy sports facilities for the community.
- Wish to work with Dollar Academy on improving sports provision and retaining Newfield as a sports/recreation area.

5.4 Education:

- Developer contributions will be required to mitigate the impacts of the developments on education provision.
- Position as at 2019 in respect of both developments together: NURSERY: No capacity in nursery, and contributions required to serve 60 nursery pupils. PRIMARY: Space for 10 additional pupils at Strathdevon PS. Estimated 190 pupils from developments. SECONDARY: Current requirement for 22 pupils at Alva Academy (All figures are subject to review based on details of house numbers and mix). The Council commissioned a design brief for an expanded Strathdevon PS in 2013. The Council then agreed that the two applicants undertake an update of this brief in 2019. This was subsequently prepared by architects appointed by the developers and set out options for expansion of the school, but is yet to be costed. The options show potential shortfall in outdoor space.
- Subsequent to this, it was agreed that the Council would be prepared to have further joint options appraisal undertaken with NHS Forth Valley that

also considered redevelopment of the Dollar Health Centre and school site together and creation of a new community campus, with possible retention of The Hive.

- The Council has engaged with Dollar Community Development Trust in respect of the future of The Hive and wider community facilities in Dollar. The Council has commissioned an Options Appraisal in respect of Strathdevon Primary School, building on the work done in 2019 by consultants, and looking at expansion options that include a new community wing or retention of The Hive in situ. The outcome of this exercise will inform decision making on expansion of the school, provision of community facilities and the level of developer contribution towards these facilities. The level of commuted sum will be informed by the Council's on-going Learning Estate options appraisal.

5.5 Historic Environment Scotland:

- No comments to make.

5.6 NHS Forth Valley:

- Dollar Health Centre does not currently have capacity to accommodate the additional patients from the proposed number of houses.
- The development may impinge on Dollar Health Centre.
- NHS Forth Valley fully support and recognise the importance of Developer Contributions in such circumstances. This will be a fundamental requirement to ensure that an efficient delivery of Primary Care Services is maintained within Dollar.
- NHS Forth Valley will work in collaboration with Clackmannanshire Council and other stakeholders to identify the level of financial payments and/or additional infrastructure provisions that will be required to maintain the delivery of this service.

5.7 Roads:

- Concern that Transport Assessment may under estimate travel impacts around Dollar, and mitigation measures are insufficient, such as promotion of sustainable transport, are unclear.
- A connecting road through the developments linking the A91 with B913 should be considered to connect developments and address traffic impacts on Lover's Loan and Park Place from Newfield development.
- Junction improvements are required at Devon Road/Bridge Street junction and to enhance the A977/B913 (Ramshorn junction).
- Contributions required towards improved public transport infrastructure in Dollar.
- The street environment in Bridge Street requires to be enhanced to facilitate and encourage non-car movement generated by the

development, particularly as scope to provide additional town centre parking is very limited.

- Insufficient information has been provided on how Dollar Academy's proposed new sports campus will be accessed.
- Flooding comments: Agree with SEPA that groundwater flood risk requires to be assessed. Provision of surface water drainage infrastructure provides opportunity to address existing drainage problems in Dollar.
- As road crossing of Devon Way no longer proposed a reduced amount of development in Newfield may be capable of being accessed from the existing road network, subject to a number of provisions in respect of traffic management, active travel improvements around Park Place/Lover's Loan and Bridge Street.

5.8 Scottish Water:

- No objections, however, water and foul drainage capacity cannot be confirmed and will require the developer to submit a pre-development enquiry, should planning consent be granted.
- The Turret Water Treatment Works currently has capacity for 480-500 houses.
- Further assessment of the water distribution network in Dollar will be required. A flow and pressure test will be required to determine impact on existing infrastructure, including the service reservoir and pumping station at Dollarbank.
- Any required mitigation will be at the developer's expense.
- Dollar Waste Water Treatment Works (WWTW) does not have capacity to serve demand from 480-500 houses and a growth project will be required to provide additional capacity.
- Scottish Water is funded to instigate growth projects and provide additional capacity where 5 Growth Criteria are met, which include the grant of planning permission.
- Initial phases of development will be able to connect to the existing WWTW . A Strategic Drainage Impact Assessment is planned for Dollar, the outputs of which will be shared with the Council and applicants.
- The applicant must identify any conflicts with Scottish Water assets.
- Surface water discharge will not normally be accepted to combined sewers.
- A capability treatment process assessment of the WWTW has now been carried out to assess the impact of projected growth in the catchment associated with the Dollar South masterplan proposals. It is understood that the outcome of the assessment was that the WWTW has adequate

capacity to accommodate the proposed development. A potential population increase allowance of 875 was included as part of the assessment.

