
Report to Housing, Health and Care Committee

Date of Meeting: 23rd May 2013

Subject: Proposed Clackmannanshire Local Development Plan

Report by: Head of Community & Regulatory Services

1.0 Purpose

- 1.1. The Planning etc (Scotland) Act 2006 introduced the requirement on planning authorities to produce a new style of development plans to replace the previous Structure and Local Plans. For Clackmannanshire, this meant that the Clackmannanshire and Stirling Structure Plan and the Clackmannanshire Local Plan would be replaced by a single tier Clackmannanshire Local Development Plan (LDP).
- 1.2. This report is to update Members on the progress of the Proposed Clackmannanshire Local Development Plan. Reports have been/will be presented to the following Committees prior to a consolidated final report being put to Council, incorporating any agreed changes:
- 28th March Enterprise and Environment
 - 11th April Planning
 - 25th April Education, Sport and Leisure
 - 23rd May Housing, Health and Care
- 1.3. A Proposed Local Development Plan, which includes supporting text, policies, proposals and mapping, has been prepared and made available to Members for this Committee. A Open Space Audit and Strategy has also been produced in tandem with the LDP and this has also been made available to Members.
- 1.4. The main areas of relevance to the Housing, Health and Care Committee are summarised in paragraphs 3.5-3.20 below. In Appendix 1 there is a list of the policies relevant to the Committee with brief commentary on any changes being proposed.

2.0 Recommendations

- 2.1. It is recommended that the Committee:
- (a) Note the progress made on the Proposed Local Development Plan and accompanying documents,

- (b) Raise such comments or views on the Proposed LDP and accompanying documents in so far as they relate to the remit of the Housing, Health and Care policies and proposals for consideration prior to finalisation for presentation to Council.

3.0 Considerations

Background

- 3.1. The Planning etc (Scotland) Act 2006 requires the preparation of Local Development Plans to provide a robust, plan-led approach to development. setting out a clear, concise, long-term vision for the future development of the area and providing relevant and up to date policy guidance.
- 3.2. LDPs should look to guide the future use and development of land in the area for the next 20 years, and require to be reviewed at least every 5 years.

The Proposed Local Development Plan

- 3.3. The publication of the Proposed LDP is the second significant stage in the Development Plan process and represents the Council's position in terms of the policies it wishes to adopt and the sites and projects it wishes to promote and support. It is therefore the Council's view of what they would wish the Plan which is eventually adopted to be.
- 3.4. The Proposed LDP and supporting documents have been prepared following research and consultation with internal and external partners including local communities, developers, landowners, businesses and Elected Members.

Main Areas of Relevance to the Housing, Health and Care Committee Population Growth

- 3.5. Scottish Government statistics show that In 2010, the population of Clackmannanshire was 50,630. This is projected to grow to 57,629 by 2035 (+14%), with an accompanying increase in households at an even greater rate from 22,950 in 2010, to 29,370 by 2035 (+28%).
- 3.6. The LDP contains a set of policies which are intended to ensure that Clackmannanshire can accommodate this growth, achieving high quality business, residential and other development in appropriate locations, with the services and infrastructure required to support them.
- 3.7. The Proposed LDP includes significant new housing sites at Carsebridge, Sauchie/Alloa and Sunnyside, Alloa, and new proposals for expansions to Dollar and Muckhart to deliver housing and employment opportunities and improved community facilities.
- 3.8. Developer contributions will be sought to resolve any deficiencies in social infrastructure which arise as the result of development. The main areas where this will be likely to be required are in the provision of increased school capacity and affordable homes.

