
Report to Planning Committee

Date of Meeting: 2nd May 2024

Subject: Application for Approval of Reserved Matters (Ref 23/00182/MSC) - Residential Development Of 157 Houses With Associated Infrastructure Including Roads, Footpaths, Landscaping, Drainage And Associated Works (Phase 1) at Land At Branshill, Branshill Road, Sauchie

Report by: Keith Johnstone, Principal Planner

1.0 Purpose

- 1.1. The Report provides an assessment of the above application which is a Matters Specified in Conditions (MSC) application for the construction of 157 houses with associated roads, footpaths, drainage and landscaping on land which was granted Planning Permission in Principle (PPP) on appeal on 16th May 2023. The assessment has had regard to the terms of the PPP, the provisions of the Development Plan and any other material considerations, including advice from consultees and representations received from a third party. It provides a recommendation on the application.

2.0 Recommendations

- 2.1. The application is considered to satisfy the requirements of the related PPP and comply with the relevant provisions of the Development Plan and it is concluded that there are not any material considerations which would justify withholding permission. It is therefore recommended that the application is APPROVED subject to the following conditions:-
1. The development hereby approved shall be implemented in accordance with the plan(s) and documents approved as part of this application, unless otherwise agreed in writing by the planning authority.
 2. The following details in the Transport Assessment by DBA dated March 2024 have still to be approved;
 - i) the finalised scope and design of the proposed measures to mitigate the impact of the development on the capacity and safety of the surrounding road network.
 - ii) the finalised routes and design of the off site Active Travel Improvement Works, including links between the site and Craigbank Primary School,

National Cycle Route 767 where it meets the A908 and along Branshill Road leading to Parkhead Road.

iii) the details of the design and specification of works to convert and upgrade the existing private road located on the east side of the site which connects Ten Acres and the B908 to an active travel route.

iv) the details within the Travel Plan, including the Residential Travel Pack

Before any construction works start on site, the details to address the above points shall have been submitted to and approved in writing by the planning authority. These shall include; finalised details of the works to alter the capacity of the junctions identified in the TA; details of the works to reduce vehicle speeds and improve pedestrian safety including on the B908 north and south of the roundabout access to the site; the submission for approval of Road Safety Assessments as proposed in the document entitled “Review of Clackmannanshire Council – Roads Consultation Comments” by DBA dated 19th April 2024; the outcome of an assessment on the design and process to deliver the stopping up of the private road described in iii) above and related timescale a timetable and arrangements for delivery of all of the mitigation measures. Thereafter, the development shall be implemented in accordance with the approved details, unless otherwise agreed in writing by the planning authority.

3. Prior to the commencement of development on the site, the following details shall have been submitted to and approved in writing by the planning authority;
 - a) Details of the design and specification of the footpath annotated on the Site Layout Plan which would link the roadway opposite Plots 94 and 95 to Ten Acres at the south east edge of the site. The path shall be designed and constructed to a standard adoptable by the Council as Roads Authority.
 - b) 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.
 - c) An assessment of the risk of flooding to houses from surface water (overland flow) during design storm conditions, prepared by a suitable qualified person.
 - d) An assessment of the risk of groundwater flooding within and adjacent to the site, prepared by a suitable qualified person.
 - e) A detailed specification for the drainage details including SUDs specification, materials and planting and arrangement for ongoing maintenance.
 - f) A finalised Public Art Strategy for the site. This shall include details of the specification and design of the public art within the site and the timescales for delivery and future ownership and maintenance.
 - g) The specification for external lighting within the site which shall accord with the guidance contained in Bats and Artificial Lighting at Night Guidance Note GN08/23, published by the Bat Conservation Trust.

h) A revised Landscaping Specification which incorporates the advice contained in the representation from Scottish Wildlife Trust dated 12/9/2023.

i) Details of the materials and colour and finishes on the external walls of the buildings, hard surfaces and means of enclosure within the site.

Thereafter, the development shall be implemented in accordance with the approved details unless otherwise agreed by the planning authority.

4. The development authorised by this MSC permission shall not begin until the planning authority has approved in writing a planting specification for the area of woodland abutting the north boundary of the site, including tree and shrub species, sizes, means of protection and establishment and the arrangements for implementation of the works and the approved details have been implemented, unless otherwise agreed by the planning authority.
5. Before any development commences on site, details of the arrangements and timescales to undertake the mitigation measures contained in the Conclusions Section of the Preliminary Ecological Appraisal Report by Acorna Ecology Ltd dated April 2023, shall have been submitted to, and approved in writing by the planning authority, and thereafter fully implemented in accordance with the approved timescales. This shall include;
 - a) follow-up dusk emergence bat surveys and predawn return to roost bat surveys
 - b) pre-start walkover surveys by an ecologist to pinpoint any breeding bird activity
 - c) the employment of the Best Practice Measures to Safeguard Otters and Badgers during construction activities
6. The development shall be implemented in accordance with the measures contained in the Arboricultural Method statement for Phase 1 prepared by TD Tree and Land Services dated February 2024 and in accordance with the requirements of BS 5837(2012). The protective fencing shall be inspected by a representative of the Council before construction works commence on site and shall remain in place for the duration of the construction work within each respective phase.
7. No development shall take place until:
 - 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 Coal Mining Risk Assessment, have been submitted to and approved in writing by the Planning Authority;
 - b) any intrusive site investigation approved as part of the site investigation strategy in a) above, has been carried out comprising: sampling of soil, soil vapour, ground gas, surface water and groundwater to the satisfaction of the planning authority. Such work to be carried out by suitably qualified and accredited geoenvironmental consultants in accordance with the current U.K. requirements for sampling and testing.

c) written reports of:

- i) the findings of the above site investigation and
- ii) a risk assessment for sensitive receptors together with a detailed remediation strategy designed to mitigate the risk posed by the identified contamination to sensitive receptors have been submitted to and approved in writing by the Planning Authority.

The houses hereby permitted shall not be occupied until:

a) any remediation works approved as part of the remediation strategy have been carried out in full and in compliance with the approved strategy. If during the remediation or development work new areas of contamination are encountered, which have not been previously identified, then the additional contamination should be fully assessed in accordance with part 1 (b, c) above of this condition and an adequate remediation scheme shall be submitted to and approved in writing by the Local Planning Authority and fully implemented thereafter;

b) a verification report, produced on completion of the remediation work, has been submitted to and approved in writing by the Planning Authority. Such report shall include:

- i) details of the remediation works carried out and
- ii) results of verification sampling, testing and monitoring and 2300182MSC
- iii) all waste management documentation showing the classification of waste, its treatment, movement and disposal in order to demonstrate compliance with the approved remediation strategy.

