
Report to: Planning Committee

Date of Meeting: 8th November 2018

Subject: Planning Application Ref: 18/00108/FULL - Erection Of 104 No. Houses With Associated Infrastructure And Landscaping at Land To South of East Stirling Street, Alva, Clackmannanshire

Report by: Grant Baxter, Principal Planner

1.0 Purpose

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

2.0 Recommendations

- 2.1. It is recommended that the Planning Committee :
- 2.2. Agree that it proposes to grant planning permission for the proposed development subject to the conditions based on the matters set out in Appendix 1, and a Section 69 Legal Agreement in respect of payment of £250,000 towards the provision of affordable housing in Clackmannanshire .
- 2.3. Note that if the Planning Committee agree with recommendation 2.2 that the application will be sent to Scottish Ministers and may be called in by Scottish Ministers for final determination in accordance with the provisions of the Town and Country Planning (Notification of Applications) (Scotland) Direction 2009, taking account of an outstanding objection by SEPA in respect of flood risk.

3.0 Considerations

- 3.1. Background
- 3.2. The application relates to former Berryfield Works and Ochilvale Mill site at East Stirling Street, Alva. These adjoining former industrial sites lie at a prominent location on the south side of the A91 at the eastern edge of Alva. All former industrial buildings were demolished several years ago and the site is now largely covered in crushed demolition material and self-seeded trees and shrubs. There are also more mature trees along the northern boundary eastern edges of the site. The site is bisected by the Spring Burn, which is

partially culverted as it runs north-south through the site. Houses adjoin the western boundary, and lie on the opposite side of the A91, to the north. The southern boundary partially adjoins Alva Academy and Academy Avenue (the road serving the school), with business units lying on its opposite side. The eastern boundary adjoins Alva Industrial Estate Road, with a school drop-off and pick-up layby running most of its length and a factory lying opposite.

- 3.3. The site gained outline planning permission for housing in 2006 as part of a wider permission that also included development of the new Alva Academy on the adjoining land to the south. Detailed (reserved matters) permission was then granted for the new school later in 2006, and this was subsequently constructed and occupied. Detailed (reserved matters) permission was subsequently granted for 92No. houses on the current application site in 2008, however this permission was never implemented and subsequently lapsed.
- 3.4. The site is currently identified in the Clackmannanshire Local Development Plan (LDP), adopted 2015 as Housing Proposal site H39 (circa 100 units).
- 3.5. The current application was originally made for 104No. houses, however through revisions to the layout and changes in house types this number has reduced to the current proposal for 95No. detached and semi-detached 2 storey houses. These would be accessed from two new junctions onto the A91 and would be served by a connected network of safely designed, shared surface streets. The central part of the site would provide the main green space, with amenity space, play area, SUDs and shared use path running in a north-south axis through this part of the site. A smaller SUDs area is also proposed in the southeast part of the site as is a landscaped buffer along the eastern boundary.
- 3.6. The path route through the central part of the site would enhance an existing route, and the proposals show this linking to an existing path running along the site's southern boundary and connecting to Alva Academy.
- 3.7. As noted, the original proposal was for 104No. houses and included 26No. affordable house types in the south eastern part of the site. Following discussions on the delivery of affordable housing which concluded that a commuted sum towards off-site provision was preferred by the Council to on-site provision, the proposals have been revised such that these house types have been replaced by private houses, and the overall house numbers reduced to 95.No houses.
- 3.8. The application represents a major development as the site is more than 2.0Ha in size and also as more than 50No. houses are proposed. As such the applicant undertook a pre-application consultation exercise, including consultation with Alva Community Council, a public exhibition lasting for 5 days in Alva Library and a one day drop-in event at the Cochrane Hall. Comments made in response to the consultation are addressed in the planning application submission. A summary of the comments received through the consultation and the applicant's response to these is contained within the Pre-application Consultation Summary Report, accompanying the application.

3.9. The application is also accompanied by a number of technical reports, including a Flood Risk Assessment (FRA), drainage impact assessment (DIA), Ecology Report, Ground Investigation Report, Noise Impact Assessment, Energy Report and Arboricultural Report.

