

ALVA WEST PUBLIC CONSULTATION

RECORDED QUESTION AND ANSWER SESSION 7th JANUARY 2021

ALLANWATER DEVELOPMENTS

The following is a record of the questions and comments raised at the online public event held on 7th January 2021 between 4pm and 6pm. The event was attended by 4 panelists representing the developer, architects, and consultant engineers.

The event was relatively well attended with between 30 and 40 attendees having logged on at some point during the event. The level of questioning and commentary was very healthy and the panelists managed to provide responses to the vast majority of these during the session. However, should any of the attendees, or any other member of public wish to expand on a question or seek further clarification, they may do so by contacting Bracewell Stirling Consulting via the following:

Email: Gavin.Lloyd@bracewell-stirling.co.uk or sam.sweeney@bracewell-stirling.co.uk

Or Telephone [01259 750301](tel:01259750301)

We will either respond directly or refer your question to the appropriate panelist.

We would like to take this opportunity to thank all of the attendees for taking time to engage with the team and offer some insight into the views of the community.

Please note that a number of surveys and intrusive geological site surveys are likely to be undertaken in the coming weeks and that following receipt of reports outlining their findings, the design proposals will begin to evolve further. It is hoped that a second event will afford an opportunity to comment on how this is progressing. The design team will be in touch with those attendees who left contact details and with the Community Council and will ensure publication of the second event once dates are secured.

The following is a transcript of the Q&A submission, though not necessarily in order of submission. Should you feel that any of the questions you have asked or comments you made are inaccurately recorded, please don't hesitate to get in touch so that we can rectify this.

Attendee No 1:		
Question / Comment	Response	Respondent
Is the Applicant or any of the Applicant's principals a partner of, a relative of or a close friend of either an elected member of Clackmannanshire Council or of any council officer involved in the planning process.	Hello Mr Cunningham, Nicola here. This was a question in the PAN form, I can confirm the answer is no to this question. This was confirmed to the Council Planning Department	NH
Is there a reason for Alva Community Council not being notified on the date stated on the PAN form.	No. An email was sent to the Alva Community Council on the date but it wasn't received. A subsequent notification was sent and confirmed as received as soon as the issue was known.	NH
Does anyone at this meeting think that the consultation period was chosen badly given that it coincides with a period of time when the bulk of possible commenters would be focused on the festive period rather than reviewing the published sales document.	We would be pleased to discuss this with you and if you would like to contact me directly to set up a telephone call to discuss the consultation process please email me on.....	NH
Does anyone else think that the period of the meeting (4pm to 6pm) is an unfortunate? Why was the meeting's details not in the sales document given that its scheduling was known as far back as 11th December?	I would be happy to have a separate telephone call or Teams meeting with you to discuss the consultation arrangements if this would be of interest? I think you have my email address but if you need it please let me know.	NH
Does anyone else at this meeting think that less than 24 hours notice of the format of this online meeting was insufficient time to allow commenters to plan attendance? (a full week before the publication of the sales document).	Again, as to the above question we are happy to have a call regarding the consultation process. Please contact me on the email address above to set this up.	NH
Does anyone else at this meeting feel that consideration should be given to extending the consultation period by 14 days and also that another online meeting should be scheduled for 21st January (even the Agent's business was closed for a 12 day period during the current consultation period. Can the timings of any re scheduled meeting be revisited?	Again, this may be best covered in a separate forum so today is concentrated on the proposals? I would be pleased to do this to allow full discussion. The Council have approved the consultation strategy we have undertaken. Again, this would probably be best discussed in a separate forum which we can arrange.	NH
Does anyone at the meeting think the consultation period was chosen badly given the festive season was in full flow?	As noted in earlier responses we are happy to discuss the consultation process, including timings, separately. Please contact either Bracewell Stirling or myself to do so	NH
Does anyone at the meeting think that notice of this meeting and its platform was less than reasonable?	We can also include this for discussion regarding the consultation, we look forward to hearing from you separately regarding this. to reply to all persons who have responded via the feedback form; following the end of the consultation period.	
Does anyone else think that the consultation period should be extended by 14 days ?		
The sales document states that a planning application will be made after the consultation period, this will afford further opportunity to raise concerns and or objections. can you confirm, as you have previously advised, that you still intend	As noted in the consultation presentation boards we intend to respond to those who have comments and queries regarding the proposals during the consultation period. Once a planning application is made comments and representations are then made	NH

