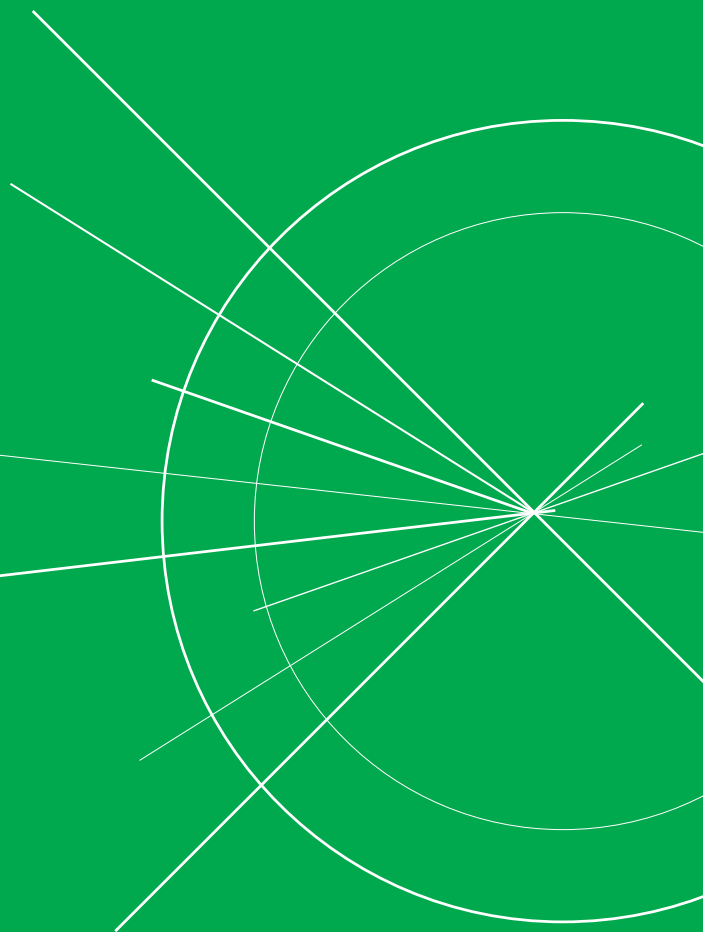
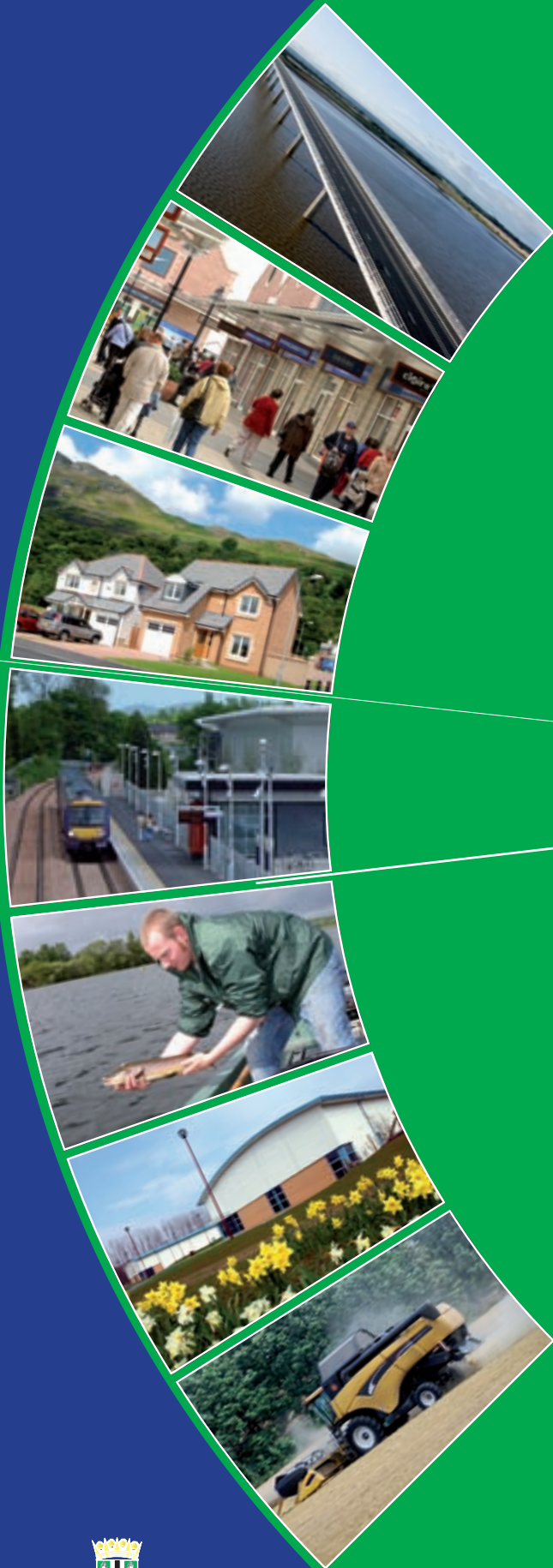


The Clackmannanshire Local Plan First Alteration (Housing Land)



Finalised Plan
December 2009



The text below replaces paragraphs 3.2-3.9.

Chapter 3 - Promoting Quality and Choice in Homes - Alteration

Introduction

- 3.2a The provision of adequate land in a choice of locations to meet all the housing needs of the area is a key objective of the Local Plan. Scottish Planning Policy establishes an approach to the provision of housing based on six key priorities of government. These are sustainable development, economic competitiveness, social justice, environmental quality, design, and integrated transport. Scottish Planning Policy requires that a 5 year supply of housing land should be available at all times but also that authorities should "allocate more than enough land, i.e. a generous supply, to help ensure delivery of homes". Scottish Planning Policy also recognises that "The Scottish Government's national objectives, reflected in targets for greater economic and population growth, imply higher overall household growth than central projections indicate."
- 3.3a An important aim of the Plan is to ensure that developments are sustainable and this is a key issue for housing development. As a major land use that generates high levels of movement it is important that housing development is encouraged in locations that can help support public transport, are well related to shopping and community facilities and are close to workplaces. All developments should be well integrated into the surrounding landscape and new housing neighbourhoods should create desirable and attractive, high quality places to live. New housing development should be constructed of environmentally friendly materials and encourage energy efficiency. Innovative contemporary design solutions that achieve a high level of environmental sustainability will be encouraged.
- 3.4a The Structure Plan 3rd Alteration, "Clackmannanshire Housing Land Supply", sets out the housing land requirement for Clackmannanshire over the Local Plan period (2006-2017) and annual housing land audits should demonstrate that adequate land is likely to be available for a further 2 years, thus demonstrating that the 5 year supply can be maintained.

The text below replaces paragraphs 3.2-3.9.

Objective 1 - Locations for New Homes

Housing Land Supply

- 3.5a The Clackmannanshire and Stirling Structure Plan 3rd Alteration identifies a housing land target of 2250 additional houses in Clackmannanshire up to 2025. This was based on a desire to reverse the projected decline in population which the 2004 based projections were predicting and promote a growth strategy. The 2006 population projections which are now available, show a projected reversal in this population decline, which in turn would lead to an increase in demand for housing, if the projections are matched by actual population increase (2006 GRO projections, see Tables 3.1 and 3.2). There is also a national trend towards fewer people living in each household resulting in an increased demand for housing units.
- 3.6a The Structure Plan growth strategy, improved population projections and the generous supply of housing land promoted by Scottish Planning Policy justify maintaining the pursuit of growth in Clackmannanshire and this Local Plan Alteration aims to facilitate this and continue the momentum, despite recent economic concerns which have affected the housebuilding industry.