If during the development work, areas of contamination are encountered, then the applicant shall immediately notify the Planning Authority. The nature and extent of any contamination found shall be fully assessed by way of a site investigation and an adequate site investigation report and remediation strategy shall be submitted to and approved by Planning Authority in writing. Any remediation work agreed shall be fully implemented and a remediation verification report submitted to and approved in writing by the Planning Authority.

8. Before any development commences on site, details of a Construction Environmental and Traffic Management Plan shall have been submitted to and approved in writing by the planning authority. The Plan shall include;

- a) Details of the proposed phasing and predicted timescales for implementation of the development, including arrangements to minimise the potential impacts of the most intrusive operations on the surrounding area.
- b) Measures to minimise the risk of nuisance from noise, vibration, dust, external lighting and litter generated during the construction phase,

including potential impacts on the amenity of neighbouring residents and wildlife interests. This shall include consideration of the deployment of control of sediments and oil pollution, during the construction period and measures to avoid any adverse impacts on the woodland areas adjoining the site.

c) Arrangements to regulate plant operation, activity and vehicle movements on site. Operations or vehicle movements or loading and unloading from which noise is audible at the nearest noise sensitive premises shall only be carried out between 0800 and 1800 hours Monday to Friday and 0900 and 1400 hours on Saturdays, and shall not be carried out at any time on Sundays without the prior agreement in writing of the Planning Authority.

d) The arrangements to minimise and mitigate the environmental and road and pedestrian safety impacts of HGV delivery movements travelling to and from the site.

e) The location of any site compound and setting down/ materials storage areas.

f) Details of the arrangements to communicate and liaise with neighbouring residents and landowners and manage site related impacts during the construction period.

Thereafter, the construction works shall be implemented and completed in accordance with the approved Construction Environmental and Traffic Management Plan, unless otherwise agreed in writing by the planning authority.

9. Unless otherwise agreed in writing by the planning authority, the development shall be constructed and operated in accordance with the conclusions of the approved Noise Impact Assessment by RMP dated August 2023, specifically,

(a) For plots closest to the road, Plots 1, 7-11, 83-85 and 87, the installation of a 2m timber fence acoustic barrier to their north east garden boundary as annotated on the drawing in Appendix E. The fence shall comprise a proprietary timber barrier system certified to achieve B2 or B3 performance (DLR 15 to >24 dB) when measured in accordance with BS EN 1793-2 and be supported by a certificate indicating a five year guarantee or end of life performance.

(b) the installation of acoustic glazing and ventilators within the first floor window openings of the Plots annotated on the drawing in Appendix E. The specification for the glazing shall be R_w+C_{tr} 32dB and for the ventilators an acoustic ratings of $D_{ne,w}$ 38 dB.

Prior to the first occupation of the houses where noise mitigation measures have been approved as described in a) and b) above and the location of which are identified in Appendix E of the Noise Assessment, details to demonstrate that the approved measures have been installed and completed in accordance with the approved standards shall have been submitted to and approved in writing by the planning authority.

For the Following Reasons

1. To retain effective control over the development.
 2. In the interests of sustainable travel and road and pedestrian safety.
 3. Insufficient details have been submitted with the application and to ensure the risks from all potential sources of flooding have been satisfactorily addressed.
 4. To ensure the implementation of the planting works in the interests of visual amenity and to help sustain this area of woodland.
 5. To ensure that local habitat and species are protected during construction and post development.
 6. In the interests of visual amenity and to minimise any impact on the biodiversity value of the woodland and trees.
 7. To ensure that any ground contamination that may be present is identified and appropriate remediation measures specified and undertaken, to ensure the health and safety of future occupants of the proposed development as well as construction workers and others.
 8. To help safeguard the amenity of the area during the construction phases of the development.
 9. In the interests of residential amenity.
- 2.2 Notes to Applicant - Display of notice: A notice must be displayed on or near the site while work is being carried out. The planning authority can provide more information about the form of that notice and where to display it. (See section 27C of the Town and Country Planning (Scotland) Act 1997 Act (as amended) and Schedule 7 to the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013.)
- 2.3 Reasons for Decision
1. The development is considered to accord with the relevant policies and objectives of the Clackmannanshire Development Plan, comprising NPF4 and the adopted Clackmannanshire LDP, and would comprise implementation of the first phase of a long-standing LDP housing proposal site.
 2. This is a Matters Specified In Conditions (MSC) application which follows the granting of Planning Permission in Principle (PPP) for development of land for houses, school and associated works on a site allocated for such uses in the adopted LDP (ref 10/00153/PPP). The proposals are considered to sufficiently accord with the requirements of the PPP and associated Section 75 Obligation.
 3. The issues raised by a third party and by consultees can be satisfactorily mitigated or are not judged to provide sufficient or reasonable grounds to withhold permission.
 4. The amended proposals are considered to deliver a suitable quality of development in terms of layout and design, placemaking,

environmental impacts and standards of amenity and positively contribute to the development of the overall site which has PPP.

5. On balance, it is considered there are no other material considerations which would outweigh the development plan support for the development and justify withholding the partly retrospective permission.

Approved Plans and Reports

A list of approved plans and reports will be issued under separate cover

3.0 Considerations

3.1. Background

- 3.2. The application relates to the first phase of development on land which was granted planning permission in principle in May 2023 following the upholding of an appeal to Scottish Ministers against the refusal by the Council. The application for PPP (Ref 10/00153/PPP) was for development of land for houses, school and associated works including open space, roads and landscaping on a site extending to approximately 53.0 Ha on mainly agricultural land immediately to the north west of Sauchie. The PPP approved up to 1,000 houses on the whole site.