3.10. Consultations

- SEPA: Initially objected in respect of the methodology used for the FRA and required additional analysis to be undertaken. They also objected on the basis that the application was not accompanied by an energy statement informed by a feasibility study. SEPA also expressed concerns about the layout and design of SUDs proposals. Subsequently, a revised FRA in accordance with SEPA's preferred methodology and an Energy Statement were prepared and submitted by the applicant. The revised FRA assessed all possible sources of flooding, and proposes mitigation measures to address flood risk on parts of the site identified as at risk from 1 in 200 yr fluvial flooding. The proposals include ensuring all houses are built at a level above the 1 in 200 yr fluvial flood risk level and provision of compensatory flood storage, demonstrating in flood risk outside the site and betterment to areas of the adjoining industrial estate. SEPA have however maintained their objection on flood risk grounds. They have stated that the appropriate methodology and assessment has been undertaken but that due the proposals involving development (and land raising) within the functional floodplain, they continue to object and consider the proposal to be contrary to the Scottish Planning Policy (SPP) in this regard.
- The submitted Energy Statement proposes providing built fabric beyond mandatory values within the current building regulations, to "future proof" the houses to accommodate any future district heating network, whilst connecting to the mains gas grid and incorporating micro-renewables within the building design of each dwelling to lower carbon emissions and provide heat. SEPA do not require to comment further on the Energy Statement, but comments on this are summarised below.
Comment: A detailed assessment of SEPA's comments on flooding, drainage and energy in the context of national and local planning policies is set out under the relevant subject headings later in this report.
- Roads: Proposed development layout and access arrangements are acceptable in principle. Comments on the need for a re-design of road layout at SE corner of the site to accord with the larger part of the development. Detailed comments on a number of points, including final surface finishing, requirement for evenly distributed 25% visitor parking, requirement for new footpath to connect to Academy Avenue and Greenhead, design details of remote path design and link to A91 frontage, visibility splays and bus stop upgrades. Additional flood risk comments, but which have been covered by updated FRA, including consideration of de-culverting Spring Burn through the site as a potential benefit in respect of an existing upstream flooding issue identified by the local flood risk management plan. *Comment: Final design details of the roads and paths will be addressed through the Roads Construction Consent (RCC) process once planning permission is granted.*

- Environmental Health: No objections. No concerns regarding the Noise Report submitted. Ongoing dialogue with applicant's environmental consultant on final details of site capping levels. *Comment: The recommendations of the Noise Report and outstanding ground remediation matters can be suitably addressed by planning conditions.*
- Scottish Water: No objections. Final details of connections, impacts on on-site infrastructure and SUDs will require further discussion/approval between the applicant and SW, post planning decision.
- Alva Community Council: Original consultation sent in May 2018 and a requested re-consultation in October 2018. No comments received.

3.11. Representations

3.12. A total of 40 No. neighbouring properties were notified of the planning application, and an advertisement was also placed in the Alloa Advertiser on 6th June 2018. In response representations have been received from two parties:

- Christina Sommerville, 10 East Stirling Street, Alva
- Graham Burt, 45 Beauclerc Street, Alva

3.13. These representations raised the following planning matters:

- The central north-south path route through the site should be enhanced in terms of surfacing and lighting. *Comment: The plans show this as the central multi-user route through the site, and this will be a tarmacked and street lit adopted path linking the A91 to Academy Avenue.*
- Concern about increased traffic on the A91 resulting from the development, with both accesses onto this road. Some traffic should have been directed towards Shavelhaugh Loan to the east of the site. *Comment: This is a large former industrial site that previously took access via the A91. The traffic for the proposed housing will be split between two accesses within the 30mph limit and this number of accesses, and their design and position has been endorsed by the Roads Service. They do not interfere with existing crossing points of the A91. An additional crossing point on the A91 frontage is to be provided by the developer, and will be a requirement of planning conditions. The site has no frontage to Shavelhaugh Loan, and any traffic directed towards it would require to mix with traffic in the industrial estate roads, which would be considered unsuitable. The site's eastern edge fronts a long drop-off and pick-up lay-by associated with Alva Academy, and this would preclude any vehicular access in this direction.*
- Concern regarding loss of trees which the developer had originally indicated could be retained. *Comment: The application is accompanied by an arboricultural impact assessment which was carried out following the –re-application consultation phase, by an arboricultural consultant. Their recommendations are based on a full assessment of the health and condition of all trees. None of the trees are rated as of high quality, and most recommended for removal to accommodate the development. In*

particular, the rows of poplars along the eastern boundary are significantly diseased and have a short projected lifespan, during which branches will become detached. They are considered incompatible with residential development on the site, and through planning conditions, appropriate replacement planting proposals will be approved and implemented.