Table 3.1 - Projected Population change

	2004-2024	2006-2025	2006-2031
Scotland	1%	4.7%	5.0%
Clackmannanshire	-1%	7.5%	8.9%

Source: GROS Mid-2006 projections

Table 3.2 - Population comparison between 2004 and 2006 Projections

	2004 based	2006 based	Difference
2006	48,867	48,900	+33
2011	48,814	49,967	+1153
2016	48,479	50,984	+2505
2021	47,969	51,933	+3964
2024	47,581	52,447	+4866
2025	-	52,598	

Source: GROS Mid-2006 projections

The text below replaces paragraphs 3.2-3.9.

- 3.7a The current Clackmannanshire Local Plan 2004, allocates land to meet housing land requirements for the period to 2013. The established housing land supply set out in that Plan has been incorporated into this Plan, along with new sites with planning permission. This Local Plan Alteration also allocates new land to meet the additional demand for new housing sites up to 2017. The Schedule of Sites has been updated and replaces the Schedule in the Adopted Plan. It also identifies any relevant Planning Permissions relating to the sites.
- 3.8a The Schedule of Sites also identifies the anticipated number of units which can be accommodated on the site as well as a target figure for affordable housing, where appropriate. The site area, owner/developer and expected site density are also identified. Finally, a 'Development Guidelines' column identifies characteristics of each site, including previous use and any important features on the site. The guidelines also identify information which would normally be expected to be submitted along with any planning application for the site and identifies any requirements for the provision of additional community infrastructure. The guidelines are not exhaustive and may change over time and further information may also be requested. Pre-application discussion will also help to identify the information required.
- 3.9a New housing development will be mainly concentrated within the settlement boundaries indicated in the Plan. In particular, some areas of "white land" within settlement boundaries but not previously allocated for housing have now been identified on the Local Plan maps and in the Schedule of Sites. Constraints such as areas of Green Belt, attractive landscape and areas liable to flooding considerably limit the options for new housing development outwith the settlement boundaries shown.
- 3.10a The current Local Plan, identified that consideration should be given to the allocation of a significant new site to the east of Forestmill, as an expansion to the existing settlement, through a future Local Plan Alteration. Following a review of potentially suitable sites, a site has been identified, consistent with the Structure Plan 3rd Alteration, and is included in this Plan as site H45. More detailed guidance on the development of this site is outlined in the Schedule of Sites.
- 3.11a There are some sites where, because of their location and surrounding uses, the preferred alternative use would be for residential development, but it is not clear whether these sites would become available for development within the timescale of this Alteration, or whether the owners of the site would wish to see them developed for an alternative use. These sites have therefore been identified as Housing Opportunities on the

The text below replaces paragraphs 3.2-3.9.

Settlement Plans accompanying this Alteration and further information is given in table 3.3 below.

3.12a Additionally, there are 3 sites identified in the schedule of sites, Sauchie West (H22), College at Branshill Road (H23) and Forestmill (H45), which it is envisaged will deliver some units within the timescale of the Alteration, and some post-2017.

Table 3.3 - Housing Opportunity Sites

Plan Ref.	Location	Area (Ha's)	Development Guidelines
H901	South Earlsfield 1, Bowhouse Road, Alloa	3.89	Existing/Previous Use: Vacant/ Grazing Subject to Development Brief.
H902	West Earlsfield, Bowhouse Road, Alloa	2.10	Existing/Previous Use: Vacant/ Grazing Subject to Development Brief.
H903	Carsebridge, Alloa	17.60	Existing/Previous Use: Bonded Warehousing. Subject to Development Brief and a Masterplan for the whole site, including the retention and development of the remaining business area to the north of Carsebridge Road. Flood Risk Assessment will be required.
H904	Sunnyside Road, Alloa	5.32	Existing/Previous Use: Distribution Depot Subject to Development Brief and inclusion of the adjoining undeveloped land.
H905	Main Street, Sauchie	0.34	Existing/Previous Use: Vacant Subject to Development Brief. Special Needs/New Build Subject to Development Brief.
H906	Mains Farm Steading, Menstrie	0.64	Existing/Previous Use: Farm Steading Subject to Development Brief.
H907	Glentana/Dalmore Centre, West Stirling Street, Alva	1.35	Existing/Previous Use: Retail/ Tourist Information/Car Park/Community Use Potential for a mixed use development including housing accommodation designed specifically for the elderly, retaining sufficient public parking and a potential new tourism development opportunity. Subject to Development Brief.

The text below replaces paragraphs 3.2-3.9.

- 3.13a The total housing land requirement for the area is shown in Table 3.5, which rolls the base date on 2 years from the Structure Plan Alteration figures to 2006. The Housing Need is calculated to 2017 in order to give a 7 year timescale from the anticipated date of adoption of the Local Plan Alteration. Housing figures will be updated in any case during the preparation of the Local Development Plan, due to commence in 2009.
- 3.14a The Housing Land requirement is based on the 2006 GROS figures, 2008 Housing Land Audit and actual completions from 2006 to 2008, although these were not available at the time the Structure Plan Alteration was prepared. As noted in 3.5a the Structure Plan 3rd Alteration identifies a target of 2250 houses to 2025. The 2250 target to 2025 has been broken down on the basis of requirement per annum over the period to 2017, giving a total figure of 1188.
- 3.15a New sites identified in the Alteration would add a further 909 units to 2017, therefore there would potentially be a surplus of around 111 units.
- 3.16a These figures however cannot be guaranteed, and the economic climate in 2008/09, and possibly beyond, is likely to reduce the number of houses built, if only for a short period. It is not clear whether there will also be an effect on the projected population increases, and this may not be clear for a number of years. It is therefore prudent to continue to aspire to the target figure of 2250 units by 2025. This will be revisited during the preparation of the Local Development Plan, commencing in 2009.

Policy RES1 - Housing Land Supply

At all times at least 5 years supply of effective housing land will be available, taking into account the need to provide choice in terms of location, type and different market segments. The Council will monitor the land supply position and will prepare an annual housing land audit throughout the term of the Local Plan in consultation with relevant stakeholders, including: Scottish Government's Housing and Regeneration Directorate, Homes for Scotland, SEPA, SNH and Scottish Water in accordance with national planning guidance contained in Scottish Planning Policy. A two year land supply suitable for immediate development shall be maintained at all times.

See also: H3; HP1; HP2 of the Structure and Local Plans

The text below replaces paragraphs 3.2-3.9.

