



**Clackmannanshire
Council**

www.clacks.gov.uk

Comhairle Siorrachd
Chlach Mhanann

Kilncraigs, Greenside Street, Alloa, FK10 1EB (Tel.01259-450000)

Planning Committee

Tuesday 8 February 2022 at 9.30 am

Venue: Via MS Teams



Planning Committee

Subject to paragraphs 3.28 and 11.4 of the Scheme of Delegation, the Planning Committee has responsibility for taking decisions on planning applications and enforcing planning laws, and;

Carrying out the local authority's function in relation to street naming under section 97 of the Civic Government (Scotland) Act 1982; and

Dealing with regulatory and enforcement issues arising from matters delegated to or delivered by Development and Environment Services related to Building Standards.

Members of the public are welcome to attend our Council and Committee meetings to see how decisions are made.

Details of all of our Council and Committee dates and agenda items are published on our website at www.clacks.gov.uk

If you require further information about Council or Committee meetings, please contact Committee Services by e-mail at committees@clacks.gov.uk or by telephone on 01259 452006 or 452004.

31 January 2022

**A MEETING of the PLANNING COMMITTEE will be held Via Ms Teams on
TUESDAY 8 FEBRUARY 2022 at 9.30 AM.**



PETE LEONARD
Strategic Director (Place)

B U S I N E S S

	Page No.
1. Apologies	--
2. Declaration of Interests Members should declare any financial or non-financial interests they have in any item on this agenda, identifying the relevant agenda item and the nature of their interest in accordance with the Councillors' Code of Conduct. A Declaration of Interest form should be completed and passed to the Committee Officer.	--
3. Confirm Minutes of Meeting held on 4 November 2021 (Copy herewith)	07
4. Planning Appeal Decision ref: 20/00220/FULL - Erection of Reserve Gas Generation Facility with a Proposed Generation Capacity of 22.5 MW With Associated Infrastructure Including Ancillary Buildings, Access, Fencing and Landscaping at Land South Of Hennings Wood, Collyland Road, Fishcross – report by Keith Johnstone, Principal Planner (Copy herewith)	11
5. Planning Application ref: 21/00107/FULL - Residential Development of 91 No. Houses At Phase 9 With Associated Infrastructure And Landscaping; And The Relocation And Provision of 2 No. New Rugby Pitches With Associated Drainage And Infrastructure on Land To The South Of Forth Crescent, Alloa – report by Grant Baxter, Principal Planner (Copy herewith)	17
6. Covering Report – Dollar Planning Applications – report by Grant Baxter, Principal Planner (Copy herewith)	33

7. **Planning Application ref:** 18/00283/PPP - Mixed Use Development 41
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
(Copy herewith)

8. **Planning Application ref:** 19/00018/PPP Mixed Use Development 81
With Supporting Infrastructure Comprising Residential, Retail
(Convenience) With Associated Parking, Open Space,
Landscaping, Drainage, and Accesses from the A91 (Muckhart
Road) on Land To South And East Of Dollar, Dollar – report by
Grant Baxter, Principal Planner (Copy herewith)

Planning Committee – Committee Members (Membership 10 – Quorum 4)

Councillors

Wards

Councillor	Donald Balsillie (Convenor)	2	Clackmannanshire North	SNP
Councillor	Jane McTaggart (Vice Convenor)	3	Clackmannanshire Central	SNP
Councillor	Tina Murphy	1	Clackmannanshire West	SNP
Councillor	George Matchett, QPM	1	Clackmannanshire West	LAB
Councillor	Martha Benny	2	Clackmannanshire North	CONS
Councillor	Helen Lewis	2	Clackmannanshire North	SNP
Councillor	Derek Stewart	3	Clackmannanshire Central	LAB
Councillor	Chris Dixon	4	Clackmannanshire South	IND
Councillor	Kenneth Earle	4	Clackmannanshire South	LAB
Councillor	Denis Coyne	5	Clackmannanshire East	CON



**MINUTES OF MEETING of the PLANNING COMMITTEE held via MS Teams, on
THURSDAY 4 NOVEMBER 2021 at 1.00 PM**

PRESENT

Councillor Donald Balsillie (Convenor)
Councillor Jane McTaggart
Councillor Martha Benny
Councillor Denis Coyne
Councillor Chris Dixon
Councillor Kenneth Earle
Councillor Derek Stewart

IN ATTENDANCE

Emma Fyvie, Senior Manager, Development (Place)
Allan Finlayson, Team Leader, Planning and Building Standards (Place)
Grant Baxter, Principal Planner (Place)
Lee Robertson, Solicitor, Legal and Governance (Clerk to the Committee)
Gillian White, Committee Services, Legal and Governance

PLA(21)18 APOLOGIES

Apologies for absence were received from Councillor Tina Murphy, Councillor George Matchett QPM and Councillor Helen Lewis.

PLA(21)19 DECLARATIONS OF INTEREST

None.

**PLA(21)20 MINUTES OF MEETING OF THE PLANNING COMMITTEE HELD ON
20 MAY 2021**

The minutes of the Planning Committee held on Thursday 20 May 2021 were submitted for approval.

Decision

The minutes of the Planning Committee held on Thursday 20 May 2021 were agreed as a correct record and signed by the Convenor.

**PLA(21)21 STREET NAMING REPORT FOR DEVELOPMENT OF LAND AT FORMER
BOWLING GREEN, GREEN LOAN, POOL OF MUCKHART**

The report, submitted by the Planning and Building Standards Team Leader, sought a decision on the name of a new street for the development of land at former Bowling Green, Green Loan, Pool of Muckhart. In order to assist the decision process, the report set out the results of the consultation exercise which had sought suggested names for new streets in the development. The development consists of the erection of 50 dwellings, the layout of which lends itself to a single new street. A location plan, Appendix 1 and a site layout plan, Appendix 2 are included with the report for ease of reference.

Motion 1

That the new street name for the development of land at former bowling green, Green Loan, Pool of Muckhart, be known as “Meadowside”.

Moved by Councillor Martha Benny. Seconded by Councillor Kenneth Earle.

Motion 2

That the new street name for the development at land at former bowling green, Green Loan, Pool of Muckhart, be known as “Boars Hill” as a stand alone name.

Moved by Councillor Denis Coyne. Seconded by Councillor Chris Dixon.

There being two motions, the Convenor put the matter to the vote.

Voting

For “Meadowside”	5 votes
For “Boars Hill”	2 votes
Abstain from voting	0 votes

Decision

On a division of 5 votes to 2 with 0 abstentions, the Committee agreed that the new street name for the development of land at former bowling green, Green Loan, Pool of Muckhart, be known as “Meadowside”.

Action

Planning and Building Standards Team Leader

PLA(21)22 PLANNING APPEAL DECISION

Change of Use of Woodland to Permanent Gypsy/Traveller Site (2 No Households) and Siting of 2 No Static Caravans and 4 No Touring Caravans With Related Infrastructure (Retrospective) - Renewal Of Permission For A Further 2 Years – Cow Wood, Forestmill, Clackmannanshire – 20/00214/FULL

The report, submitted by the Principal Planner, advised the Committee of the recent appeal decision on the above proposed development and was for noting only.

Motion

That the Committee agrees the recommendation set out in the report.

Moved by Councillor Donald Balsillie. Seconded by Councillor Kenneth Earle.

Decision

The Committee agreed to note the decision of the Reporter in respect of the planning appeal.

PLA(21)23 SCOTTISH MINISTERS' DECISION ON COMPLETION NOTICE

Erection of House - Modification to Approved House Type "C" (10 Gannel Hill View) (Planning Permission Ref No. 05/00241/FULL) at 10 Gannel Hill View, Devon Village. Clackmannanshire.

The report, submitted by the Principal Planner, advised the Committee of the recent decision made by Scottish Ministers on the Completion Notice served by the Council on the owner of 10 Gannel Hill View, in connection with the construction of a house on that site. The report was for noting only and a further report will be brought to a future Planning Committee setting out options to secure completion of the house and removal of the static caravan from the site.

Motion

That the Committee agrees the recommendation set out in the report.

Moved by Councillor Donald Balsillie. Seconded by Councillor Kenneth Earle.

Voting

For the motion	6 votes
Against the motion	1 votes
Abstain from voting	0 votes

Decision

On a division of 6 votes to 1 with 0 abstentions, the Committee agreed to note the decision of Scottish Ministers in respect of the Completion Notice, and the intention of officers to bring a report to a future meeting of the Planning Committee once the decision, and the recommendations of the Reporter to Scottish Ministers in respect of it, have been fully considered.

As set out in the report, the Clerk advised the Committee that is the intention of officers to seek external legal advice and write to Scottish Ministers seeking clarification of the considerations of the Reporter. The Committee asked for an opportunity to review the scope of works prior to issue to the external legal adviser. The Clerk confirmed that a formal briefing note on the scope of works would be issued to the Committee and a briefing session to review would be arranged for all Committee members.

Action

Clerk to the Committee

Ends: 15:00 hours

Report to: Planning Committee

Date of Meeting: 8th February 2022

Subject: Planning Appeal Decision - Erection of Reserve Gas Generation Facility with a Proposed Generation Capacity of 22.5 MW With Associated Infrastructure Including Ancillary Buildings, Access, Fencing and Landscaping at Land South Of Hennings Wood, Collyland Road, Fishcross – 20/00220/FULL

Report by: Keith Johnstone, Principal Planner

1.0 Purpose

- 1.1. This report advises Members of the recent appeal decision on the above proposed development and is for noting only.

2.0 Recommendations

- 2.1. It is recommended that Members note the decision of the Reporter to dismiss the planning appeal.

3.0 Considerations

- 3.1. Members will recall the decision of the Planning Committee at its meeting on 20th May 2021 to refuse planning permission for the above application in line with the recommendation by the Service. The Committee also heard representations on behalf of the applicant and from an objector when it met to determine the application.
- 3.2. The applicant sought permission to erect a “gas peaking plant” on an area of agricultural land to the west of Fishcross. The plant would generate electricity at short notice to supply the National Grid at periods where there is stress or fluctuations in the grid, or constraints on other electricity generation sources. The electricity generated would have been fed into the grid at the nearby electricity substation on Collyland Road.
- 3.3. The applicants lodged an appeal to Scottish Ministers against the Council’s decision on 25th June 2021. The Reporter appointed by Ministers issued a decision on 11th November 2021 that dismissed the appeal and refused planning permission (DPEA Ref PPA-150-2011).
- 3.4. In summary, the Reporter concluded that;

- i) The development is not considered to require a countryside location and would be an incongruous intrusion into an area of attractive countryside.
- ii) The development is contrary to Policies SC23 (Development in the Countryside – General Principles) and EA4 (Landscape Quality). The development would not comply with the local development plan.
- iii) There are no other material considerations which would outweigh the development plan position. The Reporter's assessment of considerations included; the evidence available to show that the proposal would fit within a strategic network of plants, where gaps needed to be filled; the requirement to locate the development close to the substation; the need for gas peaking plants to maintain a secure energy supply and help support the expansion of renewable electricity generation; and the provisions in Scottish Planning Policy (2014) relevant to the proposal.

4.0 Sustainability Implications

4.1. None

5.0 Resource Implications

5.1. *Financial Details*

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 has agreed the financial implications as set out in the report. Yes ☐

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)

Clackmannanshire Local Development Plan Policies SC23 and EA4.

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 ☐

- Adopted Clackmannanshire LDP

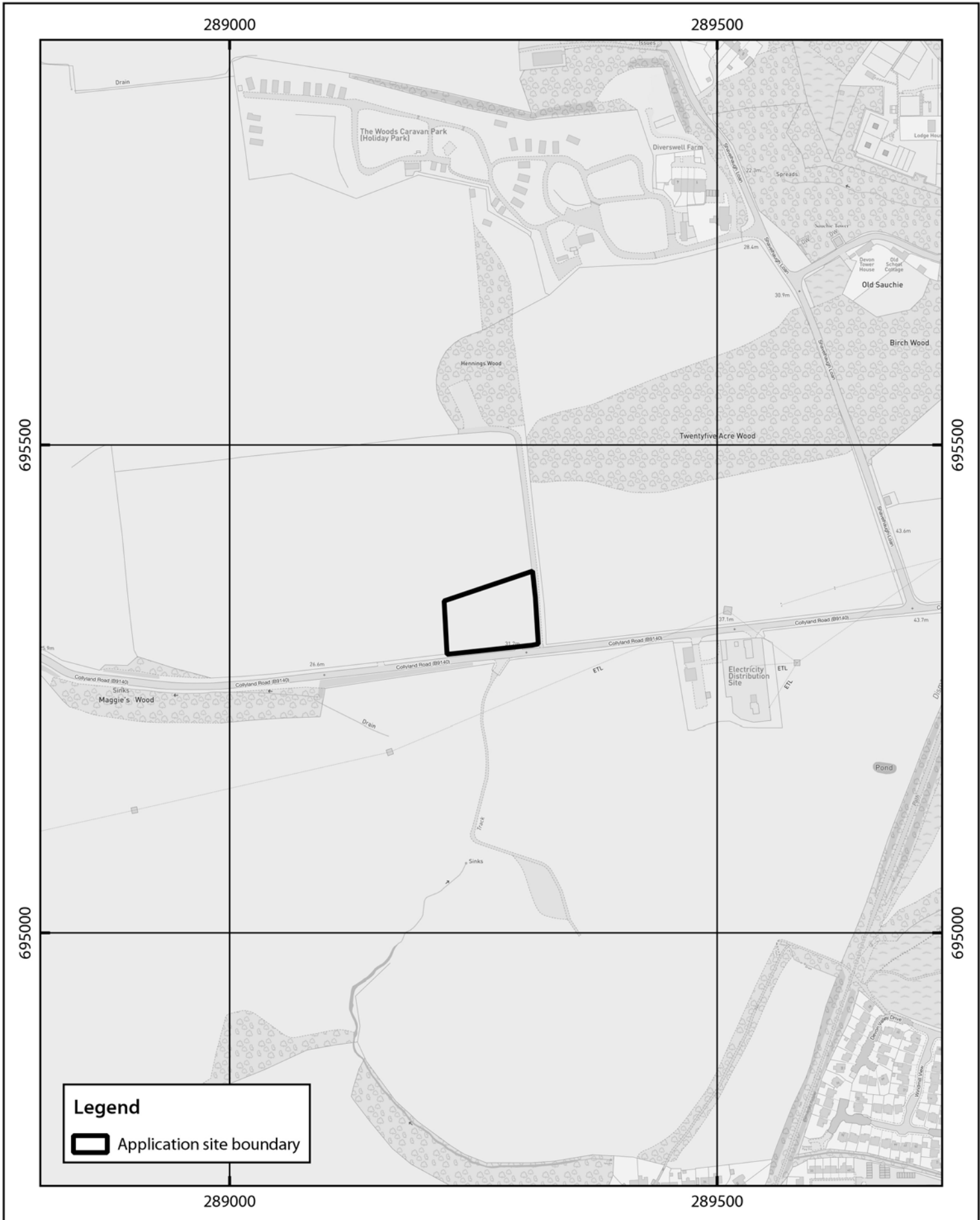
- Scottish Planning Policy (2014)

Author(s)

NAME	DESIGNATION	TEL NO / EXTENSION
Keith Johnstone	Principal Planner	Ext 2614

Approved by

NAME	DESIGNATION	SIGNATURE
Allan Finlayson	Team Leader	
Emma Fyvie	Senior Manager (Development)	



Report to : Planning Committee

Date of Meeting: 8th February 2022

Subject: Residential Development of 91 No. Houses At Phase 9 With Associated Infrastructure And Landscaping; And The Relocation And Provision of 2 No. New Rugby Pitches With Associated Drainage And Infrastructure at Land To The South Of Forth Crescent, Alloa, Clackmannanshire – Ref: 21/00107/FULL

Report by: Grant Baxter , Principal Planner

1.0 Purpose

- 1.1 This report provides an assessment and makes a recommendation on the above noted planning application. The application requires to be determined by the Planning Committee as, due to the site area and number of houses proposed, it falls into the “Major” category of developments.

2.0 Recommendation

- 2.1 The application is considered to comply with the relevant provisions of the Clackmannanshire Local Development Plan and there are no material considerations that indicate it should not be approved. It is therefore recommended that the Planning Committee approve the application subject to the following conditions and reasons:

1. Before any works commence on site, a phasing plan shall have been submitted and approved in writing by the Council as planning authority, setting out the programme for completion of the following elements:

- a) The two replacement rugby pitches and associated fencing and lighting being fully provided and operational as per the approved method statement/design and construction details required under Condition 2, before any works take place on existing rugby pitches within the site boundary.
- b) Completion of all works associated with Planning Permission 20/00035/FULL, including surface water drainage swale, new planting and path works prior to construction on any houses within the approved development.
- c) Construction of all roads and paths within the approved development, including the link road to Forth Crescent and Alloa Rugby Club access and carpark improvements.

- d) Provision of an enhanced 3m wide tarmac path between Forth Crescent and Scott Crescent, immediately to the northwest of the site, and connecting path infrastructure within the approved development site, providing a continuous 3m wide tarmac path connection along the site's Forth Crescent frontage and to the Black Devon Wetlands path network, immediately south of the site.
- e) Completion of all other off-site path links as show on the stamped approved site plan.
- f) Completion of all landscaping and planting within and adjoining the site as shown on the stamped approved Landscape Proposals required under Condition 9, below.
- g) Completion of all surface water drainage infrastructure within the approved development.

Once approved, the works shall be completed in accordance with the phasing plan, unless otherwise approved in writing by the Council.

2. Before any works commence on the formation of the new pitches, hereby approved, the following details shall have been submitted to and approved in writing by the Council as Planning Authority:

- a) All details of pitch construction, surfacing, drainage and finishes, including a method statement in respect of tree removal. The proposed new pitches shall be designed and constructed by a SAPCA (Sports and Play Construction Association) registered contractor and to IRB22 Standard as specified by Sportscotland, and to the dimensions shown on the stamped approved drawings.
- b) Detailed intrusive site investigations, method statements and post-construction reports, in respect of the proposed new pitches.
- c) Exact details, specifications and finish of all proposed fencing, including proposed 3m high weld-mesh fencing enclosing Pitch 1 and 5m high ball stop fencing between Pitch 2 and Plots 73 and 74.
- d) Exact details of pitch lighting, including a lighting plan, details of column and lighting head design and finish, specification of lights and LUX levels, and measures to mitigate light spillage to any adjacent residential properties.
- e) A pitch reinstatement plan setting out measures to reinstate pitches in the event of flooding.

Thereafter, the pitches shall be completed in accordance with such approved details prior to any development commencing on existing pitches, and shall be followed up by submission of a post-construction report.

3. Before any works commence on site, details of proposed ground, finished floor and roof ridge levels of the proposed house shall have been submitted to and approved in writing by the Council as planning authority. Thereafter, the development shall be implemented in accordance with such approved details, prior to first occupation of the house.

4. Before any works commence on site, the following details shall have been submitted to and approved in writing by the Council as Planning Authority:

- a) An Arboricultural Method Statement and Tree Constraints Plan overlain on the approved layout showing tree root protection areas.
- b) Details of arboricultural supervision/monitoring during all stages of construction.
- c) Further detailed inspection of Trees 133, 134 and 135 recommendations of any further remedial works required to these trees

Thereafter, the development shall be carried out in accordance with such approved details.

5. All trees, hedges and shrubs to be retained within and adjacent to the site shall be protected from damage during demolition and construction work in accordance with BS5837 (Trees in Relation to Construction) 2012. Such measures shall be installed and inspected by an officer of the Council prior to the commencement of any construction works, and shall remain in place for the duration of the demolition and construction.

6. For the avoidance of doubt, the approved development shall be carried out and completed fully in accordance with the recommendations of the Bat Roost Survey and Bat Protection Plan prepared by Arcona Ecology Ltd , July-September 2021.

7. Within 3 months of the date of this permission, detailed arrangements for the provision of public art within the development site, generally in accordance with Supplementary Guidance (SG1 - Developer Contributions), of the Local Development Plan 2015, shall have been submitted to and approved in writing by the Council as planning authority.

8. No works shall take place within the development site until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the Council as advised by their Planning Officer (Archaeology), and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Council as Planning Authority. Such a programme of works could include some or all of the following historical research, excavation, post-excavation assessment and analysis, publication in an appropriate academic journal and archiving.

9. Before any works commence on site, a revised set of Landscape plans, planting specification and maintenance schedule shall have been submitted to and approved in writing by the Council, taking account of site layout and design changes. These shall also incorporate ecological and biodiversity measures in landscape design, planting specifications and maintenance schedule. Once approved, the development shall be completed in accordance with such approved details unless otherwise approved in writing by the Council as Planning Authority.

10. Before any works commence on site, details of all external hard surfaces and boundary enclosures shall have been submitted to and approved in writing by the Council as Planning Authority. The details shall include the following:

- a) No 1800mm high screen fencing on plot boundaries with public roads or the site's northern boundary, but only the 1800mm high walls.
- b) Details of surface finishes to roads, square junctions, parking areas, remote paths, and private driveways

Thereafter, the development shall be implemented in accordance with such approved details unless otherwise approved in writing by the Council, as Planning Authority.

11. Before any works commence on site, the following details shall have been submitted to and approved in writing by the Council as Planning Authority:

- a) On street visitor parking provision of 25%, distributed evenly throughout the site.
- b) All road access arrangements to comply with the National Roads Development Guide, 2015.

Once approved, the development shall be completed in accordance with such approved details, unless otherwise approved in writing by the Council as Planning Authority.

