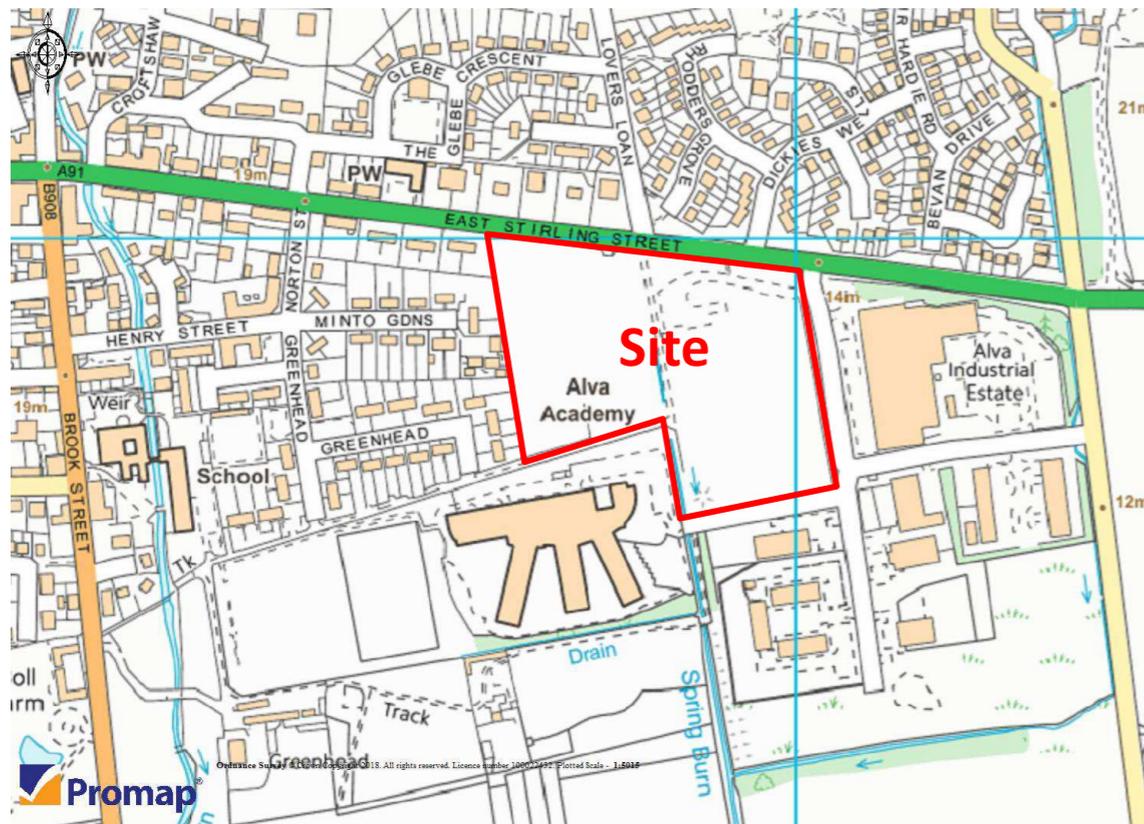


Proposed Housing Development, Former Berryfield Works, East Stirling Street

CONSULTATION INTRODUCTION



Promap
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

The site is currently vacant, having had a previous Planning Consent, granted most recently in 2008 for a similar scale of housing development, but this was never realised. The current developer, Allanwater Homes, is keen to secure appropriate consents to facilitate the development of the site as early as possible.

The layout and design is evolving, but the current feasibility layout indicates 104 homes consisting 2, 3, 4 and 5 bed terraced, semi detached and detached two storey houses. Provision will be made within the housing mix for an appropriate level of affordable family homes, as will be determined by Clackmannanshire Council.

The proposals will provide vehicular access from East Stirling Street and include through pedestrian links from East Stirling Street to the existing Cycle Route, Alva Academy and the Industrial Estate to the south.

The public frontages to East Stirling Street and the Industrial Estate access road will have landscaped green edges incorporating and protecting existing mature trees. The development will include provision of amenity public open space and play facilities and will incorporate a Sustainable Urban Drainage System.

Following this consultation process, which will finish on 21 February 2018, 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.

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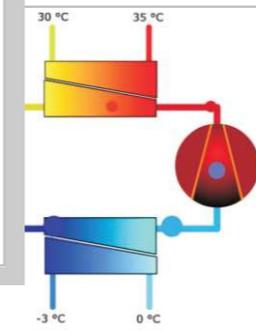
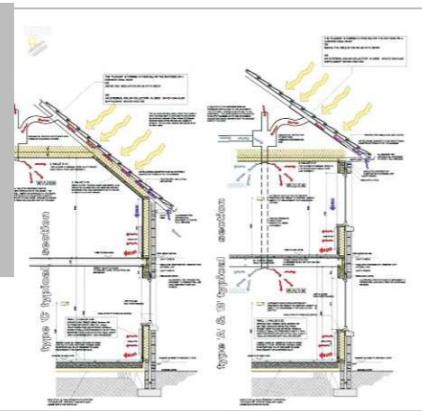
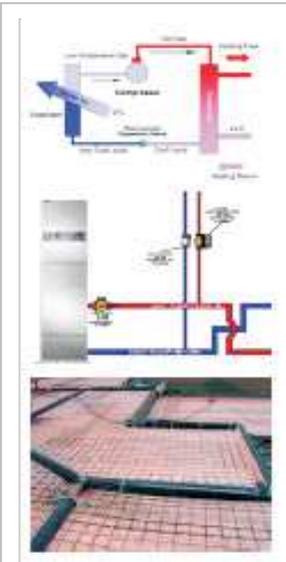
SUSTAINABILITY

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.

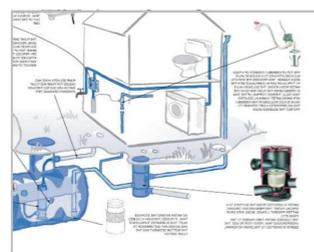
Allanwater Homes will provide a range of accommodation from terraced starter homes through to larger semi and detached dwellings and will be built to an exacting standard.

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.



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 East Stirling Street the new houses will form streetscape with active frontages, set behind a wide green verge incorporating tree 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.

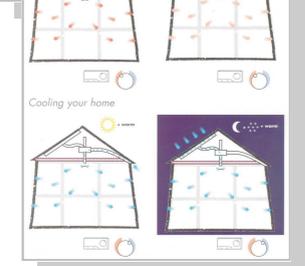


Roads:

Access to the site will be provided by two new vehicular entrance points formed off East Stirling Street, with a pedestrian/cycle path extending the length of the site frontage and linked via a further two 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 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 eastern edge of the site contains a line of mature trees and hedgerow, which will be retained and enhanced as part of a future maintenance regime. The southern boundary adjacent to Academy Avenue will have a green area incorporating tree planting around a SUDS facility and a central green space and play area will be provided as a focal point for neighbourly interaction and amenity, with pedestrian and cycle path 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.



Proposed Housing Development, Former Berryfield Works, East Stirling Street

DRAFT PROPOSALS

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**

SITE LAYOUT