

Clackmannanshire Development Plan Scheme



Issue 1 - March 2009

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1. Introduction

Development Plans have an important role to play in the way land and buildings are developed and used. Planning applications are required by law to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

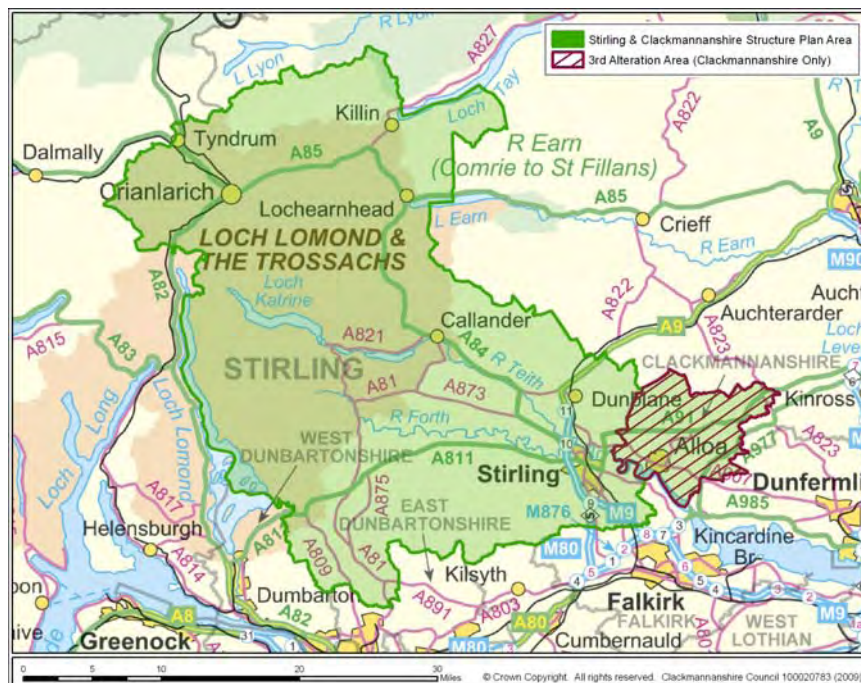
The Scottish Government proposes that the modernisation of Planning should place development plans firmly at the heart of the system, to ensure that development takes place in the context of a long-term and inclusive vision for the future. Greater efficiency in development plan preparation, making it easier for people to get involved and recognising planning's role in delivering sustainable development are also key areas which the new system will address.

2. What makes up the current Development Plan

Currently the Development Plan is made up of two documents, the Structure Plan and the Local Plan. Both Plans have been subject to Alterations to keep them up to date with legislation and guidance and changing projections.

Structure Plan & Alterations

The Structure Plan is a document covering both Clackmannanshire and Stirling Council areas (see plan below) and is prepared jointly and agreed for submission to the Scottish Ministers for approval by both Councils.

