



**Clackmannanshire
Council**

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Comhairle Siorrachd
Chlach Mhanann

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

Planning Committee

Thursday 30 April at 9.30 am

**Venue: Council Chamber, Kilncraigs,
Greenside Street, Alloa, FK10 1EB**



Planning Committee

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

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

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

Delegated authority to take responsibility for making decisions on applications for Community Asset Transfers (CAT) in terms of the Community Empowerment Act (Scotland) 2015 (the "Act")

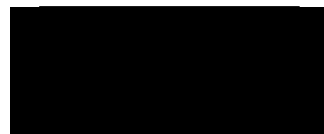
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22 April 2026

A MEETING of the PLANNING COMMITTEE will be held in the COUNCIL CHAMBER, KILNCRAIGS, ALLOA, on THURSDAY 30 APRIL 2026 at 9.30 AM



KEVIN WELLS
Strategic Director (Place)

B U S I N E S S

	Page No.
1. Apologies	--
2. Declaration of Interests Members should declare any financial or non-financial interests they have in any item on this agenda, identifying the relevant agenda item and the nature of their interest in accordance with the Councillors' Code of Conduct. A Declaration of Interest form should be completed and passed to the Committee Officer.	--
3. Confirm Minutes of the Meetings (Copies herewith):	
(a) Planning Committee on 12 March 2026	05
(b) Local Review Body on 12 March 2026	09
4. Application for matters specified in conditions for 248 new houses (Phases 3 & 4), including the detailed design of the buildings, roads and footpaths, landscaping, drainage and associated works (25/00194/MSC) for Land at Branshill, Branshill Road, Sauchie – report by Mark Dunlop, Principal Planner (Copy herewith)	11

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

Councillors

Wards

Councillor	Denis Coyne (Chair)	5	Clackmannanshire East	CONSERVATIVE
Councillor	William Keogh (Vice Chair)	2	Clackmannanshire North	LABOUR
Councillor	Phil Fairlie	1	Clackmannanshire West	SNP
Councillor	Mark McLuckie	1	Clackmannanshire West	LABOUR
Councillor	Donald Balsillie	2	Clackmannanshire North	SNP
Councillor	Martha Benny	2	Clackmannanshire North	CONSERVATIVE
Councillor	Fiona Law	2	Clackmannanshire North	SNP
Councillor	Jane McTaggart	3	Clackmannanshire Central	SNP
Councillor	Bryan Quinn	4	Clackmannanshire South	SCOTTISH GREEN
Councillor	Kenneth Earle	4	Clackmannanshire South	LABOUR



**MINUTES OF MEETING of the PLANNING COMMITTEE held in the COUNCIL CHAMBER,
KILNCRAIGS, ALLOA, on THURSDAY 12 MARCH 2026 at 9.30 AM.**

PRESENT

Councillor Denis Coyne (Chair)
Councillor William Keogh (Vice Chair)
Councillor Donald Balsillie
Councillor Martha Benny
Councillor Kenneth Earle (Via Teams)
Councillor Fiona Law
Councillor Mark McLuckie
Councillor Jane McTaggart

IN ATTENDANCE

Pauline Elloitt, Interim Chief Planner
Jacob Muff, Team Leader Planning and Building Standards
John Hiscox, Principal Planner
Maggie McWhinnie, Environmental Health Officer
Mark Dunlop, Principal Planner
Mairi Black, Planner, Development Quality
Gemma Bruce, Work Experience
Lee Robertson, Senior Manager, Legal and Governance
Rona Burns, Solicitor, Legal and Governance (Clerk to the Committee)
Melanie Moore, Committee Services, Legal and Governance (Minute)
Gillian White, Committee Services, Legal and Governance

The Chair welcomed two new employees - Mairi Black, Planner, Development Quality and Mark Dunlop, Principal Planner. Also, Gemma Bruce who was attending the meeting as part of work experience.

PLA(26)07 APOLOGIES

Apologies were received from Councillor Phil Fairlie and Councillor Bryan Quinn.

PLA(26)08 DECLARATIONS OF INTEREST

None.

**PLA(26)09 CONFIRM MINUTES OF THE PLANNING COMMITTEE HELD ON 15
JANUARY 2026**

The minutes of the Planning Committee held on Thursday 15 January 2026 were submitted for approval.

Decision

The minutes of the Planning Committee held on Thursday 15 January 2026 were agreed as a correct record and signed by the Chair.

**PLA(26)10 CONSULTATION FROM SCOTTISH MINISTERS REGARDING AN
APPLICATION MADE UNDER SECTION 36 OF THE ELECTRICITY ACT
1989**

Consultation from Scottish Ministers regarding an application made under Section 36 of the Electricity Act 1989, for the installation and operation of a battery storage system (BESS) and associated infrastructure with a generating capacity of up to 250 mw at Kilbagie Paper Mills, Kennet, Clackmannan.

John Hiscox advised Committee that at Para 3.4 was no longer correct and the committee is asked to note that a Public Local Inquiry would not automatically be triggered by a Council objection.

The report, submitted by John Hiscox, Principal Planner, requested that the Planning Committee accepts the recommendation of the Council's Planning Service in relation to the proposed Kilbagie BESS, in its capacity as statutory consultee, Clackmannanshire in this instance being the sole planning authority within whose Council area the development would be located.

Councillor Law asked for an amendment to add and additional to the draft conditions at appendix 1. The meeting was adjourned at 10.48 am to allow the Senior Manager, Legal and Governance and the Clerk to review the wording for the additional condition. The meeting resumed at 11.05 am.

Amendment

To add an additional condition as follows:

"Prior to the installation of the BESS container units and any other above ground infrastructure, details of the colour(s) and finish(es) shall be submitted to and approved in writing by the Chief Planner in conjunction with the Chair of the Planning Committee and shall be retained as approved thereafter.

Reasons: In the interests of achieving an appropriate finish in respect of the visual amenity of this gateway site into Clackmannanshire, and to help camouflage the development where possible within the landscape area."

Moved by Councillor Fiona Law. Seconded by Councillor Donald Balsillie.

The amendment to add the additional condition was unanimously agreed by the Planning Committee.

Motion

That Committee agrees the recommendations in the report as set out in the report.

Moved by Councillor Denis Coyne. Seconded by Councillor William Keogh.

Decision

It was agreed that Clackmannanshire Council, as relevant authority and statutory consultee to Scottish Ministers, does not object for the following:

1. By virtue of the location, design, layout, scale and purpose of the proposed development, it would not give rise to any unacceptable environmental or other planning concerns, provided that a satisfactory scheme of landscape planting to mitigate adverse visual impacts pertaining to views into the site from the A876 is implemented. The Planning Authority will recommend the imposition of relevant planning conditions for Scottish Ministers Approval under the provisions of s.36 of the Electricity Act 1989. Although the scheme includes some landscaping proposals, the Planning Authority takes the view that they are insufficient to adequately mitigate

development effects. In all other respects, the proposed development is supported by the Development Plan, in particular NPF4 Policies 1, 2, 11 and 29; and LDP Policies SC14, SC23, EA4, EA11, EA20 and EA22.

2. The Planning Committee, as Planning Authority, also agreed to add an additional planning condition for Scottish Ministers Approval under the provisions of s.36 of the Electricity Act 1989 as set out below:
 - a. Prior to the installation of the BESS container units and any other above ground infrastructure, details of the colour(s) and finish(es) shall be submitted to and approved in writing by the Chief Planner in conjunction with the Chair of the Planning Committee and shall be retained as approved thereafter. Reasons: In the interests of achieving an appropriate finish in respect of the visual amenity of this gateway site into Clackmannanshire, and to help camouflage the development where possible within the landscape area.

Action

Principal Planner

PLA(26)11 APPLICATION FOR PLANNING PERMISSION IN PRINCIPLE (PPP)

Application 25/00178/PPP seeking Planning Permission in Principle (PPP) for the erection of 4 new homes on land at Devonside.

The report, submitted by Jacob Muff, Team Leader, provided an assessment of the above application which seeks planning permission in principle (PPP) for the erection of four houses on land at Devonside.

Although the development is “local development”, it has been requested by a ward councillor that the application be decided by the Planning Committee rather than Officers under their delegated powers. It is possible to do this under an amendment to the scheme of delegation dated 31 October 2013.

The reason the Councillor has requested for the application to be decided by the Planning Committee is for transparency, the sensitivities surrounding an existing unauthorised use, and the significant local concern, making the case that it is in the public interest for the proposal to be decided by the Planning Committee.