Reason for Conditions

- 1. In order to ensure the proper provision of replacement pitches and other supporting infrastructure within and serving the development.
- 2. In order to ensure the provision of replacement pitches to appropriate standards.
- 3. In the interests of residential amenity and local environmental quality.
- 4. In the interests of residential amenity and local environmental quality.
- 5. In the interests of residential amenity and local environmental quality.
- 6. In order to ensure the protection of protected species and their habitat.
- 7. In the interests of residential amenity and local environmental quality.
- 8. In order to ensure protection of any archaeological remains within the site.
- 9. In the interests of residential amenity and local environmental quality.
- 10. In the interests of residential amenity and road and pedestrian safety.
- 11. In the interests of residential amenity and road and pedestrian safety.

2.02 List of Plans and Documents to be Approved: Appendix 1

3.0 Considerations

Background

- 3.1 This planning application relates to the final phase of development in the Alloa Park site. The site lies to the south of Forth Crescent and east of Bowhouse Road and comprises the existing two Alloa Rugby Club pitches and one other pitch not used by the club, as well as adjoining unused land to the north and west of the pitches and clubhouse. The site adjoins St Mungo's Primary School and completed phases of housing development to the east and currently under construction phases of and Riverside View/Earls Court to the south. The site contains a group of mature (mainly oak) trees in its southeast corner as well as other individual mature and semi-mature trees. The site also contains an area south of the existing housing development that forms part of the Black Devon wetland, and already has planning permission for the formation of drainage swales and basins that serve the overall housing development.
- 3.2 The planning application site extends to 14.20Ha, with approximately 4.3Ha of the site proposed for housing, 3.9Ha proposed for pitches and adjoining open space, 1Ha of woodland and amenity open space and the remainder of the site (around 5Ha being the SUDs area in the southern part of the site).
- 3.3 The housing element would lie in the land fronting Forth Crescent, between St Mungo's Primary School and Alloa Rugby Club's clubhouse, although a landscape belt approximately 25m wide would separate the housing from the frontage of Forth Crescent. The western part of the site with frontages to Forth Crescent and Bowhouse Road, would contain a new 3G surfaced rugby pitch with associated fencing, run-off areas and landscaping. A second grass rugby pitch would lie south of this on land between Riverside Drive and Phase 8 of the Alloa Park housing development.
- 3.4 The site comprises some of adopted Local Development Plan (LDP) Housing Site H07 and all of LDP Site H08, as well as the existing rugby pitches which are shown as safeguarded open space in the LDP.
- 3.5 The planning application originally proposed 86No.houses but this has now been increased to 91No. houses with the introduction of terraced units in the northeast corner of the site. The application also originally included a covered training pitch but this has been removed from the scheme. This was an open sided metal roofed structure measuring 50m by 25m and to be located between the two pitches described above, however following consultation with Sportscotland and Alloa Rugby Club has been removed from the application proposals.
- 3.6 Vehicle access to the site would be via the earlier phases of development linked to Alloa Park Drive to the east and a new road linked to Forth Crescent, where the current Alloa Rugby Club access is located. New active travel links would connect the site to existing routes to the north and south.
- 3.7 The application represents "major" development as the site is greater than 2Ha in size and the number of houses exceeds 49 units. As such the application was subject to pre-application consultation, including directly with Alloa Community Council, and an exhibition and public event held at the Bowmar Centre, close to the site. The Pre-application Consultation Report

accompanying the application notes very low attendance at the event and a lack of comments received either at the event or afterwards, perhaps reflective of the fact the site is a long established LDP housing proposal.

3.8 The application is accompanied by drainage proposals, flood risk assessment, landscaping plans, a tree survey, bat roost survey, design and access statement and site investigation report.

3.9 Consultations

- i) Regional Archaeologist: No known archaeological remains but the site may contain unrecorded remains and suspensive planning condition is proposed requiring photographic recording and a 5% ground breaking evaluation. *Comment: A suitable planning condition can be added to any consent.*
- ii) Transportation: Highlight need for second vehicle access point to spread traffic load and improved links to active travel network. Detailed comments on internal layout and design. The betterment brought about by the design of the site, in terms of conveying potential flood water away from existing and proposed houses is welcomed and further detailed discussions involving the developer, Council and Scottish Water on adoption and maintenance of drainage infrastructure will be required post-approval. *Comment: The proposals have been amended to incorporate a second access (link road to Forth Crescent) and plans have been revised to include enhanced active travel provision and address detailed roads comments.*
- iii) Scottish Water: There is currently capacity in water and waste water networks to serve the development. Surface water must be drained by a separate system rather in the combined sewer. *Comment: The proposals involve a separate SUDs system for surface water.*
- iv) The Coal Authority: Part of site is within the coal mining high risk area and a site investigation accompanies the application. No development is proposed in the high risk area, so no objections.
- v) Environmental Health: Condition on contaminated land risk assessment and remediation required. *Comment: A planning condition can be added to the consent requiring this.*
- vi) Sportscotland: See Planning Assessment.

3.10 Representations

A total of 122 neighbours were notified of the application, which was also advertised in the Alloa Advertiser. In response, one representation and four objections were received. The Council has also received letter of support from Alloa Rugby Club

Representation was received from Liz Albert on behalf of Scottish Wildlife Trust, on the following grounds:

A representation was made by SWT to the applicant at the pre-application stage but has not been recorded in the PAC report. Comment: *The views of SWT have been fully considered in assessing this application.*

SUDs areas should be designed and planted to promote biodiversity. Comment: *The SUDs elements of the scheme have already been approved under separate consent and are partially implemented. They contain details of native planting in and around SUDs areas.*

Initial request for a bat survey. Comment: *A full bat survey and bat protection plan have subsequently been carried out and submitted, and its recommendations will inform the decision on the application.*

Comments on impact of development on existing trees: Comment: *A full detailed tree survey has been submitted and reviewed by a tree specialist on behalf of the Council. The recommendations of this review will be reflected in any decision on the application.*

Landscape plans, specifications and maintenance scheme should be adapted to promote biodiversity and enhance habitat value. Comment: *A planning condition can be used to require a review of landscape proposals and maintenance schedule, to ensure habitat value is maximised in the scheme.*

The objections were received from the following parties:

Tina White, 2 Leven Court, Alloa

 Dunlin Drive, Alloa

Scott Fawcett, 3 Dunlin Drive, Alloa

Casey Ross, 5 Dunlin Drive, Alloa

On the following grounds:

Concern about increased traffic through existing phases of Alloa Park development, and that the development should have an additional access via Forth Crescent. Comment: *The application has been revised to include a link road to Forth Crescent, as also requested by the Council's Roads' Service to distribute traffic generated by the development and as originally proposed in the Alloa Park Masterplan.*

Concern about additional traffic on Forth Crescent. Comment: *The application now proposes a link road onto Forth Crescent as requested by the Council's Roads' Service to distribute traffic generated by the development and as originally proposed in the Alloa Park Masterplan.*

Comment on accuracy of plans in respect of existing houses. Comment: *This point related to the plotting of an area of pre-existing of houses adjoining the site and has been corrected. The applicant wrote to the party who raised the point to confirm the correction.*

Objection to proposed play park within trees area. Existing parks are under utilised, and this could result in damage to trees. Comment: *There is*

no proposal for a formal play park within the site or adjoining area of woodland. This area is proposed for enhancement, including new planting and addition of paths to create an area of amenity open space serving the proposed houses and those in the previous phase.

Concern about loss of woodland. The application has been accompanied by a detailed tree survey. *Comment: The proposals will entail some tree loss, and a tree survey accompanies the application. The trees in and around the site have not been subject of management for many years. The survey and proposals have been reviewed by a consultant on behalf of the Council and comments made on the retention of three specific vintage oaks, the need for an arboricultural method statement and ecological survey. These matters can be addressed in determining the application and planning conditions.*

Concern about houses looking directly into existing houses on the opposite side of Forth Crescent. *Comment: The proposed houses would be set back from Forth Crescent by at least 20m and have no measurable impact on privacy or amenity for existing residents.*

A letter of support from Alloa Rugby Club accompanied the original application and a subsequent letter of support from the club to the revised proposals was also submitted.

4.0 Planning Assessment

4.01 Pitches, Open Space and Play

- 4.01.1 The site currently contains three rugby pitches. Alloa Rugby Club have written in support of the application and note that they currently lease two of these pitches; one for matches and one for training. The third pitch is understood to be unused mainly due to poor drainage. The club have noted that changes to drainage arrangements resulting from pre-existing and proposed housing developments may worsen drainage for the two pitches they currently use. The applicants have also acknowledged that continuing to develop housing in the locations identified in the Local Development Plan will likely worsen drainage on the pitches in their current location, thereby reducing their usability both by the rugby club and for informal recreation.
- 4.01.2 It should be noted that the proposed new pitch locations, in association with land to the south of the proposed housing are designed to function as a flood relief corridor in the event of the culverted Brothie Burn surcharging in Alloa town centre and flooding existing and proposed housing.
- 4.01.3 The club wish to remain based at their current location and support the application insofar as it proposes two replacement grass pitches on the west side of the application site, and have provided Allan Water Homes with a detailed specification for these pitches.
- 4.01.4 The letter of support from the rugby club was also based on the provision of a 50m by 25m covered training area that was shown in the initial application proposals, sited between the two new pitches.

- 4.01.5 In their initial consultation response, Sportscotland raised a number of detailed issues, about the design and usability of the covered training area, about the specification and sizes of the proposed new pitches, fencing and proximity to housing, potential impact of flooding and timing of provision. This was followed by detailed discussion around these issues between the applicant, Sportscotland and Council planners, and also between the applicant and rugby club.
- 4.01.6 Key outcomes from these discussions were, firstly that the covered training area did not conform to any of Sportscotland's standards, that it presented a potential anti-social behaviour and maintenance issue and that it would detract visually from the area. In addition, advice around pitch size and specifications, run-off areas, fencing and proximity to housing were reviewed by the applicant and club.
- 4.01.7 As a result of this, a number of changes were made to the proposals, most notably, the covered training area was removed from the plans and the proposed main rugby pitch upgraded to a 3G synthetic surface, increased run-off areas and 3m high anti-climb ball-stop fencing were introduced. The second pitch had increased run-off areas added and 5m high ball – stop fencing added where it lies closest to proposed housing. Alloa Rugby Club have provided an updated response in support of this revised proposal, and have also confirmed that whilst Pitch 1 will be fenced off and used for matches and training by the club, Pitch 2 will be available as public open space in the same manner as the current pitches.
- 4.01.8 The revised proposal bring the proposed pitch provision more in line with Sportscotland's comments, and their other more detailed issues, such as on pitch surfacing, lighting, drainage and timing of implementation can be addressed in planning conditions.
- 4.01.9 Policy SC10 of the LDP seeks to retain and enhance the provision of community facilities and open spaces. The policy makes a presumption against developments that would result in the loss of open spaces unless certain criteria apply. Circumstances where such development will be permitted is where this would not be detrimental to the value and function of open spaces and the proposal would result in the provision of alternative facilities of equivalent or enhanced value or function and specifically where outdoor sports facilities lost would be replaced by provision of comparable or greater benefit. The policy notes the need for consultation with Sportscotland in such cases, in respect of assessment of existing and proposed provision.
- 4.01.10 In this case, the originally conceived masterplan and LDP designation showing housing development on underused greenspace south and west of the existing three grass pitches. Only two of these pitches are currently usable, with the third being too waterlogged. Alloa Rugby Club, in their letter of support to this application, and the applicant in their supporting statement, have identified the risk that developing the site as set out in the LDP may detrimentally affect the drainage of the two other pitches, rendering them unplayable in the future.
- 4.01.11 The planning application proposals would entail construction of housing on the existing three grass pitches and the provision of two new pitches, one

being a 3G surfaced pitched with floodlighting and security fencing, with the other being an unenclosed grass pitch. These proposals are supported by Alloa Rugby Club as providing them with two high quality pitches in lieu of two poorer quality pitches currently used. The proposals have been adapted to address consultation comments from Sportscotland in respect of pitch surfacing, sizes, boundary enclosure and lighting. The new pitches would also require to be provided in advance of the existing pitches being built on.

- 4.01.12 The proposals will result in an overall reduction, in area terms, of pitches and green space (3 pitches to 2), however one of the existing pitches is of very limited recreational value due to its waterlogged nature and development of the site as envisaged by the LDP may risk causing drainage problems to the two remaining useable pitches. These revised proposals are supported by Alloa Rugby Club and have been subject of detailed consultation with Sportscotland, resulting in changes and enhancements to the scheme. As a result, they would deliver a new high quality, fenced and lit 3G rugby pitch for Alloa Rugby Club and a second high quality grass pitch available for public use.
- 4.01.13 The proposal forms the final phases of the Alloa Park masterplan, which contains open spaces and play areas in earlier phases and those still under construction. There is an equipped play area lying between Sites 4 & 5 and a larger equipped play area and area of amenity open space, immediately north of Site 7, approximately 200m east of the current application site. The area of woodland lying between Sites 7,8 & 9 will form a high amenity area of open space of around one hectare in size. Other smaller areas of open space, mainly set around retained mature trees are proposed as well as a landscape strip along Forth Crescent frontage.
- 4.01.14 Overall, the proposals offer a high degree of amenity in terms of green spaces, access to play provision and the provision of formal sports pitches both for public use and for Alloa Rugby Club. The application is therefore considered to comply with Policy SC10 of the LDP.

4.02 Water and Drainage

- 4.02.1 The development layout has been informed by flood modelling, in discussion with SEPA and the Council as Flooding Authority. The originally conceived arrangement of land uses set out in the LDP would have put existing and proposed houses at risk from a design storm event affecting the Brothie Burn which runs in a culvert through the centre and southern part of Alloa before discharging into the River Forth. The arrangement of land uses now proposed, in addition to earlier approved swales south of the site, will act to protect existing and proposed houses from this theoretical flood risk by channelling flood water through planned greenspaces. The development layout includes local SUDs infrastructure and will be connected into the strategic SUDs networks serving the wider development. The proposals are in accordance with Policy SC20 (Water and Drainage) and Policy EA9 (Managing Flood Risk) of the LDP.

4.03 Layout and Design

4.03.1 The application is the final part of a multi-phase development which has evolved over several years. The key elements that have been sought in this phase are safe, attractive streets and connectivity, which have been delivered in the proposed layout and ensure the development will provide a safe and attractive living environment. The development will also deliver active travel connectivity between Alloa town centre to the north and the Black Devon Wetlands area to the south and also east-west connections with existing cycle and path networks. This will include off-site improvements in the immediate locality where required. As already noted, the development will provide vehicle access onto Forth Crescent, thereby providing vehicle permeability through the Alloa Park development that will spread traffic without encouraging rat-running. As such, the proposals comply with Policy SC5 (Layout and Design Principles) and Policy SC12 (Development Proposals – Access and Transport Requirements) of the LDP.

4.04 Trees and Ecology

4.04.1 The site adjoins and contains a number of mature trees, several of which are parkland specimens, with links to the Earl of Mar's original designed landscape, however, there has been little in the way of maintenance of these trees over many years and a number require felling or other works, regardless of the development proposals.

4.04.2 The proposals have been informed by a tree survey, which has also been reviewed by a consultant on behalf of the Council and comments made on the retention of three specific vintage oaks, the need for an arboricultural method statement and ecological survey. These matters can be addressed in determining the application and planning conditions, in addition to the requirement for details of new planting and landscaping, the nature of which should consider habitat value as well as amenity.

4.04.3 In addition, a bat survey has been carried out, and contains a Bat Protection Plan, which will require to be adhered to both via planning conditions and wildlife legislation. Subject to these provisions, the proposals comply with Policy EA2 (Habitat Networks and Biodiversity) and Policy EA7 (Hedgerows, Trees and TPOs) of the LDP.

5.0 Developer Contributions

5.01 The proposed arrangements in respect of playing field provision have already been outlined above. The Council's Education Service has confirmed that no contributions are required, as capacity existing in the catchment schools to accommodate the development. In consultation with the Planning Service, part of the site has been re-designed to include 12 smaller terraced units that can contribute to affordable housing provision, and the developer is in discussions with the Council's Housing Service and an RRSL over the provision of these. A planning condition can be used to require public art provision.

5.02 The proposals are in accordance with Policy SC5 (Developer Contributions) of the LDP.

5.03 Summary

5.03.1 In summary, the application accords with the relevant provisions of the adopted LDP, and has been revised in discussions with the Planning Service, to ensure key elements, such as optimising pitch provision, creating better connectivity and active travel routes, and ensuring habitat enhancement are delivered. These elements address comments from representations and consultation responses.

6.0 Sustainability Implications

6.01 None

7.0 Resource Implications

7.01 Financial Details

7.02 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 ☐

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

8.0 Exempt Reports

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

9.0 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	<input checked="" 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	<input type="checkbox"/>

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

None

10.0 Equalities Impact

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

Yes ☐

No ☐

11.0 Legality

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

Yes ☐

12.0 Appendices

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

Appendix 1 - List of Plans and Documents to be Approved

11.0 Background Papers

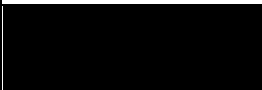

- 11.1 Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)

Yes ☐ (please list the documents below) No ☒

Author(s)

NAME	DESIGNATION	TEL NO / EXTENSION
Grant Baxter	Principal Placemaking Officer	01259 452615

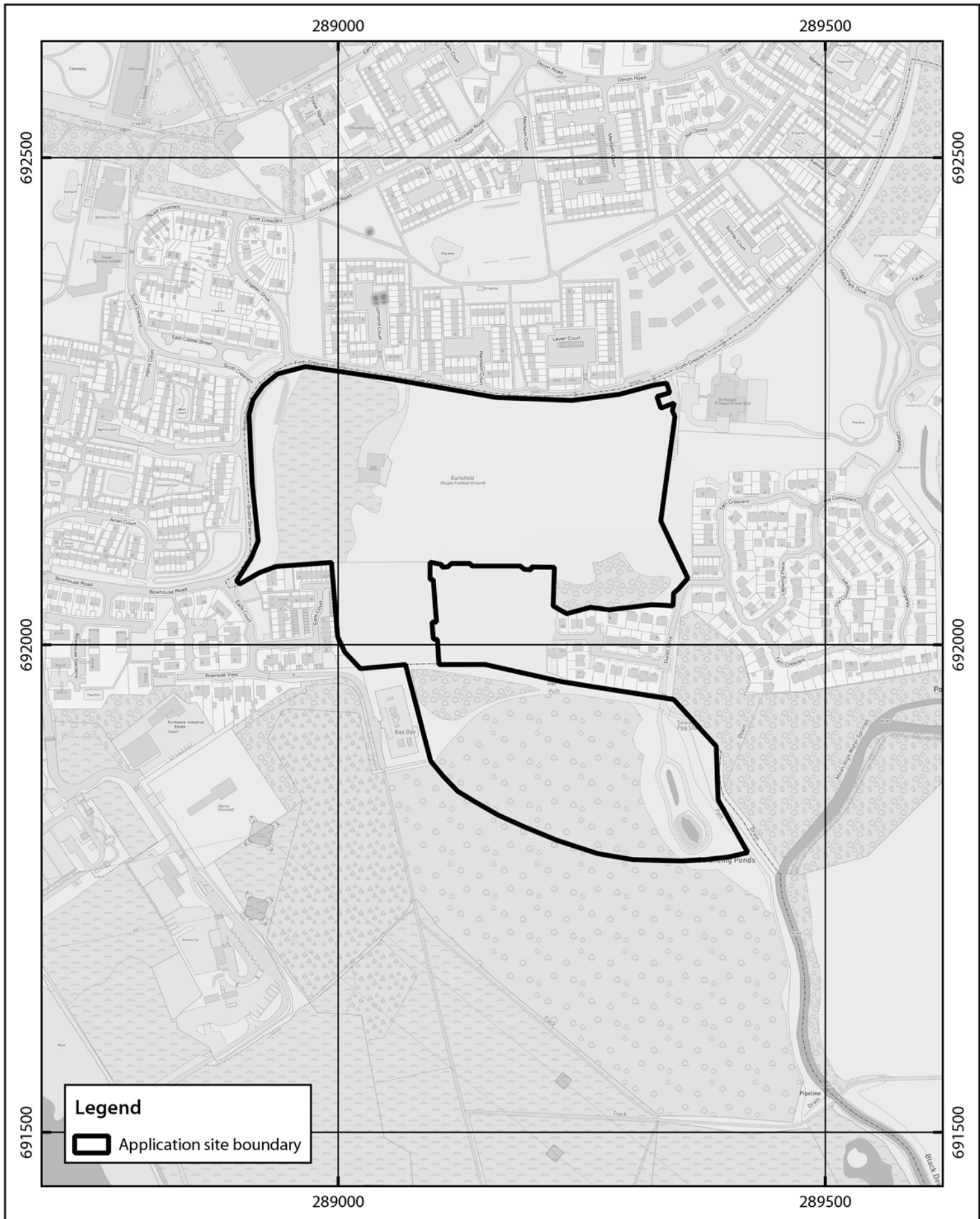
Approved by

NAME	DESIGNATION	SIGNATURE
Allan Finlayson	Planning & Building Standards Team Leader	
Emma Fyvie	Senior Manager Development	