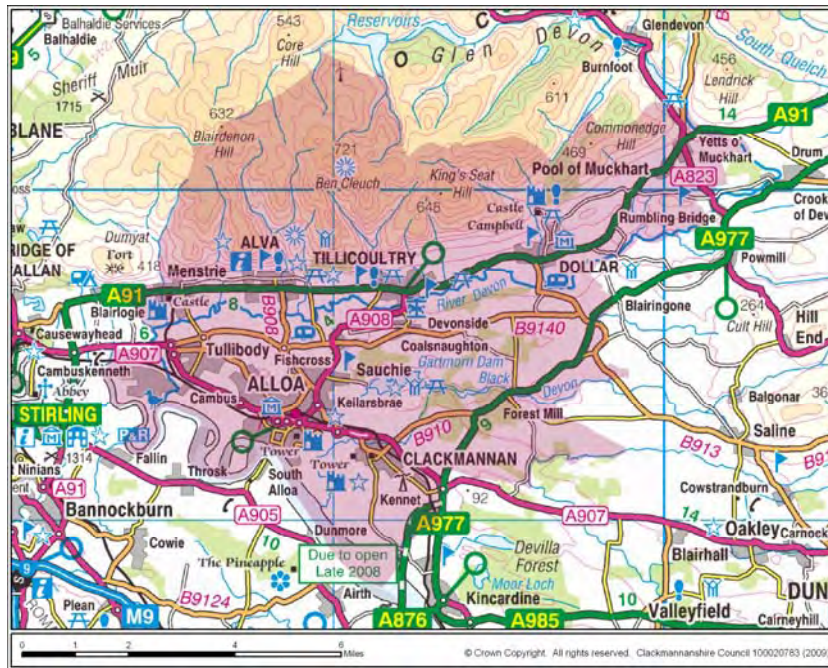


The Clackmannanshire and Stirling Structure Plan was approved in 2002 and has had two alterations in 2004. The First Alteration, [Renewable Energy](#), was adopted in June 2004 and the Second Alteration, [Indicative Forestry Strategy](#), was adopted August 2004.

A Third Alteration was undertaken by Clackmannanshire Council which related only to the Clackmannanshire Housing Land Requirement and only applied to land within the Clackmannanshire Council administrative area (see plan above). The Third Alteration was submitted to the Scottish Ministers for their approval on 4th July 2008 and it is hoped that it will be approved in Spring/Summer 2009.

Local Plan & Alteration

The Local Plan only covers the administrative area of Clackmannanshire (see plan below) and is prepared and adopted by Clackmannanshire Council.



The Clackmannanshire Local Plan was adopted in 2004 and, following the submission of the Structure Plan Third Alteration, a Local Plan Alteration was prepared and consulted on during January and February 2009. The Alteration identifies sites to meet the housing requirement of the Structure Plan Alteration.

Supplementary Planning Guidance

The Council has produced more detailed guidance on some topics to give further explanation of the Development Plan Policies called Supplementary Advice Notes (SANs).

As well as Supplementary Advice Notes, the Council also produces Development Briefs and Masterplans which give further details about how a specific site or area will require to be developed. They consider a range of different topics specifically in relation to how they should be addressed in the development of that particular site. Supplementary Advice Notes and Development Briefs will be reviewed and updated as required in conjunction with the Clackmannanshire Local Development Plan.

3. The new system

Area the Local Development Plan will cover

Under the new system, Clackmannanshire Council are required to produce a Local Development Plan (LDP) for the administrative area of Clackmannanshire Council.

Summary of documents

While there will only be one Development Plan covering Clackmannanshire under the new system, there are a number of new supporting and complimentary documents which will require to be prepared and consulted on at different stages of the plan preparation process. These are summarised in the timetable and participation statement below.

In parallel with the preparation of the LDP, and any Supplementary Planning Guidance (SPG), and in keeping with the increased emphasis on sustainability, a Strategic Environmental Assessment (SEA) is required to be carried out. The SEA aims to integrate environmental factors into LDP and SPG preparation and decision making, improve and enhance environmental protection, increase public participation and facilitate openness and transparency of decision-making.

Development Plan Scheme (DPS)

This is the first document to be prepared under the new Planning system and will require to be updated and published annually. It is required to include:

- a **Participation Statement** stating when, how and with whom consultation will take place, and the authority's proposals for public involvement in plan preparation process, a list of the elements of the development plan (including statutory supplementary guidance) in each area and the dates on which they were approved;
- a timetable specifying the month the authority proposes to publish its next main issues report and the proposed plan; and
- a location plan showing the coverage of the plans referred to.

Strategic Environmental Assessment (SEA) Scoping Report

To record the process of deciding the scope and level of detail to be included in the Environmental Report.

4. Preparing the Clackmannanshire LDP

In preparing the LDP, authorities are required to take into account the National Planning Framework (NPF), which is the Scottish Government's strategy for Scotland's long term spatial development.

