

**Third Alteration
Clackmannanshire and Stirling Structure Plan
Towards 2025 - Issues Report**

1. Introduction- The need for review.

- 1.1 The Clackmannanshire and Stirling Structure Plan was approved by Scottish Ministers four years ago, in 2002. Whilst the Plan remains relatively up to date, Policy H1 contains a commitment to review the housing land requirement at five year intervals. The need for such review is accentuated by the fact that the 2002 Plan was based on a now outdated 1996 projection of future housing requirements. There are now updated statistics based on the 2001 census including housing projections from a 2002 base date (the 2004 projections will be released later this year) and mid year population estimates for 2004. Recent new Scottish Planning Policy on a variety of topics also points to the need for some limited review of the Plan. Clackmannanshire and Stirling Councils recognise the importance of keeping development plans up to date and relevant.
- 1.2 The approved Structure Plan covers the period up until 2017. This current Alteration provides the opportunity to look further forward to 2025. This longer term approach is advocated by Scottish Planning Policy on Housing.

2. Purpose of this Report.

- 2.1 To highlight those elements of the approved Structure Plan which now require review and to set out the issues and options associated with such review. This report presents an overview of the scope and implications of potential changes to the Plan and the main strategic options in terms of meeting the future housing land requirement. Separate topic papers have also been produced to discuss particular issues such as housing and economic development. These papers will set the context for the Strategic Environmental Assessment (SEA) process (which is explained in the SEA scoping paper, Appendix 1) and for consultation with a range of agencies prior to publication of a Consultative Draft Plan in the Autumn of this year.

3. Scope of the Review

- 3.1 The Alteration focuses on addressing household growth and the requirements of Scottish Planning Policy 3 on housing. Scoping of the review has been carried out on the following basis:-
1. Does the Plan adequately reflect and interpret current legislation, government planning policy etc?

2. Does the Plan still accord with the corporate policies of the Council (including the community planning process)?
3. Does experience and monitoring since 2002 suggest that existing policies require clarification or alteration?
4. Have there been other developments or changes in circumstances that require to be taken into account in the Plan?

3.2 The results of the scoping exercise are summarised in tabular form in Appendix 1. This indicates the priorities to be addressed within this third alteration to the Plan. This paper covers the overall strategic planning considerations and separate topic papers have been prepared to cover other specific issues-

- Housing – Summarising the key characteristics of the housing market, population, household and economic trends including the housing land requirement.
- Waste - updating approach in light of the National and Forth Valley Area Waste Strategy.
- Minerals - updating the approach in light of National Policy (SPP16) and local research.
- Economic Development - updating approach in light of current trends and projections.
- Shopping - updating approach in light of current trends and projections.
- Environment - report outlines the current position and any relevant changes in relation to the range of environmental issues covered by the Plan.
- Rural Development - this report highlights particular rural issues including new national Planning Policy (SPP15) on rural development and the advent of the National Park.

4. Accommodating Housing Growth

4.1 The strategy for and scale of future housebuilding in the Structure Plan area is likely to be the most significant and potentially controversial element of the Alteration. New housebuilding is often seen in a negative light but it is necessary to meet housing need and promote choice and affordability within the housing market and to assist regeneration. Scottish Planning Policy (SPP3) requires -

- Identification of the land required for housing for at least 12 years from the date of adoption (this is likely to be 2019/20 for Stirling and Clackmannanshire).
- Identification of the settlements in which this 12 year supply will be provided and a broad indication of the land that will be required beyond the 12 year period preferably up to year 20 (Stirling and Clackmannanshire propose to identify this up to 2025).
- An action plan indicating how this land supply will be delivered.
- An indication of the requirement for affordable housing.

- 4.2 The Housing issues paper outlines the future projected requirement for housing land up to 2025 (table 3 page 25, Housing Issues Paper).

Table 1 Housing Land Requirement to 2025

	Stirling	Clackmannanshire
Total land requirement including programmed demolitions	11446	2952
Subtract Programmed Completions (2004-2009)	2469	2189
Subtract Potential Land Supply (2008-1017)	2978	744
Add 15% Flexibility	900	3
Subtract Urban Capacity/small sites	3524	2070
New Housing land requirement	3375	Minus 2048
Total New Requirement (Stirling minus Clackmannanshire Surplus)		1327

Analysis of the land supply indicates that there is a relatively healthy existing supply of land for the next 10-12 years (Fig 8 page 26) and annual audits will track performance of the land supply. Towards **2025 however there is an overall projected shortfall of 1327 houses**. This assumes that existing capacity within urban areas will play a greater role than previously anticipated. The approved plan estimated a contribution of 2226 units (Table 4.1 page 31 of the Structure Plan) from windfall sites. The new housing land requirement as calculated from Table 3 page 25 of the Housing Topic paper as informed by the Urban Capacity Study 2006 estimates a total contribution of 5594 units. This accounts only for those sites classed as “likely” in the Urban Capacity study and also includes an allowance for small windfall sites. Table 1 includes a potential surplus of land in Clackmannanshire.