APPENDIX 1 – LIST OF PLANS AND DOCUMENTS TO BE APPROVED

4603-06-001 Proposed Finishes And Boundary Treatments Pack
ACORNA 0217-07-01A Tree Survey And Constraints Plan - 1 of 2
ACORNA 0217-07-01A Tree Survey And Constraints Plan - 2 of 2
ACORNA Ground Level Tree Survey Alloa 2021 Update
DBA 20113-100-100 B Site Levels
DBA 20113-500-100 B Drainage Layout
DBA 20113-SK-02 B - Overland Flow Route
DBA 20113-SK-03 B - Section Through Rugby Pitch
4603-01-210-Terrace – A11-A12 Plans
4603-01-211-Terrace – A11-A12 Elevations
4603-01-220-Terrace – A5-A10 Plans
4603-01-221-Terrace – A5-A10 Elevations
4603-01-230-Terrace – A1-A4 Plans
4603-01-231-Terrace – A1-A4 Elevations
4603-06-005_Site - Proposed Finishes
4603-06-010_House - Proposed Finishes
4603-06-020_Bound - Plot Sep Fence
4603-06-021_Bound - Screen Fence
4603-06-022_Bound - Screen Wall
4603-06-023_Bound - Typical Retaining Wall
4603-06-024_Bound - Tree Protection
ARISAIG 124_4DV129 - PL_ Floor Plans And Section
ARISAIG 125_4DV129 - PL_ Elevations
ARROCHAR 110_3SV83 - PL_ Floor Plans And Section
ARROCHAR 111_3SV83 - PL_ ElevationS
CHEVIOT 114_3DV98 - PL_ Floor Plans And Section
CHEVIOT 115_3DV98 - PL_ Elevations
CUILLIN 122_4DV122 - PL_ Floor Plans And Section
CUILLIN 123_4DV122 - PL_ Elevations
FINTRY 120_4DV111 - PL_ Floor Plans And Section
FINTRY 121_4DV111 - PL_ Elevations
NEVIS 112_3DV83 - PL_ Floor Plans And Section
NEVIS 113_3DV83 - PL_ Elevations
OCHIL 118_4DV104 - PL_ Floor Plans And Section

OCHIL 119_4DV104 - PL_Elevations
SIDLAW 116_3DV101 - PL_ Floor Plans And Section
SIDLAW 117_3DV101 - PL_Elevations
DBA 20113REP01-Drainage Strategy Report
DBA 20113REP02- Flood Risk Assessment Issue 2_Part 1
DBA 20113REP02- Flood Risk Assessment Issue 2_Part 2
DBA 20113REP02- Flood Risk Assessment Issue 2_Part 3
MASON EV P16-483 Final Report - Alloa Phases 8-9_Part 1
MASON EV P16-483 Final Report - Alloa Phases 8-9_Part 2
MASON EV P16-483 Final Report - Alloa Phases 8-9_Part 3
MASON EV P16-483 Final Report - Alloa Phases 8-9_Part 4
MASON EV P16-483 Final Report - Alloa Phases 8-9_Part 5
MASON EV P16-483 Final Report - Alloa Phases 8-9_Part 6
MASON EV P16-483 Final Report - Alloa Phases 8-9_Part 7
MASON EV P16-483 Final Report - Alloa Phases 8-9_Part 8
MASON EV P16-483 Final Report - Alloa Phases 8-9_Part 9
Bat Roost Surveys Alloa 9 2021
4603-02-001 D - Overall Development Layout
4603-02-003 M - Proposed Housing Layout



21/00107/FULL – Land To The South Of Forth Crescent, Alloa

Residential Development of 91 No. Houses At Phase 9 With Associated Infrastructure And Landscaping- And The Relocation And Provision of 2 No. New Rugby Pitches With Associated Drainage And Infrastructure

Ward: Clackmannanshire South

0 50 100 150 200 250 metres

OS Grid Ref: NS891920

Scale: 1:5,000



Clackmannanshire Council

www.clacks.gov.uk

Comhairle Siorrachd
Chlach Mhanann

Development & Environment
Tel: 01259 450 000
planning@clacks.gov.uk

Date:
24 Jan 2022

© Crown copyright and database rights 2022 Ordnance Survey 100020783. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

CLACKMANNANSHIRE COUNCIL

Report to Planning Committee

Date of Meeting: 8th February 2022

Subject: Covering Report – Dollar Planning Applications

Report by: Grant Baxter, Principal Planner

1.0 Purpose

- 1.1 The purpose of this report is to update Members on the processing of two major planning application for Dollar, since they were considered by the Planning Committee meeting of 1st April 2021. *This report is for noting only, and separate reports with recommendations on each application follow-on in the agenda.* The Planning Applications are:

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. Applicant: Cowden Farming Company & Dollar Academy.

Planning Application ref: 19/00018/PPP - Mixed Use Development With Supporting Infrastructure Comprising Residential, Retail (Convenience) With Associated Parking, Open Space, Landscaping, Drainage, and Accesses from the A91 (Muckhart Road) on Land To South And East Of Dollar, Clackmannanshire. Applicant: Harviestoun.

2.0 Background

- 2.1 At its meeting of 1st April 2021, the Planning Committee previously considered two separate Major planning application to expand Dollar to the south and east.
- 2.2 The applications are for Planning Permission in Principle (PPP) and involve separate but adjoining sites encompassing land to the south and east of Dollar and as noted have been submitted by separate parties. The applications together cover Proposal H47 “Dollar Expansion” of the Clackmannanshire Local Development Plan (LDP) adopted 2015. It should be noted however that both applications also include additional land outwith the LDP allocation of land for H47.
- 2.3 As the applications comprise one LDP proposal site and were submitted within a few weeks of each other, they have been considered together (but not jointly) by

the Planning Service, and each application requires to be considered and determined separately.


- 2.4 As both applications fall into the category of “Major” development proposals they were both subject to pre-application consultation with the local community. A Pre-determination Hearings (PDH) were also held in respect of each application, over two sessions on 1st and 27th October 2020. This allowed the views of applicants and community representatives to be heard before the planning applications would be subsequently presented to Planning Committee for determination.
- 2.5 At the Planning Committee meeting of 1st April 2021, separate reports providing planning assessment and “Minded to Approve” recommendations on each application were presented. These were preceded by a Covering Report, setting out how the applications had been considered together (but not jointly) and summarising the key common issues. In respect of the Covering Report on 1st April 2022, the Committee did not approve the Minded to Approve recommendation, but that officers would engage further with community representatives and applicants on outstanding matters, and following this, report back to a future meeting of the Committee with finalised Heads of Terms of a Section 75 Agreement and full set of matters specified in Conditions for consideration.
- 2.6 Since 1st April 2021, Planning Officers have engaged with relevant consultees on outstanding matters and with both sets of applicants, and community representatives to address matters raised by the Committee in respect of each application. In particular, officers arranged and hosted two online meetings attended by representatives for both planning applications and members of Dollar Community Council (DCC) and Dollar Community Development Trust (DCDT). The first meeting was held on 2nd June 2021 and the second meeting on 20th October 2021, and discussion focussed on key issues raised by the community representatives and the Planning Committee at the meeting of 1st April 2021.
- 2.7 Members are presented with two separate reports of handling summarising the assessment of each application, which have been updated in light of the discussion held since 1st April 2021. Both reports also contain a recommendation in respect of each application. Both applications are recommended for approval subject to conditions and conclusion of a Section 75 Legal Agreement. As previously noted, the applications have been considered together (but not jointly), and it was the Planning Service’s stated preference that the proposals came in the form of one single application, however the parties involved were unable to agree on this approach.
- 2.8 As such, the Committee will require to make a separate decision on each application. In this respect, Members should note that much of the assessment of the impacts of the proposals and the mitigation measures to address these outlined in the draft Heads of Terms of a Section 75 Agreement are based on the cumulative impacts of both applications together. This is particularly the case in respect of education infrastructure. Should the Committee be minded to approve one of the applications and refuse the other, officers would advise that the approval decision is deferred until the infrastructure impacts and Section 75 requirements of

the application the Committee is minded to approve are known and can be reported to a future meeting for final determination.

3.0 Summary

- 3.1 This Covering Report and Appendix 1 provide a summary of discussions with applicants and community representatives since the applications were put before the Planning Committee on 1st April 2021 and outlines how planning officers have implemented the decision of the Committee at that meeting. This report is for noting only.

Author(s)

NAME	DESIGNATION	SIGNATURE
Grant Baxter	Principal Planner	

APPENDIX 1

DOLLAR EXPANSION PLANNING APPLICATIONS (18/00283/PPP & 19/00018/PPP – APPLICANT LIASON GROUP – May 2021

Subject Matter	Dollar South : 18/00283/PPP – Current Position	Dollar East: 19/00018/PPP - Current Position	DCC/DCDT Comments	Approach Proposed by Planning Service
House Numbers	House numbers indicatively shown as a range from 200-260, but preference that house numbers are not prescribed in PPP but informed by design, with a focus on type and tenure, in order to better respond to local needs.	House numbers indicatively shown as a range from 170-190, but preference that house numbers are not prescribed in PPP but informed by design, with a focus on type and tenure, as recommended by Reporter on LDP.	Limit house numbers to 350, with numbers split 50/50 between the sites. 350 limit in LDP assumed % of affordable/smaller houses already	Precise house numbers in each development should not be prescribed, but informed by a detailed design and allowing for flexibility in range of houses types, however, members could perhaps consider house numbers within a range for each site, rather than a fixed number, if they are of the view that greater control on house numbers is required..
Education Provision	Commitment to payment of an agreed £X per house sum, based on calculated impact of development on school estate. Awaiting outcome from Clacks Council of school options appraisal to determine optimum approach to providing new accommodation. . Consider that Hive should be retained in school expansion scheme.	Commitment to payment of an agreed £X per house sum, based on calculated impact of development on school estate. Awaiting outcome from Clacks Council of school options appraisal to determine optimum approach to providing new accommodation. . Consider that Hive should be retained in school expansion scheme.	The extended school needs to ensure the Hive building is retained. CAT process to retain land for school expansion if required.	An education contribution will be required in respect of each residential unit (including affordable housing units). This will be used for extension of the school estate to accommodate the developments. The sum will be informed by the Council's on-going Learning Estate options appraisal. Independent consultant giving overview of figures before Council finalises

				<p>them. The Council's Education Service has provided details of the impacts of the developments on the school estate, additional space requirements, costs and the developer contribution requirements per house. An options appraisal process will determine the optimum approach to providing additional accommodation at Strathdevon Primary School</p>
Primary Healthcare	<p>Agree in principle to a developer contribution towards primary healthcare, subject to justification from NHS FV of the proposed figure per house, and how this will be used in accordance with Circular 3/2012.</p>	<p>Agree in principle to NHS Forth Valley's proposal of a developer contribution of £2000 per house towards primary healthcare.</p>	<p>Concern that this level of contribution may not provide the facilities required. E.g If can deliver more space but not the services within these spaces..</p>	<p>NHS Forth Valley have advised that a developer contribution rate established with other Forth Valley Planning Authorities of circa £2000 per house for primary healthcare is provided for Dollar.</p>
Transportation Infrastructure	<p>Agree in principle to provision of the transport infrastructure enhancements required to accommodate the development and the preparation of detailed proposals as part of MSCs.</p> <p>Need for possible developer funded improvements at Ramshorn junction noted, and would welcome Council design and cost appraisal of</p>	<p>Agree in principle to provision of the transport infrastructure enhancements required to accommodate the development and the preparation of detailed proposals as part of MSCs.</p> <p>Need for possible developer funded improvements at Ramshorn junction noted.</p> <p>E-W link road route option</p>	<p>Agree in principle, but want to seek to ensure no additional vehicle traffic passing Strathdevon P.S.</p> <p>Linking both sites via a road would still be preferred, but constraints are noted, and any road crossing the Devon Way would be strongly resisted.</p>	<p>Road network improvements on A91, including at junctions with Devon Road, Park Place, Lover's Loan and on Muckhart Road. Traffic management around Strathdevon will focus on limiting vehicle movements and prioritising active travel, such as requirements for a new pedestrian footbridge</p>

	<p>improvements and understanding of likely developer contribution.</p> <p>E-W link road route option explored in a revised proposal, but crossing of Devon Way was strongly rejected by community. Other options are constrained by land outwith the applicant's control.</p> <p>Strong focus on connectivity should be on active travel routes</p>	<p>explored but constrained by existing development, landforms and Scheduled Monument designation.</p> <p>Strong focus on connectivity should be on active travel routes.</p>	<p>Concerns about the development increasing car-borne commuting from Dollar.</p>	<p>over Dollar Burn and related works. Initial works have already been implemented around the school to discourage traffic and promote walking/cycling.</p> <p>Improvements to Ramshorn Junction (A977/B913)</p> <p>A road linking through the sites between the A91 east of Dollar and Devon Road is not a requirement, as this may lead to vehicle rat-running through residential areas, and around the school, however strong active travel connectivity is proposed and will be required, including improvements to the Devon Way</p>
Streetscape enhancement	<p>Agree in principle to developer contribution towards streetscape enhancements in the centre of Dollar and to be informed by a streetscape enhancement plan by the Council/community.</p> <p>Welcome DCDT survey on community infrastructure and developer contributions provided expectations on developers are firmly within parameters of</p>	<p>Agree in principle to developer contribution towards streetscape enhancements in the centre of Dollar and to be informed by a streetscape enhancement plan by the Council/community.</p> <p>Welcome DCDT survey on community infrastructure and developer contributions provided expectations on developers are firmly within parameters of</p>	<p>Preference for developer contributions towards a community fund that can be used to best effect to benefit the community.</p> <p>DCDT carried out a community survey to identify ideas for projects that could be funded, and have submitted results to Council and applicants. This should</p>	<p>Contributions towards streetscape enhancement on Bridge Street, Dollar</p>

	planning legislation.	planning legislation.	be used as a guide for developer spending on community facilities/streetscape.	
Affordable Housing	Agree in principle to on-site provision of 25% affordable housing to meet local needs.	Agree in principle to on-site provision of 25% affordable housing to meet local needs.	Need for “step-down” housing so older residents can move to smaller units but stay in Dollar	Any approval will be supported by conditions/Section 75 requirements for 25% affordable housing to meet local needs.
Public art	Agree in principle to a £250 per house developer contributions towards public art, in accordance with Council policy and supplementary guidance.	Agree in principle to a £250 per house developer contributions towards public art, in accordance with Council policy and supplementary guidance.	Public art projects could tie in with community/streetscape enhancement ideas. Community survey can help inform this and there are opportunities for further community or school involvement.	Any approval will be supported by conditions/Section 75 requirement for public art provision in accordance with the LDP and supplementary guidance.
Transfer of community land	Propose transfer of land (by agreement with DCDT, if this is desired)) for community use on land east of Devon Road (Fire Station site) If CAT of Hive confirmed, landowner will progress with plans for other community facilities in consultation with the community.	Propose transfer of land (by agreement with DCDT, if this is desired)) for community use south of Devon Way. Details plans for this are being developed along with the community, and will inform MSC stage.	Preference remains for Hive to be transferred to community ownership, and this is now approved by Clacks Council. Wil consider Fire Station plans as and when they become available. Progressing with Dollar South on community land plans east of Dollar Burn.	The Hive CAT has now progressed, with Council approval. Both masterplans identify land for community uses, the details of which can be progressed between land owners and the community and be presented in MSC applications.
Implementation and Phasing Plan	Agree in principle to a phasing plan in respect of the construction of housing and delivery of developer	Agree in principle to a phasing plan in respect of the construction of housing and delivery of developer	Wish to see a detailed phasing plan covering both sites and infrastructure delivery would be helpful.	Any approvals will be supported by requirements for phasing plans in relation to the delivery of

	contributions/community infrastructure.	contributions/community infrastructure.		community infrastructure as required in relation to house building.
Design Brief and Design Code	Agree in principle to working with the Council and community representatives on design brief and coding to ensure appropriate layout, density and design of housing across the masterplan area.	Agree in principle to working with the Council and community representatives on design brief and coding to ensure appropriate layout, density and design of housing across the masterplan area.	Agree that design brief/coding would be of benefit in ensuring consistency and quality of design.	Any approvals will be supported by the need for further detailed design work (including briefs and design coding where appropriate), with arrangements for community input.
Dollar South : 18/00283/PPP Only – Current Position				
Dollar Academy Travel Plan	Agree to preparation of a travel plan for Dollar Academy, as part of MSC submissions to inform management of traffic and active travel arrangements in connection with the existing and proposed school facilities and activities.	N/A	Plan needs to reduce impact of traffic, including parent drop-off/pick-up and buses on the town's streets, and ensure safe connections for pupils going between school and sports campus.	Dollar Academy travel plan covering staff, pupils and parents, required as part of any planning approval and which will then require to be implemented.
Public Access to Dollar Academy Sports Campus	Commitment to allow community access to new sports facilities already expressed in papers submitted with the planning application and continued commitment to setting out details of such arrangements in liaison with community representatives.	N/A	Noted. Discussions with community groups on this will continue.	Dollar Academy will be required to set out arrangements for public access to the proposed new Sports Campus as part of MSCs application for sports facilities. Such arrangements will then require to be implemented.

Report to Planning Committee

Date of Meeting: 8th February 2022

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:
- 1.2 To update Members on the assessment of this Planning Permission in Principle (PPP) application, since the Planning Committee meeting of 1st April 2021.
- 1.3 To provide an assessment of the application and liaison with applicants and community representatives on outstanding matters since 1st April 2021, and to provide a recommendation on the application.
- 1.4 To provide Members with guidance on appropriate overall house numbers within the Dollar expansion at this PPP stage, as set out in paragraphs 7.6 – 7.16 of this Report, which will then inform the control of house numbers in subsequent detailed Matters Specified in Conditions (MSC) applications.

Recommendation

- 1.5 It is therefore recommended that the Planning Committee approve the application for Planning Permission in Principle (PPP) subject to officers concluding a Section 75 Agreement (Planning Obligations) between the Council and the applicant as set out in draft Heads of Terms in Appendix 1 to this report, and a set of detailed Matters to be Specified in Conditions (MSC), as set out in Appendix 2 to this report, subject to any variation by the Committee.

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 has 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, however, the applicant has now revised indicative numbers to between 200-260 units, split into three distinct 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.

- 2.9 Both applications were also presented to the Planning Committee on 1st April 2021, with a “minded to approve recommendation”. Members did not agree this recommendation and decided to defer consideration of both applications in order to continue discussions on the applications and for officers to engage in further consultation with community representatives and applicants on outstanding matters. Members decided that officers would report back to a future Planning Committee with a finalised Heads of Terms of a Section 75 Agreement and a full set of planning conditions for consideration and approval, with the timescale for this to be subject to discussion with landowners and community.
- 2.10 The outstanding matters referred to are identified elsewhere in the Minutes of the meeting of 1st April 2021 as education and healthcare, and house number. Updates on these matters are provided in the body of this report.
- 2.11 Since 1st April 2021, Planning Officers have engaged with relevant consultees on outstanding matters and with both sets of applicants, and community representatives to address matters raised by the Committee in respect of each application. In particular, officers arranged and hosted two online meetings attended by representatives for both planning applications and members of Dollar Community Council (DCC) and Dollar Community Development Trust (DCDT). The first meeting was held on 2nd June 2021 and the second meeting on 20th October 2021, and discussion focussed on key issues raised by the community representatives and the Planning Committee at the meeting of 1st April 2021. Appendix 3 to this report provides a summary of key issues raised during the meeting of 1st April 2021 and the position reached by each party in respect of the key issues.

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. In addition, an Indicative Joint Infrastructure Plan has been submitted by the applicants indicating environmental and infrastructure enhancements that are anticipated to be provided by both developments in the settlement.
- 3.3 Further to this, Dollar Community Development Trust (DCDT) carried out a survey in the latter part of 2021, in respect of community priorities around

potential Section 75 contributions arising from the developments. A summary of the results of this survey are attached as Appendix 4 to this report. The top three items identified were community sports and changing facilities, play park improvements and public toilet acquisition and refurbishment.

4.0 Key Changes to Proposals Since Original Submission

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

- The indicative layout of sports facilities proposed in Dollarfield East has been revised to remove 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.
- Submission of a Revised Indicative Layout (masterplan drawing) showing a reduction in 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”.

4.2 A previous iteration of the masterplan included an at grade road crossing of the Devon Way, linking Newfield to the Sports Facilities at Devon Road. Following public consultation, this proposal was removed from the masterplan.

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. *Comment: This matter can be addressed via Matters Specified in Conditions (MSCs).*

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.
- Continued concern about the collective overall number of houses in the development above the LDP figure of 350 units.
- More open space is required to serve Dollarfield West, where development density is higher than the existing settlement.