- The recommendations of the ecological appraisal should be implemented by the developer. *Comment: The Council can ensure, via planning conditions that, such recommendations are implemented in the new development.*
- Ground condition problems on the site require to be dealt with appropriately. *Comment: Consultants on behalf of the developer are liaising with the Council's Environmental Health Team to ensure this is the case.*
- Disappointment that the development will not incorporate innovative heat and energy solutions. *Comment: The energy report submitted with the application sets out the energy efficiency measures that will be undertaken in the construction of the development, including micro-renewables, energy efficiency construction above the building regulations and future proofing for connection to any future district heating system.*

3.14. Developer Contributions

3.15. The proposals have been considered by the Developer Contributions Group, in accordance with Policy SC9 of the LDP. Through the considerations, it was agreed that contributions would be required to the provision of affordable housing. Whilst on-site provision of affordable housing was initially proposed, this was only deliverable in partnership with the Council and RSL partner. There is currently no programme for Council investment at this site, and through negotiation with the developer, proposals for on-site provision have been translated into a commuted sum of £250,000 for off-site provision of affordable housing, which the applicant has advised they will agree to pay in full and in advance of the development. Public art can either be delivered on site or via a £250 per house commuted sum. These will be secured via legal agreement or planning condition as necessary.

3.16. Flood Risk

3.17. The details of SEPA's flood risk objection are set out in paragraph 3.10 above. In summary, they object in principle to land raising in a small part of the site affected by the 1 in 200yr flood extent, in the south west, north east and south east corners. Should the Council be minded to grant planning permission, despite this objection, they must notify this intention to Scottish Ministers, who in turn must decide whether to "call-in" the application and determine it, or advise the Council that they may determine the application as intended.

3.18. A small portion of the overall site lies within the indicative 1 in 200 yr fluvial flood risk extent as identified by SEPA. The applicant's flooding consultant has identified measures to deal with potential flooding in these three parts of the site:

- South West Corner: No development planned in this area and no land raising in the functional flood plain.
 - South East Corner: SUDs pond and associated vehicle access located partly in this area. This could result in a loss of floodplain storage, therefore compensatory storage within the site to off-set this.
 - North East Corner: Earthworks will be undertaken to provide development platforms, altering overland flow routes, therefore a swale would be provided along the eastern boundary to convey flows north-south.
- 3.19. Collectively, the flooding consultant concludes that these measures will ensure no properties within the proposed development are at risk from flooding and also that there is betterment for development downstream in the form of increased compensatory floodplain storage. In respect of possible de-culverting or culvert enlargement of the Spring Burn as it passes through the site, the current flood management proposals do not require this, and any ecological or flood management benefits this may bring require further examination. The developer would wish to continue to examine the options in respect works to the Spring Burn within the site, and as such, a suitably worded planning condition is proposed to allow a full assessment of these options and any benefits they may bring.
- 3.20. The Scottish Planning Policy (SPP) makes a presumption in favour of sustainable development. This includes giving due weight to economic benefit, making efficient use of land and supporting housing delivery. This proposal delivers on these priorities as it proposes new homes on vacant and derelict former industrial land. The SPP advises that proposals that accord with up to date development plans should be considered acceptable and that consideration should focus on detailed matters. The site is identified as a housing proposal in the adopted Local Development Plan, 2015, which is an up to date development plan. When the site was being assessed for inclusion in the LDP, SEPA advised that a Flood Risk Assessment (FRA) would be required to assess all sources of flooding, but it was likely that, through mitigation, the majority of the site would be developable.
- 3.21. The FRA that has been submitted has provided a full assessment of all sources of flooding, in accordance with SEPA's requirements. It has demonstrated that the site can be developed in a manner that does not place buildings and persons at flood risk, however the issue that SEPA object to is one of principle, in that they do not support any land raising within the 1 in 200 year flood extent, and they cite paragraph 265 of the SPP to support this position. It states that "*land raising should only be considered in exceptional circumstances, where it is shown to have a neutral or better impact on flood risk outside the raised area. Compensatory storage may be required.*"
- 3.22. This objection in principle does not recognise that the FRA has demonstrated that the land raising within the flood plain is only in relation to a small portion of the overall site and that through the provision of adequate designed and managed compensatory storage, the proposals will benefit both the site and surrounding developments, and create no additional flood risk elsewhere.