Motion

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

Moved by Councillor Denis Coyne. Seconded by Councillor Jane McTaggart.

Decision

The Committee agreed to refuse the application for the reasons set out in Appendix 1 and as assessed in section 3.0. of the report.

Action

Team Leader Planning and Building Standards

**PLA(26)12 NATIONAL PLANNING IMPROVEMENT FRAMEWORK – SELF
ASSESSMENT REPORT**

The Planning Act (Scotland) 2019 introduced the National Planning Improvement Framework (NPIF) initiative, led by the Scottish Government's Improvement Service. This places a duty on every Planning Authority in Scotland to produce a self-assessment of their performance, together with improvement actions. In advance of submission to the planning minister. The Authority must then deliver regular updates showing how service standards are being improved and sustained.

The report, submitted by Pauline Elliot, Interim Chief Planner, set out the background to the process including comments received at a Peer Review Workshop event on January 26, 2026, and asked the Planning Committee members to comment on and approve the self-assessment priorities which was attached as Appendix to the report.

Motion

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

Moved by Councillor Denis Coyne. Seconded by Councillor Jane McTaggart.

Decision

Having commented on the report the Planning Committee agreed to approve the draft self-assessment in advance of its submission to the planning minister.

Action

Interim Chief Planner

Ends: 11.37



MINUTES OF MEETING of the LOCAL REVIEW BODY (LRB) held in the COUNCIL CHAMBER, KILNCRAIGS, ALLOA on THURSDAY 12 MARCH 2026 at 11.55 AM

PRESENT

Councillor Denis Coyne (Convener) (Chair)
Councillor William Keogh
Councillor Jane McTaggart

IN ATTENDANCE

Pauline Elliot, Independent Planning Adviser to the LRB
Rona Burns, Depute Clerk to the LRB
Lee Robertson, Senior Manager, Legal and Governance
Gillian White, Committee Services (Minute)
Melanie Moore, Committee Services

LRB(26)01 APOLOGIES

None.

LRB(26)02 DECLARATIONS OF INTERESTS

None.

LRB(26)03 NOTICE OF REVIEW – APPLICATION FOR ERECTION OF 1 NO HOUSE ON GARDEN GROUND AT 27 MIDDLETON, MENSTRIE, FK11 7HD.

Name of Applicant:	Miss J Ford
Name of Agent:	Mr Mark Tomkinson
Site Address:	27 Middleton, Menstrie, FK11 7HD
Description of the Application:	Application for Erection Of 1 No. House On Garden Ground at 27 Middleton, Menstrie, FK11 7HD
Planning Application Ref No:	25/00202/PPP

Attending

Miss J Ford, Applicant
Mr Mark Tomkinson, Agent
Dr Rhona Ramsay, Interested Party

At the request of the Convener, the Independent Planning Adviser set out the information contained in the application for review, along with correspondence submitted by the applicant in support of their review; representations from interested parties; and the original report of handling and decision taken by the Planning Authority; providing the background and policy information around all submissions.

The Local Review Body then had the opportunity to ask questions of the Independent Planning Adviser.

The Senior Manager, Legal and Governance advised the Local Review Body (LRB) that the LRB should consider whether they had sufficient information before them to decide the application or if they required further information by way of further written submissions from the applicant or any objectors; by way of a hearing, where both the applicant and the objectors would be able to make oral representation; or to undertake a site visit. She advised that any additional procedure may require the meeting to adjourn and convene later to ensure availability of the applicant and objectors.

The Depute Clerk advised that if the LRB felt that they had enough information, the LRB could proceed to make a decision.

The Convener checked with the LRB whether they felt they had sufficient information before then to proceed to decide the matter. The LRB unanimously confirmed that they did have sufficient information to decide the matter.

Motion

To uphold the decision made by the Appointed Officer.

Moved by Councillor Denis Coyne. Seconded by Councillor Jane McTaggart.

Voting

To uphold the decision made by the Appointed Officer	3 votes
To overturn the decision made by the Appointed Officer	0 votes

Decision

The Local Review Body, having considered the Review Application and all other documents contained within the Agenda, and having had the opportunity hear from and to ask questions of the Independent Planning Adviser, the Local Review Body unanimously agreed to uphold the decision of the appointed officer. The Local Review Body therefore refused planning permission in principle for the Erection Of 1 No. House On Garden Ground at 27 Middleton, Menstrie, FK11 7HD.

The reasons for refusal which were set out in the upheld decision of the appointed officer are noted below:

1. Due to the narrowness of the area potentially available to be developed, and having regard to the character and layout (including orientation) of existing development in the immediate locale, the creation of a plot for a detached dwelling would give rise to a cramped form of development, which would not integrate well visually with the street scene, and lead to overdevelopment of the overall site, which was not intended to provide space for a second detached dwelling. In this respect, the application is in conflict with National Planning Framework 4 Policy 14, the Clackmannanshire Local Development Plan Policy SC5, and the adopted Supplementary Guidance 3 for 'Placemaking'.
2. The indicative supporting material enables it to be identified that there is inadequate space within which to establish a residential plot without unduly causing adverse impacts on the private residential amenity enjoyed by occupiers of 2 Craighorn, having particular regard to the two large gable end windows serving (main) habitable rooms and the distance between the gable wall of 2 Craighorn and the site boundary. The developable part of the site is situated at a pinchpoint created by (i) the orientation of 27 Middleton and (ii) the limited distance between its southernmost corner and the boundary with 2 Craighorn. In this respect, the application is again in conflict with National Planning Framework 4 Policy 14, the Clackmannanshire Local Development Plan Policy SC5, and the adopted Supplementary Guidance 3 for 'Placemaking'.

A decision notice will be issued to confirm the outcome of the Local Review Body meeting.

Action

Depute Clerk to the Local Review Body

Ends 12:10 pm

Report to Planning Committee

Date of Meeting: 30th April 2026

Subject: Application 25/00194/MSC for Matters Specified in Conditions for 248 New Houses (Phases 3 & 4), Including The Detailed Design Of The Buildings, Roads, Footpaths, Landscaping, Drainage And Associated Works

Report by: Mark Dunlop, Principal Planner

1.0 Purpose

- 1.1. The purpose of this report is to provide an assessment of the above application which is a Matters Specified in Conditions (MSC) application for the construction of 248 houses with associated infrastructure including roads, footpaths, landscaping, and drainage.
- 1.2. The application has been referred to the Committee for a decision, as the proposed number of houses exceeds the threshold for a local development (50 or more) and falls within the category of Major development. Therefore, the application cannot be determined under the Council's Scheme of Delegation.

2.0 Recommendations

- 2.1. The recommendation is to approve the application subject to the conditions listed in Appendix 1 and the plans listed in Appendix 2.
- 2.2. Providing the suggested conditions are applied; the application is considered to satisfy the requirements of the related PPP and complies with the relevant provisions of the Development Plan. There are not considered to be any material considerations that would justify refusing permission.

3.0 Considerations

- 3.1. Background and Relevant Site History
- 3.2. This application relates to phases 3 and 4 of a residential development on land that was granted planning permission in principle (PPP) in May 2023 following an appeal to Scottish Ministers against the refusal of permission by the Council. The application for PPP, reference 10/00153/PPP, was for the development of land for houses, a 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 1000 houses across the whole site.