- 4.3 Most of the additional projected growth in households originates within Stirling Council rather than the Clackmannanshire Council area. Research however shows that people in Stirling will also look to meet their housing need in Clackmannanshire and a significant percentage of house sales in Clackmannanshire arise from Stirling residents. This trend referred to as mobile demand demonstrates that there is a shared housing market between both Councils. In the previous Structure Plan both Council’s met their own housing needs. There is recognised potential to take a more co-ordinated approach to the housing land requirement within the shared housing market area. Such an approach is supported by the surplus capacity of urban land in Clackmannanshire (see urban capacity study, housing topic paper. A shared approach to catering for future housing need would enable Clackmannanshire to build on the growth generated through the current Structure Plan recognising the potential economic and regeneration benefits of such growth. The implications of

meeting an element of Stirling's housing growth in Clackmannanshire will however have to be carefully considered.

4.4 In considering a shared housing market the split of housing numbers between the two Council areas will have to be assessed. Fig 16 and 17 of the Housing Research Topic Paper show that Western Clackmannanshire has the strongest links with the Stirling housing market. Information presented in this report highlights a declining trend in terms of the population of Clackmannanshire. Addressing this trend is a priority for Clackmannanshire Council and in this context some consideration may be given to promoting a higher rate of growth than could be supported by the current Scottish Executive projections. Such an approach would seek to promote the potential from the proposed Upper Forth Crossing and the programmed new Alloa rail link to assist in attracting wider mobile demand for housing. In this context a potential role for housing growth in East Clackmannanshire will be considered. The potential for expansion of Forestmill is highlighted in the existing Structure Plan. There may also be some consideration for Stirling to consider retaining a larger proportion of its projected growth if this were to prove necessary to deliver the required infrastructure. All these options will have to be assessed in the context of the overall aim of the Plan- "Working Towards Sustainable Development."

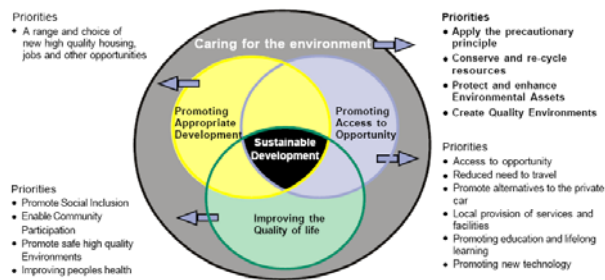
4.5 **Not Just Housing** : Of course the future development strategy cannot be just about housing. Planning for the appropriate employment opportunities and shopping will also be important and topic papers have been produced on each of these issues. In light of SPP15 (Rural Development) both Councils need to address their future approach to development in the rural area. Making appropriate provision for the sustainable management of waste is a national as well as a local priority and in Clackmannanshire the approach towards open cast mining requires to be further refined. Future long term planning to address these issues requires to be addressed in the context of the Structure Plan's locational strategy in order to promote sustainable patterns of development and transportation.

5. **A Strategy to 2025.**

Working Towards Sustainable Development

5.1 Sustainable development remains a priority and is highlighted in National Planning Policy as one of the key objectives of the planning system. This element of the Strategy therefore continues to remain relevant. The new legal requirement to carry out a Strategic Environmental Assessment (SEA) of Development Plans makes the consideration of Environmental issues a fundamental part of the Development Plan process.

Figure 2.1 Working Towards Sustainable Development-The Key Themes.



Objectives, targets and monitoring.

- 5.2 The Structure Plan currently includes objectives at the start of each chapter and there is no current intention to alter these. The SEA process however highlights the need for effective monitoring to track the performance of the plan against its stated objectives. The current plan already includes sustainable development indicators but there is an opportunity to relate these more directly to the objectives and policies of the plan and to make them more specific and measurable.