- 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.
- Detailed concerns about flood risk and SEPA's response and methodology used, particularly in light of recent events.
- *Comment: These issues are addressed in detail in Section 6 of this report, and also summarised in the table in Appendix 3.*

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
- *Comment: These issues are addressed in detail in Section 6 of this report, and also summarised in the table in Appendix 3.*

5.4 Education Service:

- The Council's Education Service has provided an updated position on the educational requirements in respect of both developments in January 2022, and this is summarised in Appendix 5 to this report. The response assesses impacts on secondary, primary and nursery provision, and provides two assessments; one based on an overall development of 490 units across both sites and the other based on an overall development of 400 units across both sites. This was considered necessary, firstly, given the PPP nature of both applications and that house numbers were not precisely specified, but also to assess the educational impact of development scenarios at the upper and lower range of indicative house numbers suggested by both applicants. Should Members be minded to consider that a lower overall house number is appropriate in determining this and the other planning application, the educational figures can be re-run to determine required contribution rates.
- In summary, there are no developer contribution requirements for secondary education. In respect of primary school requirements, contributions in a range of circa £6,300 per dwelling (400 units) and £5,800 per dwelling (490 units) will be required to fund the required expansion of Strathdevon Primary School. In respect of nursery requirements, contributions in a range of circa £480 per dwelling (400 dwellings) and £500 per dwelling (490 dwellings) will be required to fund the required expansion of Strathdevon nursery.
- *Comment: If planning approval is granted, a Section 75 Agreement will be required, not only to secure contributions, but to set out the phasing of house building, payment of contributions and provision of expanded education infrastructure.*
- *Comment: A detailed feasibility study will be required to determine the optimum design solution for providing the expanded primary and nursery provision, and this ultimately will be subject of a separate education planning process. The Council previously commissioned a design brief for an expanded Strathdevon PS in 2013, and in 2019, the two applicants undertook an update of this brief in 2019. These studies were predicated on school expansion into the area occupied by The Hive building (at that time Dollar Civic Centre, prior to community asset transfer). These options showed a potential shortfall in outdoor space. In November 2021, the Council approved DCDT's Asset Transfer application in respect of The Hive, and reserved the option to expand Strathdevon Primary School on land associated with The Hive, if required. Additional land to the south of the Primary School, is also shown as open space in the Dollar South Masterplan, and which the applicants have confirmed would be available for school use, if required.*

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 have confirmed to officers, in discussions, that the level of developer contribution required to deliver required expansion of primary health care facilities to serve the development is in the region of £2,000 per dwelling, which is commensurate with contribution rates agreed in developments within the Forth Valley Health Board area, but outwith Clackmannanshire.
- *Comment: The Council will work with NHS, applicants 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. If planning approval is granted, a Section 75 Agreement will be required, not only to secure contributions, but to set out the phasing of house building, payment of contributions and provision of expanded healthcare infrastructure.*

5.7 Roads:

- Concern that Transport Assessment may underestimate travel impacts around Dollar. *Comment: Discussions on overall transport impact and mitigation will continue with applicants and their engineers, and will also be informed by the final house numbers within the overall development.*
- There should be a connecting road through both developments linking the A91 at the east of Dollar with B913, however this has not been proposed by the developer. *Comment: This option has been fully examined by applicants and was subject of a previous proposal by Dollar South applicants, which was subsequently withdrawn. There are significant physical constraints to achieving a road link through the development areas, including the Devon Way, cemetery, Scheduled Monument and severe gradients. In addition, such a link road risks generating through traffic in residential areas and around Strathdevon Primary School. Planning and transportation priorities are significantly focussed on prioritising and providing for active travel movement instead.*
- The development must deliver enhanced active travel links with the existing settlement in order to reduce the need for car borne short journeys, including enhancement of sub-standard section of the Devon Way. *Comment: New and enhanced active travel links will be delivered by the developments.*
- Junction improvements are required at Devon Road/Bridge Street junction and to enhance the A977/B913 (Ramshorn junction). *Comment: Detailed assessment of traffic management measures, off-site junction improvements and developer contribution towards these will be set out in Section 75 Agreement and as part of MSCs.*

- Contributions required towards improved public transport infrastructure in Dollar, and 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. *Comment: Detailed assessment of Bridge Street enhancement proposals and developer contribution towards these will be set out in Section 75 Agreement and as part of MSCs.*
- Insufficient information has been provided on how Dollar Academy's proposed new sports campus will be accessed. *Comment: Any planning permission would require submission of a travel plan by Dollar Academy in connection as part of a Section 75 Agreement.*
- 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. *Comment: These matters can be addressed via Matters Specified in Conditions (MSCs). A specific requirement for assessment of ground water flood risk would be an MSC matter.*
- 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. *Comment: These matters can be addressed via Matters Specified in Conditions (MSCs).*

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.
- 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. 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.
- 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.

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.
- *Comment: Supporting documentation, plans and images show careful consideration of the landscape impacts of the development, and will continue to inform detailed proposals as part of MSC stages. The arrangement of buildings and uses in the sports campus has been revised to address issues around visual impact of the development on the southern edge of the settlement.*

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.

- *Comment: 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, will maintain ongoing dialogue on flooding, SUDs and drainage matters, in particular ground water flood risk, with all parties. Such details can be addressed at detailed MSC stages.*

5.11 SportsScotland:

- 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.
- *Comment: Matters in relation to timing of replacement pitch provision, and details of all sports facilities will be addressed in MSCs. Discussions on public access to sports facilities have been ongoing and will feed into this element of the Section 75 Agreement.*

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 numbers 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.

6.4 *Comment: The following sections of this report and table set in Appendix 3 provide responses to these issues.*

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 Sportscotland’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 Significant concern has been expressed within the community around the overall number of houses proposed in the two planning applications to expand Dollar, with the LDP indicating a capacity of 350 units over the whole expansion area and the two planning applications collectively showing a potential for up to 500 houses. Whilst both applications are for Planning Permission in Principle (PPP), and house numbers are entirely indicative at this stage, this issue was raised as a matter of concern during the Planning Committee meeting of 1st April 2021 by community representatives and also Members of the Committee.
- 7.7 This application for Dollar South initially indicated a figure of 300 houses, but has since reduced that number to between 200-260 houses. The Dollar East proposals initially showed between 180-200 units and now indicated between 170-190 units.
- 7.8 It is worth noting that even a development of 500 units would represent a relatively low density development across the entire expansion area, however, as much of the area is not being developed for housing, with open spaces, playing fields, sports facilities, SUDs area all to be accommodated, housing

density in those areas proposed for built development would vary more markedly in a range between 350 units and 500 units.

- 7.9 The LDP for the Dollar expansion site aimed to ensure the expansion incorporated sufficient community facilities, open space, and opportunity for high quality design and layout, while providing new housing for Dollar, which had seen little in the way of new housing in the years prior to the plan, and was in need of affordable and smaller homes to support the community. Once indicative sites for these uses were identified, the housing areas were identified and, considering adjacent densities and layout, an indicative capacity of approximately 350 units was arrived at.
- 7.10 This was challenged at the LDP Examination, however the Reporter agreed with the Council that 350 was a reasonable figure, stating *"...given the overall area of the site, an indicative capacity of 350 houses, with a gross housing density of 11 units/hectare is not unreasonable."* The rationale for the 350 figure was therefore accepted at that time.
- 7.11 The existing settlement has areas of varying housing density, and this contributes to its character. It is important, in delivering a range of house types in this expansion that both developments also contain areas of varying density. The community concerns about overall house numbers going significantly above the 350 indicated by the LDP are understood. The LDP set an expectation around the scale of new development and how it would impact on the character and amenities of Dollar. An overall development approaching 500 houses would be around 40% greater than the figure stated in the LDP, and in discussion with both sets of applicants, officers have advised that this level of increase above the LDP is unlikely to be acceptable.
- 7.12 Both applicants have responded to this concern and reduced indicative house numbers significantly to a range which collectively now amounts to an overall development of between 370-450 units. As noted in the table in Appendix 1, community representatives do still consider that the LDP figure of 350 units should be adhered to.
- 7.13 Officers recognise the sensitivity around overall house numbers, given the expectations set by the LDP figure, however must also acknowledge that this figure is indicative. It is not normally the Council's approach to seek to cap house number at PPP stage, but rather that precise house numbers are informed by design exercises informing the MSC stage, allowing for development densities that respond to their context and also deliver a range of house types.
- 7.14 The risk with capping house numbers at 350 units is that this both constrains design and limits the range of house types to larger units only. The community representatives have clearly stated their desire for the development to provide a range of house types, and in particular smaller units for down-sizers in the area. Equally, it is recognised that the overall house numbers must reasonably relate to the expectations set by the LDP, and as noted, a scale of development that is 40% above that envisaged by the LDP is not considered appropriate.
- 7.15 Both applicants have indicated a range of house numbers that they consider acceptable. Taking account of this and the above analysis, officers consider

that the Committee consider a range of house numbers for each application that recognises the LDP figures, community concerns, the PPP stage of the applications, the need to achieve a range of houses types, and the role of detailed design work in delivering high quality developments of suitable density at the MSC stage. A range of houses numbers that is within 20% of the LDP figure may be considered more appropriate in this regard.

- 7.16 In respect of this application for Dollar South, the indicative figure of between 200-260 units, when added to Dollar East's upper housing number limit of 190 could create an overall housing number of 450 units (100 units or nearly 30% over the LDP figure) across both sites. Taking account of the overall characteristics of this site and the wider expansion area, a housing number of between 200-230 is considered more appropriate for this site. This, combined with an appropriate range of house numbers in the Dollar East application, can provide an overall upper limit on house numbers, both within each site and across the whole expansion area that is commensurate with the characteristics of the expansion areas and existing settlement and provides flexibility in developing areas of mixed density. This allows both developments flexibility in design and housing mix terms and would also limit the overall maximum number of houses across both applications to within 20% of the LDP figure.
- 7.17 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.
- 7.18 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.
- 7.19 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.
- 7.20 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.

- 7.21 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.
- 7.22 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.
- 7.23 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.
- 7.24 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.
- 7.25 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.

- 7.26 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.
- 7.27 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

- 8.1 On the basis of this assessment of the application against the provisions of the LDP and all other material considerations, the application is recommended for approval subject to a set of Matters Specified in Conditions (MSCs) and conclusion of a Section 75 Agreement, as set out in Section 1 of the report.

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 ☒ X

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 ☒ X

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".

Appendix 1 – Draft Heads of Terms of 75 Agreement

Appendix 2 – Draft Conditions and Reasons

Appendix 3 – Applicant and Community Liaison Table

Appendix 4 – Community Survey Results

Appendix 5 – Dollar Education Service Response Summary

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)

NAME	DESIGNATION	TEL NO / EXTENSION
Grant Baxter	Principal Placemaking Officer	01259 452615

Approved by

NAME	DESIGNATION	SIGNATURE
Allan Finlayson	Planning & Building Standards Team Leader	
Emma Fyvie	Senior Manager Development	

295500

296000

296500



295500

296000

296500



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

Ward: Clackmannanshire East
0 20 40 60 80 100 metres

Date:
24 Jan 2022

© Crown copyright and database rights 2022 Ordnance Survey 100020783. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

59



Clackmannanshire Council

www.clacks.gov.uk

Comhairle Siorrachd
Chlach Mhanann

OS Grid Ref: NS961975

Scale: 1:5,000

Development & Environment
Tel: 01259 450 000
planning@clacks.gov.uk

APPENDIX 1

INDICATIVE HEADS OF TERMS MATTERS COVERING CUMULATIVE COMMUNITY INFRASTRUCTURE REQUIREMENTS ARISING FROM BOTH DEVELOPMENTS

Subject Matter	Proposed Approach
Education Provision	<ul style="list-style-type: none">The developments will require to contribute towards expansion of the primary and nursery school estate, commensurate with the scale of development and in accordance with the requirements set out by the Council's Education Service, 14/01/22. Primary and nursery education contributions will be required in respect of each residential unit (including affordable housing units). These will be used for extension of the school estate in a manner to be determined via options an appraisals exercise by the Council.
Primary Healthcare	<ul style="list-style-type: none">A healthcare contribution of circa £2000 per unit for the provision of primary healthcare will be required in respect of each residential unit (including affordable housing units). This will be used to for additional primary healthcare provision in respect of the developments. The details of the primary healthcare provisions will be determined by NHS Forth Valley, in consultation with the Council.
Transportation Infrastructure (Including elements set out in Dollar South and East Indicative Joint Off-site Environmental Improvement Proposals & the Community Infrastructure, Land South and East of Dollar document, March 2021).	<ul style="list-style-type: none">Road network improvements on A91, including junctions at Devon Road, Park Place, Lover's Loan and on Muckhart Road.Active Travel Improvements, including new and enhanced safe routes to school, improvements to Devon Way including surfacing and lighting,Improvements to Ramshorn Junction (A977/B913)A new pedestrian/cycle bridge over Dollar Burn Between West Burnside and Park Place, Dollar.

Streetscape enhancement Infrastructure (Including elements set out in Dollar South and East Indicative Joint Off-site Environmental Improvement Proposals & the Community Infrastructure, Land South and East of Dollar document, March 2021).	<ul style="list-style-type: none"> Contributions towards streetscape and public realm enhancement on Bridge Street, and elsewhere in Dollar (as generally informed by community liaison arrangements to be agreed).
Affordable Housing	<ul style="list-style-type: none"> Provision of 25% affordable housing across both sites, to meet local needs.
Public art	<ul style="list-style-type: none"> Commuted sum or on-site installation, in accordance with LDP and SG1
Transfer of community land	<ul style="list-style-type: none"> Arrangements for transfer of land for community use agreed separately between land owners and community groups
Implementation and Phasing Plan	<ul style="list-style-type: none"> Arrangements to ensure construction of housing and delivery of required contributions/provision of infrastructure to coincide with housing.
Design Brief and Design Code	<ul style="list-style-type: none"> Preparation of design briefs and coding that inform all phases of development and ensures appropriate design standards are retained throughout. This will include arrangements for community input under the following clause.
Community Liaison	<ul style="list-style-type: none"> Commitment to liaison arrangements involving Clackmannanshire Council, Dollar Community Council and Dollar Community Development Trust in respect of MSC applications and development implementation.
ITEMS SPECIFIC TO DOLLAR SOUTH (18/00283/PPP) APPLICATION ONLY	
Dollar Academy Travel Plan	<ul style="list-style-type: none"> Dollar Academy travel plan covering staff, pupils and parents, which will then be implemented.
Public Access to Dollar Academy Sports Campus	<ul style="list-style-type: none"> Dollar Academy will set out arrangements for public access to the proposed new Sports Campus, in consultation with Clackmannanshire Council, Dollar Community Council and Dollar Community Development Trust, which will then be implemented.

Appendix 2 – Draft Conditions and Reasons -18/00283/PPP – Dollar South

Conditions

1. (a) Before any construction works commence on site, the written approval of the Council as Planning Authority shall be obtained for the details of the siting, design and external appearance of all buildings, the means of access, landscaping and associated infrastructure. (Matters Specified in Conditions (MSC)).

(b) Particulars of the MSCs referred to in item (a) above shall be submitted for consideration by the Planning Authority, and no work shall begin until written approval has been given.

2. The application or applications for the approval of MSC described in Condition 1 above shall include:

a) Site Layout Plans at a minimum scale of 1:500 showing the position of all buildings, public utility and energy infrastructure, roads, footpaths, parking areas, public and private spaces, walls, fences, active and passive open spaces, play facilities and landscaping.

b) Plans and elevations of all buildings, showing the dimensions and type and colour of external materials.

c) Details of existing and finished ground levels and finished floor levels, in relation to a fixed datum (preferably Ordnance Survey) and including levels immediately adjacent to the site.

3. The application or applications for the approval of MSC described in Condition 1 above shall be generally in accordance with the following plans and documents:

(i) Revised Indicative Layout (Masterplan) - 16006(PL)001-R

(ii) Revised Location Plan – 16006(OS)001B

(iii) Flood Risk Assessment, November 2018 & Flood Risk Assessment Addendum, April 2019 (Watermans)

(iv) Outline Drainage Strategy, November 2018 (Watermans)

(v) Preliminary Environmental Risk Assessment November 2018 (Watermans)

(vi) Dollar Residential Landscape and Visual Appraisal, 16 November 2018 (Ramboll)

(vii) Dollar Mixed Use Development: Ecological Impact Assessment, June 2018 (HEL)

(viii) Design & Access Statement, Issue 1.1 (EMA)

(ix) Dollar Expansion: Archaeological Desk-based Assessment, May 2018 (GUARD Archaeology)

4. The application or applications for the approval of MSC described in Condition 1 above shall include:

- a) A detailed masterplan, design briefs and design coding, prepared in accordance with the Scottish Government Policy Statement, Designing Streets, and which shall meet the six qualities of successful places, set out therein.
- b) A detailed phasing plan setting out the programme for the construction and of all buildings, means of access, landscaping and the provision of all on and off-site supporting infrastructure.
- c) A detailed Flood Risk Assessment of the proposed development. This shall be undertaken on the basis of a 1 in 200 year return period event plus 20% allowance for Climate Change. This assessment work will have specific regard to the safeguarding of the proposed development and existing downstream properties from all potential forms of flood risk arising from the development of the site, including assessment of ground water flood risk.
- d) A Drainage Impact Assessment prepared in accordance with the advice contained in "Drainage Assessment - A Guide for Scotland" and proposals prepared in accordance with "Sustainable Urban Drainage Systems - Design Manual for Scotland and Northern Ireland". These will include connections to existing infrastructure and upgrading thereof, the provision of on-site filtration and attenuation facilities, design for biodiversity, and including appropriate planting, timescales for implementation and arrangements for future maintenance.
- e) A full tree survey of all trees within and adjacent to the site, recording the species, position, height, crown spread and condition of all trees, to be carried out by a qualified arboriculturalist and details of protective fencing , where required by the Council, to be erected around all trees to be retained as part of the development, in accordance with BS 5837(2012). The fencing shall be inspected by a representative of the Council, and shall remain in place for the duration of the construction work within each respective phase.
- f) A Phase 2 Intrusive Investigation to assess the nature, extent and type of contaminated material within the site, the assessment to be carried out in accordance with BS 10175 ; and a remediation scheme to ensure that the site is fit for its proposed use in accordance with the foregoing standard, to include:
 - (i) Methodology and timescales for remediation works including any grouting/ground stabilisation works;
 - (ii) Submission of details of ground gas monitoring during and after ground stabilisation works;
 - (iii) Remediation targets;
 - (iv) Measures to be employed to deal with unexpected or not previously identified contaminated material during construction work;

- (v) Measures to deal with contamination within and off site;
 - (vi) Details of post remediation validation scheme;
 - (vii) Details of any monitoring or progressive decontamination on site;
 - (viii) Post remediation conceptual model
- g) A programme of archaeological works in accordance with a written scheme of investigation and full implementation of the programme of archaeological works and recovery of archaeological resources within the site.
- h) A Construction Method Plan or plans that contain the arrangements to minimise the environmental and road safety impact of construction activity and all vehicle movements on the adjacent public road network, including hours of operation, during the construction phase or phases of the development. The plan will include community liaison arrangements.
- i) An Energy Statement, comprising the measures to reduce the use of energy in the construction phases and within the completed development including:
- (i) Site layout proposals to maximise benefits from the environment;
 - (ii) Energy efficiency building design techniques;
 - (ii) Thermal efficiency techniques in building design;
 - (iv) Proposals to maximise the use of renewable energy sources;
 - (v) The incorporation of sources of and facilities for renewable energy in the development.
- j) A detailed Transport Assessment (TA) in accordance with Transport Scotland's Transport Assessment Guidance to assess the transport implications of the proposed development and identify all on and off-site measures required to ensure sustainable and environmentally efficient proposals.
- k) A Travel Plan, including a residential travel pack and school travel plan, prepared in accordance with the Council's advice on Travel Plans for Housing Developments. It shall incorporate:
- (i) Measures to reduce the need to travel;
 - (ii) Measures to promote and facilitate access to public transport;
 - (iii) Measures to promote and facilitate walking and cycling within the development and connecting to existing path and cycle networks and off-site improvements to existing networks;
 - (iv) A detailed travel plan for Dollar Academy, taking account of the above principles;
 - (v) Modal split targets with 5 year review periods;

(vi) Monitoring of recommendations, actions and outcomes for a period of 3 years.

l) All roads, parking, shared surfaces and paths within and provided to support the development designed and constructed in accordance with the SCOTS National Roads Development Guide.

m) A landscaping masterplan, details of all hard and soft landscaping proposals, planting schedules and arrangements for future implementation and maintenance, all informed by principles of biodiversity and habitat enhancement.

The development shall thereafter proceed in accordance with the requirements of any approval of MSC issued by the Council unless subsequently otherwise agreed in writing by the Council, as Planning Authority.

5. All proposed new grass pitches (as marked on drawing 16006(PL)001-R will be designed and constructed by a recognised (e.g. SAPCA, The Sports and Play Construction Association, registered) specialist pitch contractor(s), details of contractor(s) and pitch specification shall be submitted for the written approval of the Council as Planning Authority prior to the commencement of development.

The proposed new grass pitches (as marked on drawing 16006(PL)001-R will be fully operational and available for use within 1 year of the commencement of any development on the site.

Reason for Conditions

1. To accord with the Planning etc (Scotland) Act 2006.
2. In order to ensure that the applications for Matters Specified in Conditions comply with the development that has been approved as part of this planning permission in principle.
3. In order to ensure that the applications for Matters Specified in Conditions comply with the development that has been approved as part of this planning permission.
4. In order to ensure that the applications for Matters Specified in Conditions comply with the development that has been approved as part of this planning permission.
5. In order to ensure the provision of replacement pitches to appropriate standards.

