
Report to: **Planning Committee**

Date of Meeting: **31 October 2013**

Subject: **Application for Planning Permission in Principle Ref: 10/00153/PPP - Development of Land for Houses, School and Associated Pitches, Open Space, Play Areas, Landscaping, Roads, Paths and Other Infrastructure on Land at Branshill Road, Sauchie, Clackmannanshire**

Report by: **Grant Baxter, Principal Planner**

1.0 Purpose

- 1.1. The purpose of this report is to update members on this planning application, recommending a decision to grant Planning Permission in Principle (PPP), with officers to prepare a set of planning conditions and Section 75 Agreement regulating the development of the site, and which will be reported back to a subsequent meeting of the Planning Committee for approval.
- 1.2. The report outlines the assessment of the original and amended masterplan proposals, summarises contributions from 3rd parties and identifies the material considerations that have informed the recommendation to grant Planning Permission in Principle.
- 1.3. For the purposes of the Planning etc. (Scotland) Act 2006 and subsequent regulations, this report represents the Report of Handling on this planning application.

2.0 Recommendations

2.1. It is recommended that:

- I. The committee indicates that it is minded to grant Planning Permission in Principle for the development as shown indicatively on the submitted masterplan.
- II. The Planning Permission in Principle is granted subject to conditions, which will be reported back to a subsequent Planning Committee meeting for further approval.
- III. The Planning Permission in Principle is granted subject to, and issued on the conclusion of, a Section 75 Agreement between the applicant, landowner and Clackmannanshire Council, based upon the Heads of

Terms in Appendix 1 of this report. The finalised agreement will be reported back to the Planning Committee for final approval with the planning conditions at II. above.

Reasons for Decision

- 2.4 The application and indicative masterplan form the initial stages of planning this major settlement expansion identified in the Clackmannanshire Local Plan. The development principles set out at this stage are considered to comply with the terms of the development plan, in as much as they capture the key development components anticipated in the Local Plan. The proposals will deliver sustainable economic growth in a planned manner, meet requirements for housing land supply, affordable housing provision, and related education and community infrastructure.

2.2. Plans Relating to the Decision

- 2.3. Constraints and Proposals Masterplan - 3698/1003 Rev B.

3.0 Background to the Proposals

- 3.1. The application seeks planning permission in principle for development of land for houses, school and associated pitches, open space, play provision, landscaping, roads, paths and other infrastructure on land at Branshill Road, Sauchie. The site encompasses 53.7Ha of agricultural land to the west of Sauchie, enclosed to the north, south and west sides by woodland, and fronting Branshill Road and Fairfied Road to the east. The site is shown on the location plan appended to this report.
- 3.2. This application was originally lodged by the applicant for residential development, accompanied by an indicative masterplan, in 2010. In the intervening period, discussion have taken place with the developer, Council services and outside agencies. The major focus of these discussions has been around the issues of physical and social infrastructure, education provision and the delivery of affordable housing. The culmination of these discussions has been the submission of a revised indicative masterplan incorporating a site for a school. These discussions will inform a Section 75 Agreement, a key mechanism in the delivery of this development project.
- 3.3. The application does not fall within Schedules 1 or 2 of the Environmental Impact Assessment (Scotland) Regulations 2011, and therefore an Environmental Impact Assessment (EIA) has not been required in relation to the current application. It is, however, a major development as defined in the Town and Country Planning (Hierarchy of Developments)(Scotland) Regulations 2009 and was therefore subject to pre-application consultation (PAC). A PAC report accompanied the application.

4.0 Consultations

- 4.1. Consultation was carried out when the application was first lodged in June 2010. Additional consultation has been carried out in response to the revised proposals received this year. Where additional comments have been received from consultees to the revised proposals, these have been included.

