

# Proposed Housing Development, Alva West

## CONSULTATION INTRODUCTION



Location



Aerial View

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, and have proven to successfully meet the aspirations of the other nearby 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.

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 feedback forms provided, by e-mail to: [Gavin.Lloyd@bracewell-stirling.co.uk](mailto:Gavin.Lloyd@bracewell-stirling.co.uk) or by telephoning **01259 750301**.

**Please Note:** No Application has been submitted to the Council in relation to this proposal. Any comments made to the prospective applicant at this time are not representations to the Council and would not be considered as part of any future application. If the prospective applicant subsequently submits a formal application for planning permission there will be an opportunity to make representations on that application direct to the Council.

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## DEVELOPMENT AIMS

The site is currently greenfield arable land and has no previous history of development. Although currently in agricultural use, the site is not considered in planning policy terms to be in the countryside as it is within the settlement boundary, and does not form part of any Green Belt or defined Countryside Area. However, it is recognised as being adjacent to the Green Belt area between Menstrie and Alva and new development here will be the new boundary to the urban settlement and rural countryside.

The site is allocated in the Clackmannanshire Local Development Plan (LDP) (August 2015) for Housing with the zoning reference H42 within the Plan with an indicative capacity of 430 units. Our initial feasibility proposes a medium density development of around 280 new homes. This is lower than the LDP indicative capacity but we believe will enable the proposed development to fulfil the aspirations for on site open space and play provisions, as well as connectivity routes and swales.

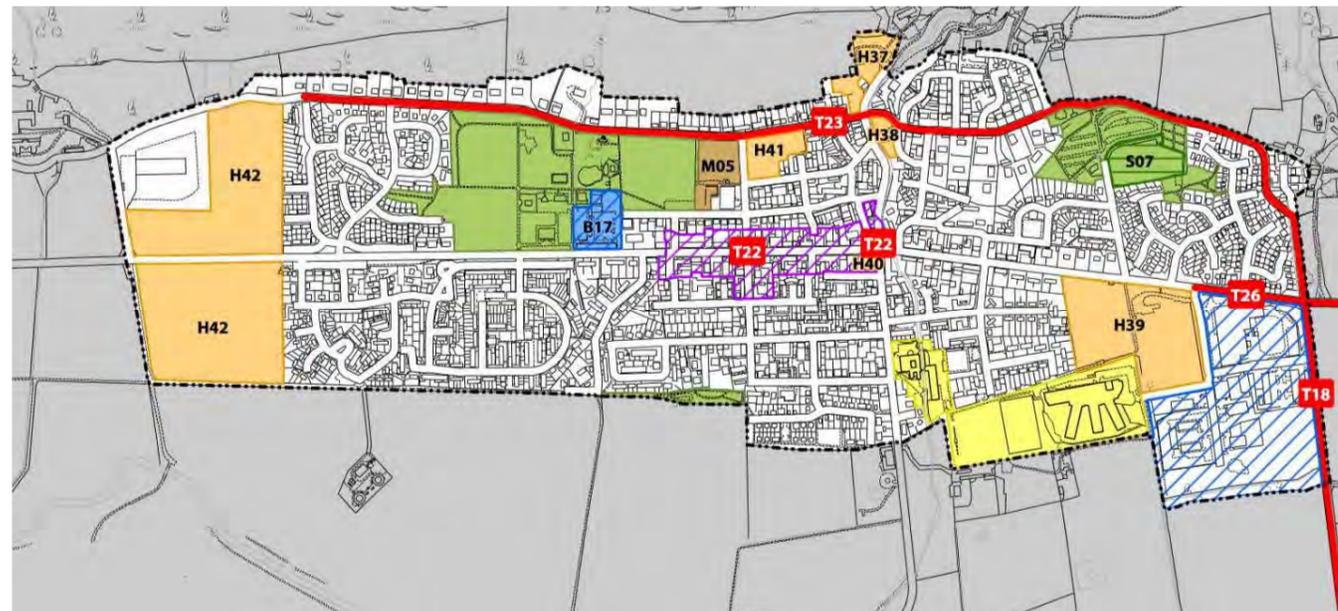
The site is ideally placed to take advantage of established facilities within Alva and beyond. The town centre is within easy walking distance, and the site benefits from an established network of core paths and bus links.

