

**Habitats Regulations Appraisal
(including Appropriate Assessment)
of the
Stirling Local Development Plan:
Proposed Plan**

Draft (September 2011)

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1 Methodology

The following methodology has been used to carry out this HRA:

1. A list of the European sites that should be considered in the appraisal was identified. GIS maps were used to determine the location of sites outside the boundary of the Plan area and their potential to be affected by development within it. Relevant factors were considered such as the type and scale of development proposed, proximity to the Plan area and hydrological connections. A full list of the European sites selected and reasons for their selection are set out in Table 1 of Section 2.
2. Background information was gathered (from the SNH website) on each of the European sites identified above, including the relevant qualifying interests and conservation objectives.

3. All aspects of the Stirling Local Development Plan were screened to identify any policies and proposals unlikely to have any significant effects 'alone' or 'in combination' on any European site (see table 2 in section 3).
4. All policies and proposals that were individually screened out because of no likelihood of any significant effect on a European site in themselves, were assessed 'in combination' with other aspects of the SLDP (see Section 3).
5. All policies and proposals where the likelihood of significant effects, either alone or in combination, could not be ruled out are listed in tables 4 and 5.
6. Those *Natura* sites that will not be affected by any of the aspects of SLDP are listed in table 6 Along with reasons for their non-assessment. Information is then provided on those sites where significant effects cannot be ruled out.
7. An appropriate assessment was undertaken of all the policies and proposals of the SLDP where likely significant effects on a European site, either alone or in combination, were not eliminated through the screening process. The appropriate assessment is set out at the end of this report.
8. Similarly, specific settlement and site proposals in the Plan that are likely to have no, or only insignificant, effects when considered alone and in combination have been progressed without further assessment.

2 *Natura* sites potentially affected

The Council acknowledges that if a proposal is capable of affecting a *Natura* site it must be considered, no matter how distant from the site and that there is no specified maximum distance from a site boundary beyond which proposals can be dismissed as having no effect. Having regard to the location of *Natura* sites and the local scale, nature and content of policies and proposals in the Local Plan, the Council considers that the Local Plan is unlikely to have a significant effect on any *Natura* sites (as currently designated) that are not included on the following list.

Table 1: List of *Natura* sites within or close to the Stirling Local Development Plan Area

European Site	Reason for selection
Ben Heasgarnich SAC	Inside and outside plan area
Ben Lawers SAC	Inside and outside plan area
Ben Lui SAC	Inside plan area
Endrick Water SAC	Inside and outside plan area
Flanders Mosses SAC	Inside plan area
Firth of Forth SPA & Ramsar	Inside and outside plan area
Forth Islands SPA	Downstream of plan area
Glen Etive and Glen Fyne SPA	Situated close to the plan area
Inner Clyde SPA	Downstream of plan area
Kippenrait Glen SAC	Inside plan area
Loch Lomond SPA	Downstream of plan area

Loch Lomond Woods SAC	Downstream of plan area
Meall na Samhna SAC	Inside plan area
River Tay SAC	Inside and outside plan area
River Teith SAC	Inside and outside plan area

Map of Natura sites potentially affected



-  Council Boundary
-  RAMSAR Sites
-  Special Protection Areas
-  Special Areas of Conservation

Need to add Plan boundary to map

3 Screening the plan

Screening for likely significant effects on European sites

Screening was carried out to remove from the assessment process, all elements of the plan (policies and proposals) which are not likely to have a significant effect on a European site.

Those aspects of the plan where it is not possible to rule out the risk of significant effects on a European site were identified as requiring 'appropriate assessment'.

Summary of the initial screening/scoping steps

The following table presents the aspects of the Plan (policies and proposals) that would not be likely to have a significant effect alone on a European site for the reasons given.

Table 2: Policies and proposals that would not be likely to have a significant effect on a European site.

Ref	Category	Policies and proposals in the Plan
Policies and proposals scoped out		
1	General policy statements <ul style="list-style-type: none"> • Policies expressing general political aspirations or general intent, or • General criteria based policies 	OP PPs 3, 4, 5, 6, 12, 14, 15, 16 Policies 1, 3, 6, 19, 20
2	Projects and other proposals not proposed by this plan	
2a	Projects and other proposals excluded from the appraisal because they have already been granted planning permission NOTE: These proposals are assessed for in combination effects along with proposed developments brought forward through the Plan. (See Table 5)	<u>Proposals:</u> Br of Allan/Stirling/Bannockburn – H1, H4 – 6, H8 - 9, H11 – 12, H24 – 25, H27, H29 – 35, H37 – 39, H41 – 42, H45, H63 – 64, H68, B14, B29 - 32 Dunblane – H15 – 19, B28 Balfron – H84, H90 - 91 Deanston – H93 Doune – H96 - 97 Fallin – H78 - 79 Kippen – H104 - 105 Plean – H72
3	Policies which would have no likely significant effect	
3a	Policies or proposals intended to protect the natural, built or historic environment, including biodiversity	PPs 9, 10 Policies 21, 23, 25, 27, 28, 30, 33, 34, 35, 36, 37, 38, 40
3b	Policies which will not themselves lead to development or other change, such as design or other qualitative criteria policies	PP 8 Policies 2, 22, 39
3c	Policies and proposals that make provision for change but which could have no conceivable effect on a European site, because: <ul style="list-style-type: none"> • There is no link or pathway between the policy and the qualifying interests, or • Any effect would be a positive effect, or • The policy would not otherwise undermine the conservation objectives of the European site 	Policies 31, 32
3d	Policies and proposals that make provision for change but which could have no conceivable effect on a European site, because the change would be: <ul style="list-style-type: none"> • Trivial or de minimis, or 	Policy29 <u>Proposals:</u> Stirling - H36, H43 – 44, H46 Dunblane – H20

	<ul style="list-style-type: none"> • So restricted or remote from the site that they would not undermine the conservation objectives of the site 	Bannockburn – H3 Plean – H70 – 71 Balfron – H82 Strathblane – H107 - 108
3e	Policies that provide for change in principle, or generally, but which are too vague or general to enable any effects on any particular European site to be identified, or it is not known where, when or how the proposal may be implemented; or where effects may occur; or on which sites.	PPs 1, 11, 13, 17 Policies 4, 7, 14, 15, 16, 17, 18, 42, 43, 44

Plan proposals that have already obtained planning permission were screened out, as the Local Development Plan cannot influence development on those sites. However, it is important to note that these proposals would have been considered in relation to the requirements of the Habitats Regulations as part of the decision making process.

The ‘in combination’ test

As explained above, the screening stage involved screening out aspects of the plan that could have no likely significant effect on a site, either alone or in combination with other aspects of the same plan, or with other plans or projects.

In combination with other aspects of the SLDP

The Policies in the plan that were individually screened out because of no likelihood in themselves of any significant effect on a European site, were assessed ‘in combination’ to consider any possible cumulative significant effect. No Policies were assessed to be likely to have a significant effect on a European site.

A large number of Proposals brought forward through the Plan were ‘screened-in’ for their ‘in combination’ likely significant effects on a European site. These were assessed alongside those Proposals that already have planning permission. In particular the Council has looked at where proposals are located within a river catchment or sub-catchment of a watercourse which may result in the effects of multiple proposals feeding together and although not having an impact individually, combined may have a significant effect on *Natura* sites.

