



**Clackmannanshire  
Council**

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Comhairle Siorrachd  
Chlach Mhanann

Kilncraigs, Greenside Street, Alloa, FK10 1EB (Tel.01259-450000)

# **Planning Committee**

**Thursday 12 March at 9.30 am**

**Venue: Council Chamber, Kilncraigs,  
Greenside Street, Alloa, FK10 1EB**

Date	Time
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## **Planning Committee**

Subject to paragraphs 3.28 and 11.4 of the Scheme of Delegation, the Planning Committee has responsibility for taking decisions on planning applications and enforcing planning laws, and;

Carrying out the local authority's function in relation to street naming under section 97 of the Civic Government (Scotland) Act 1982; and

Dealing with regulatory and enforcement issues arising from matters delegated to or delivered by Development and Environment Services related to Building Standards.

Delegated authority to take responsibility for making decisions on applications for Community Asset Transfers (CAT) in terms of the Community Empowerment Act (Scotland) 2015 (the "Act")

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**4 March 2026**

**A MEETING of the PLANNING COMMITTEE will be held in the COUNCIL CHAMBER, KILNCRAIGS, ALLOA, on THURSDAY 12 MARCH 2026 at 9.30 AM**



**KEVIN WELLS**  
**Strategic Director (Place)**

**B U S I N E S S**

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1. Apologies	--
2. Declaration of Interests Members should declare any financial or non-financial interests they have in any item on this agenda, identifying the relevant agenda item and the nature of their interest in accordance with the Councillors' Code of Conduct. A Declaration of Interest form should be completed and passed to the Committee Officer.	--
3. Confirm Minutes of the Planning Committee from 15 January 2026 (Copy herewith)	05
4. Consultation from Scottish Ministers regarding An Application Made Under Section 36 of The Electricity Act 1989 for the Installation and Operation of a Battery Energy Storage System (BESS) and Associated Infrastructure with a Generating Capacity of up to 250MW At Kilbagie Paper Mills, Kennet, Clackmannan - report by John Hiscox, Principal Planning Officer (Copy herewith)	09
5. Application 25/00178/PPP seeking planning permission in principle for the erection of 4 new homes on land at Devonside report by Jacob Muff, Planning and Building Standards Team Leader (Copy herewith)	51
6. National Planning Improvement Framework - Self-Assessment Report - report by Pauline Elloitt, Interim Chief Planner (Copy herewith)	63

## Planning Committee – Committee Members (Membership 10 – Quorum 4)

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### Councillors

### Wards

Councillor	Denis Coyne (Chair)	5	Clackmannanshire East	CONSERVATIVE
Councillor	William Keogh (Vice Chair)	2	Clackmannanshire North	LABOUR
Councillor	Phil Fairlie	1	Clackmannanshire West	SNP
Councillor	Mark McLuckie	1	Clackmannanshire West	LABOUR
Councillor	Donald Balsillie	2	Clackmannanshire North	SNP
Councillor	Martha Benny	2	Clackmannanshire North	CONSERVATIVE
Councillor	Fiona Law	2	Clackmannanshire North	SNP
Councillor	Jane McTaggart	3	Clackmannanshire Central	SNP
Councillor	Bryan Quinn	4	Clackmannanshire South	SCOTTISH GREEN
Councillor	Kenneth Earle	4	Clackmannanshire South	LABOUR



**MINUTES OF MEETING of the PLANNING COMMITTEE held in the COUNCIL CHAMBER,  
KILNCRAIGS, ALLOA, on THURSDAY 15 JANUARY 2026 at 9.30 AM.**

**The meeting started at 9.47 am due to IT issues**

**PRESENT**

Councillor Denis Coyne (Chair)  
Councillor William Keogh (Vice Chair)  
Councillor Donald Balsillie  
Councillor Kenneth Earle (Via Teams)  
Councillor Phil Fairlie.  
Councillor Fiona Law  
Councillor Mark McLuckie  
Councillor Jane McTaggart  
Councillor Bryan Quinn

**IN ATTENDANCE**

Pauline Elloitt, Interim Chief Planner and Team Leader for Planning and Building Standards  
Jacob Muff, Team Leader  
John Hiscox, Principal Planner  
Stuart Cullen, Transportation Team Leader  
Jason McKay, Principal Roads & Flooding Officer  
Lesley Baillie, Strategy and Performance Adviser  
Lee Robertson, Senior Manager, Legal and Governance (Clerk to the Committee)  
Rona Burns, Solicitor, Legal and Governance (Depute Clerk to the Committee)  
Melanie Moore, Committee Services, Legal and Governance (Minute)  
Delia Couper, Member Services, Legal and Governance  
Councillor Scott Harrison

**PLA(26)01 APOLOGIES**

Apologies were received from Councillor Martha Benny.

**PLA(26)02 DECLARATIONS OF INTEREST**

Councillor Donald Balsillie declared an interest in Item 4. He is a Board Member for Clackmannanshire Heritage Trust. Councillor Balsillie advised that he would not participate in that item of business and would withdraw from the meeting during that item.

**PLA(26)03 CONFIRM MINUTES OF THE PLANNING COMMITTEE HELD ON 11  
SEPTEMBER 2025**

The minutes of the Planning Committee held on Thursday 11 September 2025 were submitted for approval.

**Decision**

The minutes of the Planning Committee held on Thursday 11 September 2025 were agreed as a correct record and signed by the Chair.

**PLA(26)04      CONFIRM MINUTES OF THE SPECIAL PLANNING COMMITTEE HELD  
ON 28 OCTOBER 2025**

The minutes of the Special Planning Committee held on Thursday 28 October 2025 were submitted for approval.

**Decision**

The minutes of the Planning Committee held on Thursday 28 October 2025 were agreed as a correct record and signed by the Chair.

*The Clerk who is the Council's Monitoring Officer reminded members about the Code of Conduct regarding lobbying.*

*Councillor Balsillie withdrew from the meeting at 09.55 am before the next item of business.*

**PLA(26)05      APPLICATION FOR PLANNING PERMISSION IN PRINCIPLE (PPP)**

**Application 21/00069/PPP for Planning Permission in Principle (PPP) for a proposed mixed-use development consisting of predominantly residential uses (Class 9), Business (Class 4), Education (Class 10) and other ancillary uses together with associated access and infrastructure and landscaping works on the former Carsebridge Distillery and warehouse site.**

**Attending**

Matthew Pease, Clackmannanshire Heritage Trust (Objector)  
Kayleigh Gregory, Clackmannanshire Heritage Trust (Objector)  
Lesley Breen, Advance Construction (Applicant)  
Jim Kennedy, Advance Construction (Applicant)

The report, submitted by Jacob Muff, Team Leader, provided an up-to-date comprehensive assessment of the application following material changes since an earlier 'minded to approve' decision by the Planning Committee in May 2023.

The application has been referred to the Committee for a decision, as the proposed development fall within the category of Major development and therefore cannot be determined under the Council's Scheme of Delegation.

It was also requested by the Committee that the application be returned to the Committee prior to the Section 75 legal agreement being finalised, signed, the conditions being formalised, and the decision being issued.

This report summarised the proposal and made an assessment of the planning application; outlines the consultation, responses and the public representations; updates the committee on the matters arising since the application was previously considered; and provided an update on the Section 75 legal agreement, setting out a recommendation and the next steps prior to determination.

The report was introduced by Jacob Muff, Team Leader. Members of the Planning Committee had the opportunity to put questions to Mr Muff.

The Committee heard representation from Mr Matthew Pease, Clackmannanshire Heritage Trust (Objector) and member of the Planning Committee had the opportunity to put questions to Mr Pease.

The Committee also heard representation from Ms Lynsey Breen from Advance Construction (Applicant) and member had the opportunity to put questions to Ms Breen.

### **Motion**

That Committee agrees the recommendations in the report as set out in the report.

Moved by Councillor Denis Coyne. Seconded by Councillor William Keogh.

### **Decision**

The Committee agreed to approve the planning application subject to the conditions listed in Appendix 1 and the draft Heads of Terms listed in the table in Appendix 2 and the plans in recommended for approval in Appendix 3.

As the suggested conditions were applied and a Legal Agreement has been entered into by all parties; the PPP application was considered to be acceptable, meeting the Heads of Terms set out in the Planning Committee May 2023 (as amended) and as presented to the Planning Committee in March 2025, following the demolition of Carsebridge House and the relocation of the Napoleon Column.

### **Action**

Team Leader

*The Chair asked for a comfort minute break (11:20 am). All members were back in Chambers at 11:34 am.*

*Councillor Balsillie came back into Chambers for the next item of business.*

### **PLA(26)06      CONSULTATION FROM SCOTTISH MINISTERS REGARDING AN APPLICATION MADE UNDER SECTION 36 OF THE ELECTRICITY ACT 1989**

**Application 25/00120/S36 – Consultation from Scottish Ministers regarding an application made under Section 36 of the Electricity Act 1989, for the Installation and operation of a wind farm comprising up to 13 wind turbines, 35mw of battery energy storage and associated ancillary infrastructure, partially in Clackmannanshire and partially in Perth and Kinross at unnamed top approx. 1km east of Blairdenon Hill Rhodders Farm Access Alva, Clackmannanshire (to be known as “The Windburn Wind Farm”**

The report, submitted by John Hiscox, Principal Planner, requested that the Planning Committee accepts the recommendation of the Council’s Planning Service in relation to the proposed Windburn Wind Farm, in its capacity as statutory consultee, being one of the two relevant authorities within whose Council areas the development is proposed.

### **Motion**

That Committee agrees the recommendations in the report as set out in the report.

Moved by Councillor Denis Coyne. Seconded by Councillor Phil Fairlie.

### **Decision**

It was agreed that Clackmannanshire Council, as relevant authority and statutory consultee to Scottish Ministers, raises a planning objection for the following reasons:

1. By virtue of the scale, layout, design and location of the development and siting of the turbines as proposed, it would give rise to harmful landscape and visual impacts that are greater than localised, and that would be unacceptably adverse both locally within the Ochil Hills, and in the wider locale of the settled lowland/Carseland areas to the south. Specifically, the impacts set out below are unacceptable and have not been adequately mitigated.
  - (i) the introduction of visible large-scale, static man-made components (towers, hubs) and moving blades to the otherwise uninterrupted main scarp skyline of the Ochil Hills which forms an iconic, regionally unique and important setting in combination with the settled Carselands of Clackmannanshire, and a landscape asset recognised for its special qualities through its designation as a Special Landscape Area (SLA).
  - (ii) diminishment of the special qualities attributed to the Ochils SLA, thereby damaging the integrity of the asset as a whole, in the light of harmful impacts (a) to the scarp skyline setting as seen from the lowlands/Carselands to the south as a result of the turbines not being fully contained by the Southern Scarp hills; and (b) on views from the renowned viewpoint destination summit of Ben Cleuch and its environs, over Strathallan and the distant Highlands.
  - (iii) harmful visual impacts relating to the experience of recreational users of the Ochil Hills including a sense of wildness, due to the step-change increase in significant visibility of turbines from the open-access/informal recreational path network, including incremental enclosure of views from the locality of the network, in particular insofar as it relates to routes to and from the highest destination summit of Ben Cleuch, and related summits on the network including The Law, Ben Ever and The Nebit, which currently do not have any visibility of wind turbines.
  - (iv) characterisation of the Ochils SLA through intensification of adverse cumulative landscape impacts in combination with existing wind farm development, thereby desensitising and reducing the landscape quality of the SLA, thereby rendering it more susceptible to, and more likely to be subject to further pressure for, additional wind farm development.

The proposed wind energy development, therefore, is contrary to the development plan, specifically National Planning Framework 4 Policies 4 and 11; and Clackmannanshire Council Local Development Plan Policies SC14, SC15 and EA4, and adopted Supplementary Guidance "Onshore Wind Energy (Adopted 2015).

**Action**

Principal Planner.

Ends: 12.37

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**Report to PLANNING COMMITTEE**

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**Date of Meeting: 12 March 2026**

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**Subject: CONSULTATION FROM SCOTTISH MINISTERS REGARDING AN APPLICATION MADE UNDER SECTION 36 OF THE ELECTRICITY ACT 1989 FOR THE INSTALLATION AND OPERATION OF A BATTERY ENERGY STORAGE SYSTEM (BESS) AND ASSOCIATED INFRASTRUCTURE WITH A GENERATING CAPACITY OF UP TO 250 MW at KILBAGIE PAPER MILLS, KENNET, CLACKMANNAN**

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**Report by: John Hiscox (Principal Planning Officer)**

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**1.0 Purpose**

- 1.1. To request that the Planning Committee accepts the recommendation of the Council's Planning Service in relation to the proposed Kilbagie BESS, in its capacity as statutory consultee, Clackmannanshire in this instance being the sole planning authority within whose Council area the development would be located.

**2.0 Recommendations**

- 2.1. It is recommended that Clackmannanshire Council, as relevant authority and statutory consultee to Scottish Ministers, does not object for the following reason:
- 2.2. By virtue of the location, design, layout, scale and purpose of the proposed development, it would not give rise to any unacceptable environmental or other planning concerns, provided that a satisfactory scheme of landscape planting to mitigate adverse visual impacts pertaining to views into the site from the A876 is implemented. The Planning Authority will recommend the imposition of relevant planning conditions for Scottish Ministers Approval under the provisions of s.36 of the Electricity Act 1989. Although the scheme includes some landscaping proposals, the Planning Authority takes the view that they are insufficient to adequately mitigate development effects. In all other respects, the proposed development is supported by the Development Plan, in particular NPF4 Policies 1, 2, 11 and 29; and LDP Policies SC14, SC23, EA4, EA11, EA20 and EA22.

### **3.0 Considerations**

#### **3.1 Background and Planning History**

- 3.2 The Scottish Ministers, via the Energy Consents Unit (ECU), have formally consulted Clackmannanshire Council in respect of the above application submitted to them under Section 36 of the Electricity Act (1989). As the proposed development would exceed 50MW of electrical generation (installed capacity), the application falls to be considered under this Act by the Scottish Ministers and not the local planning authority as a planning application under the Town and Country Planning (Scotland) Act 1997.
- 3.3 Under the Scheme of Delegation, responses to consultations on national or major development which do not require the permission of the Council as planning authority (as is the case here) require to be considered by the Council's Planning Committee.
- 3.4 An Objection by Clackmannanshire Council as Statutory Consultee, and as the Relevant Authority within whose area the development is proposed, would automatically trigger a Public Local Enquiry (PLI), if said Objection is made to Scottish Ministers within the prescribed timescale. The prescribed timescale is able to be extended if the relevant planning authority, the Applicant and the ECU are all in agreement. In this case, the consultation response deadline has been extended from 13 December 2025 to **16 March 2026**.

#### Planning History:

- 3.5 This is the first formal application to be made on this site for a renewable energy development of any kind, although the project has been through pre-application screening, through which Scottish Ministers decided that the proposal does not constitute EIA development and that the application submitted for this development does not require to be accompanied by an EIA report (Clacks ref. EIA-2024-004). The project was also subject to pre-application public consultation – Clacks ref. 24/00209/PAN (Proposal of Application Notice). No other planning history within Clackmannanshire is relevant to the current consultation.
- 3.6 There has been activity in Fife, relating to a proposed very large substation north of Hawkshill (south of Kilbagie). At the time of writing of this report to Committee, a planning application relating to the part of the site in Clackmannanshire (approximately 5% of the overall site) has been submitted. The planning reference is 25/00209/FULL. A separate planning application has been submitted to Fife Council for the majority of the site (approximately 95%). The Fife planning application reference number is 25/03188/EIA. Projects in this locale tend to be under the 'Kincardine North' headline. These include a substantial site identified for a 'Proposed Underground Cable' development to the south of the site.
- 3.7 Although there appears to have been no activity since a Screening Opinion (EIA not required) was issued by Scottish Ministers in February 2025, the

Committee should be aware of the 'Meadowend Farm' BESS project on land south of Kennet village, for up to 500MW on a site of approximately 33 hectares. <https://meadowendfarmbess.co.uk/> The site is within 200-250m of the current Kilbagie BESS site on the opposite side of the A876 and would have cumulative effects with the Kilbagie development.

### **Site Location and Description**

- 3.8 According to Section 2 of the submitted Planning, Design & Access Statement, the site, which measures approximately 5.7 hectares in area, comprises primarily agricultural land that is used for grazing and benefits from an existing access road connecting to the A977 to the east.
- 3.9 The site comprises two parcels, the western Site A at approximately 3.9 ha and eastern Site B at approximately 1.8 ha. Site A is the 'Main Site' where the BESS and associated infrastructure would be located, and Site B is to be used solely for landscape and ecological enhancements. The Site lies adjacent to and to the south and south-east of the A876, beyond which is the A977. The A876 joins the A977 at a roundabout junction to the north. Site A and Site B are separated by a Tillicoultry Quarries site, and the quarry related workings includes open storage area, warehousing, silos and internal tracks.
- 3.10 The immediately surrounding area largely comprises agricultural land. Further to the east beyond the A977 is Tulliallan Golf Club and Tillicoultry Quarries. The land to the east is largely characterised by agricultural fields and the Devilla Forest. To the west, across the A876, Lady's Brae Woodland is immediately adjacent, which is surrounded by agricultural fields; the village of Kennet is approximately 0.6 km to the north.
- 3.11 The site is immediately adjacent to the authority/county boundary with Fife Council's area but is entirely within Clackmannanshire – within the Clackmannan Community Council area (Clackmannanshire East Ward). The nearest settlements to the Site are Kennet 0.6 km to the north-west, Clackmannan 1.5 km to the north-west, and Kincardine 1.7 km to the south-east.
- 3.12 There are two listed buildings located in close proximity to the Site; Kilbagie Mill House, approximately 120m east of Site A, and Kilbagie House and Garden Walls, approximately 110 m north-east of Site A. The nearest residential properties are 125m and 130m north of the site (one of these is unoccupied) and further afield 350m to the east across a railway line, which is screened from the site by woodland belts. There is another residential property located 450m to the west of the site separated by woodland and the A876.
- 3.13 Much of the site is identified as vacant or derelict land, according to the Clackmannanshire Vacant and Derelict Land Survey (2015). The eastern parcel (biodiversity improvement area) is not within the area identified.
- 3.14 According to the Scottish Environmental Protection Agency, the site has small areas of medium and high likelihoods for surface water flooding but is not considered to be likely for river or coastal flooding.

- 3.15 Scotland Soils Land Capability for Agriculture Map confirms that the Site is comprised of land capable of producing a wide range of crops (2) and land capable of producing consistently high yields of a narrow range of crops and/or moderate yields of a wider range (3.1).
- 3.16 Local Development Plan: With the exception of the eastern parcel, the site is included in the list of 'LDP Business Estates' sites. The LDP Policy reference is B11 – Page 136 of the LDP sets out a site-specific policy for a 19.27 hectare area of ground at Kilbagie. Under 'Development Requirements', the policy states that the site is suitable for business, industrial, storage or distribution uses. In terms of opportunities described in the Policy, these include:
- Potential to improve green spaces within the business area for the use and enjoyment of those working there in association with any new development (Sustainable Communities)
  - Scope to promote rail-based freight movement (Employment and Prosperity)
  - Scope for significant planting along site perimeter to screen site and improve habitat (Environmental Assets)
  - Transport improvements/contributions dependent on the outcome of Transport Assessment. It may require a junction upgrade to A977, and improvements to Gartarry roundabout (Developer Contributions)
  - Contribution required to public art (Developer Contributions)
  - Potential to contribute to projects to support the aims and objectives of the Inner Forth Landscape Initiative, either through commuted sums to off-site projects or through the design, layout and landscaping of the development site (Developer Contributions)
- 3.17 Policy EP1 'Strategic Land for Business' makes specific reference to Kilbagie, alongside three other sites in Clackmannanshire, identifying it as suited to new business and industrial developments in accordance with the schedule of sites (as per previous paragraph). Please note the following text within the Policy:
- "Proposals for business uses not fully in accordance with the Development Requirements will only be supported where they are compatible with, and would not prejudice, the identified strategic use of the site, and would both increase the number, and widen the range and quality of jobs in Clackmannanshire."*
- 3.18 The site is not within a settlement, so can technically be described as in open countryside in LDP terms, notwithstanding that it is mostly previously developed/brownfield land. It is situated within the 'Forth' sub-area of Clackmannanshire. On the opposite (north-west) side of the A876 the Clackmannanshire South Greenbelt land area begins. This Greenbelt area is a little under 300 hectares in area, and surrounds the settlement of Kennet, while bounding Clackmannan on the south and east sides, and the eastern fringes of Alloa.
- 3.19 Landscape Character: Site A is located within the Carselands Landscape Character Type (LCT), as designated by NatureScot in 2019. Site B is largely located within the Coastal Flats LCT, which extends southeast along the northern shore of the Firth of Forth.

3.20 Key published characteristics of the Carselands LCT are:

- Flat, open, large scale Carselands of predominantly open agricultural landcover forming the floor and former floodplains of the River Forth, River Devon and Black Devon.
- Trunk roads run in parallel to the northern and southern perimeters of the Carselands.
- Distinct character of group of Hillfoot villages, and their relationship with streams issuing from Ochil Hills within Lower Devon area, as well as major overhead power lines and their pylons.
- Recent expansion of settlement boundaries at edge of carse making new development very visible.
- Open views across carse accentuated by consequent dramatic contrast with the adjacent escarpments of the Ochils and Fintry, Gargunnock and Touch Hills.

3.21 Key published characteristics of the LCT are:

- Flat, low-lying, open, large scale, exposed coastal landscapes at sea level.
- Intensively cultivated, geometrically laid out, large to medium scale, predominantly arable fields or forests with rectilinear, fenced enclosures or without enclosure.
- Variety of other land uses, particularly industrial and other built developments, golf courses and other grasslands.
- Isolated, scattered or regularly spaced farmsteads, conspicuous due to lack of screening, in contrast to the designed landscapes which are well screened by policy planting and shelterbelts.

