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Dear Victoria Smith

NOTICE OF INTENTION

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

PLANNING PERMISSION IN PRINCIPLE FOR NEW TENNIS AND GOLF CENTRE, INCLUDING MUSEUM AND VISITOR CENTRE; INDOOR AND OUTDOOR TENNIS COURTS; GOLF COURSE WITH CLUBHOUSE AND PRACTICE AREAS; HOTEL WITH LEISURE AND CONFERENCE FACILITIES; MULTI-USER SPORTS PITCH AND OUTDOOR PLAY AREA; CYCLE TRAILS AND FOOTPATHS; NEW ACCESS ROADS AND JUNCTION; NEW TREE PLANTING AND LANDSCAPING; SUDS POND AND ASSOCIATED DRAINAGE WORKS; CAR PARKING AND SERVICING; AND ENABLING HOUSING DEVELOPMENT ON LAND AT PARK OF KEIR, DUNBLANE

1. This letter contains Scottish Ministers' proposed decision on the appeal submitted by Park of Keir Partnership against the decision by Stirling Council on the above-mentioned development. Scottish Ministers are minded to grant planning permission in principle for this proposed development, subject to conditions and the conclusion of a planning obligation or other suitable legal agreement.

2. Under the Town and Country Planning (Determination of Appeals by Appointed Persons) (Prescribed Classes) (Scotland) Regulations 2010, the appeal came into a class to be determined by a person appointed by Scottish Ministers, rather than by Scottish Ministers themselves. However, in exercise of the powers under paragraph 3(1) of Schedule 4 to the Town and Country Planning (Scotland) Act 1997, Scottish Ministers directed, on 15 March 2016, that they would determine the appeal themselves.

3. The appeal was considered by means of a combination of written submissions together with unaccompanied site inspections, and hearing and inquiry sessions conducted by reporter Timothy Brian appointed by and acting for the Scottish Ministers for that purpose. The reporter held a pre-examination meeting on 21 June 2016. Inquiry sessions were held on 5-9 September and 12-14 September 2016 and a hearing session to consider what conditions and/or legal agreements would be required if permission was granted was held on 14 September 2016. The reporter conducted unaccompanied site inspections on 10 May and 20 September 2016. A copy of Timothy Brian's report to Scottish Ministers is enclosed for your information.

The Reporter's Report

The Report

4. Chapter 1 of the report provides relevant background, chapters 2-6 set out the summary of case in turn for the main parties and objectors. Chapter 10 sets out the reporter's overall conclusions on the determining issues – namely whether the proposed development would conform with the relevant provisions of the development plan, and if not whether the proposals are justified by other material considerations – and the recommendation that planning permission in principle be refused.

Scottish Ministers' Decision

5. Scottish Ministers have carefully considered all the evidence presented and the reporter's conclusions and recommendations and do not support the reporter's recommendation to refuse this appeal. Ministers accept and agree with the reporter's conclusions that the proposed development does not comply with the development plan. However Ministers consider that there are material considerations which indicate that planning permission in principle should be granted. In reaching this view Ministers do not agree with the reporter's conclusions in relation to the weight to be given to some of the material considerations, and have attached weight to the economic value of the proposed development and the regional and national importance of the sports facility. Ministers are satisfied that an environmental impact assessment has been carried out and have taken the environmental statement and other environmental information into consideration when making their decision. For the reasons set out below, Scottish Ministers are minded to grant planning permission in principle for this proposed development.

Development plan

Stirling Local Development Plan (2014)

6. The development plan for the area comprises the Stirling Local Development Plan (LDP) adopted in 2014, together with associated Supplementary Guidance.

7. The LDP identifies the application site as green belt and within the Keir Local Landscape Area. The reporter concludes that whilst the appeal proposals draw significant support from LDP policies promoting recreation and tourism and economic development, they are contrary to policies which aim to protect the green belt and special landscapes, avoid inappropriate development in the countryside, reduce dependency on the private car and promote sustainable forms of development (paragraph 10.113).

8. The reporter further considers that due to the landscape impact of the proposals and their dependency on the private car, the proposals are not consistent with the vision, the spatial strategy or the overarching policy of the LDP, its sustainability criteria or Primary Policy 2. The reporter further notes that the policy support for economic development and recreation and tourism development in the countryside is qualified by a requirement to demonstrate the need for a countryside location, a realistic choice of access, and to preserve the quality of the natural environment (paragraph 10.114).

