
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)

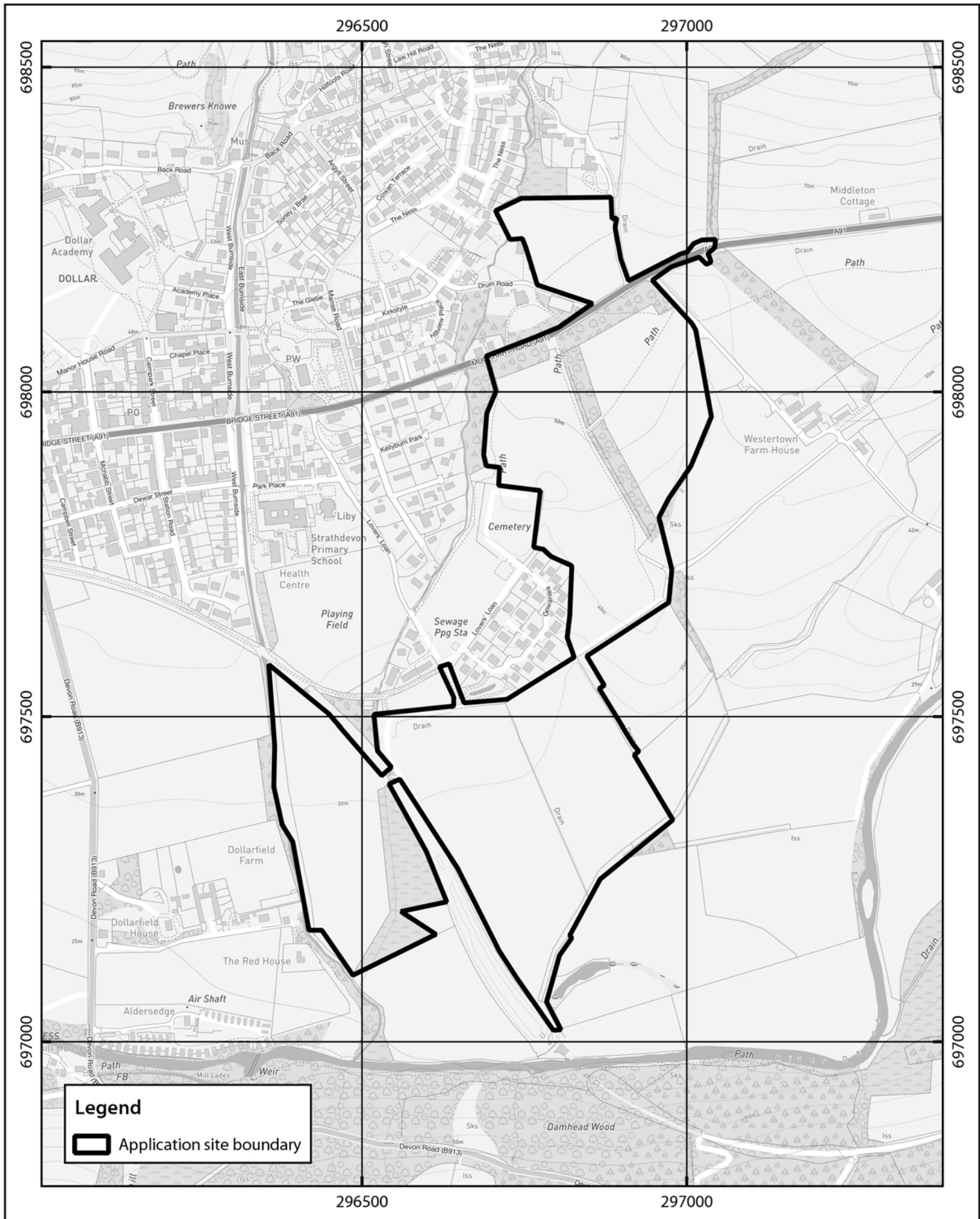
Yes ☐ (please list the documents below) No ☒ X

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

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Clackmannanshire Council

www.clacks.gov.uk

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Chlach Mhanann

Development & Environment
Tel: 01259 450 000
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OS Grid Ref: NS967976

