



**CLACKMANNANSHIRE**

# **CLACKMANNANSHIRE DEVELOPMENT PLAN SCHEME**

# **DRAFT**

## **JULY 2023**



**Clackmannanshire  
Council**  
[www.clacks.gov.uk](http://www.clacks.gov.uk)

Comhairle Siorrachd  
Chlach Mhanann

# **CLACKMANNANSHIRE DEVELOPMENT PLAN SCHEME**

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## 1. Introduction

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

Development Plans are therefore firmly at the heart of the Planning System and ensure that development takes place in the context of a long-term and inclusive vision for the future.

### **Development Plan Scheme (DPS)**

The Development Plan Scheme includes:

- a location plan showing the coverage of the plans referred to;
- a timetable specifying when the planning authority proposes to publish its next **Evidence Report** and the **Proposed Plan**; and
- a **Participation Statement** stating when, how and with whom consultation will take place, and the authority's proposals for public involvement in the plan preparation process.

### **Planning Reform**

Planning in Scotland is changing. That means changes to legislation, to rethinking national planning priorities and policy, and to a digital future.

To enable this, the **Planning (Scotland) Act 2019**, was passed by the Scottish Parliament in June 2019. Work is continuing to implement the Act and wider planning reforms. Development planning is the most significant area of change within the Act. The legislation adjusts the form and content and processes for

preparing plans, from early engagement to the examination and adoption.

The main elements of reform affecting development plans are:

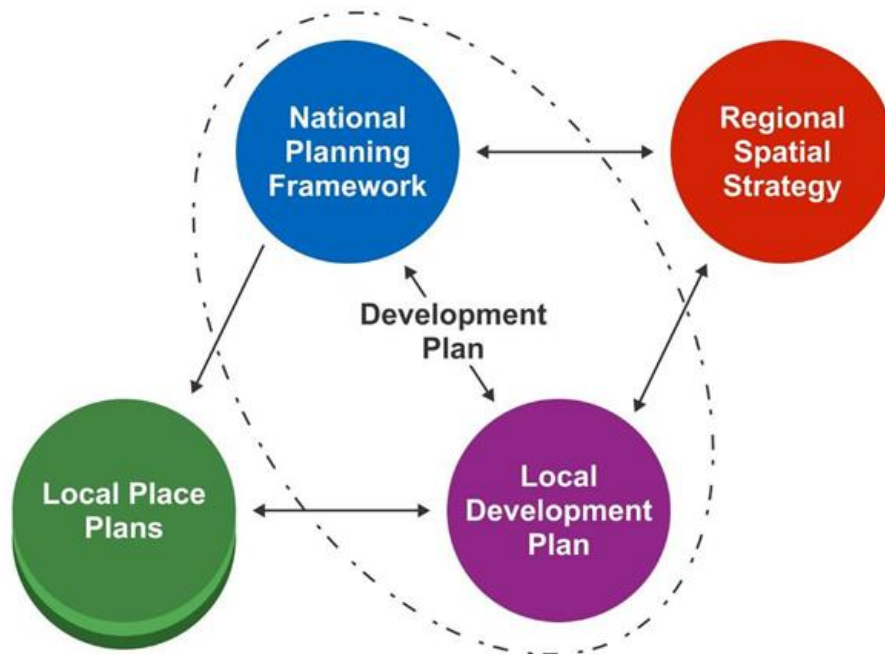
- Adoption of Scotland's fourth **National Planning Framework (NPF4)**, incorporating **detailed national policies** which, along with the **Local Development Plan (LDP)**, will form the **statutory development plan** for planning purposes. For the first time, spatial and thematic planning policies are addressed in one place.



- NPF4 has a longer time horizon to 2050.

- Fuller regional coverage through **Regional Spatial Strategies** prepared by local authorities. In the case of Clackmannanshire, in partnership with neighbouring Stirling and Falkirk Councils.
- Development of national planning policy on housing through **Minimum All Tenure Housing Land Requirements** for each local authority.
- The opportunity for community groups to prepare **Local Place Plans** to inform the Local Development Plan.