5.9 Scottish Natural Heritage:

- The two proposed developments could cumulatively overwhelm and dominate the town, its landscape setting and character. A masterplan and development briefs are required for the entire expansion area to ensure integrated and sustainable development.
- The indicative street layout fits well with the Dollar Community masterplan, however the scale and mass of edge of town housing could alter the southern edge of Dollar.
- The sports campus, including buildings and track/stand extend southwards into Greenbelt and their scale and mass may be too dominant in this location. There is opportunity to create a new gateway and a distinctive new southern edge to Dollar.
- No impact on Damhead Wood SSSI, to the south of the River Devon, is anticipated.

5.10 SEPA:

- Initial objection as further information required on flood risk.
- Further groundwater investigations should be undertaken due to possible high groundwater levels in certain locations. New development should avoid any areas of groundwater flood risk. Recommend that groundwater investigations are undertaken to ensure no increased flood risk to nearby receptors will occur and the development is adequately designed to mitigate this potential source of flooding.
- SEPA subsequently withdrew their objection, following submission of requested detailed flooding information from the applicant's hydrologist. It is stated finished floor levels will be raised 0.6m above the 1 in 200 year plus climate change and that infrastructure will be located away from the functional floodplain, which SEPA now accept.
- Subsequent to recent flooding events in the area, Dollar Community Council commissioned a report by a flooding consultant raising technical questions about SEPA's assessment of the information submitted with this application. SEPA retain their "no objection" position and do not require to revise their consultation response. The Council must rely on the advice of statutory consultees in this regard, however, SEPA will maintain ongoing dialogue on flooding and drainage matters with all parties.

5.11 Sportscotland:

- Newfield contains 3 grass pitches catering for rugby and football. The proposed development indicatively shows two rugby pitches, two hockey pitches, one football pitch and a running track.

- Dollar Academy should confirm access to new pitches for groups outside the school should be at least the same as for existing pitches, and confirm phasing of delivery of pitches.
- To ensure new pitches are delivered timeously, and to sufficient quality, planning conditions are proposed in respect of the standard of construction and that they will be available within one year of commencement of development.

6.0 Publicity & Representations

6.1 A total of 51No. neighbouring properties were notified of the application. The application was also advertised in the local press. In response, there have been 281 separate contributors to the application, with 268 of these objecting to the application, 12 representations and one letter of support. In total 417 separate representations have been received.

6.2 All neighbours and those having made representations re-notified in February 2020, when the masterplan proposals were revised to include a road link across the Devon Way from Dollarfield East to Newfield. Just under half of the total number of representations received were submitted following this re-notification.

6.3 The representations cover a large number of topics, and key areas of objection are:

- Concern at loss of open space at Newfield to development. Newfield is the green hub of the village and should be retained/ no or only limited development on Newfield should be allowed.
- The development should support a community growth fund.
- Park Place/Lovers Loan and their junctions with A91 can't cope with more traffic.
- Transport Assessment is inadequate in addressing parking and congestion in town centre/not realistic about people not using cars for short journeys and underestimates traffic impact of Newfield development.
- Inadequate public transport to serve development/better public transport services required.
- Newfield development will create traffic congestion/road safety issues around school.
- Are SUDs proposals adequate? Will they be maintained properly?
- Harviestoun proposals must be considered at same time.
- The proposals do not reflect the community masterplan.
- Is there space required for Strathdevon PS and Health Centre to expand, and concern about loss of The Hive

- Concerns about flood risk to existing and proposed developments.
- The Devon Way should be lit and maintained eg winter gritting, and better active travel routes are required.
- The LDP states 350/360 houses only. This proposal alone is for 300 houses and represents over-development.
- Impact of this number of houses over a short time period will affect character of Dollar and put a strain on existing infrastructure/services
- Drainage system can't cope and will need upgraded.
- The development will detrimentally impact on Lower Mains residents, due to the density of development proposed.
- The Dollar Academy sports village will not benefit locals/Questions over commitment to local access to new sports facilities.
- Concerns about flood risk to proposed and existing houses following recent flood events.
- Objection to proposal for link road crossing Devon Way affecting safety and enjoyment of this traffic free route.