- 3.3. The site comprises the north eastern part of the PPP site generally located close to the B908 road and contains agricultural land and an area of woodland opposite the Jewson`s builder supplies premises. The site levels fall from north to south with a high point of approximately 58.0 m AOD and a low point of approximately 29.0 m AOD. The north boundary abuts a shelterbelt which separates the site from agricultural land to the north and the east boundary abuts the B908 and a section of private road which links Ten Acres with the B908. The private road is used by vehicles, walkers and cyclists and is relatively narrow and section of the surface are in poor condition. The southern boundary abuts a public path which is Core Path 14 and provides a link between Ten Acres and Tullibody Road, Alloa, Lornshill Academy and Glenochil Village. The western boundary is undefined, comprising agricultural land also within the PPP site. There are 4 overhead powerlines which cross the site and these have to be undergrounded or diverted at the developer`s expense to accommodate the development. This work is undertaken by Scottish Power Energy Networks and they have commenced the work at the time this report was being compiled. The works to these overhead lines, including some related tree felling in the vicinity, do not require planning permission.

- 3.4. The proposal is for a development of 157 houses which is described as Phase 1 of the development. The site will be accessed by a new roundabout to be installed on the B908 to the south west of Jewson`s. This junction will include a leg serving the existing private road to the south of Jewson`s and the realignment of the B908 to the north of the roundabout. The roundabout location and realigned section of B908 have been designed in consultation with the Council` Roads Service and reflect the position proposed in the PPP approval. This will encroach within the south eastern part of the existing woodland, requiring removal of trees to accommodate the works. A spine road

would run westwards from the roundabout through Phase 1 to access the rest of the PPP site, continuing around the southern part of the site to connect with Branshill Road near the south east corner of the PPP site. The overall design approach is contained in the Masterplan drawing which is the subject of a separate MSC application for approval and which is on the Agenda. There would be some frontage development along the spine road but the majority of the houses would be served by a network of secondary and tertiary roads which would be interconnected, reflecting placemaking principles. The proposed houses would be a mix of detached and semi detached 2 storey buildings. The layout would include landscaped amenity areas incorporating children's play equipment, planting and rain gardens which would be part of the SUDs drainage design. The southern part of the site next to the Core Path would form part of a larger linear area of open space including SUDs which would extend from the east to almost the west boundary of the PPP site along the length of the Core Path when the site is fully developed. Street frontages would also include individual tree planting and hedgerows within plots.

3.5. Planning History

3.6. The site forms part of the large site for residential and education development which has been allocated for development in the LDP and previous Local Plans for over 13 years. The site was first allocated for housing in the Clackmannanshire Local Plan, adopted in 2004 and this continued in the 1st Alteration to the Local Plan, adopted 2011 and the current Clackmannanshire Local Development Plan (LDP) adopted 2015.

3.7. The applicant was granted planning permission in principle in May 2023 for development of land for houses, school and associated works following an appeal to Scottish Ministers against the refusal of the application (Ref 10/00153/PPP) by the Council in January 2021. Refusal by the Council was not in respect of the principle of the development, but followed the failure of the applicant to reach agreement with the Council over the measures required to mitigate the impacts of the development on the education estate, including the proposal to increase the number of houses from 774 as allocated in the LDP to a minimum of 1000.

3.8. The permission in principle (PPP) was granted by the Reporter subject to conditions and a Section 75 Obligation between the applicant and the Council. The principle of the development has been established by the PPP which reflects the allocation in the LDP. This MSC application has to be assessed against the compliance of the submitted details and information with the conditions attached to the PPP (the Matters Specified in Conditions) as well as the relevant provisions of the Development Plan and any other material considerations. The Section 75 Obligation requires the submission of a draft Masterplan for the whole site alongside the first application for MSC for the site. Development cannot commence until the Masterplan has been approved by the Council. A draft Masterplan has been submitted by the applicant for approval and this is the subject of a separate MSC application which is also on the Agenda for determination by Committee.

3.9. The terms of the Section 75 Obligation are summarised below. These terms would not prevent the determination of this MSC application for Phase 1 although the commencement of development would have to comply with the requirements of the Section 75.

Section 75 Obligations

<p>Masterplan</p>	<ul style="list-style-type: none"> • Draft Masterplan to be submitted alongside first application for approval of MSC on the site. • Development shall not commence on the site until the Masterplan has been approved by the Council. Once approved, the development shall be completed in accordance with the Masterplan. • Prior to commencement of development of any Phase, details of the timing and delivery mechanism of any landscaping, open space and play areas, including details of ongoing maintenance and ownership shall be agreed by the Council.
<p>Education</p>	<ul style="list-style-type: none"> • Prior to commencement of development, developer to prepare and submit to the Council for approval, a detailed specification to extend Craigbank PS by 5 class bases and associated works. • Developer and Council to agree cost of approved specification within 60 days of approval • Contribution to be paid in full prior to occupation of 300th house • Council has option to give notice that it wants to procure delivery of a new school on the site rather than extend Craigbank Primary School, Notice to be given no later than 6 months after the Council has received the contribution • Developer has to safeguard land within the site for a school. Arrangements for sale of the land set out in the S75.
<p>Delivery of Offsite Transport Works</p>	<ul style="list-style-type: none"> • Offsite works required to address impacts of the development on local transport infrastructure. These are to be identified in the Transport Assessment (TA) for the site. • Council and Developer to agree the design, specification and cost of delivering the Off Site Transport Works within 20 working days of approval of the TA • Payment of Offsite Transport Contribution (per house unit) to be paid to the Council by each

	Phase Developer. The Contribution is calculated as total cost of works divided by the total number of housing units. Payments to be made on each biannual payment date defined in the S75 following occupation of the first house on the Phase.
Public Art	<ul style="list-style-type: none"> • Prior to commencement of development a Public Art Strategy shall be agreed in writing with the Council. This will set out whether art provided; on site; or using a commuted sum via a contribution; or a hybrid of on site delivery and contribution. • If onsite delivery then Strategy to include specification and design of the public art and timescales for installation. If a contribution this to be calculated at £250 per house unit. • If a commuted sum then payment paid by relevant phase developer as each Phase completed.

3.10. Consultations

3.11. Transportation has not objected to the application but having reviewed the Transport Assessment submitted with the application, has highlighted a number of issues which they consider would require further consideration or information in the interests of road and pedestrian safety and to help mitigate the impact of vehicle trips which would be generated by the development, both in relation to Phase 1 and the PPP site as a whole. These can be summarised as follows;

- a) The proposed roundabout and internal road and footpath layout are broadly acceptable in design approach but will be submit to detailed assessment through the Road Construction Consent process. Path and road gradients will need to accord with maximum acceptable for adoption.
- b) It is preferable that the main active travel routes within the site are all on segregated paths having regard to the wider traffic impact of the development as a whole. High quality routes are important to encourage their use and help offset vehicle trips.
- c) Although the scope of the amended TA is considered to be generally acceptable, some of the analysis of network impact and proposed mitigation measures, including the provision of active travel infrastructure, require further clarification before the conclusions of the document can be fully agreed. This includes the design standards to retain the private road at the east side of the site to an active travel path which would no longer be open to vehicular traffic as a through route. About half of the length of the road is on land owned by a third party and outwith the site boundary. Transportation also has advised that the potential for a financial

contribution to be sought from the developer towards the establishment of new, or revised bus services, which could serve the development be explored.