APPENDIX 3

DOLLAR EXPANSION PLANNING APPLICATIONS (18/00283/PPP & 19/00018/PPP – APPLICANT LIASON GROUP – May 2021

Subject Matter	Dollar South : 18/00283/PPP – Current Position	Dollar East: 19/00018/PPP - Current Position	DCC/DCDT Comments	Approach Proposed by Planning Service
House Numbers	House numbers indicatively shown as a range from 200-260, but preference that house numbers are not prescribed in PPP but informed by design, with a focus on type and tenure, in order to better respond to local needs.	House numbers indicatively shown as a range from 170-190, but preference that house numbers are not prescribed in PPP but informed by design, with a focus on type and tenure, as recommended by Reporter on LDP.	Limit house numbers to 350, with numbers split 50/50 between the sites. 350 limit in LDP assumed % of affordable/smaller houses already	Precise house numbers in each development should not be prescribed, but informed by a detailed design and allowing for flexibility in range of houses types, however, members could perhaps consider house numbers within a range for each site, rather than a fixed number, if they are of the view that greater control on house numbers is required..
Education Provision	Commitment to payment of an agreed £X per house sum, based on calculated impact of development on school estate. Awaiting outcome from Clacks Council of school options appraisal to determine optimum approach to providing new accommodation. . Consider that Hive should be retained in school expansion scheme.	Commitment to payment of an agreed £X per house sum, based on calculated impact of development on school estate. Awaiting outcome from Clacks Council of school options appraisal to determine optimum approach to providing new accommodation. . Consider that Hive should be retained in school expansion scheme.	The extended school needs to ensure the Hive building is retained. CAT process to retain land for school expansion if required.	An education contribution will be required in respect of each residential unit (including affordable housing units). This will be used for extension of the school estate to accommodate the developments. The sum will be informed by the Council's on-going Learning Estate options appraisal. Independent consultant giving overview of figures before Council finalises

				<p>them. The Council's Education Service has provided details of the impacts of the developments on the school estate, additional space requirements, costs and the developer contribution requirements per house. An options appraisal process will determine the optimum approach to providing additional accommodation at Strathdevon Primary School</p>
Primary Healthcare	<p>Agree in principle to a developer contribution towards primary healthcare, subject to justification from NHS FV of the proposed figure per house, and how this will be used in accordance with Circular 3/2012.</p>	<p>Agree in principle to NHS Forth Valley's proposal of a developer contribution of £2000 per house towards primary healthcare.</p>	<p>Concern that this level of contribution may not provide the facilities required. E.g If can deliver more space but not the services within these spaces..</p>	<p>NHS Forth Valley have advised that a developer contribution rate established with other Forth Valley Planning Authorities of circa £2000 per house for primary healthcare is provided for Dollar.</p>
Transportation Infrastructure	<p>Agree in principle to provision of the transport infrastructure enhancements required to accommodate the development and the preparation of detailed proposals as part of MSCs.</p> <p>Need for possible developer funded improvements at Ramshorn junction noted, and would welcome Council design and cost appraisal of</p>	<p>Agree in principle to provision of the transport infrastructure enhancements required to accommodate the development and the preparation of detailed proposals as part of MSCs.</p> <p>Need for possible developer funded improvements at Ramshorn junction noted.</p> <p>E-W link road route option</p>	<p>Agree in principle, but want to seek to ensure no additional vehicle traffic passing Strathdevon P.S.</p> <p>Linking both sites via a road would still be preferred, but constraints are noted, and any road crossing the Devon Way would be strongly resisted.</p>	<p>Road network improvements on A91, including at junctions with Devon Road, Park Place, Lover's Loan and on Muckhart Road. Traffic management around Strathdevon will focus on limiting vehicle movements and prioritising active travel, such as requirements for a new pedestrian footbridge</p>

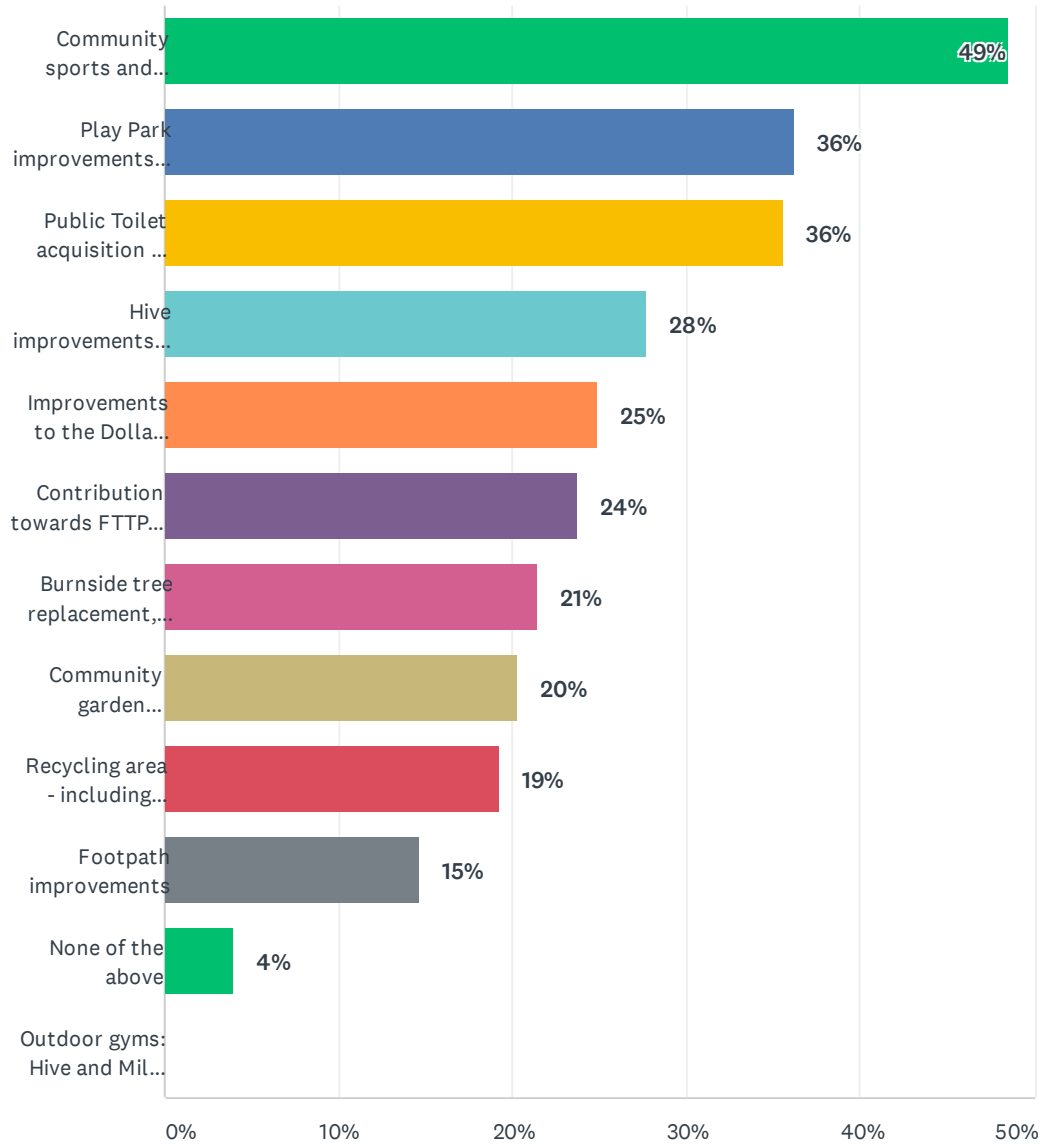
	<p>improvements and understanding of likely developer contribution.</p> <p>E-W link road route option explored in a revised proposal, but crossing of Devon Way was strongly rejected by community. Other options are constrained by land outwith the applicant's control.</p> <p>Strong focus on connectivity should be on active travel routes</p>	<p>explored but constrained by existing development, landforms and Scheduled Monument designation.</p> <p>Strong focus on connectivity should be on active travel routes.</p>	<p>Concerns about the development increasing car-borne commuting from Dollar.</p>	<p>over Dollar Burn and related works. Initial works have already been implemented around the school to discourage traffic and promote walking/cycling.</p> <p>Improvements to Ramshorn Junction (A977/B913)</p> <p>A road linking through the sites between the A91 east of Dollar and Devon Road is not a requirement, as this may lead to vehicle rat-running through residential areas, and around the school, however strong active travel connectivity is proposed and will be required, including improvements to the Devon Way</p>
Streetscape enhancement	<p>Agree in principle to developer contribution towards streetscape enhancements in the centre of Dollar and to be informed by a streetscape enhancement plan by the Council/community.</p> <p>Welcome DCDT survey on community infrastructure and developer contributions provided expectations on developers are firmly within parameters of</p>	<p>Agree in principle to developer contribution towards streetscape enhancements in the centre of Dollar and to be informed by a streetscape enhancement plan by the Council/community.</p> <p>Welcome DCDT survey on community infrastructure and developer contributions provided expectations on developers are firmly within parameters of</p>	<p>Preference for developer contributions towards a community fund that can be used to best effect to benefit the community.</p> <p>DCDT carried out a community survey to identify ideas for projects that could be funded, and have submitted results to Council and applicants. This should</p>	<p>Contributions towards streetscape enhancement on Bridge Street, Dollar</p>

	planning legislation.	planning legislation.	be used as a guide for developer spending on community facilities/streetscape.	
Affordable Housing	Agree in principle to on-site provision of 25% affordable housing to meet local needs.	Agree in principle to on-site provision of 25% affordable housing to meet local needs.	Need for “step-down” housing so older residents can move to smaller units but stay in Dollar	Any approval will be supported by conditions/Section 75 requirements for 25% affordable housing to meet local needs.
Public art	Agree in principle to a £250 per house developer contributions towards public art, in accordance with Council policy and supplementary guidance.	Agree in principle to a £250 per house developer contributions towards public art, in accordance with Council policy and supplementary guidance.	Public art projects could tie in with community/streetscape enhancement ideas. Community survey can help inform this and there are opportunities for further community or school involvement.	Any approval will be supported by conditions/Section 75 requirement for public art provision in accordance with the LDP and supplementary guidance.
Transfer of community land	Propose transfer of land (by agreement with DCDT, if this is desired)) for community use on land east of Devon Road (Fire Station site) If CAT of Hive confirmed, landowner will progress with plans for other community facilities in consultation with the community.	Propose transfer of land (by agreement with DCDT, if this is desired)) for community use south of Devon Way. Details plans for this are being developed along with the community, and will inform MSC stage.	Preference remains for Hive to be transferred to community ownership, and this is now approved by Clacks Council. Wil consider Fire Station plans as and when they become available. Progressing with Dollar South on community land plans east of Dollar Burn.	The Hive CAT has now progressed, with Council approval. Both masterplans identify land for community uses, the details of which can be progressed between land owners and the community and be presented in MSC applications.
Implementation and Phasing Plan	Agree in principle to a phasing plan in respect of the construction of housing and delivery of developer	Agree in principle to a phasing plan in respect of the construction of housing and delivery of developer	Wish to see a detailed phasing plan covering both sites and infrastructure delivery would be helpful.	Any approvals will be supported by requirements for phasing plans in relation to the delivery of

	contributions/community infrastructure.	contributions/community infrastructure.		community infrastructure as required in relation to house building.
Design Brief and Design Code	Agree in principle to working with the Council and community representatives on design brief and coding to ensure appropriate layout, density and design of housing across the masterplan area.	Agree in principle to working with the Council and community representatives on design brief and coding to ensure appropriate layout, density and design of housing across the masterplan area.	Agree that design brief/coding would be of benefit in ensuring consistency and quality of design.	Any approvals will be supported by the need for further detailed design work (including briefs and design coding where appropriate), with arrangements for community input.
Dollar South : 18/00283/PPP Only – Current Position				
Dollar Academy Travel Plan	Agree to preparation of a travel plan for Dollar Academy, as part of MSC submissions to inform management of traffic and active travel arrangements in connection with the existing and proposed school facilities and activities.	N/A	Plan needs to reduce impact of traffic, including parent drop-off/pick-up and buses on the town's streets, and ensure safe connections for pupils going between school and sports campus.	Dollar Academy travel plan covering staff, pupils and parents, required as part of any planning approval and which will then require to be implemented.
Public Access to Dollar Academy Sports Campus	Commitment to allow community access to new sports facilities already expressed in papers submitted with the planning application and continued commitment to setting out details of such arrangements in liaison with community representatives.	N/A	Noted. Discussions with community groups on this will continue.	Dollar Academy will be required to set out arrangements for public access to the proposed new Sports Campus as part of MSCs application for sports facilities. Such arrangements will then require to be implemented.

Q1 Please pick your top 3 projects

Answered: 177 Skipped: 2



Dollar Community's Priorities for Section 75

ANSWER CHOICES	RESPONSES	
Community sports and changing facilities (Devonway Sports Park)	49%	86
Play Park improvements (including outdoor gym)	36%	64
Public Toilet acquisition and refurbishment	36%	63
Hive improvements, post-community acquisition	28%	49
Improvements to the Dollar Townscape (a design study to improve the public areas of the town)	25%	44
Contribution towards FTTP (fibre to the premises) broadband programme	24%	42
Burnside tree replacement, fence replacement	21%	38
Community garden infrastructure	20%	36
Recycling area - including glass	19%	34
Footpath improvements	15%	26
None of the above	4%	7
Outdoor gyms: Hive and Mill Green	0%	0
Total Respondents: 177		

#	OTHER (PLEASE SPECIFY)	DATE
1	GP/School	7/30/2021 10:56 PM
2	Proper traffic calming throughout centre to give more priority to pedestrians and effectively reduce vehicle speeds	7/19/2021 3:48 PM
3	Rejuvenation of Memorial Park including seating and litter bins	7/10/2021 10:10 PM
4	Contributions to or provision of New/upgraded school, new/upgraded health centre, upgraded WWTW, flood mitigation measures, environmental improvements in town centre (traffic mitigation), road safety improvements and all of above.	7/10/2021 2:51 PM
5	New School and New Doctors	7/10/2021 9:38 AM
6	Continuously open freely accessed sports pitches at New Field as per the original gift of the land to the community	7/9/2021 11:05 PM
7	Flooding mitigations beyond the boundary of the development.	7/9/2021 11:09 AM
8	Flood prevention measures	7/9/2021 11:06 AM
9	I would like to see a commitment to the "high street" in dollar. More retail and hospitality and no more residential dwellings where shops/pubs have been!!	7/8/2021 9:39 PM
10	Extending Strathdevon Primary School,	7/8/2021 5:59 PM
11	Affordable housing provision	7/8/2021 5:55 PM
12	Bypass	7/8/2021 4:15 PM
13	Defence of the Devon way cycle path and alternative infrastructure development	7/8/2021 4:03 PM
14	You do realise the legal limitations that are placed on developer contributions? Some items on the above list CANNOT be funded through developer contributions as they don't meet the tests set out by the Scottish Government for such contributions. You are deliberately misleading and further winding up the community by giving them this list to choose from. Suggestion - start again with appropriate professional advice instead of creating a wish list that suits your own narrow requirements.	7/8/2021 12:32 PM
15	Electric car charging points	7/8/2021 12:02 PM

Dollar Community's Priorities for Section 75

16	Skatepark or similar facility for young teenage persons	7/8/2021 11:43 AM
17	Bypass to the south of the village	7/8/2021 11:40 AM
18	I appreciate all the efforts of the Community Council and Dollar Development Trust in objecting to the application, but this is a discussion that should not even be entertained as the proposed development will swamp Dollar, making life very difficult for residents in every single way. Also, developers have a habit of making promises which are never ever fulfilled.	7/8/2021 11:22 AM
19	Making sure the GP surgery can cope with a bigger population	7/8/2021 11:20 AM
20	Extended healthcare facilities	7/8/2021 10:58 AM
21	A pickup and dropoff point for schollkids on the periphery of Dollar to ease congestion.	6/22/2021 6:25 PM

APPENDIX 5

CLACKMANNANSHIRE COUNCIL SUMMARY OF EDUCATIONAL IMPACT ASSESSMENT OF DOLLAR EXPANSION PLANNING APPLICATIONS (18/00283/PPP & 19/00018/PPP)

Background

The Council's Education Service have been consulted by the Planning Service to advise on the educational impacts of the Dollar expansion proposals contained in Planning applications 18/00283/PPP (Dollar South) & 19/00018/PPP (Dollar East).

The Education Service has considered impacts on nursery, primary and secondary school infrastructure. The response from Education has been restricted to considering the estimated number of new houses, identifying a suitable pupil product rate (PPR), calculating the additional accommodation required using Scottish Futures Trust metrics (and taking account of existing spare capacity), calculating the cost of required expansion proposals and the £ per house rate this would produce.

The assessment does not consider how any required expansions to education infrastructure will be provided, and this will be subject of an options appraisal exercise, partly informed by the previous work undertaken by MRT architects on behalf of both applicants. It is acknowledged that additional land is available to accommodate the required expansion of Strathdevon Primary School, taking account of the existing school grounds and land to be retained adjoining The Hive, to the east.

In providing its responses, the Education Service was assisted by David McKinney of Education Planning Ltd.

The Council's Education Service considered a scenario of 490 houses across both sites, which was a likely maximum figure taking account of the upper end of estimated house numbers proposed by both applications. An assessment based on this figure was produced by Geddes Consulting on behalf of the Dollar South applicants, and this was reviewed by the Education Service as part of its overall assessment.

In addition, and at the request of the Planning Service, the Education Service also provided an assessment based on a total of 400 houses across both sites. This was requested as a figure of around 400 units across both sites, both reflected the lower end of estimated house numbers by both applications and took account of issues raised at the pre-determination hearing regarding house numbers in the context of the LDP allocation and community representations on this matter.

Secondary Impact

Based on current assessed applications, the Education Service has advised that there is no education contribution required for secondary, as it is projected that Alva Academy will have sufficient capacity to support the Dollar Expansion, within the range of 490 – 400 houses.

Primary Impact & Mitigation

The Education Service initially considered a Pupil Product Rate (PPR) of 0.5 for primary to assess a “worst case” scenario, however, further analysis has shown that it is unlikely that the worst case scenario would occur. And a revised PPR figure of 0.3 that also takes account of the estimated impact of Dollar Academy is now used.

The approach to calculating an indicative cost of mitigation per unit using SFT Metrics would also be subject to adjustment based on the Office for National Statistics (ONS) Price Indices to reflect the SFT Metrics increasing through inflation. Taking a figure of 5.8% based on the ONS Price Indices for September 2021 reflects the SFT Metrics increasing through inflation:

Primary Mitigation 490 Houses

Based on 490 houses, the level of mitigation required is approximately:

Accommodation	Quantity	Floor Area (m²)
Classroom	5	5 x 60m ² - Total: 300m ²
Hall: Secondary or Expansion	1	180 – 200m ²
Kitchen/Servery Expansion	1	50m ²
Toilets (4m ² per w/c/ 1 per 10 pupils)	13	52m ²
		Sub-total = 582-602m ²
Circulation Allowance – 20%	-	116m ² -120m ²
Total		698m² - 722m²

The September 2021 Primary figure would calculate as:

$$£3,742 \times 1.058 = £3,959 \text{ per m}^2$$

Applying this to the upper estimated floor area provides:

$$£3,959 \times 722\text{m}^2 = £2,858,398$$

Based on 490 houses, this would be around £5833 per dwelling.

This does not include costs for:

- Additional costs for any abnormalities - such as: flooding, ground stabilisation, reinforcement and platforming, etc.

- Additional costs for furniture & fittings, including interactive display boards for classrooms;
- Additional costs for professional fees;

Further details would be required through a feasibility study.

Primary Mitigation 400 Houses

Based on 400 houses, the level of mitigation has the potential to reduce to approximately:

Type	Quantity	Floor Area (m ²)
Classroom (60m ² per classroom)	4	4 x 60m ² - Total: 240m ²
Hall (Secondary Hall or Expansion)	1	180-200m ²
Kitchen/Servery Expansion	1	50m ²
WC (4m ² per wc / 1 per 10 pupils)	10	40m ²
		Sub-total = 510-530m ²
Circulation Allowance - (20%)	-	102-106m ²
Total		612-636m²

The September 2021 Primary figure would calculate as:

$$£3,742 \times 1.058 = £3,959 \text{ per m}^2$$

Applying this to the upper estimated floor area provides:

$$£3,959 \times 636\text{m}^2 = £2,517,924$$

Based on 400 houses, this would be around £6,294 per dwelling.

This does not include costs for:

- Additional costs for any abnormalities - such as: flooding, ground stabilisation, reinforcement and platforming, etc.
- Additional costs for furniture & fittings, including interactive display boards for classrooms;
- Additional costs for professional fees;

Further details would be required through a feasibility study.

Nursery Impact & Mitigation

Additional capacity still needs to be agreed upon, but the current maximum capacity of the nursery is 40 children. The number of nursery children presently sits at 24, however, this can fluctuate considerably. Therefore, it is likely that some additional accommodation would be required for the nursery and additional toilets to serve the additional occupants.

Nursery Mitigation 490 Houses

At present, the approximate size would be 1 nursery classroom (approximately 25 children) and 3 toilets. Based on education policy guidance this would be:

Nursery Classroom Area

- For children aged three and over - a minimum of 2.3 square metres, per child (Scottish Government Early Learning, Childcare and Out of School Care Services: Design Guidance, 2017), therefore, approximate nursery classroom area required is $25 \times 2.3 = 57.5 \text{ m}^2$.

Toilet Area

- One W/C per 10 pupils = $25 / 10 = 2.5 = 3 \text{ WC's}$. Approximate area per WC = 4 m^2 , therefore, approximate W/C area is $3 \times 4 = 12 \text{ m}^2$ total area.
- Assume built onto existing nursery provision resulting in minimal circulation space required, therefore, the total additional approximate nursery accommodation area is 69.5 m^2 .

Further nursery roll projection analysis will consolidate how much spare capacity will be available in future. This will help determine how much additional accommodation is required.

