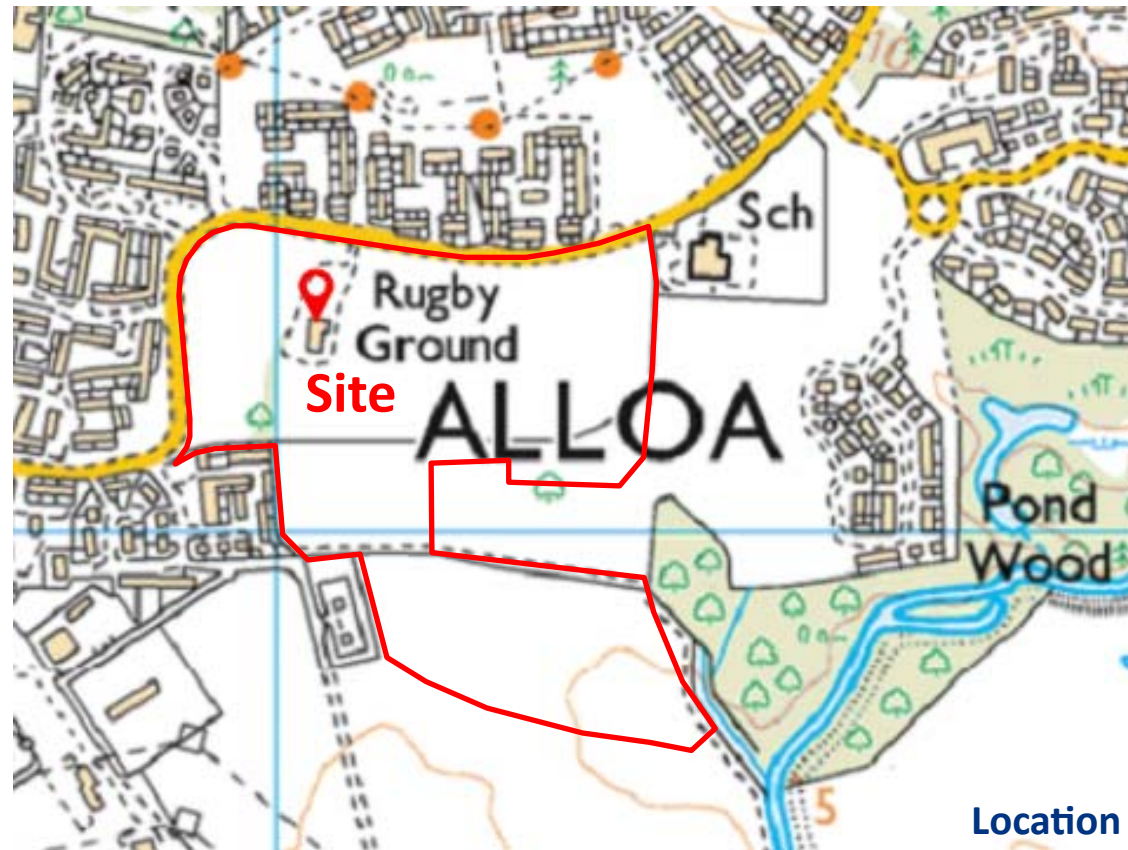


Proposed Housing Development, Land south of Forth Crescent, Alloa

CONSULTATION INTRODUCTION



Location

This Community Consultation is being undertaken to provide an early opportunity for the community and stakeholders to consider and comment upon the broad development proposals for this site. It is important to note at this time, this is not in itself a Planning Application. It is a Pre-Application Consultation and is intended to inform any future application.

To assist in delivering a sustainable, high quality development, Allanwater Developments Limited have commissioned a team of consultants who have had considerable experience of working on projects of a similar scale and style, which have proven to successfully meet the aspirations of the adjacent communities. Allanwater and the design team believe it to be important that local people are consulted at an early stage and their opinions are considered along with those obtained from other stakeholders before designs are fully developed.

In addition to this consultation further comment and advice will be sought from Community Councils, Clackmannanshire Council and the various statutory bodies such as the Scottish Environment Protection Agency, Scottish Natural Heritage and the like.

Utility providers will also be consulted to ensure available capacity in the provision of drainage, water pressure, electricity and gas supplies and to ensure that the development will not impact on the provision of such services to the existing community.

The team will liaise with the Council departments to develop proposals which meet the stated policies in relation to transportation, public access, landscaping, amenity and design.

As a stakeholder in this process your comments are welcome and these can be recorded via the comments slips provided or by e-mail to:

sam.sweeney@bracewell-stirling.co.uk
Or telephone : 01259 750301

DEVELOPMENT AIMS



Aerial View

Planning Info:

The site is vacant open land and Rugby pitches that form a part of the approved Alloa Park Masterplan.