### **Description of the Development**

3.22 It is intended that the Kilbagie BESS would have an operational lifespan of up to 40 years. Paragraph 2.8 of the Gatecheck Report submitted with the application explains BESS:

*“A BESS is an electrochemical device that charges (or collects energy from renewables like solar and wind) from the grid or a power plant and then releases that energy at a later time when it is needed. The batteries charge at off-peak times and then supply electricity to the local electricity distribution network at times of peak energy demand. BESS therefore have a key role to play in contributing toward achieving net zero targets and providing flexibility within the energy system. The batteries are contained within cabin structures similar in appearance to shipping containers.”*

3.23 The apparatus and infrastructure would be sited within Site A; Site B is reserved only for biodiversity enhancement:

3.24 SITE A: The **western** area of the development comprises the following elements:

- (i) Battery area – 136 no. BESS units, in four rows of 6.1m x 2.44m x 2.9m height battery containers (up to 4m above ground level – on

- raised piers) and associated PCS apparatus (34 no. Power Conversion Systems = transformers and inverters) with a combined rated storage capacity of up to 250MW
- (ii) Hardstandings to support substation and BESS areas – total impermeable area = 1.7 hectares
  - (iii) Access/maintenance tracks around and between BESS & Substation areas (permeable)
  - (iv) O & M (Operations and Maintenance) building – 19.4m x 8.9m x 4.4m height (flat roof)
  - (v) HV (High Voltage) substation compound including transformers, overhead gantries etc. - external dimensions of structure complex approximately 89m x 44m, maximum height of structures 12m
  - (vi) 2 no. water tanks – 12.8m diameter, height to edge of roof 2.29m, approx. apex height 2.8m (not stated)
  - (vii) Storage container (12.2m x 2.4m x 2.9m height (up to 4m above ground level – on raised piers)
  - (viii) Palisade fence surrounding operational area of site – 2.4m height
  - (ix) SuDS feature
  - (x) 2 no. control rooms (12.2m x 2.4m x 2.9m height (up to 4m above ground level – on raised piers)
  - (xi) CCTV & Lighting poles – maximum height 4m
  - (xii) Landscape planting inside eastern boundary, consisting of ‘mixed scrub’ (small species trees & woody shrubs) area; elsewhere limited to native grasses and native flowering species (NB - although native broadleaved woodland species are stated on the submitted indicative landscaping plan, there are no areas identified for woodland-type planting)
  - (xiii) Underground cabling from the BESS to the substation, and from the substation to the southern site boundary

3.25 SITE B: The **eastern** area of the development comprises the following elements:

- (i) Landscape planting inside north-western and south-eastern boundaries, consisting of ‘mixed scrub’ (small species trees & woody shrubs) areas; elsewhere limited to native grasses and native flowering species (NB - although native broadleaved woodland species are stated on the submitted indicative landscaping plan, there are no areas identified for woodland-type planting)

3.26 Paragraph 3.6 of the Design and Access Statement advises that ‘other associated development works’ would take place in Site A. In addition to the aforementioned landscaping, the following are described:

- Temporary construction compound (intended location not shown)
- Site preparation and earthworks
- Provision of site drainage
- Provision of site access

3.27 Temporary construction compounds tend to include the following:

- temporary modular building(s) to be used as a site office;
- welfare facilities;

- parking for construction staff and visitors;
- reception area;
- fuelling point or mobile fuel bowser;
- secure storage areas for tools; and
- waste storage facilities.

3.28 Further to the receipt of additional information explaining the application in more detail in November 2025, the applicant advises that a development platform, assumed at this stage to be as flat as possible to simplify development logistics, would be formed. This is set out in Drawing Notes on drawing no. D-C-10130 'Preliminary Planning Elevations'. Note No. 2 advises "*Proposed finished levels of plateau assumed to be 9m AOD*". The current ground level AOD (Above Ordnance Datum) is shown in supporting topographical mapping and Drawing Note 5 to be between 5.8m and 9.64m AOD. According to Drawing Note 6, minimum finish levels must be 6.5m AOD in accordance with flood risk assessments.

Construction Phase:

- 3.29 The application indicates that the construction period would be approximately 18-24 months. Recommended construction hours are set out in the original Noise Impact Assessment (Section 5) as 07:30 to 18:30 Monday to Friday and 08:00 to 13:00 on Saturdays. This would include delivery activity. At this time there is no construction timetable identifying phases of work in the submitted documentation.
- 3.30 The Planning, Design and Access Statement advises that new internal access tracks would be constructed to enable construction traffic to manoeuvre and turn within the site. Construction access would be taken off the existing entrance from the A977 to the east, which already provides established access for HGVs.
- 3.31 It also advises (Para 9.149) that construction works are likely to involve initial earthworks and site levelling, construction and installation of the new infrastructure and landscaping works, with the potential for piling activities, which are highly likely to be noisy and give rise to vibration.
- 3.32 The applicant anticipates that a Construction Environmental Management Plan (CEMP) would be required and that it would be subject of a condition if consent is given. Currently, the submissions do not include an Outline CEMP.
- 3.33 The current consultation under Section 36 of the Electricity Act 1989 does not include proposals for connection to the electricity grid. A separate consent under other areas of the same Act would be necessary. This would be subject to a future consenting process, in relation to which Scottish Ministers would again be the determining body. Depending on the location of the proposed development, Clackmannanshire Council may be a consultee. Consultation under other areas of the Act can be highly similar to that under Section 36.

### Decommissioning Phase:

- 3.34 According to the Planning, Design and Access Statement, the site would be restored back to agricultural use at the end of its 40-year operational period. Furthermore, Paragraph 3.1 advises that it would be “restored to its former condition.” This is predicted to last up to 12 months and would follow similar principles to those applied during construction in terms of environmental management.
- 3.35 The applicant anticipates that a Decommissioning Strategy would be implemented, which would be the subject of detailed approval closer to the decommissioning date.

### **Submission Documents**

- 3.36 The application submission includes the following key documents submitted by the applicant:-
- (i) Ecological Impact Assessment
  - (ii) Transport Statement (Aug 2025)
  - (iii) Habitats Regulations Assessment (HRA) (Aug 2025)
  - (iv) Landscape and Visual Assessment (Aug 2025)
  - (v) Geo-Environmental Report (Aug 2025)
  - (vi) Cultural Heritage Assessment (Aug 2025)
  - (vii) Flood Risk Assessment (Aug 2025)
  - (viii) Planning, Design & Access Statement (Aug 2025)
  - (ix) Pre-Application Consultation Report (Aug 2025)
  - (x) Outline Battery Safety Management Plan (Aug 2025)
  - (xi) Indicative Landscape Plan (Aug 2025)
  - (xii) Noise Impact Assessment (Aug 2025) & subsequent Acoustic Response to Environmental Health Comments (Oct 2025)
  - (xiii) Drainage Strategy (Aug 2025)
- 3.37 In November 2025, in response to requests for additional information by Clackmannanshire Council officers, the following items were submitted:
- (i) Supplementary elevation drawings of the proposed substation, BESS array and associated development components
  - (ii) Detailed topographical survey of whole site (Sheets 1-6)
  - (iii) Up to date map of cumulative energy sites in study area (part of Landscape and Visual Appraisal)
  - (iv) Augmented LVIA Viewpoint Visualisations including superimposed landscape planting at 15 years post-implementation

### **Consultations**

- 3.38 Roads and Transportation Team – No objection.
- 3.39 Environmental Health – No objection subject to conditions requiring submission and approval of (i) noise and vibration impact assessment; and (ii) lighting assessment. Requested due to absence of satisfactory/comprehensive information available in relation to both topics.

- 3.40 Council Contaminated Land Officer – No objection subject to conditions requiring site investigation and, depending on results of investigation, potential site remediation. Remediation would be followed by a verification report on completion of mitigation.
- 3.41 Regional Archaeologist – No objection subject to a condition requiring archaeological evaluation prior to commencement of development, potentially including excavation works on the development site.
- 3.42 Sustainability Team – No written representation but have not indicated any objection.

### **Publicity and Representations**

- 3.43 The Application will be determined by Scottish Government as Determining Authority. As a result, all notifications, public consultation and advertisements are administered by the ECU. Interested/third party representations fall to be considered by ECU, not Clackmannanshire Council as local planning authority. Community Councils are statutory consultees, and must also submit their consultation responses to the ECU.
- 3.44 A letter dated 12 August 2025, from DWD as agent, to the ECU advises that the following advertising regime would be rolled out:

*The application will be advertised by newspaper notice in The Herald on 13 August 2025, The Edinburgh Gazette on 15 August 2025, and Alloa Advertiser on 13 August 2025 and 20 August. A copy of the application, with a plan showing the land to which it relates, together with a copy of the documentation discussing the Company's proposals in more detail and presenting an analysis of the environmental implications, are available for public inspection in person, free of charge, at:*

• *Alloa Library, Spiers Centre, Primrose Place, Alloa, FK10 1AD;*

*All of the application documents are available to view on the project website:  
<https://www.kilbagiebess.com/>*

- 3.45 The Committee is advised that interested/third party representations including submissions by Community Councils and interest groups do not fall to be considered as material planning considerations by Clackmannanshire Council. However, Members may wish to note that at the time of writing of this report, the ECU has not published any representations on its website in relation to the proposed Kilbagie BESS. It has been confirmed by the ECU case officer that the application has not attracted any representations from interested/third parties.

### **The Development Plan**

- 3.46 The development plan for the area currently comprises two main items: (i) National Planning Policy Framework 4 (2023); and (ii) the Clackmannanshire Local Development Plan, adopted August 2015. Whilst the development plan is not afforded primacy for the determination of applications made under Section 36 of the Electricity Act (as is the case for planning applications under the provisions of Section 25 of the Planning Act), it is nevertheless a key

material consideration that is entitled to a substantial amount of weight in the decision-making process, particularly as the application is also seeking deemed planning permission under Section 57 of the Town and Country Planning (Scotland) Act 1997 as part of this process.

- 3.47 NPF4 sets out how the Scottish Government's approach to planning and development will achieve a net zero, sustainable Scotland by 2045. The Spatial Strategy sets out that we are facing unprecedented challenges and that we need to reduce greenhouse gas emissions and adapt to future impacts of climate change. It sets out that that Scotland's environment is a national asset which supports our economy, identity, health and wellbeing. It sets out that choices need to be made about how we can make sustainable use of our natural assets in a way which benefits communities.
- 3.48 The Spatial Strategy reflects legislation setting out that decisions require to reflect the long term public interest. However, in doing so it is clear that decision makers will need to make the right choices about where development should be located, ensuring clarity is provided over the types of infrastructure that needs to be provided, and the assets that should be protected to ensure they continue to benefit future generations. Indeed, it states simply, on page 7 that: *this means ensuring the right development happens in the right place.*
- 3.49 NPF4 Policy 11 'Energy' advises that design and mitigation to address impacts relating to the following will be demonstrated:
- impacts on communities and individual dwellings, including, residential amenity, visual impact, noise and shadow flicker;
  - significant landscape and visual impacts, recognising that such impacts are to be expected for some forms of renewable energy. Where impacts are localised and/ or appropriate design mitigation has been applied, they will generally be considered to be acceptable;
  - public access, including impact on long distance walking and cycling routes and scenic routes;
  - impacts on aviation and defence interests including seismological recording;
  - impacts on telecommunications and broadcasting installations, particularly ensuring that transmission links are not compromised;
  - impacts on road traffic and on adjacent trunk roads, including during construction;
  - impacts on historic environment;
  - effects on hydrology, the water environment and flood risk;
  - biodiversity including impacts on birds;
  - impacts on trees, woods and forests;
  - proposals for the decommissioning of developments, including ancillary infrastructure, and site restoration;
  - the quality of site restoration plans including the measures in place to safeguard or guarantee availability of finances to effectively implement those plans; and
  - cumulative impacts.
- 3.50 The 2015 LDP includes a Spatial Strategy for Clackmannanshire, with three separate areas identified as Forth, West Ochils and East Ochils. The

proposed development is entirely within the Forth area, within which, according to the LDP (Page 17) the following LDP Aims are relevant to the proposals:

- Reinforce the green network and increase recreational opportunities through projects such as the Gartmorn Dam Green Hub and Inner Forth Landscape Initiative (under 'Social Infrastructure')
- Protect identity and landscape setting of individual settlements (Under 'Development in the Countryside and the Rural Economy')
- Encourage continued development of employment uses. (under 'Business and Employment')
- (i) Support the Inner Forth Landscape Partnership aims to conserve and enhance the heritage and landscape of the Inner Forth. (ii) Continue protection of designated sites and investigate enhancement and appropriate levels of public access and recreation (under 'The Natural Environment')
- Ensure new development does not create potential pollution 'hot spots' (under 'Protecting Environmental Resources')
- Utilise brownfield and infill sites to their full potential (under 'The Built Environment')

3.51 Proposals for renewable energy developments are generally considered under LDP Policy SC14, which states that the Council will support development proposals for all renewable energy generation, including any mitigation measures proposed, where they meet criteria relating to the following:

- landscape and visual impacts, having regard to design, scale, layout and cumulative impacts with other developments;
- the impact on natural and historic environment (including cultural heritage and biodiversity; also including cumulative effects);
- impact on aviation, defence or telecommunications interests;
- impact on local communities and individual dwellings, having regard to cumulative impacts with other developments;
- the impact on tourism, recreational interests and public access;
- the nature of proposed mitigation and restoration during construction, operation and decommissioning;
- compliance with other specified Policies of the LDP (EA13, SC14-18).

3.52 In its capacity as a consultee for the development, the key subject areas where the Council can provide an appropriately informed response relate to the following considerations:

- Renewable Energy Benefits;
- Landscape and Visual Impacts (including cumulative impacts);
- Archaeology and Cultural Heritage;
- Effects on Local Communities and Residential Interests;
- Roads, Traffic and Access; and
- Flood Risk
- Impacts on the Soil Resource

3.53 Other matters which are relevant considerations in terms of development plan policies and national policies but which have not been included in the list

above, such as (but not limited to):- Natural heritage impact including ecology and ornithology, fish and forest / woodland cover, Hydrology, Hydrogeology, and Peat, and impact on aviation safety, are all matters for Scottish Ministers to consider in accordance with consultation responses that they have received directly from individual consultees in respect of these topic areas in their decision of the proposal.

3.54 Although the Council's Sustainability Team has provided a consultation response that includes reference to natural heritage matters (published on the Council's website 9.9.25), it is not intended to review natural heritage impacts in detail within this planning report, because this is a specialist area more appropriately appraised by Ministers' consultees that specialise in such matters, namely:

- (i) Scottish Environmental Protection Agency (**Standing Advice on various matters**)
- (ii) Scottish Forestry (**Tree Felling and Planting**)
- (iii) NatureScot (**Protected Species esp birds and bats**)
- (iv) RSPB Scotland (**Birds/habitat**)

3.55 Furthermore, the application is supported by a Habitats Regulations Assessment (HRA), which includes an Appropriate Assessment relating to possible impacts on Curlew in the Firth of Forth Special Protection Area. In relation to this item, and this aspect of consideration, officers have consulted colleagues at ECU regarding any requirement for Clackmannanshire Council to undertake an independent Appropriate Assessment in the light of the HRA. The following response was received on 17 December 2025 (in the light of NatureScot's consultation response to Ministers dated 9.12.25):

*"...with regard to the response from NatureScot, they state that it is unlikely that the proposal will have a significant effect on any qualifying interests either directly or indirectly. This is because there is plenty alternative foraging habitat available in the surrounding area. They haven't mentioned the requirement for an HRA/AA, so we would not pursue an HRA from them."*

3.56 Footnote 5 on NatureScot's webpage 'Legislative Requirements for European Sites' [Legislative Requirements for European Sites | NatureScot](#) advises at Footnote 5: *"Scottish Ministers are the competent authority in relation to considerations under regulations 49 and 53 of the 1994 Habitats Regulations. Scottish Ministers are also the appropriate authority in relation to regulations 64 to 68 of the 2017 Regulations for activities consented under sections 36 or 37 of the Electricity Act 1989."*

## 4.0 Planning Assessment

4.1 The key NPF4 policies are considered to be:

- Policy 1 – Tackling the climate and nature crises
- Policy 2 – Climate mitigation and adaptation
- Policy 3 – Biodiversity
- Policy 4 – Natural places
- Policy 5 – Soils
- Policy 6 – Forestry, woodland and trees
- Policy 7 – Historic assets and places

Policy 11 – Energy  
Policy 12 – Zero waste  
Policy 13 – Sustainable transport  
Policy 18 – Infrastructure first  
Policy 20 – Blue and green infrastructure  
Policy 22 – Flood risk and water management  
Policy 23 – Health and safety  
Policy 25 – Community wealth building  
Policy 29 – Rural development  
Policy 33 – Minerals

#### 4.2 The key LDP policies are considered to be:

Policy EP1 – Strategic Land for Business  
Policy SC11 – Transport Networks  
Policy SC12 - Development Proposals - Access and Transport Requirements  
Policy SC14 - Renewable Energy  
Policy SC20 – Water Drainage Infrastructure and Capacity  
Policy SC23 - Development in the Countryside - General Principles  
Policy EA1 - Clackmannanshire Green Network  
Policy EA2 - Habitat Networks and Biodiversity  
Policy EA3 - Protection of Designated Sites and Protected Species  
Policy EA4 - Landscape Quality  
Policy EA9 – Managing Flood Risk  
Policy EA11 – Environmental Quality  
Policy EA12 – Water Environment  
Policy EA13 – Significant Soil Resources  
Policy EA18 – Minimising Waste in New Development  
Policy EA20 – Other Archaeological Resources  
Policy EA22 – Listed Buildings

#### 4.3 Statutory Supplementary Guidance to the LDP:

SG1: Developer Contributions

#### 4.4 Other Material Considerations:

The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (Scottish Parliament, 2011b)  
Clackmannanshire Council Climate Change Strategy (including Climate Emergency Action Plan) – September 2024  
Historic Environment Policy for Scotland - April 2019  
Historic Environment Scotland – Managing Change in the Historic Environment – 2016  
Planning Advice Note (PAN) 1/2011 - Planning and Noise  
Planning Advice Note (PAN) 3/2010 – Community Engagement

#### 4.5 Other National Policies and Strategies

Climate Change Plan 2018-2032 (Scottish Government)  
The Climate Change (Emissions Reduction Targets) (Scotland) Act 2019  
2020 Routemap for Renewable Energy in Scotland  
2021 Net Zero Strategy (UK Government)

Scottish Government draft Energy Strategy and Just Transition Plan and related Ministerial Statement (January 2023)

\*Climate Change (Emissions Reduction Targets)(Scotland) Bill – April 2024

(\*Made an Act of Scottish Parliament on 22 November 2024)

Scottish Government Scottish Energy Strategy - December 2017

### **Renewable Energy Benefits:**

- 4.6 The Climate Change (Scotland) Act 2009, set out the targets for reducing greenhouse gas emissions as an interim 42% reduction target for 2020 and an 80% reduction target for 2050. The Climate Change (Emissions Reduction Targets) (Scotland) Act 2019 (2019 Act) received Royal Assent on 31 October 2019 and set a target for Scotland to be carbon-neutral, meaning net-zero carbon emissions by 2045 at the latest. Additionally, the 2019 Act set out interim targets to reduce emissions by 56% in 2020, 75% by 2030 and by 90% by 2040. The 2024 Climate Change (Emissions Reduction Targets) (Scotland) Act modifies the 2009 Act, effectively replacing annual and interim targets with carbon budgets. In general terms, this means that every year between 2026 and the net-zero target year (currently 2045), Scottish Ministers must set a carbon budget. Each period covered by a Scottish carbon budget is to be 5 years. Every year, a report must be provided to the Scottish Parliament, by Scottish Ministers, stating how and whether the budget has been achieved. Scottish Government advises on its website that: *“Carbon budgets, which cover a five-year period, provide a more reliable and consistent framework for assessing sustained progress in the actions and policies that contribute to ensuring that we achieve Net Zero emissions by 2045.*

*In comparison, the previous framework of interim and annual targets proved to be highly vulnerable to year-to-year fluctuations in emissions reductions. For example, the assessment of progress could be adversely affected by annual variations, such as a particularly warm or cold winter, or larger events, such as the COVID-19 Pandemic.*

*The levels of the carbon budget targets will be set through secondary legislation in 2025, following the receipt of the advice from the Climate Change Committee.”*

- 4.7 The 250-megawatt storage facility would be substantial, with no other modern schemes of such magnitude consented or formally proposed in Clackmannanshire. In the Planning, Design and Access Statement, it is stated that: *“...the Proposed Development will provide a flexible and rapid release of electricity to allow the National Grid to regulate electricity supply and demand without any greenhouse gas emissions. Conversely, the Proposed Development will also have the capacity to absorb electricity quickly which will allow for the oversupply of the grid to be managed.”* It also states: *“...there is a growing demand by network operators for a broad range of services such as storage and management of inertia and fault levels on the grid. The Proposed Development is designed to support multiple services to enable decarbonisation of electricity supply.”* It goes on to advise that The Proposed Development will assist National Grid ESO in the following ways:

- Stabilisation of the National Grid during transition from traditional fossil fuels to renewable energy
- Storage of energy between generation and distribution to respond to wider network activity and constraints
- Providing balancing solutions in the event that a large supply of energy is required due to unforeseen demand on the network
- Ensuring supply of secure, sustainable and affordable electricity

4.8 Battery Storage Systems do not generate electricity. However, whilst the 250MW capacity does not contribute towards renewable energy generation targets itself, energy storage systems seek to resolve the unpredictability of renewable energy generation, making constant adjustments necessary to keep frequency of the national grid at 50Hz. The proposed development is therefore important in terms of supporting the move towards decarbonising the electricity network without compromising safety, security and efficiency. The proposed development provides vital support to renewable energy infrastructure and as such seeks to reduce overall greenhouses gas emissions globally.

4.9 It is clear that the introduction in the County, and in the wider region of appropriate BESS systems accords with national and local policy in terms of the principle, because they are necessary, complementary facilities that increase sustainability in relation to energy generation. Controlled storage and release of energy through BESS installations is supported by Policy 11(a)(iii) of NPF4. The potential for this development to support delivery of sustainable, renewable energy is a significant factor, especially having regard to the scale of the development and its potential capacity, in a locality already significantly influenced by the presence of electrical infrastructure development. However, it is also necessary to visit a range of more focussed topics to assess whether the application more fully accords with the development plan.

#### **Landscape and Visual Impacts (including cumulative impacts):**

4.10 Although the development is not EIA development, the application is supported by a Landscape and Visual Impact Assessment (LVIA). It provides adequate coverage, further to the provision of additional information requested by Council officers, from various viewpoints within the Zone of Theoretical Visibility (ZTV) from which the development would have the potential to be seen in the landscape, including the A876 approach route to Clackmannanshire.