<p>from SEPA, the Police, Transport Authority and Utility providers before the planning application is submitted or will they only be available after that time? (Water pressure in Alva is already poor)</p>	<p>directly to the Council as the Planning Authority and reviewed as part of the determination process.</p> <p>All reports will be submitted with a future planning application and will be available through the Council's planning portal with the application. Further statutory consultee responses from SEPA etc. will also be available on the planning portal once they have responded to the Council.</p>	
<p>The sales document reiterates that the LDP allows for up to 430 units to be built on the land concerned, it also states that 280 units are currently being proposed. The drawings suggest a figure lower than 280. Do you envisage any significant change to the figure given that "the design is not fully developed"?</p>	<p>The concept drawing is indicative and does not represent the actual number of houses which will be proposed. Approximately 280 units is currently envisaged, well below the number covered in the LDP. The initial feasibility layout showed 277 units, this is an evolving situation however as information is received on site constraints and through this pre-application period. Until all the relevant reports, studies and information are in the layout and numbers are not able to be fixed.</p>	GL
<p>Why does the sales document not indicate the regular retention of surface flood water in the build sections of the of the proposal when SEPA have appropriate indicators available.</p>	<p>Dougall Baillie Associates has been appointed to undertake a detailed Flood Risk Assessment and Drainage Strategy. The first 'information gathering' stage will be to review SEPA's flood maps; discuss any historic events with Clackmannanshire Council and review site topography. The FRA / DS will be submitted to Clackmannanshire Council for approval as part of the Planning Application.</p>	FA
<p>Why does the sales document not indicate the regular retention of surface flood water in the build sections north and south of the main road?</p>	<p>Dougall Baillie Associates has been appointed to undertake a detailed Flood Risk Assessment and Drainage Strategy. The first 'information gathering' stage will be to review SEPA's flood maps; discuss any historic events with Clackmannanshire Council and review site topography. The FRA / DS will be submitted to Clackmannanshire Council for approval as part of the Planning Application.</p>	FA
<p>Where will sewage from the proposal enter the existing system? some sections in the Cleuch drive are have been known to "back up" in the past apparently. I also have concerns regarding the possibility of increases in the collection speed of surface water and back up from the from the river's flood plain potentially causing an in increased risk of flooding in Cleuch drive south of its cul-de-sacs. i cannot make accurate or constructive comment on this however until i can examine working drawings (i.e. finished build levels, drainage provisions etc.) does the proposal include any direct civil engineering in regard to river floods on the non-build section to the south.</p>	<p>A 'Pre-development Enquiry' will be submitted to Scottish Water to determine if there are any known constraints within their network for wastewater treatment works for the foul flow from the development. If capacity is confirmed, then we will connect the foul drainage from the development at the nearest appropriate point of connection. If there are constraints, then we will work with Scottish Water to alleviate any issues.</p>	FA
<p>The sales document indicates that there will be a number of "opportunities" viz: New gateway to Alva; traffic calming and speed reduction when entering the village; crossing point on the A91; bus stops; paths to existing developments. Who do you envisage being responsible for taking up these opportunities and will they be incorporated in the full planning application?</p>	<p>Yes, the options will be identified by Dougall Baillie Associates through the Transportation Assessment and agreed with Clackmannanshire Council through the Planning and Road Construction Consent processes.</p>	FA
<p>The sales document indicates a new roundabout on the A91 at the west end of the development; will new traffic calming be put in at the same time as the roundabout is constructed? Where will the actual vehicle entry points to the build sections actually be? The document's drawings are not clear on this.</p>	<p>It is likely that affordable housing will be provided within the application site boundary and constructed by the applicant. Education contributions will be decided by the local authority and will most likely be subject to a section 75 agreement, whereby the number of houses sold will be restricted by school places available. This will be addressed during the detailed planning application and will be available for public scrutiny</p>	NH
<p>The sales document states that "affordable housing" will be provided and education "contributions" will be made; in what form would these two items materialise? and what consideration has been given to the impact on already stretched local health services? (you indicate it will be "in accordance with current Council Policy" but I have been unable to get advice from the Council as to what that policy is).</p>	<p>The Council will decide through the relevant Council Services what for the contributions will take. The Local Development Plan policy for Affordable Housing seeks that 25% of the units on site are affordable and that first preference is for on-site delivery. The Council's Education Service is to conduct a review of the school estate and through this establish what contributions will be required.</p>	NH
<p>Can you confirm that there will be no access to the construction site from the Cleuch Drive cul-de-sacs during the construction period.</p>	<p>There is no intention for construction vehicles to access the site via Cleuch Drive. It is extremely unlikely that this would be required or desirable, and the developer will be able to come up with a build programme which ensures all construction access is from the A91, as there is potential for utilities to be extended from the existing network.</p>	FA
<p>Will you be publishing your recording of this meeting?</p>	<p>I think I have answered this elsewhere but yes, we will have a full transcript of this available for our own use in future discussions with the Planners. However, I see no reason that this cannot be made available and will assume that you would like a copy once this is available.</p>	NH
<p>Will you at least publish the number of attendees to this meeting so the public can know how many members attended?</p>	<p>We had some debate over this point prior to the event, and decided that all questions and answers would be published - i.e. made public,</p>	GL