- d) Further details are required in respect of dealing with any potential flood risk from surface water run off (overland flow) and groundwater sources.
- e) Clarification is required about the long term arrangements and responsibilities to maintain SUDs within the site.

Comment – *the Transport Assessment (TA) addresses the development of the whole site up to a possible 1000 houses. The wider network mitigation measures and active travel provision will not be all delivered by the Phase 1 development and it is considered that it is more appropriate that these issues are examined and determined as part of the determination of the associated MSC application for the Masterplan (ref 23/00219/MS). The Section 75 Obligation regulates the arrangements to agree the design, specification and costs of the Off Site Transport Works but it is considered reasonable to include a planning condition which would prevent the commencement of development on Phase 1 until the outstanding matters highlighted by Transportation have been fully addressed by the developer, in agreement with the Council. The applicant is confident that they can address these matters and this process can be progressed under the relevant terms of the Section 75 subject to the proposed conditions. The proposed internal layout as been amended to improve the design quality and layout in terms of placemaking principles and making streets attractive to all users and not weighted in favour of the private car. The proposed layout would include sections of shared road within the residential development where vehicle numbers and speeds would be lower due to the layout. There would be segregated active travel routes along the more heavily trafficked proposed spine road and to connect from the spine road to the main active travel route along Core Path 14 including with suitable crossing points. It is considered that this is an appropriate and proportionate response, balancing the levels of risk to road and pedestrian safety with the attractiveness of the routes. The applicant has agreed to submit further assessments relating to surface water and ground water flood risk and this can be regulated by conditions as can be the future maintenance arrangement for Suds. In summary, it is considered that subject to the proposed conditions, the design and layout of Phase 1 is acceptable in terms of delivering safe sustainable travel choices.*

- 3.12. Environmental Health has no objection to the application. They have advised that they are satisfied with the conclusions of the Air Quality Impact Assessment and Noise Impact Assessment reports relating to the proposed development. The impact on air quality would not be significant or result in any cumulative adverse impacts. Mitigation of road traffic noise would be required for the houses closest to the B908, comprising acoustic fencing to enclose rear garden areas and suitable glazing and ventilation on the upper floor elevations facing the road. A further AQIA and Noise Assessment would be required to assess the impacts associated with a school being developed on the site. A Construction and Environmental Management Plan (CEMP) would be required to demonstrate how potential impacts from noise, vibration and lighting during construction would be mitigated to safeguard the amenity of neighbouring properties. Comment – *the advice concludes that the environmental impacts and standards within the site would be satisfactory. A*

condition can be attached to require additional details to be submitted as part of the CEMP. If a school is proposed within the overall site then this would be the subject of a separate planning application and a separate AQIA and Noise Assessment could be required to support the application.

- 3.13. The Contaminated Land Section has raised no objection subject to attaching the planning condition set out in their response. Comment – *this can be included in the decision.*
- 3.14. Regional Archaeologist has no objection. He has advised that the Addendum to the original Written Scheme of Investigation which outlines the scope of further archaeological mitigation works is thorough and competent. When the works described are completed and reported upon this would discharge the requirements of the relevant condition attached to the PPP. Comment – *the applicant has already undertaken an extensive archaeological assessment of both the current site and the whole PPP site in advance of MSC applications having been determined. This assessment has not identified any significant archaeological interests within the site.*
- 3.15. SEPA initially submitted a holding objection due to the lack of adequate information in the original Flood Risk Assessment (FRA) submitted with the application and requested that determination be deferred until the additional information they highlighted had been provided and approved. This related to the modelling being used and supporting information to show houses or earthworks would be outwith the flood risk area, no channel modifications would be made which could increase flood risk downstream and there would be at least a 6.0 metre buffer zone from the Sauchie Burn to facilitate maintenance of the watercourse. They also advised that surface water run off from the development should be attenuated to greenfield runoff rates. Following the submission of a revised FRA, SEPA has withdrawn its objection and has advised that it is satisfied that the revised FRA has addressed the points it raised. Comment – *this advice and that from the Council's Flooding Officer is considered to demonstrate that flood risk associated with the proposed development of 157 houses has been satisfactorily addressed. SEPA also advised that the FRA can be used to inform subsequent phases of the development although depending on the timescales involved, checks should be made at each Phase on methods and data, and relevant updates to the FRA should be undertaken. The Council can adopt this approach when assessing any future MSC applications.*
- 3.16. The Coal Authority highlight that the site is likely to have been subject to historic unrecorded underground mining at shallow depth and one recorded mine entry (shaft) is present within or within 20m of the planning boundary. These elements can pose a risk of ground instability and may give rise to the emission of mine gases. Their initial response highlighted concerns that there was insufficient information to demonstrate how the recorded mine entry (No 288695-035) would be investigated and remediated, and how the identified shallow coalmine workings would be consolidated. Following the submission of further details, they have advised that they are now satisfied with the risk associated with the old mine entry having regard to its location in relation to the proposed built development, provided that the LPA is satisfied that the area will be retained as woodland and no public access is proposed within the area of the entry and its potential zone of influence. At the time of compiling this report, the Coal Authority has still to respond to the additional information

provided by the applicant setting out how the shallow mine workings would be remediated and stabilised using grouting. *Comment – the mine shaft is located on the edge of the woodland at the north east boundary of the site over 100 metres from the construction works where there are no future proposals for development. On this basis, it is considered that the risk has been satisfactorily examined and would not justify withholding permission. The applicant has provide details of how it would address possible risks form shallow mine workings although the Coal Authority has not responded by the time the report has had to be compiled. This could be regulated using a planning condition to prevent works commencing until the Coal Authority has confirmed it is satisfied.*