4.11 The LVIA tends to demonstrate that the development would be screened or backclothed by existing vegetation from some directions, which is useful in terms of the development being assimilated into its visual environs. For example:

- From Viewpoint 2 on the A977 the development would not be visible as it would be almost fully screened by large-scale vegetation
- From Viewpoint 3 near Hawkshill (Fife), the development would be viewed in association with pylons, overhead transmission lines and existing industrial development; and would be backclothed by topography and large-scale woodland vegetation.
- From Viewpoint 4 near Craigton – similar to Viewpoint 3

- 4.12 Landscape and visual impacts are more noticeable from Viewpoint 1 (Fife) and Viewpoint 6, although the general scale of the landscape as viewed from these locations helps to assimilate the development into its surroundings, along with large scale vegetation. NB – Fife Council has responded to Scottish Ministers and has made no comment on landscape and visual impacts.
- 4.13 Viewpoint 5 shows potential visibility from the A876 in Clackmannanshire – one of the main approach routes into the County. Officers are concerned that from the stretch of road between the layby just south of the overhead transmission lines through to the point at which the A876 bridges over an existing track west of Kilbagie – a stretch of approximately 550m before the site is visually shielded by roadside plantations - visual impacts for people travelling north would be significantly adverse, in particular because the substation structure would be prominent as it would be the closest development component to the A876; but also because views deeper into the site would include substantial lateral visibility of the battery containers and other structures, which are known to be incongruous in some scenarios, particularly because of their generally light external colouring and blocky/linear arrangements.
- 4.14 The locality is characterised by industrial development and energy infrastructure to some extent. The development would add cumulatively to the visual baseline in the context of this existing characterisation in a way that is broadly complementary and relatable. However, officers are not satisfied that the proposed landscaping mitigation is adequate to offset the most significant element of all visual impacts arising, which would include substantial effects for people using the A876 over a distance of around 550m heading northwards into Clackmannanshire, and to some extent travelling southwards out of the County. For these reasons, and further to dialogue with the applicants, it is agreed that the submission of a landscaping scheme to address visual impact concerns is fundamental to the delivery of an acceptable form of development. Conditions relating to said landscaping mitigation would therefore be strongly recommended for inclusion in any consent issued by Scottish Ministers, to allow Clackmannanshire Council to appraise revised proposals at a later date, should the scheme achieve planning consent
- 4.15 The Committee is asked to note that the applicant has expressed reluctance to provide landscaping to help screen views from the A876, as set out in an email communication on 21 November 2025:

*“...there is limited space within the red line boundary in the west of the site to accommodate further screen planting given the siting and area requirements of the HV / substation and the access tracks required for emergency vehicles. These constraints include:*

- *There are strong technical and financial preference for the HV / substation area to be sited in this location,*
- *There is a strong preference for SuDS features to be located in the east of the Site to enable drainage requirements, thereby restricting space available in the west of the site for the HV / substation area,*

- *Space for screen planting and the HV / substation area are further restricted by the SPEN proposals to divert and underground the existing overhead lines on site along the perimeter of our site (outside our fence). The applicant is unable to plant over this cabling to maintain SPEN's access.*

*The land to the west of the red line boundary and between the A876 is unregistered land and therefore the Applicant does not have control over the land to provide off-site screening planting.*

*Further to this, the LVIA includes a baseline description for Viewpoint 5 (A876 northbound layby, Figure copied below) which is described as having very low value owing to a north-eastern view dominated by visually detracting elements, such as electrical and highway infrastructure. The view is characterised by existing intermittent blocks of hedgerow vegetation and with the existing industrial area being screened by intermittent trees. As such, it is considered that the proposed development would not be inconsistent with the existing baseline character of views experienced from the A876.*

*Given the Applicant is requesting the Rochdale Envelope approach to confirm detailed design, the Applicant would be willing to agree a suitably worded planning condition with the ECU and Clackmannanshire Council to secure planting and landscaping during the detailed design phase.”*

- 4.16 Implementation of landscaping mitigation relating to this stretch of the A876 is critical to the Council's appraisal of visual impacts arising from the development. This principal route into (and out of) Clackmannanshire deserves to be afforded as much protection as possible in the light of what would add conspicuously to the infrastructure baseline. In due course, therefore, the Council would carefully scrutinise any landscaping proposals submitted to ensure they are appropriate to provide long-term screening, albeit that it would take several years for it to take proper effect.
- 4.17 In respect of landscape and visual impacts, therefore, the proposals would not give rise to any unacceptable impacts that are unmitigable. This includes cumulative effects with other schemes likely to give rise to landscape and visual impacts, bearing in mind that there are no relatable schemes currently proposed in Clackmannanshire. Any applications made subsequent to consideration of the Kilbagie BESS application will bear the cumulative burden – this will be reflected in information supporting any such later application / consultation.
- 4.18 In this regard, therefore, the proposed development would be in accord with LDP Policies SC14 and SC23; and with NPF4 Policies 11 and 29.

#### **Effects on Local Communities and Residential Interests:**

- 4.19 The most likely effects on local communities and residential interests, other than those relating to visual impacts, are (i) construction traffic movements (ii) construction noise (iii) operational noise; and (iv) impacts arising from site lighting.

#### Construction traffic movements:

4.20 The Transport Statement confirms the following:

- (i) the construction period would last for approximately 18 months;
- (ii) during construction, the site would be accessed via the existing private road from the A977 to Kilbagie. HGV construction traffic is expected to arrive at the Site from the trunk road network. It would use the A876 and A977 and arrive at the A977 / private road junction from the north.
- (iii) There will also be a requirement for car / LGV traffic associated with the construction phase of the Proposed Development. Whilst it is not known currently where staff will originate when working at the Site, it is assumed in this TS that they will also arrive via the trunk road and therefore follow a similar route to HGV construction traffic.
- (iv) Car parking will be provided within the site during construction and once operational. The access road will be kept clear of staff car parking at all times and strictly enforced through the site CTMP. Suitable signage would be erected by the contractor to identify both parking and delivery areas and a one-way system shall be implemented where possible.
- (v) it is forecast that the Proposed Development would generate a daily peak of approximately 20 HGV deliveries (10 arrivals, 10 departures) and 24 car / LGV movements (12 arrivals, 12 departures) during the construction phase.
- (vi) a full CTMP would be prepared once a contractor for the work has been identified.
- (vii) Working hours for construction activities related to the Proposed Development would be agreed with Transport Scotland, Clackmannanshire Council and Fife Council, but are anticipated to be within:
  - 07:00 to 19:00 Monday to Friday.
  - Saturday 07:00 to 13:00; and
  - No construction should be carried out on Sundays or bank holidays unless in exceptional circumstances.
  - Any work which is required or intended to take place outside of these hours, except for emergency situations, would be subject to prior agreement and / or reasonable notice to Transport Scotland, Clackmannanshire Council and Fife Council. (*Author note – these times do not align with the recommended hours of construction in the Noise Impact Assessment – these are recommended as being 0730 to 1830 on weekdays and 0800 to 1300 on Saturdays - see paragraph 3.29 above*)

4.21 The additional traffic generated during construction may be noticeable for the few residents in a sparsely inhabited locale, but it can be acknowledged that there is already a significant amount of movement of vehicles associated with commercial activity at Kilbagie. The additional traffic generated, which essentially would be using the trunk road network, would not introduce a disproportionate change to experience of those residing close by. For these reasons, the potential impacts of construction traffic movements on local communities and residential interests are likely to be low, and would not give rise to noteworthy concerns.

Noise (Construction):

4.22 Construction noise (which is temporary) is usually controlled efficiently through adoption and implementation of a Construction Environmental Management Plan (CEMP). The application is not supported by a CEMP;

however, it is supported by a Noise Impact Assessment, which has been scrutinised by the Council's Environmental Health Service. Furthermore, the applicant anticipates that a CEMP would be the subject of planning condition.

- 4.23 The nature of the development is such that significant construction noise is likely to arise, in particular because it would involve substantial engineering work through formation of access tracks and preparation of ground in advance of the development. This would inevitably involve heavy machinery, but this should not be carried out over a protracted period. In total it is expected that the development would be delivered in eighteen months, and during stated daytime construction hours.
- 4.24 It can be noted that Kilbagie is not a quiet location during the daytime, taking into consideration its proximity to the strategic road network and daytime noise emanating from existing commercial activity close by.
- 4.25 It is considered that potential construction noise (and potentially vibration) is manageable in the context of a CEMP which would, as suggested in the Planning, Design and Access Statement, be securable via condition. However, it is also considered, as set out in the consultation response by Environmental Health on 5.11.25, that a detailed Noise and Vibration Impact Assessment would be required once the contractor has been appointed and construction methods are known. Officers agree with this recommendation, and would intend to propose a relevant condition, in the event of a positive outcome.

Noise (Operational):

- 4.26 According to the original Noise Impact Assessment (NIA), and in terms of predicted sound levels, the proposed items of BESS assessed are:
- 102 containerised battery units (which incorporate intermittently operational cooling systems/fans)
  - 34 power conversion units and inverter stations
  - 2 high voltage transformers

To enable existing and future sound levels to be established, baseline assessment utilising ground-based monitoring equipment was installed during day and night-time periods, as required by the relevant British Standard BS 4142.

- 4.27 The BESS would generate operational noise 24 hours a day. Some sound elements would occasionally change, meaning that sound output and nature would fluctuate. Table 5 within the NIA shows the predicted specific sound levels, calculated rating levels and determined background sound levels at the identified NSRs (Noise Sensitive Receptors). These indicate that one habitable property (North Carse) would potentially experience a significant increase in noise levels at night-time. Daytime levels are clearly expected to be within acceptable limits, largely because predicted operational noise would be less than existing background noise from sources such as road traffic and industry.

- 4.28 In Section 7 'Conclusion' the NIA highlights that operational sound predictions were prepared based on representative sound emissions data for the proposed plant and example equipment provided by the Applicant, and based on current market availability. The impact has been assessed in accordance with the method in BS 4142 in the daytime and night-time periods. Turning to the night-time scenario, although levels at North Carse are expected to increase, internal noise levels (even when a window is open for ventilation) are not expected to exceed acceptable levels, in particular because the Assessment has based its finding on a worst-case scenario, assuming maximum noise throughout operational periods which, in practice, would not occur, because not all of the noise would emanate from the site all of the time.
- 4.29 Although the Council's Environmental Health Service initially raised questions regarding the nature of the NIA, in particular with regard to survey locations for current background noise, the consultee has subsequently indicated that it does not object to the development principle. However, to date the information provided and assessed has not been able to provide full assurance regarding noise issues and mitigation, therefore the consultee remains of the view that a further NIA would be necessary if the application is successful. Officers agree with this view and would recommend a condition requiring a further NIA to be submitted and approved, if consent is issued.

Site lighting:

- 4.30 The 5.11.25 Environmental Health consultation response comprehensively assesses potential site lighting impacts:

*"The applicant has stated the Planning Design and Access Statement (para 3.42- 3.44) explains the proposed lighting during construction and operation phases, and the Ecological Impact Assessment (EclA) includes further detail on lighting recommendations. The applicant states further: " As explained in the PDAS para 3.44 and Section 4.1 of the EclA (bottom of page 19), temporary lighting during construction will be carefully designed and would be directed only on the works area and turned off when not required however, these situations are avoided as far as possible. Further to this, contractors would avoid working in the dark as it is not safe." The information provided regarding lighting for the construction and operational phases is limited and vague despite the applicant's comments regarding details in the Planning Design and Access Statement and the Ecological Impact Assessment. I recommend the following condition is attached:-*

*Condition: A lighting assessment is required to be provided and contain the following information:-*

- A description of the proposed hours of operation, light spillage, light levels and column heights*
- A layout plan of the proposed development site showing beam orientation*
- Details of the proposed equipment design including measures to prevent light spill*
- Details of the expected impact on neighbouring properties and roads*
- A statement of any proposed measures to mitigate or compensate for the possible impacts of the proposed development for example, through the planting of trees, hedges or shrubs."*

- 4.31 Officers agree that this is a matter that could appropriately be dealt with via planning condition, as although it is essential that matters of the proposed lighting are agreed, they do not need to be fully resolved at this time.
- 4.32 To conclude in respect of potential impacts on residential interests and local community, none of the topics above present any issues that would promote unmitigable conflict with relevant planning policies, in this case being NPF4 Policies 11, 23 and 29, and LDP Policies SC14, SC23 and EA11.

#### **Impacts on archaeology and cultural heritage:**

- 4.33 Direct and indirect heritage impacts have been examined within the Cultural Heritage Desk-Based Assessment (April 2025). These provide coverage to designated and non-designated heritage assets, including archaeology. A 1km study area from the boundaries of Site A and Site B has been adopted.

#### **Designated Heritage Assets:**

- 4.34 There are no listed buildings and no scheduled monuments within the site. The following designated assets are within the 1km study area and are discussed within the assessment:
- Tulliallan Castle (HES: SM736), located approximately 1 km south of Site A (Scheduled Monument)
  - Tulliallan (HES: GDL00379), located approximately 730 m southeast of Site B (Historic Garden/Designed Landscape)
  - Kennet Village (HES: CA511), located approximately 550 m north-west of Site A (Conservation Area)
  - Kilbagie House (Category B; LB1955) located approximately 144 m north-east of Site A (Listed Building)
  - Kilbagie Mill House (Category C; LB1957) located approximately 117 m north-east of Site A (Listed Building)
- 4.35 Section 7 of the study affirms that “There would be no physical or setting impacts to any built heritage assets from the Proposed Development.” (7.1)
- 4.36 Officers consider that adverse impacts on the setting of both listed buildings is highly unlikely to be a significant consideration in this case, largely because the areas around Kilbagie House are partially obscured from view by mature vegetation, and to a significant extent due to the imposition on setting already effected by historic industrial development, which interrupt and obscure views to the setting of Kilbagie House from the A876. Intervisibility between the assets and the development is highly unlikely to occur.

#### **Non-Designated Heritage Assets:**

- 4.37 There are six non-designated assets within Sites A and B, which are as follows:

##### Site A

- Kilbagie, Dovecote (Canmore: 48308);

- Wall near dovecote (AECOM02);
- Garlet House (Canmore: 48314);
- Trackway associated with Garlet House (AECOM03); and
- Distillery (HER: 47599).

#### Site B

- St Begha's Chapel (Canmore: 48070)

- 4.38 The Regional Archaeologist as specialist consultee provided a response in respect of the proposal, advising that although there may be unknown (subterranean) remains present in the locality, their form and scale is uncertain thereby resulting in no objection from an archaeological point of view, provided that an appropriate form of mitigation is implemented to allow any such putative remains to be preserved by record.
- 4.39 In the Conclusion section of the study at 8.2 'Recommendations', in relation to non-designated assets, acceptance of the requirement for further investigation is described – via planning condition.
- 4.40 It can be noted that Historic Environment Scotland (HES) indicated to Scottish Ministers on 18 September 2025 considered potential impacts on scheduled monuments and indicated that it does not have any comments to make on the proposals.
- 4.41 In the absence of any significant concerns relating to potential impacts on the Heritage/archaeological environment, the application is considered to be acceptable from a heritage point of view, primarily in the light of LDP Policy EA20, EA22 and NPF4 Policy 7. Appropriate / relevant conditions relating to matters mentioned above would be proposed, as set out in the Council Archaeologist's response.

#### **Roads, Traffic and Access:**

##### Road Safety:

- 4.42 The sole site access for all traffic is located east of the site, connecting from the A977 Trunk Road that runs north-south between Kincardine and Kinross which currently serves an adjacent quarry facility and an office development. The point of access is located where the boundaries between Fife and Clackmannanshire Council areas meet.
- 4.43 On the basis of all information provided, which includes a Transport Statement stating that there would be a daily peak trip generation of approximately 20 HGV deliveries (10 arrivals, 10 departures) and 24 car/ LGV movements (12 arrivals, 12 departures), the Council's Roads and Transportation Manager, as specialist internal consultee, has straightforwardly advised that there is no objection from a road safety point of view. Officers are content to accept this position.
- 4.44 For information, the Committee is asked to note that Transport Scotland, as consultee to Scottish Ministers, has indicated that it does not object to the development in terms of environmental impacts on the trunk road network. However, it notes requirement for a Construction Traffic Management Plan to

be prepared once a contractor for the work has been identified (planning condition recommended).

4.45 Access:

There are no Core Paths within the site and none that run alongside it. The proposed development would not interfere with the path network within, or connecting to Clackmannanshire. No path network improvements are proposed and no new recreational access items are proposed as part of the development.

- 4.46 The nature and location of the site, strongly associated with surrounding and adjacent industrial infrastructure, are such that there it is not linked to use as part of the recreational resource in the locality. The A876 and A977 roads tend to islandise the Kilbagie locale, so there are no obvious imperatives to seek improvement of the recreational path network in terms of connecting to other parts of said network, which are 700m away at their nearest. Proportionately, having regard to visual amenity impacts on the path network, it is considered that no specific mitigation would be justifiable. Site specific LDP Policy B11 does not identify any requirements for path network related improvements.
- 4.47 This suggests that the development would accord with relevant policies of the Development Plan, in particular NPF4 Policy 11(e)(iii) and 11(e)(vi); NPF4 Policy 13; and LDP Policies SC11, SC14.

**Flood Risk:**

- 4.48 The application to Ministers is supported by a Flood Risk Assessment (FRA) and Drainage Strategy. Coastal, fluvial (river) and pluvial (rainfall) flood risks have been investigated. SEPA flood mapping shows a slight coastal flood risk around the south-western boundary to Site A; whereas, SEPA surface water flood mapping shows several areas to be susceptible to flooding. Site B is not shown to be at risk of any flooding.
- 4.49 Four main waterbodies are located close to Site A: Moor Loch, Peppermill Dam, Donald's Dam and the River Forth. The main watercourses in proximity to Site A are the Canal Burn and its associated tributaries. Within the wider area of Site A, there are two other unnamed watercourses emerging from the Donald's Dam. Site A is bordered by three tributary drains to the Canal Burn, to the east, south, and west of Site A. The tributary to the south is fed by the east, and the secondary tributary on the adjacent side of the A876 from Site A is culverted under the road at two locations (to the west). The drain to the south is a direct tributary to the Canal Burn. The Canal Burn is located south of Site A. It is believed to flow from the north, at the roundabout of the A977, to the east of Site A, with the three tributaries flowing into the burn to the south of Site A. The burn flows south and discharges into the River Forth after linking with the unnamed Donald's Dam watercourse. The River Forth is located 1.5 km south of Site A.
- 4.50 According to the FRA (3.1) "*There is no identified record of local historical flooding within this area.*" In 3.2 the FRA states that "*Some reprofiling will be*

*carried out based on material removal from current stockpiles located at the substation platform, however, no ground raising is proposed.”*

- 4.51 Section 9 of the FRA is of importance in that it recognises pluvial/surface water flood risk and recommends mitigation. At 9.1 it states: *“proposed mitigation for Site A will be based on the chosen result set out within Section 8, 0.5%AEP+CC summer storm event at a 4.5 hour critical duration. The modelling outputs suggest that Site A is at a potential risk of flooding within this event, with the substation platform, the proposed SuDS area and battery area becoming inundated. As the substation and batteries are considered critical infrastructure, these components must be protected up to the 0.5%AEP+CC event.... due to the nature of 2D rainfall modelling, it is unknown the overarching source of flood risk in the heavily inundated areas on site, battery area, substation and proposed SuDS area. Therefore, these areas flood source must be classed as a combination of fluvial and pluvial, with ability to attenuate the flooded volumes on site. The internal road of the substation is not included as it is designed to be permeable; therefore, the baseline flooding will not be changed in this location, not increasing flood risk.”*
- 4.52 Section 10 ‘Summary and Recommendations’ (of the FRA) discusses drainage strategies involving permeable surfaces (internal roads) and attenuation utilising the SuDS scheme proposed in the south/south-eastern part of Site A: *“The remaining two areas of Site A that require mitigation are the battery area and the proposed SuDS area. These areas of “combined flooding” will also be attenuated within the design drainage system utilising the firewater sub-bases and a detention basin, for water to be released into the water environment at a controlled rate. This will ensure no negative impact from flooding is experienced off-site, within the surrounding area.”*
- 4.53 The separate Drainage Strategy is entitled ‘Surface Water Management Plan’. Essentially, SuDS will be used to manage the surface water runoff from Site A. Site A will be split into three sections, to ease link between fluvial and surface water design requirements. The three sections can be split up by location, north, west and south. The battery area and substation platform are located to the north and west, respectively. These sections will provide the initial SuDS features for treatment and attenuation. All stormwater from the hardstanding areas within the sections will be isolated and initially drained through firewater sub-bases allocated underneath the substation platform (1 sub-base) and the battery islands (4 sub-bases). The southern area of Site A highlights an area that is most desirable for the development of proposed SuDS to attenuate surface water, due to Site A’s topography. The stormwater must be passed through the northern or western filtration sections before reaching the proposed detention basin. The stormwater will be conveyed to the basin by pipe infrastructure. The detention basin is designed to be impermeable. The detention basin is designed to discharge into the tributary drain to the west of Site A at the substation platform by pipe infrastructure.
- 4.54 The Council’s Roads and Transportation Manager, as Lead Local Flood Authority and specialist advisor to the Planning Service, has not identified potential flood risk as a concern in the consultation response.

- 4.55 In the absence of any significant concerns relating to flood risk impacts, the application is considered to be acceptable in this context, primarily in the light of LDP Policy EA9 and NPF4 Policy 22. LDP Policy SC20 'Water Drainage Infrastructure and Capacity' is also relevant to this consideration.
- 4.56 Notwithstanding the general acceptability of proposed surface water management principles, the aforementioned Surface Water Management Plan would not be included in the list of documents suitable for approval. This is because any such Plan would require to be updated and finalised in the likely event that the site layout is changed prior to implementation.

#### **Impacts on the Soil Resource:**

- 4.57 The loss of productive agricultural soil is a significant issue in Clackmannanshire, and throughout Scotland. The proposed development would primarily affect Class 3.1 Soils, which are productive, but not considered to be Prime Agricultural Land. A small part of the northern area of Site A is Class 2 which does constitute Prime Agricultural Land. NPF4 Policy 5 and LDP Policy EA13 recognise the significance of soils and require impacts on the soil resource to be considered.
- 4.58 The Planning, Design and Access Statement discusses soil impacts in detail in Paragraphs 9.25 to 9.41 in the light of these Policies, concluding that the application is supported by the Development Plan, in particular NPF4 Policy 5 because:
- The development comprises renewable energy generating 'essential infrastructure' – required to meet Net Zero targets
  - It has been designed to minimise impacts on the soil resource through siting, design and scale
  - The land is already allocated for business development in the Local Development Plan (so would be developed in accordance with the allocation)
  - The site will be restored to its former condition at the end of the 40-year lifespan of the BESS (decommissioning phase)
  - The location has been selected due to proximity to proposed electrical infrastructure into which the BESS would be connected
- 4.59 Officers accept the conclusions reached by the Applicant in relation to impacts on the soil resource, meaning that the application is supported by the Development Plan, in particular NPF4 Policy 5 and LDP Policy EA13.

#### **OVERALL CONCLUSIONS:**

- 4.60 The proposed development would provide essential infrastructure that would support storage and distribution of electricity. It would connect to the national grid and, as identified in NPF4 Policy 11, is integral to national objectives to increase sustainable renewal energy provisions as Net Zero targets are realised.
- 4.61 There are no overriding planning concerns arising in relation to the key issues discussed above, although it is considered that a range of conditions would be required to ensure the development is carried out and operated acceptably.

Of high importance is the requirement to secure landscaping which can offset, over time, visual impacts relating to how the development is viewed from the A876. Clackmannanshire Council would be responsible for the discharging of any conditions imposed by Scottish Ministers (not the ECU).

- 4.62 It is therefore concluded that the application is supported by the Development Plan, and as a result, it is recommended that the Scottish Ministers be informed that the Council raises no objections to the application as submitted.

## 5.0 Sustainability Implications

- 5.1 The development would help to facilitate the storage and distribution of a sustainable source of renewable energy that would contribute to Scotland's targets to achieve Net-Zero by 2045, and in so doing respond positively to the Climate Emergency. In principle, the delivery of storage and distribution infrastructure to support renewable electricity through the delivery of BESS projects is fully supported by national and local planning policy: The Development Plan.
- 5.2 The planning recommendation to Planning Committee identifies that although environmental impacts arising from of the development are significant, they are not overriding and can be satisfactorily managed and mitigated through the imposition of conditions. It is therefore recommended that Clackmannanshire Council, as statutory consultee to Scottish Ministers, should not object to this consultation under Section 36 of the Electricity Act 1989. This recommendation indicates that the proposed development is adequately compatible with the Council's sustainability objectives.