9. The reporter goes on to conclude that, because of the scale and potential impact of the proposed development on the green belt and on a protected landscape, and the likelihood it would be predominantly accessed by unsustainable modes of travel, that overall the proposals are not in conformity with the development plan. The reporter notes that there are potential recreation, health, tourism and economic benefits of the proposed development, but nevertheless concludes that it would be in the wrong location to comply with key provisions of the development plan, even taking into account the previous planning permission for a hotel and golf course on the land. (paragraph 10.115).

10. Ministers accept the reporter's reasoning and conclusion that, overall, the proposed development is not in conformity with the development plan.

Material considerations

Planning history

11. Although the 2005 consent was not implemented, and the section 75 agreement associated with the renewal application in 2008 was not concluded, the reporter notes that it is reasonable to take the 2005 consent as the baseline for consideration of the current proposals. He notes that there could therefore be no objection in principle to the development of an 18 hole golf course and 150-bedroom hotel. The reporter considers that the planning history lends only limited support, at most, to the current proposals for a significantly different and substantially larger

development which involves building (including housebuilding) on areas which were to be protected from development. Scottish Ministers agree that the planning history of the site, through outline planning permission granted in 2005, lends at most limited support to the principle of an 18-hole golf course with clubhouse and 150 bedroom hotel at Park of Keir. Ministers note that the section 75 agreement attached to the earlier consent (2005) for outline permission for a hotel and golf course specifically bound the developer and adjoining proprietor not to develop the site or additional area for any other purpose. Bearing in mind the subsequent development plan process, i.e. Stirling LDP having been adopted in 2014, Ministers consider it is reasonable to reduce the weight that may be attached to the prior planning history. However the previous consent nevertheless forms part of the planning history of the site and is therefore noted in considering the principle of golfing facilities and a hotel at Park of Keir and in consideration of the current proposals.

Benefits for sport and recreation

12. The Reporter concludes that the proposed tennis and golf centre in particular would make an important contribution to the aim of increasing participation in both sports (paragraph 10.217). The reporter considers that the sporting benefits of the proposals are an important factor in their favour. The reporter considers the possible risk that the facilities may draw some members away from existing tennis clubs in the area, but notes that Tennis Scotland anticipate that the proposed facility would feed new players into local clubs (paragraph 10.133).

13. The reporter notes that the appeal proposals would bring substantial benefits for sport and recreation in the Stirling area and nationally; they would provide facilities for tennis and golf which are not available in Scotland at present, and would create a multi-user complex which would house a variety of recreational uses on one site (paragraph 10.117).

14. The reporter notes that the appeal proposals do not form part of a published national strategy for tennis (paragraph 10.134), but also notes that the application is supported by the relevant sporting bodies – the Lawn Tennis Association, Tennis Scotland, Scottish Golf and the Scottish Professional Golfers Association (paragraph 10.118).

15. Scottish Ministers agree with the reporter's conclusions on the expected benefits of the proposed facilities for sport and recreation and have attached considerable weight to this in their decision making.

16. Ministers also attach significant weight to Stirling Council's assessment that the proposed golf and tennis facilities would provide a wider sports 'offer', serving the residents of the Stirling area and beyond, with economic, social and sporting benefits, and that the land take involved means a suitable sized site within an urban location would be difficult to achieve (paragraph 3.10). Ministers accept that it is likely the proposed sporting facilities would be predominantly accessed by unsustainable modes of transport. They do, however, also acknowledge that users of

a golfing facility will generally be more likely to choose to travel there by private car, even where a choice of sustainable modes of transport may be available.

Net economic benefit

17. The reporter notes that there is real uncertainty about the number of operational jobs which would be generated by the project, and hence whether the economic impact would be significant on a national scale. He concludes that the net economic benefit of the proposals is an important factor in their favour, and that the economic benefit would be significant in a regional context. (paragraph 10.154)

18. The reporter notes in reaching these conclusions that the appeal proposals would create employment and economic activity and promote recreation and tourism in the area, and as such they are consistent with and gain general support from Scotland's Economic Strategy, Tourism Scotland 2020, Stirling's Economic Strategy and Destination Stirling Action Plan (paragraph 10.148). The proposals could also meet Invest in Stirling's objective of attracting a four-star hotel to the area. (paragraph 10.148). The economic impact assessment submitted with the proposal anticipates that, during construction, the proposed development would create 18.5 full time equivalent jobs (paragraph 10.150), and when operational, 22 additional jobs at the tennis/golf centre and 130 jobs associated with the hotel. The regional economic benefit when the development is in operation is expected to be £4.7 million (paragraph 10.151).