7.0 Clackmannanshire Local Development Plan

- 7.1 The application must be determined in accordance with the Clackmannanshire Local Development Plan, adopted 2015. The strategic objectives of the plan include an objective to create sensitively and well designed places and enhance local distinctiveness and identity and the Spatial Strategy includes an aim to grow Dollar sustainably.
- 7.2 The site comprises the southern portion of Dollar Settlement Expansion, identified as Proposal H47 in the LDP. The H47 Proposal encompasses the large part of both current planning applications, and shows an indicative figure of 350 housing units and is described as providing “a mix of residential, community facilities, leisure and recreation provision and employment opportunities”.
- 7.3. As noted, this application proposes a mixed use development comprising residential, employment, commercial and community uses, sports hall, sports pitches and running track, and as such, it generally complies with the provisions of Proposal H47.
- 7.4 Part of the development involves housing on existing playing fields at Newfield. These are identified in the LDP as public open space, although owned and managed by Dollar Academy. The new sports facilities proposed with the development are also to be owned and managed by Dollar Academy. Members will note from SportsScotland's consultation response that planning conditions would be required to ensure development phasing provides continuous provision of playing fields. This approach would reflect the requirements of Policy SC10 of the LDP. In addition, as part of any Section

75 Agreement, there will be a requirement for arrangements for public access to the new sports facilities to be set out.

- 7.5 The southern portion of the Devon Road East site, comprising grass pitches and running track, lies outwith the settlement boundary and in an area of Green Belt. Whilst LDP policies in respect of development in the countryside (Policy SC23) and Green Belt (Policy EA8), seek to direct new developments to existing built up and less sensitive areas, exceptions to this provision include recreational uses that are compatible with an agricultural or natural setting. The currently proposed arrangement of sports facilities accords with this policy approach.
- 7.6 Policy SC2 of the LDP supports the delivery of affordable housing, and expects new developments of over 20No. houses to provide a proportion of affordable housing or a commuted sum towards provision elsewhere. In this case, the applicant has advised that they expect to comply with this policy through provision of 25% affordable housing on site.
- 7.7 Policy SC5 of the LDP sets out layout and design principles in accordance with the place-led approach of the Scottish Government's Designing Places policies and is supported by Supplementary Guidance SC5. As noted, the application is supported by assessments of landscape and townscape character and a design and access statement sets out the design process and suggested approach to the development. As this is a PPP application no details of house types, street design or layouts are considered for determination. The indicative proposals do however, derive from appropriate assessment of the site context and seek to respond appropriately to this. Details of all phases of development will be subject to assessment via MSC applications, should PPP be granted. It would be intended that a detailed design brief and design code is developed to fully inform all phases of development to ensure development design meets the aspirations of the Council and community.
- 7.8 Policy SC7 sets out the Council's expectations in respect of energy efficiency in new developments. The details of this policy have been partly superseded by the updating of Building Standards legislation. The application submission contains little detail on energy efficiency however, this would be a requirement of MSCs, if PPP is granted.
- 7.9 Policy SC9 sets out how the Council will ensure new developments respond appropriately to infrastructure requirements arising from their proposals. These matters are addressed in accordance with Supplementary Guidance SG1. Through negotiations with officers, the applicants have set out a set of matters that the development will provide for or contribute to. These include affordable housing, education provision, traffic and streetscape enhancements in Dollar and improvements to active travel provision, including lighting of the Devon Way in the town and public art provision.
- 7.10 Policy SC11 and SC12 set out how new developments should provide for improvements in transport networks and development layouts that promote cycling and walking. As noted above, the package of developer contributions includes provision for enhanced transport infrastructure both to serve the new development and the wider community. Further design work will be required as part of the MSC stages to detail transport infrastructure enhancements,

such as the improvements to the junction of Bridge Street and Devon Road and the access network around Newfield and Strathdevon Primary School. As noted, the proposals no longer entail a road crossing of the Devon Way between Newfield and Dollarfield East, and in consultation with the Council's Planning and Transportation Officers, there is a strong emphasis on ensuring that active travel choices are prioritised and promoted within the development and its connections to the wider community and transport networks.