## 6.0 Resource Implications

### 6.1 *Financial Details*

- 6.2 The full financial implications of the recommendations are set out in the report. This includes a reference to full life cycle costs where appropriate.

Yes

- 6.3 Finance have been consulted and have agreed the financial implications as set out in the report.

Yes

## 7.0 Exempt Reports

- 7.1 Is this report exempt? Yes  (please detail the reasons for exemption below) No

## 8.0 Declarations

The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

- (1) **Our Priorities** (Please double click on the check box )

Clackmannanshire will be attractive to businesses & people and ensure fair opportunities for all	X
Our families; children and young people will have the best possible start in life	X
Women and girls will be confident and aspirational, and achieve their full potential	X
Our communities will be resilient and empowered so that they can thrive and flourish	X

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

Clackmannanshire Council Local Development Plan 2015  
National Planning Framework 4

**9.0 Impact Assessments**

9.1 Have you attached the combined equalities impact assessment to ensure compliance with the public sector equality duty and fairer Scotland duty?  
No X

9.2 If an impact assessment has not been undertaken you should explain why:

(i) Clackmannanshire Council is not the determining authority for this item (the Council is a statutory consultee); the application will be determined by Scottish Ministers

(ii) Furthermore, having regard to the final paragraph of the Council's adopted document entitled "Procedure – Producing Council and Committee Reports", it states: "*When a new plan, policy or strategy is being presented or an existing plan, policy or strategy is being reviewed, a formal "Equality and Fairer Scotland Impact Assessment " may require to be undertaken.*" This agenda item does not meet the criteria of a new plan, policy or strategy.

**10.0 Legality**

10.1 It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers. Yes

**11.0 Appendices**

11.1 Please list any appendices attached to this report. If there are no appendices, please state "none".

**APPENDIX 1 – DRAFT CONDITIONS PROPOSED TO SCOTTISH MINISTERS FOR INCLUSION IN THE EVENT OF CONSENT BEING GRANTED.**

## 12.0 Background Papers

12.1 Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)

Yes  (please list the documents below) No

## 13.0 List of Plans and Other Documents Forming Part of the Planning Application

13.1 The following list of documents and plans is included in the planning decision. This list will be presented to Scottish Ministers as part of the consultation response submitted by Clackmannanshire Council, further to consideration by the Planning Committee:

Doc Ref.	Description	Date Rec'd
N/A	Location Plan	12 Aug 2025
D-C-10130	Preliminary Elevations	3 Nov 2025
M3-G-0001	Topographical Survey (Sheets 1-6)	3 Nov 2025
N/A	Battery Elevation Plan	12 Aug 2025
N/A	Control Room Elevations	12 Aug 2025
N/A	O & M Building Elevations	12 Aug 2025
N/A	Gate/Fence/Camera Details	12 Aug 2025
N/A	HV Substation Elevation Plan	12 Aug 2025
N/A	Storage Container Elevation	12 Aug 2025
N/A	Water Tank Elevations	12 Aug 2025
GRN001-009	Transformer & Inverter Elevations	12 Aug 2025
N/A	Ecological Impact Assessment	12 Aug 2025
N/A	Flood Risk Assessment	12 Aug 2025
N/A	Geo-environmental Desk Study	12 Aug 2025
N/A	Outline Battery Safety Management Plan	12 Aug 2025

### Author(s)

NAME	DESIGNATION	TEL NO / EXTENSION
John Hiscox	Principal Planning Officer	2614

### Approved by

NAME	DESIGNATION	SIGNATURE
Jacob Muff	Team Leader	

## **APPENDIX 1**

### **DRAFT CONDITIONS PROPOSED TO SCOTTISH MINISTERS FOR INCLUSION IN THE EVENT OF CONSENT BEING GRANTED.**

#### **Part 1 - Conditions applying to the section 36 consent**

##### **1. Commencement of Development**

(1) The Development shall be commenced no later than three years from the date of this Consent, or such other period as the Scottish Ministers may approve in writing.

(2) Written confirmation of the intended Date of Commencement of Development shall be provided to the Scottish Ministers and the Planning Authority as soon as is practicable after deciding on such a date and in any event no later than one calendar month prior to the Commencement of Development.

Reason: To ensure that the consent is implemented within a reasonable period and to allow the Planning Authority and Scottish Ministers to monitor compliance with obligations attached to this consent and deemed planning permission as appropriate.

##### **2. Notification of Date of First Commissioning and Final Commissioning**

(1) Written confirmation of the Date of First Commissioning shall be provided to the Planning Authority and Scottish Ministers no later than one calendar month after that date.

(2) Written confirmation of the Date of Final Commissioning shall be provided to the Planning Authority and Scottish Ministers no later than one calendar month after that date.

Reason: To allow the Planning Authority and the Scottish Ministers to calculate the date of expiry of the consent.

##### **3. Non-assignment**

(1) This consent shall not be assigned, alienated or transferred without the prior written authorisation of the Scottish Ministers.

(2) In the event that the assignation is authorised, the Company shall notify the Planning Authority and Scottish Ministers in writing of the principal named contact at the assignee and contact details within fourteen days of the consent being assigned. Reason: To safeguard the obligations of the consent if transferred to another company.

#### **4. Serious incident reporting**

(1) In the event of any serious breach of health and safety or environmental obligations relating to the Development causing harm to the environment (including harm to humans) during the period of this consent, written notification of the nature and timing of the incident shall be submitted to the Scottish Ministers within twenty-four hours of the incident occurring, including confirmation of remedial measures taken and/or to be taken to rectify the breach.

Reason: To keep Scottish Ministers informed of any such incidents which may be in the public interest.

#### **5. Design and Operation of Storage Technology**

(1) There shall be no Commencement of Development unless and until details of the storage technology, associated infrastructure, final site layout and proposed finished site levels to be implemented, including final details of access and water supply for emergency services, have been submitted to and approved in writing by the Scottish Ministers. The storage technology details and infrastructure, including the battery storage units to be deployed, shall be consistent with the Application.

(2) Thereafter, the Development shall be installed and maintained in accordance with the approved details, unless otherwise agreed in writing by the Scottish Ministers. Reason: In the interests of protecting the environment.

### **Part 2 - Conditions applying to the deemed planning permission**

#### **6. Implementation in accordance with the planning permission**

(1) Except as otherwise required by the terms and conditions of this consent and deemed planning permission, including condition 5 of the consent, development shall be undertaken in accordance with the Application, the planning drawings and documents listed in this Notice of Consent, and all environmental mitigation detailed in the documentation lodged by the Company or its appointed agents in support of the Application.

Reason: To ensure that development is carried out in accordance with the approved details.

## **7. Commencement of development**

(1) The development must be commenced not later than the expiration of three years beginning with the date of this planning permission.

(2) Written confirmation of the intended date of commencement of Development shall be provided to the Planning Authority and the Scottish Ministers no later than one calendar month before that date.

Reason: To comply with section 58 of the Town and Country Planning (Scotland) Act 1997.

## **8. Decommissioning, Restoration and Aftercare: Interim Decommissioning, Restoration and Aftercare Strategy**

(1) There shall be no Commencement of Development until an Interim Decommissioning, Restoration and Aftercare Strategy has been submitted to, and approved in writing by, the Planning Authority in consultation with SEPA and Transport Scotland. The Interim Decommissioning, Restoration and Aftercare Strategy shall outline measures for the decommissioning of the Development and restoration and aftercare of the site, and shall provide proposals for the removal of the Development, the treatment of ground surfaces, the management and timing of the works and environmental management provisions in any instance that the site as a whole, or in part, ceases to operate prior to the approval of the Detailed Decommissioning, Restoration and Aftercare Plan required under the provisions of Condition 9.

Reason: To ensure the decommissioning and removal of the Development in an appropriate and environmentally acceptable manner and the restoration and aftercare of the site, in the interests of safety, amenity and environmental protection when a detailed decommissioning, restoration and aftercare Plan has not yet been approved.

## **9. Site Decommissioning, Restoration and Aftercare: Site Decommissioning, Restoration and Aftercare**

(1) The Development shall cease to generate electricity to the grid network by no later than the date falling forty years from the Date of Final Commissioning.

(2) Unless the Development has been deemed to be redundant under condition 11, no later than one year prior to the Date of Final Generation or the expiry of the section 36 consent (whichever is earlier) a Detailed Decommissioning, Restoration and Aftercare Plan shall be submitted for the written approval of the Planning Authority, in consultation with SEPA and Transport Scotland.

(3) If the Development has been deemed to be redundant under condition 11, no later than twelve months from the Date of Final Generation, a detailed Decommissioning, Restoration and Aftercare Plan shall be submitted for the written approval of the Planning Authority.

(4) The Detailed Decommissioning, Restoration and Aftercare Plan shall provide updated and detailed proposals, in accordance with relevant guidance at that time, for the removal of the Development, the treatment of ground surfaces, the management and timing of the works and environment management provisions which shall provide:

a) a site waste management plan (dealing with all aspects of waste produced during the decommissioning, restoration and aftercare phases and, including details of measures to be taken to minimise waste associated with the Development and promote the recycling of materials and infrastructure components);

b) details of the formation of the construction compound, welfare facilities, any areas of hardstanding, turning areas, internal access tracks, car parking, material stockpiles, oil storage, lighting columns, and any construction compound boundary fencing;

c) a dust management plan;

d) details of measures to be taken to prevent loose or deleterious material being deposited on the local road network, including wheel cleaning and lorry sheeting facilities, and measures to clean the site entrances and the adjacent local road network;

e) a pollution prevention and control method statement, including arrangements for the storage and management of oil and fuel on the site;

f) details of measures for soil storage and management;

g) a surface water and groundwater management and treatment plan, including details of the separation of clean and dirty water drains, and location of settlement lagoons for silt laden water;

h) details of measures for sewage disposal and treatment;

i) temporary site illumination;

j) the construction of any temporary access into the site and the creation and maintenance of associated visibility splays; and

k) a species protection plan based on surveys for protected species (including birds) carried out no longer than eighteen months prior to submission of the plan.

(5) The Development shall be decommissioned, the site restored and aftercare undertaken prior to the date falling three years after the Date of Final Generation

and in accordance with the approved detailed decommissioning, restoration and aftercare plan.

Reason: To ensure the decommissioning and removal of the Development in an appropriate and environmentally acceptable manner and the restoration and aftercare of the site, in the interests of safety, amenity and environmental protection.

## **10.Financial Guarantee**

(1) There shall be no Commencement of Development until a bond or other form of financial guarantee in terms which secures the cost of performance of all decommissioning, restoration and aftercare obligations referred to in conditions 8 and 9 has been submitted to and approved in writing by the Planning Authority.

(2) The value of the financial guarantee shall be agreed between the Company and the Planning Authority or, failing agreement, determined (on application by either party) by a suitably qualified independent professional as being sufficient to meet the costs of all decommissioning, restoration and aftercare obligations referred to in conditions 8 and 9.

(3) The financial guarantee shall be maintained in favour of the Planning Authority until the completion of all decommissioning, restoration and aftercare obligations referred to in conditions 8 and 9.

(4) The value of the financial guarantee shall be reviewed by agreement between the Company and the Planning Authority or, failing agreement, determined (on application by either party) by a suitably qualified independent professional not less than every five years, and at the time of the approval of the Detailed Decommissioning, Restoration and Aftercare Plan approved under condition 9. The value of the financial guarantee shall be increased or decreased to take account of any variation in costs of compliance with decommissioning, restoration and aftercare obligations referred to in conditions 8 and 9 and best practice prevailing at the time of each review.

Reason: To ensure that there are sufficient funds to secure performance of the decommissioning, restoration and aftercare conditions attached to this deemed planning permission in the event of default by the Company.

## **11.Redundancy**

(1) The Company shall supply to the Planning Authority written reports providing monthly details of the electricity exported by the Development via its connection to the electricity network ("the grid connection").

(2) If the Development fails to export electricity via the grid connection for a continuous period of twelve months, then it shall be deemed to be redundant and the Company shall undertake the decommissioning, restoration and aftercare of the Site as required by condition 9 (3), (4) and (5).

Reason: To ensure that if the Development becomes redundant the equipment is removed from the site, in the interests of safety, amenity and environmental protection.

## **12. Signage**

(1) No enclosure, ancillary building or above ground fixed plant shall display any name, logo, sign or advertisement (other than health and safety signage) unless otherwise approved in writing by the Planning Authority.

Reason: In the interests of the visual amenity of the area

## **13. Ecological Clerk of Works**

(1) There shall be no Commencement of Development until the terms of appointment of a suitably qualified, experienced, and independent Ecological Clerk of Works (“ECoW”) by the Company have been submitted to, and approved in writing by, the Planning Authority. The terms of appointment shall:

a) impose a duty to monitor compliance with the ecological and hydrological commitments provided in the Application, the details of the storage technology, associated infrastructure and final site layout approved under condition 5, the Construction and Environmental Management Plan approved under condition 14, and the Biodiversity Mitigation approved under condition 22 (“the ECoW works”);

b) require the ECoW to report to the nominated construction project manager any incidences of non-compliance with the ECoW works at the earliest practical opportunity;

c) require the ECoW to submit a quarterly report to the Planning Authority summarising works undertaken on site; and

d) require the ECoW to report to the Planning Authority any incidences of non-compliance with the ECoW works at the earliest practical opportunity, and no later than 5 working days following the incidence of non-compliance.

(2) The ECoW shall be appointed on the terms approved under part (1) throughout the period from pre-construction works, Commencement of Development to completion of construction works and post-construction site reinstatement works.

(3) Prior to the decommissioning, restoration and aftercare phases of the Development or the expiration of the operational period of the consent (whichever is the earlier), details of the terms of appointment of a suitably qualified, experienced, and independent ECoW by the Company throughout the decommissioning, restoration and aftercare phases of the Development shall be submitted to, and approved in writing by the Planning Authority.

(4) the ECoW shall be appointed on the terms approved under part (3) throughout the decommissioning, restoration and aftercare phases of the Development.

Reason: To secure effective monitoring of and compliance with the environmental mitigation and management measures associated with the Development during the construction, post-construction restoration, decommissioning, restoration and aftercare phases.

#### **14. Construction and Environmental Management Plan**

(1) There shall be no Commencement of Development until a Construction and Environmental Management Plan (CEMP) containing site specific details of all on-site construction works, post-construction reinstatement, drainage and mitigation, together with details of their timetabling, has been submitted to, and approved in writing by, the Planning Authority. The CEMP shall be informed by the site and ground investigation works and best practice guidance.

(2) The CEMP shall provide:

- a) a site waste management plan (dealing with all aspects of waste produced during the construction period other than peat and other carbon rich soils), including details of contingency planning in the event of accidental release of materials which could cause harm to the environment, evidencing all proposals comply with SEPA's guidance and the requirements of the waste management licensing regime as appropriate;
- b) details of the location, layout, formation of the construction compound, welfare facilities, any areas of hardstanding, turning areas, internal access tracks, car parking, material stockpiles including the height and location of all stockpiles of aggregate, oil, fuel and chemical storage, lighting columns, and any construction compound boundary fencing required for the construction period;
- c) a dust management plan detailing all mitigation/dust suppression measures intended to reduce the impacts of dust on site, including measures to reduce dust on roads;
- d) site specific details for management and operation of any concrete batching plant (including disposal of pH-rich waste water and substances);
- e) details of measures to be taken to prevent loose or deleterious material being deposited on the local road network including wheel cleaning and lorry sheeting facilities, turning arrangements for vehicles on site, and measures to clean the

- site entrances and the adjacent local road network;
- f) a Pollution Prevention and Incident Plan incorporating a Pollution Prevention Plan, Pollution Incident Plan and a Pollution Control Monitoring Plan, this shall include measures to protect watercourses, groundwater, management of natural surface hydrological flows (flushes, springs, etc.) and protection of peatland/soils, arrangements for the storage and management of oil and fuel and other chemicals on the site and sewage disposal and treatment;
- g) details of soil and excavated material storage and management including outline quantities, locations (other than peat and other carbon rich soils) and management of long term storage of construction-generated material to facilitate future site restoration;
- h) a drainage management strategy, including a sustainable drainage system (SUDS) design concept, demonstrating how all surface and waste water arising during and after construction is to be managed and prevented from impacting on the water environment and to mitigate flood risk;
- i) a surface water and groundwater management and treatment plan, including details of the separation of clean and dirty water drains, and location of settlement lagoons for silt laden water;
- j) details of foul drainage arrangements;
- k) details of temporary site illumination, including measures to ensure light spill/pollution is minimised and avoids habitats within the site and does not extend beyond the immediate working area, and not beyond the site boundary;
- l) details of the construction of the access into the site, including associated drainage and the creation and maintenance of associated visibility splays;
- m) Site-specific Construction Method Statements for the following:
- i. crane pads;
  - ii. working cable trenches;
  - iii. Energy storage compound formation and installation of energy storage equipment;
  - iv. Substation compound formation, erection of associated buildings and ancillary infrastructure;
  - v. watercourse crossings including full details and plans of the design and specification of all new and upgraded watercourse crossings to be constructed, ensuring continuous flow and fish passage with no hanging culverts, noting all crossings shall be oversized bottomless arched culverts or traditional style bridges;
- n) details of post-construction restoration/reinstatement of the working areas not required during the operation of the Development and any other temporary works (including those carried out within the public road boundary);
- o) a tree felling, felling waste, replanting and management plan;
- p) A Construction Noise Management Plan including details of the management of noise and vibration during construction and post-construction restoration, including

that caused by construction traffic, to the lowest practicable levels and in accordance with BS 5228:2009 “Code of Practice for noise and vibration control on construction and open sites – Part 1: Noise and Part 2: Vibration” (or any updated version/document which superseded this document) and how any properties likely to be affected by construction noise will be kept informed;

q) Construction Method Statements for all roads/tracks to be altered/formed within the development site including their width, likelihood of widening or passing places, means of drainage (which shall have regard to SUDS principles), means of construction, and edge reinstatement including verge width.

r) an environmental management plan (EMP);

s) details of ecological monitoring to be implemented over the construction period;

t) a construction biosecurity plan in relation to identified invasive species;

u) A phasing plan for the construction works; and

v) A written scheme which details the methodology for dealing with any revisions to any of the documents required under this part (3). Any revised documents will require to be submitted to and approved in writing by the Planning Authority prior to the revisions being implemented on site.

(3) The Development shall be implemented in accordance with the CEMP approved under part (1) unless otherwise approved in advance in writing by the Planning Authority.

Reason: To ensure that all construction operations are carried out in a manner that minimises their impact on road safety, amenity and the environment, and that the mitigation measures contained in the EIA Report accompanying the application, or as otherwise agreed, are fully implemented.

## **15. Construction Hours**

(1) Construction work which is audible from any noise-sensitive receptor shall only take place between the hours of 07.30 to 18.30 on Monday to Friday inclusive and 08.00 to 13.00 on Saturdays, with no construction work taking place on a Sunday or Public Holiday. Outwith these specified hours, maintenance works, emergency works and construction works shall be limited to dust suppression, and the testing of plant and equipment. Access for security reasons, emergency responses or to effect any necessary environmental controls is permitted outwith these hours.

(2) HGV movements (excluding abnormal loads) to or from the site during construction of the Development shall be limited to 08.00 to 18.00 Monday to Friday (inclusive), and 08.00 to 16.00 on Saturdays, with no HGV movements to or from site taking place on a Sunday or Public Holiday.

Reason: In the interests of local amenity, to restrict noise impact and the protection of the local environment.

## **16. Traffic Management Plan**

(1) There shall be no Commencement of Development until a Traffic Management Plan has been submitted to, and approved in writing by, the Planning Authority, who will first consult with any relevant adjoining Planning Authorities it deems to have a relevant interest. The Traffic Management Plan shall provide:

- a) the routing of all traffic associated with the Development on public roads,
- b) vehicle numbers, signing and lining arrangements, a breakdown of proposed deliveries by type and month, agreed access and excluded routes, all mitigation measures (including wheel-washing and sheeting of construction vehicles as necessary);
- c) measures to ensure that the specified routes are adhered to, including monitoring procedures, vehicle tagging system, driver code of conduct details, and contact list;
- d) details of all signage and lining arrangements to be put in place;
- e) provisions for emergency vehicle access;
- f) measures to minimise traffic impacts on existing road users, including voluntary Heavy Good Vehicle speed limits;
- g) measures to accommodate pedestrians and cyclists;
- h) identification of a nominated person to whom any road safety issues can be referred.

(2) The approved Traffic Management Plan shall be implemented in full, unless otherwise approved in advance in writing by the Planning Authority.

Reason: In the interests of road safety.

## **17. Community Liaison Group**

(1) There shall be no Commencement of Development unless and until a plan for the establishment of a Community Liaison Group has been submitted to and approved by the Planning Authority.

(2) The Community Liaison Group plan shall set out provision for the group to act as a vehicle for the community to be kept informed of project progress, should it wish to be so informed, and, in particular, to allow discussion on the provision of relevant transport-related mitigation measures as set out in the Traffic Management Plan approved in accordance with Condition 16.

(3) The Community Liaison Group plan will provide for the maintenance of the Community Liaison Group, should the community wish such a group to be set up, until the BESS construction has been completed and is fully operational.

(4) The Community Liaison Group plan shall be implemented as approved.

Reason: To minimise interference with the safety and free flow of the traffic on the local and trunk roads and to minimise adverse impacts on residents and local businesses in the area.

## **18.Noise**

(1) Notwithstanding any information previously submitted with the Section 36 application, including the additional Technical Note provided by AECOM to Scottish Ministers on 9 October 2025, a detailed Noise and Vibration Impact Assessment including reference to specified construction methods and related mitigation shall be submitted to and approved in writing by the Planning Authority prior to the commencement of any construction works. Thereafter, the development shall be carried out in strict accordance with the details approved in response to this condition.

Reason: To ensure that all possible measures have been undertaken to minimise potential effects on residential amenity afforded to occupiers of nearby properties.

## **19.Lighting**

(1) No electricity shall be exported to the grid network on a commercial basis from any of the battery energy storage units constructed as part of the Development unless and until:

(a) details of the proposed external lighting to be installed within the application site have been submitted to and approved in writing by the Planning Authority, and,

(b) the Planning Authority has confirmed in writing that all external lighting has been installed fully in accordance with the approved details.

Reason: To ensure that the development does not give rise to external lighting that is unacceptably visually intrusive in the locality.

## **20. Landscaping Planting Scheme (Mitigating Visual Impacts)**

(1) Notwithstanding any information previously submitted with the Section 36 application, a detailed Landscaping Planting Scheme shall be implemented as part of the development, in accordance with details that have first been submitted to and approved in writing by the Planning Authority. The Scheme shall include details relating to the following matters (this list is not exhaustive):

(a) preparation of the planting areas

(b) timing and phasing of planting including dates prior to, and following commencement of development construction

(c) methods of support and protection of the planted material, including removal of non-vegetative items (stakes, ties, guards, weed suppression coverings) once the landscaping is established

(d) details of maintenance and aftercare for the lifetime of the development including replacement of failures and thinning of treed areas

(2) Thereafter, the development shall be carried out in strict accordance with the details approved in response to this condition.