There are a number of settlements that lie within the catchments of watercourses that feed into the River Forth, River Teith and Endrick Water. By way of example, therefore, the Council has been mindful of potential for cumulative effects in these cases given the particular sensitivities of the qualifying interests.

In combination with other relevant plans or projects

The following table sets out the other relevant plans and projects that have been considered for their ‘combined effects’ on a European site.

Table3: Other relevant plans and projects that have been considered for ‘in combination’ effects

Other plans
National Planning Framework (Scotland)
Other National Frameworks e.g. National RBMPs
Loch Lomond & Trossachs Naitonal Local Plan
Clackmannanshire Council Local Development Plan

No additional policies or proposals were screened in for their cumulative effects after being considered 'in combination' with the above list of other plans and proposals.

Policies likely to have a significant effect

The following table lists all of the policies where it was not possible to rule out the risk of significant effects on a European site. These policies are subject to an appropriate assessment in Section 6

Table 4: Local Development Plan policies with the potential for likely significant effects on European sites

Policy	Description	European Site(s) likely to be significantly affected	Summary of the likely significant effect(s)
Proposals where the likelihood of a significant effect on a European site alone cannot be ruled out			
PP2	Supporting the Spatial Strategy	Kippenrait Glen SAC	PP2 and its supporting policies support and enable developments on allocated sites identified in the 'Spatial Strategy'. See tables 8 and 9 for the assessment of all the individual sites allocated through the Spatial Strategy in the Plan.
Pol.5	Housing Land Requirement	River Teith SAC	
Pol.8	Safeguarding employment land and property	Firth of Forth SPA & Ramsar	
Pol.9	Employment development	Endrick Water SAC	
Pol.10	Development within the Network of Centres		
Pol.11	Sites suitable for mixed use		
Pol.13	Rural economic development	River Teith SAC Endrick Water SAC	Developments supporting rural economic activity will be encouraged to locate: (a) in and around the Rural Activity Areas (RAA); The RAAs are located near Callander, Deanston and Killlearn.
Pol.24	Exceptional developments in areas at flood risk	Firth of Forth SPA & Ramsar Endrick Water SAC River Tay SAC	Some urban areas of flood plain are already built-up. Minor developments within the curtilage of existing buildings, and redevelopment in some circumstances, may be permitted
Pol.26	Provision and Safeguarding of Waste Management Infrastructure	Firth of Forth SPA & Ramsar	Development proposals for waste management infrastructure should: (b) in the case of larger facilities, be located within or adjacent to existing waste management sites or within general industrial areas; One of the Council's existing waste management sites is at Lower Polmaise on

			<p>the banks of the Forth estuary. New waste management facilities could:</p> <ul style="list-style-type: none"> • Affect water quality • Result in direct impacts on riverine sites. • Have effects on downstream water quality.
Pol.41	Wind turbines locational policy	<p>Firth of Forth SPA & Ramsar</p> <p>Endrick Water SAC</p> <p>River Tay SAC</p>	<p>Proposals for the installation of wind turbines will be considered in relation to Stirling Council's identified 'Areas of Search' (for each size class of turbine) as adopted in March 2011.</p> <p>Areas of search located in Forth Estuary, the western end of the Plan area around Balfron and Killlearn to the east and south-east of Killin.</p>

Proposals likely to have a significant effect

The following table lists all of the proposals where it was not possible to rule out the risk of significant effects on a European site. These proposals are subject to an appropriate assessment in Section 6.

Table 5: Local plan proposals with potential for likely significant effects on European sites

Area	Proposal	European Site(s) likely to be significantly affected	Summary of the likely significant effect(s) (in relation to qualifying interests detailed fully below)
Proposals where the likelihood of a significant effect on a European site alone cannot be ruled out			
Stirling	H28 H40 H54 H62 B6 B27	River Teith SAC Firth of Forth SPA & Ramsar	<ul style="list-style-type: none"> • Water quality • Direct physical impacts
Bridge of Allan	H56	River Teith SAC Firth of Forth SPA & Ramsar	<ul style="list-style-type: none"> • Water quality
Deanston	H94	River Teith SAC	<ul style="list-style-type: none"> • Water quality
Doune	H95	River Teith SAC	<ul style="list-style-type: none"> • Water quality
Dunblane	H14 H21	Kippenrait Glen SAC River Teith SAC	<ul style="list-style-type: none"> • Increased disturbance to qualifying interests • Direct physical impacts • Water quality
Fallin	H77	Firth of Forth SPA & Ramsar	<ul style="list-style-type: none"> • Water quality • Invasive riparian plants • Direct impacts on River Forth • Increased disturbance to qualifying

			interests
Fintry	H98 H99	Endrick Water SAC	<ul style="list-style-type: none"> • Water quality • Invasive riparian plants • Direct impacts on River Forth • Increased disturbance to qualifying interests
Killearn	H100 H101 H102	Endrick Water SAC	<ul style="list-style-type: none"> • Water quality • Invasive riparian plants • Direct impacts on River Forth • Increased disturbance to qualifying interests
Throsk / Bandeath	H80 B15 – B23	Firth of Forth SPA & Ramsar	<ul style="list-style-type: none"> • Water quality • Direct impacts on River Forth • Increased disturbance to qualifying interests
Proposals Likely To Have A Significant Effect 'In Combination'			
Balfron	H83 H85 H86 H87 H88 H89	Endrick Water SAC	<ul style="list-style-type: none"> • Water quality • Invasive riparian plants • Direct impacts on River Forth • Increased disturbance to qualifying interests
Buchlyvie	H92	Firth of Forth SPA & Ramsar	<ul style="list-style-type: none"> • Water quality
Bannockburn	H2 H55 B10 B25	Firth of Forth SPA & Ramsar	<ul style="list-style-type: none"> • Water quality
Bridge of Allan	H7 H10	River Teith SAC	<ul style="list-style-type: none"> • Water quality
Durieshill	H57 B9	Firth of Forth SPA & Ramsar	<ul style="list-style-type: none"> • Water quality
Cowie	H74 H75 H76	Firth of Forth SPA & Ramsar	<ul style="list-style-type: none"> • Water quality
Kippen	H103	Firth of Forth SPA & Ramsar	<ul style="list-style-type: none"> • Water quality
Manor Powis	B24	Firth of Forth SPA & Ramsar	<ul style="list-style-type: none"> • Water quality
Plean	H69 H73	Firth of Forth SPA & Ramsar	<ul style="list-style-type: none"> • Water quality
Throsk	H81	Firth of Forth SPA & Ramsar	<ul style="list-style-type: none"> • Water quality • Increased disturbance to qualifying interests
Stirling	H13 H23 H26 H47 - 50 H58 H61 H63 - 67 H51 - 53 B11 – 13 B26	Firth of Forth SPA & Ramsar	<ul style="list-style-type: none"> • Water quality

Natura sites unlikely to be significantly affected by Policies and Proposals

Table 6: Natura sites unlikely to be significantly affected by Policies and Proposals