The redline boundary currently shown here encompasses a greater area than the allocated proposed development site to take cognisance of any potential off site infrastructure and drainage works which may be required alongside the proposed development. It is not proposed to build houses outwith the allocated area.

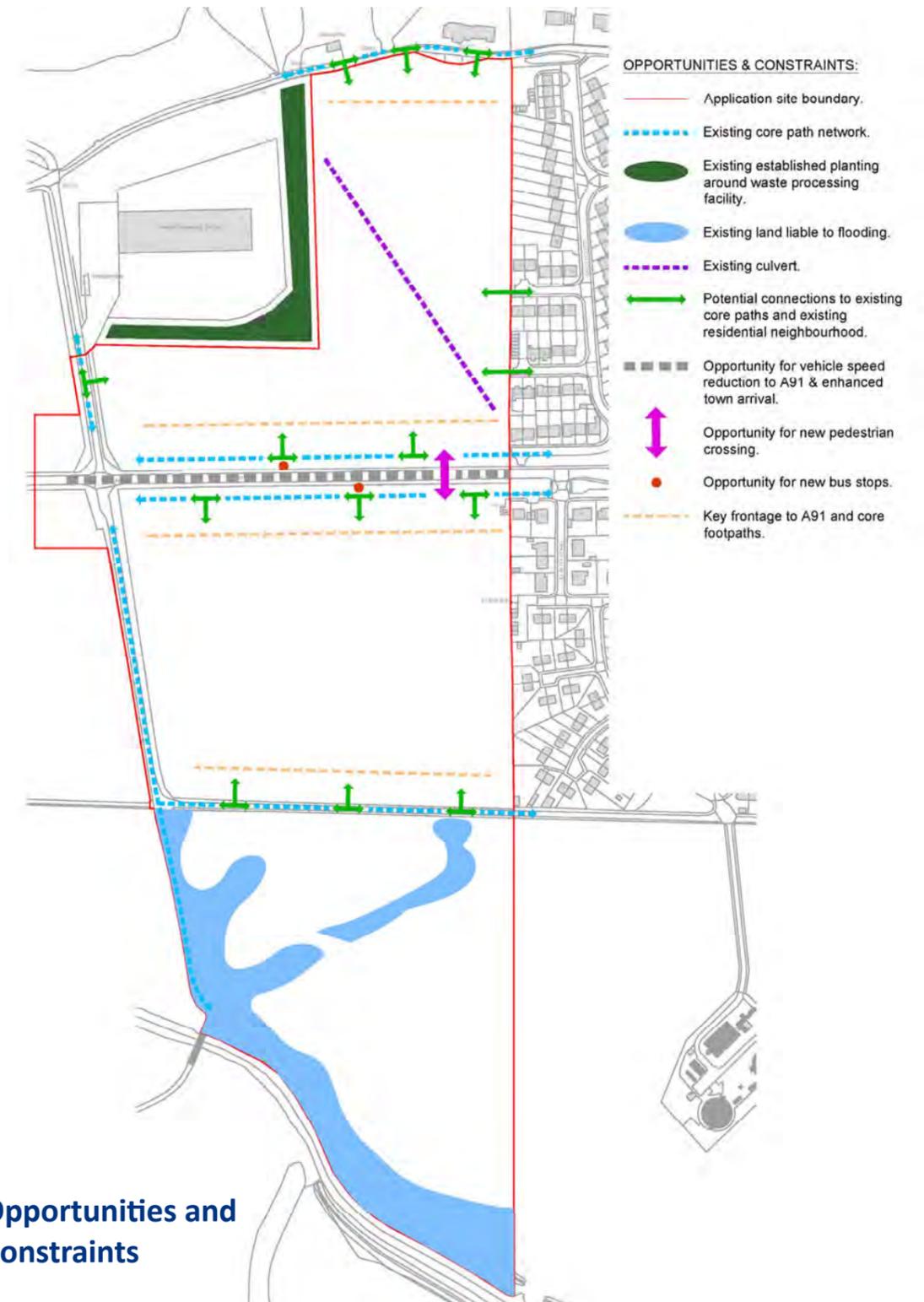
The site is bounded by established residential neighbourhoods to the east, and core footpaths to the north, west and south. A waste recycling centre is located to the north-west corner of the site, but benefits from a substantial established planted buffer. Any future development will take cognisance of this in order to minimise any risk of nuisance to residential occupiers. The A91 runs east-west through the site, and the proposed development provides opportunities to create a new gateway to Alva, reduce traffic speed as it enters the town, and provide new crossing points and bus stops. Here and throughout the site, the opportunity to make connections with existing core paths and streets will be embraced.