Housing

- 3.9. The Plan aims to ensure that there is sufficient effective land identified for the delivery of housing to meet the household and population projections. The allocation of this land has to be balanced with other environmental, infrastructure and sustainability criteria. There is a need to provide a mix of housing of different types and tenure to provide sustainable options.
- 3.10. There is a significant need for more affordable homes to be delivered and mixed tenure developments will be promoted to create more sustainable communities. The provision of affordable housing will be maximised in the areas where there is sufficient educational capacity and where contributions to education are relatively low.
- 3.11. The Council's **Housing Needs and Demand Assessment** forms the evidence base for the **Housing Strategy**, and both of these documents inform the Local Development Plan's approach to the formation of housing policy and the allocation of, and developer requirements associated with, new housing development sites. While the LDP will take account of the findings and information in the Housing documents, it will not always be possible for the Plan itself to fully address the demand and need issues which they identify.
- 3.12. Housing must also be of the appropriate type to meet the demand. With projections forecasting an increase in the number of smaller households in future, new development should reflect this. The indicative capacities anticipated on each site show where higher density developments may be considered more suitable, and this helps to promote the efficient use of land, contributing to sustainability aims.
- 3.13. Part of the reason for the projected increase in the number of smaller households is due to the fact that it is projected that there will be an increasingly ageing population, with older people over the age of 65 living longer, in smaller single or two person households. There is a need to provide new family homes to try to reduce the age imbalance and contribute to housing led economic regeneration.
- 3.14. The LDP reflects the Clackmannanshire Housing Strategy 2012-2017 identifies Tullibody, Alva and Tillicoultry as areas where central development sites, including Council owned, will be promoted. It also raises the possibility of setting up Housing Renewal Areas, "particularly in the more problematic centres in...Alloa...Sauchie...Alva." A Key Action is to "Develop action plans for...Alloa...Sauchie....Alva town centres and prioritising areas where housing management initiatives are established...", and this will be supported by the LDP.
- 3.15. A Policy is also included which addresses the particular needs of Gypsies, Travellers and Travelling Showpeople.

Health and Care - General

- 3.16. Social Services and the NHS Primary Care's Planning Consultants have been consulted on the LDP to establish any areas where Local Development Plan provision could have an impact on service delivery and ensure that they can

effectively plan provision around growth areas. The ability of the LDP to assist in service delivery is fairly limited, although general Policy support for a mixture of housing sizes and types, commitment to negotiating Developer Contributions for shortfalls in community infrastructure and improving transport links can all contribute towards the health and care agenda.

Housing mix and special needs housing

- 3.17. The LDP stresses the importance of a good mix of housing, with a requirement for more smaller units to reflect the projected demographics, i.e. smaller households and elderly people living in their own homes, either alone or in couples, for longer.
- 3.18. In terms of special needs housing, the emphasis is on prevention and enablement and maintaining individuals in their own homes wherever this is possible. Adaptations can allow people to remain in their current homes, rather than trying to move them to more specialised housing, possibly some distance from their own neighbourhood. Current and future Building Standards will also ensure that new houses and alterations to existing houses are more accessible and therefore more suited to adaptation and addressing any special needs requirements.

Care Homes and housing for the elderly

- 3.19. In relation to older peoples' care home provision, capacity planning work undertaken by Social Services indicates that there is no requirement for additional capacity within the care home market in Clackmannanshire. Nonetheless, the independent sector may still wish to provide such facilities, therefore Policy SC4 in the LDP lists the policy considerations for any such proposals should they come forward, particularly in terms of their location and amenity. These are quite general, as it is recognised that different care facilities may have different needs. For example housing for the elderly may be best located near a village centre allowing the residents to walk to shops, cafes, parks, etc., whereas a more 'hospice' type development may be better located in a quieter area.
- 3.20. There is an increasing emphasis on the prevention of older people having to go to hospital by shifting the provision of care to a more community focus, with the development of intermediate care to avoid emergency hospital admissions and reduce the length of residential stays. This would be provided through a range of integrated community services, many of which could potentially be delivered via third and independent sectors in people's own homes, decreasing dependency on local authority residential settings and expanding community services.