Before the LDP can be produced, consultation must be carried out on a **Main Issues Report (MIR)**. This should focus on key issues that are changing from

the last plan. It should set out general proposals for development in the area and in particular proposals as to where development should and should not occur. It must also contain one or more reasonable alternative sets of proposals and draw attention to the ways in which the favoured and alternative proposals differ from the spatial strategy of the existing Plan.

A **Monitoring Statement** is to be published alongside the Main Issues Report and include changes in the principle physical, economic, social and environmental characteristics of the area which have occurred since the preparation of the existing Plan and the impact of the policies and proposals of the existing Plan.

LDP contents and coverage

The topics covered by the LDP will be broadly similar to those covered by the old style Development Plans, although there will be a greater emphasis on sustainability. The layout of the LDP is more prescriptive, with some mandatory sections required. Sections which the Plan must include are:

A **Spatial Strategy**, which is a detailed statement of the policies and proposals as to the development and use of land.

A **Vision Statement**, a broad statement of how the development of the area could and should occur and the matters that might be expected to affect that development, including:

- the principal physical, economic, social and environmental characteristics of the area;
- the principal land uses in the area;
- the size, composition and distribution of population in the area;
- the infrastructure of the area (including communications, transport and drainage systems and systems for the supply of water and energy);
- how that infrastructure is used; and any anticipated change in these matters.

An **Executive Summary**, a summary of the Policies and Proposals.

Reasoned justification for the Policies and Proposals

Proposals Map(s), although these no longer require to be OS based.

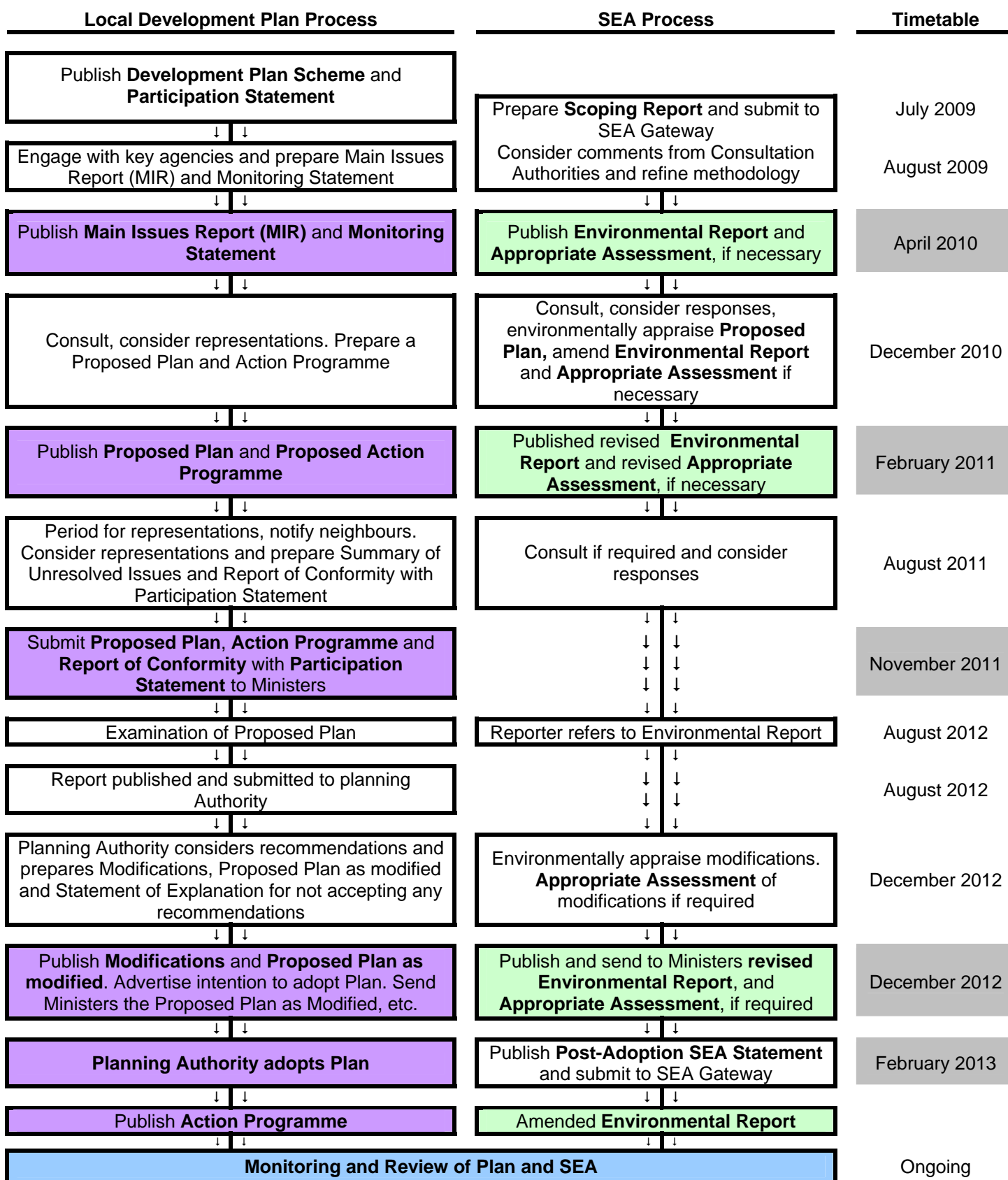
A **Schedule of Land** owned by the planning authority and affected by any of the policies, proposals or views expressed in the plan.