Table 3.4 - Clackmannanshire Housing Growth Target (2006 based) to 2017

Assessed housing need (to 2017)	2763	
Actual completions from base land supply (2006-2008)	-669	
Assumed completions from potential land supply (2008-2017) ¹	-1824	
Add Flexibility at 15%	33	
Allowance for small sites*, conversions, windfall and urban capacity sites**	-693	
Requirement	-390	
Target (2006-2017)²	1188	
Target minus Surplus Requirement	798	
New Alteration Sites	Eastern Clackmannanshire Growth Area	-320
	Alloa Academy, Claremont, Alloa	-107
	35 Primrose Street, Alloa	-4
	Central Parkland, Mar Policies, Alloa	-38
	Former Co-op, Primrose Street, Alloa	-62
	Lornshill, Alloa	-20
	College, Branshill Road, Sauchie	-80
	Former Academy, Park Street, Alva	-48
	Middletonkerse, Menstrie	-175
Helensfield, Clackmannan	-55	
Outstanding requirement to 2017	-111	

¹ From 2008 Housing Land Audit which includes delivery up to 2017 of:
126 units of the 'white land' at Alloa SE
100 units of the 'white land' at Sauchie West
240 units of 'white land' at Coalsnaughton

* Small sites, conversions and windfall contribution - 30 p/a therefore
2006-17 = 330

** UCS Contribution - 75% of total likely sites = 363

² Target from 2004 to 2025 = 2250, therefore 108 per annum, therefore
Target for 2006 to 2017 = 11 x 108 = 1188

3.17a The requirement for the period beyond 2017 will be addressed through the Council's Local Development Plan which commenced in 2009.

Enabling Development and Tourism

3.18a The development of a site can help to achieve other aims rather than simply providing more housing. This type of 'enabling' development can normally be achieved relatively easily within the settlement boundaries, where development is generally accepted and encouraged in order to preserve the countryside and prevent its urbanisation. There are instances however where enabling development in the countryside can be just as necessary and desirable as it is within the settlement areas. This is also the case with 'problem' sites, such as contaminated, degraded sites or inappropriate uses in the countryside.

The text below replaces paragraphs 3.2-3.9.

- 3.19a The more restrictive countryside policies generally make this more difficult to achieve however, therefore, where appropriate, the Council will support appropriate development which would achieve a significant or exceptional outcome through enabling uses, and the removal or improvement of problem sites, if the proposals are considered to represent the most appropriate solution.
- 3.20a Sites must not be deliberately left to become problem sites in order to argue a case for development. There will be cases where improvement grants or even enforcement action may be considered rather than resorting to development to address the problem.
- 3.21a Because of the issues highlighted above, the Council has considered a number of sites in the countryside where carefully planned development may be appropriate. At Lornshill, the operation of a plant hire business which has its access very close to the Lornshill Academy causes a conflict of uses, particularly regarding traffic movements at busy times. In order to remedy this, and additionally remove the use from the green belt and improve the setting and condition of the listed farmhouse building on the site, it is considered acceptable to allow a limited number of new build units on the site of the plant hire operation. This would allow the business to be relocated and address some of the issues surrounding the site.
- 3.22a Three golf clubs in Clackmannanshire, Muckhart, Dollar and Braehead have approached the Council with a view to developing land in their ownership for low density housing in order to generate capital to re-invest in the club in order to make it more attractive to visitors and to encourage new members. Policy RES1a therefore identifies the criteria under which such proposals may be considered favourably. Proposals should be to fund one-off significant capital projects rather than ongoing running costs or maintenance. It is considered that proposals to utilise existing attractions to increase visitor numbers and spending in Clackmannanshire are commendable and should be supported in principle. All of the Clubs are proposing to develop housing on land which they own in order to finance significant investment in improvement works to their current clubhouse or the construction of a completely new clubhouse. Consideration of such proposals through the Local Plan process will allow the necessary considerations of Policy RES1a to be addressed. In particular, the land at Braehead lies within an area of Greenbelt and will require careful assessment.

The text below replaces paragraphs 3.2-3.9.

Policy RES1a - Tourism related Golf Course Enabling Development

Enabling development in the form of low density housing development will be considered favourably in order to finance one-off substantial capital projects at Muckhart, Dollar and Braehead golf clubs, provided that:

- It can be demonstrated that the project will benefit the community or Clackmannanshire in general.
- No other funding mechanism is realistically available without any enabling building.
- No solutions involving a more modest capital project which may not require enabling development would meet the same aims.
- A Business Plan is provided which identifies the minimum amount of enabling development reasonably required for the project to be implemented.
- A legal condition will normally be required such that a Business Plan and phasing are agreed with the Council prior to construction commencing.

Applications for development must include:

- Details of infrastructure and services, particularly water supply and sewage arrangements, and any upgrades required.
- Transport and access arrangements and any improvements required.
- Landscape and visual impact assessments where required.
- Consideration of amenity and environment and measures to address any issues.

Proposals promoted through this Policy, while being exceptionally supported, will have to demonstrate good principles of design, siting, etc. in accordance with other policies of the Development Plan.

The text below replaces paragraph 3.14.

3.23a Among other aims, the Scottish Government's Purpose and National Outcomes seek to develop "strong, resilient and supportive communities where people take responsibility for their own actions and how they affect others". Planning can help to achieve this by taking the lead in "creating the conditions in which these communities can develop and flourish.". The planning system can support and apply mechanisms to provide for more affordable housing within their area where there is an identified need. Scottish Planning Policy states that the physical requirements of people with special or particular needs, in terms of special housing provision and access to general housing, should also be taken into account. The Council is committed to ensuring that all sectors of housing need are provided for within the housing market area of Clackmannanshire. Clackmannanshire has a dedicated site for Travelling People, at Westhaugh near Alva.

Residential Development - Schedule of Sites for Local Plan Alteration

Plan Ref	Location	No Units ¹	Afford ²	Site Area (ha's)	Market Segment	Density	Status ³	Owner/ Developer	Development Guidelines ⁴
ALLOA - Policies [Map 1]									
H1	Hilton Road, Site 1	(115)	29	6.95	Speculative New Build/ Affordable and Particular Needs in accord with Policy RES5	Medium [Low]	(E)	UDV/Diageo	Existing/Previous Use: Business/Vacant/Grazing/ Recreation Subject to Development Brief and a Masterplan for the whole site, including a requirement for the retention and development of the remaining business area to the north side of Carsebridge Road and the relocation of the business elements on the proposed residential site within Clackmannanshire. Potential HSE issues regarding adjacent bonded warehouses. Provision of active/passive open space. Access from Relief Road. Structural planting/ landscaping to boundaries. Enhance and retain existing burn and woodland on site. Ground conditions will require investigation. Flood Risk Assessment required. Funds for Public Art (in accordance with Policy INF13) will be required.
H2	Hilton Road, Site 2	(8)	0	0.18	Speculative New Build	Medium [High]	(E)	UDV/Diageo	Existing/Previous Use: Vacant Access from Hilton Road. Flood Risk Assessment required. HSE consultation zones are relevant and development must be subject to the necessary clearance by HSE.
H3	Hospital, Ashley Terrace	(22)	0	0.63	Speculative New Build	High	(E)	Forth Valley NHS Trust	Existing/Previous Use: Hospital Subject to Development Brief. Access from Ashley Terrace. Conversion of original building with sensitively designed new build. Maximum 2 storeys to north of site. Frontage to Ashley Terrace and Sunnyside Rd. Off-street parking required.