<p>This meeting is described as an interactive public meeting. who is deciding on that which "is deemed to be a public benefit"</p> <p>Not finding this meeting to be interactive! Who is deciding on "that which is deemed to be of public benefit" in regard to this meeting??</p> <p>Is there a reason why ACC were not notified on the date that the PAN states?</p> <p>Why was the re submitted PAN not published?</p> <p>Can you provide me a copy of the revised PAN?</p> <p>Who will be responsible for taking up the "opportunities" ref. traffic calming, crossing point, bus stops, paths to existing developments?</p> <p>Why do you feel paths are needed on the east side of the northern section but not on the east side of the section south of the road?</p> <p>In regard to "connections with existing core paths" why is it necessary to have connections to the east side of the development north of the A91 but none to the east side of the development south of the A91?</p> <p>Where will the actual vehicle entries into the schemes be? not clear on drawing.</p> <p>What is the expected timescale from braking ground to full completion of the proposal?</p>	<p>unless the question was deemed to be more personal chat. This is why the vast majority of questions and answers are being published for all to see.</p> <p>Sorry you're not finding this event interactive. We are trying our best to hold conversations as we would do at a traditional drop-in session. As regards which answers are deemed of public benefit, we have decided to publish virtually all questions and answers as noted in my last reply.</p> <p>Mr, as previously stated we are all on a learning curve here and attempting to assist as much as possible. I hope you will bear with us. We will be happy to respond to all your questions and it would indeed assist if you could gather these in a single email. Our apologies if the process is rather more clunky than anticipated.</p> <p>There was an error initially in that the community council and PAN date varied by a day. As a result, both were resubmitted as agreed with the Planning Officer.</p> <p>Current thinking in creating successful communities is to restrict vehicle access from existing established neighbourhoods, but to ensure maximum pedestrian and cycle permeability and increase natural surveillance.</p> <p>There are greater opportunities to make new pedestrian connections to the northern part of the site, where there are existing cul-de-sacs running up to the site boundary. The existing street pattern on the south of the A91 is less accommodating in this respect.</p> <p>However, this will be worked up in more details during the course of design work prior to a full application being submitted.</p> <p>It is likely that there will be one vehicle entrance to the northern part of the site, and one to the southern part of the site, both from the A91. It is unlikely that we will propose any other vehicle access</p> <p>This is always difficult to predict due to uncertainties in the planning system. It's anticipated a planning application could take between 9-12 months for a determination and agreement of a section 75 planning agreement (if a positive decision), then say 3 months for site preparations - breaking ground on site would be well into 2022. Full completion will depend on build rates, sales, affordable housing funding availability as a few variables.</p>	<p>NH</p> <p>SS</p> <p>GL</p> <p>GL</p> <p>GL</p> <p>NH</p>
<p>Attendee No 2:</p>		
<p>Thank you for your efforts in engaging with this new process. I'm sure we'd all be on a steep learning curve with a new process without the challenges of a pandemic.</p> <p>Please share my question with the group.</p> <p>If you are not going to share my question about prolonging the consultation I will have to ask you to withdraw my statement thanking you and explain that I have requested this in light of your failure to share the question which followed it.</p> <p>My Apologies I misunderstood the process. I was asking you to share the questions which followed on from that initial statement. I now realise that you are working through them before sharing them.</p> <p>Question In light of the pandemic situation making word of mouth spreading of this information challenging, the use of the Alloa Advertiser as sole media and difficulties in accessing the online pdf originally and delays getting this info onto the Community Facebook group would you consider extending the consultation period, providing a hard copy of the plans for display in the town centre post Office window / other willing business so that maximum number of people get the opportunity to engage meaningfully? Community showing willing by covering cost of printing hard copies of the form and arranging distribution</p>	<p>Thank you for your comments. One of many current challenges.</p> <p>We are working through the questions and publishing them as we do.</p> <p>It is understood the pandemic has made consultation more difficult and the Scottish Government has updated their policy and requirements to reflect this. We would be able to provide hard copies through Bracewell Stirling Consulting to put up as you describe here.</p> <p>I would be happy to furnish you with hard copy or have these delivered to the appropriate premises for display. Please feel free to communicate with me via my direct email if preferred.</p>	<p>GL</p> <p>DK</p> <p>NH</p> <p>SS</p>