- 3.23. In respect of the “*exceptional circumstances*” that may allow for land raising to be deemed appropriate, a number of matters must be considered. These include the betterment to surrounding developments that the development would provide (see paragraph 3.52 for detailed assessment). In addition, the proposals would deliver a high quality housing development on vacant and derelict land, which is allocated for that purpose in an adopted and up to date development plan, and which has detracted from the visual amenity and character of this east end of Alva for several years.
- 3.24. Paragraph 264 of the SPP sets out criteria states that “*in applying the (flood) risk framework to proposed development*”, a number of other considerations should be taken into account. These include the site characteristics (brownfield in this case), the design and use of the proposed development (in accordance with the LDP in this case), the size of the area likely to flood (a small proportion of the overall site). In fact, all of the considerations set out in paragraph 264 are either addressed by the FRA and mitigation proposals or are not specifically relevant to this site and proposal.
- 3.25. Turning to the LDP, the site is identified for housing, and associated policy guidance, stating the requirement for an FRA to be carried out reflects SEPA’s advice at the Main Issues stage of LDP preparation. Unlike with some other proposed sites, there were no concerns raised by SEPA at that time that it should not be allocated for development due to flood risk. Policy EA9 of the LDP deals with managing flood risk. Whilst the policy makes a general presumption against land raising in the flood plain, following the lead of the SPP it recognises that there may be exceptions to this, and the policy sets out six criteria to be applied when considering development of brownfield land. These criteria are all met in this case, insofar as:
- Flood mitigation measures can be implemented.
 - A policy for managing these can be agreed between the developer and statutory bodies, including the Council and Scottish Water
 - The proposals would not detrimentally affect the environment, including designated sites.
 - The measures would not increase flood risk elsewhere.
 - Land required for compensatory storage of flood water can be secured for this use in the future.
 - The flood vulnerability of the development is appropriate for the site, supported by the mitigation measures proposed.
- 3.26. Supplementary Guidance (SG) 4 supports Policy EA9, and recognises that development provides the opportunity to reduce the sensitivity of a site to flooding through improvements to the management of flood risk on the site. The proposals would achieve this objective.
- 3.27. In summary, SEPA’s stance is one of principle, in relation to development and land raising in the flood plain, but fails to recognise that both the SPP and LDP policies allow for exceptions to this principle and that this proposal meets relevant criteria for such an exception to be made.