Residential Development - Schedule of Sites for Local Plan Alteration

Plan Ref	Location	No Units ¹	Afford ²	Site Area (ha's)	Market Segment	Density	Status ³	Owner/ Developer	Development Guidelines ⁴
ALLOA - Policies [Map 1] (continued)									
H4	Health Centre	(20)	0	1.13	Speculative New Build	Medium	(E)	Forth Valley NHS Trust / Clackmannanshire Council	Existing/Previous Use: Health Centre Subject to Development Brief. Potential for a mixed use development with a suitable mix of uses considered in relation to the sites position. Development will be subject to a sequential test which will favour commercial/business/leisure in advance of housing. An element of enabling housing development may be considered. High amenity site bounded with Listed Buildings. Majority of the site lies within the Alloa Glebe Conservation Area. Access from Marshall and closure of existing access from Mar Place. Pedestrian crossing required on Mar Place. Contribution to traffic management may be required. Maximum 3 storeys. Safeguard existing mature trees and augment with new landscaping. Flood Risk Assessment may be required. Funds for Public Art (in accordance with Policy INF13) will be required.
H5	South Earlsfield 2, Bowhouse Road	126	0	4.57	Speculative New Build	Medium	(A) 05/00420/FULL	Allan Water Developments	Existing/Previous Use: Open Space Development subject to the approval of a landscaping scheme to include details of trees to be retained. Funds for Public Art (in accordance with Policy INF13) will be required.
H6	The Shore	80	0	4.90	Speculative New Build	High	(A) 05/00250/OUT 07/00232/RES 08/00028/FULL 08/00059/FULL	Highmore Homes North Ltd	Existing/Previous Use: Business/Recreation Mixed use development including leisure, retail, industrial, business, recreation and residential uses. The site lies within the Alloa Conservation Area. Flood Risk Assessment may be required. Funds for Public Art (in accordance with Policy INF13) will be required.

Residential Development - Schedule of Sites for Local Plan Alteration

Plan Ref	Location	No Units ¹	Afford ²	Site Area (ha's)	Market Segment	Density	Status ³	Owner/ Developer	Development Guidelines ⁴
ALLOA - Policies [Map 1] (continued)									
H7	Alloa Academy, Claremont	107	0	4.51	Speculative New Build	Medium [Low]	(A)	Clackmannanshire Council	Existing/Previous Use: Academy and Playing Fields Subject to Development Brief. Site-specific protected species surveys likely to be required from any developer. Provision of adequate compensatory provision for loss of open space within the development site is required (as per SPP11) Individual site based flood risk assessments; Use of SUDS on site to attenuate development impacts on drainage system and watercourses. Funds for Public Art (in accordance with Policy INF13) will be required.
H8	Land at Elm Grove	48	48	1.30	Affordable and Particular Needs	High	(A)	Ochil View HA	Existing/Previous Use: Residential Site forms part of the housing based regeneration plan for the Bowmar area. Plan includes some demolition and rebuild as well as environmental enhancements and changes to access routes and circulation.
H9	Land at Ash Grove	48	48	1.44	Affordable and Particular Needs	High [Medium]	(E) 07/00298/FULL Under construction	Ochil View HA	Existing/Previous Use: Residential Site forms part of the housing based regeneration plan for the Bowmar area. Plan includes some demolition and rebuild as well as environmental enhancements and changes to access routes and circulation.

Residential Development - Schedule of Sites for Local Plan Alteration

Plan Ref	Location	No Units ¹	Afford ²	Site Area (ha's)	Market Segment	Density	Status ³	Owner/ Developer	Development Guidelines ⁴
ALLOA - Proposals [Map 1]									
H10	Alloa Park, Site 3	46	0	3.51	Speculative New Build	Medium	(E) C/099/001 02/00283/RES 06/00285/FULL	Earl of Mar and Kellie/Allan Water Developments	Existing/Previous Use: Agriculture/Open Space Development of entire area subject to a Masterplan to secure phased provision of a range of housing types and tenures and community infrastructure. Subject to Development Briefs for entire site and for each phase. Structural planting and landscaping required to all site boundaries, and provision of community woodland. Access will be from distributor road off Clackmannan Road roundabout.
H11	35 Primrose Street	4	0	0.04	Speculative conversion	High	(E) Complete	Dollar Property Co.	Existing/Previous Use: Offices/Store/Shop Conversion of ground floor to flats. Partial demolition required. Private car parking and private amenity space required.
H12	Central Parkland, Mar Policies	38	38	1.02	Speculative new build	High	(A)	Ochil View HA	Existing/Previous Use: Residential Site forms part of the housing based regeneration plan for the Bowmar area. Plan includes some demolition and rebuild as well as environmental enhancements and changes to access routes and circulation. Individual site based flood risk assessment required; Use of SUDS on site to attenuate development impacts on drainage system and watercourses.
H13	Alloa Park, Site 4	110	0	4.61	Speculative New Build	Medium	(E) Completed	Bellway Homes	Existing/Previous Use: Agriculture/Open Space Part of the larger development at Alloa South East, subject to a Masterplan to secure phased provision of a range of housing types and tenures and community infrastructure. Subject to Development Briefs for entire site and for each phase. Structural planting and landscaping required to all site boundaries, and provision of community woodland. Access will be from distributor road off Clackmannan Road roundabout.

Residential Development - Schedule of Sites for Local Plan Alteration

Plan Ref	Location	No Units ¹	Afford ²	Site Area (ha's)	Market Segment	Density	Status ³	Owner/ Developer	Development Guidelines ⁴
ALLOA - Proposals [Map 1] (continued)									
H14	Former Brewery Recreational Club	27	0	1.21	Speculative New Build	Medium	(A) Complete	Strathclyde Homes	Existing/Previous Use: Recreational Club Development subject to traffic calming, improved access links and a contribution to upgrading play areas and open space at Argyll Street and Greenfield. A noise report is also required in relation to the adjacent rail line.
H15	Mill Street/East Vennel	9	0	0.03	Speculative New Build	High	(A) Complete	Locate Developments	Existing/Previous Use: Storage/Derelict Development includes 2 shop units at ground floor level. Contribution required to off-street parking.
H16	Former Jaeger Factory	34	0	6.94	Speculative New Build	Medium	(E) Complete	Muir Homes	Existing/Previous Use: Business/Part Vacant Factory
H17	Alloa Park, Phase 2	36	0	2.44	Speculative New Build	Medium	(E) Complete	Robertson Homes	Existing/Previous Use: Agriculture/Open Space Development of entire area subject to a Masterplan to secure phased provision of a range of housing types and tenures and community infrastructure. Subject to Development Briefs for entire site and for each phase. Structural planting and landscaping required to all site boundaries, and provision of community woodland. Access will be from distributor road off Clackmannan Road roundabout.
H18	68 Mill Street	10	0	0.09	Speculative New Build/Conversion	High	(A) 06/00384/FULL 08/00052/FULL	Cumming Development	Existing/Previous Use: Snooker Club/Vacant Part conversion and part new build. Should respect the adjacent B listed building. Developer contributions required towards parking management.

Residential Development - Schedule of Sites for Local Plan Alteration

Plan Ref	Location	No Units ¹	Afford ²	Site Area (ha's)	Market Segment	Density	Status ³	Owner/ Developer	Development Guidelines ⁴
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ALLOA - Proposals [Map 1] (continued)

H19	Alloa Park, Phase 3	36	0	1.71	Speculative New Build	Medium	(E) Complete	Robertson Homes	Existing/Previous Use: Agriculture/Open Space Development of entire area subject to a Masterplan to secure phased provision of a range of housing types and tenures and community infrastructure. Subject to Development Briefs for entire site and for each phase. Structural planting and landscaping required to all site boundaries, and provision of community woodland. Access will be from distributor road off Clackmannan Road roundabout.
H20	Former Co-op, Primrose Street	62	15	0.47	Speculative New Build	High	(A)	Zoom Developments	Existing/Previous Use: Retail Mixed use residential and commercial development with shop units on the ground floor. Development to respect the neighbouring B Listed Speirs Centre. Opportunity to 'open up' the rear of the building to create a frontage to the car parks and Alloa station beyond. Funds for Public Art (in accordance with Policy INF13) will be required.