European Site	Reason for non-assessment
Ben Heasgarnich SAC	Site straddles the northern segment of the plan area. No development is proposed for the Killin area and so no impacts upon the site are anticipated.
Ben Lawers SAC	Site straddles the northern segment of the plan area. No development is proposed for the Killin area and so no impacts upon the site are anticipated.
Ben Lui SAC	Site is situated in the northern segment of the plan area. No development is proposed for the Killin area and so no impacts upon the site are anticipated.
Flanders Mosses SAC	Although this site lies within the Plan area, by virtue of being ombrotrophic it is not hydrologically connected to any of the proposals and therefore not subject to any possible influences from water quality. Any increases in disturbance or air pollution from the construction and use of developments are considered to be de minimis.
Forth Islands SPA	This site was considered to be too far downstream and too maritime in its influences to experience any effects from any of the proposals.
Glen Etive and Glen Fyne SPA	Site is situated outside of the northern segment of the plan area. No development is proposed for the Killin area and so no impacts upon the site are anticipated.
Inner Clyde SPA	This site was considered to be too far downstream to experience any effects on water quality from any of the proposals.
Loch Lomond SPA	Located downstream of plan area, any effects on water quality from any of the proposals, increases in disturbance or air pollution from the construction and use of developments are considered to be de minimis.
Loch Lomond Woods SAC	Located downstream of plan area, any effects on water quality from any of the proposals, increases in disturbance or air pollution from the construction and use of developments are considered to be de minimis.
Meall na Samnha SAC	Site straddles the northern segment of the plan area. No development is proposed for the Killin area and so no impacts upon the site are anticipated.

Information on the European (*Natura*) Sites likely to be affected

Name of European site: Endrick Water SAC	
Qualifying Interest(s):	
<u>Scientific name</u> <i>Lampetra fluviatilis</i> <i>Lampetra planeri</i> <i>Salmo salar</i>	<u>Common name</u> River lamprey Brook lamprey Atlantic salmon
Conservation Objectives: To avoid deterioration of the habitats of the qualifying species (listed above) or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and To ensure for the qualifying species that the following are maintained in the long term: <ul style="list-style-type: none"> • Population of the species, including range of genetic types for salmon, as a viable component of the site • Distribution of the species within site • Distribution and extent of habitats supporting the species • Structure, function and supporting processes of habitats supporting the species • No significant disturbance of the species 	
Name of European site: Kippenrait Glen SAC	
Qualifying Interest(s):	
<u>Scientific name</u> <i>Tilio-Acerion</i> forests of slopes, screes and ravines	<u>Common name</u> Mixed woodland on base-rich soils associated with rocky slopes
Conservation Objectives: To avoid deterioration of the qualifying habitat (listed above) thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and To ensure for the qualifying habitat that the following are maintained in the long term: <ul style="list-style-type: none"> • Extent of the habitat on site • Distribution of the habitat within site • Structure and function of the habitat • Processes supporting the habitat • Distribution of typical species of the habitat • Viability of typical species as components of the habitat • No significant disturbance of typical species of the habitat 	
Name of European site: River Teith SAC	
Qualifying Interest(s):	
<u>Scientific name</u> <i>Lampetra fluviatilis</i> <i>Lampetra planeri</i> <i>Petromyzon marinus</i> <i>Salmo salar</i>	<u>Common name</u> River lamprey Brook lamprey Sea lamprey Atlantic salmon
Conservation Objectives:	

<p>To avoid deterioration of the habitats of the qualifying species (listed above) or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and</p> <p>To ensure for the qualifying species that the following are maintained in the long term:</p> <ul style="list-style-type: none"> • Population of the species, including range of genetic types for salmon, as a viable component of the site • Distribution of the species within site • Distribution and extent of habitats supporting the species • Structure, function and supporting processes of habitats supporting the species • No significant disturbance of the species 	
<p>Name of European site: River Tay SAC</p>	
<p>Qualifying Interest(s):</p>	
<p><u>Scientific name</u></p> <p><i>Lampetra fluviatilis</i> <i>Lampetra planeri</i> <i>Petromyzon marinus</i> <i>Salmo salar</i> <i>Lutra lutra</i> Oligotrophic to mesotrophic standing waters with vegetation of the <i>Littorelletea uniflorae</i> and/or of the <i>Isoëto - Nanojuncetea</i></p>	<p><u>Common name</u></p> <p>River lamprey Brook lamprey Sea lamprey Atlantic salmon Otter Clear-water lakes or lochs with aquatic vegetation and poor to moderate nutrient levels</p>
<p>Conservation Objectives:</p>	
<p>To avoid deterioration of the qualifying habitat (listed above) thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and</p> <p>To ensure for the qualifying habitat that the following are maintained in the long term:</p> <ul style="list-style-type: none"> • Extent of the habitat on site • Distribution of the habitat within site • Structure and function of the habitat • Processes supporting the habitat • Distribution of typical species of the habitat • Viability of typical species as components of the habitat • No significant disturbance of typical species of the habitat <p>To avoid deterioration of the habitats of the qualifying species (listed above) or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and</p> <p>To ensure for the qualifying species that the following are maintained in the long term:</p> <ul style="list-style-type: none"> • Population of the species, including range of genetic types for salmon, as a viable component of the site • Distribution of the species within site • Distribution and extent of habitats supporting the species • Structure, function and supporting processes of habitats supporting the species • No significant disturbance of the species 	

Name of European site: Firth of Forth SPA	
Qualifying Interest(s):	
<u>Scientific name</u>	<u>Common name</u>
Wintering populations of European importance of: <i>Gavia stellata</i> <i>Podiceps auritus</i> <i>Pluvialis apricaria</i> <i>Limosa lapponica</i>	red-throated diver Slavonian grebe golden plover bar-tailed godwit
Post-breeding (passage) population of: <i>Sterna sandvicensis</i>	sandwich tern
Wintering populations of <i>Anser brachyrhynchus</i> <i>Tadorna tadorna</i> <i>Calidris canutus</i> <i>Tringa totanus</i> <i>Arenaria interpres</i>	pink-footed goose shelduck knot redshank turnstone
Wintering waterfowl assemblage including 15 migratory species: <i>Podiceps cristatus</i> <i>Phalacrocorax carbo</i> <i>Aythya marila</i> <i>Somateria mollissima</i> <i>Clangula hyemalis</i> <i>Melanitta nigra</i> <i>M. fusca</i> <i>Bucephala clangula</i> <i>Mergus serrator</i> <i>Haematopus ostralegus</i> <i>Charadrius hiaticula</i> <i>Pluvialis squatarola</i> <i>Calidris alpina</i> <i>Numenius arquata</i>	great crested grebe cormorant scaup eider long-tailed duck common scoter velvet scoter goldeneye red-breasted merganser oystercatcher ringed plover grey plover dunlin curlew
The assemblage also includes large numbers of the following species: <i>Anas penelope</i> <i>A. platyrhynchus</i> <i>Vanellus vanellus</i>	wigeon mallard lapwing
Conservation Objectives:	
<p>To avoid deterioration of the habitats of the qualifying species (listed above) or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained; and</p> <p>To ensure for the qualifying species that the following are maintained in the long term:</p> <ul style="list-style-type: none"> • Population of the species, including range of genetic types for salmon, as a viable component of the site • Distribution of the species within site • Distribution and extent of habitats supporting the species • Structure, function and supporting processes of habitats supporting the species • No significant disturbance of the species 	

4 Introduction to appropriate assessment

The screening process summarised in Section 3 identified the policies and proposals that will have likely significant effects. The appropriate assessment for each of those policies and proposals that are listed in Tables 7 to 9 are set out at the end of this document.