Scale: 1:7,500

Date:
24 Jan 2022

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>

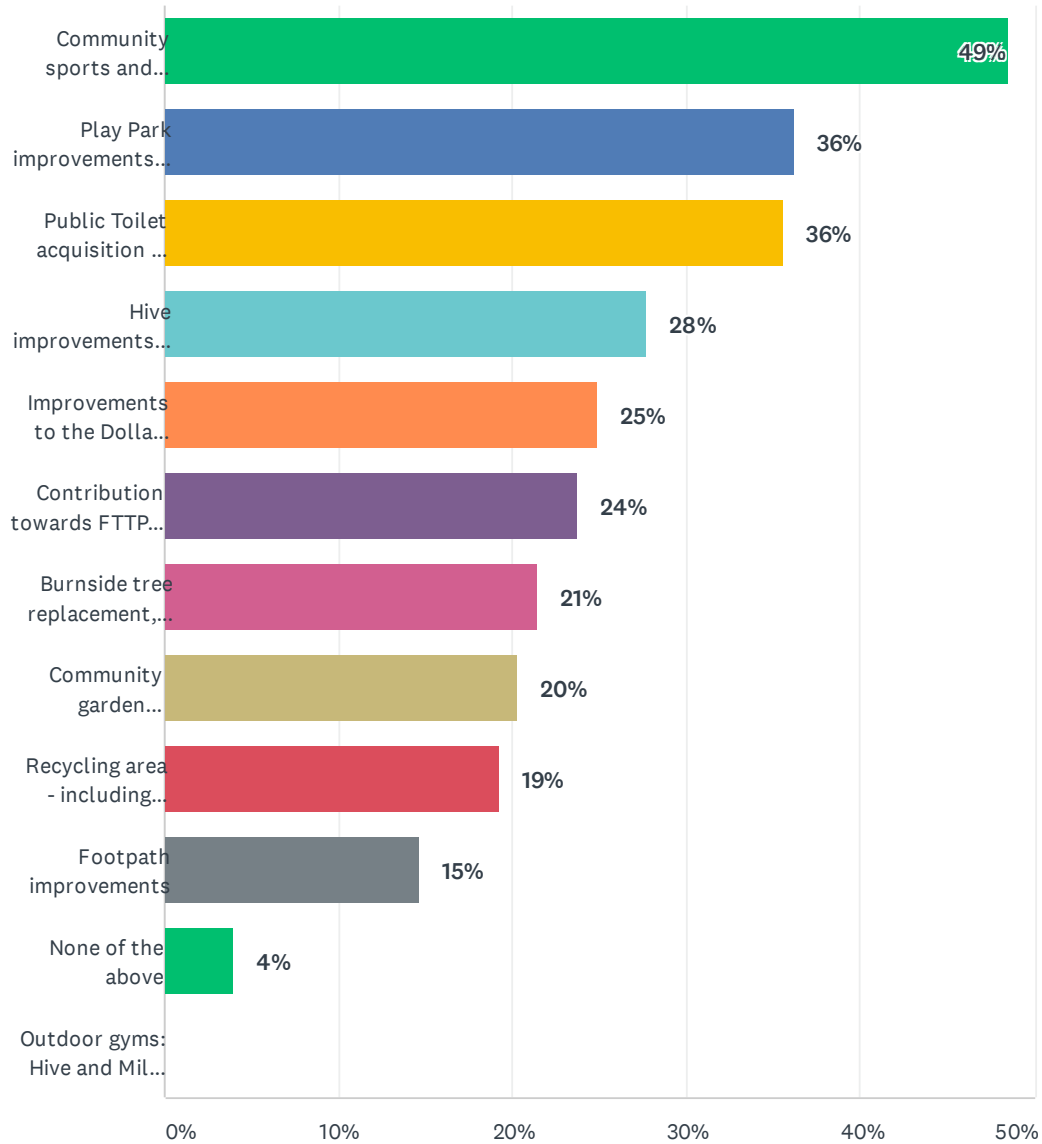
	<p>improvements and understanding of likely developer contribution.</p> <p>E-W link road route option explored in a revised proposal, but crossing of Devon Way was strongly rejected by community. Other options are constrained by land outwith the applicant's control.</p> <p>Strong focus on connectivity 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. 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 £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.

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