- 4.2. Roads: A Transport Assessment is required to inform the site layout, access arrangements and on/off-site transportation infrastructure requirements. This would update an earlier version provided in association with a previous planning application for this site. However, Roads have no objections to the key road and footway connections in the masterplan. The detailed proposals will be expected to comply with Government Guidance on "Designing Streets", prioritising the needs of the pedestrian. *Comment: A Transport Assessment (TA) will be a requirement of any grant of PPP. It provides an appraisal of the likely traffic generation impacts resulting from new development, taking into account the measures which are required to improve road safety and promote walking, cycling and the use of public transport. A TA will be required as part of Matters Specified in Conditions, following the grant of Planning Permission in Principle.*
- 4.3. Land Services: Measures are required to protect trees to be retained on and adjacent to the site. A tree survey will be required. A new public park should be created as part of the development, providing parking, interpretation and spaces for ball games facilities for all ages. Smaller play facilities will also be required. Detailed landscaping plans will be required. *Comment: Any grant of PPP will require open space and play provision in the masterplan. However, the indicative plan shows a central community park, plus a network of other spaces that can include smaller play areas. The plan has been drawn to safeguard woodland on the edge of the site. Overall, the advice from Land Services is captured in the proposals or the planned conditions of planning permission.*
- 4.4. Environmental Health: No objections, subject to the developer addressing issues to do with noise/dust suppression during construction, control of noise/odour from sewerage pumping systems and adequate maintenance of common facilities such as SUDs. Due to historic mining activities on the site, the developer should undertake a Human Health/Environmental Risk Assessment before development can commence. *Comment: Any grant of PPP will be conditioned such that the appropriate risk assessment is carried out and means of addressing ground stability issues are fully addressed in the development.*
- 4.5. SEPA: The applicant should ensure connections to the public sewerage systems are available. SUDs systems should ensure flow rates are no greater than greenfield run-off rates. No flooding should occur in the 1:200 yr return event, and development should not increase flood risk elsewhere. Potential flood risk from the watercourses in and around the site will require to be assessed. All road surface water should receive two stages of treatment. All drainage arrangements will be in accordance with the SUDs Manual and Sewers for Scotland 2. *Comment: A detailed SUDs strategy for the whole site will be a requirement of any grant of PPP, and particular care will be taken to ensure clear responsibilities for maintenance and management of water related infrastructure.*
- 4.6. Housing: Support the development and recommend that it delivers affordable housing in accordance with the Housing Needs and Demand Assessment. The specific form of affordable housing will require further consideration. *Comment: Detailed discussions have taken place between the developer and the Housing Service in respect of the delivery of affordable housing in the development. It is anticipated that an on site provision of 25% affordable*

housing will be required. Suitable obligations for phased and managed accommodation will be included in the Section 75 Agreement.

- 4.7. Education: The development will have an impact on all sectors in Education. An increase of around 300 primary age pupils could be generated from 800 or more houses, depending on the type and density of housing, having a significant impact on the delivery of education. The nursery and primary provision can be accommodated in a completely new primary school. The effect on Lornhill Academy will also require to be considered.

The current Craigbank primary school as existing could not accommodate all pupils. The preferred option would be to build a new primary school to accommodate any new pupils coming from the proposed houses and any pupils in the existing catchment area of Craigbank primary school. In line with Council policy, a nursery class would be integrated into the new school replacing provision currently provided at Sauchie nursery.

It is recommended that the provision of a full size grass pitch is made available to the community, and access to changing areas are incorporated within the design of the school. Access to community spaces and library facilities should be incorporated into the design of the school enabling dual use of areas as a community campus.

Comment: It has been agreed in principle with the developer that a site for a new primary school shall be accommodated within the proposed development. This school, incorporating nursery provision would provide a replacement to Craigbank Primary School and accommodate the pupils generated from the new development. It would also act as a community hub with the potential to provide facilities such as a library, meeting rooms etc. The developer would also make a commensurate financial contribution towards delivery of the new school. The precise mechanism, with appropriate delivery options to ensure flexibility in terms of the Council's control of implementation, will be incorporated in a Section 75 Agreement.