The site is allocated in the Clackmannanshire Local Development Plan for Housing with zonings H07 and H08. Most recently Allanwater Homes applied for planning permission for Alloa Phase 8 for residential development of 49 houses.

This consultation covers the land remaining to be developed, surrounding phase 8 west of the former primary school and south of Forth Crescent. In reviewing the detailed design of this remaining land cognizance was taken of the existing Rugby pitches. Only 2 of the pitches are actively used due to difficulties in providing satisfactory drainage and would certainly require further field drainage to be installed if the housing development as zoned was progressed.

Following discussions with the Rugby Club, Allanwater Homes has offered to upgrade the facilities by constructing 2 new pitches and an Astro turf training pitch to the west of the existing clubhouse, on land previously approved as phases 9 & 10 of the masterplan. These new pitches would be constructed with specific drainage incorporated which would result in significantly improved playing conditions for the club.

As part of the reconfigured provision, Allanwater Homes propose to swap the land currently zoned H08 (for housing) with the existing Rugby pitch area and seek to rezone the pitch areas for housing.

The layout and design of this proposed new development is being progressed and the current feasibility layout indicates a total of circa 90 new homes consisting of 2, 3 and 4 bed 2-storey family homes. Provision will be made in the housing mix for an appropriate level of affordable homes if required by the Council.

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DESIGN AIMS

In developing the design proposals the following will be addressed:

Particular emphasis will be placed on addressing the aspirations underpinning the policy document "Designing Streets" in which the hierarchy gives safe pedestrian use a greater priority.

Encourage a fresh view of what "The Street" is and revitalise the hard landscaped zone as being potential amenity asset where pedestrians can move around freely and safely and vehicles move at safe speeds.

Provide sufficient pedestrian, cycle access to facilitate transport options and minimise car use and over provision of unnecessary parking where accessibility of local and central amenities is good.

Develop a range of dwelling types and size that afford opportunities to a wide range of end users including first time buyers and family homes.

The draft layout on the following sheet demonstrates the way in which the design team feel they can achieve these aims.

Site Frontage:

Along Forth Crescent the new houses will form streetscape with active frontages, set behind a wide green verge incorporating planting, swales and grass areas. The rear of this strip will be bounded by a decorative metal railing with feature stonework gateways at the vehicular and pedestrian access points.



Roads:

Access to the site will be provided by two new vehicular entrance points, one formed off Forth Crescent and one off the internal development road to the west of the existing development, with a pedestrian/cycle path extending the length of the site frontage and linked into the development. The initial access road will be of familiar style and geometry, but as the road extends further into the development there will be marked differences in appearance and style, as pedestrian zone becomes more dominant. Shared streets will be broken down into smaller sections and will accommodate on-street visitor parking interlaced with street trees or planting areas. The detailing and finish of these zones will define the different hierarchy and thus aid road safety. Each house will be provided with the number of parking spaces as required by the Council Roads Department, with further visitors parking spaces located throughout the development.

Landscaping:

In addition to the green development frontage described above, the site contains some mature trees and which will be retained and enhanced as part of a future maintenance regime. The southern boundary adjacent to the phase 8 development will be separated by a green area incorporating additional tree planting, additional green spaces will be provided around internal trees as a focal points for neighbourly interaction and amenity, with links leading out to the surrounding areas. Further enhanced landscaping & boundary treatments will be located throughout the development, to provide an enriched living environment. The landscaping proposals will be designed by professional landscape consultants, who will also provide a specification for ongoing maintenance which will form the basis of a factored maintenance regime.

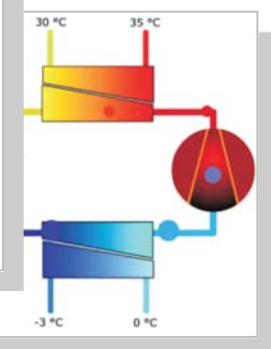
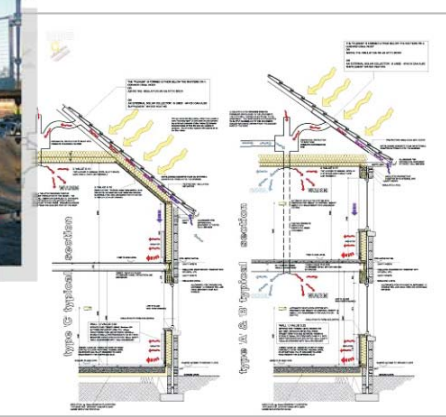
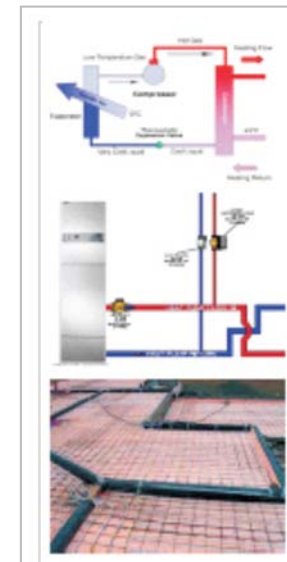
SUSTAINABILITY

As well as working within the parameters identified within current Planning Policy, it is intended that the development will encompass best practice in sustainable design, construction and energy use so as to ensure minimum impact on the community and surrounding area.