Directing Development to Sustainable Locations

- 5.3 Scoping of National Policy considerations highlights this as a fundamental objective of land use planning. The importance of directing development to accessible locations which minimise environmental impact and reduce the need to travel will remain central to the Clackmannanshire and Stirling Structure Plan. The following issues will be particularly influential in determining the scale and location of future development:-

- **Minimising Environmental Impact:** The SEA process will enable this objective to be tested in terms of all those changes to the Plan which are highlighted as potentially significant through Appendix 1 to this report. The SEA Scoping Paper outlines in detail how this process will be undertaken. The principles of avoidance and mitigation are fundamental to achieving this objective. Environmental information currently available to the Council on air quality, biodiversity, landscape impact and through existing designations such as SSSI, AGLV, National Park and Historic Designed Landscape will inform the future development plan process. Development options will be rigorously tested against the full range of environmental objectives set out in the Scoping report.
- **Sustainable Transport :** New Planning Policy Guidance and Advice has been produced (SPP17 and PAN 57) but the basic principles of locating significant travel generating uses to support more sustainable travel patterns and reduce dependence on the car remain. Both Councils are experiencing

some traffic congestion and road capacity issues associated with existing growth. Accommodating additional growth obviously has potentially significant implications for the efficient and sustainable operation of the transport network in the area. Both Councils have been progressing Transport Strategies and there may be some proposals such as the potential new rail station to the East of Stirling or the programmed opening of the Stirling/Alloa rail line and Upper Forth Crossing which will have a direct bearing on the locational strategy. Potential scenarios for locating future growth will have to fully consider the associated transportation issues. Some modeling using the Council's local transport models will be required to inform this process. Accessibility information will be mapped to highlight areas within 400m of a high quality bus route and 800m of a proposed or existing rail halt. This information, along with the modeling, will inform the strategic location of future development.

- **Flooding** : This is an environmental constraint which is being given increasing prominence in the planning system. It is incumbent upon Development Plans to avoid known areas of flood risk. Both Councils are currently reviewing their flood risk information and this is likely to have a bearing on the Plans' locational strategy.

- **Green Belt:** Both Stirling and Clackmannanshire have significant areas of Green Belt which will constrain the potential for future land release in certain areas which might otherwise be considered as sustainable locations. The Green Belts in Clackmannanshire and Stirling are founded on sound planning objectives and there would appear limited justification to question their continued relevance. Draft Scottish Planning Policy on Green Belts does however signal a slight shift in approach -:
 - 1) No specific reference to avoidance of coalescence although it does refer to protecting the character, setting and identity of towns and cities.
 - 2) Less support for new Green Belt designation.
 - 3) The potential for rigid adherence to long established Green Belt boundaries to conflict with sustainability objectives.

6 Securing Delivery

- 6.1 National Planning Policy highlights the importance of linking Development Plans to the practicalities of delivery. The need to include an action plan for delivery of a 12 year housing land supply accentuates the importance of this. In an area which is experiencing considerable infrastructure and schools constraints this will by necessity have an influence on any future locational strategy. The need to fund the infrastructure, schooling and other requirements arising as a consequence of development will have a bearing on potential locational choices:-

Schools : The area has recently gone through a PPP process which will modernise or replace its secondary school provision. The nature of this funding mechanism is such that it has not enabled a longer term view of future capacity of these schools. This may mean that any future development strategy will be influenced by the potential to make use of available capacity or to facilitate the funding of extensions (although some school sites offer limited capacity for extension) or completely new provision. Forward planning of primary schooling capacity will also be important. Further work will be required to estimate how this position might change in the longer term.

- 1) Delivery of a new High School is likely to require at least 2500 houses to support it in terms of pupil product and funding.
- 2) Around 500 houses could deliver a primary school.

Water and Drainage: Much of the area's water and sewerage infrastructure is at or near capacity although Clackmannanshire does have spare capacity. It is unclear as yet whether Scottish Water will be able to accommodate further capacity within the existing infrastructure. There is likely to be an expectation for new development to be self-financing in terms of water and drainage provision and SEPA (Scottish Environment Protection Agency) are likely to insist on provision for connection to the mains drainage infrastructure. Like schooling, this points to the need for efficient planning of new provision taking into account potential economies of scale. Further consultation with Scottish Water will be undertaken through the Plan process to inform the emerging strategy.

- 6.2 Of course this does not necessarily point to release of big blocks of housing land in single locations as there may be other solutions. It does however highlight the need for efficient resource management and consideration of the potential economies of scale which could be achieved by concentrating development within particular areas. Such considerations are also relevant in considering future investment in transport infrastructure.