Analysis of the **Relationship with Neighbouring Areas**.

A **Glossary**

Timetable for LDP preparation and SEA process

The diagram below sets out the LDP and SEA Programme, showing the associated documents involved and identifying target dates for each piece of work.



5. Participation Statement

The LDP and associated documents will be available to view online at clacksweb.org.uk, as well as in all of the Council libraries and at the Council offices at Greenfield and Kilncraigs.

Drop-in workshops will be arranged at settlements throughout the Council area, usually on a Saturday morning. Officers will also be available on request to attend meetings of Community Councils and other community groups to discuss the Plan, or aspects relevant to the particular group. Officers can be contacted by telephone or e-mail, and can meet with any interested parties to discuss the Plan, they may also be able to meet outwith office hours if required.

Phase of Plan	Consultees	Contents/Information	Consultation Method	Timescales
Development Plan Scheme (DPS) and Participation Statement	Post adoption Scottish Ministers	<ul style="list-style-type: none"> ▪ A Participation Statement stating when, how and with whom consultation will take place, and the authority's proposals for public involvement in plan preparation process, a list of the elements of the development plan (including statutory supplementary guidance) in each area and the dates on which they were approved; ▪ a timetable specifying the month the authority proposes to publish its next main issues report and the proposed plan; and ▪ a location plan showing the coverage of the plans referred to. 	No requirement to consult.	To be published annually.
Strategic Environmental Assessment (SEA) Scoping Report	Consultation Authorities	To record the process of deciding the scope and level of detail to be included in the Environmental Report.	SEA Gateway.	