<p>Thank you for your efforts in engaging with this new process. I'm sure we'd all be on a steep learning curve with a new process without the challenges of a pandemic.</p> <p>Statement. I have no desire to be a NIMBY. I'd like to see more housing in Alva bringing money to the town however I am concerned that this development on this site adds to our issues as a potentially vulnerable area for flooding.</p> <p>I agree with and ask you to consider seriously issues around access. As a provider of online training for the government I am concerned about the process this evening- all understandable in light of how new you are to the technology and the fact that this is a new procedure.</p> <p>There are certainly issues during the current lockdown for visually impaired people and those without access to the internet. Some of the most vulnerable members of the community are unable to be involved in this process even if it is recorded.</p> <p>I'm delighted that you intend to publish all the questions and your answers</p>	<p>Thank you for your comments.</p> <p>Dougall Baillie Associates has been appointed to undertake a detailed Flood Risk Assessment and Drainage Strategy. The first 'information gathering' stage will be to review SEPA's flood maps; discuss any historic events with Clackmannanshire Council and review site topography. The FRA / DS will be submitted to Clackmannanshire Council for approval as part of the Planning Application.</p> <p>I believe that this may have been responded to privately, but please be assured that we will be happy to facilitate hard copy for display and to engage with anyone who wishes to make direct contact via telephone or email.</p> <p>As communicated earlier, we are happy to provide hard copy for local display and to assist anyone with an impairment on a one-to-one basis if required. They can make contact via telephone.</p>	<p>DK</p> <p>FA</p> <p>SS</p> <p>SS</p>
<p>Attendee No 3:</p>		
<p>I have 2 questions, both on environmental / biodiversity issues. First, what plans do you have for an Ecologist's Report on the Site to help inform your plans?</p> <p>Thanks. might you let us know who is doing this, as we have local information on wildlife in the area which we could share with them to help them in their work?</p> <p>What plans do you have, in addition to the SUDS for the south-most part of the site, south of the proposed housing and on the riverbank area? I'm asking on behalf of the Scottish Wildlife Trust Stirling and Clackmannanshire Local Group Planning Volunteers Team.</p> <p>Thanks for that. We'll be responding on a range of matters about wildlife, including green boundaries, on the south area and the riparian strip along the river. That south area is potentially the most important from the biodiversity point of view, but it is also especially important to discourage walkers and dog-walkers from walking along the riparian areas, as it is really important habitat for riparian and aquatic mammals, and for riparian and water birds. There is a range of protected species on site / within 1k and 2k of the centre of the site. We'll include that information in our response too. I'll send it by email to you, as it will probably be too long for your form.</p>	<p>An extended Phase 1 Habitat survey has been instructed and the report will inform the proposal and also be submitted as part of any planning application</p> <p>Hi, Acorna Ecology Ltd will be doing the work. I can pass your email and note your enquiry on to them.</p> <p>We'd welcome input and suggestions from Scottish Wildlife Trust. Please do send in comments for this area for discussion.</p> <p>We would be pleased to have comments and suggestions for this riverbank area from Scottish Wildlife Trust.</p>	<p>NH</p>
<p>Attendee No 4:</p>		
<p>The Molem estate where I live at the west end of Alva has always been prone to a flood risk. Without serious thought to this risk, the new estate will have the same problem and could make the situation at the Molem estate worse. What provisions will be made in the design to guarantee that the current flood risk will not increase and will in fact be improved?</p>	<p>Both the applicant, design team and planning department are aware of the flooding issues caused by run off from the Ochils. We are also aware that there have been attempts in the past by the local farmer to divert water. However, any proposals submitted will include a detailed Drainage strategy and Sustainable Urban Drainage, which will address this issue in full. This will be prepared by a qualified specialist engineer and will undergo independent assessment (and be made publicly available) prior to planning approval being granted. This will need to ensure that the new development is flood free, and will not have any knock on whatsoever to neighbouring properties.</p>	<p>GL</p>
<p>Attendee No 5:</p>		
<p>The secondary access road entering the A91 from the North has the look of being a rat run for the primary north/south route through the site. What mitigations will be put into place to prevent that being used as a shortcut and risk compromising safety at the pedestrian crossing</p>	<p>We will raise this issue with Clackmannanshire Council as part of the Transportation Assessment and will review options for traffic calming.</p>	<p>FA</p>
<p>Attendee No 6:</p>		

