



ALLOA RUGBY FOOTBALL CLUB



Alloa Rugby Club
Earlsfield
Forth Crescent
Alloa
FK10 1QW

Grant Baxter
Planning Officer
Planning Services
Development Quality
Clackmannanshire Council
Kilncraigs
Alloa
FK10 1EB

20th January 2021

Dear Grant,

RE: LETTER OF SUPPORT FROM ALLOA RUGBY FOOTBALL CLUB IN RESPECT OF A MAJOR PLANNING APPLICATION; LAND TO THE SOUTH OF FORTH CRESCENT, ALLOA, CLACKMANNANSHIRE

Proposed residential development of 90 houses with associated infrastructure and landscaping; and the relocation and provision of 2no. new rugby pitches plus 1no. covered training pitch with associated drainage and infrastructure.

We write to support the full planning application described above.

In this letter Alloa Rugby Football Club (ARFC) sets out the current status of the club facilities on the land at Forth Crescent. This is currently leased and provides 2no. existing rugby pitches (one main playing pitch and one training pitch), access and parking for members to the club house and facilities.

We wish to stress the importance of the provision of these new facilities as detailed within to the continued existence of ARFC. Without these it will not be possible for the Club to continue to train and play rugby fixtures in this location due to the drainage issues rendering the current

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pitches unusable once the next phase of housing at Alloa Park is completed. There is not the funding, nor want, to relocate to another area of Alloa (even if another suitable location was available) and it is the ARFC's preference that the planning application as proposed is granted permission and the new facilities delivered by Allanwater Homes Ltd. This will be done at no cost to the Club, or its members, and in our view provides the only solution to maintain the ARFC presence and provide an upgrade to facilities to improve training and continue play here.

Current Facilities

The lease was taken in the late 1960s and in the past there were three playing pitches. One pitch was lost due to drainage issues and has not been usable for circa a decade. ARFC does not have the financial ability to remediate and put in new drainage to Forth Crescent. The two current pitches and sizes are below:

- Pitch 1 (Main Pitch) 68m x 100m +10m In goal areas;
- Pitch 2 (Training Pitch) 90m x 100m + 10m In goal areas.

The existing Pitches 1 and 2 remain playable at the current time, however, with the advance of the final Phase 8 of the residential development of Alloa Park (as per the Council's masterplan) the drainage of these pitches will now be affected. The current field drains will no longer work with the housing to the south and there is no outfall that the drainage for these pitches we can reach. To provide new drainage one option would be to pump the water up through Forth Crescent to get to the closest culvert, however, this is an expensive solution which would not result in a value for money spend and would still result in a loss of facilities due to funding issues.

The preferred option is to move the pitches to the proposed area of vacant ground to the east where new drainage can be installed for 2 new full size pitches, a new smaller covered pitch built to provide year round training in all weathers, and the existing rugby club building will be improved with better access and parking facilities for members. ARFC will take a new lease to this land with the upgraded pitch facilities.

Specification Provided for New Facilities

ARFC provided Allanwater Homes Ltd. with the specification and requirements below for the new relocated pitches and facilities. Allanwater Homes Ltd. have sought specialist advice from pitch providers, through their civil engineering consultants Dougal Baillie Associates (DBA) who have undertaken the review and engineering of the proposed upgraded Rugby Club facilities.

Main Pitch

- Spray existing vegetation with a Glyphosate weed killer.
- Clear site of existing vegetation, remove existing topsoil and store for re-use
- Regrade subbase to level and re-lay previously laid aside topsoil.

- Install drainage comprising, 3 Nr silt chambers; 225mm twin wall perforate main drain, backfilled with 10-5mm washed gravel; 2-6mm washed grit and medium/fine sand; sand slits 250mm deep x 50 mm wide at one metre centres backfilled with 125mm washed grit and 125mm medium/fine sand.
- Lay 50mm medium/fine sand and ameliorate into the first 50mm of soil
- Grade and trim to final level.
- Apply ground limestone @ 500gm/m²
- Apply pre-seeding fertiliser @ 35g/m²
- Sow Bar RPR grass seed @ 35g/m² in 3 directions.
- Install 6Nr floodlights on 3 Nr columns

Training Pitch

- Spray existing vegetation with a Glyphosate weed killer.
- Clear site of existing vegetation, remove existing topsoil and store for re-use
- Regrade subbase to level and re-lay previously laid aside topsoil.
- Install drainage comprising, 3 Nr silt chambers; 225mm twin wall perforate main drain, backfilled with 10-5mm washed gravel; 2-6mm washed grit and medium/fine sand; sand slits 250mm deep x 50 mm wide at one metre centres backfilled with 125mm washed grit and 125mm medium/fine sand.
- Lay 50mm medium/fine sand and ameliorate into the first 50mm of soil
- Grade and trim to final level.
- Apply ground limestone @ 500gm/m²
- Apply pre-seeding fertiliser @ 35g/m²
- Sow Bar RPR grass seed @ 35g/m² in 3 directions.

Covered Pitch

- Form covered pitch in a steel frame with lightweight sheet panel roofing and all 4 sides remaining open.
- Install a 3G artificial grass pitch with sand and rubber infill.
- Install a 2.4m high mesh fence to the perimeter of the building, including a set of gates.
- Install 2Nr Floodlights fixed to the steel frame of the building.

Ground Beyond the Pitches

- The ground level beyond the training pitches may be adjusted. Where this occurs, the ground will be re-instated and meadow grass seed laid.

Rugby Club Car Park

- Potholes in the car park to be filled with tar as works are ongoing on the adjacent development. These works should only be considered as a temporary fix.

Proposed New Facilities

To meet the requirements set out by ARFC the proposed pitches are:

- Pitch 1 (Main Pitch) 68m x 100m +10m In goal areas;
- Pitch 2 (Training Pitch) 90m x 100m + 10m In goal areas; and
- Pitch 3 (Covered Pitch) 25m x 50m

The situation and location of the new pitches in relation to the new build housing proposed, and that under construction, is not considered to be an issue nor will it affect their use by ARFC for either training or match fixtures.

Should the Planning Department require to discuss our requirements or any aspect related to the ARFC part of the planning application we would be pleased to communicate with you.

Yours faithfully,

Gary McPhail
Vice President Alloa Rugby Football Club