- 4.8. Stirling Council Archaeologist: No archaeological objections to the proposal. however, it is recommended that suspensive conditions be placed on any consent/s which may be granted for development. These reflect the possibility that a phased approach to the archaeology may be required on this site. *Comment: Appropriate conditions can be applied to any grant of PPP to address archaeological concerns.*
- 4.9. Scottish Water: No objections, however spare capacity cannot be reserved. The developer will require to submit a Development Impact Assessment. There may be a need for the developer to carry out improvements to the foul drainage and water supply networks to ensure no loss of service to existing customers. A separate system will be required to address surface water discharge, incorporating SUDs, in accordance with Sewers for Scotland 2. *Comment: The developer will require to liaise directly with SW in respect of foul and water connections, and will require to provide details of SUDs arrangements as part of the masterplanning of the site.*

5.0 Representations

5.1 A total of 63 No. neighbouring properties were notified of the original planning application. In addition, a Neighbour Notification advertisement was placed in the local press. In response, representations were received from the undernoted parties:

- Sauchie Community Group
- Alloa Centre Community Council
- Craigbank Primary School Parents' Council
- Mrs Mary McGroarty, 7 Fairfield Sauchie
- Ms S Hossack, 6 Blairdenon Drive Sauchie
- Mrs Linda Howson on behalf of British Horse Society Scotland and Clackmannanshire Riders Access Group
- Earl of Mar and Kellie, per Bell Ingram
- John & Anne Shearer, Pompee Cottage, Branshill Road, Sauchie

A further Neighbour Notification and advertisement process has been undertaken in respect of the revised proposals showing a primary school on the site. Supplementary comments received in relation to this publicity are listed separately in paragraph 5.3.

5.2 Representations on the original proposals were received on the following grounds:

- Uncertainty regarding impact on the school estate. *Comment: The application now proposes a new primary school on the site, which would be designed to accommodate the needs of the new development and replace the existing Craigbank Primary School (including Sauchie Nursery). The Council has secured Scottish Futures Trust funding towards the new school, and the Section 75 Agreement that will be tied to any grant of planning permission will set out the arrangements for transfer of the school site to the Council, options for implementation and developer contributions towards its provision.*
- Account should be taken of the needs of horse riders in the planning of existing Core Path through the middle of the site. *Comment: The use by horse riders will be taken into account in designing the upgraded core path route through the site.*
- There will be a loss of greenery and wildlife resulting from the development. *Comment: The site is largely agricultural fields, however it has already been identified in the development plan as a settlement expansion area for residential development. The development guidelines for the site as set out in the Local Plan require enhancement of the ancient and semi-natural woodlands around the site, including improved habitats, in accordance with LBAP targets. In addition, the indicative masterplan shows substantial areas of planting and open*

space which will provide opportunities for further biodiversity enhancement and habitat connectivity.

- More investigation of ground conditions are required, given previous mining history, before development should occur. *Comment: The site is known to contain the remains of historical mine workings. The applicant undertook further ground investigations this year. The indicative masterplan shows the conjectured extent of coal reserves. Insofar as the proposals entail development over this part of the site, the developer will require to bring forward proposals for ground stabilisation. As yet, precise details of proposals to deal with this issue have not been presented to the Council. This will be a matter to be addressed in subsequent MSC (Matters Specified in Conditions) applications following the grant of PPP (Planning Permission in Principle), or in a separate detailed planning application were the proposals to go beyond ground stabilisation in the conventional sense and include the extraction of coal from shallow seams by opencast mining methods. Both these processes will involve neighbour notification and publicity, in order that the local community can view and comment on any such proposals before a decision is made. We have already provided the applicant with policy advice on the prospects of a coal extraction proposal, in the knowledge that this may be a matter for the developer to factor into any finalised development appraisal. The District Valuer has examined financial information provided by the developer and advised us that ground conditions are an example of abnormal costs which should properly be reflected in the land value. This has not been disclosed by the applicant.*
- Concern at the need for another roundabout to serve the development, close to an existing roundabout on Fairfield Road. *Comment: The proposed new roundabout on Fairfield Road would sit around 500m from the mini-roundabout to the Southeast, at the junction with Ten Acres, and a similar distance from Collylands roundabout to the north. Roads and Transportation have no objections in respect of the distance of the new roundabout from these two existing roundabout junctions. In addition, it is considered that the new roundabout will act as a traffic calming feature at the entrance to Sauchie.*
- Concern about more traffic on Fairfield Road, which is already busier as a result of other recent road improvements to the east and west. *Comment: The development, given its scale will generate additional traffic on the surrounding road network. The main access is proposed off Fairfield Road, however this will not be the sole access into the development. As noted in Roads and Transportation's response, a Transport Assessment (TA) will be required in order to fully inform the layout and design of the development. A TA is an assessment of the full transport impact of a development proposal, and will require to fully assess traffic impacts on Fairfield Road. Crucially, there is no reason to believe that Fairfield Road has insufficient capacity to accommodate this development. An additional access will be formed onto Branshill Road.*
- Sufficient provision should be made for pedestrian crossings of existing roads that will become busier as a result of the development.