7. The Locational Strategy

- 7.1 The locational strategy of the existing plan is based on principles of sustainable development which have not dramatically changed since the Plan was approved. This sought to direct the majority of development to the main urban area (Core Area) identifying particular directions of growth-
- East Stirling - a major growth area of 2500 houses is being progressed here with a new high school, infrastructure, local services and employment land. Land at Durieshill, west of Plean, has been identified to meet this requirement but a final decision on this awaits the outcome of a recent Local Plan Inquiry. Some smaller scale development is also being progressed in the Eastern Villages and Bannockburn

- West Stirling - a major new business park is being progressed for Kildean along with some limited housing land release in Raploch, Cambusbarron and Torbrex..
 - Hillfoots Corridor - Development has focussed on Tillicoultry, Coalsnaughton and Menstrie.
 - Tullibody- Alloa Corridor - This has been the focus of most recent development.
- 7.2 Within this strategy Stirling North (Dunblane, Bridge of Allan) the rural villages including places such as Dollar, Killearn, Muckhart, Gargunnoch and the Upland areas (Ochils and North of Callander) have been identified as areas of restrained or small scale growth.
- 7.3 The potential to accommodate further growth in accordance with this strategy, aside from the factors referred to in paras 6.1 and 6.2 above, will also be influenced by the following-

The scale of growth being considered : The last Structure Plan planned to meet all its projected housing needs. This is a common approach advocated by National Planning Policy. There are however options to look at a lower rate of growth (if environmental, infrastructure or other considerations justify this) or indeed plan to attract higher rates of growth to reverse population decline and assist regeneration. The scale of growth advocated will influence how and where it should be developed. Assessment of these issues including infrastructure delivery will include consideration of the relative benefits of concentration (ie growth areas) or dispersal (smaller sites spread throughout the area).

Community views; Some communities have or will be experiencing significant growth and the impacts associated with this. In certain circumstances it may not be appropriate to continue to direct growth to these locations particularly if this is likely to lead to unacceptable traffic and environmental impacts or where appropriate mitigation, infrastructure and services cannot be secured.

Demand and the Market In certain areas the market for housing is particularly strong ie, Stirling North and West, parts of the rural area and the rural villages. Clackmannanshire as a whole has experienced very high completion rates in the last few years demonstrating an increasingly strong market. Market demand from in migration can push up house prices beyond the reach of local people and social rented housing stock is increasingly being lost through demand for right to buy. Demand in the Structure Plan Area (see Housing Topic Paper) is relatively mobile but there is an argument (often promoted by the housebuilding industry) that at least some need should be met in more marketable locations. These areas however tend to have particularly sensitive settings and many are protected by landscape designations and Green Belt.

Rural Development The current Structure Plan takes a constrained approach to development in the rural area, with a focus on existing settlements particularly the rural centres. New Scottish Planning Policy(SPP15 on Rural Development)

points to a more pro-active approach to development in these areas although it does distinguish between the approach to remoter areas and areas in which demand is likely to be high. Both Councils do experience a relatively high volume of inquiries from people who would wish to locate their homes and sometimes their businesses in the countryside or adjacent to existing settlements. A more proactive approach to rural development could be advocated and this could contribute to meeting the areas housing and other development requirements. However much of the area would be subject to considerable pressure if such an approach were advocated with consequent potential conflict with the plans sustainability and environmental objectives. Some review of the existing approach is however advocated. A separate topic paper has been produced to discuss this issue.

8 Developing Strategic Options

- 8.1 There are a number of options that could be pursued and many different variations of these options. Consideration of realistic options is an intrinsic part of the SEA process. The main options apparent at this stage are summarised below but it should be noted that these will be subject to rigorous assessment and consequent refinement. This may result in mixing and matching these options and the potential for approaches to be tailored to different areas and indeed for the approaches to be specifically tailored to the needs of each Council area. Ultimately the final choice of option may not therefore slot neatly into any of these categories. The tables below outline a summary of the potential options at this stage as well as associated issues.

Figure 1 Strategic Options

	Option 1- Baseline	Option 2 Baseline plus constrained	Option 3 Baseline plus projected	Option 4 Baseline plus projected Clackmannanshire	Altve. Option 5 Stirling's Housing Needs.
	<i>Windfall/Urban Capacity Column 7, Table 3,pg 18 Housing Issues Paper.</i>	<i>Windfall/Urban Capacity plus 500 Greenfield Column 7 plus circa 30% Greenfield Column 8.</i>	<i>Windfall/Urban Capacity plus all GRO Column 7 and column 8</i>	<i>Windfall/Urban Capacity plus GRO plus additional demand. Column 7, 8 and additional Allowance for Clackmannanshire.</i>	<i>Alternative Option Seperate Approach-Both Council's meet their own requirements. All Row 1 requirements for Stirling- Columns 7 and 8. Only row 6 requirement for Clackmannanshire with Row 8 surplus.</i>
Stirling and Clackmannanshire	5594	5594 plus 500	5594 plus 1327	5594 plus 1327 plus additional growth allowance.	Stirling all GRO requirement of 3524 windfall and 3375 Greenfield release. Clackmannanshire surplus capacity.