19. The Reporter concludes that the proposed complex would boost employment and tourism in the area and considers that the economic benefits of the proposals are an important factor in their favour (paragraph 10.217). Scottish Ministers agree that the expected economic benefits of the proposed development are an important factor in their favour and have attached considerable weight to this in their decision making.

Enabling housing development and funding model

20. The reporter finds (paragraph 10.171) that the case has not been made for enabling housing on the site, and that certain of the assumptions underpinning the appellant's funding model are optimistic and unproven, and that this could result in the need to change the scale or nature of the project if it were to go ahead. The Reporter also notes (paragraph 10.169) that the financial implications of developing the sports facilities have not been the subject of an assessment. Scottish Ministers note this, and agree that the appellant's proposed funding model contains assumptions, some of which may be optimistic or not explicitly proven.

21. Ministers note the reporter's further detailed comments that while there is no policy support in the development plan, or currently within Scottish Planning Policy (SPP), for allowing enabling development to subsidise new development (paragraph 10.155), this does not mean that it is necessarily contrary to the SPP (paragraph 10.156). The reporter also notes that other planning authorities have policies which allow for enabling housing development to fund the start-up of new businesses in

exceptional cases, and considers that there might be circumstances where such enabling development is acceptable to cross-fund a business proposal. Ministers see the merit in this argument, and also in the argument put forward by the appellant for the value of the enabling development allowing the proposal to be delivered without the need for debt finance and in turn allowing the entry charges for the sports facility to be as low as possible. Ministers accept that the proposed housing will assist in enabling this to be achieved, albeit the extent of the support is not precisely quantified. It is Ministers' intention that the planning obligation between the appellant and Stirling Council, which is to be agreed before consent is granted, should confirm arrangements to ensure the above benefits are delivered. The Annex to this letter sets out Ministers' expectations for specific matters to be addressed in the planning obligation.

Location/Alternative sites

22. The reporter has given consideration to whether there are other alternative sites where the proposed development could be located. He concludes that the proposed site is an unusually sensitive area of green belt, and is not persuaded that an alternative site does not exist in the Stirling area or elsewhere in central Scotland without the need for a major incursion into the green belt (paragraph 10.178). Ministers accept the reporter's conclusion that it has not been proven that an alternative site does not exist.

Scottish Planning Policy

23. With regard to Scottish Planning Policy (SPP), the reporter concludes (paragraph 10.192) that the appeal proposals fail to meet key sustainability principles set out in the SPP and that they do not therefore constitute development that contributes to sustainable development for the purposes of paragraph 33 of SPP (which sets out a 'presumption in favour' of such development). The reporter also concludes that the site is in an accessible, pressured rural area where SPP indicates expects a more restrictive approach to new housing development (paragraph 10.181; 10.219). Ministers accept the reporter's conclusions with regard to national planning policy.

Planning conditions

24. The Reporter concludes that other material considerations do not override the proposals' failure to comply with important provisions of the development plan, and he does not consider that the proposals could be made acceptable by imposing planning conditions. Ministers accept the reporter's recommendation at paragraph 10.222 that if they are minded to allow the appeal, planning permission be granted subject to conclusion of a section 75 agreement, or other legally binding agreement, to secure education and affordable housing, and subject to conditions. Ministers consider that the planning balance lies in favour of granting planning permission in principle, subject to appropriate conditions, and conclusion of a section 75 planning obligation (or other legally binding agreement) in order to:

- secure education and affordable housing contributions in line with Stirling Council's supplementary guidance;
- ensure no further residential development will be undertaken on the wider site; and
- set out arrangements to ensure accessibility and affordability of the sports facilities.

25. Ministers propose to attach conditions as set out at annex 2 of the reporter's report. However they propose a revised version of condition 8, such that occupation of the residential units may only take place once the tennis and golf centre have been completed and are available for use, in order to achieve coordinated construction of the residential units and wider development.