Comment: Safe crossing points of existing roads will be a matter that will be examined in the Transport Assessment (TA) that will be required to inform the detailed stages of this development, beyond this "in principle" stage. The developer will require to fund or implement such measures.

- Concern that construction traffic will cause noise, pollution, dust, vibration and congestion for nearby residents. *Comment: Before any development commences, a detailed construction traffic management plan will require to be submitted to and approved in writing by the Council.*
- Houses should be set back at least 20 from existing trees around the site, in order to protect residential amenity and the health and viability of mature trees and woodlands. *Comment: The indicative masterplan shows a 10m set back between development and existing woodland boundary. This would be further extended from any "built" development by virtue of garden ground or amenity space that would form the outer edge of the development, which should ensure that the buffer between existing woodland and built development is closer to 20m. Ultimately the suitable relationship between development and existing trees will be informed by arboricultural surveys, which will be required at detailed stages.*

5.3 Additional representations on the amended masterplan have been received from Sauchie Community Group and Ms R Gibb, 2 Benview Cottages, Alva Road, Sauchie on the following grounds:

- Questions on the need for so many new houses. *Comment: The site forms an important part of the Strategic Land Supply in order to meet projected population and household growth in Clackmannanshire.*
- Loss of green space and trees, in particular, to form new roundabout. *Comment: The area of trees that would be affected by the new roundabout is an area of plantation conifers and not ancient or semi-natural woodland. The development will provide opportunities for new native planting and woodland enhancement.*
- No objection to proposed siting of a school and pitches on the site.
- Concern on how mine workings and coal reserves will be dealt with. *Comment: The extent of coal on the site has been surveyed and the developer will require to bring forward proposals as to how to address this issue, before any built development could take place. Any such proposals will be subject to public consultation.*
- Flood risk may be an issue, given the developer proposes SUDs to hold excess water. *Comment: The site is not within a high flood risk area, however, will require to be developed in a manner that ensures existing and new properties are not put at risk from flooding. SUDs will be required in any event, to manage surface water run-off. Although ponds are shown on the Indicative Masterplan, a detailed SUDs scheme is yet to be developed. This will form part of an initial detailed plan for development of the overall site.*

6.0 Development Plan Position

6.1 The site was first identified for residential development in the adopted Clackmannanshire Local Plan, 2004, within which the whole site was encompassed into the Sauchie settlement boundary, and approximately 5.43 Ha of it identified for 100No. houses as a first phase of an urban expansion area.

6.2 Subsequently, the First Alteration (Housing Land) to the Local Plan, adopted 2011, identified the whole site (53Ha) as Housing Policy Site H22 for speculative and affordable housing, expected to deliver approximately 800No. units in total. This represents the current Development Plan position. The application therefore accords with this Local Plan allocation. The development guidelines for the site in the First Alteration do however set out a number of guiding criteria, notably guidance on:

- Masterplan and phasing plan for the entire site;
- Arrangements for primary school provision;
- Enhancement of Greenbelt and the woodland setting of the development;
- Enhancement of local routes to locations such as to Inglewood and Lornhill Academy;
- Active and passive open spaces to be provided within the site;
- Provision of a new roundabout at Collylands;
- Consideration of coal extraction;
- Provision of affordable housing in relation to housing needs.