Fig 2 Issues

Option 1	Uses existing capacity and encourages efficient use of resources. Need to further test effectiveness and impacts of this scale of urban land release . Would not allow for any additional greenfield land release and would leave 1327 house shortfall in land required to meet Stirling's Housing Needs.
Option 2	Will encourage use of urban land by constraining greenfield release. Only small scale additional greenfield release required so smaller impacts. But does not tackle longer term approach advocated by SPP3. Would leave circa 800 shortfall in meeting housing needs to 2025.
Option 3	Would use existing capacity and plan for all projected need to 2025.
Option 4	As 3 above but also allows for some additional growth in Clackmannanshire to account for improved accessibility, to address population decline/inbalance and assist regeneration.
Option 5	Does not take a joint strategic approach leaving both Council's to deal with the consequences of their own projections- Stirling's for significant growth with constrained capacity against Clackmannanshires projected decline but recognised capacity. Clackmannanshire would have to justify any additional growth based on assumptions other than the Scottish Executives projections.

Fig 3 Strategic Implications and fit with existing strategy.

Option 1	No change to strategy- focus on existing settlements in the Core Area, no additional Greenfield release.
Otpion 2	Opportunity to accommodate without significant change to the existing strategy.
Option 3	Meets projected needs. Scale may require some change to locational emphasis of fig 2.3 of the Structure Plan but no wholesale change in the strategy.
Option 4	As 3 above with consideration of the potential role of East Clackmannan (as referred to in the existing plan) to attract additional housing demand.
Option 5	This scale of growth unlikely to be accommodated within Stirling's core area. Would be likely to require additional Major Growth Area(s) potentially outwith the locational strategy of the Plan. This alteration does not allow for such a significant change in approach and does not appear realistic in the context of a joint and sustainable approach to strategic planning for Clackmannanshire and Stirling. It is not therefore recommended for further assessment.

9. Towards a Consultative Draft Third Alteration

9.1 In the context of the above there are a number of strands of work which will need to be progressed before publishing the Consultative draft Plan.

- Response by the Consultation Authorities to the SEA Scoping Paper- this is a legal requirement and the responses received will inform the SEA process and preparation of the required SEA report to assess the implications of the Plans strategy on the Environment.
- Consultation with Stakeholders- The Structure Plan has implications for other services of the Council, other agencies, the housebuilding industry and local communities. Some limited consultation will be carried out with key stakeholders on the issues highlighted in this report in order to inform preparation of the Consultative Draft Plan.
- Preparation of the Draft Environment Report- This will begin the Sea process and start to test the various options. The draft will be published along with the Consultative Draft Plan.
- Option testing and policy Development – Through the SEA and in the context of National Planning policy, local priorities and circumstances, assessment of constraints, impacts and the practicalities of delivery including the appropriate schools, community, roads, public transport, community and other infrastructure.

9.2 Once the Consultative Draft Plan is produced in the Autumn of this year there will be at least an eight week period of public consultation before the Councils proceed to Finalise the Plan for submissions to Scottish Ministers. It is anticipated that a Finalised plan will be lodged with Ministers in 2007.

Appendices

- 1(a) Scoping and Structure Plan Review
- 1(b) SEA Scoping Report
- 1(c) Urban Capacity Study
- 1(d) Housing 2025 Research Topic Paper
- 1(e) Topic Papers- Environment, Rural Development, Economic, Retail, Waste, Minerals

Appendix 1 : Scoping of Structure Plan review – Policies and Proposals – SEA requirements