Impact on emerging local development plan

26. The SPP notes that where a plan is under review, it may be appropriate in some circumstances to consider whether granting planning permission would prejudice the emerging plan, in particular where granting permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new developments that are central to the emerging plan. In a recent appeal for 129 houses at Hillside, Dunblane, where planning consent was refused, the reporter considered that to grant permission would undermine the plan-making process. Ministers note that the proposed development at Park of Keir is for a mix of uses and that the relatively small number of houses proposed does not raise the same issues.

27. In consideration of the impact of the proposed development on housing policies of the LDP, the reporter notes that the provision of 19 houses will make only a marginal contribution to remedying the housing land shortfall, noting the appellant's view that granting the appeal proposals would not prejudice the preparation of the new LDP (paragraph 10.43). Ministers agree that the number of houses is unlikely to have a significant impact on the wider provision of housing land and in light of this, and given the unique nature of the proposed development, they consider that granting permission is unlikely to prejudice the emerging LDP by pre-determining decisions about the scale, location or phasing of new development.

Summary

28. For the reasons given above, Scottish Ministers hereby give notice that they are minded to grant planning permission in principle for a new tennis and golf centre, including museum and visitor centre; indoor and outdoor tennis courts; golf course with clubhouse and practice areas; hotel with leisure and conference facilities; multi-user sports pitch and outdoor play area; cycle trails and footpaths; new access roads and junction; new tree planting and landscaping; SUDS pond and associated drainage works; car parking and servicing; and enabling housing development on land at Park of Keir, Dunblane.

29. Ministers agree with the reporter that a planning obligation should be completed to secure education and affordable housing contributions in line with Stirling Council's supplementary guidance. Ministers also consider that the planning obligation should include an agreement that no further residential development will be undertaken on the wider site. Formal planning permission will not be granted until the legally binding agreement has been concluded to the satisfaction of Scottish Ministers. Scottish Ministers therefore propose to defer their formal decision on the planning application, in the first instance for a period of 3 months, to enable the relevant planning obligation to be completed to Ministers satisfaction.

30. A copy of this letter and the reporter's report has been sent to Stirling Council and parties who participated in written submissions. Other interested parties have received a letter advising that they can obtain a copy of this letter on our website at <https://beta.gov.scot/publications/planning-decisions-index/>.

31. A decision on the related claim for award of expenses will be issued shortly.

Yours sincerely

John McNairney
CHIEF PLANNER

ANNEX: PLANNING OBLIGATION AND REVISED CONDITIONS

Planning obligation

A planning obligation should commit the developer to make contributions to affordable housing and education provision in the area in line with the council's supplementary guidance. The planning obligation should include an agreement that no further residential development will be undertaken on the wider site.

The planning obligation should also set out arrangements to ensure that the sports facilities are accessible to the general public and with a pricing structure that ensures that the facilities are affordable.

Planning conditions

1. **Timescales:** Plans and particulars of the matters listed below shall be submitted for consideration by the planning authority, in accordance with the timescales and other limitations in section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended). No work shall begin until the written approval of the authority has been given, and the development shall be carried out in accordance with that approval.
Reason: To ensure that the matters referred to are given full consideration and to accord with section 59 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006.
2. **Application for Approval of Matters Specified in Conditions:** Prior to commencement of development on site, further applications for approval of matters specified in the conditions shall be submitted to and approved in writing by the Planning Authority; such further applications shall include the following details:
 - a) Drawings illustrating the layout of the site and position of all buildings including existing and proposed levels.
 - b) Drawings illustrating the design of each building, in accordance with the Design and Access Statement submitted with the planning application.
 - c) Foul and surface water drainage arrangements.
 - d) Floor plans, elevations, and sections of all proposed buildings.
 - e) Full details of the extent, surfacing, equipment to be provided and boundary treatment of the proposed tennis courts, the all-weather 3G multi-purpose pitch and children's adventure park.
 - f) Section drawings showing the proposed buildings in relation to the existing and proposed ground levels.
 - g) External facing materials.
 - h) Retention of existing landscaping and proposals for hard landscaping including boundary treatment and new planting.
 - i) All external lighting
 - j) An assessment of noise from the commercial/sporting facilities on existing and proposed Noise Sensitive Receptors (NSRs).
 - k) A tree survey in accordance with BS5837:2012.
 - l) Footpath links.In the event that the development proceeds to be constructed in phases, it shall be competent for applications for the approval of matters specified in conditions to be submitted prior to the commencement of each phase in order to discharge this Condition 1.