6.3 Taking account of these development guidelines, the following conclusions can be drawn:

6.4 **Masterplan and phasing plan for whole expansion area:** The application for Planning Permission in Principle (PPP) has been accompanied by an indicative masterplan drawing, which sets out the distribution of land uses, identifying housing parcels, the site of a proposed school and parkland areas. informed by some analysis of the site characteristics and constraints. However, the final make-up of the development will be subject to much more detailed analysis, following a design process that would be agreed between the developer and Development Services. The phasing of the development will also be informed by this detailed analysis, to ensure the delivery of key community infrastructure at appropriate stages in the development.

6.5 **Arrangements for primary school provision:** Based on evidence from previous developments in Clackmannanshire, the effect of 800 plus houses would result in an increase of around 300 primary age pupils, depending on the type and density of housing. The site is within the Craigbank Primary School catchment area. This school cannot accommodate all pupils, in addition to a nursery class which is planned to be integrated into the school, replacing Sauchie Nursery

- 6.6 The preferred option of Education Services, emerging in part from a review of the primary school estate, is the provision of a new, in part replacement, primary school within the site of this development. The school will serve the new and existing school age population within the Craigbank catchment area alike. The applicant agreed to amend the original masterplan and include a site for a primary school, close to the site access off Fairfield Road. Both Education and Facilities Management support this proposal, on the understanding that:
- The site is transferred to the Council
 - The school can be delivered at an appropriate stage of the development, which will have to be determined in part by the future decisions on Craigbank School itself
 - The developer contributes to the cost of the school being provided in proportion to the scale of the new housing development
- 6.7 We welcome the change to the masterplan. This meets the joint aspirations of the developer and the Council. The Section 75 Agreement will put in place the framework for delivery of this aspect of the project in accordance with the foregoing parameters.
- 6.8 **Enhancement of the Greenbelt and the woodland setting:** The site adjoins land identified as Greenbelt to the north and south, including areas of ancient and semi-natural woodland, such as Gubber Hill and Inglewood. The latter is subject to a Tree Preservation Order. The development offers the opportunity to enhance the urban edge of the Greenbelt through sensitive design and landscaping. The creation of parkland with trees in the site which connect to woodlands that surround it, offer the opportunity to expand the habitat network that these areas of woodland form part of. In addition to this, a buffer zone is proposed, separating any development from existing woodlands that bound the site, in order to reduce the scope for conflict between built development and existing woodlands.
- 6.9 **Enhancement of local routes to locations such as to Inglewood and Lornshill Academy:** The development will create additional demand on the existing network of paths and cycleways. In particular, the location of a primary school on the site will create a new pattern of development that will require to be catered for, in terms of new and enhanced routes both in the site and the surrounding area.
- 6.10 The indicative masterplan already identifies enhancement of a key route through the centre of the site, from Ten Acres to Lornshill. A number of other routes are indicated, linking across the site and into the existing footpath network, ensuring that opportunities are taken to provide the resident population with good access to the existing on and off road network of paths.
- 6.11 **Active and passive open spaces to be provided within the site:** The development will provide a range of open spaces and recreation opportunities for the needs of residents. The indicative masterplan shows

playing fields associated with the new school, as well as an adjoining central parkland area. It is anticipated that this area would provide both for passive amenity, but also as the central play area for the whole development. Smaller open spaces, possibly containing local play facilities will be expected to be provided throughout the development.