- 3.3. A number of MSC applications have already been approved across the wider development site, including a Masterplan for the whole site and the detailed design and layout of a number of other phases. Phases 1A and 2A are currently under construction and there is also detailed planning permission for the development of Phase 1B, 2B and 2C with span both sides of the spine road, on the northern portion of this site.
- 3.4. This application is for Phases 3 and 4, containing 248 houses. It will be positioned to the north of the spine road, connecting into the new roundabout on the B908. It is expected that Persimmon Homes would deliver these phases.
- 3.5. The PPP was granted subject to conditions and a Section 75 Agreement between the Applicant and the Council. The conditions of the original PPP are attached (Appendix 2), as is a table summarising the terms of the Section 75 Agreement (Appendix 3).
- 3.6. The relevant site history is listed below:
 - 10/00153/PPP - Development of Land for Houses, School and Associated Pitches, Open Space, Play Provision, Landscaping, Roads, Paths and Other Infrastructure – Approved on appeal by Scottish Ministers
 - 23/00182/MSc - Residential Development Of 157 Houses With Associated Infrastructure Including Roads, Footpaths, Landscaping, Drainage And Associated Works (Phase 1) - Approved
 - 23/00219/MSc - Approval Of Matters Specified In Conditions related to 10/00153/PPP For Site Masterplan (Conditions 3 And 5 a)) Including Land For Houses, Open Space, Play Provision, Landscaping, Roads, SUDs And Other Infrastructure And Option Of Land For School - Approved
 - 24/00031/MSc - Residential Development Of 51 Houses With Associated Infrastructure Including Roads, Footpaths, Landscaping, Drainage And Associated Works (Phase 1b) - Approved
 - 24/00148/FULL - Erection Of 49 No. Houses (Amendment To House Types Previously Approved Under Planning Permission 23/00182/MSc) (Phase 2A - Plots 72-118 & 149-150) - Approved
 - 24/00157/FULL - Erection Of 37 No. Houses (Amendment To House Types Previously Approved Under Planning Permission 23/00182/MSc) (Phase 2A - Plots 119 -148 & 151-157) - Approved
 - 24/00222/FULL - Installation of Temporary Sales Cabin with Associated Access Adjacent To B908, Parking and Landscaping (Retrospective) – Pending Consideration
 - 24/00216/MSc - Residential Development Of 74 Houses With Associated Infrastructure Including Roads, Footpaths, Landscaping, Drainage Including SUDS Basin and Swale, And Associated Works (Phases 2b and 2c) Including Realignment of Approximately 160 Metre Long Section of Existing Footpath (Core Path 14) – Approved.

3.7. Consultations

3.8. Roads and Transportation Team – Raise no objections in relation to the road layout and drainage arrangements. They have noted that Visitor Parking will be needed throughout the development site. The rate at which such parking is to be provided is 25% (62 spaces across both sites) with this provided on street, in the form of laybys, and it must be conveniently distributed throughout the site. Visitor parking provided wholly within the carriageway is not acceptable in principle, but partial indent lay-by parking spaces (width not less than 1.5m) may be acceptable. Proposed visitor parking provision appears to accord with this requirement.

3.9. Scottish Power – Raise no objection, subject to the imposition of an informative.

3.10. Scottish Water – Raise no objection.

3.11. Regional Archaeologist – Raises no objection.

3.12. SEPA – Raises no objection.

3.13. The Coal Authority – The coal mining legacy of this site remains a material consideration, but it is considered that if the works are carried out in accordance with the details submitted, that the site will be safe and stable for the proposed development. Advisories are suggested.

3.14. Environmental Health Team – Raise no objection, subject to conditions. It should be noted that these suggested conditions have not been imposed because the CEMP submitted as part of 10/00153/PPP applies to this MSC permission.

3.15. Publicity and Representations

3.16. The application was advertised by a site notice and in the Alloa Advertiser. No representations were received.

3.17. The Development Plan

3.18. Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) indicates that in making any determination under the Planning Acts, regard is to be had to the Development Plan. The determination shall be made in accordance with the Plan unless material considerations indicate otherwise. The Statutory Development Plan for the Clackmannanshire Council Planning Authority Area comprises the adopted National Planning Framework 4, 2023 (NPF 4) and the Clackmannanshire Local Development Plan, 2015 (LDP). As NPF 4 and LDP policies form the Development Plan, all the policies are to be read and applied as a whole.

3.19. Planning Assessment

3.20. The key NPF 4 policies are considered to be:

Policy 1 – Tackling the Climate and Nature Crises

Policy 2 – Climate Mitigation and Adaption

Policy 3 – Biodiversity

Policy 6 – Forestry, Woodland and Trees
Policy 7 – Historic Assets and Places
Policy 9 – Brownfield, Vacant and Derelict Land and Empty Buildings
Policy 11 – Energy
Policy 13 – Sustainable Transport
Policy 14 – Design, Quality and Place
Policy 15 – Local Living and 20 Minute Neighbourhoods
Policy 16 – Quality Homes
Policy 18 – Infrastructure First
Policy 19 – Heat and Cooling
Policy 20 – Blue and Green Infrastructure
Policy 21 – Play, recreation and sport
Policy 22 – Flood risk and water management
Policy 23 – Health and safety

3.21. The key LDP policies are considered to be:

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

3.22. Principle of Development

3.23. The principle of this development has already been established by Planning Permission 10/00153/PPP. The site is located within the settlement boundary of Sauchie as defined in the adopted LDP and forms part of a larger site allocated for housing (reference H16).

- 3.24. As this application is a MSC application, the matter of the principle of this development cannot be reconsidered. The key considerations for this application are its compliance with the terms of the PPP and the Section 75 Agreement, the relevant provisions of the Development Plan and any other material planning considerations, including the approved Masterplan and the advice from consultees which are considered in the assessment below.
- 3.25. Conditions 1, 2 and 8
- 3.26. Conditions 1, 2 and 8 are compliance conditions which do not require an MSC application.
- 3.27. Condition 1 requires the development to be begun no later than the expiration of five years starting with the date that planning permission was granted. Planning permission was granted in 2023 and works commenced on site in 2024; therefore, the terms of this condition have been met.
- 3.28. Condition 2 requires the development to have no more than a thousand homes to be constructed on the site, unless the Council approve otherwise. The proposed layout appears to follow closely the Masterplan approved by the Committee under application reference 23/00219/MSA in May 2024. The layout and density of development appear to be consistent with an expectation to deliver no more than 1000 homes.
- 3.29. Condition 8 requires the developer to give written notice on the completion of each phase of development. None of the phases of the development have yet completed, so no notification has yet been received.
- 3.30. Condition 3
- 3.31. Condition 3 requires the written approval of the Council for details of the siting, design and the external appearance of all buildings; the means of access; landscaping and associated infrastructure. Details for these matters were submitted as part of the MSC approved by Committee under application 23/00219/MSA but were subject to further conditions.
- 3.32. In summary, the further conditions applied through the MSC sought an updated Transport Assessment, details of the infrastructure phasing plan and an assessment of the flood risk from surface and groundwater. These were all to be submitted to and approved by the Planning Authority prior to any works commencing on site.
- 3.33. An updated transport assessment which included further details required by condition was received, as well as an infrastructure phasing plan, and a detailed assessment of the flood risk for surface and groundwater. These were submitted to the Planning Authority in 2024 and approved in consultation with the relevant Council teams and are not for reassessment.
- 3.34. There are existing trees on the north and western boundaries. These are to be underplanted with a hedge mix and an introduction of new trees are proposed in these areas. A condition is suggested to retain the trees and to protect them during the development phase. Landscaping including new planting is considered in the sections below.

3.35. The further conditions to application 23/00219/MSC clarified that the Masterplan approved by the Committee only gave a framework for the areas of open space, play provision landscaping, and blue and green infrastructure; and that the approval of the detailed design and specifications of each phase was required. It is considered that the assessment of the conditions below, if acceptable, can meet the requirements of these conditions.

3.36. Condition 4

3.37. Condition 4 requires a site layout plan showing all of the of the buildings, public utility and energy infrastructure, roads, footpaths, parking areas, public and private spaces, walls, fences, open spaces and children's play facilities as well as landscaping. It required plans and elevations of all buildings, including the dimensions, type and colour of external materials, and details of the existing and finished ground levels and floor levels within the site. Each aspect is considered below.

3.38. Buildings, Dimensions, Types and Materials

3.39. The new houses proposed would be a mixture of detached and semi-detached, two storey buildings. There are 12 different house types proposed, all of which will be consistent in height, but which will feature a mixture of finishes to create a mixed character for the area. The size and positioning of the openings appear to be proportionate to their respective elevations and the design differences from type to type are adequately informed by each other.

3.40. In respect of the materials and finishes, the roofs will have either a grey or red tile as proposed. Walls will be either beige or white render, depending on the plot, with buff brick detailing around the windows and skirting of the buildings. The driveways are proposed in monoblock, and each property will have level access to the front doors, with a patio door to the rear.

3.41. Public Utilities and Energy Infrastructure

3.42. The proposal will connect into the existing public utilities and energy infrastructure in this area, which is considered to have sufficient capacity. The properties will benefit from mains electricity and public sewerage connections, with new connections formed. There will be connectivity into a substation which was constructed as part of an earlier phase and new connections to the public sewerage network.

3.43. Roads

3.44. The primary roads within the site will be finished in tarmac with pavements at the junctions with the secondary routes. It will have pavements to either side and a green buffer consisting of grass verges and trees. The secondary routes will be finished in a surface with coloured chips and will have footways to at least one side. The tertiary routes are designed to be a shared surface and will be finished in pavements. They are designed to slow down the speed of travel whilst also allowing sufficient and safe rest areas for pedestrians and other users.