Reason: The proposed development will give rise to adverse visual impacts for users of the A876 approach route to Clackmannanshire over a stretch of approximately 500m, in particular due to the open nature of the site, its proximity to the route and potentially high level of visibility of the substation element of the development; also due to the highly visible and potentially incongruous nature of other components of the development, including the battery containers. The mitigation through landscaping planting required by this condition will help to reduce visual impacts to an acceptable level during the operational lifetime of the development. The proposed mitigative landscaping forming part of the development proposals (submitted with the application) does not attempt to address adverse visual impacts relating to this route, are therefore not fully fit for purpose.

## **Archaeology**

### **21. Programme of Archaeological Works**

(1) There shall be no Commencement of Development unless an archaeological Written Scheme of Investigation (WSI) has been submitted to, and approved in writing by, the Planning Authority. The WSI shall provide details of how the recording and recovery of archaeological resources found within the application site shall be undertaken, and how any updates, if required, to the Written Scheme of Investigation will be provided throughout the implementation of the programme of archaeological works. The WSI shall also detail how any requirement for reporting, post-excavation analysis, archive deposition, publication of results, and the delivery of public benefit (including how this will be recorded and reported) will be undertaken.

(2) A programme of archaeological works must be carried out in accordance with the approved WSI, and any addendums to it, as agreed under part (1).

(3) The Company shall afford access at all reasonable times during development to the Council Archaeologist or a nominated representative and shall allow them to observe work in progress

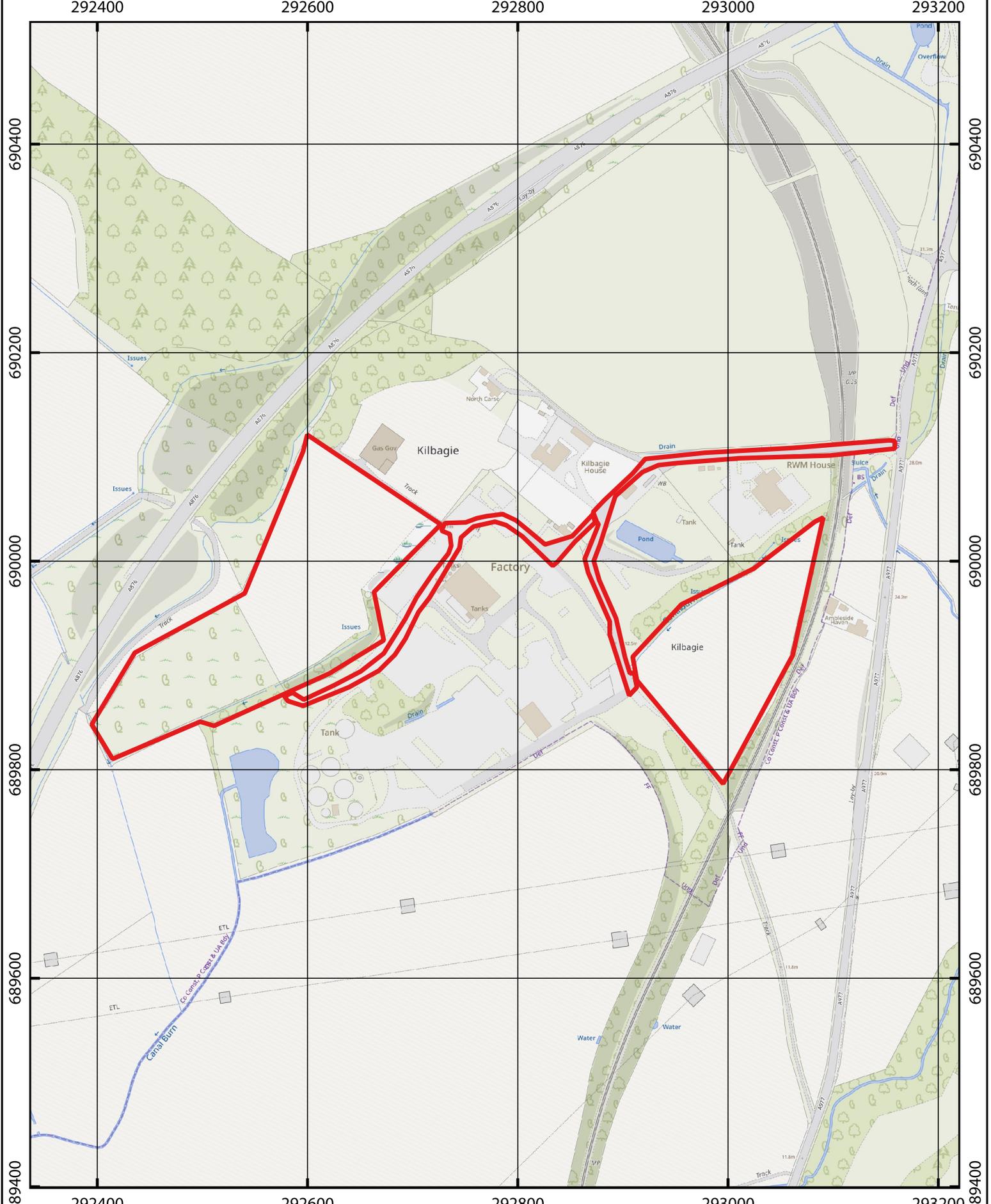
(4) Should the archaeological works carried out under part (2) reveal the need for post excavation analysis, the development hereby approved shall not be occupied or brought into use unless a post-excavation research design (PERD) for the analysis, publication and dissemination of results, including additional public engagement, and archive deposition has been submitted to and approved in writing by the Planning Authority. The PERD shall be carried out in complete accordance with the approved details.

Reason: To ensure the protection or recording of archaeological features on the site.

## **22. Biodiversity Mitigation Plan (Including Biodiversity Enhancement)**

(1) Notwithstanding any information submitted with, and forming part of the Section 36 Application to Scottish Ministers, the development shall be undertaken in accordance with a Biodiversity Management and Enhancement Plan, which shall be informed by, and build upon survey information and mitigation proposed within the Ecological Impact Assessment dated May 2025 (AECOM Limited).

Reason: To secure biodiversity enhancement; and to protect existing species and habitat.



## 25/00143/S36 – Kilbagie Paper Mills, Kennet, FK10 4DY

Consultation From Scottish Ministers Regarding An Application Made Under Section 36 Of The Electricity Act 1989, For The Installation And Operation Of A Battery Energy Storage System (BESS) And Associated Infrastructure With A Generating Capacity Of Up To 250 MW (Located On Land To The North East Of Kincardine and East Of Kilbagie)

**Clackmannanshire Council**  
 Comhairle Siorrachd Chlach Mhanann  
[www.clacks.gov.uk](http://www.clacks.gov.uk)



Scale: 1:1250

Date:  
19 Feb 2026

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Development Services  
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[planning@clacks.gov.uk](mailto:planning@clacks.gov.uk)

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**Report to Planning Committee**

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**Date of Meeting: 12 March 2026**

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**Subject: Application 25/00178/PPP seeking planning permission in principle for the erection of 4 new homes on land at Devonside**

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**Report by: Jacob Muff, Planning and Building Standards Team Leader**

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**1.0 Purpose**

- 1.1. The purpose of this report is to provide an assessment of the above application which seeks planning permission in principle (PPP) for the erection of four houses on land at Devonside.
- 1.2. Although the development is “local development”, it has been requested by a ward councillor that the application be decided by the Planning Committee rather than by Officers under their delegated Powers. It is possible to do this under an amendment to the scheme of delegation dated the 31<sup>st</sup> October 2013.
- 1.3. The reason the Councillor has requested for the application to be decided by the Planning Committee is for transparency, the sensitivities surrounding an existing unauthorised use, and the significant local concern, making the case that it is in the public interest for the proposal to be decided by the Planning Committee.

**2.0 Recommendations**

- 2.1. For the reasons set out in the Appendix 1 and as assessed in section 3.0, it is recommended that the application is refused.

**3.0 Considerations**

- 3.1. Background and Relevant Site History
- 3.2. The site has been developed in the past, with historic maps showing a number of buildings associated with the textile industry positioned within its boundaries. Although these have long since been removed and the site has re-greened, it is considered to be brownfield land.

- 3.3. The site for many decades had retained a single building close to its centre, with open land surrounding it, and a band of trees.
- 3.4. Since at least 2021 the current owner has been using it for unauthorised storage, and it can be seen enclosed with heras-type fencing, a number of shipping containers, vehicles, and construction equipment, all visible from public land.
- 3.5. The use and appearance of the site have been the subject of ongoing concerns by the community and a number of complaints to the Council which resulted in an Enforcement Notice being served in 2023.
- 3.6. The owner has failed to comply with the terms of the Notice and in 2024 a report was put to the Planning Committee detailing a number of enforcement options in respect of the non-compliance. A decision was taken at that time to report the offence to the Crown Office and Procurator Fiscal Service (COPFS). A report was submitted in 2025.
- 3.7. Since the report to the COPFS, the building on the site appears to have been demolished and all of the trees have been removed. Although there can be permitted development rights for the demolition of buildings, this is subject to prior approval of the Planning Authority being sought and subject to the land owner complying with any limitations and conditions applied. No prior approval was sought.
- 3.8. The alleged demolition of the building does not form part of the reported offence to the COPFS, but taking into consideration the high likelihood that planning permission would have been granted for the demolition of this building, it was not considered in the public interest at this time to pursue a separate enforcement case for the demolition of the building, but to focus time and resources on the pursuing the unauthorised use.
- 3.9. The loss of the trees although unfortunate was unavoidable by the Planning Authority. The site is not in a conservation area and the trees were not the subject of a Tree Protection Order, and so were not afforded any statutory protections in Planning.
- 3.10. Further information was sought from the Council by the COPFS in January 2026 and at the time of writing this report, the unauthorised use appears to still be underway. A decision by the COPFS on whether to pursue a prosecution for the offence is still pending.
- 3.11. The enforcement action against the existing unauthorised use is separate to the considerations of the use proposed by this application. The application is considered on its own merits against relevant planning policies and any other material planning considerations.
- 3.12. Consultations
- 3.13. Road and Transportation Team – Raise no objection following a change to the indicative layout.
- 3.14. Environmental Health Team – Object, raising concerns that there is a lack of information in relation to noise impact and how a noise sensitive development in this area could affect both the existing and proposed uses. They also seek

a dust management plan and lighting impact assessment and give detail about hours of work and awareness of the Environmental Protection Act in relation to statutory nuisance.

- 3.15. Contaminated Land Team– Do not object to the proposed development but have suggested conditions as their records indicate a former potentially contaminative use on this site and its surrounding areas, with potentially filled ground with unknown materials.
- 3.16. Scottish Water – Raise no objection to this planning application and suggest that there is sufficient capacity for foul water connections in the system. They indicate that there is live infrastructure within a close proximity of the development area and that further consents beyond the Planning process will be required.
- 3.17. Coal Authority – Object, raising fundamental concerns with respect to the coal mining legacy of this site. The application site falls within a defined development high risk area and there is a lack of information to support the planning application. No Coal Mining Risk Assessment has been submitted and there are coal mining features and hazards which need to be considered within the site and surrounding area, which will help determine the suitability and stability of the land for future housing.
- 3.18. Publicity and Representations
- 3.19. The application was advertised by individual neighbour notification letter, a site notice and in the Alloa Advertiser. One representation was received.
- 3.20. The representation was from the local branch of the Scottish Wildlife Trust. They gave comments neither objecting to nor supporting the development which in summary sought to remind both the Applicant and the Council of their responsibilities regarding bats and birds, and other wildlife which may live on or close to the site. They advised for an ecological assessment to be done before any works start and that, if approved, mitigation to improve the biodiversity value of the site be sought.
- 3.21. Planning Authority Response: The impact on the natural environment will be considered in the assessment below in accordance with planning policy and the Council’s Biodiversity Duty, but there are no longer any trees or shrubs on this site, and all buildings have already been demolished.
- 3.22. The Development Plan
- 3.23. Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) indicates that in making any determination under the Planning Acts, regard is to be had to the Development Plan. The determination shall be made in accordance with the Plan unless material considerations indicate otherwise. The Statutory Development Plan for the Clackmannanshire Council Planning Authority Area comprises the adopted National Planning Framework 4, 2023 (NPF4) and the Clackmannanshire Local Development Plan, 2015 (LDP). As NPF4 and LDP policies form the Development Plan, all the policies are to be read and applied as a whole.

3.24. The key NPF 4 policies are considered to be:

Policy 1 – Tackling the Climate and Nature Crises

Policy 2 – Climate Mitigation and Adaption

Policy 3 – Biodiversity

Policy 9 – Brownfield, Vacant and Derelict Land and Empty Buildings

Policy 11 – Energy

Policy 13 – Sustainable Transport

Policy 14 – Design, Quality and Place

Policy 15 – Local Living and 20 Minute Neighbourhoods

Policy 16 – Quality Homes

Policy 18 – Infrastructure First

Policy 22 – Flood risk and Water Management

Policy 23 – Health and Safety

3.25. The key LDP policies are considered to be:

Policy SC1 – Maintaining a Housing Land Supply

Policy SC5 – Layout and design principles

Policy SC7 – Energy efficiency and low carbon development

Policy SC9 – Developer contributions

Policy SC10 – Education, community facilities and open spaces

Policy SC11 – Transport Networks

Policy SC12 – Access and transport Requirements

Policy SC20 – Water and drainage infrastructure and capacity

Policy EA2 – Habitat networks and biodiversity

Policy EA11- Environmental quality

Policy EA25 - The development of brownfield, unstable and contaminated land

3.26. Assessment

- 3.27. The proposal seeks planning permission in principle for the erection of 4 new homes on an unallocated site within the settlement boundary of Devonside. At this stage, permission is sought only for the principle of a residential development on this site and for the total number of units.
- 3.28. An indicative layout has been submitted for illustrative purposes, but should a PPP be granted, detailed matters would need to be addressed through conditions and through the submission of subsequent Matters Specified in Conditions (MSC) Application(s).
- 3.29. The site fronts the A908 and is positioned on a bend in the road, sandwiched between the main road to the front; a residential site to much of the west; and an access road which wraps around to serve the existing businesses to the north-west. The surrounding area has a mixed in character, comprising of a combination of residential properties and established commercial uses, which include a storage and distribution facility and a gym at Devonpark Mills
- 3.30. The site is not allocated for development in the LDP but lies within the settlement boundary of Devonside. Policy 16 of NPF 4 provides support for new housing development on unallocated sites within settlement boundaries where proposals are supported by an agreed timescale for build-out and are otherwise consistent with the spatial strategy and relevant planning policies.
- 3.31. In May 2024 the Government declared a housing emergency, and the Planning Authority recognises that there is a need to increase the supply of housing both locally and nationally. The provision of up to four additional homes could make a modest contribution.
- 3.32. Although the site has since re-greened, it is a brownfield site within the settlement boundary and is in a position where it could connect into existing infrastructure, supporting an infrastructure first approach. It doesn't appear to be at risk of any flooding, and is also in a location that would support the principle of local living and 20 minute neighbourhoods.
- 3.33. An agreed build-out timescale has not been provided with the application, but given that this is a PPP application and not a detailed Planning Permission being sought, works could not commence until further applications are approved, therefore it is considered that this requirement, which is primarily to protect the amenity of residents, could reasonably be required through condition should approval be given.
- 3.34. Although there does appear to be some policy support that can be offered the summary of the consultation responses highlights fundamental concerns with the principle of development, which are further assessed below.

3.35. Land Quality

- 3.36. The site is in a defined high risk area for potential coal mining activities. The Coal Authority have stated that there is evidence of coal workings on or close to the site, but no coal mining risk assessment has been submitted as part of this application. As such, based on the consultation response the Planning

Authority cannot be satisfied that the site would be suitable for a residential development. The application has not demonstrated that it would be (or could be made) safe and stable for the proposed residential use, or that it would not result in public safety issues should the development go ahead. The Coal Authority's objection represents a significant material consideration, and in the absence of a technical assessment, it is not possible to conclude that the risks can be addressed. These concerns conflict with Policies 9 and 23 of NPF 4 and Policy EA25 of the LDP.

3.37. It also appears that from historic maps, the site was in the past used in relation to the textile industry in the area. The Council's records indicate that there is potentially unknown infill within the site which would indicate a high potential for the land been contaminated. Although the Contaminated Land Team have not objected to the proposal they have suggested that investigations will need to take place prior to development commencing. They have suggested conditions for the investigation and any potential remediation works should these be required.

3.38. Impact on Future Occupants and Neighbouring Uses

3.39. It should be recognised that the planning system is not only a mechanism for facilitating new development but is also there to safeguard existing land uses from unreasonable impacts arising from change.

3.40. This site fronts a busy A-classified road and is close to established commercial premises at Devonpark Mills which are not currently restricted in terms of their operating hours. Their uses include a gym and storage and distribution facility. NPF 4 Policy 23 incorporates the 'Agent of Change Principle', which recognises that where a new development is introduced into an area, it is the responsibility of the incoming development to ensure that it can operate without adversely affecting those existing uses.

3.41. In this case the policy requires the Applicant to demonstrate that the new residential use will not only provide an acceptable standard of amenity for its future occupants but should also demonstrate that the proposed use can exist without the established commercial operations been adversely constrained due to the introduction of a noise sensitive development in this location.

3.42. Environmental Health have raised an objection as residential development is inherently noise sensitive and there is no supporting information relating to noise impacts. In the absence of a Noise Impact Assessment to establish the baseline noise environment, in this location close to established businesses and busy roads, the proposal has not demonstrated that it represents a suitable location for new residential development. This would conflict with Policies 14 and 23 of NPF 4.

3.43. Assessment of Other Planning Matters

3.44. If the concerns raised in the sections above can be overcome, it is considered that a residential development that fits suitably with the character and appearance of this area could be achieved. It is also considered that a development could that has an acceptable impact on the natural environment could be achieved and that access and parking would unlikely be an issue.

3.45. Detailed matters would be the subject of appropriate conditions and an assessment. It is unlikely that given the scale of the development and the sustainable location, that any developer contributions would be sought.

3.46. Conclusion

3.47. Planning policy requires new homes to be delivered in safe and sustainable locations, as well as seeking to protect established businesses from unreasonable constraints. Without information to demonstrate otherwise and in the absence of sufficient technical information relating to noise impacts and the legacy of coal mining in this area, it is recommended that Planning permission is refused.

**4.0 Sustainability Implications**

4.1. The recommendation to refuse planning permission has no sustainability implications.

**5.0 Resource Implications**

5.1. *Financial Details*

5.2. The full financial implications of the recommendations are set out in the report. This includes a reference to full life cycle costs where appropriate. Yes

5.3. Finance have been consulted and have agreed the financial implications as set out in the report. Yes

**6.0 Exempt Reports**

6.1. Is this report exempt? Yes  (please detail the reasons for exemption below) No

**7.0 Declarations**

The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

(1) **Our Priorities**

Clackmannanshire will be attractive to businesses & people and ensure fair opportunities for all

Our families; children and young people will have the best possible start in life

Women and girls will be confident and aspirational, and achieve their full potential

Our communities will be resilient and empowered so that they can thrive and flourish

(2) **Council Policies**

Clackmannanshire Council Local Development Plan 2015

National Planning Framework 4

**8.0 Impact Assessments**

8.1 Have you attached the combined equalities impact assessment to ensure compliance with the public sector equality duty and fairer Scotland duty? Yes  X

8.2 If an impact assessment has not been undertaken you should explain why:

The assessment demonstrates that the proposal shows no risk of unlawful discrimination. The Council have taken all opportunities to advance equality of opportunity and foster good relations on this application by providing opportunities for the information required to make a full and proper assessment to be submitted.

**9.0 Legality**

9.1 It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers. Yes

**10.0 Appendices**

10.1 Appendix 1 – Reasons for Refusal

**11.0 Background Papers**

11.1 Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)

Yes  (please list the documents below) No

- Adopted Clackmannanshire Local Development Plan (2015)

- National Planning Framework 4 (2023)

- Supplementary Guidance 1 Developer Contributions

- Supplementary Guidance 3 Placemaking

**11.0 List of Plans and Other Documents Forming Part of the Planning Application**

11.1 Location Plan and Site Plan – DRG 001 REV A

11.2 Proposed Site Plan – DRG 002

**Author(s)**

<b>NAME</b>	<b>DESIGNATION</b>	<b>TEL NO / EXTENSION</b>
Jacob Muff	Team Leader – Planning and Building Standards	2615

**Approved by**

<b>NAME</b>	<b>DESIGNATION</b>	<b>SIGNATURE</b>
Pauline Elliott	Chief Planner	

## **Appendix 1 – Reasons for Refusal**

1. The site lies within a defined development high risk area for past coal mining activities. In the absence of a site-specific coal mining risk assessment, the Planning Authority cannot be suitably satisfied that the site represents a safe and stable location for new homes to be constructed, or that the risks arising from past coal mining activities on or close to the site can be appropriately mitigated, conflicting with Policies 9 and 23 of the National Planning Framework 4, and Policy EA25 of the Clackmannanshire Local Development Plan 2015.
2. In the absence of a Noise Impact Assessment, the development by reason of its location close to a busy classified A road and the established commercial premises at Devonpark Mills, fails to demonstrate that the future occupants of the proposed new homes would achieve an acceptable level of amenity; and that existing lawful business operations would not be adversely affected by the introduction of this new residential use, conflicting with Policies 14 and 23 of the National Planning Framework 4.

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**25/00178/PPP – Land To The East Of 32, Alexandra Street,  
Devonside, Tillicoultry**



Scale: 1:1250

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**Report to Planning Committee**

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**Date of Meeting: 12<sup>th</sup> March, 2026**

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**Subject: National Planning Improvement Framework - Self-Assessment Report**

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**Report by: Pauline Elliott, Interim Chief Planner**

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**1.0 Purpose**

- 1.1 The Planning Act (Scotland) 2019 introduced the National Planning Improvement Framework (NPIF) initiative, led from within the Scottish Government's Improvement Service. This places a duty on every Planning Authority in Scotland to produce a self-assessment of their performance, together with improvement actions, in advance of submission to the planning minister. The Authority must then deliver regular updates showing how service standards are being improved and sustained.
- 1.2 This report sets out the background to the process including comments received at a Peer Review Workshop event on January 26<sup>th</sup>, 2026 and asks Planning Committee members to comment on and approve the self-assessment prior to its submission. The draft is attached as Appendix 1 to this report.

**2.0 Recommendations**

- 2.01 That Planning Committee comments on and approves the draft self-assessment in advance of its submission to the planning minister.

**3.0 Considerations**

The template for the self-assessment asks Planning Authorities to score themselves against 12 attributes, broken down into 5 themes. These themes are:

**3.01 People**

- the planning authority has sufficient resources and skills and has a valued and supportive workforce

### **3.02 Culture**

- the planning authority has embedded continuous improvement, has sound governance and effective leadership

### **3.03 Tools**

- the planning authority has a robust policy and evidence base, makes best use of data and digital technology and effective decision-making processes

### **3.04 Engage**

- the planning authority has good customer care and effective engagement and collaboration with stakeholders and communities

### **3.05 Place**

- the planning authority supports the delivery of sustainable, liveable and productive places and consented development

## **4.0 Scoring**

4.01 The self-assessment required officers to score each of the 12 attributes and say how they intended to put in place improvements moving forward. Scoring is on a scale of 1 to 5, with 5 meaning no progress and 1 meaning making excellent progress. Officers had scored themselves mainly 4s and 3s, making limited or fair progress. This was largely approved by the attendees at the Peer-Review Workshop. Appendix 2 to this report shown the scores by officers, compared with the scores by the peers and this is also contained within the self-assessment.