- 3.28. Affordable Housing
- 3.29. As noted under the Developer Contributions heading, the developer is committed to providing a commuted sum of £250,000 towards affordable housing provision in the area. The Council would be able to use this commuted sum in respect of delivering projects from the Strategic Housing Investment Programme (SHIP).
- 3.30. Layout and Design
- 3.31. The development layout has been informed by layout and design principles set out in national and local policies, including Policy SC5 of the LDP and the related Placemaking Supplementary Guidance. It would deliver a pattern of safe connected streets, attractive central open space and improvements to walking and cycling connections, including to Alva Academy. The proposals are in accordance with policies and guidance on layout and design.
- 3.32. Energy Efficiency and Decentralised Energy
- 3.33. A detailed energy statement that considers the scope for district heating now accompanies the application, and addresses the objection raised by SEPA that such an assessment should support an application of this size. Policy SC7 of the LDP deals with energy efficiency and low carbon developments and Policy SC13 deals with decentralised energy. It should be noted that the provisions of Policy SC7 have largely been incorporated into the current building regulations.
- 3.34. The report considers the options for reducing the need for heat in the development, the supply of heat and use of low and zero carbon generating technologies. Consideration is given to district heating as part of the report.
- 3.35. Its conclusions recommend three steps; improvement of the build fabric beyond the current building regulations, future proofing the site and dwellings to accommodate connection to any possible future district heating network and incorporation of micro-renewables within the design of each house. The details of these elements can be addressed in planning conditions
- 3.36. In addition to this, it is considered that the site could also benefit from any future development of hydro electric generation scheme on the watercourses in the vicinity of the site. Overall, however, the energy report adequately addresses Policies SC7 and SC13.
- 3.37. Water and Drainage Infrastructure
- 3.38. Policy SC20 deals with water and drainage infrastructure and seeks to ensure developments are served by adequate water and drainage infrastructure. SEPA have made comment on the precise details of SUDs proposals, and the absence of measures, such as porous paving.
- 3.39. The main SUDs infrastructure would be two basins designed to be incorporated into the main landscaped areas of the site. This approach is in accordance with the Water Supplementary Guidance that sits under Policy SC20. The application is also accompanied by a Drainage Impact Assessment (DIA), as required by Policy SC20.

- 3.40. The DIA demonstrates compliance with CIRIA guidance and Sewers for Scotland 3 in respect of both attenuation and treatment. Further details on the landscaping and planting around the basins can be required by condition, and through consultation with Scottish Water, their future adoption can be ensured.
- 3.41. Habitat Networks, Biodiversity and Trees
- 3.42. Policy EA2 of the LDP seeks to ensure new developments protect and enhance biodiversity and contribute to the Clackmannanshire Biodiversity Action Plan. Policy EA7 sets out considerations for developments affecting trees and hedgerows. To this end, both an ecological appraisal and arboricultural impact assessment and method statement accompany the application.
- 3.43. There are no natural heritage designations affecting the site and the appraisal did not identify any protected species or priority plant species within the site. A sandstone wall offered low suitability for bat roosts, and no features in trees could support bats, but the site may be used for foraging. A variety of bird species appear to use the site.
- 3.44. The ecological appraisal contains a range of recommended action points for the construction works and completed development and these will be implemented as part of the development.
- 3.45. The site contains a total of 84No. trees and areas of small self-seeded trees are establishing in small groups. A detailed arboricultural impact assessment and method statement has been carried out and identifies that none of the trees are considered to be in the “A” Category of high quality trees, with 18No. being in the “B” moderate and the remainder in “C” low quality category or not suitable for retention at all.
- 3.46. The report identifies the main landscape feature on the site as being the line of 20No. mature poplar trees running along the eastern boundary. These are identified as being in either “B” or “C” category and the report identifies that a number of them (13 of the 20) are suffering from a bacterial infection that will limit their life span, resulting in branches becoming detached leading to weakening and death of the tree. The report concludes that the limited lifespan of the infected trees will severely reduce the collective amenity of the overall group within a relatively short lifespan. A high degree of maintenance will also be required in association with infected trees as the disease progresses. The report therefore recommends removal of the trees and re-planting with a new row that will provide a longer term landscape feature and also be more compatible with residential properties.
- 3.47. Detailed landscaping proposals will require to take account of the recommendations of both the tree and ecology reports in order that new planting proposals achieve high standards of ecology and amenity for the site. In particular, the species and specification of new tree planting to replace poplar trees will require to be of a high standard to provide a high quality landscaped edge to the site. The beech hedge along the outer edge of the eastern boundary shall remain in situ, and can be secured by condition.
- 3.48. Development of Brownfield Land