- 3.45. The type and design of the roads appear to be acceptable for their respective locations. No objections are raised by the Transport service in relation to this matter.
- 3.46. Footpaths
- 3.47. The proposal shows good connectivity with the existing and proposed footpaths in this area.
- 3.48. Parking Areas
- 3.49. Each of the properties will benefit from individual parking spaces for two cars, and some also benefit from additional parking within garages. Private parking spaces will be finished in a red monoblock.
- 3.50. Walls and Fences
- 3.51. The developer proposes open plan front curtilages with a combination of walls and fences throughout the development to separate the private amenity areas at the rear of the properties. The public facing walls will be constructed in a brick to match the new houses, with timber infill fence panels. Between each of the plots, fences are proposed to be erected to a height of no more than 1.8 metres which is consistent with the permitted development rights that each of the properties will eventually benefit from once constructed, and is considered acceptable.
- 3.52. Open Spaces, Children's Play Facilities and Landscaping
- 3.53. The proposal is supported with comprehensive landscaping plan. The proposed planting is diverse and will provide a variety of species which will add interest to common areas, improve resilience, and create new habitat and biodiversity potential.
- 3.54. Trees are to be positioned in most gardens on their most prominent elevations, and those properties fronting onto the primary routes are also to have hedgerows fronting those plots, which will improve amenity in the public realm.
- 3.55. Play facilities, including a multi-use games area, are to be provided to an acceptable level, as shown on the plans, and details of the design and implementations are sought through a suggested condition.
- 3.56. Land Levels and finished floor levels
- 3.57. The eastern part of the site slopes more prominently than the western part. Gradients are generally gradual across the site gradient, but more pronounced in the eastern portion. Details of the finished floor levels of the properties also appear to be acceptable and show that level access is achievable to each of the main entrances.
- 3.58. Condition 5
- 3.59. Part A of Condition 5 was approved by Committee under 23/00219/MS. However, further detailed assessment is required by the MSC for the following matters:

3.60. The phasing of the development; Flood risk; Drainage impact; Impact on trees and tree protection measures; Land contamination, coal mining legacy and remediation; Construction methods and measures to minimise environmental and road safety impacts; Energy use; Impacts on transport; Measures to encourage active and sustainable travel; Public art provision; Noise impacts; Air quality impacts. Each aspect is considered below.

3.61. Phasing

3.62. A detailed phasing plan has been submitted with this application. It gives details as to where each of the phases will be located, how many units are anticipated for each phase, and the anticipated completion date for each phase. The earliest phases of the wider development are anticipated to complete next year, but for phases 3 and 4 it is anticipated that the completion will be in 2029 and 2034 respectively. Minor changes to the phasing are proposed, but these are not considered to raise any significant concerns.

3.63. Flood Risk

3.64. The application is supported by a detailed flood risk assessment. This takes into consideration the impacts of climate change, which go beyond the 1 in 200-year event. This gives appropriate safeguards for the development, and no objections are raised by SEPA for these phases of the development.

3.65. Drainage impact

3.66. Scottish Water has offered no objection to the proposed development and there are no foreseeable concerns in respect of these phases.

3.67. Impact on Trees and Tree Protection

3.68. The submitted landscaping plan proposes a significant number of new trees in gardens where there is a higher degree of public visibility. Provided that appropriate tree protection measures are put in place to protect trees during construction works, which can be done by the condition suggested, the resulting development will be enhanced by tree provision.

3.69. Contamination and Coal risk

3.70. The coal mining legacy of this site remains a material consideration, but it is considered that if the works are carried out in accordance with the details submitted, then these risks can be adequately mitigated. Further consideration by the Coal Authority will be required through their permitting processes, but only advisories are offered and providing works are done in accordance with the submitted information, no concerns are raised.

3.71. Construction and Environmental Method Plan

3.72. A construction and environmental management plan has been submitted as part of this proposal. It gives the roles and responsibilities of the Site Manager and Health and Safety Managers; sets out hours of work; and gives arrangements for communication should an issue occur as a result of the works associated with the development. The plan also extends to any sub-contractors on the site and is treated as a live document should any significant aspects or arrangements change.

3.73. Although there have been concerns on earlier phases of the wider development in relation to compliance with the CEMP, enforcement of these issues is separate to the considerations of the MSC application. Good lines of communication do appear to have been established in recent months, and the number of complaints has significantly reduced. This document also gives the process for responding to enquiries and complaints from the public, and the arrangements as submitted are considered to be acceptable by the Transportation Team and to Environmental Health.

3.74. Transport Impact

3.75. An assessment was undertaken by Dougall Baillie Associates and submitted as part of this phase of development. The most visible intervention is the roundabout connecting to the B908, which has now been installed and provides a gateway feature into the development, directing vehicular travel to the most appropriate routes whilst helping to reduce the speed of travel on this road.

3.76. A strong active travel route will be maintained through the centre of the site and new dedicated walking and cycling facilities will encourage and promote active travel. Public transport is already available within this area, and once the spine road is completed, it will open up new opportunities for public transport connections by bus.

3.77. The development is in a generally accessible location which will integrate well with the existing transport network. It provides sufficient manoeuvrability for vehicles, including emergency vehicles, provides sufficient parking and encourages different modes of travel. It is considered that this phase can be accommodated within the transport network as proposed and does not raise any adverse impacts. No objections are raised by the Roads and Transportation Team in regard to this matter.

3.78. Travel Plan

3.79. A travel plan has been submitted as part of this proposal and its purpose is to promote a diverse range of travel options. It is suggested that car travel accounts for approximately 70% of travel in this area, and a reduction in car travel is sought by promoting increased walking, wheeling and cycling trips and public transport use.

3.80. The proposal seeks to introduce a series of new and attractive walking and cycleways which integrate well with the surrounding areas, and that will help encourage more people to choose active travel modes. It is also suggested that once the spine road is completed, bus stops can be introduced, allowing people to choose alternative modes of travel for those longer journeys.

3.81. Residential travel packs are to be given to the occupants of the new homes, which include details on active travel, public transport, and local facilities. There is also information on home delivery services and car sharing schemes included all of which it is hoped will help contribute to a reduced travel need.

3.82. Details of all roads, parking and paths within the development have been provided and appear to be acceptable for their locations and the type of traffic they are designed to accommodate, and it is confirmed that monitoring and review as part of the PPP will be undertaken.

3.83. Public Art

3.84. A public art strategy statement has been submitted by the Developer. This suggests that the developer will use local artists and involve community groups to deliver artwork within these phases.

3.85. The indication is that this artwork will consist of 8 to 10 corten steel panels distributed along the length of the Core Path. The installation will take place alongside other phases of the development and is provisionally expected to be installed in May 2032.

3.86. This approach will meet the terms of the Section 75 Agreement and is reasonable and acceptable. It would promote social inclusion, cultural diversity, and community cohesion, whilst ensuring that any finished artwork reflects the local character and distinctiveness.

3.87. Noise Impacts

3.88. A noise impact assessment was undertaken for the earlier phases of this development. This concluded that the main noise receptors in this area were the road and Lornshill Academy. Given the distance from the school and the road, it is accepted that a noise impact assessment is not required for this phase of the development. No objections have been raised by the Environmental Health Team in this respect.

3.89. Air Quality Impacts

3.90. An air quality impact assessment was undertaken by Airshed. It acknowledged that there would be an increase in vehicular movements on the road network in this location as a result of this development, and that the development overall would likely have a negative impact on air quality in the area.

3.91. Studies were undertaken which showed the impact during the development phase to be negligible in most instances but showed a projected increase in PM10's as a result of this proposal. To mitigate the impacts to an acceptable level the assessment suggested the minimum standards of gas boiler to be fitted; measures to reduce vehicle use; electric vehicle charging points to be installed on all properties; and for dust management during the construction phase.

3.92. There will be positive impacts in relation to this assessment, due to changes in Building Regulations which require each home on this phase to benefit from a non-combustible heating methods.

3.93. Notwithstanding the changes in Building Regulations which are considered to be positive, providing works are undertaken in accordance with this report and the mitigation measures proposed which should be reinforced by conditions, no objections are raised by Environmental Health in relation to this matter.

3.94. Conditions 6 and 7

3.95. These conditions relate to archaeology. The council's archaeologist has confirmed that these conditions have been complied with and that no further work is required in this regard on these phases of the development.