4.02 The workshop was run in an interactive way, with brief presentations followed by discussion groups. Workshop participants consisted of planning officers, internal colleagues/consultees from Roads, Environmental Health, Economic Development, Sustainability and Legal, Elected Members, Community Councils, planning officers from West Dunbartonshire Council (our peer partners) and also representatives from the Improvement Service - including the Government's National Planning Improvement Champion, Craig McLaren. The Improvement Service representatives also helped with the facilitation of the break-out groups.

4.03 The consensus both from officers and peers was that improvements have been made to the Planning Service in the past 6 to 8 months, with a full complement of staff now in place and progress against several issues discernible as a result. Improvements are demonstrated in several areas – processing applications more efficiently, publishing an enforcement charter, reintroducing pre-application planning advice and recommencing work on the Local Development Plan after a 14-month hiatus.

4.04 However, there was also a real concern that if staff numbers and investment were not maintained long-term, things could deteriorate, especially since at time of the workshop, some members of staff were on temporary contracts.

4.05 Below are some of the key points of the 5 themes discussed at the workshop. There is some inevitable overlap in some of the areas.

#### **4.06 People**

- Plan for succession- recruit apprentice/student planners and retain more experienced staff
- Collaborate with other departments (a positive example is the joint Planning-Economic Development work on the Alloa Town Centre Masterplan)
- Use consultants to fill gaps in resource, especially if statutory duties are not being met

#### **4.07 Culture**

- Invest in staff and embed planning at the corporate centre so colleagues are aware of its importance in delivering positive outcomes for Clackmannanshire
- Amend Scheme of Delegation to enable Principal Planners to sign-off delegated applications and omit “single point of failure”
- Empower staff and invest in training so they can become future leaders
- Ensure that the Chief Planner (a statutory role) is at a senior level in the Council

#### **4.08 Tools**

- Invest in LDP resource and involve elected members
- More effective use of the Uniform system to improve efficiency
- Investigate using AI – learn from other Councils who are already using it
- Revisit team structure – possibly bring in one graduate to support Development Management and one to support LDP

#### **4.09 Engage**

- Restart Community Council forum
- Continue to invest in member training e.g. sessions on enforcement and energy applications have been held recently – positive for officer/member understanding/collaboration
- Look to hold joint events with internal consultees in Roads, Environmental Health, Sustainability, Economic Development

#### **4.10 Place**

- Need for overall corporate buy-in when looking at positive place-making
- Alloa Town Centre Masterplan work is a good opportunity for internal and external co-operation to bring positive benefits and investment to the town

- Need to promote good examples – such as infrastructure funding achieved via Section 75 agreements

4.11 The discussion at the workshop was very productive with participants enthused and engaged and with a real willingness to see the Planning Service continue to improve.

4.12 The self-assessment was amended following the workshop to pick up on the input from peers and this updated version is the one before Committee.

## **5.0 Sustainability Implications**

5.01 There are no direct sustainability issues from the approval of the self-assessment but a well-resourced and high –performing Planning department is a key element in the delivery of sustainability in Clackmannanshire.

## **6.0 Resource Implications**

6.01 The delivery of a highly performing planning service requires staff resources to be maintained at 2025/2026 levels

## **7.0 Financial**

7.01 The delivery of a highly performing planning service requires staff resources to be maintained at 2025/2026 levels

## **8.0 Staffing**

8.01 If improvements across the attributes listed in the self-assessment are to be driven forward and sustained, it will be necessary to retain a full staff compliment across the Planning Service as well as sufficient resources to buy in additional specialised support and advice when needed.

8.02 The current structure is a Service Manager (who is also the interim Chief Planner), a Team Leader, 2 Principal Planners and a Planning Officer. A staff compliment of at least this size will be necessary to ensure continuous improvement.

## **9.0 Financial Details**

9.01 The full financial implications of the recommendations are set out in the report. This includes a reference to full life cycle costs where appropriate.

Yes

9.02 Finance have been consulted and have agreed the financial implications as set out in the report.

Yes

## **10.0 Exempt Reports**

10.01 Is this report exempt? Yes  (please detail the reasons for exemption below) No

## 11.0 Declarations

The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

### (14) Our Priorities

Clackmannanshire will be attractive to businesses & people and ensure fair opportunities for all

Our families; children and young people will have the best possible start in life

Women and girls will be confident and aspirational, and achieve their full potential

Our communities will be resilient and empowered so that they can thrive and flourish

### (2) Council Policies

Complies with relevant Council Policies

## 12.0 Impact Assessments

12.01 Have you attached the combined equalities impact assessment to ensure compliance with the public sector equality duty and fairer Scotland duty? (All EFSIAs also require to be published on the Council's website)

Yes

## 13.0 Legality

13.01 It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers. Yes

## 14.0 Appendices

14.01 Please list any appendices attached to this report. If there are no appendices, please state "none".

Appendix 1 NPIF draft performance assessment

Appendix 2 Scoring sheet

## 15.0 Background Papers

15.01 Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)

Yes  (please list the documents below) No

**Author(s)**

<b>NAME</b>	<b>DESIGNATION</b>	<b>TEL NO / EXTENSION</b>
Pauline Elliott	Interim Chief planning Officer	

**Approved by**

<b>NAME</b>	<b>DESIGNATION</b>	<b>SIGNATURE</b>
Kevin Wells	Strategic Director	

# **Equality and Fairer Scotland Impact Assessment (EFSIA)**

## **Summary of Assessment**

**Title:**

National Planning Improvement Framework (NPIF) Self-Assessment Report

**Key findings from this assessment (or reason why an EFSIA is not required):**

An EFSIA is not required because the self-assessment report would not in itself change the experience of people who share protected characteristics in any way to their detriment

**Summary of actions taken because of this assessment:**

The draft NPIF self-assessment report will be considered at relevant Council Group and committee meetings, in the light of the Recommendation made by the relevant Service (Planning Services, Place Directorate)

**Ongoing actions beyond implementation of the proposal include:**

- Publication of self-assessment following Planning Committee, provided Committee endorses it
- Submission to the Scottish Government's Planning Minister

**Lead person(s) for this assessment:**

Pauline Elliott (Interim Chief Planner)

**Senior officer approval of assessment:**

Kevin Wells, Executive Director (Place)

**DATE:** 12 March 2026

## **Equality and Fairer Scotland Impact Assessment (EFSIA)**

An Equality and Fairer Scotland Impact Assessment (EFSIA) must be completed in relation to any decisions, activities, policies, strategies or proposals of the Council (referred to as 'proposal' in this document). The first stage of the assessment process will determine the level of impact assessment required.

The aim of this assessment is to allow you to critically assess:

- the impact of the proposal on those with protected characteristics and, where relevant, affected by socio-economic disadvantage (referred to as 'equality groups' in this document);
- whether the Council is meeting its legal requirements in terms of Public Sector Equality Duty and the Fairer Scotland Duty;
- whether any measures need to be put in place to ensure any negative impacts are eliminated or minimised.

The Fairer Scotland Duty requires public authorities to pay 'due regard' to how they can reduce inequalities of outcome caused by

socio-economic disadvantage, when making **strategic decisions**. Strategic decisions are key, high-level decisions such as decisions about setting priorities, allocating resources, delivery or implementation and commissioning services and all decisions that go to Council or committee for approval.

### **Step A – Confirm the details of your proposal**

#### **1. Describe the aims, objectives and purpose of the proposal.**

The NPIF process was introduced by Scottish government in the 2019 Planning Act (Scotland). Its purpose is to enable Planning Authorities in Scotland to review their performance and have it tested and scrutinised by peers with the aim of introducing improvement actions. The monitoring of the actions are intended to embed planning at the corporate centre of the Council and deliver a good service to local customers and communities, contributing to accessible, attractive and sustainable places and improving the quality of lives of those who live, work and visit the area.

#### **2. Why is the proposal required?**

Producing the assessment and improvement plan is a duty placed on Scottish Planning Authorities

#### **3. Who is affected by the proposal?**

The NPIF process will impact on customers of the planning authority as well as those who live in, work in or visit Clackmannanshire by contributing and delivering continuous improvements to the delivery of sustainable development in the County.

#### **4. What other Council policies or activities may be related to this proposal? The EFSIAs for related policies might help you understand potential impacts.**

Other relevant policies are National planning policies contained in NPF4 and policies in the Clackmannanshire Local Development Plan (LDP) as well as those in the emerging LDP2 are linked to this proposal

**5. Is the proposal a strategic decision? If so, please complete the steps below in relation to socio-economic disadvantage. If not, please state why it is not a strategic decision:**

Whilst the self-assessment may have an impact on local communities, it does not constitute a strategic decision in itself. Instead, the assessment and improvement actions provide a framework for how the Planning Service will manage improvement moving forward.

**Step B – Consider the level of EFSIA required**

*You should consider the available evidence and data relevant to your proposal. You should gather information in order to:*

- *help you to understand the importance of your proposal for those from equality groups,*
- *inform the depth of EFSIA you need to do (this should be proportionate to the potential impact), and*
- *provide justification for the outcome, including where it is agreed an EFSIA is not required.*

**6. What information is available about the experience of those with protected characteristics in relation to this proposal? Does the proposal relate to an area where there are already known inequalities? Refer to the guidance for sources of evidence and complete the table below.**

<b>Equality Group</b>	<b>Evidence source</b> (e.g. online resources, report, survey, consultation exercise already carried out)	<b>What does the evidence tell you about the experiences of this group in relation to the proposal?</b> NB Lack of evidence may suggest a gap in knowledge/ need for consultation (Step C).
<b>Age</b>	<b>Population Estimates webpage</b> <b>(Clackmannanshire Council) 2023 <u>Population estimates</u></b>	The assessment and improvement actions provide a framework for how the Planning Service will manage improvement moving forward. These improvements will affect the impact of the Planning Service across all protected characteristic groups equally.
<b>Disability</b>	<b>Scottish Census 2022</b>	The assessment and improvement actions provide a framework for how the Planning Service will manage improvement moving forward. These improvements will affect the impact of the Planning Service across all protected characteristic groups equally.
<b>Race</b>	<b>Scottish Census 2022</b>	The assessment and improvement actions provide a framework for how the Planning Service will manage improvement moving forward. These improvements will affect the impact of the Planning Service across all protected characteristic groups equally.

<b>Equality Group</b>	<b>Evidence source</b> (e.g. online resources, report, survey, consultation exercise already carried out)	<b>What does the evidence tell you about the experiences of this group in relation to the proposal?</b> NB Lack of evidence may suggest a gap in knowledge/ need for consultation (Step C).
<b>Sex</b>	<b>Scottish Census 2022</b>	The assessment and improvement actions provide a framework for how the Planning Service will manage improvement moving forward. These improvements will affect the impact of the Planning Service across all protected characteristic groups equally.
<b>Gender Reassignment</b>	<b>Scottish Census 2022</b>	While there is limited information available on the experiences of this protected characteristic both locally and nationally, the very small number of transgender individuals in Clackmannanshire suggests that this group is unlikely to be impacted by the proposals within this policy. If it is, the assessment and improvement actions provide a framework for how the Planning Service will manage improvement moving forward. These improvements will affect the impact of the Planning Service across all protected characteristic groups equally.
<b>Sexual orientation</b>	<b>Scottish Census 2022</b>	According to the 2022 Census, 1,343 individuals (3.12%) aged 16 and over in Clackmannanshire identify as LGBTQ+. The assessment and improvement actions provide a framework for how the Planning Service will manage improvement moving forward. These improvements will affect the impact of the Planning Service across all protected characteristic groups equally.
<b>Religion or Belief</b>	<b>Scottish Census 2022</b>	According to the Scottish Census 2022, Clackmannanshire included 626 individuals identifying as Muslim, 11,246 individuals affiliated with the Church of Scotland, 4,191 affiliated with the Roman Catholic faith and 30,204 individuals reporting no religion. Overall, 58.3% of Clackmannanshire's population reported having no religion. The assessment and improvement actions provide a framework for how the Planning Service will manage improvement moving forward. These improvements will affect the impact of the Planning Service across all

<b>Equality Group</b>	<b>Evidence source</b> (e.g. online resources, report, survey, consultation exercise already carried out)	<b>What does the evidence tell you about the experiences of this group in relation to the proposal?</b> NB Lack of evidence may suggest a gap in knowledge/ need for consultation (Step C).
		protected characteristic groups equally.
<b>Pregnancy or maternity</b>	<b>Poverty and Income Inequality in Scotland 2017-20</b>	According to the Poverty and Income Inequality in Scotland statistics, single women with children experience the highest poverty rates, with 38% of all single-women households living in poverty. National trends also show a significant increase in the number of single parents claiming Universal Credit, rising by 41.1% between 2021 and 2024. The assessment and improvement actions provide a framework for how the Planning service will manage improvement moving forward. These improvements will affect the impact of the Planning Service across all protected characteristic groups equally.
<b>Marriage or civil partnership</b> (only the first aim of the Duty is relevant to this protected characteristic and only in relation to work matters)	-	Not a characteristic that would be affected by improvement in planning services, not applicable to this proposal.
<b>Socio economic disadvantage (if required)</b>	<b>SIMD 2020/2023</b>	40.3% of Clackmannanshire residents live in areas ranked in the three most deprived deciles nationally. This means about 4 in 10 people in the council area live in neighbourhoods among the 30% most deprived in Scotland. The assessment and improvement actions provide a framework for how the Planning service will manage improvement moving forward. These improvements will affect the impact of the Planning Service across all protected characteristic groups equally.

**7. Based on the evidence above, is there relevance to some or all of the equality groups?**

Yes

**Step C – Stakeholder engagement**

This step will help you to address any gaps in evidence identified in Step B. Engagement with people who may be affected by a proposal can help clarify the impact it will have on different equality groups. Sufficient evidence is required for you to show 'due regard' to the likely or actual impact of your proposal on equality groups.

**8. Based on the outcome of your assessment of the evidence under Step B, please detail the groups you intend to engage with or any further research that is required in order to allow you to fully assess the impact of the proposal on these groups. If you decide not to engage with stakeholders, please state why not:**

Further engagement will continue through ongoing collaboration with internal services, a Community Council forum, continued Member training sessions, and joint working events with internal consultees.

**9. Please detail the outcome of any further engagement, consultation and/or research carried out:**

As the NPIF self-assessment is a service improvement framework rather than a policy change affecting access to services, no additional targeted equality consultation is required at this stage. Any future service improvement actions will be subject to equality consideration at implementation stage.

**Step D - Impact on equality groups and steps to address this**

**10. Consider the impact of the proposal in relation to each protected characteristic under each aim of the general duty:**

- Is there potential for discrimination, victimisation, harassment or other unlawful conduct that is prohibited under the Equality Act 2010? How will this be mitigated?
- Is there potential to advance equality of opportunity between people who share a characteristic and those who do not? How can this be achieved?
- Is there potential for developing good relations between people who share a relevant protected characteristic and those who do not? How can this be achieved?

**If relevant, consider socio-economic impact.**

<b>Age</b>	Place 'X' in the relevant box(es)			Describe any actions you plan to take, eg. to mitigate any impact, maximise positive impact, or record your justification to not make changes
	Positive impacts	Negative impacts	No impact	

risk of discrimination	X			The improvement actions have potential to advance better engagement, clearer processes and improved service standards. The implementations will improve effects on the risk of age discrimination by improved communication.
potential for developing good relations	X			Potential positive impacts include improved customer care, clearer decision-making processes, strengthened governance, enhanced digital systems, and re-established community engagement mechanisms. This has the potential to improve good relations.
potential to advance equality of opportunity	X			Potential positive impacts include improved customer care, clearer decision-making processes, strengthened governance, enhanced digital systems, and re-established community engagement mechanisms. This has the potential to promote equality of opportunity.

Disability	Place 'X' in the relevant box(es)			Describe any actions you plan to take, eg. to mitigate any impact, maximise positive impact, or record your justification to not make changes
	Positive impacts	Negative impacts	No impact	
risk of discrimination			X	The improvement actions have potential to advance better engagement, clearer processes and improved service standards. The implementations will not affect the risk of disability discrimination.

potential for developing good relations	X			Potential positive impacts include improved customer care, clearer decision-making processes, strengthened governance, enhanced digital systems, and re-established community engagement mechanisms. This has the potential to improve good relations.
potential to advance equality of opportunity	X			The improvement actions have potential to advance equality of opportunity through better engagement, clearer processes and improved service standards. This has the potential to promote equality of opportunity.

Race	Place 'X' in the relevant box(es)			Describe any actions you plan to take, eg. to mitigate any impact, maximise positive impact, or record your justification to not make changes
	Positive impacts	Negative impacts	No impact	
risk of discrimination	X			The improvement actions have potential to advance better engagement, clearer processes and improved service standards. The implementations will improve effects on the risk of race discrimination by improved communication.
potential for developing good relations	X			Potential positive impacts include improved customer care, clearer decision-making processes, strengthened governance, enhanced digital systems, and re-established community engagement mechanisms. This has the potential to improve good

				relations.
potential to advance equality of opportunity	X			The improvement actions have potential to advance equality of opportunity through better engagement, clearer processes and improved service standards. This has the potential to promote equality of opportunity.

Sex	Place 'X' in the relevant box(es)			Describe any actions you plan to take, eg. to mitigate any impact, maximise positive impact, or record your justification to not make changes
	Positive impacts	Negative impacts	No impact	
risk of discrimination			X	The improvement actions have potential to advance better engagement, clearer processes and improved service standards. The implementations will not affect the risk of sex discrimination.
potential for developing good relations	X			Potential positive impacts include improved customer care, clearer decision-making processes, strengthened governance, enhanced digital systems, and re-established community engagement mechanisms. This has the potential to improve good relations across all sexes.
potential to advance equality of opportunity	X			The improvement actions have potential to advance equality of opportunity through better engagement, clearer processes and improved service standards. This has the potential to promote equality of opportunity.

<b>Gender Reassignment</b>	Place 'X' in the relevant box(es)			Describe any actions you plan to take, eg. to mitigate any impact, maximise positive impact, or record your justification to not make changes
	Positive impacts	Negative impacts	No impact	
risk of discrimination			X	Given the very small number of individuals who identify as transgender across Clackmannanshire overall, it is unlikely that the policy will have an impact on this protected group.
potential for developing good relations			X	It is unlikely that the proposals within this policy will have a direct impact on this protected characteristic.
potential to advance equality of opportunity			X	Given the very small number of individuals who identify as transgender across Clackmannanshire overall, it is unlikely that the policy will have an impact on this protected group.

<b>Sexual Orientation</b>	Place 'X' in the relevant box(es)			Describe any actions you plan to take, eg. to mitigate any impact, maximise positive impact, or record your justification to not make changes
	Positive impacts	Negative impacts	No impact	
risk of discrimination			X	Given the very small number of individuals who identify as LGBTQ+ across Clackmannanshire overall, it is

				unlikely that the policy will have an impact on this protected group.
potential for developing good relations			X	<p>It is unlikely that the proposals within this policy will have a direct impact on this protected characteristic. However, the Housing Service is committed to fostering positive relationships between tenants and staff through the implementation of a person-centred approach.</p> <p>This approach focuses on early intervention in preventing and addressing rent arrears, with the aim of reducing any negative impact on tenancy sustainment. By prioritising communication, support, and tailored assistance, the Service seeks to maintain good relations and promote successful, long-term tenancies.</p>
potential to advance equality of opportunity			X	Given the very small number of individuals who identify as LGBTQ+ across Clacks overall, it is unlikely that the policy will have an impact on this protected group.

Religion or Belief	Place 'X' in the relevant box(es)			Describe any actions you plan to take, eg. to mitigate any impact, maximise positive impact, or record your justification to not make changes
	Positive impacts	Negative impacts	No impact	
risk of discrimination			X	Not a matter that would be affected by improvement in planning services, not

				applicable to this proposal.
potential for developing good relations			X	Not a matter that would be affected by improvement in planning services, not applicable to this proposal.
potential to advance equality of opportunity			X	Not a matter that would be affected by improvement in planning services, not applicable to this proposal.

<b>Pregnancy/maternity</b>	Place 'X' in the relevant box(es)			Describe any actions you plan to take, eg. to mitigate any impact, maximise positive impact, or record your justification to not make changes
	Positive impacts	Negative impacts	No impact	
risk of discrimination			X	Not a matter that would be affected by improvement in planning services, not applicable to this proposal.
potential for developing good relations			X	Not a matter that would be affected by improvement in planning services, not applicable to this proposal.
potential to advance equality of opportunity			X	Not a matter that would be affected by improvement in planning services, not applicable to this proposal.

<b>Marriage/civil partnership</b>	Place 'X' in the relevant box(es)			Describe any actions you plan to take, eg. to mitigate any impact, maximise positive impact, or record your
	Positive impacts	Negative impacts	No impact	

				justification to not make changes
risk of discrimination (only the first aim of the Duty is relevant to this protected characteristic and only in relation to work matters)			X	Not a matter that would be affected by improvement in planning services, not applicable to this proposal.

Socio-economic disadvantage	Place 'X' in the relevant box(es)			Describe any actions you plan to take, eg. to mitigate any impact, maximise positive impact, or record your justification to not make changes
	Yes	No	No impact	
(If required) Will the proposal reduce inequalities of outcome caused by socio-economic disadvantage?	X			The improvement actions have potential to advance inequalities of outcome through better engagement, clearer processes and improved service standards. This has the potential to address advance inequalities of outcome.

## 11. Describe how the assessment might affect the proposal or project timeline?

Examples of the items you should consider here include, but are not limited to:

- **Communication plan:** do you need to communicate with people affected by proposal in a specific format (e.g. audio, subtitled video, different languages) or do you need help from other organisations to reach certain groups?
- **Cost:** do you propose any actions because of this assessment which will incur additional cost?
- **Resources:** do the actions you propose require additional or specialist resource to deliver them?
- **Timing:** will you need to build more time into the project plan to undertake research, consult or to complete any actions identified in this assessment?

The Equality and Fairer Scotland Impact Assessment is not expected to materially affect the timeline for submission of the NPIF Self-Assessment Report to the Planning Minister.

The NPIF process relates to service performance review and improvement planning rather than the introduction of new policy, service eligibility criteria or statutory change. As such, no additional consultation exercises or extended engagement periods are required beyond the stakeholder engagement already undertaken through the Peer Review Workshop and ongoing service collaboration.

### **Communication Plan**

No additional or specialist communication formats are required specifically as a result of this assessment. The self-assessment will be published in accordance with Council requirements. Any future improvement actions arising from the NPIF (for example changes to digital systems, engagement methods, or AI investigation) will require accessibility and inclusive communication considerations at the point of implementation.

### **Cost Implications**

No additional costs arise directly from this EFSIA. However, the Committee report recognises that sustaining improvement actions identified through the NPIF process will require maintaining an appropriate staffing complement and, where necessary, specialist support. These resource considerations sit within wider service planning and budget processes rather than arising from the equality assessment itself.