<p>The proposed fields flood in adverse conditions and therefore take rainwater away from adjoining houses. Can you guarantee there will be a suitable drainage or system to ensure that this will not cause flooding where the existing houses are and give a written guarantee to the owners and tenants.</p>	<p>Yes, our detailed proposals will include a detailed drainage strategy and sustainable urban drainage proposals. These will be prepared by a suitably qualified specialist engineer, separately assessed and made public prior to any approvals being granted. I see Fergus has just given a more detailed response</p>	<p>GL</p>
<p>It is difficult enough as it is to get a Doctor's appointment in Alva Health Centre due to a shortage in GP's. Any Developer Contribution would not cover the cost of employing another Doctor even if they could source one, not on a long term basis. Has this been considered?</p>	<p>As part of the consideration of any planning application of this scale the Council would consult the NHS trust to seek their view on capacity. This would be undertaken during the application process.</p> <p>It is with the Council to look at developer contributions as part of a wider undertaking. They then seek appropriate mitigation from a developer when this is required.</p>	<p>SS</p>
<p>How many of the houses built come under the "affordable housing bracket" as the East End development does not have any due to a £200k donation to Clacks Council.</p>	<p>Council Policy provides guidance on the requirement for affordable housing and specific assessment of numbers and appropriate type are provided by the Council either in advance or during an application. At the east end of Alva, the Council advised that there was no requirement for on site provision, but that a developer contribution of £200k would be required.</p>	<p>SS</p>
<p>Attendee No 7:</p>		
<p>Re flooding. Nothing on map re flooding on field directly below the Hill. Long history of flooding (of houses by sewage) and recent also. My garden was flooded (water) as were all the garages the other week. I've video footage.</p>	<p>A Flood Risk Assessment has been commissioned. This will identify any areas that are functional flood plan. SEPA will be a consultee to the Planning Application and any correspondence with them will be available for public review.</p>	<p>FA</p>
<p>These fields are required for water storage and as such require management. SEPA are aware of the flooding in the area and are conducting a survey. Do you intend to wait until this is complete?</p>	<p>No, however our proposals will be submitted to SEPA for their approval</p>	<p>GL</p>
<p>I live right next to the field and I've an amazing views across the field to the Wallace Monument and of course the Ochills. This is why we moved here. This view will virtually be obliterated. I'm in the middle of getting a new conservatory built which will now have no views and possibly no sun either. I'm devastated!. On a less personal perspective, the schools I understand are at capacity and can't see that any monies to the Council would be sufficient.</p>	<p>Unfortunately the application site has been approved for housing development and included within the local plan since 2015. However, current thinking is that there will be a significant landscaped buffer between existing housing and proposed new homes. As regards education, the local authority will insist on the developer making education contributions, and it is likely that these will be covered by a section 75 legal agreement which will prevent houses being built and sold if school places are not available. this will be a condition of any planning approval</p>	<p>GL</p>
<p>"Landscape Buffer proposal." I'd like to know how high this would be (from present ground level) so that I can assess whether I will have any view at all. Are you aware there's an existing buffer re flooding? The hedgerow also attracts many birds that are in decline, ie. sparrows.</p>	<p>Details of all landscaping will be submitted with the full planning application, however I would suggest that there is no need for this to be particularly high. We are aware of the existing buffer. As regards local wildlife, we will be required to submit a full environmental assessment to ensure that the proposals result in positive bio-diversity as a result of the application.</p>	<p>GL</p>
<p>Under your "Development Aims" you state you will be able to provide opportunities to make connections with existing core paths and streets. Can you tell me exactly what streets please? I'm very concerned, as are my neighbours, that the proposal to join a footpath, which in itself we are not happy with, might turn into a road. This would be totally unacceptable on many levels. Changing from a quiet cul de sac to a through path or road would not be welcomed and in addition would cause severe parking problems, which quite frankly, are bad enough at the moment. As these are only initial plans and not set in stone, I seek assurances and guarantees that there will be no through roads built via Cleuch Drive. That is, of course, if you get Planning permission which I sincerely hope you do not get.</p>	<p>The current "indicative" connections are anticipated as solely for pedestrian/cycle use. In any development extension of an existing settlement these days, Council Policy requires a sufficient level of connectivity to integrate the neighbourhoods. We will be guided by the authority on their requirements and aspirations, taking into account views expressed.</p>	<p>SS</p>
<p>Health Centre, Shops and parking - GP capacity is at limit. 2 weeks waiting time normal (pre COVID). How could it possibly cope with more? Shops and Parking - Difficult to park near Coop at the moment. I usually end up going to Tillicoultry.</p>		
<p>Attendee No 8:</p>		
<p>There is no option for people to remark or comment on other attendees questions on here.! Is that correct?</p>	<p>I'm not sure if you can do so directly, but you could raise a question referring to someone else's comment.</p>	<p>FA</p>