Structure Plan Policy	Affected by new legislation or national/external policy change	Affected by Council policy change or by other change in circumstances	Implications - Scope and significance of potential change to Plan	Implications – SEA required? – Yes/No
(Locational Strategy)	National Planning Framework : (Contains little detail on Structure Plan area). SPP3 : Guiding development to the right places. SPP15 recognises potential of the rural area.	Depends upon assessed scale of development (esp. housing) needs and outputs from any landscape, infrastructure, roads, schools and urban capacity studies. 'Rural Centres' may not have continuing role as development centres because of infrastructure constraints once committed sites taken up.	<ul style="list-style-type: none"> • No major alteration to overall strategy • Depending on scale of land release and any change to role of the rural area some alteration to the locational emphasis in fig 2.3 page 7 may be required. • Testing of various growth scenarios against Plan objectives and through SEA required. 	Yes – in conjunction with assessment of growth options
SD1 - Key Principles	SPP20 : need to refer to role of 'design review' process; be even more insistent on design quality – given PANs 67, 68, 72 etc. SPP15 : reference to brownfield sites "within settlements" questionable. Climate change.	SEA Regulations apply to the preparation of the Plan. Key Principles may require some adaptation to reflect objectives and aspirations (eg national emphasis on combating climate change).	Consider adding phrase to part 3 of Policy re referring major projects, etc to Architecture & Design Scotland Consider Inserting reference to 'design quality' into part 3. Consider deleting "within settlements" from part 4. Consider adding reference to climate change.	No - all relatively minor changes of process or emphasis
Environment map		Review accuracy of Green Belt diagram for Clackmannanshire	Revise/update diagram	No
ENV1 - Nature Conservation	Nature Conservation Act : Preamble to reflect new duty to promote biodiversity. SPP15 : part 3 does not indicate whether outcome of appraisal may be positive or negative to development.		Minor wording change Minor wording change	No

ENV2 - Protected Landscapes	SNH et al continuing review process for landscape designations nationally. SPP15 : developments to be appropriate to landscape setting.	Structure Plan Alteration : Hydro and wind energy schemes are not excluded from AGLVs in Alt. 1	Consider status of AGLVs in relation to rural development post-SPP15. Add ref. to ENV15 & 16 in part 2 of Policy ENV2.	No - (But policy on development in AGLVs may be an aspect of overall rural development policy change)
ENV3 - Development in the Countryside	SPP15 : arguably removes test of "dependent upon a countryside location" for acceptability of development in countryside. Advocates greater flexibility for development in and around rural settlements and in other 'sustainable locations'. Also advocates "a typology of rural planning".		Consider options for or against increased development opportunities. May need to consider a 'rural typology' approach – easiest if based on existing SP locational strategy. Part 3 may become main part of Policy.	Yes - also potentially affects locational strategy
ENV4 - Green Belts	Consultation draft SPP21: emphasises potential of Green Belts to steer development to sustainable locations.	Green Belt proposals in Stirling Local Plan 2 nd Alteration (if approved).	Consider compatibility of growth strategy options with Green Belts. May need to reconsider Green Belts	Yes - if preferred Plan options imply Green Belt revision(s)
ENV5 - Environmental Enhancement	No relevant changes		None	No
ENV6 - The Historic and Built Environment	No relevant changes		None	No
ENV7 - Agricultural Land	No relevant changes		None	No
ENV8 - Forestry		Structure Plan : 2 nd Alteration already approved	Consolidate 2 nd Alteration	No
ENV9 - Water Resources Management	Water Environment & Water Services Act & revised SPP7: reconsider 'permissive' element of part 2; possibly slightly vary part 3; add general support for RBMP processes.	Ongoing local/regional flood risk investigations	Desirable to re-emphasise exceptional nature of floodplain development – loss of 'storage'. Add 'wherever feasible' to SuDS policy. Add a part 6 to give strategic planning support to RBMP process	No - all in conformity with existing sustainable development strategy
ENV10 - Minerals – General Principles	SPP16: Makes Structure Plan 'general principles' less applicable to opencast coal		Some rewording of policy	No
ENV11 - Opencast Coal	SPP16: A more restrictive policy on community and environmental impacts.		Some rewording of policy – likely to be more restrictive for extraction in vicinity of communities (very limited opportunities anyway).	No