- 6.12 The Council will expect all open spaces to be designed to provide multi-benefits, in terms of their recreational and play value, but also by contributing to amenity, habitat, water management and climate change resilience.
- 6.13 **Provision of a new roundabout at Collylands:** This project has been completed in advance of the development by the Council, at no cost to the developer.
- 6.14 **Consideration of Coal Extraction:** The site is known to contain shallow coal reserves which have been subject to mine working in the past. These are recognised as being both a valuable mineral resource, but also a constraint on development that can be difficult and costly to overcome.
- 6.15 Policy EN24 of the Local Plan seeks to resist permanent development that would sterilise a viable mineral resource where this could be extracted in a manner that accords with the development plan. A notable exception to this stance, set out in Policy EN24, is where preservation of the mineral resource would prevent residential development that would contribute to the strategic land requirement and no other sites are available to meet the requirement. This site is considered to be important to the strategic land supply, given its size and location, and would provide a significant number of houses, that could not be easily met by other alternative sites. Equally, it is not altogether clear whether coal could be extracted in a manner that complies with the Development Plan. Environmental protection, proximity to the existing settlement and road safety are some of the more obvious policy issues that we have brought to the applicants attention. For the moment, we have fulfilled the Local Plan guideline.
- 6.16 **Provision of affordable housing in relation to housing needs:** The advice from Housing, in accordance with the Housing Needs and Demand Assessment, indicates that the development will require to provide 25% affordable housing, which for an 800 units development would equate to 200 affordable units. It is anticipated that such provision will be distributed throughout the site, rather than grouped in one location, and that a variety of property types will be provided with the affordable housing. The planning conditions and Section 75 Agreement will make provision for delivery of affordable housing in a phased manner throughout the construction programme.
- 6.17 Whilst much detail is required in order to fully assess how the development will deliver on the requirements set out in the Local Plan, the general principles that are established at this stage will allow officers to prepare conditions and a legal agreement that will shape delivery of a masterplan and detailed proposals that will meet the Council's expectations for this site, as expressed in the Local Plan. On this basis, and in the absence of any specific areas of policy conflict, the proposal complies with the Development Plan.

7.0 Other Material Considerations

- 7.1 The emerging Development Plan, in the form of the Clackmannanshire Local Development Plan (LDP) continues to identify the site as a Settlement Expansion for housing development, and setting out detailed development requirements, such as the need for a detailed masterplan, phasing plan, transport assessment, open space/play provision, affordable housing and education provision. The LDP is being reported to Council on 24th October 2013.
- 7.2 Given the size of the development, and the publicity that has accompanied it, including pre-application consultation, press advertisement and notification of around 70No. neighbours, a relatively small number of objections have been received. By and large, these raise issues of detail, on matters that will become clearer in the further detailed stages of planning, which will themselves be subject to publicity and consultation.
- 7.3 Similarly, comments and issues raised by consultees do not raise issues of principle in relation to the development, but of detail. These consultees will be involved in the subsequent stages of planning of this development where such issues will be addressed.
- 7.4 There are no material considerations that would prevent the Committee from indicating that it is minded to approved the application in principle, subject to the provisions set out in Section 2.0 of this report.

8.0 Sustainability Implications

- 8.1 The proposed development involves a large settlement expansion, encompassing houses, school and associated pitches, open space, play provision, landscaping, roads, paths and other infrastructure. The detailed layout and form of the development presents opportunities and challenges in respect of ensuring the that a new sustainable place is created. It is anticipated that this can be achieved through the preparation and implementation of a well considered masterplan, which will be brought forward following the grant of Planning Permission in Principle.

9.0 Resource Implications

9.1 Financial Details

- 9.2 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 ☐
- 9.3 Finance have been consulted and have agreed the financial implications as set out in the report. Yes ☐

10.0 Exempt Reports

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

11.0 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 ☒)

- | | |
|--|-------------------------------------|
| The area has a positive image and attracts people and businesses | <input checked="" type="checkbox"/> |
| Our communities are more cohesive and inclusive | <input type="checkbox"/> |
| People are better skilled, trained and ready for learning and employment | <input type="checkbox"/> |
| Our communities are safer | <input type="checkbox"/> |
| Vulnerable people and families are supported | <input type="checkbox"/> |
| Substance misuse and its effects are reduced | <input type="checkbox"/> |
| Health is improving and health inequalities are reducing | <input type="checkbox"/> |
| The environment is protected and enhanced for all | <input checked="" type="checkbox"/> |
| The Council is effective, efficient and recognised for excellence | <input type="checkbox"/> |

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

12.0 Equalities Impact

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

Yes ☐ No ☒

13.0 Legality

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

14.0 Appendices

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

- Appendix 1 - Draft Heads of Terms of Section 75 Agreement.