Who currently owns the land?	This information isn't relevant to the pre-application consultation at this stage. The site has been zoned for housing through the Local Development Plan process by the Council	NH
Attendee No 9:		
Could you outline the consultation/ engagement and feedback process / programme beyond 17th January 2021.	The consultation period is longer than the usual pre-COVID timescales and runs from 18th December 2020 to 17th January 2021. Following the close of the consultation period the Design Team will then review and collate all the comments submitted and these will in turn be part of the process in coming to the final proposals which are submitted as a planning application. At this point all further comments and representations are made to the Council as Planning Authority as they determine any application	NH
Attendee No 10:		
On recent walk along the banks of the Devon adjacent to the proposed development I became aware of significant beaver activity. What account can be taken of this	An extended Phase 1 Habitat survey has been instructed and the report will inform the proposal and also be submitted as part of any planning application.	NH
Attendee No 11:		
I have a question on whether housing will be suitable being placed next to a waste plant in regards to it being industrial operations. I know the Agent of change principle has changed and people in new developments don't get priority now over established developments.	We would anticipate a requirement to carry out a number of studies in relation to noise and air quality which will help inform any decision on proximity to existing industrial operations. These are yet to be completed. The Council allocated this site in the Local Development Plan in 2015 following a review of the site, including the neighbouring activities. Environmental Health and other statutory consultees will be consulted on proposals and appropriate mitigation requested if required	SS NH
Attendee No 12:		
Is the Applicant or any principals a partner of, a relative of or a close friend of either an elected member of Clacks council or of any officer involved in the planning process?	No.	GL
So why does the PAN not show that?	There is no requirement to issue such a statement at this stage of the process, but there is a requirement at the point of application. However, as stated by my colleague, the answer to your initial question is no.	SS
The PAN form asks the question; both boxes are blank; unless of course corrected on your re submission of PAN	You are correct, in that a tick in a box was missed in error. However, this has been confirmed with the council and we shall ensure that the full planning application does not have the same mistake.	GL
Is the Applicant or any principals a partner of, a relative of or a close friend of either an elected member of Clacks council or of any officer involved in the planning process?	No. This is a question on the PAN form, it has been answered in the negative and made clear with the Council Planning Department.	NH
What is the proposed path going through Cleuch Drive is it going to be an adjoining Road or just a walkway?	It is presently identified as a possible footpath connection. It is not anticipated that vehicular connections will be made unless these are at the request of Clackmannanshire Council.	SS
Why have you misrepresented the SEPA flood map? The SEPA map explicitly shows the south western section of the site as being a functional flood plain, at high risk of river flooding.	As you may be aware the SEPA flood map available to view on-line is not the clearest and is therefore open to misinterpretation. I accept your point that the constraints plan may not be accurate at this point in time.	SS
Interesting answer. Having consulted the in-detail maps when I was working at SEPA in 2018 however, I can confirm this area of the site is a functional flood plain, in exactly the same way that it was when the plans for this site	A detailed Flood Risk Assessment has been commissioned. This will be made public through the planning process.	FA
	Dear Anonymous, as you worked with SEPA you may be aware that they do not provide detailed maps for public access but retain that information and share it with the Council. It is our experience that the information obtained direct is far more detailed and informative.	SS
Having a roundabout just over the brow of a hill seems a recipe for disaster. Does the red line indicated on the first slide need extended westward to accommodate additional measures to reduce the speed of traffic approaching from the West?	You are correct in that it will be of paramount importance to ensure that oncoming traffic has full and adequate visibility of such a road feature and that will be fully considered when developing the design. Topographic surveys of the extended area have been undertaken and will assist in informing any design as will the published roads design guidance issued by the Scottish Government.	SS