**Figure 1 - Statutory Development Plan and related plans**



## 2. What makes up the current Development Plan?

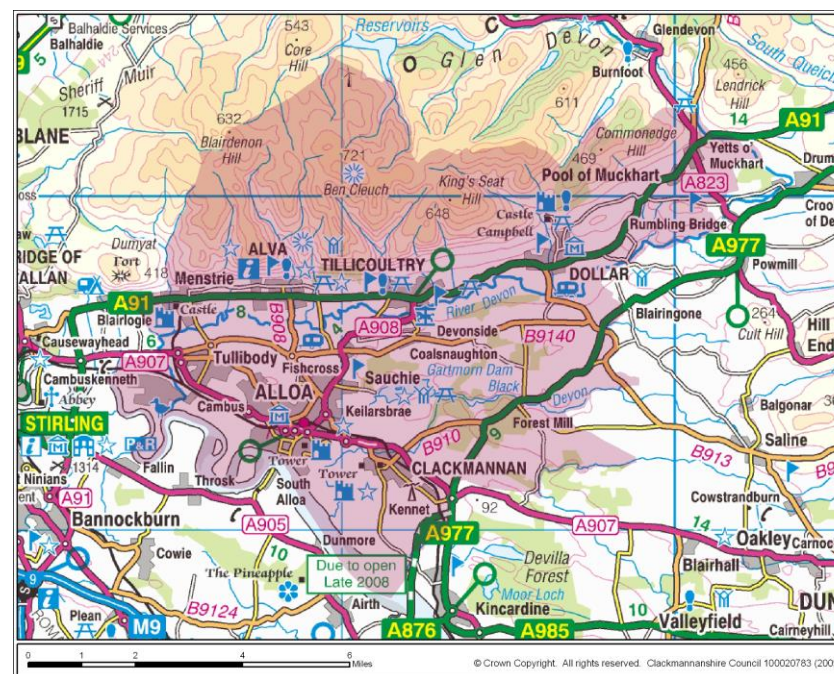
### The Clackmannanshire Local Development Plan (LDP)

Clackmannanshire Council are required to produce a **Local Development Plan** (LDP) for their administrative area (see Map 1). The current Clackmannanshire Local Development Plan was Adopted on 19th August 2015. A review timetable is contained within this Development Plan Scheme. It identifies the documents which will be produced, the nature of the review and the timescales within which this will be done.

While there is only one Development Plan covering Clackmannanshire, there are supporting and complimentary documents which were consulted on when formulating the plan and these will also be reviewed. These are identified below, in the timetable for the LDP review and associated SEA process, and in the Participation Statement which accompanies this Development Plan Scheme. It should be noted that some of these documents no longer form part of the Local Development Plan process under the 2019 Act.

- [Clackmannanshire Local Development Plan Adopted August 2015](#)
- [Clackmannanshire Local Development Plan Action Programme \(August 2015\)](#)
- [Clackmannanshire Local Development Plan Main Issues Report \(January 2011\)](#)
- [Clackmannanshire Local Development Plan Main Issues Report - Information Pack \(January 2011\)](#)
- [Clackmannanshire Local Development Plan Monitoring Statement \(January 2011\)](#)

**Map 1 - Extent of Local Development Plan Coverage (Clackmannanshire Administrative Area)**



In parallel with the preparation of the LDP, a **Strategic Environmental Assessment** (SEA) is required to be carried out. The SEA aims to integrate environmental factors into LDP preparation and decision making, improve and enhance environmental protection, increase public participation and facilitate openness and transparency of decision-making. The SEA and related documents are listed below.