15.0 Background Papers


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

Yes ☒ (please list the documents below) No ☐

Author(s)

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Approved by

NAME	DESIGNATION	SIGNATURE
Julie Hamilton	Development Services Manager	

APPENDIX 1

DRAFT HEADS OF TERMS FOR SECTION 75 AGREEMENT

Application for Planning Permission in Principle - Ref No. 10/00153/PPP
- Development of Land for Houses, School and Associated Pitches,
Open Space, Play Provision, Landscaping, Roads, Paths and Other
Infrastructure on
of Land at Branshill Road, Sauchie West

Applicant: Allan Water Developments Ltd

Agent: Bracewell Stirling Consulting

Proposed Heads of Terms of Planning Obligation under Section 75 of the Town and Country Planning (Scotland) Act 1997, as amended.

1. Masterplan - The development shall proceed in accordance with a town expansion masterplan, to be submitted by the development and approved by the Planning authority.
2. Phasing Plan - The development shall proceed in accordance with a Phasing Plan, to be submitted by the developer and approved by the planning authority. The Phasing Plan shall identify proposals and arrangements for the provision and implementation of transport infrastructure improvements, travel management arrangements, the primary school community campus (PSCC), maintainable areas and affordable housing, all in relation to the phased implementation and completion of housing sites.
3. PSCC Site - The PSCC site shall be identified and delineated on the masterplan.
4. Transfer of Site - The PSCC site shall be transferred under disposition to the Council by a prescribed date shortly after the grant of Planning Permission in Principle.
5. PSCC Implementation - Alternative funding arrangements will be available which will provide three options for implementation of the PSCC. These are:
 1. Construction of the PSCC by the Council with agreed developer contribution as part of the phased implementation of the development

2. Construction of the PSCC by the developer, jointly with SFT funding, again as part of the phased implementation of the development
3. Construction of the PSSC as an initial phase of development by the Council, with a series of subsequent developer contributions linked to progress on the early phases of housing development.

The PSCC shall be completed in accordance with an agreed Scottish Government specification.

6. Transport Assessment - A Transport Assessment shall be prepared in association with the masterplan proposals, then to be approved by the Council. The development shall thereafter be implemented in accordance with the agreed recommendation for travel management, infrastructure improvements, safe routes to the existing and proposed schools, all as incorporated in the Phasing Plan.

7. Affordable Housing - The development shall make provision for affordable and particular needs housing, as defined in the glossary to PAN 2/2010. This will be implemented in accordance with the Phasing Plan and shall comprise 200 no. houses or 25% of all houses within the development, whichever is the greater.

8. Maintainable Areas - All areas of landscaping, woodland, active or passive open space, play spaces or paths, (Maintainable Areas) as identified on the masterplan shall be completed to the Clackmannanshire Standard for adoption by the Council.

9. Transfer of Land - All Maintainable Areas shall be transferred under disposition to the Council for future maintenance and adoption, in accordance with the Phasing Plan.

10. Performance Bond - A performance bond or other form of security shall be provided in association with the phased implementation of the Maintainable Areas.

Note: The various terms described herein will be subject of definition in the Obligation.