- 3.17 Scottish Water has no objections. They have carried out a capacity review and have advised that there is sufficient capacity to provide a public water supply and foul only connection to Alloa WWTW. This advice is subject to the appraisal process undertaken by Scottish Water on receipt of a Pre-Development Enquiry. The cost of any mitigation works deemed necessary is to be met by the developer. Surface water will not be accepted into its combined sewer system. *Comment – the application provides details of how surface water would be managed which would not be directed to the combined sewer.*
- 3.18 Scottish Power (SP) has advised that it has no objections in principle and notes that they have high voltage overhead lines and underground cables within the vicinity of the proposals and these may have to be diverted or protected at the applicant`s expense. *Comment – the applicant has been in communication with SP about the potential impact of the development on SP infrastructure as 4 overhead power lines cross parts of the site. The applicant has agreed arrangements to remove the overhead lines, 3 of which will be undergrounded and one will be diverted onto agricultural land to the north of the site. This work has already commenced on site and can be undertaken by SP without the need for planning permission.*
- 3.19 The Council`s Sport Development, Education and Housing Services were consulted on the application and NHS Forth Valley. No responses have been received at the time of compiling this report.
- 3.20 Representations
- 3.21 26 neighbouring properties were notified of the application and the application was publicised in the Alloa Advertiser and Edinburgh Gazette for neighbour notification reasons.
- 3.22 One objection and one representation have been received in response to this this publicity. The objection was received from Mr and Mrs Brown, 111 Ten Acres, Sauchie. This highlighted a number of issues as described below;
- Insufficient play and exercise areas – *Comment – the nature, size and distribution of amenity/ play space within Phase 1 is considered to be sufficient to meet resident`s needs.*
 - Lack of nursery places at present - *Comment – The impact on education capacity was addressed at the planning appeal stage for the PPP and the agreed arrangements for mitigation is set out in the Section 75 Obligation. This is an application for MSC and cannot revisit this issue or require further contributions.*
 - Primary school places (classroom sizes) - *Comment – The impact on education capacity was addressed at the planning appeal stage for the PPP*

and the agreed arrangements for mitigation is set out in the Section 75 Obligation. This is an application for MSC and cannot revisit this issue or require further contributions.

- Secondary school places (classroom sizes) - Comment – *The impact on education capacity was addressed at the planning appeal stage for the PPP and the agreed arrangements for mitigation is set out in the Section 75 Obligation. This is an application for MSC and cannot revisit this issue or require further contributions.*
- Insufficient qualified teachers and early years practitioners – Comment – *this issue is not considered to be a material planning consideration.*
- Dentists and GP practices - increased demand and costs. Hospitals already under pressure. Comment - *The impact on health services was considered as part of the planning appeal and no mitigation measures have been required. This is an application for MSC and cannot revisit this issue or require further contributions not already included as part of the PPP. NHS Forth Valley have previously been consulted on the inclusion of this site in the LDP, so will be aware of the planned housing.*
- Council services already stretched, including; bin uplifts (services already reduced); street lighting (increased costs); council tax (possible increased to provide services). Comment – *the costs associated with the development would be offset by Council tax payable by the occupiers of the new houses. This is an application for MSC and cannot require further contributions.*
- Busier roads (air pollution) – Comment – *Environmental Health is satisfied that the potential impact on air quality from the development, including traffic, would not be significant and the impact has been described as negligible. Electric vehicle charge points will be installed at each house which would support the use of electric vehicles which would mitigate pollution associated with internal combustion engines. There is not considered to be justifiable grounds to withhold permission on this basis.*
- Protecting our green space and wildlife. Comment – *the proposed layout and landscaping is considered to safeguard the habitat value of the site and create additional habitats and biodiversity opportunities which would offset the loss of part of the woodland to accommodate the roundabout access to the site and development. The Preliminary Ecological Appraisal has not identified any protected species which would be adversely affected by the development in Phase 1 subject to the advice set out in the Report. Compliance with the advice can be made conditional of an approval.*
- Increased noise, pollution and heavy machinery due to the building site. Comment – *a CEMP will have to be submitted to and approved by the planning authority and this will set out the arrangements and measures to minimise the risk of nuisance from noise, vibration, dust and lighting on neighbours. It is acknowledged that the construction works is likely to generate noise and activity but the CEMP is designed to ensure there is a reasonable balance between delivering the level of environmental impacts and safeguarding residential amenity. In the event that there were complaints about environmental emissions, these can also be investigated and regulated by Environmental Health under the EPA Act 1990, if there was evidence of nuisance*
- Living on a building site for years. Comment – *construction related impacts would be regulated by a CEMP, which has still to be approved.*
- Public transport (more bus routes required). Comment – *the terms of the PPP does not require the developer to deliver more bus routes or services but to ensure there are safe and convenient links from within the site to existing*

bus stops and the spine road would be designed to be capable of accommodating buses if routes were expanded in the future. This is an application for MSC and cannot revisit this issue or require further contributions not already included as part of the PPP.

3.23 A representation was received on behalf of the Scottish Wildlife Trust Stirling and Clackmannanshire Local Group. Their comments can be summarised as follows;

- They note that a further bat survey is recommended in the Preliminary Ecological Assessment. They advise that bats are likely to forage over more of the site as the proposed tree planting matures. Consequently, outdoor artificial lighting should be installed having regard to the guidance published by Bat Conservation Trust titled Bats and Artificial Lighting. Comment – *the applicant has confirmed that the survey will be undertaken as recommended and a consultant has been arranged to do this within the relevant period of between May and September. This could be regulated by a condition. The applicant has also advised that the external lighting will be designed having regard to the BCT guidance.*
- There is a range of positive aspects to the proposed Landscape Plan, however, they would suggest an increase in the variety of bulbs to be planted to provide a longer season of food sources for pollinators. Comment – *the applicant has agreed to amend the planting specification to increase the variety of bulb species.*
- The proposed method for weeding the new planting by mechanical or herbicidal means could result in harm to the plants and hand weeding is a safer method. Comment – *the applicant has confirmed that this point can be addressed and a revised landscape specification will be submitted. This could be regulated using a planning condition.*

4.0 Planning Assessment

4.1 The application must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

4.2 National Planning Framework 4 (NPF4) was adopted on 13th February 2023 and is now part of the statutory Development Plan. Decisions on planning applications have to be made in accordance with the Development Plan unless material considerations indicate otherwise. The NPF4 and the adopted Clackmannanshire Local Development Plan (LDP) 2015 and associated Supplementary Guidance currently comprise the Development Plan. A review of the LDP is underway and will be informed by the policies in the NPF4. Planning applications will be assessed against the relevant Principles, Strategies and Policies in the NPF4 and the LDP. As NPF4 provides the latest national planning policy context for the assessment of planning applications, where it is considered there is incompatibility between the provisions of the adopted Clackmannanshire Local Development Plan 2015 and NPF4, the provisions of NPF4 will prevail.