SAUCHIE - Policies [Map 1]

H21	Todd's Yard	(15)	0	1.19	Speculative New Build	Low	(E) 05/00095/FULL	Mulraney Investments	Existing/Previous Use: Business Subject to Development Brief. Access from Keilarsbrae to be upgraded to adoptable standard. Site clearance required. Structural planting to northern boundary with retention of existing woodland. Maximum 2 storey. Provision of equipped toddler's play area. Ground conditions will require investigation.
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Residential Development - Schedule of Sites for Local Plan Alteration

Plan Ref	Location	No Units ¹	Afford ²	Site Area (ha's)	Market Segment	Density	Status ³	Owner/ Developer	Development Guidelines ⁴
H22	Sauchie West	300	75	52.81	Speculative New Build/ affordable homes in accord with Policy RES5	Mixed	(A) 07/00039/OUT	Stewart Milne Holdings	Existing/Previous Use: Agriculture Likely yield is for the period to 2017 and is for the first phases within the urban expansion area of Sauchie West. Whole site is expected to deliver approximately 800 units, Subject to Masterplan with stated phasing for the entire expansion area. Funding to secure adequate primary school provision likely required. Detailed flood risk assessment required to determine a suitable SUDS scheme for the land within the entire town expansion area.. Enhancement to Green Belt setting and adjacent woodlands/creation of new woodland and enhancement of established adjacent woodlands required to form quality habitats and connections in general accord with CBAP targets. Protected species surveys relating to the adjacent woodland areas and habitats will likely be required from the developers. Enhancement of local footpath/leisure routes required to link with Sauchie, Lornshill and Inglewood. Structural planting required and new woodland planting to south. Active and passive open space required within the development to the standards in SPP11 or potentially including off site. Roundabout required at B9140/B908 junction with road alignment of B908. Coal reserves require to be considered relative to Policy EN21. Funds for Public Art will be required in accordance with Policy INF13. The nature of affordable homes to be delivered on site to relate to the assessed housing needs for the area. Protection of tree root and nutrient zones for any nearby Ancient Woodland and other woodland required through Development Management processes. Site layout and building construction to adequately provide for passive solar gain and energy efficiency .

Residential Development - Schedule of Sites for Local Plan Alteration

Plan Ref	Location	No Units ¹	Afford ²	Site Area (ha's)	Market Segment	Density	Status ³	Owner/ Developer	Development Guidelines ⁴
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SAUCHIE - Policies [Map 1] (continued)

H23	College, Branshill Road	80	20	5.52	Speculative New Build and affordable homes in accord with Policy RES5	Medium	(A)	Forth Valley College	Existing/Previous Use: Education The college is scheduled to relocate by 2011/12. Whole site to deliver approximately 136 homes, with 80 built prior to 2017. Development Brief prepared for the site. Funds for Public Art required in accordance with Policy INF13
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SAUCHIE - Proposals [Map 1]

H24	Carsebridge Row	7	0	0.74	Speculative New Build	Medium	(E) 00/00315/OUT	Mickbrick Properties	Existing/Previous Use: Vacant. Access from A908 to be shared with Business Park. Landscaping to perimeter. Ground conditions will require investigation. Flood Risk Assessment may be required.
H25	Collyland Road West	12	0	0.71	Speculative New Build	Medium	(E) 06/00382/FULL Under construction Complete	Clyde Homes Ltd	Existing/Previous Use: Public Open Space Access from Collyland Rd. Structural planting to west and south. Ground conditions will require investigation. Pedestrian link with open space area to south. Play area provision required on enhancement to existing facility.
H26	Burnee	4	0	0.25	Speculative New Build	Medium	(A) 04/00405/FULL	Elite Properties	Existing/Previous Use: Open Space Site stability investigations required prior to development.
H27	The Manse, Main Street	8	0	0.14	Speculative New Build	High	(A) 06/00308/FULL	Springfield Homes	Existing/Previous Use: Former Garden Ground Development subject to contribution to enhance public open space and play areas in the vicinity. Existing boundary wall should be retained.
H28	Preston Terrace	16	0	0.23	Speculative New Build	Medium	(A) 05/00319/FULL	Excel Joinery and Construction	Existing/Previous Use: Bus Depot Development subject to contribution for the provision of public open space and play area enhancement in the vicinity of the development. Contamination investigation and remediation required.

Residential Development - Schedule of Sites for Local Plan Alteration

Plan Ref	Location	No Units ¹	Afford ²	Site Area (ha's)	Market Segment	Density	Status ³	Owner/ Developer	Development Guidelines ⁴
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SAUCHIE - Proposals [Map 1] (continued)

H29	Mar Place	15	15	0.29	Housing Association / Particular needs	High	(A) 07/00463/FULL Completed	Ochil View HA	Existing/Previous Use: Disused College Annex Commuted sum required to finance the repositioning of a bus stop and shelter.
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DEVON VILLAGE - Policies [Map 6]

H30	Blackfaulds	(6)	0	2.87	Speculative New Build	Low	(E) 04/00310/FULL 05/00241/FULL 06/00388/FULL Under construction	Marshall Construction	Existing/Previous Use: Agriculture Subject to Development Brief. Access from A908. Traffic calming may be required. Paddock style development or development which positively relates to adjacent livery business. Maximum 1½ storeys. Ground conditions will require investigation to ascertain mineral stability and flood risk. Links to CCPN and right of way required. Retain and enhance planting to west. New structural planting along south and east boundaries required with enhancement of burn.
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DEVON VILLAGE - Proposals [Map 6]

H31	Blackfaulds Steading	11	0	0.84	Speculative New Build	Medium	(A) 06/00388/FULL	Marshall Construction	Existing/Previous Use: Agricultural Steading Development to use traditional materials. Contamination and bat roost surveys to be carried out prior to development. Conditions applied in relation to any future alterations and extensions.
H32	23/24 Benview	6	0	0.39	Speculative New Build	Low	(A) 08/00043/FULL	Excel Joinery and Construction	Existing/Previous Use: Residential Demolition and redevelopment of site to include public art incorporated into the boundary wall of the development.

Residential Development - Schedule of Sites for Local Plan Alteration

Plan Ref	Location	No Units ¹	Afford ²	Site Area (ha's)	Market Segment	Density	Status ³	Owner/ Developer	Development Guidelines ⁴
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TULLIBODY and CAMBUS - Policies [Map 2]

H33	Stirling Road	98	0	2.42	Speculative New Build/ affordable homes LCHO (accelerated programme)	High	(E) 06/00033/RES Under construction	Carronvale Homes	Existing/Previous Use: Vacant Subject to Development Brief- Any proposals to alter or relocate the existing play area in order to accommodate new development must comprise a design which is open to ready surveillance by residents and secure from any business development on adjacent land.
H34	Alloa Road	95	24	1.50	Speculative New Build and affordable homes in accord with Policy RES5	High	(E) 08/00295/FULL	Barratt East Scotland	Existing/Previous Use: Vacant Site (former Tullis Factory) Development Brief prepared. Access from Alloa Road. High quality development to reflect former Listed Building. Potential for limited 3½/4 storey elements to road frontage. Peripheral landscaping will be required, with development set back from Alloa Road frontage. Incorporation of public art feature to reflect former Tannery use. Ground remediation may be required. Commuted payment required for adjacent play park.