3.96. Summary of assessment

3.97. Having regard to the material considerations and for the reasons given in the report above, it is considered that, subject to the proposed conditions, the application meets the requirements of the Matters Specified in Conditions for Planning Permission in Principle 10/00153/PPP, and there are no material considerations that justify withholding permission. Therefore, approval is recommended to Committee.

3.98. Other Material Considerations

3.99. None.

4.0. Sustainability Implications

4.1 The development relates to a residential expansion of a site allocated for development on the edge of Sauchie. The proposal is in a location that is well connected, would support the 20 minutes neighbourhoods and local living concept, and meets the requirements of the Development Plan overall in relation to delivering sustainable and liveable places.

5.0. Resource Implications

5.01. Financial Details

5.02. The full financial implications of the recommendations are set out in the report. This includes a reference to full life cycle costs where appropriate. Yes

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

6.0 Exempt Reports

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

7.0 Declarations

The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

(1) **Our Priorities**

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

(2) **Council Policies**

Clackmannanshire Council Local Development Plan 2015

National Planning Framework 4

8.0 Impact Assessments

- 8.1 Have you attached the combined equalities impact assessment to ensure compliance with the public sector equality duty and fairer Scotland duty? Yes
- 8.2 If an impact assessment has not been undertaken you should explain why:
The assessment is attached

9.0 Legality

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

10.0 Appendices

- 10.1 Appendix 1 – Proposed Conditions and Informatives
- 10.2 Appendix 2 – Plans Considered
- 10.3 Appendix 3 - Equality and Fairer Scotland Impact Assessment (EFSIA)

11.0 Background Papers

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

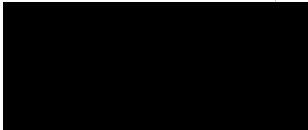
Yes (please list the documents below) No

- Adopted Clackmannanshire Local Development Plan (2015)
- National Planning Framework 4 (2023)
- Supplementary Guidance 1 Developer Contributions
- Supplementary Guidance 3 Placemaking

Author(s)

NAME	DESIGNATION	TEL NO / EXTENSION
Mark Dunlop	Principal Planning Officer	2621

Approved by

NAME	DESIGNATION	SIGNATURE
Jacob Muff	Team Leader Planning and Building Standards	

Appendix 1 Conditions and Informatives

Conditions

1. Land Investigations

No development on each respective phase shall take place until:

a) A desk study detailing the history of the site, hazardous materials, substances used together with details of a site investigation strategy based on the information revealed in the desk study has 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 is to be carried out by a suitably qualified and accredited geoenvironmental consultant in accordance with the current UK 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

Reasons: In the interest of ensuring appropriate investigations are undertaken to inform the remediation required for this phase of development, and to accord with policies 9 and 23 of the National Planning Framework 4 and EA25 of the Clackmannanshire Local Development Plan 2015.

2. Remediation and Verification

The buildings 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 shall 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 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;

- ii) and Results of verification sampling, testing and monitoring and
- 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

Reasons: In the interest of ensuring appropriate remediation is undertaken prior to the sensitive end use, and to accord with policies 9 and 23 of the National Planning Framework 4 and EA25 of the Clackmannanshire Local Development Plan 2015.

3. Landscaping

In the first planting season following the habitation of the final property within each respective phase of development, the landscaping as detailed on the submitted plans and shall be implemented in full accordance with the details submitted and hereby approved, unless otherwise approved in writing by the Planning Authority. Any trees, shrubs or hedgerows, that become uprooted, damaged, diseased or which die within the first 5 years following the completion of planting, shall be removed and replaced with a tree, shrub, or hedge of the same species and specification no later than the end of the first available planting season following the disease/death/removal of the original planting unless otherwise approved in writing by the Planning Authority.

Reasons: In the interests of achieving an acceptable finish for the proposed development; in the interests of trees and biodiversity; to agree the timing and ensure appropriate green infrastructure; and to accord with Policies 1, 3, 20 and 21 of the National Planning Framework 4 and Policies SC10, EA2 and EA7 of the Clackmannanshire Local Development Plan 2015.

4. Air Quality

The development hereby approved shall be undertaken in full accordance with the mitigation measures proposed in submitted Air Quality Impact Assessment, unless otherwise approved in writing by the Planning Authority. Once installed, measures shall be retained thereafter.

Reasons: To help ensure that the development does not have an adverse impact on human health and to accord with Policy 23 of the National Planning Framework 4 and Policy EA11 of the Clackmannanshire Local Development Plan 2015.

5. Construction Environment Management Plan

The development hereby approved shall be undertaken in full accordance with the details submitted titled the Construction Environment Management Plan, unless otherwise approved in writing by the Planning Authority.

Reasons: In the interests of neighbouring residents and to help safeguard the amenity of the area during the construction phase; and to accord with Policy 23 of the National Planning Framework 4 and Policy EA11 of the Clackmannanshire Local Development Plan 2015.

6. Open Space and Play Provision

No development shall commence on the phases hereby approved until full details of all areas of public open space, including play areas, landscaping, boundary treatments, seating, paths, and any associated infrastructure within that phase, have been submitted to and approved in writing by the Planning Authority. Thereafter, the approved open space areas shall be implemented in accordance with the approved details and made available for use prior to the occupation of the final dwelling within the relevant phase, unless otherwise agreed in writing by the Planning Authority.

Reasons: To ensure the timely provision of high-quality open space and recreational facilities in the interests of residential amenity, public health, and compliance with the approved masterplan and relevant Development Plan policies.

7. Tree Protection Measures

No development, including site clearance or groundworks, shall commence on these phases until a Tree Protection Plan and Arboricultural Method Statement has been submitted to and approved in writing by the Planning Authority.

This shall include the location of the existing trees and specification of protective fencing in accordance with British Standards, measures for the protection of roots, and details of any works within or adjacent to those areas. The approved tree protection measures shall be installed in full prior to the commencement of development and shall be retained for the duration of the construction period.

No excavation, level changes, storage of materials, or other operations shall take place within the protected areas as approved, unless otherwise agreed in writing by the Planning Authority.

Reasons: To ensure the preservation and retention of existing trees on and adjacent to this site, in the interests of the character of this area, visual amenity and biodiversity.

Informatives

Scottish Power

SP Distribution Plc have Substations with HV overhead lines and underground cables within the vicinity of the proposals. SP Distribution Plc must therefore reserve the right to protect and/or deviate their apparatus at the Applicant's expense.

The Coal Authority

Under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of The Mining Remediation Authority, since such activities can have serious public health and safety implications. Failure to obtain permission to enter or disturb our property may result in the potential for court action.

Application forms for permission and further guidance can be obtained from:[www.gov.uk/get a-permit-to-deal-with-a-coal-mine-on-your-property](http://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property) What is a permit and how to get one? - GOV.UK (www.gov.uk) Coal mining permit terms and conditions - GOV.UK (www.gov.uk)

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

Requirement for Incidental Coal Agreements If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non coal mineral operations, an Incidental Coal Agreement will be required from the Mining Remediation Authority. Further information regarding Incidental Coal Agreements can be found here - <https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

Environmental Health

You are advised that plant and machinery operations, activities and vehicle movements including deliveries, loading and unloading from which noise is audible at the nearest noise sensitive receptors should be restricted to:- Mon to Fri 08:00 to 18:00 hrs Sat 09:00 to 14:00 hrs 2500194MSC Sun – with no works permitted at any time on a Sunday or any bank or public holiday without prior written permission of the planning authority.

You are advised that construction lighting sources and floodlighting shall be so installed to avoid any light nuisance to neighbouring sensitive receptors.

You are advised that where possible vehicles must be fitted with white noise reversing alarms which do not have a tonal character to protect nearest sensitive receptors.