The updated September 2021 SFT Metric Nursery figure would calculate as $\text{£}3,360 \times 1.058 = \text{£}3,555$ per sqm

Therefore, approximate nursery costs would be: $69.5 \times \text{£}3,555 = \text{£}247,072$

This equates to a figure of:

- Circa $\text{£}504$ per house for 490 houses

As with the Primary indicative costs, the following should be added:

- Adjustment based on the Office for National Statistics (ONS) Price Indices to reflect the SFT Metrics increasing through inflation;
- Additional costs for any abnormalities - such as: flooding, ground stabilisation, reinforcement and platforming, etc.

- Additional costs for furniture & fittings, including interactive display boards for classrooms;
- Additional costs for professional fees;

A detailed feasibility study will be required to determine how the additional accommodation for the nursery can be provided, which will further inform costings.

Nursery Mitigation 400 Houses

At present, the approximate size would be 1 nursery classroom (approximately 20 children) and 2 toilets. Based on education policy guidance this would be:

Nursery Classroom Area

- For children aged three and over - a minimum of 2.3 square metres, per child (Scottish Government Early Learning, Childcare and Out of School Care Services: Design Guidance, 2017), therefore, approximate nursery classroom area required is $20 \times 2.3 = 46 \text{ m}^2$.

Toilet Area

- One W/C per 10 pupils = $20 / 10 = 2$ WC's. Approximate area per WC = 4 m^2 , therefore, approximate W/C area is $2 \times 4 = 8 \text{ m}^2$ total area.
- Assume built onto existing nursery provision resulting in minimal circulation space required, therefore, the total additional approximate nursery accommodation area is 54 m^2 .

Further nursery roll projection analysis will consolidate how much spare capacity will be available in future. This will help determine how much additional accommodation is required.

The updated September 2021 SFT Metric Nursery figure would calculate as $\text{£}3,360 \times 1.058 = \text{£}3,555$ per sqm

Therefore, approximate nursery costs would be: $54 \times \text{£}3,555 = \text{£}191,970$

This equates to a figure of:

- Circa £480 per house for 400 houses

As with the Primary indicative costs, the following should be added:

- Adjustment based on the Office for National Statistics (ONS) Price Indices to reflect the SFT Metrics increasing through inflation;
- Additional costs for any abnormalities - such as: flooding, ground stabilisation, reinforcement and platforming, etc.

- Additional costs for furniture & fittings, including interactive display boards for classrooms;
- Additional costs for professional fees;

A detailed feasibility study will be required to determine how the additional accommodation for the nursery can be provided, which will further inform costings.

14/01/2022

Report to Planning Committee

Date of Meeting: 8th February 2022

Subject: Planning Application ref: 19/00018/PPP - Mixed Use Development With Supporting Infrastructure Comprising Residential, Retail (Convenience) With Associated Parking, Open Space, Landscaping, Drainage, and Accesses from the A91 (Muckhart Road) on Land To South And East Of Dollar, Clackmannanshire

Report by: Grant Baxter, Principal Planner

1.0 Purpose

- 1.1. The purpose of this report is :
- 1.2. To update Members on the assessment of this application for Planning Permission in Principle (PPP), since the Planning Committee meeting of 1st April 2021.
- 1.3. To provide an assessment of the application and liaison with applicants and community representatives on outstanding matters since 1st April 2021, and to provide a recommendation on the application.
- 1.4. To provide Members with guidance on appropriate overall house numbers within the Dollar expansion at this PPP stage, as set out in paragraph 6.5 – 6.15 of this Report, which will then inform the control of house numbers in subsequent detailed Matters Specified in Conditions (MSC) applications.

Recommendation

- 1.5. It is therefore recommended that the Planning Committee approve the application for Planning Permission in Principle (PPP) subject to officers concluding a Section 75 Agreement (Planning Obligations) between the Council and the applicant as set out in draft Heads of Terms in Appendix 1 to this report, and a set of detailed Matters to be Specified in Conditions (MSC), as set out in Appendix 2 to this report, subject to any variation by the Committee.

2.0 The Application

- 2.1 The application is for Planning Permission in Principle (PPP) for the development described above. The application site covers 34.20Ha of land to the south and east of Dollar, encompassing the following parcels:
- Agricultural land to the east and west of the former railway embankment, south of Lover's Loan and Gowanlea. (approx. 18.5Ha)
 - Agricultural land and woodland east of Gowanlea and the new Dollar cemetery, and adjoining the A91 east of Dollar. (approx. 12.5Ha)
 - Agricultural land north of the A91, east of Dollar (Approx 2.4Ha)
- 2.2 The land is largely in agricultural use, and includes areas of woodland; notably tree belts alongside the A91 and Kelly Burn, and the site boundary also extends eastwards by an additional 100m along the A91, to encompass a proposed new roundabout.
- 2.3 The land south of Lover's Loan and Gowanlea is proposed as passive open space with no built development.
- 2.4 The land east of Gowanlea, and the new Dollar cemetery and north of the A91 are both proposed for housing development (circa 170 – 190 houses), and also includes a proposed retail site on the south side of the A91, adjoining the existing settlement.
- 2.5 An area of land on the south side of the A91, adjoining the eastern part of the application site is indicatively shown as a tourist hub on plans, however this does **not** form part of the current planning application, it adjoins the location of a new roundabout of the A91, serving the application site.
- 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 South also reported to this Planning Committee. Both applications were the 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.

- 2.9 Both applications were also presented to the Planning Committee on 1st April 2021, with a “minded to approve recommendation”. Members did not agree this recommendation and decided to defer consideration of both applications in order to continue discussions on the applications and for officers to engage in further consultation with community representatives and applicants on outstanding matters. Members decided that officers would report back to a future Planning Committee with a finalised Heads of Terms of a Section 75 Agreement and a full set of planning conditions for consideration and approval, with the timescale for this to be subject to discussion with landowners and community.
- 2.10 The outstanding matters referred to are identified elsewhere in the Minutes of the meeting of 1st April 2021 as education and healthcare, and house numbers. Updates on these matters are provided in the body of this report.
- 2.11 Since 1st April 2021, Planning Officers have engaged with relevant consultees on outstanding matters and with both sets of applicants, and community representatives to address matters raised by the Committee in respect of each application. In particular, officers arranged and hosted two online meetings attended by representatives for both planning applications and members of Dollar Community Council (DCC) and Dollar Community Development Trust (DCDT). The first meeting was held on 2nd June 2021 and the second meeting on 20th October 2021, and discussion focussed on key issues raised by the community representatives and the Planning Committee at the meeting of 1st April 2021. Appendix 3 to this report provides a draft summary of key issues raised during the meeting of 1st April 2021 and the position reached by each party in respect of the issues.

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 through the Local Development Plan. This document sets out the Community Council’s vision for how the town should grow over the next 20 years. The document does not form part of the Local Development Plan or Supplementary Guidance. In addition, an Indicative Joint Infrastructure Plan has been submitted by the applicants indicating environmental and infrastructure enhancements that are anticipated to be provided by both developments in the settlement. The Dollar South applicants also produced their own Community Infrastructure document, specific to elements they seek to deliver solely from their proposal.
- 3.3 Further to this, Dollar Community Development Trust (DCDT) carried out a survey in the latter part of 2021, in respect of community priorities around

potential Section 75 contributions arising from the developments. A summary of the results of this survey are attached as Appendix 4 to this report. The top three items identified were community sports and changing facilities, play park improvements and public toilet acquisition and refurbishment.

4.0 Consultations

4.1 Regional Archaeologist:

- Agree with archaeological assessment and recommends a planning condition requiring a programme of archaeological works in advance of construction commencing. *Comment: This matter can be addressed via Matters Specified in Conditions (MSCs).*

4.2 The Coal Authority:

- Holding Response. The site falls partly in the Coal Mining High Risk Area and the northern part is likely to have unrecorded mine workings, however satisfied that proposals involve intrusive investigations to locate unrecorded mine workings, and recommend a planning condition requiring intrusive investigations to be undertaken in advance of development. *Comment: This matter can be addressed via Matters Specified in Conditions (MSCs).*

4.3 Dollar Community Council:

- Sympathetic to the need for new housing in Dollar provided this brings community benefit. The developments cumulatively would result in 500 houses, whereas the LDP proposes 360 houses. The developments collectively are over-development. *Comment: This issue is addressed in detail in Section 6 of this report, and also summarised in the table in Appendix 3.*
- This application on its own is supported subject to payments to Dollar Community Development Trust fund and contributions to infrastructure upgrades, including Strathdevon Primary School and Dollar Health Centre. Consideration should be given to a road linking both developments together. *Comment: This issue is addressed in detail in Section 6 of this report, and also summarised in the table in Appendix 3.*

4.4 Dollar Community Development Trust:

- Support the need for new housing in the community and feel the scale and proposed mix of housing proposed is suitable.
- Continued concern about the collective overall number of houses in the development above the LDP figure of 360 units.
- The proposed retail unit will be an enhancement to the village.
- The proposal offers new and enhanced green spaces, sustainable transport and renewable energy enhancements.

In respect of potential community benefits, the Trust can only support this development.

- *Comment: These issues are addressed in detail in Section 6 of this report, and also summarised in the table in Appendix 3.*

4.5 Education Service:

- The Council's Education Service has provided an updated position on the educational requirements in respect of both developments in January 2022, and this is summarised in Appendix 5 to this report. The response assesses impacts on secondary, primary and nursery provision, and provides two assessments; one based on an overall development of 490 units across both sites and the other based on an overall development of 400 units across both sites. This was considered necessary, firstly, given the PPP nature of both applications and that house numbers were not precisely specified, but also assess educational impact of development scenarios at the upper and lower range of indicative house numbers suggested by both applicants. Should Members be minded to consider that a lower overall house number is appropriate in determining this and the other planning application, the educational figures can be re-run to determine required contribution rates.
- In summary, there are no developer contribution requirements in respect of secondary education. In respect of primary school requirements, contributions in a range of circa £6,300 per dwelling (400 units) and £5,800 per dwelling (490 units) will be required to fund the required expansion of Strathdevon Primary School. In respect of nursery requirements, contributions in a range of circa £480 per dwelling (400 dwellings) and £500 per dwelling (490 dwellings) will be required to fund the required expansion of Strathdevon nursery.
- *Comment: If planning approval is granted, a Section 75 Agreement will be required, not only to secure contributions, but to set out the phasing of house building, payment of contributions and provision of expanded education infrastructure.*
- *Comment: A detailed feasibility study will be required to determine the optimum design solution for providing the expanded primary and nursery provision, and this ultimately will be subject of a separate education planning process. The Council previously commissioned a design brief for an expanded Strathdevon PS in 2013, and in 2019, the two applicants undertook an update of this brief in 2019. These studies were predicated on school expansion into the area occupied by The Hive building (at that time Dollar Civic Centre, prior to community asset transfer). These options show potential shortfall in outdoor space. In November 2021, the Council approved DCDT's Asset Transfer application in respect of The Hive, and reserved the option to expand Strathdevon Primary School on land associated with The Hive, if required. Additional land to the south of the Primary School is also shown as open space in the Dollar South Masterplan, and which the applicants have confirmed would be available for school use, if required.*

4.6 Historic Environment Scotland:

- No objections.

- More details may be required, or planning conditions used, to ensure appropriate treatment of the Schedule Ancient Monument (Kelly Bridge Palisaded Enclosure) within the development site. *Comment: This matter can be addressed via Matters Specified in Conditions (MSCs).*

4.7 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 have confirmed to officers, in discussions, that the level of developer contribution required to deliver required expansion of primary health care facilities to serve the development is in the region of £2,000 per dwelling, which is commensurate with contribution rates agreed in developments within the Forth Valley Health Board area, but outwith Clackmannanshire.
- *Comment: 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. If planning approval is granted, a Section 75 Agreement will be required, not only to secure contributions, but to set out the phasing of house building, payment of contributions and provision of expanded healthcare infrastructure.*

4.8 Roads:

- Concern that the Transport Assessment may underestimate travel impacts around Dollar. *Comment: Discussions on overall transport impact and mitigation will continue with applicants and their engineers, and will also be informed by the final house numbers within the overall development.*
- There should be a connecting road through both developments linking the A91 at the east of Dollar with B913, however this has not been proposed by the developer. *Comment: This option has been fully examined by applicants and was subject of a previous proposal by Dollar South applicants, which was subsequently withdrawn. There are significant physical constraints to achieving a road link through the development areas, including the Devon Way, cemetery, Scheduled Monument and severe gradients. In addition, such a link road risks generating rat-running through traffic in residential areas and around Strathdevon Primary School. Planning and transportation priorities are significantly focussed on prioritising and providing for active travel movement instead.*
- The development must deliver enhanced active travel links with the existing settlement in order to reduce the need for car borne short

journeys, including enhancement of sub-standard section of the Devon Way. *Comment: New and enhanced active travel links will be delivered by the developments.*

- Gateway roundabout at east of Dollar welcomed but considered to be too far out of the urban area, and will need to be accompanied by proposals to create urban environment west of it. *Comment: Detailed assessment of village entrance proposals will be assessed as part of MSC applications.*
- Junction improvements are required at Devon Road/Bridge Street junction and to enhance the A977/B913 (Ramshorn junction). *Comment: Detailed assessment of traffic management measures, off-site junction improvements and developer contribution towards these will be set out in Section 75 Agreement and as part of MSCs.*
- Contributions required towards improved public transport infrastructure in Dollar, and 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. *Comment: Detailed assessment of Bridge Street enhancement proposals and developer contribution towards these will be set out in Section 75 Agreement and as part of MSCs.*
- Detailed comments given in relation to flood risk and surface water drainage. Provision of surface water drainage infrastructure provides opportunity to address existing drainage problems in Dollar. *Comment: These matters can be addressed via Matters Specified in Conditions (MSCs).*

4.9 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.
- 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. 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.

- 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.

4.10 Scottish Natural Heritage:

- The two proposed developments could cumulatively overwhelm and dominate the town, its landscape setting and character, and development in this area should be carried out in such a way that is sensitive to and respects the town's character. The site should be developed in accordance with a masterplan and development briefs.
- It is noted that areas of existing woodland adjacent to the A91 is not to be retained.
- Green infrastructure should be used to deliver benefits to people and nature. The proposed avenue of trees at the eastern approach is not considered appropriate, and there is opportunity to provide a new eastern gateway to the town.
- No impact on Damhead Wood SSSI, to the south of the River Devon, is anticipated.
- *Comment: Supporting documentation, plans and images show careful consideration of the landscape impacts of the development, and will continue to inform detailed proposals as part of MSC stages.*

4.11 SEPA:

- Initial objection on flood risk grounds.
- Further clarification required on a number of technical points.
- Objection withdrawn based on clarification of technical points and on basis of de-culverting of Westertoun Burn.
- 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.
- *Comment: SEPA retain there "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, will maintain ongoing dialogue on flooding and drainage matters with all parties. SUDs and other details such as on burn culverting can be addressed at detailed MSC stages.

4.12 Sportscotland:

- No comments to make on this application.

5.0 Publicity & Representations

5.1 A total of 30 No. neighbouring properties were notified of the application. The application was also advertised in the local press. In response there have been 13 separate contributors to the application, with 7 of these objecting to the application, 4 representations and 2 in support.

- The development should support a community growth fund.
- Concern about increased parking and congestion in town centre/not realistic about people not using cars for short journeys.
- Inadequate public transport to serve development/better public transport services required.
- Are SUDs proposals adequate? Will they be maintained properly?
- Both applications must be considered at same time.
- The proposals better reflect the community aspirations in terms of number and type of houses proposed, including housing for older people and affordable homes.
- Proposals need to ensure they support improved community infrastructure, including at Strathdevon Primary School, Dollar Health Centre, and retention of The Hive Community Centre
- Concerns about flood risk.
- The Devon Way should be lit and maintained eg winter gritting, and better active travel routes are required.
- The combined total number of houses, in both developments will be 500 units, with only 360 proposed in the LDP.
- 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.
- Concerns about flood risk to proposed and existing houses following recent flood events.
- Proposed sustainability and renewable energy elements welcomed.
- New retail unit will take pressure of Bridge Street.

- New retail unit may affect trade/viability of shops on Bridge Street.
- Community park and events field are welcomed.
- Community park and events field are located too far from homes and may not be useable due to drainage issues. How will these be maintained?
- The application includes areas of land outwith the settlement boundary.

5.2 *Comment: The following sections of this report and table set in Appendix 3 provide responses to these issues.*

6.0 Clackmannanshire Local Development Plan

- 6.1 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.
- 6.2 The site comprises land to the south and east of Dollar, most of which is part of the 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”.
- 6.3. As noted, this application proposes a mixed use development comprising residential, retail (convenience) with associated parking, open space, landscaping, drainage, and accesses from the A91. As such, it generally complies with the provisions of Proposal H47.
- 6.4 The southern and eastern edges the development include land outwith the Dollar settlement boundary and in areas of Green Belt. The southern part of the site comprises informal open space/parkland and community growing. The eastern edge contains some built development, however in discussion with the Planning Service, the extent of this has been pulled back and the eastern edge of the development reinforced by additional structure planting, giving the settlement edge of the expanded settlement a more defined green boundary. Whilst LDP policies in respect of development in the countryside (Policy SC23) and Green Belt (Policy EA8) apply to this part of the proposed development, the proposals have adequately addressed policy issues in respect of those areas that encroach on countryside and Green Belt, through appropriate land uses to the south and enhanced structure planting to the east. These approaches are considered compatible with an agricultural or natural setting.
- 6.5 Significant concern has been expressed within the community around the overall number of houses proposed in the two planning applications to expand Dollar, with the LDP indicating a capacity of 350 units over the whole expansion area and the two planning applications collectively showing a potential for up to 500 houses. Whilst both applications are for Planning Permission in Principle (PPP), and house numbers are entirely indicative at this stage, this issue was raised as a matter of concern during the Planning

Committee meeting of 1st April 2021 by community representatives and also Members of the Committee.

- 6.6 This application for Dollar East initially indicated a figure of between 180-200 houses, but has since reduced that number to between 170-190 houses. The Dollar South proposals initially showed up to 300 units, but this has been revised to a range between 200-260 units.
- 6.7 It is worth noting that even a development of 500 units would represent a relatively low density development across the entire expansion area, however, as much of the area is not being developed for housing, with open spaces, playing fields, sports facilities, SUDs area all to be accommodated, housing density in those areas proposed for built development would vary more markedly in a range between 350 units and 500 units.
- 6.8 The LDP for the Dollar expansion site aimed to ensure the expansion incorporated sufficient community facilities, open space, and opportunity for high quality design and layout, while providing new housing for Dollar, which had seen little in the way of new housing in the years prior to the plan, and was in need of affordable and smaller homes to support the community. Once indicative sites for these uses were identified the housing areas were identified and, considering adjacent densities and layout, an indicative capacity of approximately 350 units was arrived at.
- 6.9 This was challenged at the LDP Examination, however the Reporter agreed with the Council that 350 was a reasonable figure, stating "*...given the overall area of the site, an indicative capacity of 350 houses, with a gross housing density of 11 units/hectare is not unreasonable.*" The rationale for the 350 figure was therefore accepted at that time.
- 6.10 The existing settlement has areas of varying housing density, and this contributes to its character. It is important, in delivering a range of house types in this expansion that both developments also contain areas of varying density. The community concerns about overall house numbers going significantly above the 350 indicated by the LDP are understood. The LDP set an expectation around the scale of new development and how it would impact on the character and amenities of Dollar. An overall development approaching 500 houses would be around 40% greater than the figure stated in the LDP, and in discussion with both sets of applicants, officers have advised that this level of increase above the LDP is unlikely to be acceptable.
- 6.11 Both applicants have responded to this concern and reduced indicative house numbers significantly to a range which collectively now amounts to an overall development of between 370-450 units. As noted in the table in Appendix 1, community representatives do still consider that the LDP figure of 350 units should be adhered to.
- 6.12 Officers recognise the sensitivity around overall house numbers, given the expectations set by the LDP figure, however must also acknowledge that this figure is indicative. It is not normally the Council's approach to seek to cap house number at PPP stage, but rather that precise house numbers are informed by design exercises informing the MSC stage, allowing for development densities that respond to their context and also deliver a range of house types.

- 6.13 The risk with capping house numbers at 350 units is that this both constrains design and limits the range of house types to larger units only. The community representatives have clearly stated their desire for the development to provide a range of house types, and in particular smaller units for down-sizers in the area. Equally, it is recognised that the overall house numbers must reasonably relate to the expectations set by the LDP, and as noted, a scale of development that is 40% above that envisaged by the LDP is not considered appropriate.
- 6.14 Both applicants have indicated a range of house numbers that they consider acceptable. Taking account of this and the above analysis, officers consider that the Committee should consider a range of house numbers for each application that recognises the LDP figures, community concerns, the PPP stage of the applications, the need to achieve a range of houses types, and the role of detailed design work in delivering high quality developments of suitable density at the MSC stage. A range of houses numbers that is within 20% of the LDP figure may be considered more appropriate in this regard.
- 6.15 In respect of this application for Dollar East, the indicative figure of between 170-190 units when added to Dollar South's upper limit of 260 units could create an overall housing number of 450 units (100 units or nearly 30% over the LDP figure) across both sites. Taking account of overall characteristics of this site and the wider expansion area, the currently proposed figure of 170-190 units is considered suitable for this Dollar East site. This, combined with an appropriate range of house numbers in the Dollar South application, can provide an overall upper limit on house numbers, both within each site and across the whole expansion area that is commensurate with the characteristics of the expansion areas and existing settlement and provides flexibility in developing areas of mixed density. This allows both developments flexibility in design and housing mix terms and would also limit the overall maximum number of houses across both applications to within 20% of the LDP figure.
- 6.16 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.
- 6.17 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 are developed to fully inform all phases of development to ensure development design meets the aspirations of the Council and community.