TULLIBODY and CAMBUS - Proposals [Map 2]

H35	Main Street, Cambus	16	0	0.36	Low Cost/New Build	High	(E) 07/00348/FULL 08/00149/FULL	Carronvale Homes	Existing/Previous Use: Vacant (Cleared Site) Access from Main Street. High quality development frontage to Main Street. Boundary treatments required. Parking to rear.
H36	Newmills, Phase 2	14	14	0.26	Speculative New Build/General Needs	High	(A) 07/00341/FULL Under construction Complete	Ochil View HA	Existing/Previous Use: Residential Phase 2 of Ochil View HA development to replace earlier flatted development. Contributions required to improve the Newmills streetscape.

Residential Development - Schedule of Sites for Local Plan Alteration

Plan Ref	Location	No Units ¹	Afford ²	Site Area (ha's)	Market Segment	Density	Status ³	Owner/ Developer	Development Guidelines ⁴
TULLIBODY and CAMBUS - Proposals [Map 2] (continued)									
H37	Muirside West	14		0.86	Speculative New Build	Medium	(E) 04/00425/FULL 06/00087/FULL Complete	Murdoch Smith	Existing/Previous Use: Vacant/Agriculture Part of a larger development at Muirside.
H38	Muirside 9A & B	10		6.61	Speculative New Build	Medium	(E) 05/00055/FULL 05/00418/FULL 06/00307/FULL 06/00346/FULL 06/00381/FULL Complete	George Wimpey	Existing/Previous Use: Vacant/Agriculture Part of a larger development at Muirside.
H39	Baingle Brae	6		0.19	Speculative New Build	Medium	(A) 07/00297/OUT	Benhar Developments	Existing/Previous Use: Club Design statement to be submitted as part of any reserved matters application. Buildings should not exceed 2 storeys in height. An adoptable shared cycle/pedestrian link should be provided to Ochil Street and the development should include an element of public art.
H40	Muirside (Lethen View)	9		0.40	Speculative New Build	Medium	(E)	Marshall Homes	Existing/Previous Use: Vacant Farm Buildings Part of the larger Muirside development. Part of the site originally identified for community facilities, however development permitted subject to the funding of other community benefits within the Muirside development.

CLACKMANNAN - Policies [Map 10]									
H41	North Street/Main Street	(6)	0	0.11	Speculative New Build	High	(E)	Stirling Fibre/Ochil View HA	Existing/Previous Use: Vacant Business Premises Sensitively designed infill development within conservation area to front Main Street and North Street. Maximum 2 storey. Shared access from North Street with retention of existing rights of access.

Residential Development - Schedule of Sites for Local Plan Alteration

Plan Ref	Location	No Units ¹	Afford ²	Site Area (ha's)	Market Segment	Density	Status ³	Owner/ Developer	Development Guidelines ⁴
CLACKMANNAN - Proposals [Map 10]									
H42	Burnside, Phase 1 & 2	81	0	5.20	Speculative New Build	Medium	(E) 06/00313/FULL 07/00307/FULL	Carronvale Homes	Existing/Previous Use: Agriculture Subject to Development Brief. Vehicular link between Phases 1 and 2 required. Access onto Riccarton with traffic calming and repositioning of speed restriction, to Roads Authority approval. Equipped children's play area required to serve Phases 1 and 2. Ground conditions require investigation. Enhancement of the burn with associated landscaped buffer zone required. Structural planting to site perimeter. 1/1½ storey.
H43	Duke Street, Phase 6	8	0	2.29	Speculative New Build	Medium	(E) 04/00386/RES Complete	Caledonia Homes	Existing/Previous Use: Agriculture Access from Marquis Drive. Maximum 2 storeys, not exceeding roof heights of phase 5.
H44	Helensfield	55	14	6.57	Speculative New Build and affordable homes in accord with Policy RES5	Medium		Premier Properties (Fife) Limited	Existing/Previous Use: Agriculture (Grazing) Subject to Development Brief with accompanying Design Statement that includes access from A907 to be a new roundabout with controlled cycle and pedestrian crossing to the national cycle route. All buildings on site to be maximum 1.5 storeys high. Gross site allocated includes disturbed land (quarry etc) and this requires to be promoted as open space / habitat value. Developer to secure enhanced landscape and biodiversity values for adjacent riparian features and woodland, and establish quality footpath links to the path network, and with good access. Developer to provide children's play area and kick about facility on site to the standards given in SPP11. Careful attention to urban design quality and roofscape is required to protect the historic and landscape setting of Clackmannan. Funds for Public Art in accordance with Policy INF13 will be required.

Residential Development - Schedule of Sites for Local Plan Alteration

Plan Ref	Location	No Units ¹	Afford ²	Site Area (ha's)	Market Segment	Density	Status ³	Owner/ Developer	Development Guidelines ⁴
FORESTMILL - Proposals [Map 9]									
H45	Forestmill	320 (1250)	70 (275)	121.81	Speculative New Build/ affordable homes in accord with Policy RES5	Medium	(A) 06/00283/OUT	Hermiston Securities Ltd.	<p>Existing/Previous Use: Agriculture</p> <p>Whole site to deliver approximately 1250 homes of which 275 will require to be affordable, with 320 built prior to 2017, including an element of the affordable requirement. Any developer will be required to enter into legal agreement for any commuted provision that may be required in agreement with the Council.</p> <p>Access from A977 with two roundabouts to the standards required by the Council.</p> <p>The development must provide local education, community services and commercial leisure facilities close to housing, thereby minimising the need to travel. There will also be an obligation on the developer to restore/remediate the adjacent Meadowhill / Gartknowie opencast site as part of the environmental improvements in the area. A Masterplan and related Development Briefs will be required. A Design Statement for the entire village to be approved by the Council together with . legal agreements to secure funding and with the phased implementation of physical and community infrastructure. The Masterplan should be guided by a number of key principles including</p> <ul style="list-style-type: none"> • Clear urban design principles focusing on creating a workable community, a sense of place, a distinct identity and a quality environment. • Achievement of a range and mix of house types to establish a balanced community and to deliver homes that can help meet the assessed housing needs related to policy RES 5. • Opportunities to achieve mixed use and

Residential Development - Schedule of Sites for Local Plan Alteration

Plan Ref	Location	No Units ¹	Afford ²	Site Area (ha's)	Market Segment	Density	Status ³	Owner/ Developer	Development Guidelines ⁴
									<p>include or be easily accessible to strategic employment sites, such as the nearby Castlebridge Business Park.</p> <ul style="list-style-type: none"> • Provision for appropriate local facilities including local shops, community facilities, leisure/recreation and primary school provisions. • Fully developing the leisure potential of the area as part of the development and adjoining areas, maximising the potential for local job-creation while providing new leisure facilities for residents of surrounding areas, e.g. potential for new golf course, health club and equestrian facilities, as well as a hotel and ancillary developments. • Achievement of accessibility by cycling/walking to a range of local services and facilities as well as sustainable transport links to Alloa and other local centres. • Traffic management within the wider road network, including appropriate mitigation measures. • Minimising the use of energy and water, maximising energy efficiency, and utilising locally-generated renewable forms of energy production such as solar and wind as far as possible. • Act as a model of good practice in orientating and designing buildings to maximise passive solar gain/to reduce energy use/and to encourage natural ventilation in accordance with the Council's Sustainable design and Construction policy and Guidelines. • Optimising the potential to achieve all of the above whilst minimising the environmental impact of the development and its impact on