4.3 The site is located within the settlement boundary of Sauchie as defined by the adopted LDP. It comprises part of the larger Housing Proposal Site H16 (Sauchie West) which allocates the land for residential development. During the Planning Appeal for the PPP application for the site, the Reporter had

regard to relevant provisions of NPF4 before determining the Appeal, concluding there was no conflict between the NPF4 and the relevant LDP policies as they affect the assessment of the application.

4.4 The most relevant policy provisions of the Development Plan are considered to comprise;

4.5 NPF4 Policies

- 1 – Tackling the climate and nature crises
- 2 – Climate mitigation and adaptation
- 3 – Biodiversity
- 4 – Natural places
- 6 – Forestry, woodland and trees
- 7 – Historic assets and places
- 9 – Brownfield, vacant and derelict land and empty buildings
- 11 – Energy
- 13 – Sustainable transport
- 14 – Design, quality and place
- 15 – Local living and 20 minute neighbourhoods
- 16 – Quality homes
- 18 – Infrastructure first
- 19 – Heat and cooling
- 20 – Blue and green infrastructure
- 21 – Play, recreation and sport
- 22 – Flood risk and water management
- 23 – Health and safety

4.6 Clackmannanshire LDP Policies

- SC5 – Layout and design principles
- SC6 – Additional design information
- SC7 – Energy efficiency and low carbon development
- SC9 – Developer contributions
- SC10 - Education, community facilities and open spaces
- SC12 - Access and Transport Requirements
- SC20 – Water and drainage infrastructure and capacity
- EA2 - Habitat networks and biodiversity
- EA3 – Protection of designated sites and protected species
- EA6 – Woodlands and forestry
- EA7 – Hedgerows, trees and TPOs
- EA9 – Managing flood risk
- EA11- Environmental quality
- EA12 – Water environment
- EA25 - The development of brownfield, unstable and contaminated land

4.7 The development is on a site allocated for residential development within the settlement boundary as defined by the LDP. The development of the site is considered to contribute to local living and compact urban growth. The proposals include planting and habitat creation which are considered to have a positive impact on nature recovery and off set the impacts associated with the removal of part of the woodland in the north east part of the site to accommodate the roundabout and development. The application is not considered to be contrary to the objectives of NPF4 Policy 1.

- 4.8 Policy 2 seeks to ensure development will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible and be designed to be capable of adapting to current and future risks from climate change. On balance, it is considered that the objectives of this Policy would be achieved having regard to; the proposed design and layout which includes measures to ensure houses are energy efficient and benefit from passive solar gain; and the methodology used in the flood assessment takes account of predicted impacts due to climate change.
- 4.9 Most of the site is agricultural land which is of relatively low biodiversity value. The development would however require the removal of a section of the woodland next to the B908 in order to accommodate the roundabout access which would serve Phase 1 and future development on the remainder of the PPP site. A length of hedgerow would also be removed. Policies 3, 4, 6, 20, EA2, EA3, EA6 and EA7 seek to protect and enhance natural habitats, species, nature networks, trees and hedgerows and landscape quality.
- 4.10 A number of reports have been submitted to assess the habitat value of the site, comprising a Preliminary Ecological Appraisal Report, Landscape and Biodiversity Statement, Revised Arboricultural Impact Assessment, Arboricultural Constraints Report, Phase 1 Arboricultural Method Statement and a Landscape and Visual Impact Assessment. The proposed layout, site levels and existing and proposed landscaping would ensure the development would not have an adverse impact on the established landscape character of the area. The reports do not identify any significant risks arising from the development on any protected species and would not affect any areas designated for the natural heritage value. Whilst the policy presumption would be to retain the whole of the woodland area, this is not considered practicable or justifiable given the locational and design requirements associated with creating a suitable access from the B908 to serve the wider site and maintain an acceptable standard of road safety on the B908 and nearby junctions. This has been long-established as the optimum junction location to serve the development site. The Arboricultural Assessment has highlighted that the part of the woodland area to be removed is of lower habitat quality although it forms the eastern end of a strip of mixed plantation origin woodland (Long Established woodland). This reflects the likely existence of woodland on the land since the 18th or 19th centuries which contributes to its biodiversity value. At least 13 of the trees to be removed within the woodland are dead or in a poor condition and merit felling according to the tree survey. The ecological assessment notes that the amount of tree loss would not adversely affect its function as a wildlife corridor as this part of the woodland does not connect to any woodland to the east while it would remain connected to the wooded areas to the west. The applicant has agreed that they would undertake tree planting within the woodland where the felling would take place and also in the section to the west which encloses the north boundary of the site. This would help compensate for the loss of trees and enhance and help sustain the woodland area as a whole part of which has little tree cover where an overhead power line crosses it. This can be replanted as the line is being diverted and removed from the tree belt to accommodate the development. The planting would deliver benefits in relation to biodiversity, amenity and strengthening the visual enclosure that this tree belt provides in views from the north of the site. The shelterbelt is owned by the adjoining farmer and the applicant has obtained their agreement to undertake planting in this area.