4.0 Sustainability Implications

- 4.1. The Planning etc (Scotland) Act 2006 requires planning authorities to carry out their development planning functions with the objective of contributing to sustainable development. The Policies within the Proposed Plan, and the Supplementary Planning Guidance supports the promotion of sustainability in developments proposals, including green travel, the siting and layout of new development, energy efficiency, renewable energy, encouraging development of brownfield land and avoiding areas of known flood risk.

5.0 Resource Implications

- 5.1. The resources for preparing, publishing and consulting on the Proposed Local Development Plan are already provided for in the Development Services budget.
- 5.2. Finance have been consulted and have agreed the financial implications as set out in the report. Yes
- 5.3. No additional staff resources would be required from Services to Communities and Support Services.

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 checked="" 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 checked="" type="checkbox"/> |

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

The Proposed Local Development Plan accords with and supports the Council's key strategies including, the Single Outcome Agreement, the Local Housing Strategy, Local Transport Strategies, Open Space Strategy and the Sustainability and Climate Change Strategy.

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".

Appendix 1 - Policies Background Paper for Housing, Health & Care Committee

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

- Summary of the main areas of the LDP and significant new sites (Copies available in the Members' Rooms).
- Proposed Local Development Plan (Copies available in the Members' Rooms).
- Development Plan Scheme and Participation Statement (2012). (Copies available in the Members' Rooms).
- Strategic Environmental Assessment recommendations summary. (Copies available in the Members' Rooms).
- Open Space Strategy. (Copies available in the Members' Rooms).
- Open Space Strategy Strategic Environmental Assessment. (Copies available in the Members' Rooms).
- Local Development Plan Main Issues Report (January 2011)
- Local Development Plan Main Issues Report Information Pack (January 2011)
- Open Space Framework (January 2011)
- Report to Council dated 16th December 2010 – Clackmannanshire Local Development Plan Main Issues Report and Open Space Framework.

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APPENDIX 1

POLICIES BACKGROUND PAPER FOR HOUSING, HEALTH AND CARE COMMITTEE

The most relevant policies for the Housing, Health and Care Committee are listed below:

CREATING SUSTAINABLE COMMUNITIES

HOUSING

SC1 Maintaining a Housing Land Supply

Update of Local Plan Policy RES1 'Housing Land Supply'. This policy aims to ensure the maintenance of a robust and deliverable housing land supply.

SC2 Affordable Housing

Update of Local Plan Policy RES5 'Affordable and Particular Needs Housing'. Updated to give greater detail of what affordable housing contributions will be expected from developments.

SC3 Gypsies and Travellers and Travelling Showpeople

New Policy to reflect Government Policy in the SPP.

SC4 Residential Care Facilities

Update of Local Plan Policy RES6 'Residential Homes and Nursing Homes'.

SC5 Layout and Design Principles

Update of Local Plan Policy RES7 'The Layout and Form of Development', incorporating new design and layout thinking from the Scottish Government's Designing Streets and Placemaking advice and agendas. This policy sets out criteria that should be followed in the design of all new residential developments to ensure they are designed to high standards and contribute positively to their local environment and community.

SC6 Additional Design Information

New Policy to further support Policy SC5. This policy sets out circumstances where higher quality design will be expected and therefore the Council will expect proposals to be supported by additional design information.

SC7 Energy Efficiency and Low Carbon Development

Updating Local Plan Policy INF10 'Energy Efficiency', to reflect the progress made in this area and reflect new standards and technologies. This policy sets out the Council's expectations with regards to the energy efficiency of new buildings, and is underpinned by an SPG that sets out in more detail how the standards should be met throughout the plan period.

SC8 Domestic Developments

Updating Local Plan Policy RES12 'Householder Developments and Established Amenity'.

SOCIAL INFRASTRUCTURE

SC9 Developer Contributions

New policy which aims to ensure that developers contribute to alleviating any issues affecting community infrastructure which arise as a direct result of their development.