- Clackmannanshire Local Development Plan 2015 and Supplementary Guidance Post-adoption SEA Statement (August 2015)
- Clackmannanshire Local Development Plan Environmental Report (October 2013)
- Clackmannanshire Local Development Plan Habitats Regulations Appraisal Report (October 2013)

Development Briefs and Masterplans will be reviewed and updated as appropriate and necessary as part of Local Development Plan considerations and review. Further details can be found on the Council's website [www.clacks.gov.uk](http://www.clacks.gov.uk).

## Supplementary Guidance

The Council also produced more detailed guidance, called Supplementary Guidance (SG) on some topics to give further explanation of the Development Plan Policies. These are listed below.

- Supplementary Guidance 1 Developer Contributions
- Supplementary Guidance 2 Onshore Wind Energy
- Supplementary Guidance 3 Placemaking
- Supplementary Guidance 4 Water
- Supplementary Guidance 5 Affordable Housing
- Supplementary Guidance 6 Green Infrastructure
- Supplementary Guidance 7 Energy Efficiency and Low Carbon Development
- Supplementary Guidance 8 Woodlands and Forestry
- Supplementary Guidance 9 Minerals [unpublished]
- Supplementary Guidance 10 Domestic Developments

As well as Supplementary Guidance, the Council also publishes Development Briefs and Masterplans which give details on the approaches necessary for planning and how using a clearly stated framework a specific site or area ought to be developed.

### **3. Reviewing the Clackmannanshire LDP**

In reviewing the LDP, the Council is required to take into account **National Planning Framework 4 (NPF4)**, which is the Scottish Government's strategy for Scotland's long term spatial development and includes national planning policies, as well as any **Regional Spatial Strategy (RSS)** for the area and any **Local Place Plans (LPP)** which may have been prepared (although the RSS and LPPs do not form part of the statutory development plan, see Figure 1, page 2). They should also have regard to the Local Outcomes Improvement Plan for the area they cover.

An **Evidence Report** serves as the main evidence base for the LDP. It should include a summary of the baseline data and information needed to inform a deliverable, place-based and people-focused LDP. This early stage is to establish what to plan for, with specific locations being the focus of the later Proposed Plan. It must set out the authority's views on specified matters, including the characteristics of the land use and population of the plan area as well as housing, education and infrastructure matters, amongst others. It must contain sufficient information to enable the planning authority to prepare an LDP, allowing consideration of other legislative requirements linked to specific policy topics.

The planning authority must seek the views of particular groups of people, and have regard to those views when preparing the Evidence Report, which must include a statement on how the planning authority has sought particular stakeholders' views, and how these views are taken into account in the report.

#### **LDP contents and coverage**

The LDP should look 20 years ahead and should be **place-based**, with the inclusion of a clear Spatial Strategy reflected in a collection of maps, site briefs and masterplans.

The **Spatial Strategy** is a detailed statement of the planning authority's policies and proposals as to the development and use of land which must take account of certain prescribed matters.

The **proposals map**, site briefs and masterplans describe and illustrates the policies and proposals of the plan spatially, being sufficiently detailed to identify the location of proposals for development.

Where the LDP contains plans, policies or proposals for development on land owned by the planning authority, the plan must include a schedule which identifies that land, and references the relevant plans, policies or proposals.

#### **Timetable for LDP review**

There are 8 key stages in the preparation of the LDP Review. These are listed below and indicative timescales for each stage are shown in diagram 1.

As this is a new process, the timescales are a best estimate, based on current staffing/resources, and are aimed at ensuring the LDP Review is complete within 5 years of the Scottish Government's LDP Guidance being published i.e. May 2028. If

possible we will aim to expedite this process and future Development Plan Schemes will include any updates to the programming.