Phase of Plan	Consultees	Contents/Information	Consultation Method	Timescales
Main Issues Report (MIR) and Monitoring Statement	<p>Pre-publication Key Agencies Scottish Ministers Health and Safety Executive Adjoining Planning Authorities</p> <p>Post-publication As above plus: Public Community Groups Private and Public Sector</p>	<p>Main Issues Report (MIR)</p> <ul style="list-style-type: none"> ▪ To be published as the first stage of an alteration or replacement of the LDP. ▪ Should focus on key issues that are changing from the last Plan. Must also highlight changes from existing adopted LDP. ▪ Should set out general proposals for development in the area and in particular proposals as to where development should and should not occur. ▪ Must contain one or more <i>reasonable</i> alternative sets of proposals. ▪ Must draw attention to the ways in which the favoured and alternative proposals differ from the spatial strategy of the existing adopted LDP. <p>Monitoring Statement To be published alongside the MIR and include:</p> <ul style="list-style-type: none"> ▪ changes in the principle physical, economic, social and environmental characteristics of the area which have occurred since the preparation of the existing local plan; and ▪ the impact of the policies and proposals of the existing local plan. 	<p>Publicity</p> <ul style="list-style-type: none"> ▪ Information posters and displays in public buildings ▪ Press releases ▪ Inclusion in the Council's weekly Development Services Bulletin ▪ Inclusion in 'Grapevine', the Council's staff newsletter ▪ Online promotion through the Council's website and inclusion in the Council's online 'Consultation Database' ▪ "Piggybacking" publicity and consultation with other Council consultations ▪ Mailshots <p>Targeted Meetings</p> <ul style="list-style-type: none"> ▪ Workshops in communities and targeted at specific groups ▪ Presentations to specific groups ▪ Topic specific forums ▪ Community Councils ▪ 'Planbus' touring the Council area* <p>*If available</p>	<p>6 week consultation (post-publication)</p>
Draft Environmental Report (ER) and Appropriate Assessment (if necessary)	<p>Consultation Authorities</p>	<p>To provide information on the LDP and identify, describe and evaluate the likely significant effects of the LDP and any reasonable alternatives. This will provide an early and effective opportunity for the Consultation Authorities and the public to offer views on the Report.</p>	<p>As above plus SEA Gateway</p>	

Phase of Plan	Consultees	Contents/Information	Consultation Method	Timescales
Proposed Plan, Action Programme, Report of Conformity and Participation Statement	Key Agencies Scottish Ministers Any party who commented on the MIR Occupiers and Neighbours of certain proposal sites	Proposed Plan Representations and subsequent modifications could lead to a Modified Plan if notifiable modifications are proposed, or a new Proposed Plan where changes are proposed to the underlying aims or strategy.	Publicity <ul style="list-style-type: none"> ▪ Information posters and displays in public buildings ▪ Press releases ▪ Inclusion in the Council's weekly Development Services Bulletin ▪ Inclusion in 'Grapevine', the Council's staff newsletter ▪ Online promotion through the Council's website and inclusion in the Council's online 'Consultation Database' ▪ "Piggybacking" publicity and consultation with other Council consultations ▪ Mailshots Targeted Meetings <ul style="list-style-type: none"> ▪ Workshops in communities and targeted at specific groups ▪ Presentations to specific groups ▪ Topic specific forums ▪ Community Councils ▪ 'Planbus' touring the Council area* *If available	6*-12 week period for representations to be made. (*statutory period)
Revised Environmental Report/Appropriate Assessment		Update of the Draft Environmental Report having considered issues raised at the Draft stage.	As above plus SEA Gateway	

Phase of Plan	Consultees	Contents/Information	Consultation Method	Timescales
Modifications and Proposed Plan as modified	Key Agencies Scottish Ministers Any party who commented on the MIR Occupiers and Neighbours of certain proposal sites Those who previously made representations on the Plan	Modifications to Proposed Plan Following an Examination of the Plan, if required. Proposed Plan as modified Required if there are any 'notifiable modifications' i.e. those that add, remove or significantly alter any policy or proposal in the plan. Must consult with and have regard to the views of the key agencies. This also includes the Scottish Ministers, HSE and adjoining planning authorities.	Publicity <ul style="list-style-type: none"> ▪ Information posters and displays in public buildings ▪ Press releases ▪ Inclusion in the Council's weekly Development Services Bulletin ▪ Inclusion in 'Grapevine', the Council's staff newsletter ▪ Online promotion through the Council's website and inclusion in the Council's online 'Consultation Database' ▪ "Piggybacking" publicity and consultation with other Council consultations ▪ Mailshots Targeted Meetings <ul style="list-style-type: none"> ▪ Workshops in communities and targeted at specific groups ▪ Presentations to specific groups ▪ Topic specific forums ▪ Community Councils ▪ 'Planbus' touring the Council area* *If available	6 week period for representations to be made*. (*statutory period)
Revised Environmental Report/Appropriate Assessment		Following an Examination of the Plan, if required. Report to be modified, if required, to reflect the Modified Plan.	As above plus SEA Gateway	