As already noted, it is envisaged that Sustainable Urban Drainage is proposed on land to the south of the application site. Affordable housing will be provided and education contributions will be made, in accordance with current Council policy.

Following this consultation process, which will finish on 17th January 2021, a formal Planning Application will be submitted which will seek to address all reasonable concerns and will be tested against the Council's current Planning Policy and guidance. All interested parties will have a further opportunity to submit any supporting comment or raise any remaining concerns through the formal planning process.



LDP extract (2015)



Opportunities and Constraints

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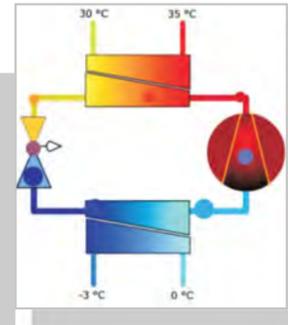
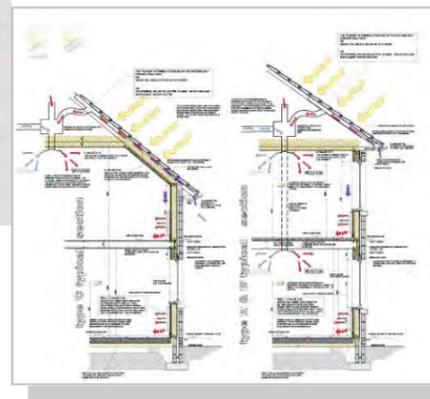
## SUSTAINABILITY

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.

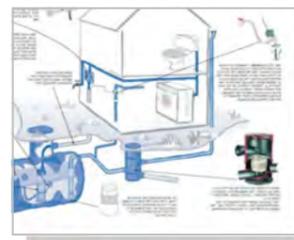
The lead consultants (Bracewell Stirling) are widely recognised for their achievements in delivering sustainable developments throughout Scotland. Their knowledge and expertise, along with that of the other team members, will underpin the goal of developing a sustainable community within an attractive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

Allanwater Homes will provide a range of accommodation from terraced starter homes through to larger semi detached 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.



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.



## 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 a potential amenity asset where pedestrians can move around freely and safely and vehicles move at safe speeds.
- Provide sufficient pedestrian and 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 concept layout on the following sheet demonstrates the way in which the design team feel they can achieve these aims.

### Site Frontage:

Where the A91 passes through the site the new houses will form streetscape with active frontages, set behind a wide green verge incorporating tree planting and grass areas. The rear of this strip will be bounded by distinctive boundary treatment such as metal railings and/or hedges, with feature stonework gateways at key vehicular and pedestrian access points.



### Roads and footpaths:

Access to the site will be provided by two new vehicular entrance points, one on either side of the A91, with a pedestrian/cycle path extending the length of the site frontage and linked via a further paths 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 streetscape will be punctuated with nodes and courtyards, creating distinct individual character zones. 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 required by the Council Roads Department, with further visitors parking spaces located throughout the development. Further footpaths will create multiple links to existing core paths and adjacent existing neighbourhood.

### Landscaping:

In addition to the green development frontage described above, central public open space will visually link the north and south parts of the development. This will provide a focal point for neighbourly interaction and amenity, with pedestrian and cycle path links leading out to the surrounding areas. Further green space is envisaged along the northern edge of the site. As already noted, it is envisaged that a SUDs facility will be on land to the south of the allocated LDP housing site. 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.

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## DESIGN CONCEPT



Concept 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 consultation feedback forms provided, by e-mail to [Gavin.Lloyd@bracewell-stirling.co.uk](mailto:Gavin.Lloyd@bracewell-stirling.co.uk) or telephone **01259 750301**.