



PRE APPLICATION CONSULTATION REPORT

IN RESPECT OF A MAJOR PLANNING APPLICATION

PROPOSED RESIDENTIAL DEVELOPMENT OF 86 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

LAND TO THE SOUTH OF FORTH CRESCENT, ALLOA,
CLACKMANNANSHIRE

APRIL 2021

Table of Contents

1. Introduction
2. Proposal of Application Notice
3. Pre-Application Consultation and Engagement
4. Conclusion
5. Appendix 1 – Exhibition Material

Land to the South of Forth Crescent, Alloa, Clackmannanshire

1. Introduction

Allanwater Homes (*'the Applicant'*) has prepared and submitted a major application for Full Planning Permission (FPP) to Clackmannanshire Council (CC) in respect of a proposed residential development of 85 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 on land to the south of Forth Crescent, Alloa, Clackmannanshire (*'the site'*).

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 and the relevant provisions of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006, Allanwater Homes has prepared and submitted this Pre-Application Consultation Report (*'PAC Report'*) to Clackmannanshire Council, in support of the application for planning permission for the proposed development.

As the total area of the site proposed for development exceeds 2ha and the number of new homes proposed to be delivered on the site exceeds 50, the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009 mandates that the development be treated as a 'major development'; accordingly, there is a requirement for developers of such sites to undertake formal Pre-Application Consultation (PAC) with the local community before a planning application can be submitted to the Local Authority for determination.

The aims underpinning community consultation are to disseminate information to the community, collect information from the community, and to provide feedback to the community.

This PAC report outlines the comments made by the public and the consideration of these in the design process of the proposal that is submitted as part of this application. A single event was undertaken on 06 February 2020. This public event was advertised in the Alloa Gazette and notified to relevant parties. It is our opinion the manner of public consultation is acceptable.

2. Proposal of Application Notice

Once the Applicant and their design partners, Bracewell Stirling Consulting, had considered the scope of the masterplan for the site a formal Proposal of Application Notice (PAN) was lodged with Clackmannanshire Council on 09 January 2020, reference 20/00007/PAN. The notice was copied to the Alloa Community Council. This included details of a formal public exhibition to be held at a future date and also a site location plan for the final phase of Alloa Park.

The PAN signalled the intention of the Applicant to prepare and submit a planning application not less than 12 weeks from the date of the notice and confirmed that a public consultation event would be held within that initial 12-week period.

3. Pre-Application Consultation and Engagement

The design team prepared a strategy for community engagement and decided that a five day exhibition within a local accessible facility would be an appropriate measure and would afford members of the public ample time to visit and consider the proposals. They also concluded that an

Land to the South of Forth Crescent, Alloa, Clackmannanshire

additional drop-in session with design team members in attendance would allow open one to one discussion and clarification to take place.

The exhibition was initially put up in the show house on the Allanwater Homes site at Alloa Park West as this was deemed both accessible and local to the proposed development.

The public event was arranged to take place for a minimum of four hours, part of which would take place outwith the working day. The community engagement event was held on Thursday 06 February 2020 between 3.30pm – 7.30pm at the Bowmar Community Centre in Alloa. This venue was chosen to ensure that all members of the local community had access to and were able to attend and provide their views on the proposals and to highlight those issues important to the local community.

As per statutory requirements, formal notice of the event was published in local press a minimum of 7 days in advance of the event. It was submitted for publication the week beginning 20 January 2020 and included the arrangements to view the exhibition material at the Allanwater show home between 30 January and 03 February 2020; the consultation event at the Bowmar Centre; details of online access to the exhibition material at www.allanwaterhomes.co.uk; and the contact details to submit comments or request further information on the proposal.

The proposed arrangements were considered to be in keeping with the provisions of Regulation 7 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 which it is noted requires prospective applicants to hold at least one public event.

Accordingly it is considered that the public exhibition associated with the proposed development is compliant with and satisfies Regulation 7 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013.

Public Consultation Material

The material prepared for the exhibition included a number of display boards (see Appendix 1) which outlined the purpose of consultation and the process to be followed, provided information on the proposals and aims of the design team and noted points of contact for anyone wishing further information. Comment sheets were also provided for those wishing to leave written comments, or request follow up information.

As set out above, following the exhibition at the show home a drop-in session was held at the Bowmar Community Centre where members of the design team were in attendance. This afforded an opportunity to ask direct questions of the design team and to have any matters clarified.

Seven members of the public visited the drop-in session but did not leave written comments on the day, nor were any later received by post or through the contact details provided. An attendance sheet was in use at the event to record the number of attendees to the event and their primary place of residence. A total of 7 people signed into the event. For Data Protection purposes the register is not included within the body of this report but can be made available if required.

The low level of attendance at the event was considered to be reflective of a development of this scale within a defined settlement boundary and previously masterplanned area. The general feedback from attendees present being that they were aware of part of the site's allocation for

Land to the South of Forth Crescent, Alloa, Clackmannanshire

residential development as a result of the previous Local Development Plan processes which saw the site being identified for development by Clackmannanshire Council, and the previous planning applications over the last 10 plus years for residential development in a phased approach across the whole allocation.

4. Conclusion

The design team approach has been to develop contextual and conceptual ideas for developing this final phase of the Alloa Park site, and to engage with the key community group and general public. The masterplanning of the project has been an active process and not the presentation of a product designed from day one. Whilst it was disappointing not to receive any comments, either supporting or commenting on the design and layout, it has remained an open and evolving process. It has been an iterative process that started with a conceptual brief and framework leading to more detailed proposals.

The Applicant notes that due to principle of residential development having been established in the overall masterplan for the Alloa Park development, and the number of planning applications and community engagement which has happened over the decade that perhaps the community did not have a strong desire to comment at this stage. There will be an opportunity for further comment during this detailed planning application submission in the legislative period for comments to be submitted.

The table below sets out a summary of the Pre-Application Consultation process, to allow the Planning Authority to assess how the PAN process and associated PAC has been carried out.

Information	Date/ Time/ Location/ Newspaper
PAN submission date	09 January 2020
PAN Validation date	09 January 2020
Newspaper advertisement date	Week commencing 20 January 2020
Name of Newspaper	Alloa Gazette; Stirling Observer
Public Event date	06 February 2020
Public Event Location	Bowmar Community Centre
Public Event Start and Finish times	3.30pm to 7:30pm

In conclusion it can be seen that a comprehensive Pre-Application Consultation (PAC) process has been carried out involving the local community and Community Council for the area.

It is considered that the process followed is fully in compliance with and satisfies all the statutory elements required by and indicated to Clackmannanshire Council during the Proposal of Application Notice process.

5. Appendix 1 – Exhibition Material