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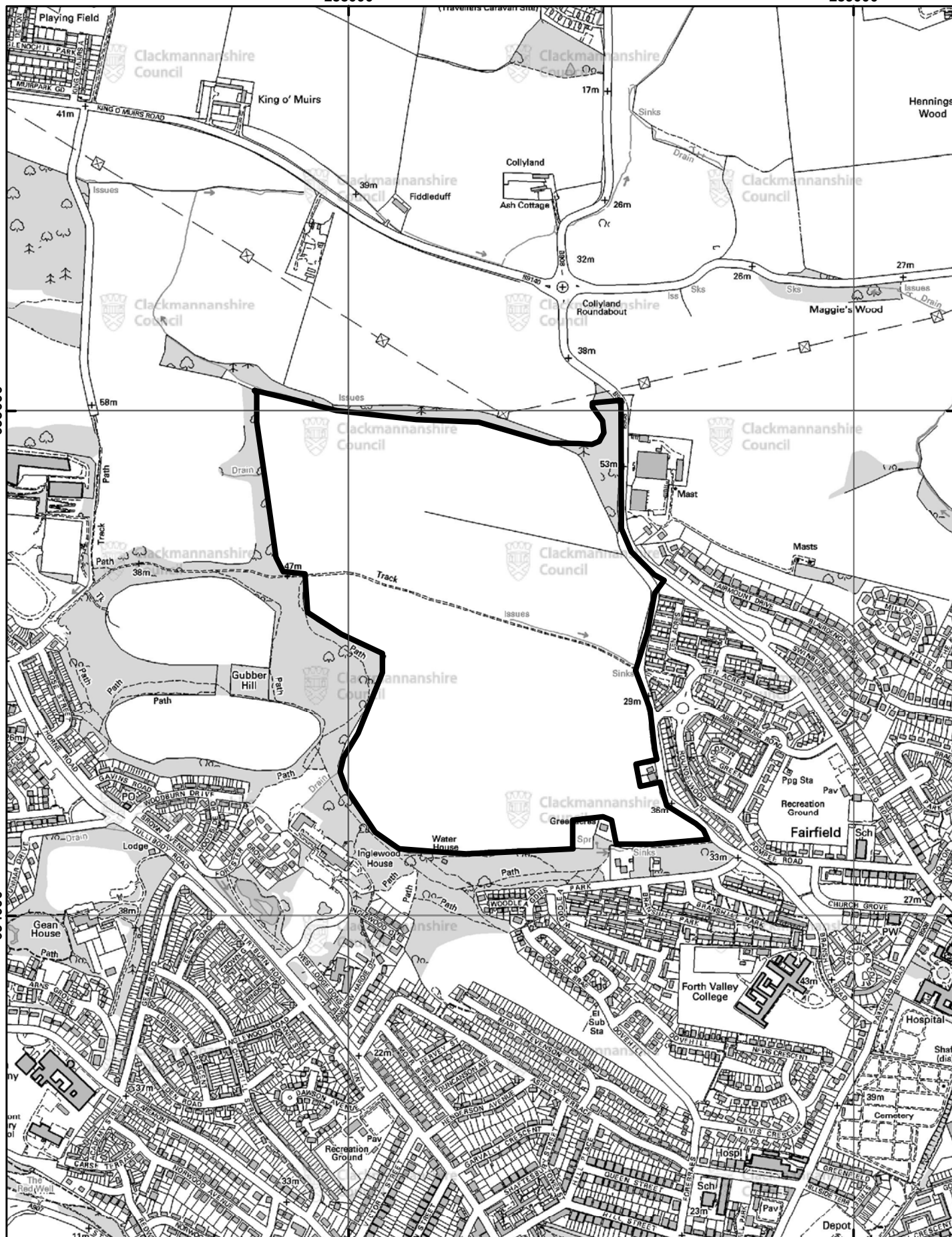
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Date:
09-Oct-2013

10/00153/PPP - Land At Branshill, Branshill Road, Sauchie
Development of Land for Houses, School and Associated Pitches, Open
Space, Play Provision, Landscaping, Roads, Paths and Other Infrastructure

Ward: Clackmannanshire Central

OS Grid Ref: NS 89 SE

0 125 250 375 500
Meters

Scale: 1:10,000

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