- 3.49. The development represent a suitable re-use of a formerly developed site and is therefore supported by Policy EA25 of the LDP. Ground investigation reports have been prepared and submitted and include mitigation proposals for addressing contaminated land in the site. The principles of the approach are supported by the Council's Environmental Health Team, and final details of such matters as soil capping layer depths are subject of ongoing discussions. These outstanding matters can be adequately addressed via planning conditions.
- 3.50. Summary
- 3.51. In summary, the proposals comply with the provisions of the adopted Local Development Plan. They will deliver the suitable redevelopment of a long-standing vacant and derelict site in a prominent location on the main road at the eastern edge of Alva, providing significant visual enhancement to this location.
- 3.52. A strategy to address flood risk that affects parts of the site has been prepared which will both ensure no houses in the development are at risk from flooding, but that betterment is provided to industrial development downstream in the form of increased compensatory flood water storage capacity within the site. Whilst the means to achieve this solution involves a degree of land raising, this is being done as part of a package of measures to protect proposed and existing developments from flood risk. Whilst SEPA object in principle to the use of land raising in the functional floodplain as part of the development proposal, it is considered that the proposed methodology and circumstances collectively both justify this approach and that the proposals are in accordance with both the Scottish Planning Policy and Local Development Plan.
- 3.53. It is therefore recommended that Council advises Scottish Ministers of its intention to grant planning permission for the proposed development subject to the conditions based on the matters set out in Appendix 1, and a Section 69 Legal Agreement in respect of payment of £250,000 towards the provision of affordable housing in the vicinity of the site. This recommendation is made in accordance with the provisions of the Town and Country Planning (Notification of Applications) (Scotland) Direction 2009, taking account of the objection by SEPA in respect of flood risk.

4.0 Sustainability Implications

- 4.1. The proposals will secure the suitable redevelopment of a large vacant and derelict site within the settlement of Alva.

5.0 Resource Implications

5.1. Financial Details

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

Yes

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

5.4. *Staffing*

6.0 Exempt Reports

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

7.0 Declarations

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

(1) **Our Priorities** (Please double click on the check box)

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 checked="" 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)

8.0 Equalities Impact

8.1 Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?
Yes No

9.0 Legality

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

10.0 Appendices

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

11.0 Background Papers

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

Yes (please list the documents below) No

Author(s)

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Grant Baxter	Principal Planner	2615

Approved by

NAME	DESIGNATION	SIGNATURE
Allan Finlayson	Team Leader, Planning & Building Standards	
Julie Hamilton	Development Services Manager	