The cumulative effects of more than one policy or proposal and the “in-combination” effects with other policies, plans and projects on a European site (identified during the screening stage) have been considered in the appropriate assessment.

Site integrity

The SLDP can only be adopted if it can be ascertained, through the appropriate assessment and with the application of the precautionary principle, that the plan will not adversely affect the integrity of any European site. In accordance with the Scottish Government’s Circular on the Habitats and Birds Directives, ‘integrity of a site’ is defined as: “the coherence of its ecological structure and function, across its whole area, which enables it to sustain the habitat, complex of habitats and/or the levels of population of the species for which it was classified”.

Safeguarding Policies

The SLDP contains safeguarding policies that protect sites designated at the local and international level, including *Natura* (European sites). Below is a summary of each of these policies and the protection they provide.

The SLDP makes it clear that each planning application will be assessed against all policies and legislation relevant to the particular proposal and location, and that conformity with a single policy will not necessarily indicate that a proposed development is acceptable. Therefore this will include having regard to the various safeguarding policies where relevant.

Overarching Policy (OP)

This Plan supports good quality development, in the right place, that meets the community’s needs – social, economic and environmental, so as to contribute positively to the creation of vibrant, mixed and healthy communities. In order to accord with Plan Vision, Spatial Strategy, and policies, all developments, land use changes and other proposals, plus related masterplans, site briefs, strategies, etc, will require to demonstrate the following:

- (a) compatibility with the spatial strategy and reinforcement of the sense of place;
- (b) high standards of design, integration with neighbouring areas and the wider community, and conformity with the relevant sustainable development criteria*;
- (c) appropriate measures for mitigation of and adaptation to climate change;
- (d) appropriate measures for the safeguarding, conservation and enhancement of the historic and natural environment;
- (e) safeguarding and appropriate management and utilisation of natural resources.

And in the southern Local Development Plan area, adherence to the principles of the National Planning Framework proposal for a Central Scotland Green Network, with relevant contributions to local and national Green Network objectives.

*

Sustainable development criteria:

1. Improve the quality of the built environment
2. Contribute to reduction in greenhouse gas emissions, in line with or better than national targets, and encourage energy and heat efficiency, and the use of low and zero carbon power generation
3. Reduce the need to travel and encourage active travel and other more sustainable travel and transport opportunities

4. Support Zero Waste objectives, and minimise the life-cycle resource requirements
5. Avoid areas at risk of flooding and erosion
6. Protect and enhance the historic and cultural environments, and the natural environment (including biodiversity and landscape)
7. Minimise adverse impacts on water, air and soil quality
8. Support healthy lifestyles, by improving access to amenities, promoting access to open space and other recreation opportunities and by addressing environmental problems
9. Involve re-use and/or regeneration of previously used land and property, including derelict and contaminated land, and the re-cycling of construction materials
10. Make efficient use of existing and new infrastructure

PP7 Flood plain protection; flood risk and drainage assessment

Areas at risk of flooding should not be considered for development. The functional flood plain will be safeguarded from development in order to maintain its water conveyance and storage capacity. All development proposals should be supported by evidence that site drainage and potential flooding issues have been investigated to the appropriate degree. New drainage must be designed according to sustainable drainage principles and be well integrated with the green infrastructure. All developments will be assessed for their potential to contribute to the reduction of overall flood risk. Developments likely to result in an adverse effect upon sustainable flood management or otherwise not in conformity with the objectives of a Flood Risk Management Plan, will not be permitted. In Potentially Vulnerable catchments, developers of sites outwith flood plains will be encouraged to provide, where appropriate, features contributing to sustainable flood management.

PP10 Conservation and enhancement of Biodiversity – as at time of assessment

The protection, conservation and enhancement of wildlife, wildlife habitats and other natural features in areas designated for these purposes (and in adjacent areas where relevant) will be supported in line with statutory requirements. No proposal brought forward in relation to any policy, proposal or strategy in this Plan will be approved before an appropriate assessment of any likely significant adverse effects on *Natura* sites has been carried out. When considering development proposals statutory species protection requirements must also be taken into account. Outwith areas covered by statutory designations, appropriate levels of protection for areas important for their contributions to biodiversity will be applied. The Council will:

- a) consider the potential of all developments to contribute positively to biodiversity conservation and enhancement (and seek mitigation for any adverse impacts);
- b) identify Local Nature Conservation Sites (see Pol.36);
- c) consider (particularly in the context of the Green Network - see SG02) means of identifying, protecting and enhancing habitat networks (including creating linking features).

PP10 Conservation and enhancement of Biodiversity – as modified for inclusion in Proposed Plan

The protection, conservation and enhancement of wildlife, wildlife habitats and other natural features in areas designated for these purposes (and in adjacent areas where relevant) will be supported in line with statutory requirements. No proposal brought forward in relation to any policy, proposal or strategy in this Plan will be approved before an appropriate assessment of any likely significant adverse effects has been carried out and it has been ascertained that there will be no adverse effect upon the integrity of a *Natura* site. When considering development proposals statutory species protection requirements must also be taken into account. Outwith areas covered by statutory designations, appropriate levels of protection for areas important for their contributions to biodiversity will be applied. The Planning Authority will:

- (a) consider the potential of all developments to contribute positively to biodiversity conservation and enhancement (and seek mitigation for any adverse impacts);
- (b) identify Local Nature Conservation Sites (see Pol.36);

- (c) consider (particularly in the context of the Green Network - see SG02) means of identifying, protecting and enhancing habitat networks (including creating linking features).

PP15 Protecting and improving water quality and the water environment

- (1) All development must have regard to potential impacts on the water environment (which includes wetlands). When considering any proposals likely to impact upon the water environment, the Council will have regard to the protection and improvement objectives of the Scotland and Area River Basin Management Plans, the Flood Risk Management Plans, biodiversity conservation and Marine planning, and will consult with the Scottish Environment Protection Agency, Scottish Water and Scottish Natural Heritage as appropriate.
- (2) The area is important for local and regional water supply infrastructure. Developments within supply catchments (including private licensed supplies) must have regard to potential impacts on water quality and on the water environment.

Other mitigating policies

PP9 Historic Environment

The historic environment and, where appropriate, the settings of its component features, will be safeguarded, conserved and enhanced. Developments and other proposals that would have a negative impact on these assets will not normally be approved. The historic environment will be managed, and relevant development proposals assessed, in line with statutory requirements, government policy, and the following:

- (a) The Historic Landscape Assessment reports, the Inventory of Gardens and Designed Landscapes and the Inventory of Battlefield sites; and
- (b) Historic Scotland's *Managing Change* and *Inform* documents (as an interim measure pending production where necessary of more detailed Supplementary Guidance specific to the Stirling Plan area context; and
- (c) Conservation Area character appraisals; and
- (d) Current local Planning guidance on the historic environment; and
- (e) The Council's *Sites & Monuments Record*; and
- (f) The potential for sites or structures to harbour undiscovered heritage assets including archaeology.