- 6.18 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 applicants have set out ambitious proposals for energy efficiency including the potential to utilise ground source heating from abandoned mine workings in the area. Such proposals would be supported by Policy SC13 on de-centralised energy and are matters that can be subject to more detailed consideration post-decision and as requirement of MSCs, if PPP is granted.
- 6.19 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.
- 6.20 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. A new east gateway to Dollar is to be formed, marked by a roundabout and associated hard and soft landscaping. 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.
- 6.21 Policy SC20 deals with drainage infrastructure, Policy EA9 deals with flood risk and Policy EA12 deals with the water environment. As set out in their consultation response, Scottish Water 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, and have made it a requirement that a small watercourse is uncovered in the eastern part of the site, which the applicant has agreed to. 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.
- 6.22 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.
- 6.23 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.

- 6.24 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 on the eastern edge of the settlement, to ensure a strong landscape setting is given to the new urban edge. The proposals incorporate large and small areas of open space including a new parkland to the south of the settlement and significant areas of new trees and hedging.
- 6.25 Policy EA7 deals with trees and hedging in respect of new developments. The development proposals do involve removal of trees along the southern edge of the A91, east of Dollar, however have indicated and will require to deliver high quality trees, hedges and soft landscaping to enhance amenity and biodiversity, in accordance with this policy. The proposed east boundary woodland belt has potential to be a substantial new area of structure planting on the edge of the settlement.
- 6.26 Policy EP3 deals with business and employment uses outwith existing existing or allocated business sites and Policy EP16 deals with new retail developments. As already noted, the plans show a potential new visitor development at the east end of Dollar, served off the proposed new roundabout, but this does not form part of the current application, and is not therefore assessed. The planning application does however show a convenience retail use on Muckhart Road, close to the existing settlement edge. Whilst this is outwith the town centre area identified in the LDP, it is in close proximity to a number of existing and proposed houses on the east side of Dollar, and can be well served by potential active travel connections to the rest of the town. It is acknowledged that the existing convenience store in Bridge Street (Co-op) is small and contributes to congestion in the town centre. An appropriately sized convenience store on this edge of settlement location may well provide a viable and sustainable addition to the retail offer in the town without detrimentally affecting the vitality and viability of the main commercial core.
- 6.27 Policy EA19 addresses developments that may affect Scheduled Ancient Monuments (SAM). As noted above, the development has been designed to protect the site and setting of the SAM that lies within the application site boundary and HES and SNH have raised no objections in this regard.
- 6.28 The application for PPP largely accords with the provisions of the adopted LDP, although it largely sets out principles of the development with detailed matters requiring further assessment via future MSC application stages, if PPP consent is granted. Such applications will be subject to the normal publicity and consultation procedures, and engagement with DCC and DCDT will continue throughout future application stages.

7.0 Summary

- 7.1 On the basis of this assessment of the application against the provisions of the LDP and all other material considerations, the application is recommended for approval subject to a set of Matters Specified in Conditions (MSCs) and conclusion of a Section 75 Agreement, as set out in Section 1 of the report.

8.0 Resource Implications

8.01 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 X

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

9.0 Exempt Reports

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

10.0 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	<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 X

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".

Appendix 1 – Draft Heads of Terms of 75 Agreement

Appendix 2 – Draft Conditions and Reasons

Appendix 3 – Applicant and Community Liaison Table

Appendix 4 – Community Survey Results

Appendix 5 – Dollar Education Service Response Summary

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)

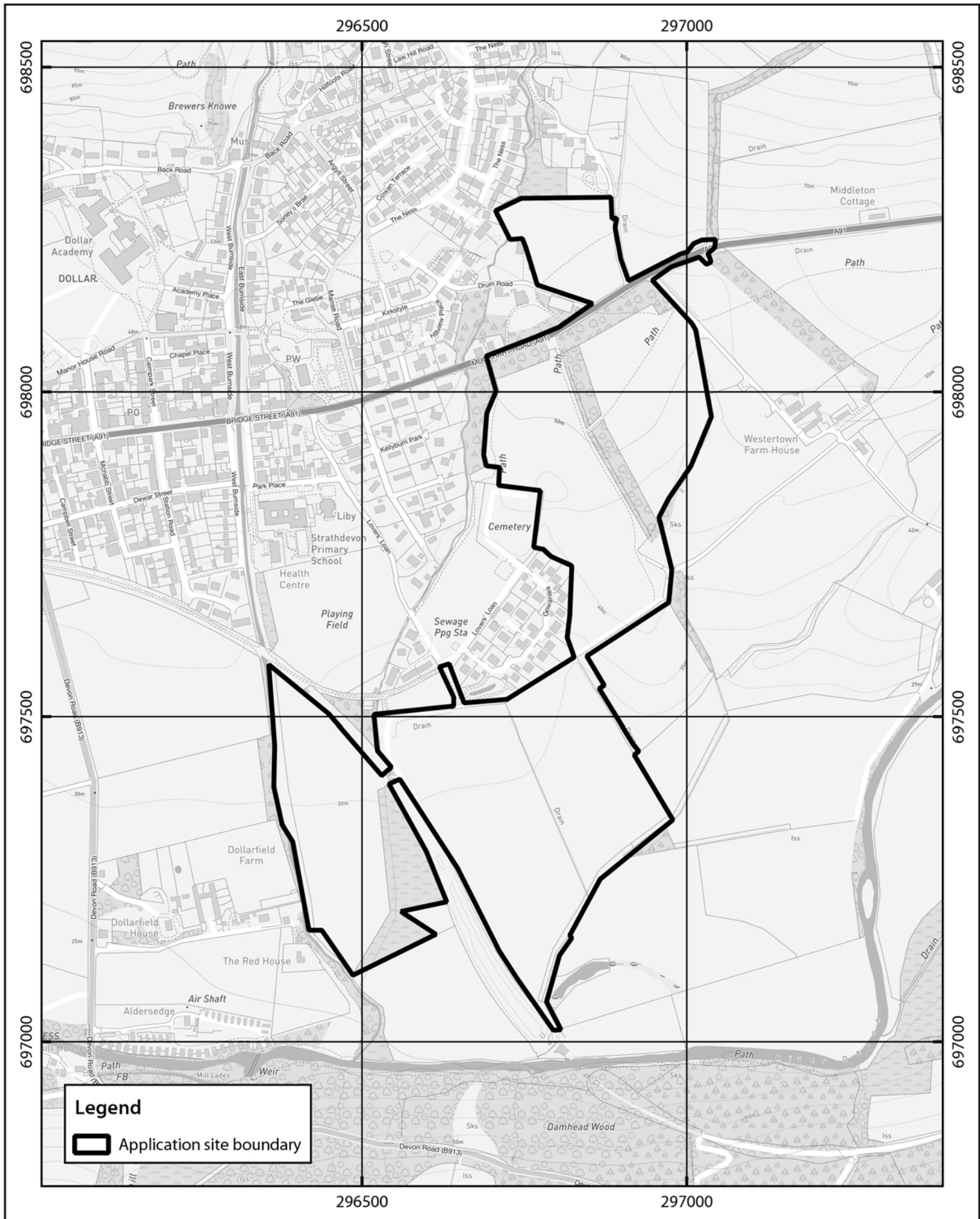
Yes ☐ (please list the documents below) No ☒ X

Author(s)

NAME	DESIGNATION	TEL NO / EXTENSION
Grant Baxter	Principal Placemaking Officer	01259 452615

Approved by

NAME	DESIGNATION	SIGNATURE
Allan Finlayson	Planning & Building Standards Team Leader	
Emma Fyvie	Senior Manager Development	



19/00018/PPP – Land To The South And East Of Dollar

Mixed Use Development With Supporting Infrastructure Comprising Residential, Retail (Convenience) With Associated Parking, Open Space, Landscaping, Drainage, and Accesses from the A91 (Muckhart Road)

Ward: Clackmannanshire East

0 50 100 150 200 250 metres

OS Grid Ref: NS967976

Scale: 1:7,500

Date:
24 Jan 2022

© Crown copyright and database rights 2022 Ordnance Survey 100020783. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.



Clackmannanshire Council

www.clacks.gov.uk

Comhairle Siorrachd
Chlach Mhanann

Development & Environment
Tel: 01259 450 000
planning@clacks.gov.uk

APPENDIX 1

INDICATIVE HEADS OF TERMS MATTERS COVERING CUMULATIVE COMMUNITY INFRASTRUCTURE REQUIREMENTS ARISING FROM BOTH DEVELOPMENTS

Subject Matter	Proposed Approach
Education Provision	<ul style="list-style-type: none"> The developments will require to contribute towards expansion of the primary and nursery school estate, commensurate with the scale of development and in accordance with the requirements set out by the Council's Education Service, 14/01/22. Primary and nursery education contributions will be required in respect of each residential unit (including affordable housing units). These will be used for extension of the school estate in a manner to be determined via options an appraisals exercise by the Council.
Primary Healthcare	<ul style="list-style-type: none"> A healthcare contribution of circa £2000 per unit for the provision of primary healthcare will be required in respect of each residential unit (including affordable housing units). This will be used to for additional primary healthcare provision in respect of the developments. The details of the primary healthcare provisions will be determined by NHS Forth Valley, in consultation with the Council.
Transportation Infrastructure (Including elements set out in Dollar South and East Indicative Joint Off-site Environmental Improvement Proposals & the Community Infrastructure, Land South and East of Dollar document, March 2021).	<ul style="list-style-type: none"> Road network improvements on A91, including junctions at Devon Road, Park Place, Lover's Loan and on Muckhart Road. Active Travel Improvements, including new and enhanced safe routes to school, improvements to Devon Way including surfacing and lighting, Improvements to Ramshorn Junction (A977/B913) A new pedestrian/cycle bridge over Dollar Burn Between West Burnside and Park Place, Dollar.

Streetscape enhancement Infrastructure (Including elements set out in Dollar South and East Indicative Joint Off-site Environmental Improvement Proposals & the Community Infrastructure, Land South and East of Dollar document, March 2021).	<ul style="list-style-type: none"> Contributions towards streetscape and public realm enhancement on Bridge Street, and elsewhere in Dollar (as generally informed by community liaison arrangements to be agreed).
Affordable Housing	<ul style="list-style-type: none"> Provision of 25% affordable housing across both sites, to meet local needs.
Public art	<ul style="list-style-type: none"> Commuted sum or on-site installation, in accordance with LDP and SG1
Transfer of community land	<ul style="list-style-type: none"> Arrangements for transfer of land for community use agreed separately between land owners and community groups
Implementation and Phasing Plan	<ul style="list-style-type: none"> Arrangements to ensure construction of housing and delivery of required contributions/provision of infrastructure to coincide with housing.
Design Brief and Design Code	<ul style="list-style-type: none"> Preparation of design briefs and coding that inform all phases of development and ensures appropriate design standards are retained throughout. This will include arrangements for community input under the following clause.
Community Liaison	<ul style="list-style-type: none"> Commitment to liaison arrangements involving Clackmannanshire Council, Dollar Community Council and Dollar Community Development Trust in respect of MSC applications and development implementation.
ITEMS SPECIFIC TO DOLLAR SOUTH (18/00283/PPP) APPLICATION ONLY	
Dollar Academy Travel Plan	<ul style="list-style-type: none"> Dollar Academy travel plan covering staff, pupils and parents, which will then be implemented.
Public Access to Dollar Academy Sports Campus	<ul style="list-style-type: none"> Dollar Academy will set out arrangements for public access to the proposed new Sports Campus, in consultation with Clackmannanshire Council, Dollar Community Council and Dollar Community Development Trust, which will then be implemented.

Appendix 2 – Draft Conditions and Reasons -19/0018/PPP – Dollar East

Conditions

1. (a) Before any construction works commence on site, the written approval of the Council as Planning Authority shall be obtained for the details of the siting, design and external appearance of all buildings, the means of access, landscaping and associated infrastructure. (Matters Specified in Conditions (MSC)).

(b) Particulars of the MSCs referred to in item (a) above shall be submitted for consideration by the Planning Authority, and no work shall begin until written approval has been given.

2. The application or applications for the approval of MSC described in Condition 1 above shall include:

a) Site Layout Plans at a minimum scale of 1:500 showing the position of all buildings, public utility and energy infrastructure, roads, footpaths, parking areas, public and private spaces, walls, fences, active and passive open spaces, play facilities and landscaping.

b) Plans and elevations of all buildings, showing the dimensions and type and colour of external materials.

c) Details of existing and finished ground levels and finished floor levels, in relation to a fixed datum (preferably Ordnance Survey) and including levels immediately adjacent to the site.

3. The application or applications for the approval of MSC described in Condition 1 above shall be generally in accordance with the following plans and documents:

(i) Location Plan, 190204_Location Plan and RLB. Rev A

(ii) Illustrative Masterplan 181192_Harvie_X001, 11 October 2019 (OPEN)

(iii) Development Framework 181192_Harvie_X002, 11 October 2019 (OPEN)

(iv) Design & Access Statement, January 2019 and Addendum, September 2019 (OPEN)

(v) Flood Risk Assessment, December 2018 (Fairhurst)

(vi) Mining Stability Report including Coal Mining Risk Assessment, May 2018 (JWH Ross)

(vii) Tree and Woodland Survey and Arboricultural Constraints, August 2018 (Donald Roger Associates)

- (viii) Landscape and Visual Appraisal, January 2019 (OPEN)
- (ix) Geo-Environmental Desk Study, December 2018 (Fairhurst)
- (x) Drainage Design Strategy, December 2018 (Fairhurst)
- (xi) Archaeological Desk Based Study, April 2018 (AOC)

4. The application or applications for the approval of MSC described in Condition 1 above shall include:

- a) A detailed masterplan, design briefs and design coding, prepared in accordance with the Scottish Government Policy Statement, Designing Streets, and which shall meet the six qualities of successful places, set out therein.
- b) A detailed phasing plan setting out the programme for the construction and of all buildings, means of access, landscaping and the provision of all on and off-site supporting infrastructure.
- c) A detailed Flood Risk Assessment of the proposed development. This shall be undertaken on the basis of a 1 in 200 year return period event plus 20% allowance for Climate Change. This assessment work will have specific regard to the safeguarding of the proposed development and existing downstream properties from all potential forms of flood risk arising from the development of the site.
- d) A Drainage Impact Assessment prepared in accordance with the advice contained in "Drainage Assessment - A Guide for Scotland" and proposals prepared in accordance with "Sustainable Urban Drainage Systems - Design Manual for Scotland and Northern Ireland". These will include connections to existing infrastructure and upgrading thereof, the provision of on-site filtration and attenuation facilities, design for biodiversity, and including appropriate planting, timescales for implementation and arrangements for future maintenance.
- e) A full tree survey of all trees within and adjacent to the site, recording the species, position, height, crown spread and condition of all trees, to be carried out by a qualified arboriculturalist and details of protective fencing, where required by the Council, to be erected around all trees to be retained as part of the development, in accordance with BS 5837(2012). The fencing shall be inspected by a representative of the Council, and shall remain in place for the duration of the construction work within each respective phase.
- f) A Phase 2 Intrusive Investigation to assess the nature, extent and type of contaminated material and the impact of coal mining activity within the site, the assessment to be carried out in accordance with BS 10175; and a remediation scheme to ensure that the site is fit for its proposed use in accordance with the foregoing standard, to include:

- (i) Methodology and timescales for remediation works including any grouting/ground stabilisation works;
 - (ii) Submission of details of ground gas monitoring during and after ground stabilisation works;
 - (iii) Remediation targets;
 - (iv) Measures to be employed to deal with unexpected or not previously identified contaminated material during construction work;
 - (v) Measures to deal with contamination within and off site;
 - (vi) Details of post remediation validation scheme;
 - (vii) Details of any monitoring or progressive decontamination on site;
 - (viii) Post remediation conceptual model
- g) A programme of archaeological works in accordance with a written scheme of investigation and full implementation of the programme of archaeological works and recovery of archaeological resources within the site. This shall include details for the protection of the Scheduled Ancient Monument (Kelly Bridge Pallisaded Enclosure), during and after construction.
- h) A Construction Method Plan or plans that contain the arrangements to minimise the environmental and road safety impact of construction activity and all vehicle movements on the adjacent public road network, including hours of operation, during the construction phase or phases of the development. The plan will include community liaison arrangements.
- i) An Energy Statement, comprising the measures to reduce the use of energy in the construction phases and within the completed development including:
- (i) Site layout proposals to maximise benefits from the environment;
 - (ii) Energy efficiency building design techniques;
 - (ii) Thermal efficiency techniques in building design;
 - (iv) Proposals to maximise the use of renewable energy sources;
 - (v) The incorporation of sources of and facilities for renewable energy in the development.
- j) A detailed Transport Assessment (TA) in accordance with Transport Scotland's Transport Assessment Guidance to assess the transport implications of the proposed development and identify all on and off-site measures required to ensure sustainable and environmentally efficient proposals.

k) A Travel Plan, including a residential travel pack and school travel plan, prepared in accordance with the Council's advice on Travel Plans for Housing Developments. It shall incorporate:

- (i) Measures to reduce the need to travel;
 - (ii) Measures to promote and facilitate access to public transport;
 - (iii) Measures to promote and facilitate walking and cycling within the development and connecting to existing path and cycle networks and off-site improvements to existing networks;
 - (iv) A detailed travel plan for proposed retail use, taking account of the above principles;
 - (v) Modal split targets with 5 year review periods;
 - (vi) Monitoring of recommendations, actions and outcomes for a period of 3 years.
- l) All roads, parking, shared surfaces and paths within and provided to support the development designed and constructed in accordance with the SCOTS National Roads Development Guide.
- m) A landscaping masterplan, details of all hard and soft landscaping proposals, planting schedules and arrangements for future implementation and maintenance, all informed by principles of biodiversity and habitat enhancement.

The development shall thereafter proceed in accordance with the requirements of any approval of MSC issued by the Council unless subsequently otherwise agreed in writing by the Council, as Planning Authority.

Reason for Conditions

1. To accord with the Planning etc (Scotland) Act 2006.
2. In order to ensure that the applications for Matters Specified in Conditions comply with the development that has been approved as part of this planning permission in principle.
3. In order to ensure that the applications for Matters Specified in Conditions comply with the development that has been approved as part of this planning permission.
4. In order to ensure that the applications for Matters Specified in Conditions comply with the development that has been approved as part of this planning permission.