Phase of Plan	Consultees	Contents/Information	Consultation Method	Timescales
Adopted Plan	Those who previously made representations on the Plan	Can be either the Proposed Plan or the Modified Plan, depending on representations received.	<p>Publicity</p> <ul style="list-style-type: none"> ▪ Information posters and displays in public buildings ▪ Press releases ▪ Inclusion in the Council's weekly Development Services Bulletin ▪ Inclusion in 'Grapevine', the Council's staff newsletter ▪ Online promotion through the Council's website and inclusion in the Council's online 'Consultation Database' ▪ "Piggybacking" publicity and consultation with other Council consultations ▪ Mailshots <p>Targeted Meetings</p> <ul style="list-style-type: none"> ▪ Workshops in communities and targeted at specific groups ▪ Presentations to specific groups ▪ Topic specific forums ▪ Community Councils ▪ 'Planbus' touring the Council area* <p>*If available</p>	28 days after the Plan they propose to adopt has been received by Scottish Ministers, the authority may adopt the Plan unless directed not to by the Scottish Ministers.
Finalised Environmental Report		Finalised version incorporating all changes and modifications.	As above plus SEA Gateway	

Phase of Plan	Consultees	Contents/Information	Consultation Method	Timescales
Publish Action Programme	Key Agencies Scottish Ministers Anyone specified by name in the Action Programme	To include: <ul style="list-style-type: none"> ▪ A list of actions required to deliver each of the plan's policies and proposals ▪ The name of the person who is to carry out the action ▪ The timescale for carrying out each action 	Publicity <ul style="list-style-type: none"> ▪ Press releases ▪ Inclusion in the Council's weekly Development Services Bulletin ▪ Inclusion in 'Grapevine', the Council's staff newsletter ▪ Online promotion through the Council's website and inclusion in the Council's online 'Consultation Database' ▪ Mailshots 	To be adopted and published within 3 months of the plan to which it relates being approved/ adopted. To be kept under review and republished every 2 years.

6. Consultees

As can be seen from the Participation Statement, there are a large number of consultees from a range of organisations and interest groups, as well as the population of Clackmannanshire itself. These are listed below and grouped into general categories, however this list is not exhaustive and the consultation database for the LDP will be added to throughout the process to reflect representation received and parties involved.

Key Agencies	National Bodies	Local Bodies
Scottish Natural Heritage	RSPB	Elected Members
Scottish Environment Protection Agency	SportScotland	Community Councils
Scottish Water	Scottish Enterprise Forth Valley	Clackmannanshire Enterprise
Scottish Enterprise	MP and MSP	
SESTRANS	Railtrack Scotland	
Forth Valley Health Board/NHS	Scottish Power	
Historic Scotland	The Coal Authority	Occupiers and Neighbours of certain new sites
Transport Scotland	Communities Scotland - Tayside & Forth Valley Office	
The Forestry Commission	British Gas (Scotland)	Community/Interest Groups
Scottish Government (Planning Directorate)	Confederation Of UK Coal Producers (COALPRO)	BID Groups
Health and Safety Executive	Homes For Scotland	Dollar Civic Trust
	Scottish Wildlife Trust	Friends of the Ochils
Neighbouring Authorities	District Valuer	Architectural Heritage Society of Scotland
Stirling Council	Tourist Board	Clackmannan District Access Group
Falkirk Council	Forestry Authority	Muckhart and Glendevon Amenity Society
Perth & Kinross Council	Association for the Protection of Rural Scotland	Alloa Traders Association
Fife Council	Royal Fine Arts Commission for Scotland	Sauchie Community Group
	Central Scotland Police	Friends of Alloa Tower
	Central Region Fire Brigade	Clackmannanshire Field Studies Society
	Scottish Civic Trust	
	British Telecom	Parties who have commented on the Plan

For further information please contact:

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