Non-primary policies -

- Pol.23 Protection and restoration of peat deposits as 'carbon sinks' – *slightly modified subsequently*
- Pol.25 Reinstate natural watercourses
- Pol.27 Archaeology
- Pol.28 Development in Conservation Areas
- Pol.30 Development in gardens/curtilages (CAs and LBs)
- Pol.34 Development affecting Battlefields & Gardens and Designed Landscapes
- Pol.35 Biodiversity duty
- Pol.36 Proposals affecting Local Nature Conservation Sites (LNCS)
- Pol.37 Proposals affecting Geological Conservation Review (GCR) sites
- Pol.38 Protecting special landscapes (NSA, LLAs)
- Pol.39 Landscape and planting in association with development
- Pol.40 Development impacts on trees and hedgerows

5 Conclusion

The Habitats Regulations Appraisal process has followed the key stages in the SNH Guidance published in August 2010.

The Council has considered in the production of this document the likely significant effects of the Policies and Proposals of the Plan. Where the potential for significant effects, either alone or in combination, has been identified the Council has undertaken appropriate assessments of the likely significant effect of the Policies and Proposals. Those assessments are set out at the end of this document. The Council has concluded that subject to the mitigation identified, including modifications that have been made to the Plan, the Policies and Proposals contained within the SLDP will not adversely affect the integrity of *Natura* sites.

6 Appropriate Assessment

The screening process summarised in Section 3 identified the policies and proposals that will have likely significant effects. The appropriate assessment for each of those policies and proposals that are listed in Tables 7 to 9 at the end of this document.

The appropriate assessment is an assessment of the implications of the plan for the qualifying interests of the European sites where a likely significant effect has been identified, in view of their 'conservation objectives'. The conservation objectives are therefore critical to, and the focus of, the assessment.

The cumulative effects of more than one policy or proposal and the "in-combination" effects with other policies, plans and projects on a European site (identified during the screening stage) have been considered in the appropriate assessment.

Appropriate Assessment – Policies

Table 7: Appropriate Assessment of Plan Policies

Policy likely to have a significant effect	European site(s) affected	Implications for each qualifying interest of the European site in light of its conservation objectives	Mitigation measures applied or taken into account	Conclusion on site integrity
PP2 - Supporting the Spatial Strategy	Kippenrait Glen SAC River Teith SAC Firth of Forth SPA & Ramsar Endrick Water SAC	PP2 and its supporting policies support and enable the developments of the 'Spatial Strategy'.	See tables 8 and 9 for the assessment of all the individual sites allocated through the Spatial Strategy in the Plan.	There will be no adverse effect on the integrity of the European site.
Pol. 5 - Housing Land Requirement				
Pol. 8 - Safeguarding employment land and property				
Pol 9 - Employment development				
Pol. 10 - Development within the Network of Centres				
Pol. 11 - Sites suitable for mixed use				

(cont.)

Policy likely to have a significant effect	European site(s) affected	Implications for each qualifying interest of the European site in light of its conservation objectives	Mitigation measures applied or taken into account	Conclusion on site integrity
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Pol. 13 - Rural economic development	Endrick Water SAC	<p>Developments supporting rural economic activity will be encouraged to locate in and around the Rural Activity Area (RAA) in Killearn.</p> <p>The Endrick Water is an SAC for salmon and two species of lamprey.</p> <p>Construction and use of new buildings and associated infrastructure and additional people on site could:</p> <ul style="list-style-type: none"> • affect water environment through mechanisms such as discharges from waste water treatment, sedimentation or diffuse pollution from runoff. • increase invasive riparian plant species, e.g. from garden escapes or poor landscape planting. • increase physical impacts on riparian habitat e.g. trampling of flora and disturbance to the species that are the qualifying interest of this SPA. 	<p>Proposals will need to comply with Policy PP10 - Conservation and enhancement of Biodiversity, which protects European sites.</p> <p><u>Water environment</u> Apply Policies PP7 - Flood plain protection; flood risk & drainage assessment, PP15 - Protecting & improving the water environment and Pol 21 - Site drainage</p> <p><u>Invasives</u> Apply SG29 - Guide to landscape and planting standards on new developments and SG26 - Statutory nature conservation requirements, surveying for biodiversity.</p> <p><u>Physical impacts</u> Apply Policies PP1 - Place-making, Pol 1 - Site Planning Requirements and Pol 3 - Green Infrastructure: Green Network and Open Space</p> <p>Ensure development adheres to all relevant legislative and regulatory requirements.</p>	<p>There will be no adverse effect on the integrity of the European site.</p>
	River Teith SAC	<p>Developments supporting rural economic activity will be encouraged to locate in and around the Rural Activity Areas (RAA) near Callander and Deanston</p> <p>Construction and use of new buildings and associated infrastructure and additional people on site could:</p> <ul style="list-style-type: none"> • affect water environment through mechanisms such as discharges from waste water treatment, sedimentation or diffuse pollution from runoff. • increase invasive riparian plant species, e.g. from garden escapes or poor landscape planting. • increase physical impacts on riparian habitat e.g. trampling of flora and disturbance to the species that are the qualifying interest of this SPA. 		<p>There will be no adverse effect on the integrity of the European site.</p>

Policy likely to have a significant effect	European site(s) affected	Implications for each qualifying interest of the European site in light of its conservation objectives	Mitigation measures applied or taken into account	Conclusion on site integrity
Pol 24 - Exceptional developments in areas at flood risk	Firth of Forth SPA & Ramsar Endrick Water SAC River Tay SAC	<p>Some urban areas of flood plain are already built-up. Minor developments within the curtilage of existing buildings, and redevelopment in some circumstances, may be permitted</p> <p>Development proposals could:</p> <ul style="list-style-type: none"> • affect water environment from surface water run-off or diffuse pollution, discharges from waste water treatment, sedimentation and litter. • increase invasive riparian plant species, e.g. from poor landscape planting or escapes from waste management. • increase physical impacts on riparian habitat e.g. disturbance to the species that are the qualifying interest of these sites 	<p>Proposals will need to comply with Policy PP10 - Conservation and enhancement of Biodiversity, which protects European sites.</p> <p><u>Water environment</u> Apply Policies PP7 - Flood plain protection; flood risk & drainage assessment, PP15 - Protecting & improving the water environment and Pol 21 - Site drainage</p> <p><u>Invasives</u> Apply SG29 - Guide to landscape and planting standards on new developments and SG26 - Statutory nature conservation requirements, surveying for biodiversity.</p>	<p>There will be no adverse effect on the integrity of the European site.</p>
Pol. 26 - Provision and Safeguarding of Waste Management Infrastructure	Firth of Forth SPA & Ramsar	<p>Development proposals for waste management infrastructure should:</p> <p>(c) in the case of larger facilities, be located within or adjacent to existing waste management sites or within general industrial areas;</p> <p>One of the Council's existing waste management sites is at Lower Polmaise on the banks of the Forth estuary. New waste management facilities could:</p> <ul style="list-style-type: none"> • affect water environment from surface water run-off or diffuse pollution, discharges from waste water treatment, sedimentation and litter. • increase invasive riparian plant species, e.g. from poor landscape planting or escapes from waste management. • increase physical impacts on riparian habitat e.g. disturbance to the species that are the qualifying interest of this SPA. 	<p><u>Physical impacts</u> Apply Policies PP1 - Place-making, Pol 1 - Site Planning Requirements and Pol 3 - Green Infrastructure: Green Network and Open Space</p> <p>Ensure development adheres to all relevant legislative and regulatory requirements</p>	<p>There will be no adverse effect on the integrity of the European site.</p>