APPENDIX 3

DOLLAR EXPANSION PLANNING APPLICATIONS (18/00283/PPP & 19/00018/PPP – APPLICANT LIASON GROUP – May 2021

Subject Matter	Dollar South : 18/00283/PPP – Current Position	Dollar East: 19/00018/PPP - Current Position	DCC/DCDT Comments	Approach Proposed by Planning Service
House Numbers	House numbers indicatively shown as a range from 200-260, but preference that house numbers are not prescribed in PPP but informed by design, with a focus on type and tenure, in order to better respond to local needs.	House numbers indicatively shown as a range from 170-190, but preference that house numbers are not prescribed in PPP but informed by design, with a focus on type and tenure, as recommended by Reporter on LDP.	Limit house numbers to 350, with numbers split 50/50 between the sites. 350 limit in LDP assumed % of affordable/smaller houses already	Precise house numbers in each development should not be prescribed, but informed by a detailed design and allowing for flexibility in range of houses types, however, members could perhaps consider house numbers within a range for each site, rather than a fixed number, if they are of the view that greater control on house numbers is required..
Education Provision	Commitment to payment of an agreed £X per house sum, based on calculated impact of development on school estate. Awaiting outcome from Clacks Council of school options appraisal to determine optimum approach to providing new accommodation. . Consider that Hive should be retained in school expansion scheme.	Commitment to payment of an agreed £X per house sum, based on calculated impact of development on school estate. Awaiting outcome from Clacks Council of school options appraisal to determine optimum approach to providing new accommodation. . Consider that Hive should be retained in school expansion scheme.	The extended school needs to ensure the Hive building is retained. CAT process to retain land for school expansion if required.	An education contribution will be required in respect of each residential unit (including affordable housing units). This will be used for extension of the school estate to accommodate the developments. The sum will be informed by the Council's on-going Learning Estate options appraisal. Independent consultant giving overview of figures before Council finalises

				<p>them. The Council's Education Service has provided details of the impacts of the developments on the school estate, additional space requirements, costs and the developer contribution requirements per house. An options appraisal process will determine the optimum approach to providing additional accommodation at Strathdevon Primary School</p>
Primary Healthcare	<p>Agree in principle to a developer contribution towards primary healthcare, subject to justification from NHS FV of the proposed figure per house, and how this will be used in accordance with Circular 3/2012.</p>	<p>Agree in principle to NHS Forth Valley's proposal of a developer contribution of £2000 per house towards primary healthcare.</p>	<p>Concern that this level of contribution may not provide the facilities required. E.g If can deliver more space but not the services within these spaces..</p>	<p>NHS Forth Valley have advised that a developer contribution rate established with other Forth Valley Planning Authorities of circa £2000 per house for primary healthcare is provided for Dollar.</p>
Transportation Infrastructure	<p>Agree in principle to provision of the transport infrastructure enhancements required to accommodate the development and the preparation of detailed proposals as part of MSCs.</p> <p>Need for possible developer funded improvements at Ramshorn junction noted, and would welcome Council design and cost appraisal of</p>	<p>Agree in principle to provision of the transport infrastructure enhancements required to accommodate the development and the preparation of detailed proposals as part of MSCs.</p> <p>Need for possible developer funded improvements at Ramshorn junction noted.</p> <p>E-W link road route option</p>	<p>Agree in principle, but want to seek to ensure no additional vehicle traffic passing Strathdevon P.S.</p> <p>Linking both sites via a road would still be preferred, but constraints are noted, and any road crossing the Devon Way would be strongly resisted.</p>	<p>Road network improvements on A91, including at junctions with Devon Road, Park Place, Lover's Loan and on Muckhart Road. Traffic management around Strathdevon will focus on limiting vehicle movements and prioritising active travel, such as requirements for a new pedestrian footbridge</p>

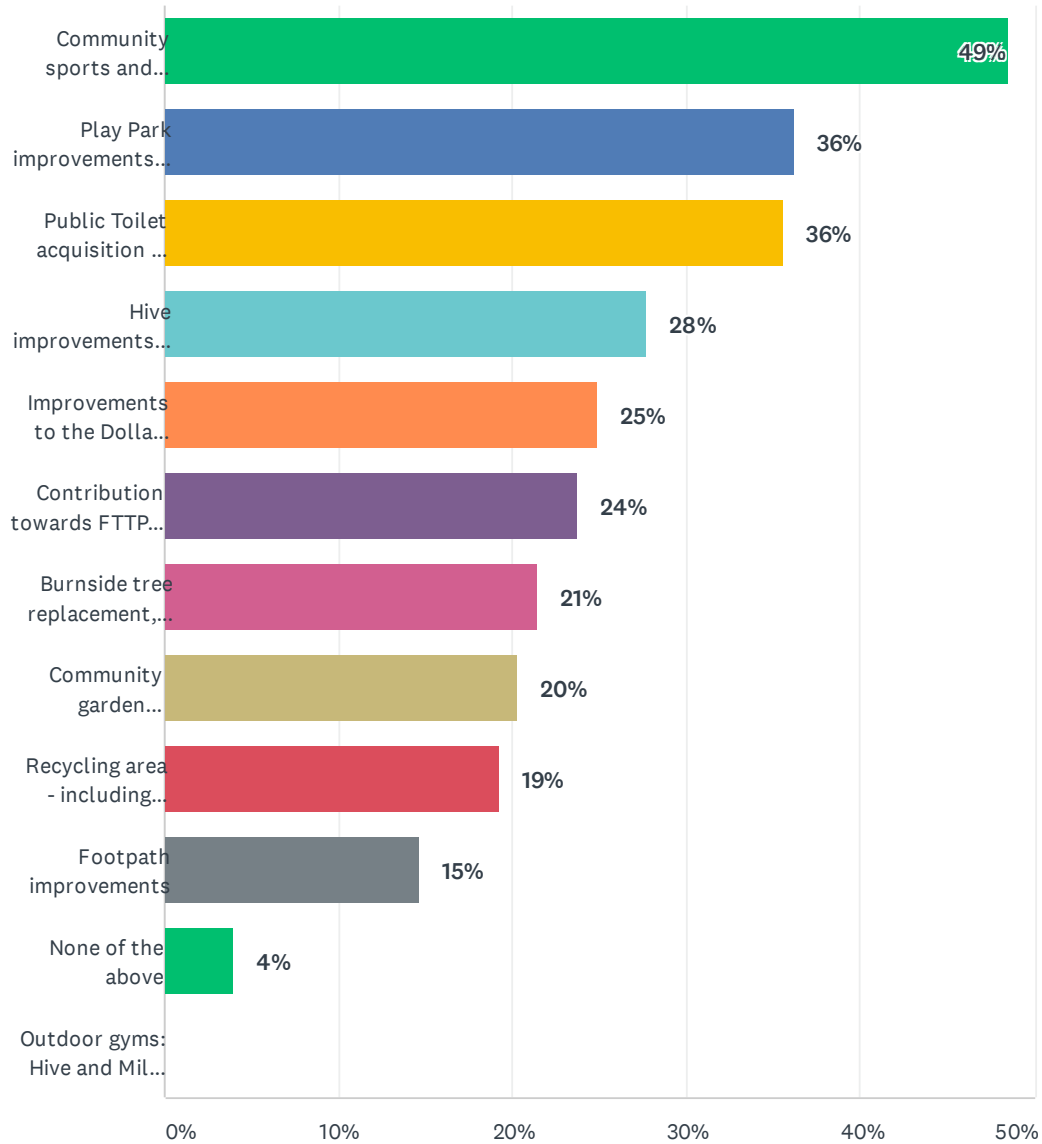
	<p>improvements and understanding of likely developer contribution.</p> <p>E-W link road route option explored in a revised proposal, but crossing of Devon Way was strongly rejected by community. Other options are constrained by land outwith the applicant's control.</p> <p>Strong focus on connectivity should be on active travel routes</p>	<p>explored but constrained by existing development, landforms and Scheduled Monument designation.</p> <p>Strong focus on connectivity should be on active travel routes.</p>	<p>Concerns about the development increasing car-borne commuting from Dollar.</p>	<p>over Dollar Burn and related works. Initial works have already been implemented around the school to discourage traffic and promote walking/cycling.</p> <p>Improvements to Ramshorn Junction (A977/B913)</p> <p>A road linking through the sites between the A91 east of Dollar and Devon Road is not a requirement, as this may lead to vehicle rat-running through residential areas, and around the school, however strong active travel connectivity is proposed and will be required, including improvements to the Devon Way</p>
Streetscape enhancement	<p>Agree in principle to developer contribution towards streetscape enhancements in the centre of Dollar and to be informed by a streetscape enhancement plan by the Council/community.</p> <p>Welcome DCDT survey on community infrastructure and developer contributions provided expectations on developers are firmly within parameters of</p>	<p>Agree in principle to developer contribution towards streetscape enhancements in the centre of Dollar and to be informed by a streetscape enhancement plan by the Council/community.</p> <p>Welcome DCDT survey on community infrastructure and developer contributions provided expectations on developers are firmly within parameters of</p>	<p>Preference for developer contributions towards a community fund that can be used to best effect to benefit the community.</p> <p>DCDT carried out a community survey to identify ideas for projects that could be funded, and have submitted results to Council and applicants. This should</p>	<p>Contributions towards streetscape enhancement on Bridge Street, Dollar</p>

	planning legislation.	planning legislation.	be used as a guide for developer spending on community facilities/streetscape.	
Affordable Housing	Agree in principle to on-site provision of 25% affordable housing to meet local needs.	Agree in principle to on-site provision of 25% affordable housing to meet local needs.	Need for “step-down” housing so older residents can move to smaller units but stay in Dollar	Any approval will be supported by conditions/Section 75 requirements for 25% affordable housing to meet local needs.
Public art	Agree in principle to a £250 per house developer contributions towards public art, in accordance with Council policy and supplementary guidance.	Agree in principle to a £250 per house developer contributions towards public art, in accordance with Council policy and supplementary guidance.	Public art projects could tie in with community/streetscape enhancement ideas. Community survey can help inform this and there are opportunities for further community or school involvement.	Any approval will be supported by conditions/Section 75 requirement for public art provision in accordance with the LDP and supplementary guidance.
Transfer of community land	Propose transfer of land (by agreement with DCDT, if this is desired)) for community use on land east of Devon Road (Fire Station site) If CAT of Hive confirmed, landowner will progress with plans for other community facilities in consultation with the community.	Propose transfer of land (by agreement with DCDT, if this is desired)) for community use south of Devon Way. Details plans for this are being developed along with the community, and will inform MSC stage.	Preference remains for Hive to be transferred to community ownership, and this is now approved by Clacks Council. Will consider Fire Station plans as and when they become available. Progressing with Dollar South on community land plans east of Dollar Burn.	The Hive CAT has now progressed, with Council approval. Both masterplans identify land for community uses, the details of which can be progressed between land owners and the community and be presented in MSC applications.
Implementation and Phasing Plan	Agree in principle to a phasing plan in respect of the construction of housing and delivery of developer	Agree in principle to a phasing plan in respect of the construction of housing and delivery of developer	Wish to see a detailed phasing plan covering both sites and infrastructure delivery would be helpful.	Any approvals will be supported by requirements for phasing plans in relation to the delivery of

	contributions/community infrastructure.	contributions/community infrastructure.		community infrastructure as required in relation to house building.
Design Brief and Design Code	Agree in principle to working with the Council and community representatives on design brief and coding to ensure appropriate layout, density and design of housing across the masterplan area.	Agree in principle to working with the Council and community representatives on design brief and coding to ensure appropriate layout, density and design of housing across the masterplan area.	Agree that design brief/coding would be of benefit in ensuring consistency and quality of design.	Any approvals will be supported by the need for further detailed design work (including briefs and design coding where appropriate), with arrangements for community input.
Dollar South : 18/00283/PPP Only – Current Position				
Dollar Academy Travel Plan	Agree to preparation of a travel plan for Dollar Academy, as part of MSC submissions to inform management of traffic and active travel arrangements in connection with the existing and proposed school facilities and activities.	N/A	Plan needs to reduce impact of traffic, including parent drop-off/pick-up and buses on the town's streets, and ensure safe connections for pupils going between school and sports campus.	Dollar Academy travel plan covering staff, pupils and parents, required as part of any planning approval and which will then require to be implemented.
Public Access to Dollar Academy Sports Campus	Commitment to allow community access to new sports facilities already expressed in papers submitted with the planning application and continued commitment to setting out details of such arrangements in liaison with community representatives.	N/A	Noted. Discussions with community groups on this will continue.	Dollar Academy will be required to set out arrangements for public access to the proposed new Sports Campus as part of MSCs application for sports facilities. Such arrangements will then require to be implemented.

Q1 Please pick your top 3 projects

Answered: 177 Skipped: 2



Dollar Community's Priorities for Section 75

ANSWER CHOICES	RESPONSES	
Community sports and changing facilities (Devonway Sports Park)	49%	86
Play Park improvements (including outdoor gym)	36%	64
Public Toilet acquisition and refurbishment	36%	63
Hive improvements, post-community acquisition	28%	49
Improvements to the Dollar Townscape (a design study to improve the public areas of the town)	25%	44
Contribution towards FTTP (fibre to the premises) broadband programme	24%	42
Burnside tree replacement, fence replacement	21%	38
Community garden infrastructure	20%	36
Recycling area - including glass	19%	34
Footpath improvements	15%	26
None of the above	4%	7
Outdoor gyms: Hive and Mill Green	0%	0
Total Respondents: 177		

#	OTHER (PLEASE SPECIFY)	DATE
1	GP/School	7/30/2021 10:56 PM
2	Proper traffic calming throughout centre to give more priority to pedestrians and effectively reduce vehicle speeds	7/19/2021 3:48 PM
3	Rejuvenation of Memorial Park including seating and litter bins	7/10/2021 10:10 PM
4	Contributions to or provision of New/upgraded school, new/upgraded health centre, upgraded WWTW, flood mitigation measures, environmental improvements in town centre (traffic mitigation), road safety improvements and all of above.	7/10/2021 2:51 PM
5	New School and New Doctors	7/10/2021 9:38 AM
6	Continuously open freely accessed sports pitches at New Field as per the original gift of the land to the community	7/9/2021 11:05 PM
7	Flooding mitigations beyond the boundary of the development.	7/9/2021 11:09 AM
8	Flood prevention measures	7/9/2021 11:06 AM
9	I would like to see a commitment to the "high street" in dollar. More retail and hospitality and no more residential dwellings where shops/pubs have been!!	7/8/2021 9:39 PM
10	Extending Strathdevon Primary School,	7/8/2021 5:59 PM
11	Affordable housing provision	7/8/2021 5:55 PM
12	Bypass	7/8/2021 4:15 PM
13	Defence of the Devon way cycle path and alternative infrastructure development	7/8/2021 4:03 PM
14	You do realise the legal limitations that are placed on developer contributions? Some items on the above list CANNOT be funded through developer contributions as they don't meet the tests set out by the Scottish Government for such contributions. You are deliberately misleading and further winding up the community by giving them this list to choose from. Suggestion - start again with appropriate professional advice instead of creating a wish list that suits your own narrow requirements.	7/8/2021 12:32 PM
15	Electric car charging points	7/8/2021 12:02 PM

Dollar Community's Priorities for Section 75

16	Skatepark or similar facility for young teenage persons	7/8/2021 11:43 AM
17	Bypass to the south of the village	7/8/2021 11:40 AM
18	I appreciate all the efforts of the Community Council and Dollar Development Trust in objecting to the application, but this is a discussion that should not even be entertained as the proposed development will swamp Dollar, making life very difficult for residents in every single way. Also, developers have a habit of making promises which are never ever fulfilled.	7/8/2021 11:22 AM
19	Making sure the GP surgery can cope with a bigger population	7/8/2021 11:20 AM
20	Extended healthcare facilities	7/8/2021 10:58 AM
21	A pickup and dropoff point for schollkids on the periphery of Dollar to ease congestion.	6/22/2021 6:25 PM

APPENDIX 5

CLACKMANNANSHIRE COUNCIL SUMMARY OF EDUCATIONAL IMPACT ASSESSMENT OF DOLLAR EXPANSION PLANNING APPLICATIONS (18/00283/PPP & 19/00018/PPP)

Background

The Council's Education Service have been consulted by the Planning Service to advise on the educational impacts of the Dollar expansion proposals contained in Planning applications 18/00283/PPP (Dollar South) & 19/00018/PPP (Dollar East).

The Education Service has considered impacts on nursery, primary and secondary school infrastructure. The response from Education has been restricted to considering the estimated number of new houses, identifying a suitable pupil product rate (PPR), calculating the additional accommodation required using Scottish Futures Trust metrics (and taking account of existing spare capacity), calculating the cost of required expansion proposals and the £ per house rate this would produce.

The assessment does not consider how any required expansions to education infrastructure will be provided, and this will be subject of an options appraisal exercise, partly informed by the previous work undertaken by MRT architects on behalf of both applicants. It is acknowledged that additional land is available to accommodate the required expansion of Strathdevon Primary School, taking account of the existing school grounds and land to be retained adjoining The Hive, to the east.

In providing its responses, the Education Service was assisted by David McKinney of Education Planning Ltd.

The Council's Education Service considered a scenario of 490 houses across both sites, which was a likely maximum figure taking account of the upper end of estimated house numbers proposed by both applications. An assessment based on this figure was produced by Geddes Consulting on behalf of the Dollar South applicants, and this was reviewed by the Education Service as part of its overall assessment.

In addition, and at the request of the Planning Service, the Education Service also provided an assessment based on a total of 400 houses across both sites. This was requested as a figure of around 400 units across both sites, both reflected the lower end of estimated house numbers by both applications and took account of issues raised at the pre-determination hearing regarding house numbers in the context of the LDP allocation and community representations on this matter.

Secondary Impact

Based on current assessed applications, the Education Service has advised that there is no education contribution required for secondary, as it is projected that Alva Academy will have sufficient capacity to support the Dollar Expansion, within the range of 490 – 400 houses.

Primary Impact & Mitigation

The Education Service initially considered a Pupil Product Rate (PPR) of 0.5 for primary to assess a “worst case” scenario, however, further analysis has shown that it is unlikely that the worst case scenario would occur. And a revised PPR figure of 0.3 that also takes account of the estimated impact of Dollar Academy is now used.

The approach to calculating an indicative cost of mitigation per unit using SFT Metrics would also be subject to adjustment based on the Office for National Statistics (ONS) Price Indices to reflect the SFT Metrics increasing through inflation. Taking a figure of 5.8% based on the ONS Price Indices for September 2021 reflects the SFT Metrics increasing through inflation:

Primary Mitigation 490 Houses

Based on 490 houses, the level of mitigation required is approximately:

Accommodation	Quantity	Floor Area (m²)
Classroom	5	5 x 60m ² - Total: 300m ²
Hall: Secondary or Expansion	1	180 – 200m ²
Kitchen/Servery Expansion	1	50m ²
Toilets (4m ² per w/c/ 1 per 10 pupils)	13	52m ²
		Sub-total = 582-602m ²
Circulation Allowance – 20%	-	116m ² -120m ²
Total		698m² - 722m²

The September 2021 Primary figure would calculate as:

$$£3,742 \times 1.058 = £3,959 \text{ per m}^2$$

Applying this to the upper estimated floor area provides:

$$£3,959 \times 722\text{m}^2 = £2,858,398$$

Based on 490 houses, this would be around £5833 per dwelling.

This does not include costs for:

- Additional costs for any abnormalities - such as: flooding, ground stabilisation, reinforcement and platforming, etc.

- Additional costs for furniture & fittings, including interactive display boards for classrooms;
- Additional costs for professional fees;

Further details would be required through a feasibility study.

Primary Mitigation 400 Houses

Based on 400 houses, the level of mitigation has the potential to reduce to approximately:

Type	Quantity	Floor Area (m²)
Classroom (60m ² per classroom)	4	4 x 60m ² - Total: 240m ²
Hall (Secondary Hall or Expansion)	1	180-200m ²
Kitchen/Servery Expansion	1	50m ²
WC (4m ² per wc / 1 per 10 pupils)	10	40m ²
		Sub-total = 510-530m ²
Circulation Allowance - (20%)	-	102-106m ²
Total		612-636m²

The September 2021 Primary figure would calculate as:

$$£3,742 \times 1.058 = £3,959 \text{ per m}^2$$

Applying this to the upper estimated floor area provides:

$$£3,959 \times 636\text{m}^2 = £2,517,924$$

Based on 400 houses, this would be around £6,294 per dwelling.

This does not include costs for:

- Additional costs for any abnormalities - such as: flooding, ground stabilisation, reinforcement and platforming, etc.
- Additional costs for furniture & fittings, including interactive display boards for classrooms;
- Additional costs for professional fees;

Further details would be required through a feasibility study.

Nursery Impact & Mitigation

Additional capacity still needs to be agreed upon, but the current maximum capacity of the nursery is 40 children. The number of nursery children presently sits at 24, however, this can fluctuate considerably. Therefore, it is likely that some additional accommodation would be required for the nursery and additional toilets to serve the additional occupants.

Nursery Mitigation 490 Houses

At present, the approximate size would be 1 nursery classroom (approximately 25 children) and 3 toilets. Based on education policy guidance this would be:

Nursery Classroom Area

- For children aged three and over - a minimum of 2.3 square metres, per child (Scottish Government Early Learning, Childcare and Out of School Care Services: Design Guidance, 2017), therefore, approximate nursery classroom area required is $25 \times 2.3 = 57.5 \text{ m}^2$.

Toilet Area

- One W/C per 10 pupils = $25 / 10 = 2.5 = 3 \text{ WC's}$. Approximate area per WC = 4 m^2 , therefore, approximate W/C area is $3 \times 4 = 12 \text{ m}^2$ total area.
- Assume built onto existing nursery provision resulting in minimal circulation space required, therefore, the total additional approximate nursery accommodation area is 69.5 m^2 .

Further nursery roll projection analysis will consolidate how much spare capacity will be available in future. This will help determine how much additional accommodation is required.

The updated September 2021 SFT Metric Nursery figure would calculate as $\text{£}3,360 \times 1.058 = \text{£}3,555$ per sqm

Therefore, approximate nursery costs would be: $69.5 \times \text{£}3,555 = \text{£}247,072$

This equates to a figure of:

- Circa $\text{£}504$ per house for 490 houses

As with the Primary indicative costs, the following should be added:

- Adjustment based on the Office for National Statistics (ONS) Price Indices to reflect the SFT Metrics increasing through inflation;
- Additional costs for any abnormalities - such as: flooding, ground stabilisation, reinforcement and platforming, etc.

- Additional costs for furniture & fittings, including interactive display boards for classrooms;
- Additional costs for professional fees;

A detailed feasibility study will be required to determine how the additional accommodation for the nursery can be provided, which will further inform costings.

Nursery Mitigation 400 Houses

At present, the approximate size would be 1 nursery classroom (approximately 20 children) and 2 toilets. Based on education policy guidance this would be:

Nursery Classroom Area

- For children aged three and over - a minimum of 2.3 square metres, per child (Scottish Government Early Learning, Childcare and Out of School Care Services: Design Guidance, 2017), therefore, approximate nursery classroom area required is $20 \times 2.3 = 46 \text{ m}^2$.

Toilet Area

- One W/C per 10 pupils = $20 / 10 = 2$ WC's. Approximate area per WC = 4 m^2 , therefore, approximate W/C area is $2 \times 4 = 8 \text{ m}^2$ total area.
- Assume built onto existing nursery provision resulting in minimal circulation space required, therefore, the total additional approximate nursery accommodation area is 54 m^2 .

Further nursery roll projection analysis will consolidate how much spare capacity will be available in future. This will help determine how much additional accommodation is required.

The updated September 2021 SFT Metric Nursery figure would calculate as $\text{£}3,360 \times 1.058 = \text{£}3,555$ per sqm

Therefore, approximate nursery costs would be: $54 \times \text{£}3,555 = \text{£}191,970$

This equates to a figure of:

- Circa £480 per house for 400 houses

As with the Primary indicative costs, the following should be added:

- Adjustment based on the Office for National Statistics (ONS) Price Indices to reflect the SFT Metrics increasing through inflation;
- Additional costs for any abnormalities - such as: flooding, ground stabilisation, reinforcement and platforming, etc.

- Additional costs for furniture & fittings, including interactive display boards for classrooms;
- Additional costs for professional fees;

A detailed feasibility study will be required to determine how the additional accommodation for the nursery can be provided, which will further inform costings.

14/01/2022