- 4.11 A suspensive condition can be attached to regulate the approval of details of the design and implementation of the planting. Any construction work would have to be undertaken in accordance with British Standard Guidelines for protection of trees during development. The applicant has submitted an Arboricultural Method Statement to demonstrate how the remaining trees would be protected.
- 4.12 The proposed layout would also introduce areas of amenity space which would be planted to enhance biodiversity, street trees and hedgerows would be planted along street frontages, and the applicant has amended the SUDs design to enhance its biodiversity and amenity value, including swales and rain gardens. While the policy presumption would be to retain areas of woodland, having regard to; the terms of the PPP; the locational and design justification for the proposed roundabout access on part of the woodland; the conclusions of the technical reports in terms of the absence of any significant adverse ecological impacts; the tree removal is not considered to fragment the woodland habitat or adversely affect its integrity as part of a nature network; and the mitigation which would be delivered by the quantity and quality of the planting and habitats created by the development to offset the habitat lost; it is concluded that, on balance, the proposal are acceptable and the application is not contrary to Policies 3, 4, 6, 20, EA2, EA3, EA6 and EA7.
- 4.13 Policies 13 and SC12 provide support for developments which; improve or enhance active travel infrastructure including suitable links to local facilities via active travel networks; are compatible with the sustainable travel hierarchy; are accessible by public transport; provide vehicle charging points; incorporate safe crossing points and measures to reduce vehicle speeds; and mitigate any impact on local public access routes. Proposals which generate large numbers of trips should be supported by a Transport Assessment (TA) and Travel Plan. The proposed layout is considered to be compatible with sustainable travel hierarchies and has been amended to improve the quality and attractiveness of the facilities to support active travel trips within the site and to connect with footpath links surrounding the site and to routes to nearby services in Sauchie and Alloa. Some elements of the TA have still to be agreed but as discussed in Paragraph 3.11 above, this can be effectively regulated by conditions and through the terms of the Section 75 which requires agreement to be reached over the specification, costing and phasing of the off site infrastructure works. This is also an MSC application which has been submitted after the principle of development was established by the granting of PPP following an appeal to Scottish Ministers. The Reporter appointed to determine the appeal concluded that; the site is well connected to Core Paths and the active travel network and would be accessible on foot, wheeling, cycling and car; the main spine road has been designed to be capable of accommodating a bus service while the site is accessible to existing public transport provision; Lornshill Academy and Craighbank Primary School are within walking distance of the site; and the development of up to 1000 houses is not expected to result in a detrimental impact on the operation of the local road network.
- 4.14 Policies 14, SC5 and SC6 seek to ensure developments are designed to high standards and are consistent with the 6 qualities of successful places set out in NPF4 and Designing Places and Designing Streets Guidance. The application has been supported by a number of documents which

demonstrate how the layout and site design would be consistent with the 6 qualities. This includes a Design and Access Statement, illustrations of the hierarchies of streets and footpath links, Landscape Strategy and Open Space and SUDs Strategy. The amended layout is considered to respond positively to the policy requirements having regard to the topography of the site, the response to managing site levels and the surrounding land uses. The application is not considered to be contrary Policies 14, SC5 and SC6.

- 4.15 Policy 16 seeks to support the delivery of more quality sustainable homes in the right locations. The Policy supports proposals for new homes on land allocated for housing in the LDP. The site is allocated for housing in the LDP and has the benefit of a PPP for residential development, where impacts on local infrastructure facilities and services and impact on the residential amenity of the area were considered as part of the decision making process. The application is not considered to be contrary to this Policy.
- 4.16 It is considered that the proposed internal layout and path network and the improvements to active travel routes outwith the site which would be delivered by the development would allow residents to meet the majority of their daily needs within a reasonable distance including by walking wheeling and cycling. This also reflects the conclusions reached by the Reporter in determining the appeal for the PPP application. The application is not considered to be contrary to Policy 15.
- 4.17 It is considered that the proposed development has been satisfactorily designed to promote sustainable temperature management within buildings and the building would incorporate low and zero carbon generating technology as well as electric vehicle charging facilities. The application is not considered to be contrary to Polices 11, 19 and SC7.
- 4.18 Policies 18 and SC9 seek to ensure development is served by suitable infrastructure and any impacts are adequately mitigated by the developer. The infrastructure impacts have been addressed as part of the determination of the application for PPP. The Reporter concluded that the impacts of the development on infrastructure would be properly mitigated. A Section 75 was concluded which secures contributions towards off site transport infrastructure works, education capacity and public art. The Section 75 sets out the arrangements for approval of any details and the payment of the contributions on a phased basis as phases of development progress. This will be kept under review to monitor progress. The application is therefore not considered to be contrary to these Policies.
- 4.19 Policies 21 and SC10 support development which will provide well designed and good quality provision for play and recreation for young people and which can be easily and safely accessed. The proposed spaces within Phase 1 are considered to accord with the requirements of Policies 21 and SC10 and complement the wider network as illustrated on the Masterplan for the site. The development will also be integrated with the footpath network, including the Core path through the main site and on surrounding land which provides access to surrounding woodlands and countryside.
- 4.20 Policies 22 and EA9 seek to ensure development is not at an unacceptable risk of flooding or will not result in an unacceptable increase on flood risk elsewhere. Policies 22, EA12 and SC20 require development to; protect and

where possible enhance the water environment; manage surface water by SUDs which should integrate with and where possible enhance blue - green infrastructure; and provide a Drainage Impact Assessment where appropriate. Following the submission of a revised FRA, SEPA has advised that it has no objection to the development on flood risk grounds. The Council's Flooding Officer has advised that further information is required to demonstrate that the potential risk from surface water run off (overland flow) during design storm events, and from groundwater has been satisfactorily considered and addressed including in relation to site layout and ground and finished ground floor levels. Such matters will be addressed through detailed design within the development site, and the absence of this information does not preclude the determination of the application. The additional details can be regulated using a suitably worded condition. This would prevent construction works from commencing until the outstanding details have been submitted and approved by the Council. The layout would incorporate a number of SUDs features which would integrate with the proposed SUDs design for the whole development area. The design has been amended by the applicant in response to advice from the Council to introduce more measures to deliver amenity and biodiversity improvements as well as water quantity and water quality. The design has been revised to include rain gardens, filter strips, swales and wetland areas. The type and quality of blue – green infrastructure proposed is now considered to be acceptable. The application is not considered to be contrary to the above Policies.

- 4.21 Policies 23 and EA11 seek to ensure development will not result in any unacceptable impact on environmental quality such as from noise or odours or light pollution. Environmental Health is satisfied with the conclusions of the Noise Impact and Air Quality Impact reports and the proposed measures to mitigate road noise on the houses closest to the B908. The impact from noise at the nearby builder's merchants is not predicted to result in any noise nuisance to occupants of the new houses. The application is not considered to be contrary to Policies 23 and EA11.
- 4.22 The archaeological assessment has not identified any issues of significance and the Regional Archaeologist has no objections based on the investigations already undertaken. The application is not considered to be contrary to Policy 7.
- 4.23 The site includes areas of land identified by the Coal Authority as being at higher risk from legacy mining issues. The applicant has submitted a Coal Mining Risk Assessment and this proposes some grouting is required to stabilise shallow underground mining. It also clarified that the old mine shaft in the records would not be within the vicinity of the proposed houses or other built development. The Coal Authority's further advice relating to the proposed remediation of shallow mine workings is awaited but this can be satisfactorily addressed using a planning condition, meantime. The Contaminated Land Section has raised no objection subject to a condition being attached to ensure the risks associated with any ground contamination are suitably identified and remediated. The application is considered to accord with Policy 9 and EA25.
- 4.24 In summary, subject to the proposed conditions, it is concluded that the development would accord with the provisions of the Development Plan.