Residential Development - Schedule of Sites for Local Plan Alteration

Plan Ref	Location	No Units ¹	Afford ²	Site Area (ha's)	Market Segment	Density	Status ³	Owner/ Developer	Development Guidelines ⁴
									<p>the landscape of Clackmannanshire. This will requires that the mitigation and enhancement measures mentioned in the Environmental Report are firstly assessed in detail e.g. protected species and habitat surveys are done as relevant and required, and any development protects and enhances the natural heritage in the area for future generations by avoiding unacceptable impacts.</p> <ul style="list-style-type: none"> Funds for high quality integrated Public Art in accordance with Policy INF13 will be required. <p>First completions expected in 2013.</p>

MENSTRIE - Proposals [Map 4]									
H46	Menstrie Mains (Site 7)	12	0	0.74	Speculative New Build	Medium	(A) 07/00205/FULL Under construction Complete	Gladedale	Existing/Previous Use: Agriculture Forms part of the larger Menstrie Mains development.
H47	Laurelbank	11	0	1.88	Speculative New Build	Medium	(E) Complete	Murdoch Smith	Existing/Previous Use: Grazing Subject to Development Brief. Structural/landscape planting to site boundaries. Access from A91 with traffic calming required. Maximum 2 storeys. Toddler's play area required.

Residential Development - Schedule of Sites for Local Plan Alteration

Plan Ref	Location	No Units ¹	Afford ²	Site Area (ha's)	Market Segment	Density	Status ³	Owner/ Developer	Development Guidelines ⁴
MENSTRIE - Proposals [Map 4] (continued)									
H48	Menstrie Mains, Site 6	25		2.74	Speculative New Build	Medium	Complete	Gladedale	Existing/Previous Use: Agriculture Development of Phase 1 (west of mineral railway) subject to Masterplan and legal agreement to secure provision of a range of housing types/tenures and community infrastructure including on/off site recreational facility provision, extensions to the Community Centre and Primary School, and on/off site road infrastructure improvements. Access to the site is from the distributor road off the roundabout to the west of Menstrie. Each phase will be subject to a Development Brief to control detailed design requirements and provision of localised facilities within each site such as equipped toddler's play areas. Potential access to Phase 2 (east of mineral railway) to be safeguarded. Community woodland and enhancement to burn required.
H49	Ochil Road	5		0.25	Speculative New Build	Medium	(A) 07/00438/FULL	W McLaren and Sons	Existing/Previous Use: Dwellinghouse/Garden Erection of 4 new houses and subdivision/alterations to 1 house to form 2 houses. Development to use traditional materials.
H50	Middletonkerse	175	36	9.25	Speculative New Build/ affordable homes in accord with Policy RES5	Medium		Gladedale (Central Scotland) Ltd.	Existing uses: Agriculture Subject to Development Brief and Design Statement. Developer to create main access from the Menstrie Mains development to the west of the site and to create link to C101. Improvements to C101, including the hump back bridge, and the C101/ A91 junction. There is a TPO on site. Detailed Flood Risk Assessment required to determine ground conditions and water management requirements on/for site. Developer to provide for associated primary education needs, formal and informal open space provision, Including of site provision. Funds for Public Art (in accordance with Policy INF13) will be required. .

Residential Development - Schedule of Sites for Local Plan Alteration

Plan Ref	Location	No Units ¹	Afford ²	Site Area (ha's)	Market Segment	Density	Status ³	Owner/ Developer	Development Guidelines ⁴
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ALVA - Policies [Map 5]

H51	Beauclerc Street	17	0	1.13	Speculative New Build	Medium	(E) 00/00104/OUT 07/00008/OUT 07/00031/FULL 07/00032/LIST	Modelrange Ltd.	Existing/Previous Use: Business/Vacant Subject to Development Brief. Redevelopment of vacant premises. Partial site clearance required. De-contamination may be required. Former Island House Studio to be retained. Safeguard capability for adequate golf course access and car parking, and access to Alva Glen/MacArthur Braes. Part constrained by services zones. Peripheral landscaping required. Maximum 1½ storeys for buildings lying to the northern part of the site. Junction improvement required to Brook Street.
H52	Former Academy, Park Street	(48)	10	1.89	Speculative New Build/ affordable homes in accord with Policy RES5	Medium	(A)	Unknown	Existing/Previous Use: Academy and Playing Fields Subject to Development Brief.

ALVA - Proposals [Map 5]

H53	Brook Street/Back Road	13	0	0.29	Speculative New Build and Conversion	High	(A) 04/00186/FULL 05/00054/FULL	Modelrange Ltd.	Existing/Previous Use: Industrial Partial demolition and conversion of former mill to form 12 flats and houses and erection of 2 houses.
H54	Brookfield Depot Site	92	0	4.62	Speculative New Build	Medium	(A) 04/00328/FULL 06/00137/RES	David Hodgson Holdings	Existing/Previous Use: Industrial/Retail Site to include the provision of a play area, pedestrian/cycle paths and approved SUDS scheme.
H55	Former Alva Glen Hotel	4	0	0.12	Speculative Conversion	High	(A)	Shabaz Moqsud	Existing/Previous Use: Hotel/Public House Planning permission to convert the upper floors of hotel/public house to residential flats has lapsed. There is potential for the whole building to be redeveloped therefore the number of units may rise slightly.
H56	Washington House, Stirling Street	4	0	0.05	Speculative Conversion	High	(A) 05/00121/FULL	D and C Developments	Existing/Previous Use: Offices Alterations, extension and change of use to form 4 flats above the commercial premises on the ground floor.

Residential Development - Schedule of Sites for Local Plan Alteration

Plan Ref	Location	No Units ¹	Afford ²	Site Area (ha's)	Market Segment	Density	Status ³	Owner/ Developer	Development Guidelines ⁴
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ALVA - Proposals [Map 5] (continued)

H57	Former Nightclub Premises at 68 Stirling Street	5	0	0.16	Speculative Conversion	High	(A) 05/00395/FULL Complete	Keith Preston	Existing/Previous Use: Nightclub Flatted conversion of upper floor to respect traditional character of building.
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TILLCOUNTRY - Policies [Map 3]

H58	Devonpark Mills	(12)	12	0.23	Affordable and Particular Needs	High	(E)	Ochil View HA	Existing/Previous Use: Vacant/Public Open Space Subject to Development Brief. Access from access road to Devonpark Business Park. Maximum 2 storey to front Alexandra Street. Flood Risk Assessment may be required.
H59	Dollar Road	8	0	0.84	Speculative New Build	Low	(E)	A Rodenburg	Existing/Previous Use: Garden Centre/Golf Driving Range Subject to Development Brief. Single access from A91. Maximum 1½ storeys to front A91. Wide landscaping strip to road frontage. Traditional cottage style development. Structural planting to south and west boundaries. Protection and enhancement of existing burn. Flood Risk Assessment will be required.