Policy likely to have a significant effect	European site(s) affected	Implications for each qualifying interest of the European site in light of its conservation objectives	Mitigation measures applied or taken into account	Conclusion on site integrity
Pol. 41 - Wind turbines locational policy	Firth of Forth SPA & Ramsar	<p>Proposals for the installation of wind turbines will be considered in relation to Stirling Council's identified 'Areas of Search' (for each size class of turbine) as adopted in March 2011.</p> <p>http://www.stirling.gov.uk/adopted_policies_may_2011b.pdf</p> <p>Area of search located beside Forth Estuary. Construction of new wind power generation infrastructure could:</p> <ul style="list-style-type: none"> • affect water environment from construction and soil erosion. This could apply both during construction and ongoing operation if soil and vegetation restoration techniques are not 100% successful. • mortality to qualifying bird species from collision with wind turbines • increase disturbance to the species that are the qualifying interest of this SPA. 	<p>Proposals will need to comply with Policy PP10 - Conservation and enhancement of Biodiversity, which protects European sites.</p> <p><u>Water environment</u> Apply Policies PP7 - Flood plain protection; flood risk & drainage assessment, PP15 - Protecting & improving the water environment and Pol 21 - Site drainage</p> <p><u>Physical impacts</u> Apply policies PP16 - Soil conservation and agricultural land and Pol 23 - Protection and restoration of peat deposits as 'carbon sinks'</p> <p>Ensure development adheres to all relevant legislative and regulatory requirements.</p>	There will be no adverse effect on the integrity of the European site.
	Endrick Water SAC	<p>Area of search located in the western end of the Plan area around Balfroon and Killlearn. Construction of new wind power generation infrastructure could:</p> <ul style="list-style-type: none"> • affect water environment from construction and soil erosion. This could apply both during construction and ongoing operation if soil and vegetation restoration techniques are not 100% successful. 	<p>Proposals will need to comply with Policy PP10 - Conservation and enhancement of Biodiversity, which protects European sites.</p> <p><u>Water environment</u> Apply Policies PP7 - Flood plain protection; flood risk & drainage</p>	There will be no adverse effect on the integrity of the European site.

	<p>River Tay SAC</p>	<p>Area of search located to the east and south-east of Killin. Construction of new wind power generation infrastructure could:</p> <ul style="list-style-type: none"> • affect water environment from construction and soil erosion. This could apply both during construction and ongoing operation if soil and vegetation restoration techniques are not 100% successful. 	<p>assessment, PP15 - Protecting & improving the water environment and Pol 21 - Site drainage</p> <p><u>Physical impacts</u> Apply policies PP16 - Soil conservation and agricultural land and Pol 23 - Protection and restoration of peat deposits as 'carbon sinks'</p> <p>Ensure development adheres to all relevant legislative and regulatory requirements.</p>	<p>There will be no adverse effect on the integrity of the European site.</p>
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Appropriate Assessment – Proposals

Table 8: Appropriate Assessment for all of the proposals identified in Table 5, where the likelihood of a significant effect on a European site alone cannot be ruled out

Proposal likely to have a significant effect	European site(s) affected	Implications for each qualifying interest of the European site in light of its conservation objectives	Mitigation measures applied or taken into account	Conclusion on site integrity
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<p><u>Stirling</u></p> <p>H28 Estimated capacity: 164 houses</p> <p>H40 108 houses</p> <p>H54 240 houses</p> <p>H62 52 houses</p> <p>B6 Estimated capacity: 12 ha business /industry</p> <p>B27 Estimated capacity: 0.5 ha business /industry</p>	<p>River Teith SAC Firth of Forth SPA & Ramsar</p>	<p>The River Teith is a SAC for salmon and 3 species of lamprey. These species are vulnerable to sedimentation and reductions in water quality, and are dependent on a range of in-stream habitat features.</p> <p>Development at these housing and business sites could:</p> <ul style="list-style-type: none"> • affect water environment through mechanisms such as, sedimentation or diffuse pollution from runoff. • affect water environment through discharges from waste water treatment, especially due to a lack of sewage treatment capacity. • increase invasive riparian plant species, e.g. from garden escapes or poor landscape planting. <p>The Firth of Forth is a SPA for numerous species of waterfowl, waders and other birds. Effects through the water environment could potentially reach downstream to the SPA, but there is minimal potential for disturbance effects due to new housing in Stirling.</p>	<p>Proposals will need to comply with Policy PP10 - Conservation and enhancement of Biodiversity, which protects European sites.</p> <p><u>Water environment</u> Apply Policies PP7 - Flood plain protection; flood risk & drainage assessment, PP15 - Protecting & improving the water environment and Pol 21 - Site drainage</p> <p><u>Invasives</u> Apply SG29 - Guide to landscape and planting standards on new developments and SG26 - Statutory nature conservation requirements, surveying for biodiversity.</p> <p>Ensure development adheres to all relevant legislative and regulatory requirements.</p>	<p>There will be no adverse effect on the integrity of the European site.</p>
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<p><u>Bridge of Allan</u></p> <p>H56 Estimated capacity: 800 houses</p>	<p>River Teith SAC</p>	<p>The Allan Water, a tributary of the River Teith, runs to the west of these development proposals. The Forglen Burn is a potential vector for pollution to reach the Allan Water.</p> <p>The River Teith is a SAC for salmon and 3 species of lamprey. These species are vulnerable to sedimentation and reductions in water quality, and are dependent on a range of in-stream habitat features.</p>	<p>Proposals will need to comply with Policy PP10 - Conservation and enhancement of Biodiversity, which protects European sites.</p> <p><u>Water environment</u> Apply Policies PP7 - Flood plain protection; flood risk & drainage assessment, PP15 - Protecting & improving the water environment and Pol 21 - Site drainage</p> <p><u>Invasives</u> Apply SG29 - Guide to landscape and planting standards on new developments and SG26 - Statutory nature conservation requirements, surveying for biodiversity.</p> <p>Ensure development adheres to all relevant legislative and regulatory requirements.</p>	<p>There will be no adverse effect on the integrity of the European site.</p>
<p><u>Dunblane</u></p> <p>H14 Estimated capacity: 60 houses</p> <p>H21 Estimated capacity: 100 houses</p>	<p>Kippenrait Glen SAC</p>	<p>Kippenrait Glen is an SAC for broad-leaved, mixed and yew woodland.</p> <p>Additional people living in Dunblane in reasonable walking distance to parts of the SAC could increase physical impacts e.g. trampling of woodland ground flora and disturbance to woodland species. There are however well established existing paths through or adjacent to these woodlands that will be the focus for visitors, so that increases in pressures off-path should be minimal.</p> <p>The proposed sites for Dunblane are more than 1000 metres distant from the SAC, so the risk to the site of invasive plant species escaping from gardens or poor landscape planting is minimal.</p>	<p>Proposals will need to comply with Policy PP10 - Conservation and enhancement of Biodiversity, which protects European sites.</p> <p><u>Physical impacts</u> Apply Policies PP1 - Place-making, Pol 1 - Site Planning Requirements and Pol 3 - Green Infrastructure: Green Network and Open Space</p> <p>Ensure development adheres to all relevant legislative and regulatory requirements.</p> <p>The Plan also proposes a new woodland park east of Dunblane as part of the Green Network enhancement. This will provide ample alternative recreational destinations for new residents.</p>	<p>There will be no adverse effect on the integrity of the European site.</p>