5.0 Other Material Considerations

- 5.1 A number of other material considerations have been identified which have also informed the assessment of the application. These are summarised below;
- 5.1.1 The principle of the development has been established by the granting of PPP. The current application has to be assessed against its compliance with terms of the PPP, including the conditions and Section 75.
- 5.1.2 Having regard to the advice received from consultees, it is considered that subject to the proposed conditions, and taking cognisance of the requirements of the Section 75 and conditions attached to the PPP, the responses would not justify withholding permission.
- 5.1.3 The issues raised by the objector and in the representation have been carefully considered, and as summarised in Paragraphs 3.22 and 3.23 above, these are not considered individually or collectively, to justify withholding permission.
- 5.1.4 The development is considered to be compatible with neighbouring land uses and would not adversely affect the established standards of amenity and privacy of neighbouring houses.
- 5.1.5 The proposed development is considered to accord with the relevant advice published in the Council's Supplementary Guidance relating to; 3 - Placemaking; 4 - Water; 6 - Green Infrastructure; 7 - Energy Efficiency and Low Carbon Development and 8 - Woodlands and Forestry.
- 5.1.6 As an MSC application, the proposal must principally be assessed in relation to the compliance with the conditions of the PPP. This is examined below
- a) Condition 1 – Duration of permission – *the PPP is extant*
 - b) Condition 2 – Maximum of 1000 houses – This first phase is for 157 units and the limit of 1000 remains unchanged
 - c) Condition 3 – Before construction commences details to be approved as MSCs – *Current application deals with MSCs for Phase 1.*
 - d) Condition 4 – specified information to be submitted as MSC – *the application accords with this.*
 - e) Condition 5 requires the following details:
 - i. Masterplan for PPP site – *an MSC application has been submitted for a Draft Masterplan and is also on this Agenda for determination.*
 - ii. Phasing Plan – *this has been submitted. This provides information on the proposed phasing of residential development over the PPP site.*
 - iii. Flood Risk Assessment - *this has been submitted and is considered satisfactory in relation to fluvial risk. Further details would be required to address risks from surface water run-off and groundwater.*
 - iv. Drainage Impact Assessment – *this has been submitted and the proposed assessment and strategy is considered to be*

- acceptable subject to agreement of some details and of future maintenance.*
- v. *Tree survey – the application has been supported by an Arboricultural Impact Assessment and a Method Statement for Phase 1 which identifies trees to be retained and removed and arrangements for protection during the construction stage. A proportion of the trees within part of the woodland around the site access location to be removed are in a poor condition.*
 - vi. *Phase 2 Intrusive investigation – A Mineral Stability Investigation report has been submitted to address legacy mining issues. Condition to be attached to require assessment as per advice from Contaminated Land Section.*
 - vii. *Construction Method Plan – Plan submitted but not considered adequate to regulate environmental impacts on surrounding area. A condition is attached to require a revised Construction and environmental Management Plan to be submitted for approval.*
 - viii. *Energy Statement – details have been included in the Design and Access Statement.*
 - ix. *Transport Assessment – a revised version has been submitted. The TA includes consideration of the impact on the overall development and identifies mitigation measures to reduce the impact on the capacity of the surrounding road network, including measures to encourage trips by active travel. These measures are regulated by the Section 75 which sets out the framework to identify, agree and cost the works and for their delivery.*
 - x. *Travel Plan – an Initial Travel Plan has been submitted, the scope of which is considered to be acceptable. The draft requires further review and this can be regulated using a planning condition.*
 - xi. *Details of all roads and footpaths, to be designed and constructed in accordance with SCOTS National Roads Guide – the MSC application contains details and has been designed based on SCOTS National Guidance. The public roads and paths for will also be subject to approval through the Road Construction Consent process.*
 - xii. *Public art provision – information has been prepared by a public art design company to outline a proposal for the developer to deliver public art within the site. This comprises a series of installations within the open space area next to the Core Path. This would not affect Phase 1. The delivery of public art is also regulated by the Section 75, and more detail will come forward as part of future MSC application.*
 - xiii. *Noise Impact Assessment – a report has been submitted which is considered acceptable.*
 - xiv. *Air Quality Impact Assessment – a report has been submitted which is considered to be acceptable.*
- f) *Condition 6 – Requires implementation of archaeological evaluation – the applicant has already under taken the assessment for the whole site, including Phase 1 which did not identify any significant findings. A final report has to be submitted to discharge the condition.*

- g) Condition 7 – requires archaeological mitigation strategy to be approved if any features of interest identified in the evaluation - *No mitigation will be necessary based on the evaluation findings.*
- h) Condition 8 – Requires developer to notify Council of completion of each phase of development on the site.

5.2 In conclusion, it is considered that subject to the proposed conditions, the application would accord with the provisions and policies in the Development Plan, the relevant conditions of the PPP and requirements of the Section 75, and, as discussed above, there would not be any material considerations which would outweigh the Development Plan support for the application and justify withholding permission.

6.0 Sustainability Implications

6.1. The development relates to a residential expansion site allocated in the Development Plan on the edge of Sauchie. The proposals are considered to accord with the principles of NPF4 in relation to delivering sustainable and liveable places.

7.0 Resource Implications

7.1 Financial Details

7.2 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

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

8.0 Exempt Reports

8.1 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 X
 - 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)

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".

None

13.0 Background Papers

13.1 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 Local Development Plan 2015
- NPF4, 2023

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LEGEND

_____ Application Boundary

23/00182/MSC - Residential Development Of 157 Houses With Associated Infrastructure Including Roads, Footpaths, Landscaping, Drainage And Associated Works (Phase 1) at Land At Branshill, Branshill Road, Sauchie, Clackmannanshire


Clackmannanshire Council Comhairle Siorrachd Chlach Mhanann
www.clacks.gov.uk