The lead consultants (Bracewell Stirling) are widely recognised for their achievements in delivering sustainable developments throughout Scotland. Their knowledge and expertise, along with that of the other team members, will underpin the goal of developing a sustainable community within an attractive setting.

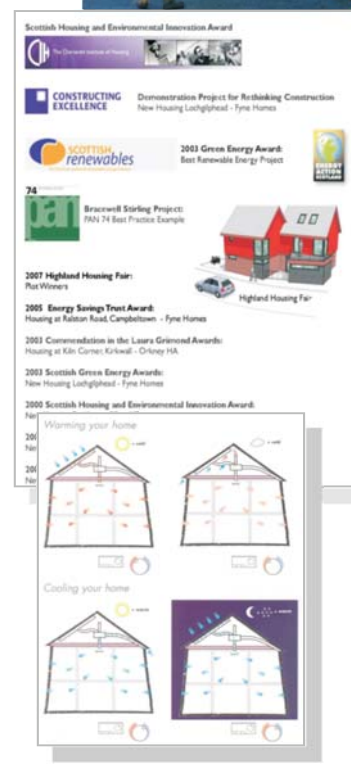
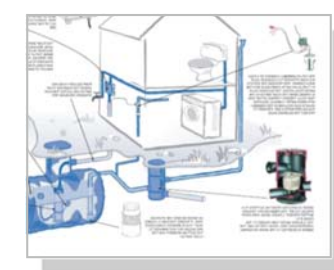
Allanwater Homes will provide a range of accommodation from terraced starter homes through to larger semi and detached dwellings and will be built to an exacting standard.

Consideration will be given to utilising energy minimising technologies, renewable energy sources and modern methods of construction. Each home will achieve high standards of airtightness and energy efficiency in excess of the current legislation aimed at minimising Co2 emissions and will be future proofed to enable the standard to be raised as necessary.



INFRASTRUCTURE

An initial scoping study of all infrastructure will be undertaken to ensure there is sufficient capacity to enable the development without impacting upon neighbouring properties. Working closely with the Council, the Scottish Environment Protection Agency and the various utility providers the developer will prepare proposals for a Sustainable Urban Drainage System and enhancement of other existing infrastructure elements where necessary.



Proposed Housing Development, Land south of Forth Crescent, Alloa

DRAFT PROPOSALS



SITE LAYOUT

INDICATIVE IMAGES



Conclusion

Whilst during the design development and planning process further opportunities to engage with the community will arise it is hoped that this initial presentation will provide food for thought and encourage individuals and groups to communicate their early views. These views will be valuable in the liaison between the design team, Council and other statutory bodies and are therefore an essential part of the evolution of the design process.

As a stakeholder in this process your comments are welcome and these can be recorded either:
via the comments slips provided and placed in the box or by e-mail to:

sam.sweeney@bracewell-stirling.co.uk

Or telephone: **01259 750301**



gby Grounds

Pitch No. 1

Training pitch

22 21a

28

21

17

15a

Club House

Existing parking upgraded

Pitch No. 2

Forth Crescent

FORTH CRESCENT

Phase 8 Development

Development Access

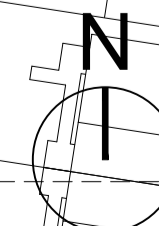
Existing pedestrian/cycle path

Bracewell Stirling

38 WALKER TERRACE, TILlicOULTRY, FK13 6EF 01259 750301
 5 NESS BANK, INVERNESS, IV2 4SF 01463 233760
 15 LOCHSIDE STREET, OBAN, PA34 4HP 01631 359054

ALLOA PARK WEST
 RUGBY FIELDS
 ALLANWATER
 PROPOSED LAYOUT

SCALE:	1: 500	DRAWN:	--
PAPER SIZE:	A1	DATE:	Dec 2019
DWG No.	4603-01-001	REV:	----



1: 500 0 10m 20m 30m



REV	DATE	DESCRIPTION	DRN

Bracewell Stirling
 38 WALKER TERRACE, TILlicouLTRY, FK13 6EF 01259 750301
 5 NESS BANK, INVERNESS, IV2 4SF 01463 233760
 15 LOCHSIDE STREET, OBAN, PA34 4HP 01631 359054

**ALLOA PARK WEST
 RUGBY FIELDS
 ALLANWATER**
 LOCATION PLAN

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