## **LDP Stages**

1. Prepare Draft **Evidence Report**, including engagement and consultation
  - Information and evidence gathering
  - LPP community support
  - SEA scoping and consultation
2. Publish **Evidence Report** and submit for 'Gatecheck'
  - SEA scoping report
  - EqIA
  - Play Sufficiency Assessment
3. Prepare **Proposed Local Development Plan**
  - SEA Environmental Report
  - EqIA
  - HRA
4. Publish and Consult on **Proposed Local Development Plan**
  - SEA consultation
5. Modify **Proposed Local Development Plan** if required
6. Submit **Proposed Local Development Plan** to Scottish Ministers
7. Examination of **Proposed Local Development Plan**
8. **Planning Authority adopts Plan**



**Diagram 1 – LDP Review Programme**

	2023		2024				2025				2026				2027				2028	
	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
Prepare Draft <b>Evidence Report</b> , including engagement/consultation																				
	SEA scoping/consultation																			
Publish <b>Evidence Report</b> and submit to 'Gatecheck'																				
Prepare <b>Proposed Local Development Plan (LDP)</b>							Prepare SEA Environmental Report													
Community Groups prepare and submit <b>Local Place Plans</b>																				
Publish and Consult on <b>Proposed LDP and SEA Environmental Report</b>																				
Modify <b>Proposed Local Development Plan</b> and <b>SEA</b> if required																				
Submit <b>Proposed Local Development Plan</b> to Scottish Ministers																				
Examination of <b>Proposed Local Development Plan</b>																				
<b>Planning Authority adopts Plan</b>																				

#### **4. Participation Statement**

The LDP and associated documents can be viewed online at [clacks.gov.uk](http://clacks.gov.uk), as well as in the Council libraries and at the Council offices at Kilncraigs, Greenside Street, Alloa.

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

<b>Phase of Plan</b>	<b>Consultees</b>	<b>Contents/Information</b>	<b>Consultation Method</b>	<b>Timescales</b>
<b>Development Plan Scheme (DPS) and Participation Statement</b>	Scottish Ministers	<ul style="list-style-type: none"> <li>▪ A <b>Participation Statement</b> stating when, how and with whom consultation will take place, and the authority's proposals for public involvement in plan preparation process, a list of the elements of the development plan and the dates on which they were approved;</li> <li>▪ a timetable specifying when the authority proposes to publish its next evidence report and the proposed plan; and</li> <li>▪ a location plan showing the coverage of the plans referred to.</li> </ul>	<b>Publicity</b> <ul style="list-style-type: none"> <li>▪ Inclusion in the Council's weekly Development Services Bulletin</li> <li>▪ Online promotion through the Council's website and inclusion in the Council's online 'Consultation Database'</li> <li>▪ Targeted e-mails to all on the current Development Plan database</li> </ul>	To be published annually.

Phase of Plan	Consultees	Contents/Information	Consultation Method	Timescales
<b>Evidence Report (ER)</b>	<p>There is a statutory requirement to seek particular views in preparing the Evidence Report but there is not a requirement to consult on it.</p> <p>Key Agencies            Scottish Ministers            Health and Safety Executive            Adjoining Planning Authorities            Public Community Groups            Private and Public Sector</p>	<ul style="list-style-type: none"> <li>▪ To be published as the first stage of an alteration or replacement of the LDP.</li> <li>▪ Summary of baseline data and information.</li> <li>▪ Set out the authority's views on specified matters, including the characteristics of the land use and population of the plan area as well as housing, education and infrastructure matters, amongst others.</li> </ul>	<p><b>Publicity</b></p> <ul style="list-style-type: none"> <li>▪ Information posters and displays in public buildings</li> <li>▪ Press releases</li> <li>▪ Inclusion in the Council's weekly Development Services Bulletin</li> <li>▪ Inclusion in 'Connected', the Council's staff newsletter</li> <li>▪ Online promotion through the Council's website and inclusion in the Council's online 'Consultation Database'</li> <li>▪ "Piggybacking" publicity and consultation with other Council consultations</li> </ul> <p><b>Targeted Meetings</b></p> <ul style="list-style-type: none"> <li>▪ Workshops in communities, with Community Councils and targeted at specific groups</li> <li>▪ Presentations to specific groups on request</li> </ul>	During preparation.
<b>Strategic Environmental Assessment (SEA) Scoping Report</b>	Consultation Authorities	To record the process of deciding the scope and level of detail to be included in the Environmental Report.	SEA Gateway	