Residential Development - Schedule of Sites for Local Plan Alteration

Plan Ref	Location	No Units ¹	Afford ²	Site Area (ha's)	Market Segment	Density	Status ³	Owner/ Developer	Development Guidelines ⁴
TILICOULTRY - Policies [Map 3] (continued)									
H60	Lower Mill Street	(50)	(10)	10.04	Speculative New Build/Part Low Cost (See Policy RES5)	Medium	(E) 03/00174/OUT 05/00174/OUT 07/00415/FULL	Hallam Land Management	Existing/Previous Use: Agriculture Subject to Development Brief and agreement of a Masterplan. Structural planting to site perimeters and with wetland feature between south boundary of the site and the River Devon. Access from Lower Mill Street. Junction improvement/bridge enhancement to A91/Lower Mill Street required. Traffic management measures required at Marchglen. Maximum 2 storey buildings with variety and mix of house types to include affordable housing element. Ground conditions will require to be investigated. Flood study required. Recreational open space required within site or commuted payment for off site provision. Children's play area within site.
H61	Clock Mill	6	0	0.04	Speculative Conversion	High	(A) 06/00407/FULL Complete	Country Homes	Existing/Previous Use: Offices Alterations require to be sympathetic to the Category B listed building and its location within a Conservation Area.

Residential Development - Schedule of Sites for Local Plan Alteration

Plan Ref	Location	No Units ¹	Afford ²	Site Area (ha's)	Market Segment	Density	Status ³	Owner/ Developer	Development Guidelines ⁴
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COALSNAUGHTON - Policies [Map 3]

H62	Coalsnaughton North	240	50	12.06	Speculative New Build/affordable homes and particular needs in accord with Policy RES5	Medium/High	(E) 05/00106/OUT	Hazeldine	Existing/Previous Use: Agriculture/Vacant Subject to Masterplan/Legal Agreement for entire expansion area to secure provision of a range and mix of housing types, tenures and community infrastructure including a feature in Community Art. Access from B9140 with traffic calming measures on B9140. Provision of community woodlands, structural planting, and landscaping to site perimeters, and amenity tree planting within the development. Enhancement of the existing burn corridor and environmental enhancement of the eastern side of The Glen. Subject to retention/reorientation/enhancement of existing sports field and enhancement of changing facility. Retention and enhancement of established footpath route at Crankie Brae. Provision of toddler's play area required. Ground conditions will require to be investigated. Stopping Up of Blackfaulds Street. Funds for Public Art (in accordance with Policy INF13) will be required
H63	Coalsnaughton North (The Glen)	52	18	2.35	Speculative New Build/Part Low Cost Home Ownership (LCHO)	Medium	(E) 06/00386/FULL	LMF Homes Ltd	Existing/Previous Use: Vacant Site Includes an element of housing for "Homestake". Pedestrian and traffic improvements required off-site as well as environmental enhancements.

DOLLAR - Policies [Map 7]

H64	Kellyburn	20	0	2.59	Speculative New Build	Low	(A) 07/00460/OUT	AWG/Taylor Wimpey	Existing/Previous Use: Agriculture Development forms part of a larger site which includes provision of land for a cemetery, playing field and ancillary facilities with associated car parking, road improvements and landscaping.
H65	1-3 Muckhart Road	8	0	0.21	Speculative Conversion	High	(A) 03/00257/FULL Complete	Colmartin	Existing/Previous Use: Vacant Dormitory Building Partial demolition, extensions and change of use to form 8 flats with associated car park and landscaping.

Residential Development - Schedule of Sites for Local Plan Alteration

Plan Ref	Location	No Units ¹	Afford ²	Site Area (ha's)	Market Segment	Density	Status ³	Owner/ Developer	Development Guidelines ⁴
COUNTRYSIDE - Policies [See individual sites for map number]									
H66	Dollarfield Steading [Map 7]	6	0	0.39	Speculative Conversion	Low	(A) 03/00306/FULL 07/00201/FULL Under construction Complete	Hillfoot Homes	Existing/Previous Use: Brewery/Farm Steading Development to use traditional materials.
H67	Dollarbeg [Map 7]	1	0	10.74	Speculative Conversion/Speculative New Build		(E) 03/00261/FULL Complete	Manor Kingdom	Existing/Previous Use: Woodland. Subject to a revised/updated Development Brief. Development to assist in meeting the Conservation Deficit towards restoring the Listed mansion house for residential use (or potential for tourism related use see Business Site 38). Any enabling new build residential development will be the subject of an open and detailed Development Appraisal, the aim being to restrict the number of new build residential units to the minimum required. The income from the sale of the converted units will be used to offset project capital expenditure. New housing will be subject to detailed timing arrangements in relation to works on the Listed Building. Access to Dollarbeg House and any new houses will only be from a new access off the B9140. Mechanism required for woodland management scheme. Enhanced footpath/cycle links to Dollar.
H68	Solsgirth [Map 9]	25	0	5.88	Speculative New Build	Low	(A) 06/00343/FULL	Lomond Homes	Existing/Previous Use: Vacant Land A Design Framework document will be required to be submitted. Flood Risk Assessment required.
H69	Naemoor Farm [Map 8]	7	0	0.53	Speculative Conversion	Medium	(A) 06/00135/FULL Under Construction	Murdoch Smith	Existing/Previous Use: Farm Steading/Storage Access road requires to be upgraded. No agricultural activity to take place within the site boundary upon occupation of the first house. Conditions applied in relation to any future alterations and extensions. Requires the approval of a SuDS scheme.

Residential Development - Schedule of Sites for Local Plan Alteration

Plan Ref	Location	No Units ¹	Afford ²	Site Area (ha's)	Market Segment	Density	Status ³	Owner/ Developer	Development Guidelines ⁴
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COUNTRYSIDE - Proposals [See individual sites for map number]

H70	Lornshill [Map 1]	20	0	0.84	Speculative New Build	Low	(A)	Petrie	Existing/Previous Use: Residential and Plant Hire Business Development of this site will allow for the relocation of the plant hire business to a more appropriate location and remove the potential for conflict between large vehicles entering and leaving the site and the Lornshill Academy traffic. Will also allow sympathetic restoration and refurbishment of the listed building at Lornshill and the creation of an attractive residential layout.
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¹ **NUMBER OF UNITS:** Actual units are sourced from planning consents or developers intentions. Estimates (in brackets) are usually based on assumed densities. Low: Serviced Plots – 10-20 units per hectare. Medium - 20-30 units per hectare. High: Low Cost/Special Need – 30-40 units per hectare.

² **AFFORDABLE:** The number of affordable units either agreed through an approved planning consent, indicated in a planning brief, advised by an RSL, or considered to be 25% of the site total, in accordance with Policy RES5.

³ **STATUS:** In the schedule, (A) and (E) relate to whether the site is part of the established supply from the 2008 Housing Land Audit (E) or a new site to meet the additional requirement (A). Planning application reference numbers have been included where sites have valid consents and those developments which are under construction have been identified. Quarterly monitoring reports on completions and supply are available separately (at the end of September, December, March and June).

⁴ **DEVELOPMENT GUIDELINES:** These provide general guidance which is considered to be of particular importance. They are not intended to be exhaustive and developers should always, therefore, discuss proposals with the Council prior to submitting applications and take cognisance of policies in the Local Plan text.

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