Appendix 2 – Plans Considered

4043-01-009 REV C LOCATION PLAN
4043-01-111 E ILLUSTRATIVE MASTERPLAN
4043-01-112 C ILLUSTRATIVE MASTERPLAN 2
4043-02-601 URBAN CORRIDOR - SECONDARY - VISUAL
4043-02-602 URBAN CORRIDOR - TERTIARY - VISUAL
4043-02-603 URBAN CORRIDOR - FOOTPATHS THROUGH OPEN ...
4043/06/025 BOUNDARY DETAIL SCREEN WALL
4043/06/026 BOUNDARY DETAIL TYPICAL RETAINING WALL
4603/06/020 D PLOT SEPARATION
4603/06/021 D BOUNDARY FENCE
466.16.10.B LANDSCAPE MASTERPLAN
466.16.20A OPEN SPACE AND SUDS STRATEGY
BLY-TF-END-S24-901-00 BLYTH FLOOR PLANS
BLY-TF-END-S25-911-00 BLYTH ELEVATIONS
BRH-MA-DET-R24E-901-00 BROADHAVEN FLOOR PLANS
BRH-MA-DET-R24E-904-00 BROADHAVEN ELEVATIONS
CHP-TF-DET-S24-901-00 CHOPWELL FLOOR PLANS
CHP-TF-DET-S24-904-00 CHOPWELL ELEVATIONS
DUN-TF-DET-S24-901-00 DUNNET FLOOR PLANS
DUN-TF-DET-S24-904-00 DUNNET ELEVATIONS
ESD-TF-DET-S24-901-00 ESKDALE FLOOR PLANS
ESD-TF-DET-S24-904-00 ESKDALE ELEVATIONS
HAS-TF-DET-S24-901-00 HASTINGS FLOOR PLANS
HAS-TF-DET-S24-904-00 HASTINGS ELEVATIONS
HED-TF-DET-R24E-901-00 HENDON FLOOR PLANS
HED-TF-DET-R24E-911-00 HENDON ELEVATIONS
HOC-TF-DET-R24E-901-00 HOLLICOMBE FLOOR PLANS
HOC-TF-DET-R24E-904-00 HOLLICOMBE ELEVATIONS
SAB-TF-END-S24-901-00 SANDBANKS FLOOR PLANS
SAB-TF-END-S24-911-00 SANDBANKS ELEVATIONS
SEA-TF-DET-R24E 901 00 SEACOMBE FLOOR PLANS
SEA-TF-DET-R24E 904 00 SEACOMBE ELEVATIONS
SNW-TF-DET-R24E-901-00 SANDWOOD FLOOR PLANS
SNW-TF-DET-R24E-904 00 SANDWOOD ELEVATIONS
STH-RK-TF-END-R24E 901 00 STONEHAVEN FLOOR PLANS

STH-RK-TF-END-R24E 904 00 STONEHAVEN ELEVATIONS
25183-100-100 PHASE 3/4 PLOT LEVELS
25183-100-100 PLOT LEVELS
25183-100-101 ADOPTION PLAN
25183-100-102 VISIBILITY SPLAYS
25183-500-100 DRAINAGE LAYOUT
25183-AT-01 SWEPT PATH ANALYSIS - FIRE APPLIANCE
25183-AT-02 SWEPT PATH ANALYSIS - REFUSE VEHICLE
4043-01-003 REV I PHASING PLAN
4043-06-060 REV B PHASE 3 - FINISHES AND BOUNDARIES
4043-06-061 REV B PHASE 4 - FINISHES AND BOUNDARIES
467-41-01B LANDSCAPE LAYOUT (SHEET 01 OF 07)
467-41-02B LANDSCAPE LAYOUT (SHEET 02 OF 07)
467-41-03B LANDSCAPE LAYOUT (SHEET 03 OF 07)
467-41-04B LANDSCAPE LAYOUT (SHEET 04 OF 07)
467-41-05B LANDSCAPE LAYOUT (SHEET 05 OF 07)
467-41-06B LANDSCAPE LAYOUT (SHEET 06 OF 07)
467-41-07B LANDSCAPE LAYOUT (SHEET 07 OF 07)
4043-02-106 N REVISED PHASE 3 LAYOUT
4043-02-107 M REVISED PHASE 4 LAYOUT

Equality and Fairer Scotland Impact Assessment (EFSIA)

Summary of Assessment

Title:

Application 25/00194/MS for Matters Specified in Conditions for 248 New Houses (Phases 3 & 4), Including The Detailed Design Of The Buildings, Roads, Footpaths, Landscaping, Drainage And Associated Works

Key findings from this assessment (or reason why an EFSIA is not required):

An EFSIA has been undertaken as part of this proposal and is in detail below. It is concluded that this assessment will have some minor positive impacts, and overall will not disadvantage any groups with any protected characteristics.

Summary of actions taken because of this assessment:

The decision will be made by the Planning Committee due to its scale, and in the light of the Recommendation made by the relevant Service (Planning Services, Place Directorate)

Ongoing actions beyond implementation of the proposal include:

- Any conditions imposed are to be discharged by the Planning Service.
- Monitoring in accordance with existing planning processes.

Lead person(s) for this assessment:

Mark Dunlop (Principal Planning Officer)

Senior officer approval of assessment:

Jacob Muff (Planning and Building Standards Team Leader)



DATE: 21/04/2026

Appendix 3

Equality and Fairer Scotland Impact Assessment (EFSIA)

An Equality and Fairer Scotland Impact Assessment (EFSIA) must be completed in relation to any decisions, activities, policies, strategies or proposals of the Council (referred to as 'proposal' in this document). The first stage of the assessment process will determine the level of impact assessment required.

The aim of this assessment is to allow you to critically assess:

- the impact of the proposal on those with protected characteristics and, where relevant, affected by socio-economic disadvantage (referred to as 'equality groups' in this document);
- whether the Council is meeting its legal requirements in terms of Public Sector Equality Duty and the Fairer Scotland Duty;
- whether any measures need to be put in place to ensure any negative impacts are eliminated or minimised.

The Fairer Scotland Duty requires public authorities to pay 'due regard' to how they can reduce inequalities of outcome caused by

socio-economic disadvantage, when making **strategic decisions**. Strategic decisions are key, high-level decisions such as decisions about setting priorities, allocating resources, delivery or implementation and commissioning services and all decisions that go to Council or committee for approval.

Step A – Confirm the details of your proposal

1. Describe the aims, objectives and purpose of the proposal.

The purpose of the proposal is to seek approval for a Matters Specified in Conditions (MSC) application relating to two phases of a residential development at Branshill, Sauchie. This includes the construction of 248 houses alongside associated infrastructure such as roads, footpaths, landscaping, drainage, open space, and play facilities.

The objective of the decision is to deliver a high-quality residential environment in accordance with the approved Planning Permission in Principle (PPP), the agreed masterplan, and in accordance with relevant Development Plan policies.

2. Why is the proposal required?

The proposal is required to discharge conditions attached to the previously approved PPP (ref: 10/00153/PPP), which established the principle of development for up to 1000 homes on the wider site.

Approval of the MSC application is necessary to progress detailed design and implementation of these phases. The assessment helps ensure that the development complies with planning conditions, infrastructure requirements, and policy expectations before construction proceeds.

3. Who is affected by the proposal?

The proposal affects:

Future residents of the 248 new homes, including families, older people, and individuals with protected characteristics.

Existing residents in and around Sauchie who may experience indirect impacts (e.g. construction activity, increased population, traffic changes).

Local community groups and service users (e.g. schools, open space users).

Council services and infrastructure providers (education, transport, utilities).

The wider public, through access to new open space, active travel routes, and community infrastructure.

4. What other Council policies or activities may be related to this proposal?

The relevant policies are considered to be National planning policies contained in the National Planning Framework 4 and policies in the Clackmannanshire Local Development Plan 2015.

5. Is the proposal a strategic decision? If so, please complete the steps below in relation to socio-economic disadvantage. If not, please state why it is not a strategic decision:

Step B – Consider the level of EFSIA required

You should consider the available evidence and data relevant to your proposal. You should gather information in order to:

- *help you to understand the importance of your proposal for those from equality groups,*
- *inform the depth of EFSIA you need to do (this should be proportionate to the potential impact), and*
- *provide justification for the outcome, including where it is agreed an EFSIA is not required.*

6. What information is available about the experience of those with protected characteristics in relation to this proposal? Does the proposal relate to an area where there are already known inequalities? Refer to the guidance for sources of evidence and complete the table below.

