



Case reference	NA-CLK-012
Application details	Erection of 37 flats, 16 cottage flats, 20 houses, golf club car park, new access roads, SUDS pond and associated landscaping and infrastructure
Site address	Schawpark golf club, Main Street, Sauchie
Applicant Determining Authority Local Authority Area	Alloa Golf Club Clackmannanshire Council
Reason(s) for notification	Objection by Government Agency (SEPA)
Representations	3
Date notified to Ministers Date of recommendation	1 June 2020 but not fully documented until 4 June 2020 25 June 2020
Decision / recommendation	Clear

Description of Proposal and Site:

- Planning Permission (19/00173/FULL) is being sought for the erection of 20 houses and 53 flats between the edge of Schawpark Golf Course and the A908 between Fishcross and Sauchie in Clackmannanshire.
- The site lies within the settlement boundary as identified by the Clackmannanshire Local Development Plan, adopted 2015. Historically the site had a coal pit and tramways associated with mining, but now contains mature woodland.
- The northern portion of the site was previously granted PPP for residential use which has since lapsed, (15/00072/PPP, September 2015).
- The predominant surrounding land-use is green leisure/ amenity space. The site is bound on the west by the A908 beyond which lies residential accommodation, to the south by Beechwood Park Residential Home, and Sauchie Junior Football Club and to the east and north by a golf course.
- A channel bisects the site running from east to west to a 375mm culvert that goes under the A908 Alloa Road. This channel is fed by run-off from the golf course to the east. The total catchment area is less than 0.5km².

EIA Development:

- Clackmannanshire Council screened this proposed Schedule 2 development and having considered that the direct, indirect and cumulative effects of the proposed

development would not amount to significant environmental effects concluded that Environmental Impact Assessment (EIA) was not required.

Consultations and Representations:

SEPA

- SEPA consider the channel that bisects the site to be a fluvial feature and therefore object to the application in principle on the grounds that it places buildings and persons at risk. They consider that the proposed development lies within the undeveloped/sparsely developed functional floodplain and do not consider that it meets with the requirements of Scottish Planning Policy.

Council's Flooding Team

- The Council's Flooding Officer considers that there are no permanent fluvial features or watercourses within the site, and that the channel is generally a dry drainage channel with the nearest open watercourse to the west of Alloa Road. The Council's Flooding Officer has concluded that the development complies with policy in respect of flood risk.

Scottish Government Flooding Policy Team

- Following notification to Scottish Ministers, the Scottish Government Flood Risk Management Team were consulted. They consider that the proposed development does not raise any issues of national importance as no people or property will be at risk of flooding.

Other

- The committee report highlights that there are three other representations. These are on the grounds of loss of woodland habitat, the impact on local healthcare and school provision, road safety and anti-social behaviour but are not concerned with flooding.

Assessment:

1. As SEPA object on flood risk grounds, the application has been notified to Ministers to ascertain whether there any issues of national importance which warrant them calling in the application for their own determination.
2. The site is within the settlement boundary and part of the site was previously granted PPP for residential use which has since lapsed.
3. The Council have assessed the proposal in response to SEPA in respect of flood risk in their report of handling. It sets out that the SEPA flood map shows the site is only affected by surface water flood risk, which the applicant has adequately demonstrated can be dealt with via land raising, culverting of dry ditches and provision of compensatory storage. The Council are satisfied that this methodology is proven to protect the development from flood risk and does not

create or exacerbate flood risk to other properties. They consider that even assuming the ditches are fluvial features, (which the Council's Flooding Officer does not consider them to be), the proposed measures are satisfactory. The Council are satisfied that the revised Flood Risk Assessment demonstrated that the proposed measures, resulted in no flood risk to the proposed development nor new or increased flood risk to any adjacent or downstream properties during the design storm event. The Council have concluded that the proposed development complies with the relevant local development plan policy on flood risk. Scottish Water have confirmed that there is sufficient capacity in water and drainage networks to accommodate the development, and surface water will be dealt with by a SUDs scheme proposed as part of a Planning Obligation.

4. The Scottish Government Flood Risk Policy Team consider that regardless of the disagreement between SEPA and the Council around whether the channel is a watercourse or a drainage ditch and therefore whether the risk is fluvial or pluvial that the applicant has proven that the water arising from within the golf course can be managed effectively through the designed water features. Furthermore given the very small catchment size, they have no reason to dispute the Council's flooding officer's conclusion that the 'floodplain' only benefits the immediately adjacent land. Therefore in this instance, displacement to adjacent green space within the control of the applicant, guaranteed by planning obligations seems to be a pragmatic solution.
5. It is considered that the council has provided justification for their decision. It is not considered that this proposal raises any issues of national importance to warrant intervention by Scottish Ministers.

Decision/Recommendation:

- It is recommended that this application be cleared back to Clackmannanshire Council.