Reason: In order to ensure that the overall layout, design, scale, drainage arrangements and noise levels respect the site and its setting as the present application is only for planning permission in principle.

3. **Flood Risk Assessment/SUDS:** In support of a further planning application, a flood risk assessment shall be provided that gives further consideration to surface water flood risk. These details shall show what mitigation measures are proposed to protect the development from any flood risk and how surface water runoff from the site will be discharged without risk to existing infrastructure. The surface water drainage system shall be designed to the requirements and satisfaction of SEPA, Scottish Water and Stirling Council, taking account of the sustainable urban drainage (SUDS) principles and in accordance with the guidance given in "SUDS for Roads". The SUDS strategy will include details of measures to be employed during the construction phase of the project.

Reason: To ensure that any risk of flooding occurring on or off the site has been fully considered.

4. **Maintenance of Landscaped areas:** Prior to the operation of the tennis and golf centre, a detailed statement illustrating the proposed provisions for the establishment and maintenance of all areas of landscaping (including all landscaped areas associated with the commercial aspects of the development, maintenance of the country park and open space facilities such as the pitch and adventure park), including identification of persons responsible for maintenance, and any phasing of works shall be submitted to and approved in writing by the Planning Authority. The landscape statement as approved shall require to be implemented within 24 months from the commencement of use of the tennis and golf facilities. If the development is to be constructed in phases, the landscape statement so far as applicable to each phase shall require to be implemented within 24 months of completion or commencement of use as appropriate of the relevant, corresponding phase.

Reason: To ensure that the scheme of landscaping for the proposed development is of a satisfactory standard relative to the functional requirements and visual amenity of the site and its setting in the locality as such information did not accompany the initial application.

5. **Distribution of uses:** Unless otherwise agreed in writing with the Planning Authority, the uses hereby approved in principle shall be distributed throughout the site only as identified on the site plan (Drawing No. sk-01, Rev L).

Reason: Since critical aspects of the Environmental Statement, such as the landscape and visual assessment, the impact on the Scheduled Ancient Monument and ecology, which accompanied the application were based on the buildings being positioned in the locations indicated on the site plan.

6. **Hotel building:** The hotel building hereby approved in principle shall have a maximum of 150 bedrooms and a maximum ridge height of 12 metres above existing ground levels, unless otherwise agreed in writing with the Planning Authority.

Reason: Since the application was supported by a Transport Assessment and feasibility study based on a hotel of this size and the landscape and visual impact of the hotel was based on a building of this height.

7. **Residential Development:** This permission in principle shall limit the number of residential units to a maximum of 19. The design of these units and plots shall

conform to Section 12 (Residential Design Brief Principles) of the applicant's Design and Access Statement submitted as part of the planning application.

Reason: In order to restrict the number of units to an absolute minimum required to support the overall recreational development and to ensure that the future design of the houses is coherent and respects the character of the rural area.

8. **Timing of development:** Prior to occupation of the residential units, the tennis and golf centre, together with all associated works, shall be completed and available for use. Construction works on the hotel shall either be commensurate with construction works on the golf and tennis centre or at a later date.

Reason: In order to ensure that the construction of the residential units and hotel only takes place as part of a comprehensive package of development and not independently. Furthermore, to ensure that the economic benefits of the development, as outlined by the applicant, are secured prior to development of the houses or hotel.

9. **Timing of pitch and adventure park provision:** Within 12 months of the commencement of operation of the tennis and golf complex, an all-weather 3G multi-purpose pitch and children's adventure park shall be provided.

Reason: In order to ensure that the facilities presented by the applicant as part of the package of development are realised timeously.

10. **Restriction on Construction Hours:** No machinery shall be operated, no activity carried out and no deliveries received at or despatched from within the site outwith the hours of 8.00am to 6.00pm Monday to Friday, and 9.00am to 1.00pm on Saturdays, nor at any time on Sundays; unless otherwise agreed in writing by the Planning Authority.

Reason: To protect occupants of nearby housing from excessive noise/disturbance associated with the implementation of this permission.

11. **Contamination:** The presence of any previously unsuspected or unencountered contamination that becomes evident during the development of the site shall be brought to the attention of the planning authority within one week. At this stage, a comprehensive contaminated land investigation shall be carried out if requested by the planning authority.