ENV12 - Other Minerals	SPP15 : Part 2 lacks indication of presumption against or in favour		Some rewording of policy	No
ENV13 - Waste Management Interim Policy	PAN 63 - Development plans to provide context for land use decisions on waste management (relevant to various technologies and linking to the Area Waste Plan).	Area Waste Management Plan published. Current difficulties experienced by Stirling Council in identifying sites for waste transfer/ recycling.	Interpret the outcomes of the AWP: identifies new landfill capacity in Falkirk, so need restrictive policy on landfill and more definitive stance on other technologies, transfer stations etc in SP area (areas of search, sites). Liaise with Falkirk Council.	Yes - if sites or areas for facilities considered.
ENV14 - Renewable energy and energy-efficient development		Structure Plan : 1 st Alteration already approved	Consolidate 1 st Alteration	No
ENV15 - Energy from hydro sources		Structure Plan : 1 st Alteration already approved	Consolidate 1 st Alteration	No
ENV16 - Wind Energy		Structure Plan : 1 st Alteration already approved	Consolidate 1 st Alteration	No
ENV17 - Energy from biomass		Structure Plan : 1 st Alteration already approved	Consolidate 1 st Alteration	No
ED1 - European Funding			None	No
ED2 - Maintaining a range and choice of employment sites	SPP2 – Economic Development – seeks review of effectiveness of existing employment land and identification and promotion of effective opportunities	Stirling Business Space survey & strategy produced. Problems of loss of employment sites to other uses. Some similar problems in Clackmannanshire.	Reconsider policies protecting sites for employment use. Consider need for new sites and identify additional locations if necessary.	Yes - if new strategic sites proposed
ED3 - Other major economic development proposals	SPP2 – Economic Development		Reconsider whether major tourism projects adequately catered for in policies.	Yes – if change proposed.
ED4 - Rural Development	SPP15 : arguably removes test of “requiring a rural location” (part 1b)		Review performance of Rural Activity Areas. Reconsider rural development policies for employment.	Yes - as an aspect of any overall rural development policy change
S1 - Role and Function of Strategic Shopping Centres	Draft SPP8 – possible recognition of some out of centre locations as strategic centres; greater emphasis on range of uses complementary to retail	‘Town Centre Healthcheck’ – Clackmannanshire. Annual retail floorspace survey – Stirling.	May require some change to the emphasis on town centres, with other ‘centres’ to be identified.	Yes - (But only if recognition of other ‘centres’ accompanied by significant new floorspace/uses)

S2 - Local Centres	Draft SPP8 – possibly increased status for some local centres	'Town Centre Healthcheck' – Clackmannanshire. Annual retail floorspace survey – Stirling.	May require some change to the emphasis on town centres, with other 'centres' to be identified.	No
S3 - Superstores	Draft SPP8 – some change to sequential approach	Stirling Retail Capacity Study produced. 'Town Centre Healthcheck' – Clackmannanshire. Annual retail floorspace survey – Stirling.	Possibility of 'sequential approach' being relaxed for convenience retail. May require additional floorspace for convenience shopping - identification of floorspace requirements and general location(s).	Yes - as an aspect of assessing growth options if additional major retail locations to be identified
S4 - Supermarkets	Draft SPP8 – some change to sequential approach	Stirling Retail Capacity Study. 'Town Centre Healthcheck' – Clackmannanshire.	Possibility of 'sequential approach' being relaxed for convenience retail. Likely to require additional floorspace for convenience shopping.	No
S5 - Other Shopping Development	Draft SPP8 – some change to sequential approach	Stirling Retail Capacity Study. Annual retail floorspace survey – Stirling.	Consider alteration to sequential approach and relaxation on certain kinds of retailing.	No
T1 - Tourism	SPP15 : Promotes rural diversification and arguably removes test of "an essential requirement for a countryside location".		Consider need to establish framework and criteria for rural tourism developments.	Yes - as an aspect of any overall rural development policy change
H1 - Maintaining a Five Year Land Supply	SPP3- Requires identification of additional land requirement (total requirement for housing land including affordable housing) for first 12 years and the settlements where this will be provided; broad indication of projected needs beyond year 12 to year 20. Action plan up to year 12. Need to link with Local Housing Strategies.	Windfalls in Stirling reaching target amounts. Regeneration programmes affecting housing stock and mix.	Review land supply and carry out urban capacity study to test if reasonable to continue to rely on high windfalls rate. Adaptation of policy to reflect need for five year land supply from adoption of Local Plans and thereafter for the following 5 years at all times. Reconsider housing market areas (possible shared/mobile demand). Link to Action Plan requires analysis of infrastructure constraints and opportunities.	Yes - in terms of the land use implications of locational options
Table 4.1	As for H1 above.			-
H2 - Brownfield Sites	No relevant changes		None	No