<p>The existing Doctors surgery is struggling with capacity issues under the current population. What considerations are being given to this and to school capacities?</p> <p>Is there any scope for community feedback on this map?</p> <p>Can the existing 20mph zone not be extended up to the current 20mph zone now in place further east.</p> <p>Can we please have the settings changed so that it can be made accessible for the blind?</p>	<p>The roundabout design will consider forward sight lines to the roundabout location to ensure that the proposals are safe. The design will be subject to a Safety Audit, which must be passed before a Road Construction Consent is issued by Clackmannanshire Council. On completion of the works, a further independent Road Safety Audit will be undertaken to identify any safety concerns.</p> <p>As part of any application of this size the Council will consult NHS to seek their view on capacity in respect of all medical provision including Doctor's surgery, Dentist and Pharmacist. This would normally take place during the application and once actual numbers are known.</p> <p>The Council's Education Service will review and provide the base for any requirement of education contributions if the proposal has effects which need to be mitigated regarding school capacity. Health services are more complex, but the Council and the NHS meet at a high level to review facilities.</p> <p>The diagrams used in the presentation are concept diagrams. Once detailed proposals have been prepared and submitted as part of a detailed application, there will be another opportunity for public comments.</p> <p>Proposals will include an extension of the existing urban speed reductions, although the exact details of this will be agreed in conjunction with the council's Transportation department prior to a full planning application being made. It is envisaged that an independent transport assessment will be produced.</p> <p>Thank you for your question. Unfortunately we are unaware if such a facility exists with the presentation software being used. If you have anything you would like to discuss in more detail, please feel free to contact us on the phone number provided. (01259 750301)</p>	<p>SS</p> <p>NH</p> <p>GL</p> <p>FA</p> <p>DK</p>
<p>Unattributed Questions</p>		
<p>1-Can you share the work you have done on the water table on the site. Who did it, methodology employed, where exactly the test holes were drilled. What the levels are?</p> <p>2-How much are you prepared to contribute financially to research on the water table in the areas likely to be affected by the build? The areas immediately adjacent and the other areas in Alva which have experienced increased flooding since the building along the Forth flood plain and on the side of the village closes to the Devon?</p> <p>3-How much are you prepared to contribute financially to the mitigation of the existing flood risk in Alva and the wider Clackmannan area to support improvements in infrastructure, drainage improvement and paying landowners to allow flooding of agricultural land as mitigation when needed?</p> <p>Statement Concerning improving our local community and economy. What are you prepared to offer towards a Section 75 Agreement in terms of a contribution per unit built towards improvement of the town centre, parking and electric car charging points, walking routes integrating new build to current housing cross links through Village beautification, cycle route to Menstrie.</p>	<p>The water table will be identified through the intrusive site investigation work, which includes trial pits and boreholes. This will be submitted with the planning application and will therefore be publicly accessible. This work is still to be carried out. The resultant reports on SI will be submitted as part of the formal Planning Application and available for public access.</p> <p>The site hydrology will form part of the overall SI and Flood Risk assessment and any required mitigation will be formulated in liaison with the Council and SEPA.</p> <p>As above.</p> <p>Assessment of any Section 75 Developer Contribution is a matter which the Council will lead on, taking into account all aspects of potential impact arising from the development as well as considering the viability of the development. Once the Council has compiled their assessment, the developer will be advised and afforded the opportunity to review the proposed mitigation.</p>	<p>FA</p> <p>FA</p> <p>FA</p> <p>SS</p>

END