### **Resources**

The assessment does not require additional staffing or specialist equality resources at this stage. Any future structural or service changes identified through improvement actions will be subject to further equality assessment and resource consideration where appropriate.

### **Timing**

No additional time is required within the current project plan as a result of this assessment. Monitoring and review of equality impacts will be aligned with the regular NPIF reporting cycle and ongoing service performance monitoring.

**12. Having considered the potential or actual impacts of your proposal, you should now record the outcome of this assessment.** Choose from one of the following:

Please select (X)	<b>Implications for the proposal</b>
X	<b>No major change</b> Your assessment demonstrates that the proposal shows no risk of

	<p>unlawful discrimination and that you have taken all opportunities to advance equality of opportunity and foster good relations, subject to continuing monitoring and review.</p>
	<p><b>Adjust the proposal and/or implement mitigations</b></p> <p>You have identified ways of modifying the proposal to avoid discrimination or to better advance equality of opportunity or foster good relations. In addition, or alternatively, you will introduce measures to mitigate any negative impacts. Adjustments and mitigations should be recorded in the tables under Step D above and summarised in the summary sheet at the front of the document.</p>
	<p><b>Continue the proposal with adverse impact</b></p> <p>The proposal will continue despite the potential for adverse impact. Any proposal which results in direct discrimination is likely to be unlawful and should be stopped and advice taken. Any proposal which results in indirect discrimination should be objectively justified and the basis for this set out in the tables under Step D above and summarised in the summary sheet at the front of the document. If objective justification is not possible, the proposal should be stopped whilst advice is taken.</p>
	<p><b>Stop the proposal</b></p> <p>The proposal will not be implemented due to adverse effects that are not justified and cannot be mitigated.</p>

### **Step E - Discuss and review the assessment with decision-makers**

- 13. You must discuss the findings of this assessment at each stage with senior decision makers during the lifetime of the proposal and before you finalise the assessment. Record details of these discussions and decisions taken below:**

The findings of this assessment have been discussed with the Interim Chief Planner and Executive Director (Place) and will be considered by Planning

Committee as part of endorsement of the NPIF self-assessment prior to submission to the Planning Minister.

### **Step F – Post-implementation actions and monitoring impact**

It is important to continue to monitor the impact of your proposal on equality groups to ensure that your actual or likely impacts are those you recorded. This will also highlight any unforeseen impacts.

#### **14. Record any post-implementation actions required.**

Monitoring will take place through regular NPIF progress updates to Scottish Government, internal performance monitoring, and continued stakeholder engagement. Any future policy or structural changes arising from improvement actions will be subject to further equality assessment where required.

#### **15. Note here how you intend to monitor the impact of this proposal on equality groups.**

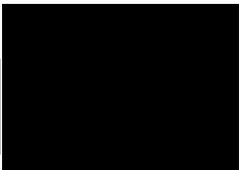
Monitoring will take place through regular NPIF progress updates to Scottish Government, internal performance monitoring, and continued stakeholder engagement.

#### **16. Note here when the EFSIA will be reviewed as part of the post-implementation review of the proposal:**

Monitoring will take place through regular NPIF progress updates to Scottish Government, internal performance monitoring, and continued stakeholder engagement. Any future policy or structural changes arising from improvement actions will be subject to further equality assessment where required.

### **Step G – Assessment sign off and approval**

Lead person(s) for this assessment:

Signed: 

Date: 16/02/2026

Senior officer approval of assessment:

Signed:

Date:

All full EFSIAs must be published on the Council's website as soon as possible after the decision is made to implement the proposal.

### **Step C – Stakeholder Engagement**

Engagement has formed a core part of the NPIF self-assessment process. A Peer Review Workshop was held on 26 January 2026 involving planning officers, internal consultees (Roads, Environmental Health, Economic Development, Sustainability and Legal), Elected Members, Community Council representatives, planning officers from West Dunbartonshire Council (peer partners), and representatives from the Improvement Service including the National Planning Improvement Champion.

The workshop included presentations and facilitated breakout discussions structured around the five NPIF themes: People, Culture, Tools, Engage and Place. Feedback from this session informed amendments to the draft self-assessment prior to Committee consideration.

Further engagement will continue through ongoing collaboration with internal services, re-establishment of a Community Council forum, continued Member training sessions, and joint working events with internal consultees.

As the NPIF self-assessment is a service improvement framework rather than a policy change affecting access to services, no additional targeted equality consultation is required at this stage. Any future service improvement actions will be subject to equality consideration at implementation stage.

### **Step D – Impact on Equality Groups**

The NPIF self-assessment does not introduce new policy, charging regimes, eligibility criteria or service restrictions. It is a framework for continuous improvement of the Planning Service.

No direct negative impacts on protected characteristics have been identified. The improvement actions have potential to advance equality of opportunity through better engagement, clearer processes and improved service standards.

### **Protected Characteristics Assessment**

Age, Disability, Race, Sex, Gender Reassignment, Sexual Orientation, Religion or Belief, and Pregnancy/Maternity: No adverse impacts identified. The self-assessment does not alter service access or introduce differential treatment.

Potential positive impacts include improved customer care, clearer decision-making processes, strengthened governance, enhanced digital systems, and re-established community engagement mechanisms. These improvements support inclusive participation and equitable access across all protected groups.

Marriage/Civil Partnership: Not applicable as this is not an employment policy change.

Socio-economic disadvantage: The NPIF self-assessment is not itself a strategic resource allocation decision. However, a well-resourced and high-performing

Planning Service contributes to sustainable economic development, regeneration, community participation and reduction of social exclusion.

### **Impact on Proposal Timeline**

The EFSIA does not alter the timeline for submission of the NPIF self-assessment to the Planning Minister. Improvement actions will be delivered through service planning and corporate budget processes.

No additional costs arise directly from this EFSIA. Sustaining improvement will require maintaining a full staff complement and appropriate resourcing as outlined in the Committee report.

### **Step E – Discussion with Decision Makers**

The findings of this assessment have been discussed with the Interim Chief Planner and Executive Director (Place) and will be considered by Planning Committee as part of endorsement of the NPIF self-assessment prior to submission to the Planning Minister.

### **Step F – Post-Implementation Actions and Monitoring**

Monitoring will take place through regular NPIF progress updates to Scottish Government, internal performance monitoring, and continued stakeholder engagement. Any future policy or structural changes arising from improvement actions will be subject to further equality assessment where required.

The EFSIA will be reviewed as part of the next NPIF reporting cycle or earlier if substantive service changes occur.

### **Outcome of Assessment**

No major change. The assessment demonstrates no risk of unlawful discrimination. It supports opportunities to advance equality of opportunity and foster good relations through improved governance, engagement, workforce investment and service quality.

## Appendix I

# NATIONAL PLANNING IMPROVEMENT FRAMEWORK

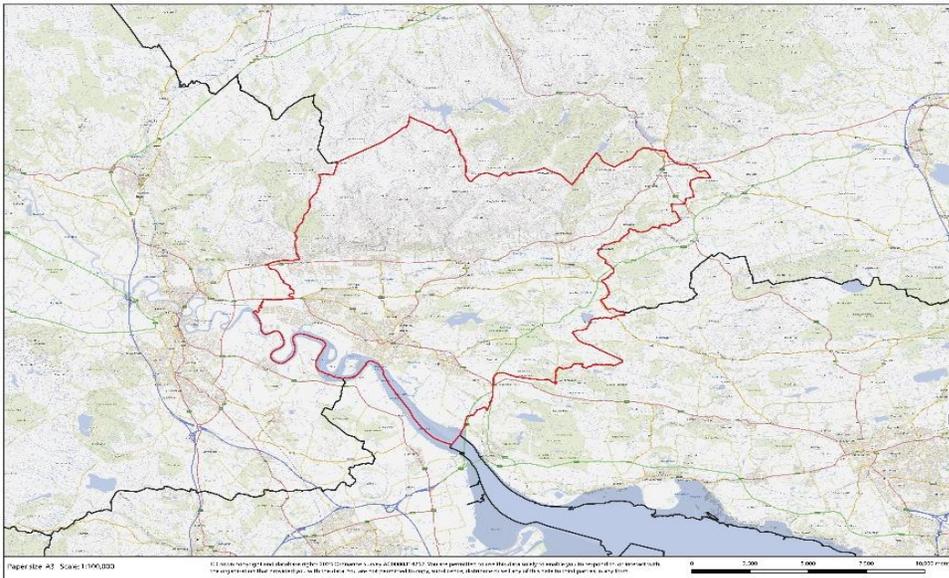
## Draft Performance Assessment

1. Please use this document as a template for the self-assessment. If you can please state which planning authority you are and your lead officer below.

<b>Planning Authority:</b>	<b>Clackmannanshire Council</b>
<b>Lead officer:</b>	<b>Pauline Elliot</b>
<b>Email:</b>	<b>planning@clacks.gov.uk</b>
<b>Phone number:</b>	<b>01259 450000</b>

## Introduction

Clackmannanshire, Scotland's smallest county, sits right at the heart of Scotland, bordered by the Council areas of Perth and Kinross, Stirling, Falkirk and Fife, and situated against the northern backdrop of the Ochil Hills.

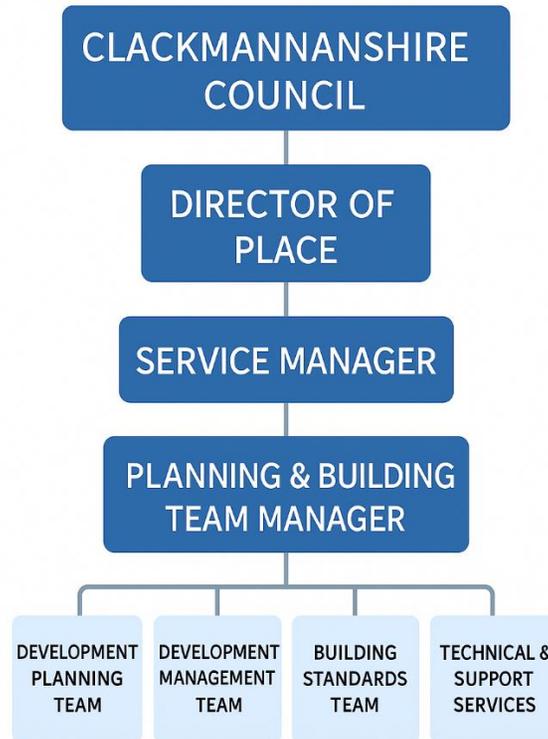


Boundary of Clackmannanshire Council

The most recent census estimates a population of 52,110 as of June 2024. It is anticipated that the projected population will stay the same until 2032 and then fall slightly to 49,924 by 2043. The largest settlement is Alloa with a population of 20,750. Other main settlements include Tillicoultry, Clackmannan, Alva, Menstrie, Coalsnaughton, Sauchie, Dollar and Muckhart.

Alloa train station provides regular services across the central belt, and the area is also easily accessible by road via Stirling to the west and the Clackmannanshire and Kincardine bridges to the east. The County is well served by buses, with routes run by a variety of different operators.

## Service Structure



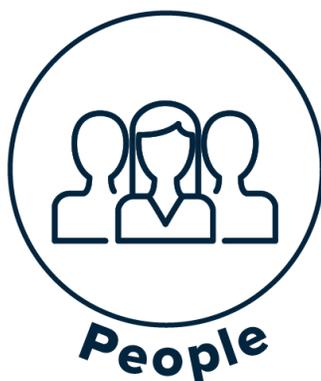
Planning and Building Standards sit within the Place Directorate. The Chief Planner for Clackmannanshire is the Planning and Building Standards Team Leader. The Service sits alongside other place-based services- i.e. Environmental Health, Sustainability and Climate Change, Roads and Transportation and Economic Development.

In 2025/25, the Service received 442 planning and related applications each year via ePlanning.

There have been several changes in the service in recent years with long-standing and experienced planners leaving and the structure operating with a reduced number of staff. Alongside this Clackmannanshire, like most other planning authorities, has found it difficult to recruit, especially to more senior posts. At time of writing the Service Manager post, and two of the Principal Planner posts are being filled by agency staff. This move was made to strengthen the service and its ability to fulfil its statutory duty, initially on the development management side and then in autumn 2025 to kick start the Local Development Plan (LDP). The LDP role has been filled by an agency staff member with a financial contribution from the Scottish Government's Planning Hub.

Please use the below matrix when determining what score you are giving each attribute. We ask that if you score a 1 or 2 that you provide a good practice example, a separate template for this will be provided.

 PRIORITISE	 REVIEW	 DEVELOP	 BUILD UPON	 CONSOLIDATE
No progress	Making limited progress	Making fair progress	Making good progress	Making excellent progress
5	4	3	2	1
Prioritise fundamental review and revisit approach taken. Engage with NPI Learn from others	Review ambition Review approach taken Inform NPI Learn from others	Increase ambition in targets Review and improve implementation	Increase ambition in targets Share learning with others	Share learning with others



A high performing planning authority needs to have the right number of people to do the work expected of it with the rights skills set. It also needs to have a strategy to ensure that it retains and recruits the right staff in the future. It supports staff to upskill and to be prepared for changes in policy, legislation, and new circumstances.

**ATTRIBUTE 1: THIS PLANNING AUTHORITY HAS SUFFICIENT RESOURCES AND SKILLS TO MAXIMISE PRODUCTIVITY**

Please consider the following when thinking about this attribute and how you have performed over the last year:

- Does the planning authority have the sufficient level of staff to carry out all activities within the required timeframes?

- Does the planning authority have the ability to carry out all activities within the required timeframes with its current budget?
- Does the planning authority have the ability to carry out all activities within the required timeframes with its current income?
- Does the planning authority received responses from consultees within the prescribed timescale when assessing planning applications?
- Does the planning authority have the ability to access the appropriate advice, expertise, evidence and data it requires?

### **Narrative**

The performance of the Planning Authority from the official figures is likely to appear poor for the year 25/26 however this is due to the clearance of a backlog of legacy applications which has taken place during this period.

The Planning Authority has been short staffed for some time and efforts to recruit to vacant posts has been challenging. There is a lack of planning professionals within the sector and significant competition from other organisations which has led to a low number of applicants.

As a consequence, the Planning Authority has for a time had to reduce some of its discretionary functions to focus on meeting its statutory obligations and the Authority would come much closer to fulfilling its statutory duties and other discretionary Planning Services if it was fully staffed.

The Planning Authority usually receives responses from consultees within the prescribed timescale when assessing planning applications. As it is a smaller authority it is often easier to have closer working relationships with internal consultees, and the Authority also has established communication channels with external consultees. The Planning Authority could be clearer in what information it requires and the timescale in which this information is required which would improve the speed and quality of the responses.

The Team consists of a small number of highly qualified and experienced officers. There are, however, no dedicated in-house specialists and all functions are managed by the Core Team which has little resilience. Where specialist advice is required on issues such as biodiversity, energy, heritage, landscape design and trees, help and expertise needs to be procured either from colleagues elsewhere in the Council or externally. The team also manages the enforcement process and planning obligations. Complex cases can take up a lot of officer time which can pull officers away from other duties.

Officers would benefit from spending time with other parts of the Council, making them more aware about the need to supply input to the planning process and their role within it. It is hoped that the NPIF process will help in that regard which would position planning higher on the corporate agenda.

At the time of writing there are 3 agency staff working in the service although this is expected to fall to two in early 2026, as we have recently successfully filled a vacant Principal Officer post with a permanent member of staff. Although agency staff are more costly than permanent staff members, the need for capacity, additional knowledge and expertise provided by agency workers has proved fruitful. Several matters including the processing of a large windfarm application, the adoption of an updated Planning Enforcement strategy, moving on complex S75s and progress on the LDP2 have advanced because of the capacity provided by agency staff.

## ATTRIBUTE 2: THE PLANNING AUTHORITY HAS A VALUED AND SUPPORTED WORKFORCE

Please consider the following when thinking about this attribute and how you have performed over the last year:

- Does the planning authority have a workforce planning strategy in place?
- Does the planning authority have the ability to support staff development and upskilling and send staff on relevant courses?
- Does the planning authority have a deliverable commitment to support staff health and wellbeing?

### Narrative

The Planning Authority follows the corporate strategies in respect of workforce planning. There is an interim Workforce Strategy in Place for 2023 – 2025 which follows on from the Strategic Workforce Plan. It is designed to ensure that the Council has the right people, with the right skills, at the right time, in the right place.

There is a transformation exercise taking place across the Council, but no formal strategy exists regarding recruitment and retention.

The Team is encouraged to undertake regular training, to develop and upskill, but this is largely focused on free training opportunities provided by partners including the Improvement Service and the RTPi. There have, however, been significant time constraints, but the recruitment of more staff should make this more feasible for staff to attend.

The Council has a deliverable commitment to supporting staff health and wellbeing, however, the pressures of work and lack of capacity in the service have had an impact on morale - especially towards the end of the 24/25 financial year. Morale and productivity both improved with the arrival of additional staff from summer 2025.

The team are looking to assist with organising training/work experience days with Masters Planning students in spring 2026. This will be beneficial to the students but also enable officers to give a positive impression of the variety of work in a small planning authority and will hopefully assist with future recruitment.

The team has sought opportunities to share expertise and pool resources with neighbouring authorities, including Perth and Kinross, Falkirk, and Stirling Councils, particularly in relation to securing specialist advice to inform the Local Development Plan (LDP). While practical collaboration has so far been limited, apart from co-operation with Perth and Kinross Council on a cross-boundary windfarm application, the intent to build stronger partnerships remains a priority.

The recent appointment of the new LDP Officer in October 2025 has strengthened the team's capacity for engagement with peers across the wider region. The officer is now participating in policy forums and joint officer meetings with these neighbouring councils to promote knowledge exchange and identification of opportunities for joint procurement of specialist advice where possible. It is worth noting that neighbouring authorities are currently at different stages of their LDP preparation making direct collaboration challenging, these relationships are developing positively.

### Improvement Action Plan (People theme)

Attribute	Score (1=Making excellent progress, 5= No progress)
The planning authority has sufficient resources and skills to maximise productivity	3
The planning authority has a valued and supported workforce	4

Based on the grading above, outline any areas of improvement that are required and by whom and their level of importance (High/ Medium/ Low) and by when (short/ medium/ long term).

Improvement Action What action will you take? What will the outcome be?	Owner	Importance High Medium Low	Timescale Short term – 1 year Medium term – 3 years Long term – 3+ years	Resources
Identify gaps and recruit staff	Director/Chief Planner	High	1 year	Core budget, fee income, Scottish Government Planning Hub
Cost benefit analysis between buying in resource and recruiting permanently	Director/Chief Planner	Medium	2 years	As above
Try to get neighboring authorities to share resources and achieve shared solutions	Chief Executive/Director	Medium	2 years	Time – attending meetings and forums with key partners



A high performing planning authority has a positive culture through ensuring it has sound governance, effective leadership and a commitment to continuous improvement. The authority has an identified chief planner, who is supported by a strong leadership group to advise on decision-making, policy and operational management.

### ATTRIBUTE 3: THIS PLANNING AUTHORITY HAS EMBEDDED CONTINUOUS IMPROVEMENT.

Please consider the following when thinking about this attribute and how you have performed over the last year:

- Has the planning authority undertaken an annual assessment of its performance and acted upon areas previously identified as in need of improvement?
- Has the planning authority achieved recognition at relevant awards or through performance accreditation frameworks?
- Has the planning authority engaged in peer review, good practice exchange or improvement activities?
- Has the planning authority addressed any complaints upheld by the Scottish Public Services Ombudsman and have evidence of this and that it has learned from valid cases?

#### Narrative

The authority has provided statutory returns on performance.

Clackmannanshire has been recognized for national awards in previous years for its work in the Town Centre, for example the Scottish Home Awards Excellence in Accessibility & Inclusion Award for Primrose Place, 2024. Although there has continued to be good work in many of the county's areas, there has been a lack of capacity to ensure that this has been properly rewarded and recognised and insufficient time to enter awards.

Peer review as part of the NPIF process, and good practice exchange from other authorities is just starting but making good progress. Clackmannanshire is involved in HOPS at various levels and is extending its networking. We are being supported by West  
Dumbartonshire Council our peer partners on our self- assessment process and this good relationship will continue moving forward.

## ATTRIBUTE 4: THE PLANNING AUTHORITY HAS SOUND GOVERNANCE

Please consider the following when thinking about this attribute and how you have performed over the last year:

- Does the planning authority have an effective scheme of delegation in place?
- Have all councillors who exercise a planning function undergone statutory training and is there is evidence of ongoing training for members?
- Have more than x % of officer recommendations have been overturned by councillors at committee or Local Review Body.

### Narrative

At times the scheme of delegation has been ineffective. There has been a nervousness from elected members to delegate to more junior officers, however reorganisation and the staff make-up and structure has at times created a single point of failure as only the Team Leader could approve applications. There have been points where the Council has been unable to make a delegated decision on a planning application due to staff sickness, holiday, and vacant posts. In addition, if a planner was appointed to the Service Manager post on a permanent basis that would mean more than one chief officer could sign off applications which would add capacity and resilience. At time of writing the Service Manager (interim appointment) is a planner and this is giving more resilience at least in the meantime. Officers are looking at taking a report to Council in late 2026, asking for minor applications to be delegated to Principal officers.

The service provides annual training at the start of each municipal year, to refresh existing members and to introduce new members. Specific training and complex topics e.g. section 36 applications, new legislation, and enforcement training has been provided this financial year.

Officers plan to ask elected members what areas of planning they would most like to be trained on and look at putting together a training programme from early 2026. This will include a session on the new LDP in the early part of the new year and there is some funding corporately to bring in external trainers to assist and support this.

There were no appeals in 24/25. Historically, the number of overturns is low as there is an appetite to work with applicants, to achieve consentable schemes.

## ATTRIBUTE 5: THE PLANNING AUTHORITY HAS EFFECTIVE LEADERSHIP

Please consider the following when thinking about this attribute and how you have performed over the

last year:

- Does the planning authority have an identified Chief Planning Officer in place?
- Does the Chief Planning Officer advise on corporate decision making and policy within the broader organisation?
- Is the planning authority's Chief Planning Officer a member of the Royal Town Planning Institute?
- Does the Chief Planning Officer advise and support external bodies through engagement in organisations' committees, advisory groups or working groups?
- Does the planning authority have a strong leadership team that supports a culture of continuous improvement?

### Narrative

There was an Interim Chief Planner (from June 2025). This post has now been filled with full handover planned by March 2026.

Although the Planning Service does attend corporate groups, with regular meetings with housing, education and energy, other input is ad-hoc and there is some work required to embed Planning at the corporate centre of the Council.

The Chief Planner does advise and support external bodies and actively engages in committees, advisory groups and working groups. These include HOPS, SEPA, Community Councils, the Energy Consents Unit (ECU) and elected members. There is also liaison between neighbouring authorities and given the nature of the small team, workload and responsibility is shared amongst all team members.