SC10 Education, Community Facilities and Open Spaces

This Policy brings together some elements of the Local Plan policies such as Policy INF14 'Existing Public Parks, Amenity Open Spaces, Allotment Gardens, Playing Fields and Sports Pitches' and also adds emphasis to educational and community/social facilities for protection and enhancement.

SERVICES

SC11 Transport Networks

Update of Local Plan Policy INF2 'Integration of Transport and Development Proposals'. This Policy aims to ensure that the impacts of development on the wider transport network are considered, and that opportunities to enhance the network are identified at an early stage.

SC12 Development Proposals - Access and Transport Requirements

New Policy picking up on some of SC11 and aiming to ensure that sustainable transport infrastructure is fully integrated into the design of new developments.

SC13 Decentralised Energy

New Policy aiming to encourage the provision of decentralised energy from appropriate sources and within suitable developments.

SC14 Renewable Energy

Update on the Local Plan Interim Policy INF9 'Renewable Energy Developments' aiming to encourage the incorporation and use of renewable energy technology.

SC20 Water and Drainage Infrastructure and Capacity

New Policy which aims to ensure that developments are served by the required standards of water and drainage infrastructure.

DEVELOPMENT IN THE COUNTRYSIDE AND THE RURAL ECONOMY

SC23 Development in the Countryside - General Principles

SC24 Residential Development in the Countryside

SC25 Business Development in the Countryside

SC26 Enabling Development in the Countryside

These Policies add to the Local Plan Policies EN18 'Development in the Countryside', JOB11 'Rural development', JOB12 'Tourism' in the context of the countryside and aim to safeguard the countryside by supporting developments which meet the criteria of the relevant policies.

EMPLOYMENT AND PROSPERITY

BUSINESS AND EMPLOYMENT

EP6 Home Working

New Policy to support the principle of home-working and live/work units, subject to detailed criteria.

EP9 Telecommunications Development - Additional Information

Gives further information on the level of information required in order to allow the Council to consider applications for telecommunications masts and updates of Local Plan Policy INF 8 'Telecommunications Equipment for Residences' by requiring consideration of data ducting in new homes.

ENVIRONMENTAL ASSETS

EA1 Supporting the Central Scotland Green Network

The Central Scotland Green Network is a priority project of the Scottish Government's National Planning Framework 2, introduced since the previous Development Plan was approved. It is an important dimension of the LDP strategy, aiming to deliver an improved sense of wellbeing and quality of life

and improve the ability of the area to attract investment. The policy aims to support the implementation of CSGN by ensuring that new development contributes to its objectives where possible.

THE NATURAL ENVIRONMENT

EA9 Managing Flood Risk

New policy replacing former Policy EN 4 (Water Resources) and updating policy to reflect the provisions of new flood risk management and climate change legislation and revised national planning guidance on flood risk.

PROTECTING ENVIRONMENTAL RESOURCES

EA11 Environmental Quality

This policy updates and replaces previous Policy EN 15 (Planning and Environmental Protection).

EA12 Water Environment

This new policy reflects the introduction of new water environment legislation since the previous Development Plan was approved and aims to protect and enhance the water environment.

EA14 Supporting the Delivery of Community Growing Spaces

New policy aiming to support the delivery of community growing spaces in accordance with recent guidance from the Scottish Government and a key objective of CSGN.

EA18 Minimising Waste in New Development

New policy which supports recent national guidance to minimise waste generated during the construction and use of new developments.

THE BUILT ENVIRONMENT

EA22 Listed Buildings

Updates former Policy EN 6 (Listed Buildings) to provide improved policy guidance and conform with current guidance.

EA23 Conservation Areas

Updates former Policy EN 10 (Conservation Areas) to provide improved policy guidance and conform to the current guidance.

EA24 Buildings at Risk and Non-Designated Heritage Assets

New policy to support renovation and re-use of buildings at risk.

EA25 The Development of Brownfield and Contaminated Land

Updates former Policy EN 14 (Contaminated Land) and also supports the re-use of brownfield land.