Reason: To ensure all contamination within the site is dealt with.

12. **A9/Site Access Junction:** The site will be accessed directly from the A9 via a junction with dedicated right turn lane located in a similar position to the previously consented access junction under Planning Ref. 08/00726/PPP. The layout shall comply with the design Manual for Roads and Bridges, The Traffic Signs Manual and incorporate kerbed pedestrian refuge islands and road lighting as appropriate. A pedestrian refuge island will be included on the main road. The final design shall include measures that help reduce vehicle speed on the approach to the new junction. The new junction shall be fully formed prior to occupation of any building.

Reason: To ensure that a satisfactory means of access is provided timeously.

13. **Roads Design:** The design and construction of all roads within the proposed development shall be in accordance with the requirements of this Authority's "Development Roads Guidelines and Specification", and incorporate the design

guidance given in Designing Streets, and shall be offered for adoption upon satisfactory completion.

Reason: To ensure that the roads within the development are suitably designed to meet their purpose.

14. **Parking Requirements:** Parking requirements, including disabled spaces and cycle parking provision, shall be provided in accordance with Supplementary Guidance SG14: Ensuring a Choice of Access for New Developments.

Reason: To ensure that the development is served by an appropriate level of car parking provision.

15. **Waste Collection:** Waste collection provisions shall be in accordance with Proposed Supplementary Guidance SG19: Waste Management: Requirements for Development Sites.

Reason: To ensure that the appropriate waste collection receptacles are provided to serve the development.

16. **Travel Plan:** No part of the development shall be brought into use until a Travel Plan and Residential Travel Pack aimed at encouraging more sustainable means of travel, has been submitted and approved in writing with the Planning Authority. The Travel Plan and Residential Travel Pack will have particular regard to provision for walking, cycling and public transport access to and within the site and will identify the measures to be provided, the system of management, monitoring, review reporting and the duration of the plan. Once agreed the Travel Plan and Residential travel pack shall be fully implemented concurrently with the opening of the premises to the public, and shall remain so unless agreed otherwise in writing by the Planning Authority.

Reason: To encourage the occupiers and users of the development to utilise more sustainable means of travel to and from the development.

17. **A Badger Species Protection Plan:** Prior to works commencing on site a badger species protection plan shall be submitted to and approved in writing by the Planning Authority. The scope of this plan shall be agreed in advance with the Planning Authority, in consultation with Scottish Natural Heritage.

Reason: To ensure that appropriate mitigation measures are in place to minimise the adverse impact of this development on badgers.

18. **Bats Species Protection Plan:** Prior to works commencing on site a bats species protection plan shall be submitted to and approved in writing by the Planning Authority, in consultation with Scottish Natural Heritage.

Reason: To ensure that appropriate mitigation measures are in place to minimise the adverse impact of this development on bats.

19. **Red Squirrel protection:** All works at the site shall only proceed following the procedure set out within Chapter 4 (Ecology and Nature Conservation) of Volume 1 of the Environmental Statement at paragraph 4.7.4.

Reason: To ensure that appropriate mitigation measures are in place to minimise the adverse impact of this development on squirrels.

20. **Habitat Management Plan:** Prior to works commencing on site a Habitat Management Plan shall be submitted to and approved in writing by the Planning

Authority. The scope of this plan shall be agreed in advance with the Planning Authority, in consultation with RSPB Scotland.

Reason: To minimise recreational disturbance and damage, maintaining connectivity of habitats, ensure appropriate habitats are created for tree pipit, grasshopper warbler and yellowhammer.

21. **Programme of Archaeological Works:** No works shall take place within the development site until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the Stirling Council Planning Officer (Archaeology), and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the Stirling Council Planning Officer (Archaeology). Such a programme of works could include some or all of the following historical research, excavation, post-excavation assessment and analysis, publication in an appropriate academic journal and archiving.

Reason: To safeguard and record the archaeological potential of the area.

22. **Off-Road Walking/Cycle Path:** Prior to the commencement of use of the tennis and golf facilities, a 3 metre wide, off-road walking/cycle path shall require to be provided along the east side of the A9/B8033. The extent and route of the off-road walking/cycle path is marked by an orange, dotted line on the Amended Masterplan.

Reason: To ensure that a satisfactory means of pedestrian and cycle access is provided timeously.