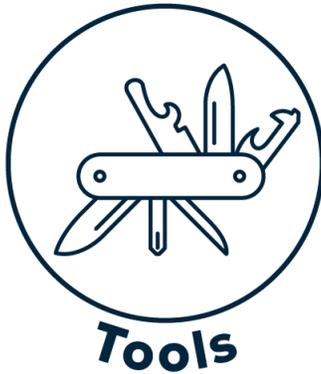
Although the structure of the Team has improved significantly, following a big turnover of staff and transition at all levels including outwith Planning under the leadership of a new Director of Place, the improvements and staff need to be sustained. At the time of writing there are still three interim planners - although is likely to fall to 2 by early 2026. We have recruited a new principal planner on a permanent contract and there is a principal planner post due to be backfilled due to internal recruitment. The Team Leader is also looking at a slightly amended structure which may include bringing in graduates. Not only could the authority “grow its own planners” it is likely to be easier to recruit to more junior posts.

### Improvement Action Plan (Culture theme)

Attribute	Score (1=Making excellent progress, 5= No progress)
This Planning Authority has embedded continuous improvement	3
This Planning Authority has sound governance	3
This Planning Authority has effective leadership	3

Based on the grading above, outline any areas of improvement that are required and by whom and their level of importance (High/ Medium/ Low) and by when (short/ medium/ long term).

Improvement Action What action will you take? What will the outcome be?	Owner	Importance High Medium Low	Timescale Short term – 1 year Medium term – 3 years Long term – 3+ years	Resources
Sustain/consolidate the Team	Director/ Chief Executive	High	Short Term	Core budget vs fee income Scottish Government
Training Programme for members	Team Leader	High	Short Term	Core budget Corporate training budget
Alter delegation of minor application	Planning	High	Medium	Core



A high performing planning authority needs to have an effective local development plan and other strategies in place to provide a vision for the future of the area. It needs to be able to set and deliver on policy ambitions and priorities by clearly informing decision making and providing certainty and predictability for communities, developers and investment. The authority’s development management systems need to be effective in making the right decisions about development and be efficient as possible in doing this. The planning authority makes best use of digital technology and how it manages and uses data.

]

**ATTRIBUTE 6: THE PLANNING AUTHORITY HAS A ROBUST POLICY AND EVIDENCE BASE**

Please consider the following when thinking about this attribute and how you have performed over the last year:

- Does the planning authority have an up-to-date Local Development Plan in place and/ or is on track to adoption?
- Does the planning authority have an up-to-date Regional Spatial Strategy in place/ or on track to adoption?
- Has the planning authority’s Local Development Plan Evidence Report been approved by the Department of Planning and Environmental Appeals and/ or on track for approval?
- Have the application of the Local Development Plan’s policies been found to be deficient at appeal or judicial review?

**Narrative**

At present, the planning authority recognises that the robustness of its policy and evidence base requires strengthening. The Council’s Local Development Plan (LDP) policies are out of date, primarily due to a prolonged vacancy in the sole LDP post, which remained unfilled for 14 months between August 2024 and October 2025. This has resulted in vulnerabilities in the policy framework, and in some cases, successful planning challenges—particularly in relation to affordable housing—where supporting assessments were found to be deficient.

Currently, the Council does not have an up-to-date LDP. Resource constraints over a sustained period have limited the progress in this area. In the interim, National Planning Framework 4 forms the prevailing part of the Development Plan. However, the existing LDP refers to superseded national policy (such as the former Scottish Planning Policy), meaning that parts of its evidence base and policy rationale are no longer fully aligned with current national planning guidance. This has been highlighted in recent appeal decisions, where elements of the LDP have been found to lack sufficient evidential support.

To address this, and as referenced previously, the Council—supported by partial funding from the Scottish Government Planning Hub—has secured a dedicated staff resource for an initial 12-month period commencing October 2025 to progress the preparation of LDP2, starting with the Evidence Report. The newly appointed officer is currently developing a project plan and timetable, identifying priority evidence work, capacity gaps, and opportunities for collaboration across internal Council services, external consultants, and neighbouring authorities.

While one year of funding will be insufficient to complete the new LDP, this initiative marks a significant step forward in rebuilding the Council’s policy and evidence base. The service is already making positive progress, and it is anticipated that as the work gains momentum, further resources will be secured to sustain this capacity in the longer term. The Council fully acknowledges the strategic importance of an up-to-date LDP and is actively addressing the ongoing challenges of recruiting and retaining planners with specialist policy expertise to deliver this work.

## ATTRIBUTE 7: THE PLANNING AUTHORITY MAKES BEST USE OF DATA AND DIGITAL TECHNOLOGY

Please consider the following when thinking about this attribute and how you have performed over the last year:

- Has the planning authority encouraged and promoted planning applications to be submitted through the e-development portal?
- Does the planning authority have a data governance strategy in place for the management of planning data?
- Does the planning authority have the ability to use interactive web-mapping, GIS and spatial data?
- Does the planning authority have the ability to use digital approaches to engagement, including website, social media and other platforms?

### **Narrative**

Clackmannanshire Council prefers people to submit planning applications through the online e-Planning portal and 99% of applications are submitted this way. Other ways of submitting applications are now limited.

The Council has created a data governance strategy to manage how it handles data. By June 2025, the first “discovery” stage of this work was completed. A Data Advisory Group has also been set up to oversee data-related projects and guide future improvements. These steps are part of the Council’s move towards a new Data Target Operating Model for managing data in 2025–26.

The planning service also uses other sources of data for its daily work. However, these are not fully supported, so information from them often needs to be checked against other systems, and access to this data can sometimes be restricted.

The Council uses interactive mapping (GIS) and spatial data tools, through its corporate GIS platform, supplied by Cadcorp. This system helps with mapping, data visualisation, and spatial analysis.

There is also an interactive online map available to the public that shows the current Local Development Plan (LDP). Internally, the Council uses spatial data to help with decisions, site assessments, and planning policies. The GIS officer supports the planning team by creating maps, analysing land use data, and managing datasets. However, this officer only works one day per week, so capacity is limited.

The Council knows its interactive mapping for the public needs improvement and plans to review this as part of the next LDP work programme.

Finally, the planning team uses digital tools for public engagement, including social media and Citizen Space on the Council's website.

## ATTRIBUTE 8: THE PLANNING AUTHORITY HAS EFFECTIVE AND EFFICIENT DECISION MAKING PROCESSES

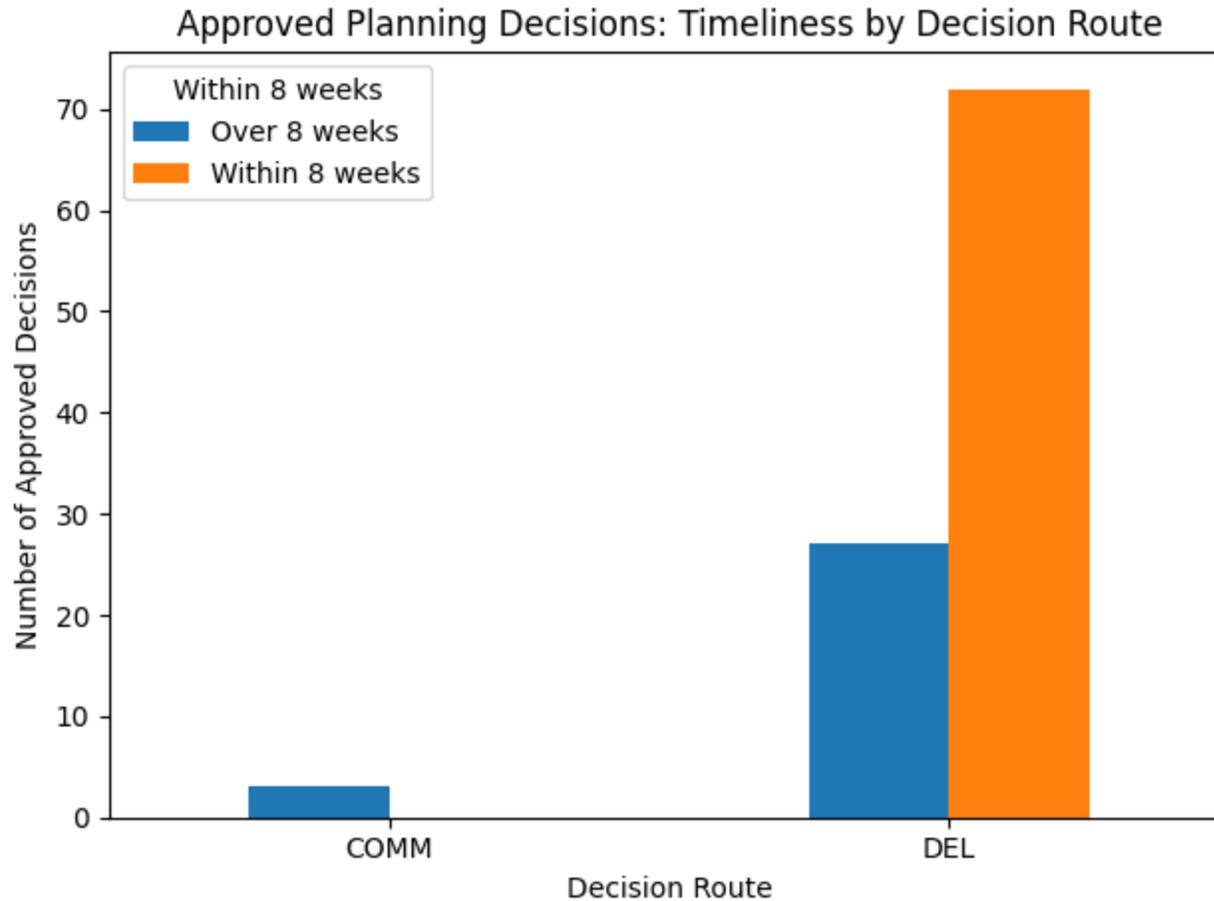
Please consider the following when

thinking about this attribute and how you have performed over the last year:

- Does the planning authority have the ability to make decisions on planning applications within the required timeframes?
- Are less than x% of planning decisions overturned at appeal or judicial review?
- Does the planning authority have an up to date Enforcement Charter in place?
- Does the planning authority have the ability to resolve enforcement cases?

### Narrative

During the relevant period the planning authority was able to keep making some decisions within required timeframes, but with limitations due to staff resources for approximately 6 months. Performance was therefore below average for Clackmannanshire Council. Improvements have been continuing since interim staff were appointed in July 2025.



*This table shows the time taken for decisions for the last 6 months of 2025.*

The Enforcement Charter was not up to date during the relevant period for this exercise having last been updated in 2022, but in October 2025 it was updated and approved/published.

Clackmannanshire Council can provide adequate resources for the resolution of minor enforcement matters and has continued to, despite limitations, but is less able to do so in relation to major enforcement issues arising. Although largely a planning staff resource problem, there is not enough capacity throughout the council to absorb major planning enforcement issues, and we occasionally need to bring in external legal support.

A new permanent Principal Planner has been recruited, and he took up post in early December 2025. The officer will be processing more complex planning applications but also has extensive enforcement experience from larger authorities. This will be an asset to Clackmannanshire in future.

### Improvement Action Plan (Tools theme)

Attribute	Score (1=Making excellent progress, 5= No progress)
1. The planning authority has a robust policy and evidence base	4
2. The planning authority makes best use of data and digital technology	4
3. The planning authority has effective and efficient decision-making processes	3

Based on the grading above, outline any areas of improvement that are required and by whom and their level of importance (High/ Medium/ Low) and by when (short/ medium/ long term).

Improvement Action What action will you take? What will the outcome be?	Owner	Importance High Medium Low	Timescale Short term – 1 year Medium term – 3 years Long term – 3+ years	Resources
Ensure new LDP planner is in post and has tools to undertake the work with full	Director/Team Leader/ Principal Policy planner	High	1	Planning budget/directorate budget,

efficiency, including digital support				Scottish Government Planning Hub
Keep datasets up to date and make data accessible to relevant users	Team leader/Principal Policy planner I.T	High	3	Planning/directorate I.T budget/Scottish government
Revise Scheme of Delegation for officers to allow Principal Officers to sign off minor applications. Noting that efficiency is improving due to increased number of team members.	Director/ team leader	Medium	3	Planning
Increase efficiency of use/application of Uniform and other systems for reporting at delegated and committee levels.	Corporate Centre All departmental users I.T	High	3	Planning/directorate I.T budget/Scottish government



A high performing planning authority should ensure a wide range of people are involved in shaping their future places. Engagement should be fair and inclusive, early, collaborative, meaningful and proportionate and should include difficult to reach groups. The authority should engage with a wide range of partners at a national, regional and local level to ensure a joined-up approach and that links are made across policies and programmes. The planning authority should demonstrate good customer care, transparency and effective communication.

### ATTRIBUTE 9: THE PLANNING AUTHORITY HAS GOOD CUSTOMER CARE

Please consider the following when thinking about this attribute and how you have performed over the last year:

- Does the planning authority have the ability to offer pre-application advice where it is requested?
- Has the planning authority held regular engagement events with developers and communities?
- Do the results from the customer and stakeholder survey show that customers are satisfied with the service offer by the planning authority?

#### **Narrative**

During the relevant period resources were limited, resulting in a temporary suspension of pre-application advice. From summer 2025, Clackmannanshire Council began providing pre-application advice and is moving towards a regime of discretionary charges for this service, starting in 2026/27.

Developer engagement such as developer forums have been inactive due to resource issues during the relevant period. The dedicated LDP staff resource from October 2025 is highly likely to provide a platform from which to kickstart developer and community engagement, for example through Call for Site and Ideas required as part of LDP process.

Regular engagement with stakeholders such as Community Councils has been constrained due to resource issues. This is an area for improvement which will improve as preparation for the new LDP gets under way, with local consultation and events required as part of the LDP process. A Community Council event is now in the diary for late February.

## **ATTRIBUTE 10: THE PLANNING AUTHORITY HAS EFFECTIVE ENGAGEMENT AND COLLABORATION WITH STAKEHOLDERS AND COMMUNITIES**

Please consider the following when thinking about this attribute and how you have performed over the last year:

- Does the planning authority have a community engagement strategy and infrastructure in place to ensure engagement is early, collaborative, meaningful and proportionate?
- Has the planning authority undertaken community engagement, for example consistent and effective use of the Place Standard Tool, to inform decision-making processes? Has the planning authority encouraged and promoted planning applications to be submitted through the e-development portal?
- Has the planning authority engaged with a good representation of the community including young people, gypsies and travellers, people with protected characteristics, including disability, race, age, sex and sexual orientation, and including people from a range of socio-economic backgrounds?
- Has the planning authority supported the production of Local Place Plans when requested?
- Do the results from the customer and stakeholder survey show that stakeholders are satisfied with their collaboration with the planning authority?

### **Narrative**

Clackmannanshire Council does not currently have a community engagement strategy adopted across the council, however through the Family Wellbeing Partnership, a Community Voice Strategy is being created. This is an important component of

Clackmannanshire Transformation Space, which empowers local people to have more say in how public services are delivered and how funding is allocated.

The Place Standard Tool has previously been utilized in the past but not during the relevant period for this review. Places have been appraised in terms of their components and offers. Moving forward, consideration is being given to application of the tool on projects with colleagues, but this will be as and when resources and processes are developed.

Engagement with community groups has been on a reactive basis rather than proactive by the planning service. Collaborative work with other services including Housing is in the pipeline and the methodology used in that service’s engagement is one planning services is considering adopting.

No recent work has been undertaken by the Local Authority in relation to Local Place Plans due to lack of staff resources and potentially intensive nature of the work involved, but community groups have been undertaking work on their own initiatives. We received the Muckhart Community Council Local Place Plan at the end of 2025 and we understand the Dollar Community Council Local Place Plan is close to production.

**Improvement Action Plan (Engage theme)**

Attribute	Score (1=Making excellent progress, 5= No progress)
4. This planning authority has good customer care	3
5. The planning authority has effective engagement and collaboration with stakeholders and communities.	4

Based on the grading above, outline any areas of improvement that are required and by whom and their level of importance (High/ Medium/ Low) and by when (short/ medium/ long term).

<b>Improvement Action</b> What action will you take? What will the outcome be?	<b>Owner</b>	<b>Importance</b> High Medium Low	<b>Timescale</b> Short term – 1 year Medium term – 3 years Long term – 3+ years	<b>Resources</b>
Check for and use an engagement strategy or otherwise create.	Team Leader, Communities Team, if not already available at corporate level	High	Short Term	Time
Engaging with underrepresented groups	Team Leader and Principal Officer for the LDP.		Short Term	Hold local targeted events in conjunction with established group – I.e The Gate, Carsebridge Cultural, The Men’s Shed



A high performing planning authority should demonstrate place leadership by taking a collaborative place-based approach in line with the Place Principle. It should use the Place and Wellbeing Outcomes in decision-making processes, to achieve the three spatial principles outlined in NPF4: Sustainable places, where we reduce emissions, restore and better connect biodiversity; Liveable places, where we can all live better, healthier lives; and Productive places, where we have a greener, fairer and more inclusive wellbeing economy. The planning authority should seek to ensure that there are no impediments to delivering agreed development.

### ATTRIBUTE 11: THE PLANNING AUTHORITY SUPPORTS THE DELIVERY OF SUSTAINABLE, LIVEABLE AND PRODUCTIVE PLACES

Please consider the following when thinking about this attribute and how you have performed over the last year:

- Is the planning authority aware of the [Place and Wellbeing Outcomes](#), the evidence that sits behind them and is it using them in decision-making processes?
- Has the planning authority identified tools and approaches to delivering sustainable, livable and productive places and is implementing them?

#### Narrative

The planning authority continues to support and build established, livable and productive places by providing support through its planning policies and supplementary guidance. We are now offering a pre-application service which is currently free, and we are mapping out key places and resources within our neighborhoods to promote local living.

The tools that we have are NPF4, the LDP and the SG's. As mentioned previously, the LDP is now being updated to reflect recent changes.

Clackmannanshire's Local Outcomes Improvement Plan (LOIP) 2024-2034 is a 10-year strategy led by the Clackmannanshire Alliance to tackle inequality, poverty, and disadvantage by building a stronger, more equal community. Its core focus is on a Wellbeing Economy, driven by community involvement and shared partnership efforts. It is not at the forefront or embedded with Planning but is a product of our approach to creating sustainable, livable and productive places.

## ATTRIBUTE 12: THE PLANNING AUTHORITY SUPPORTS THE DELIVERY OF CONSENTED DEVELOPMENT

Please consider the following when thinking about this attribute and how you have performed over the last year:

- Has the planning authority provided clear and proportionate expectations of Section 75 agreements and set these out in the LDP and pre-application discussions and they are concluded within 6 months of resolution to grant?
- Does the planning authority take a proportionate approach to imposing conditions?
- Does the planning authority have an ambitious local housing land requirement that exceeds the Minimum All Tenure Housing land requirements in NPF4 and is it on track to support delivery?
- Are the number of processing agreements the planning authority has agreed with applicants increasing?
- Does the planning authority have an effective delivery programme in place that supports the delivery of development on the ground?

### Narrative

The Local Development Plan set out a clear vision for the growth and development of Clackmannanshire until 2035, allocating a number of sites and a generous supply of land for the provision of new homes, including a range of tenures, for development in its communities. The Local Development Plan is requiring revision and progress is being made. Since the LDP was adopted in 2015, some of the local situations have changes and some of the site constraints have altered, particularly in respect of climate change. This means that some of the allocated housing sites may no longer be developable for their intended purpose or viable, however this is currently counteracted by a large number of new homes currently being built across Clackmannanshire by a number of providers, and it is considered that future housing demand, at least in the short term, is been exceeded and can be met in the coming years as these developments come on board.

Although the Planning Authority take a precautionary approach to developing sites, particularly for sensitive end-uses such as housing, they will work with developers to achieve the best outcome for all parties. All the major sites with planning permission are

accompanied by an indicative masterplan and where appropriate phasing is agreed to support the delivery of development on the ground.

The Planning Authority has supplementary guidance in place for developer contributions and Section 75 agreements, giving some indication to the likely expectations for developers. Although the contributions requested are proportionate and are discussed during pre-applications, the guidance is requiring updating as part of the Local Development Plan as there has been a successful challenge in relation to affordable housing and some of the local contexts have changed. Since the guidance was developed, new secondary education facilities have been introduced which means that most developments are no longer required to make contributions towards secondary education provisions, but pre-school places are now offered more widely on the back of government initiatives, and there are increased pressures on nursery and primary schools in the area. This was not identified at the time of the guidance been produced but has been successfully discussed with developers and contributions have been secured where necessary. In addition, doctors' surgeries are struggling for capacity and are now looking for contributions for any additional users. This until recently has not been requested but is vital infrastructure for the population as it grows.

In the past 12 months the Planning Authority has been able to secure several Section 75 agreements, but the figures have been skewed by legacy applications. Although the Planning Authority has not concluded section 75 agreements within a 6-month period, recent legal advice is that we should build this into our decisions to ensure that future legal agreements are undertaken in a timely manner. The Housing Emergency has played a part in speeding up decisions.

The Team at Clackmannanshire are well established in their roles and have a wealth of knowledge. Because the number of applications is low and the team are very well versed, there is no standard set of conditions or informatives. Until recently the team was made up of officers who had worked together for several years, but with new officers coming on board, more consistency in the conditions used may be of value. The intentions of the conditions are good and proportionate, but it may be possible for information to be sought prior to decisions to reduce work thereafter.

The Planning Authority does use planning processing agreements but there is no universal format and, in some cases, where agreements are in place these are not met. Although there are discussions within the team that processing agreements are not always the best option, the number of processing agreements is relatively low and stable. There is room to improve performance in this area, particularly in relation to majors.

### Improvement Action Plan (People theme)

Attribute	Score (1=Making excellent progress, 5= No progress)
6. The planning authority supports the delivery of sustainable, liveable and productive places	3
7. This planning authority supports the delivery of appropriate development	3

Based on the grading above, outline any areas of improvement that are required and by whom and their level of importance (High/ Medium/ Low) and by when (short/ medium/ long term).

Improvement Action What action will you take? What will the outcome be?	Owner	Importance High Medium Low	Timescale Short term – 1 year Medium term – 3 years Long term – 3+ years	Resources
Make processing agreements more public/more visible	Service manager, Team Leader	Medium	3 years	Continuing staff capacity
Standard conditions	Principal officer/team Leader	High	1 year	Staff- draft conditions in preparation

Below is a composite scoring sheet showing how officers scored the service and how peers scored the service at the workshop in January 2026.

# Appendix II

## NPIF – Scoring Sheet

Score each attribute from 1 to 4 (1 = making excellent progress, 2 = making good process, 3 = making fair progress, 4 = making limited progress, 5 = no progress).

<b>Attribute</b>	<b>Score from officers</b>	<b>Score from peer workshop</b>
1. Sufficient resources and skills to maximise productivity	3	4
2. A valued and supported workforce	4	4
3. Embedded continuous improvement	3	4
4. Sound governance	4	4
5. Effective leadership	3	4
6. A robust policy and evidence base	4	4
7. Best use of data and digital technology	4	4
8. Effective and efficient decision-making processes	3	4

Attribute	Score from officers	Score from peer workshop
9. Good customer care	3	3
10. Effective engagement and collaboration with stakeholders and communities	4	3
11. Support for delivery of sustainable, liveable and productive places	3	4
12. Support for delivery of consented development	3	3