Equality Group	Evidence source (e.g. online resources, report, survey, consultation exercise already carried out)	What does the evidence tell you about the experiences of this group in relation to the proposal? NB Lack of evidence may suggest a gap in knowledge/ need for consultation (Step C).
Age	Population Estimates webpage (Clackmannanshire Council) 2023 <u>Population estimates</u>	The proposal is likely to have positive impacts for a range of age groups. The provision of new housing will benefit families with children, and younger people seeking to enter the housing market. Open space, play facilities, and active travel routes are particularly beneficial for children and young people. Older people may also benefit from improved housing availability.
Disability	Scottish Census 2022	The development includes some accessible design features, such as level access to front doors, which is beneficial for individuals with mobility impairments. Footpaths and active travel routes may also improve accessibility.
Race	Scottish Census 2022	There is no specific evidence to suggest that the proposal will have a differential impact based on race. No adverse impacts are identified.
Sex	Scottish Census 2022	No direct differential impacts are identified in relation to sex. The development provides general housing and infrastructure that is expected to benefit all genders equally.
Gender Reassignment	Scottish Census	There is no specific evidence to suggest

Equality Group	Evidence source (e.g. online resources, report, survey, consultation exercise already carried out)	What does the evidence tell you about the experiences of this group in relation to the proposal? NB Lack of evidence may suggest a gap in knowledge/ need for consultation (Step C).
	2022	that the proposal will have any differential impact on individuals undergoing gender reassignment. The development is considered neutral in this regard.
Sexual orientation	Scottish Census 2022	No differential impacts have been identified. The proposal is expected to be neutral and inclusive.
Religion or Belief	Scottish Census 2022	There is no evidence to suggest any specific impacts related to religion or belief.
Pregnancy or maternity	Poverty and Income Inequality in Scotland 2017-20	The provision of family housing, open space, and safe pedestrian routes is likely to have positive impacts for those who are pregnant or have young children.
Marriage or civil partnership (only the first aim of the Duty is relevant to this protected characteristic and only in relation to work matters)	-	No differential impacts have been identified. The proposal is considered neutral in relation to this protected characteristic.
Socio economic disadvantage (if required)	SIMD 2020/2023	Access to affordable and suitable housing is a key issue for those experiencing socio-economic disadvantage. The proposal contributes to overall housing supply. reducing demand pressures and supporting active travel routes helping to address socio economic challenges.

7. Based on the evidence above, is there relevance to some or all of the equality groups?

Yes

Step C – Stakeholder engagement

This step will help you to address any gaps in evidence identified in Step B. Engagement with people who may be affected by a proposal can help clarify the impact it will have on different equality groups. Sufficient evidence is required for you to show 'due regard' to the likely or actual impact of your proposal on equality groups.

8. Based on the outcome of your assessment of the evidence under Step B, please detail the groups you intend to engage with or any further research that is required in order to allow you to fully assess the impact of the proposal on these groups. If you decide not to engage with stakeholders, please state why not:

Based on the evidence reviewed under Step B, the application was publicised in accordance with statutory requirement. As the proposal relates to a Matters Specified in Conditions (MSC) application where the principle of development has already been established through the PPP and subsequent approvals, the application focuses on detailed design and compliance with existing conditions only rather than introducing new land uses or significant changes in policy direction.

No comments have been received, but no significant adverse or disproportionate impacts on any protected characteristic group have been identified.

9. Please detail the outcome of any further engagement, consultation and/or research carried out:

No additional engagement or research has been undertaken for this application. This is because the proposal aligns with the approved masterplan and established planning framework, and earlier stages of the planning process, including the Planning Permission in Principle and previous MSC applications, have already provided opportunities for consultation and stakeholder input.

Step D - Impact on equality groups and steps to address this

10. Consider the impact of the proposal in relation to each protected characteristic under each aim of the general duty:

- Is there potential for discrimination, victimisation, harassment or other unlawful conduct that is prohibited under the Equality Act 2010? How will this be mitigated?
- Is there potential to advance equality of opportunity between people who share a characteristic and those who do not? How can this be achieved?
- Is there potential for developing good relations between people who share a relevant protected characteristic and those who do not? How can this be achieved?

Age	Place 'X' in the relevant box(es)			Describe any actions you plan to take, eg. to mitigate any impact, maximise positive impact, or record your justification to not make changes
	Positive impacts	Negative impacts	No impact	
Risk of discrimination			x	There is no inherent risk of discrimination based on age. The development provides a mix of house types and standard residential infrastructure that is not restricted by age.
Potential for developing good relations	X			The inclusion of shared public spaces, play areas, and walkways will encourage interaction between different age groups. This supports intergenerational engagement and community cohesion.
Potential to advance equality of opportunity	X			Accessible footpaths, safe streets, and play provision improve opportunities for children and older people to safely access amenities and participate in the community. Accordance with the "20-minute neighbourhood" approach helps supports independence for those less able to travel far.

Disability	Place 'X' in the relevant box(es)			Describe any actions you plan to take, eg. to mitigate any impact, maximise positive impact, or record your justification to not make changes
	Positive impacts	Negative impacts	No impact	
Risk of discrimination	X			Level access is proposed to the doors of all properties, which is positive when compared to the existing housing stock in the area.
Potential for developing good relations	X			Inclusive design of streets, paths, and shared spaces allows disabled and non-disabled people to use the same environments, supporting integration and helping to reduce social isolation.
Potential to advance equality of opportunity	X			Level access, connected footpaths, and accessible public spaces improve the ability of disabled people to access housing and services.

Race	Place 'X' in the relevant box(es)			Describe any actions you plan to take, eg. to mitigate any impact, maximise positive impact, or record your justification to not make changes
	Positive impacts	Negative impacts	No impact	
Risk of discrimination			X	There is no identified risk of discrimination. The development does not differentiate based on race or ethnicity.
Potential for developing good	X			The creation of a mixed residential community with

relations				shared spaces (e.g. public art, open spaces) provides opportunities for interaction between people regardless of backgrounds
Potential to advance equality of opportunity			X	By increasing housing supply, the development can improve access to housing for all people.

Sex	Place 'X' in the relevant box(es)			Describe any actions you plan to take, eg. to mitigate any impact, maximise positive impact, or record your justification to not make changes
	Positive impacts	Negative impacts	No impact	
Risk of discrimination			X	No direct or indirect discrimination is identified.
Potential for developing good relations	X			Well-designed, safe public spaces encourage equal use by all genders, supporting inclusive community interaction regardless of sex.
Potential to advance equality of opportunity	X			Well-designed, safe public spaces encourage equal use by all genders. Natural surveillance of public areas on this development will advance all genders to safely and accessibly live and use the development.

Gender Reassignment	Place 'X' in the relevant box(es)			Describe any actions you plan to take, eg. to mitigate any impact, maximise positive impact, or record your justification to not make changes
	Positive impacts	Negative impacts	No impact	
Risk of discrimination			X	No specific risks are identified. The development does not include any features that would disadvantage individuals undergoing gender reassignment.
Potential for developing good relations			X	Shared community spaces, new homes and inclusive environments support interaction and understanding between different groups regardless of gender or a reassigned gender.
Potential to advance equality of opportunity			X	Shared community spaces, new homes and inclusive environments support interaction and understanding between different groups regardless of gender or a reassigned gender.

Sexual Orientation	Place 'X' in the relevant box(es)			Describe any actions you plan to take, eg. to mitigate any impact, maximise positive impact, or record your justification to not make changes
	Positive impacts	Negative impacts	No impact	
Risk of discrimination			X	No risks identified. The development does not impose barriers based on sexual orientation.

Potential for developing good relations			X	Shared community spaces and inclusive environments support interaction and understanding between different groups regardless of sexual orientation
Potential to advance equality of opportunity			X	Provision of housing and access to services is equal for all, regardless of sexual orientation.

Religion or Belief	Place 'X' in the relevant box(es)			Describe any actions you plan to take, eg. to mitigate any impact, maximise positive impact, or record your justification to not make changes
	Positive impacts	Negative impacts	No impact	
Risk of discrimination			X	No direct or indirect discrimination identified. The development does not restrict religious practices.
Potential for developing good relations	X			A mixed community setting encourages interaction across different faiths and beliefs.
Potential to advance equality of opportunity	X			Good transport links and accessibility allows residents to reach places of worship and community facilities.

Pregnancy/maternity	Place 'X' in the relevant box(es)			Describe any actions you plan to take, eg. to mitigate any impact, maximise positive impact, or record your justification to not make changes
	Positive impacts	Negative impacts	No impact	
Risk of discrimination			X	No direct discrimination identified.
potential for developing good relations	X			Family-friendly environments, including play areas and safe streets and play spaces support interaction among families and the wider community.
potential to advance equality of opportunity	X			Accessible paths, safe routes, and proximity to services support mobility and access for pregnant individuals and those with young children.

Marriage/civil partnership	Place 'X' in the relevant box(es)			Describe any actions you plan to take, eg. to mitigate any impact, maximise positive impact, or record your justification to not make changes
	Positive impacts	Negative impacts	No impact	
Risk of discrimination (only the first aim of the Duty is relevant to this protected characteristic and only in relation to work matters)			X	No risk identified. The development does not differentiate based on marital or partnership status

Socio-economic disadvantage	Place 'X' in the relevant box(es)			Describe any actions you plan to take, eg. to mitigate any impact, maximise positive impact, or record your justification to not make changes
	Yes	No	No impact	
(If required) Will the proposal reduce inequalities of outcome caused by socio-economic disadvantage?	X			The development increases housing supply and improves access to housing, with identified needs reduced related to this development mitigated by Planning Obligations.