APPENDIX 1

Proposed Heads of Terms of Planning Conditions & s69 Legal Agreement

Planning Conditions

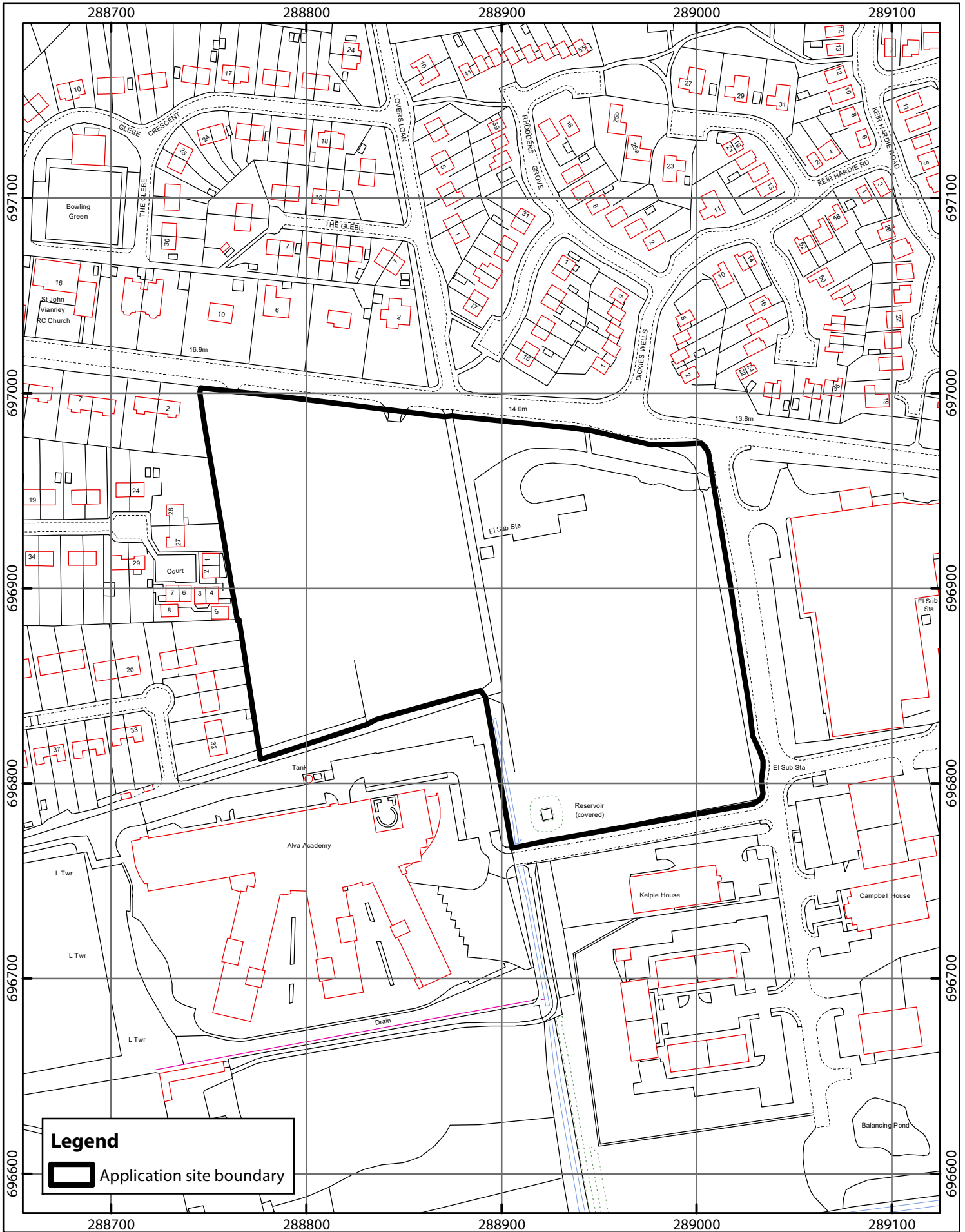
- Submission of revised layout incorporating eastern boundary swale as specified by Flood Risk Assessment.
- Detailed consideration of options in respect of treatment of the culverted Spring Burn as it passes through the site.
- Submission of final levels plans and site sections.
- Design and completion of shared use paths within site and connecting to adjacent routes.
- Footway upgrading, new crossing island and bus stop upgrades on A91 adjacent to the site.
- Landscape plan and planting schedule including new row of heavy standard trees along eastern boundary and trees planting across site on a 2 for 1 ratio, including new trees along A91 frontage and interspersed in communal spaces within the site.
- Details of layout, design, planting and boundary treatment to SUDs areas.
- Details of future maintenance arrangements for all communal areas, including SUDs.
- Details of ground remediation and follow-up validation statements upon completion.
- Details of all hard surface finishes and forms of boundary enclosure (no timber screen fencing fronting public roads or footpaths).
- Visibility splays at road junctions.
- 25% visitor parking evenly distributed throughout the site.
- Details of all house external finishing materials and incorporation of micro-renewables.
- Ensure implementation of recommendations of Flood Risk Assessment, Energy Report and Ecological Appraisal.
- Provision of public art.

Section 69 Legal Agreement

1. Within 14 working days of the payment by the applicant to the Council of a commuted sum of £250,000 in lieu of the provision of affordable housing

on the site, the Council will issue Planning Permission subject to necessary conditions.

2. The commuted sum shall be used by the Council solely in connection with a project or projects set out in the Council's Strategic Housing Investment Programme (SHIP), within 10 years of its receipt by the Council.
3. At the end of the 10 years period from receipt of the commuted sum, any remaining balance of the sum not used by the Council under the terms of Point 2, above, shall be returned to the applicant.





Date:
29-Oct-2018

18/00108/FULL – Land To South, East Stirling Street, Alva
Erection Of 95 Houses With Associated Infrastructure And Landscaping

Ward: Clackmannanshire North

0 20 40 60 80 100
 Meters

OS Grid Ref: NS 88 96 NE

Scale: 1:2,500



Clackmannanshire Council
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31

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