Phase of Plan	Consultees	Contents/Information	Consultation Method	Timescales
<b>Proposed Local Development Plan</b>	Key Agencies Scottish Ministers Any party who commented on the ER Occupiers and neighbours of certain proposal sites Health and Safety Executive Adjoining Planning Authorities Public Community Groups Young people Private and Public Sector		<b>Publicity</b> <ul style="list-style-type: none"> <li>▪ Information posters and displays in public buildings</li> <li>▪ Press releases</li> <li>▪ Inclusion in the Council's weekly Development Services Bulletin</li> <li>▪ Inclusion in 'Connected', the Council's staff newsletter</li> <li>▪ Online promotion through the Council's website and inclusion in the Council's online 'Consultation Database'</li> <li>▪ "Piggybacking" publicity and consultation with other Council consultations</li> </ul> <b>Targeted Meetings</b> <ul style="list-style-type: none"> <li>▪ Drop-in events, number and location to be determined</li> <li>▪ Presentations to specific groups on request</li> <li>▪ Meetings with Community Councils on request</li> </ul>	12 week statutory minimum period for representations to be made.
<b>Draft Environmental Report (ER) and Appropriate Assessment (if necessary)</b>	Consultation Authorities	To provide information on the LDP and identify, describe and evaluate the likely significant effects of the LDP and any reasonable alternatives. This will provide an early and effective opportunity for the Consultation Authorities and the public to offer views on the Report.	As above plus SEA Gateway	

Phase of Plan	Consultees	Contents/Information	Consultation Method	Timescales
<b>Proposed Delivery Programme</b>	Key Agencies Scottish Ministers Anyone specified by name in the Delivery Programme	To include: <ul style="list-style-type: none"> <li>▪ A list of actions required to deliver each of the plan's policies and proposals</li> <li>▪ The name of the person who is to carry out the action</li> <li>▪ The timescale for carrying out each action</li> </ul>	As above	As above
<b>Modification of Proposed Plan (where appropriate) and preparation of Modification Report</b>	No requirement to consult	Representations could lead to a Modified Plan.	No requirement to consult	
<b>Revised Environmental Report/Appropriate Assessment</b>		Report to be modified, if required, to reflect the Modified Plan.	SEA Gateway	
<b>EXAMINATION</b>				
<b>Adopted Plan</b>	Those who previously made representations on the Plan	Can be the Proposed Plan, the Modified Plan, following consultation on the Proposed Plan, or the Plan as amended by the Reporter's recommendations following an Examination.	<b>Publicity</b> <ul style="list-style-type: none"> <li>▪ Information posters and displays in public buildings</li> <li>▪ Press releases</li> <li>▪ Inclusion in the Council's weekly Development Services Bulletin</li> <li>▪ Inclusion in 'Connected', the Council's staff newsletter</li> <li>▪ Online promotion through the Council's website and inclusion in the Council's online 'Consultation Database'</li> <li>▪ "Piggybacking" publicity and consultation with other Council consultations</li> </ul>	28 days after the Plan they propose to adopt has been received by Scottish Ministers, the authority may adopt the Plan unless directed not to by the Scottish Ministers.
<b>Finalised Environmental Report</b>		Finalised version incorporating all changes and modifications.	As above plus SEA Gateway	

<b>Publish Programme</b>	<b>Delivery</b> Key Agencies Scottish Ministers Anyone specified by name in the Delivery Programme	To include: <ul style="list-style-type: none"> <li>▪ A list of actions required to deliver each of the plan's policies and proposals</li> <li>▪ The name of the person who is to carry out the action</li> <li>▪ The timescale for carrying out each action</li> </ul>	As above	To be adopted and published within 3 months of the plan to which it relates being approved/adopted. To be kept under review and republished every 2 years.
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## 5. Consultees

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

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





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