	River Teith SAC	<p>The Allan Water, a tributary of the River Teith, runs to the west of these development proposals. The Dunblane WWTW is a potential source of pollution for the Allan Water.</p> <p>The River Teith is a SAC for salmon and 3 species of lamprey. These species are vulnerable to sedimentation and reductions in water quality, and are dependent on a range of in-stream habitat features.</p> <p>Development at these sites could:</p> <ul style="list-style-type: none"> • affect water environment through mechanisms such as, sedimentation or diffuse pollution from runoff. • affect water environment through discharges from waste water treatment, especially due to a lack of sewage treatment capacity. • increase invasive riparian plant species, e.g. from garden escapes or poor landscape planting. 	<p>Proposals will need to comply with Policy PP10 - Conservation and enhancement of Biodiversity, which protects European sites.</p> <p><u>Water environment</u> Apply Policies PP7 - Flood plain protection; flood risk & drainage assessment, PP15 - Protecting & improving the water environment and Pol 21 - Site drainage</p> <p><u>Invasives</u> Apply SG29 - Guide to landscape and planting standards on new developments and SG26 - Statutory nature conservation requirements, surveying for biodiversity.</p> <p>Ensure development adheres to all relevant legislative and regulatory requirements.</p>	There will be no adverse effect on the integrity of the European site.
<p><u>Doone</u></p> <p>H95 Estimated capacity: 60 houses</p> <p><u>Deanston</u></p> <p>H94 Estimated capacity: 46 houses</p>	River Teith SAC	<p>Construction and use of new housing and associated infrastructure and additional people living in Doone and Deanston could:</p> <ul style="list-style-type: none"> • affect water environment through mechanisms such as, sedimentation or diffuse pollution from runoff • affect water environment through discharges from waste water treatment, especially due to a lack of sewage treatment capacity. <p>In Doone direct impacts and invasive riparian species are not issues as the site does not immediately border the Teith SAC and there is no connecting stream or watercourse for the rapid spread of plants.</p> <p>In Deanston development is closer but not adjacent. It could increase the risk of invasive riparian plant species reaching the river, e.g. from garden escapes or poor landscape planting.</p>	<p>Proposals will need to comply with Policy PP10 - Conservation and enhancement of Biodiversity, which protects European sites.</p> <p><u>Water environment</u> Apply Policies PP7 - Flood plain protection; flood risk & drainage assessment, PP15 - Protecting & improving the water environment and Pol 21 - Site drainage</p> <p><u>Invasives</u> Apply SG29 - Guide to landscape and planting standards on new developments and SG26 - Statutory nature conservation requirements, surveying for biodiversity.</p> <p>Ensure development adheres to all relevant legislative and regulatory requirements.</p>	There will be no adverse effect on the integrity of the European site.

<p>Fallin</p> <p>H77 Estimated capacity: 400 houses</p>	<p>Firth of Forth SPA & Ramsar</p>	<p>The Firth of Forth is a SPA for numerous species of waterfowl, waders and other birds.</p> <p>Construction and use of new housing and associated infrastructure and additional people living in Fallin could:</p> <ul style="list-style-type: none"> • affect water environment from surface water run-off and sewage treatment discharges. This in turn could affect the invertebrate populations of the mudflats. However, any deterioration from new housing under this policy will be minimal. • increase invasive riparian plant species, e.g. from garden escapes or poor landscape planting. These have some potential to alter bank stability and invertebrate composition, altering sediment regime, bank morphology and food availability. • increase physical impacts on riparian habitat e.g. trampling of flora and disturbance to the species that are the qualifying interest of this SPA. 	<p>Proposals will need to comply with Policy PP10 - Conservation and enhancement of Biodiversity, which protects European sites.</p> <p><u>Water environment</u> Apply Policies PP7 - Flood plain protection; flood risk & drainage assessment, PP15 - Protecting & improving the water environment and Pol 21 - Site drainage</p> <p><u>Invasives</u> Apply SG29 - Guide to landscape and planting standards on new developments and SG26 - Statutory nature conservation requirements, surveying for biodiversity.</p> <p><u>Physical impacts</u> Apply Policies PP1 - Place-making, Pol 1 - Site Planning Requirements and Pol 3 - Green Infrastructure: Green Network and Open Space</p> <p>Ensure development adheres to all relevant legislative and regulatory requirements.</p>	<p>There will be no adverse effect on the integrity of the European site.</p>
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<p><u>Fintry</u></p> <p>H98 Estimated capacity: 40 houses</p> <p>H99 Estimated capacity: 8 houses</p>	<p>Endrick Water SAC</p>	<p>The Endrick Water is an SAC for salmon and 2 species of lamprey.</p> <p>Construction and use of new housing and associated infrastructure and additional people living in Fintry could:</p> <ul style="list-style-type: none"> • affect water environment through mechanisms such as discharges from waste water treatment, sedimentation or diffuse pollution from runoff. • increase invasive riparian plant species, e.g. from garden escapes or poor landscape planting. • increase physical impacts on riparian habitat e.g. trampling of flora and disturbance to the species that are the qualifying interest of this SPA. 	<p>Proposals will need to comply with Policy PP10 - Conservation and enhancement of Biodiversity, which protects European sites.</p> <p><u>Water environment</u> Apply Policies PP7 - Flood plain protection; flood risk & drainage assessment, PP15 - Protecting & improving the water environment and Pol 21 - Site drainage</p> <p><u>Invasives</u> Apply SG29 - Guide to landscape and planting standards on new developments and SG26 - Statutory nature conservation requirements, surveying for biodiversity.</p>	<p>There will be no adverse effect on the integrity of the European site.</p>
<p><u>Killearn</u></p> <p>H100 Estimated capacity: 6 houses</p> <p>H101 Estimated capacity: 20 houses</p> <p>H102 Estimated capacity: 30 houses</p>	<p>Endrick Water SAC</p>	<p>The Endrick Water is an SAC for salmon and 2 species of lamprey.</p> <p>The Killearn WWTW is a potential source of pollution to the river. Construction and use of new housing and associated infrastructure and additional people living in Killearn could:</p> <ul style="list-style-type: none"> • affect water environment through mechanisms such as discharges from waste water treatment, sedimentation or diffuse pollution from runoff. • increase invasive riparian plant species, e.g. from garden escapes or poor landscape planting. • increase physical impacts on riparian habitat e.g. trampling of flora and disturbance to the species that are the qualifying interest of this SPA. 	<p><u>Physical impacts</u> Apply Policies PP1 - Place-making, Pol 1 - Site Planning Requirements and Pol 3 - Green Infrastructure: Green Network and Open Space</p> <p>Ensure development adheres to all relevant legislative and regulatory requirements.</p>	<p>There will be no adverse effect on the integrity of the European site.</p>