11. Describe how the assessment might affect the proposal or project timeline?

Examples of the items you should consider here include, but are not limited to:

- **Communication plan:** do you need to communicate with people affected by proposal in a specific format (e.g. audio, subtitled video, different languages) or do you need help from other organisations to reach certain groups?
- **Cost:** do you propose any actions because of this assessment which will incur additional cost?
- **Resources:** do the actions you propose require additional or specialist resource to deliver them?
- **Timing:** will you need to build more time into the project plan to undertake research, consult or to complete any actions identified in this assessment?

The Equality and Fairer Scotland Impact Assessment is not expected to materially affect the timeline for of the Planning decision. Its main effect is to ensure that equality considerations are properly embedded at the decision making stage.

Communication Plan

No additional or specialist communication formats are required specifically as a result of this application and assessment. The application was advertised in accordance with statutory processes. The plans, decision notice and reason for the decision contained within the report of handling have and will be published in accordance with Council requirements.

Cost Implications

Any cost implications are covered by the Planning fee for the MSC application. Any further costs, for example associated with discharging conditions, will be covered by fees sought for those applications.

Resources

The application does not require additional staffing or specialist equality resources. The application uses existing internal resources available to the council, including the time of Officers and other professionals from within the relevant service areas.

Timing

The timing of this application is not considered to have any impact on this proposal or the recommendation.

12. Having considered the potential or actual impacts of your proposal, you should now record the outcome of this assessment.

Please select (X)	Implications for the proposal
X	<p>No major change</p> <p>Your assessment demonstrates that the proposal shows no risk of unlawful discrimination and that you have taken all opportunities to advance equality of opportunity and foster good relations, subject to continuing monitoring and review.</p>
	<p>Adjust the proposal and/or implement mitigations</p> <p>You have identified ways of modifying the proposal to avoid discrimination or to better advance equality of opportunity or foster good relations. In addition, or alternatively, you will introduce measures to mitigate any negative impacts. Adjustments and mitigations should be recorded in the tables under Step D above and summarised in the summary sheet at the front of the document.</p>
	<p>Continue the proposal with adverse impact</p> <p>The proposal will continue despite the potential for adverse impact. Any proposal which results in direct discrimination is likely to be unlawful and should be stopped and advice taken. Any proposal which results in indirect discrimination should be objectively justified and the basis for this set out in the tables under Step D above and summarised in the summary sheet at the front of the document. If</p>

	objective justification is not possible, the proposal should be stopped whilst advice is taken.
	<p>Stop the proposal</p> <p>The proposal will not be implemented due to adverse effects that are not justified and cannot be mitigated.</p>

Step E - Discuss and review the assessment with decision-makers

- 13. You must discuss the findings of this assessment at each stage with senior decision makers during the lifetime of the proposal and before you finalise the assessment. Record details of these discussions and decisions taken below:**

The findings of this assessment have been discussed with Planning and Building Standards Team Leader and will be considered by the Planning Committee at a public meeting prior to a decision being made.

Step F – Post-implementation actions and monitoring impact

It is important to continue to monitor the impact of your proposal on equality groups to ensure that your actual or likely impacts are those you recorded. This will also highlight any unforeseen impacts.

- 14. Record any post-implementation actions required.**

Monitoring will take place through established planning processes and continued stakeholder engagement in the Planning system.

- 15. Note here how you intend to monitor the impact of this proposal on equality groups.**

The Planning Authority act in the public interest. There is a reporting structure in place should the development not be undertaken in the way as approved, and regular engagement with local communities takes place.. Monitoring will take place through established planning processes and continued stakeholder engagement.

- 16. Note here when the EFSIA will be reviewed as part of the post-implementation review of the proposal:**

The EFSIA will be reviewed on each phase of development.

Step G – Assessment sign off and approval

Lead person(s) for this assessment:

Signed: Mark Dunlop

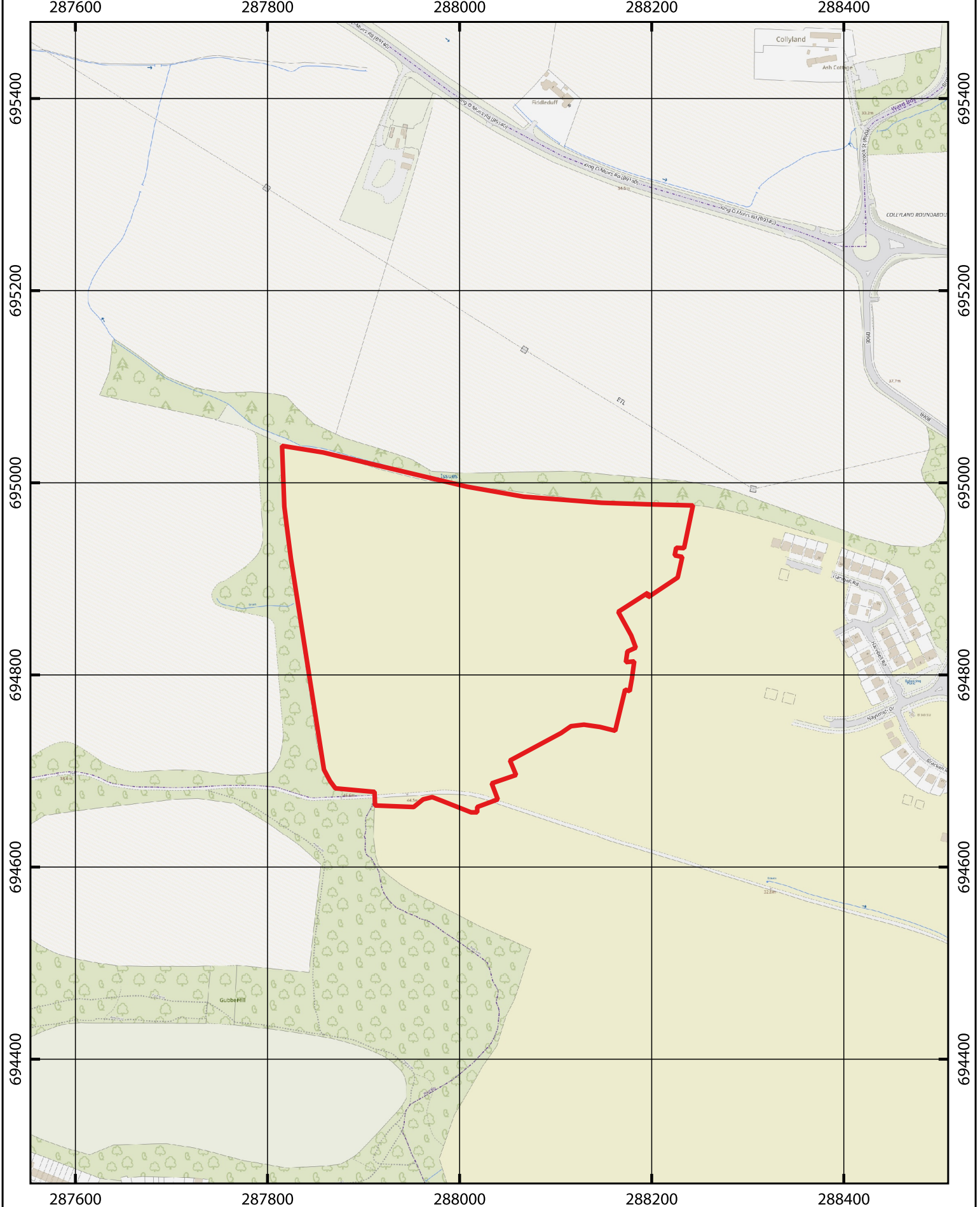
Date: 21/04/2026

Senior officer approval of assessment: Jacob Muff

Signed:



Date: 21/04/2026



25/00194/MSC – Land At Branshill, Branshill Road, Sauchie

Application For Matters Specified In Conditions For 248 New Houses (Phases 3 & 4), Including The Detailed Design Of The Buildings, Roads, Footpaths, Landscaping, Drainage And Associated Works

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



Scale: 1:5000

Development Services
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Tel: 01259 450 000
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Date:
21 Apr 2026

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