- 7.11 Policy SC20 deals with drainage infrastructure, Policy EA9 deals with flood risk and Policy EA12 deals with the water environment. As noted in Scottish Water's consultation response, they have no objection to the application and works and studies are underway to ensure that the foul sewerage network is ready to accommodate the development, if approved. SEPA have also indicated no objections in respect of flood risk, however, further consideration of how the development addresses ground water flood risk is required and there will be an MSC requirement for the applicant to commission a ground water flood risk assessment if PPP is granted. In addition, surface water discharge will require to be directed to the River Devon rather than Dollar Burn, and the detailed surface water management scheme for the development will require to take account of this. The management of surface water in the development will require to conform to Policy EA12 and ensure that the water environment is protected and where possible enhanced.
- 7.12 Dollar Community Council engaged the services of a flooding consultant to raise questions in respect of methodology and assumptions used by SEPA in assessing the flood risk assessments for the proposals. SEPA have responded to these enquiries and their response as statutory flood risk consultee on this application remains unchanged. Whilst further queries have been raised by the consultant on behalf of DCC, further to SEPA's response, the Council, as Planning Authority must proceed with decision making on the basis of advice from its statutory consultees in respect of flood risk.
- 7.13 Policy EA2 deals with habitat networks and biodiversity and Policy EA12 deals with the water environment. SNH have raised no objections in respect of the biodiversity impacts of the development. There will be an MSC requirement that recommendations from Ecology report in respect of mitigation and compensatory measures are undertaken.
- 7.14 Policy EA4 deals with the landscape impact of planning proposals. The application has been accompanied by a detailed Landscape and Visual Appraisal which assesses the visual impact of the development in the wider landscape from near and more distant viewpoints. The layout of the development has been adjusted in response to landscape impact concerns, both in respect of the southern approach to Dollar on Devon Road and the scale of development in Newfield. The layout of sports uses in the south of the development has been adjusted to reduce the visual impact of sports buildings and provide more greenspace, which will be supported by new trees and hedging. At Newfield the scale of proposed housing development has been reduced to create a greenspace (urban park) between new houses and the school.
- 7.15 Policy EA7 deals with trees and hedging in respect of new developments. The development proposals have indicated areas of new planting and will

require to deliver high quality trees, hedges and soft landscaping to enhance amenity and biodiversity, in accordance with this policy.

- 7.16 The application for PPP largely accords with the provisions of the adopted LDP; however the application only deals with principles of the development and detailed matters will require further assessment. As noted, there are matters that require further consideration and discussion between the Council, applicants and community representatives, in advance of final determination of this PPP application. Thereafter, detailed MSC stages will follow and which will set out the detail of the proposals, and will be subject to the normal publicity and consultation procedures.

8.0 Summary

- 8.01 This report provides a summary of the planning application assessment and recommends a “minded to approve” decision as set out in Section 1 of the report. In respect of seeking approval for officers to engage in further consultation with community representatives and the applicant on outstanding matters, these matters would comprise (not exclusively):

- The provision of education and other community facilities including Strathevon Primary School and The Hive;
- The management of traffic and active travel arising from the developments;
- The details of flood risk management and water and drainage arrangements;
- Arrangements for investment in streetscape enhancements in Dollar;
- House numbers;
- Other Section 75 Agreement matters.

9.0 Resource Implications

9.1 Financial Details

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

Finance have been consulted and have agreed the financial implications as set out in the report. Yes

10.0 Exempt Reports

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

11.0 Declarations

11.1 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	<input type="checkbox"/>
Our families; children and young people will have the best possible start in life	<input type="checkbox"/>
Women and girls will be confident and aspirational, and achieve their full potential	<input type="checkbox"/>
Our communities will be resilient and empowered so that they can thrive and flourish	X

(2) **Council Policies** (Please detail)

11.0 Equalities Impact

11.1 Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?

Yes No

12.0 Legality

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

13.0 Appendices

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


None

14.0 Background Papers


14.1 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 X

Author(s)

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Approved by

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295500

296000

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Legend

Application site boundary

18/00283/PPP – Land South Of Dollar, Dollar

Mixed Use Development Comprising Residential, Employment, Commercial and Community Uses, Sports Hall, Sports Pitches And Running Track, Including Associated Landscaping And Supporting Infrastructure On Agricultural Land And Playing Fields



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OS Grid Ref: NS961975

Scale: 1:5,000

Date:
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