H3 - Housing to Meet a Range of Needs	SPP15 : looks for allowances for "holiday, weekend and second homes". PAN74 : Plans should indicate the scale and general location of any shortage of affordable housing, with on-site provision for 20 units or more, off-site commuted sums on smaller sites.		Agree common approach to identification of affordable housing requirement. Perhaps add ref to PAN74 to reinforce Structure Plan policy; and Include specific % target(s) for affordable housing	No
H4 - Housing in the Stirling Rural Villages Area	SPP15 : Arguably opens countryside to small-scale housing proposals – but most development to be in or adjacent to villages and towns.	Failure to identify sufficient sites to meet rural affordable housing needs.	Assess capacity of rural areas to contribute to overall housing need. Also consider whether it remains appropriate to have a 'Stirling only' policy	Yes - as an aspect of any overall rural development policy change
H5 - Housing in the Upland Area	SPP15 : Arguably removes justification for specific "Dispersed Rural Communities", rather than greater overall flexibility.	Variable developer response to individual DRC's. National Park Authority not happy with policy as it stands (one DRC in their area).	Assess capacity of rural areas to contribute to overall housing need. Reconsider policy as part of overall response to SPP15. Consider making Park a separate policy area.	Yes - as an aspect of any overall rural development policy change
H6 - Housing in the Countryside	SPP15 : Arguably removes presumption against houses in countryside.	Rural building conversions creating significant number of dispersed rural houses.	Reconsider policy in terms of 'sustainable locations'. Review role of redundant building conversions, etc. Assess capacity of rural areas to contribute to overall housing need.	Yes - as an aspect of any overall rural development policy change
TR1 - Integrated Transport	SPP17 – Planning for Transport; Transport Strategies required.	Local Transport Strategies in preparation.	Test development scenarios using traffic modeling. Assess public transport implications of different growth options.	Yes - in conjunction with assessment of growth options
TR2 - Wider choice of transport	SPP17 – Planning for Transport		Ensure compatibility of growth scenario(s) with transport objectives.	? No
INF1 - General Policy on Infrastructure	SPP1 - "identify priorities for the provision of infrastructure". SPP3 – Action Plan for housing delivery. Community Planning references.	Implications of decision to locate regional acute services hospital at Larbert.	Consider expanding text on infrastructure provision difficulties – eg identify settlements constrained by water and drainage problems, schools capacity, traffic congestion, etc.	No (But will be a factor in growth options)
SR1 - Sport, Recreation and Strategic Open Space	No relevant changes		None	-

Structure Plan Proposals				
ENVP1 - Review of Landscape Designations	PAN60 : suggests LCAs as basis of local landscape designations		Currently no resources to do a review of landscape designations	No - see Policy ENV2 above
ENVP2 - National Park		Superseded – National Park established July 2002. Draft National Park Plan 2005.	Delete Proposal. Consider nature of on-going reference to Park as part of Structure Plan area.	No
ENVP3 - Countryside Access and Management	Land Reform Act : Core Path networks, etc		Add some text references to new Access legislation	No
ENVP4 - Forestry Strategy		Structure Plan : Deleted by 2 nd Alteration	Consolidate 2 nd Alteration	No
ENVP5 - Renewable energy		Structure Plan : Deleted by 1 st Alteration	Consolidate 1 st Alteration	No
EDP1 - Existing Strategic Employment Sites		Local Plan : 1 st Alteration allocates some sites	Update to reflect Local Plan position	No
EDP2 - New Strategic Employment Sites		Local Plan : 1 st Alteration has extended SUIP. Local Plan : 2 nd Alteration introduces 'strategic' employment site at MGA. Stirling Business Space Strategy identifies need for further employment land.	Update to reflect Local Plan position. Consider allocation of additional Strategic Employment Sites.	Yes - if additional strategic locations identified
SP1 - Town Centre Management	No relevant changes		None	-
SP2 - New Shopping Provision		Stirling Retail Capacity Study produced. Forthside unlikely to contain any significant retail floorspace. Raploch Household shopping allocation not proving effective.	Identify replacement and additional floorspace requirements and general location(s). Revise Implementation table re Forthside and Raploch	Yes - for any additional major retail locations
TP1 - Tourism Strategy for the National Park		Draft National Park Plan published	None	-

HP1 - Housing Land Requirement Clackmannanshire	SPP3 and PAN38 revised	New Household projections; Local Housing Strategies; Housing Land Audits; Development monitoring.	Review of land supply. Urban Capacity Studies. Opportunity for single strategic land supply table for Structure Plan area.	Yes - (as part of the growth scenario considerations – which will be subject to SEA)
HP2 - The New Housing Land Requirement for Stirling	SPP3 and PAN38 revised	New Household projections; Local Housing Strategies; Progress with area Regeneration projects Housing Land Audits; Urban Capacity Studies; development monitoring	Opportunity for single strategic land supply table for Structure Plan area. Revise table, to reflect new locational strategy if required, dependent on scenario testing outcomes.	Yes - as above.
HP3 - Stirling's Major Growth Area		Local Plan : 2 nd Alteration identifies Stirling Council's preferred location.	Revise Implementation table and text re MGA.	No - (But MGA itself will be subject of EIA)
TRP1 - Strategic Transport Infrastructure		Stirling – Alloa – Kincardine rail project approved and commenced; Upper Forth road crossing approved	Revise/update	Only if new infrastructure proposed.
SRP1 - Sport and Recreation – Strategic New Facility		Continuing feasibility work re Forthbank sports village.	Revise Implementation table	No