<p><u>Throsk / Bandedeath</u></p> <p>H80 Estimated capacity: 75 houses</p> <p>B15 – 23 Estimated capacity: 100 ha business/ industry</p>	<p>Firth of Forth SPA & Ramsar</p>	<p>The Firth of Forth is a SPA for numerous species of waterfowl, waders and other birds.</p> <p>Construction and use of new housing and employment land, and associated infrastructure and additional people living in Fallin could:</p> <ul style="list-style-type: none"> • affect water environment from surface water run-off and sewage treatment discharges. This in turn could affect the invertebrate populations of the mudflats. However, any deterioration from new housing under this policy will be minimal. • increase invasive riparian plant species, e.g. from garden escapes or poor landscape planting. These have some potential to alter bank stability and invertebrate composition, altering sediment regime, bank morphology and food availability. • increase physical impacts on riparian habitat e.g. trampling of flora and disturbance to the species that are the qualifying interest of this SPA. 	<p>Proposals will need to comply with Policy PP10 - Conservation and enhancement of Biodiversity, which protects European sites.</p> <p><u>Water environment</u> Apply Policies PP7 - Flood plain protection; flood risk & drainage assessment, PP15 - Protecting & improving the water environment and Pol 21 - Site drainage</p> <p><u>Invasives</u> Apply SG29 - Guide to landscape and planting standards on new developments and SG26 - Statutory nature conservation requirements, surveying for biodiversity.</p> <p><u>Physical impacts</u> Apply Policies PP1 - Place-making, Pol 1 - Site Planning Requirements and Pol 3 - Green Infrastructure: Green Network and Open Space</p> <p>Ensure development adheres to all relevant legislative and regulatory requirements.</p>	<p>There will be no adverse effect on the integrity of the European site.</p>
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Appropriate Assessment – Proposals in combination

Table 9: Appropriate Assessment for all of the proposals identified in Table 5 where significant effects in combination cannot be ruled out.

Proposal likely to have a significant effect	European site(s) affected	Implications for each qualifying interest of the European site in light of its conservation objectives	Mitigation measures applied or taken into account	Conclusion on site integrity
<p><u>Balfron</u></p> <p>H83, H85 - 89 Estimated total capacity: 92 houses</p>	<p>Endrick Water SAC</p>	<p>The Endrick Water is an SAC for salmon and 2 species of lamprey.</p> <p>Construction and use of new housing and associated infrastructure and additional people living in Balfron could:</p> <ul style="list-style-type: none"> • affect water environment through mechanisms such as discharges from waste water treatment, sedimentation or diffuse pollution from runoff • increase invasive riparian plant species, e.g. from garden escapes or poor landscape planting. • increase physical impacts on riparian habitat e.g. trampling of flora and disturbance to the species that are the qualifying interest of this SPA. <p>The Balfron WWTW is a potential source of pollution to the river.</p>	<p>Proposals will need to comply with Policy PP10 - Conservation and enhancement of Biodiversity, which protects European sites.</p> <p><u>Water environment</u> Apply Policies PP7 - Flood plain protection; flood risk & drainage assessment, PP15 - Protecting & improving the water environment and Pol 21 - Site drainage</p> <p><u>Invasives</u> Apply SG29 - Guide to landscape and planting standards on new developments and SG26 - Statutory nature conservation requirements, surveying for biodiversity.</p> <p><u>Physical impacts</u> Apply Policies PP1 - Place-making, Pol 1 - Site Planning Requirements and Pol 3 - Green Infrastructure: Green Network and Open Space</p> <p>Ensure development adheres to all relevant legislative and regulatory requirements.</p>	<p>There will be no adverse effect on the integrity of the European site.</p>

<p><u>Buchlyvie</u> H92 Estimated capacity: 30 houses</p> <p><u>Kippen</u> H103 Estimated capacity: 30 houses</p> <p><u>Manor Powis</u> B24 Estimated capacity: 9.2 ha business /industry</p> <p><u>Plean</u> H69, H73 Estimated capacity: 515 houses</p> <p><u>Stirling</u> H13, H23, H26, H47 – 53, H58, H61, H63 – 67 Estimated capacity: 1382 houses B11 – 13 B26 Estimated capacity: 18.5 ha business /industry</p>	<p>Firth of Forth SPA & Ramsar</p>	<p>The Firth of Forth is a SPA for numerous species of waterfowl, waders and other birds.</p> <p>Construction and use of new housing and associated infrastructure and additional people living in these areas could:</p> <ul style="list-style-type: none"> • affect water environment from surface water run-off and sewage treatment discharges. This in turn could affect the invertebrate populations of the mudflats. However, any deterioration from new housing under this policy will be minimal. • increase invasive riparian plant species, e.g. from garden escapes or poor landscape planting. These have some potential to alter bank stability and invertebrate composition, altering sediment regime, bank morphology and food availability. • increase physical impacts on riparian habitat e.g. trampling of flora and disturbance to the species that are the qualifying interest of this SPA. <p>The WWTWs serving these developments are a potential cumulative source of pollution to the river and estuary. Some of the proposals are phased to occur later in the plan period in recognition of the lead-in time for upgrading drainage capacity.</p>	<p>Proposals will need to comply with Policy PP10 - Conservation and enhancement of Biodiversity, which protects European sites.</p> <p><u>Water environment</u> Apply Policies PP7 - Flood plain protection; flood risk & drainage assessment, PP15 - Protecting & improving the water environment and Pol 21 - Site drainage</p> <p><u>Invasives</u> Apply SG29 - Guide to landscape and planting standards on new developments and SG26 - Statutory nature conservation requirements, surveying for biodiversity.</p> <p><u>Physical impacts</u> Apply Policies PP1 - Place-making, Pol 1 - Site Planning Requirements and Pol 3 - Green Infrastructure: Green Network and Open Space</p> <p>Ensure development adheres to all relevant legislative and regulatory requirements.</p>	<p>There will be no adverse effect on the integrity of the European site.</p>
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<p>Cowie H74 – 76 Estimated capacity: 500 houses</p> <p>Durieshill H57 Estimated capacity: 2500 houses B9 Estimated capacity: 10.8 ha business /industry</p> <p>Throsk H81 Estimated capacity: 10 houses</p> <p>Bridge of Allan H7, H10 Estimated capacity: 39 houses</p> <p>Bannockburn H2, H55 Estimated capacity: 10 houses B10, B25 Estimated capacity: 10 ha business /industry</p>				
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