



The Scottish Parliament
Pàrlamaid na h-Alba

Date : 4 February 2019
Our Ref : KB/CM

Ms Nikki Bridle
Chief Executive
Clackmannanshire Council
Kilncraigs
Greenside Street
Alloa
FK10 1EB



Keith Brown MSP

Dear Nikki

Planning Applications in Dollar – 18/00283/PPP

As MSP for Clackmannanshire and Dunblane, I attended a public meeting on Sunday 3 February 2019 at the Burnside Hall, Dollar, along with many Dollar residents, to discuss the recent planning application 18/00283/PPP lodged with Clackmannanshire Council on 9 January 2019.

There was a large turnout at this meeting and the community were clear in expressing the concerns they had over this planning application.

Crucially, in my conversations with constituents, they have all expressed their concerns about the scale of this development. When consideration is also taken of the proposals under the other development to the south and east of Dollar, under reference 18/00078/PAN, the scale and density of these far exceeds the 360 housing units that were specified in the 2017 upgrade to Clackmannanshire Council's Local Development Plan.

The community conversation at the meeting touched on many areas around what they would wish to see from any proposed development. For example, it was expressed that street design should reflect that of the existing grid structure in the town centre unless an innovative approach can be proposed, which should also include open spaces and play areas. Taking into account the existing housing in the town, it was felt that individual housing units should reflect the current town centre mix, with units incorporating sustainable power, connectivity standards, eco heating and accessible properties too. A mix of property types from semi-detached, detached, low-rise and accessible were also deemed as being necessary.



Constituency Office: Unit 4, Townhead Institute, 39 Drysdale Street, Alloa, FK10 1JA
Telephone: 01259 219333
Email: keith.brown.msp@parliament.scot



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Views were also expressed on the tenure types of any new development which would see demand being satisfied in the town i.e. ideally there would be 25% to be a mix of shared ownership, affordable and social housing along with 20% for down-sizing and retirement housing provision.

There was a wish for the Devon Valley Way to be preserved as a walking and cycling route which would allow traffic free access to schools, the health centre, the civic centre and town centre.

Suitable screening of the Lower Mains area from any new housing development by means of a 10m wide woodland strip was also suggested to ensure the continued amenity by residents.

The proposed scale of the development has also given rise to the issue of parking and congestion problems. It was made clear that any new developments must not exacerbate existing problems in this regards, additional car parking spaces must be created and that a full traffic planning must be undertaken to prevent creation of 'rat-runs'.

I feel that it is incumbent upon Clackmannanshire Council to ensure that they use the opportunity of any possible developments to ensure that work is undertaken to enhance Strathdevon Primary School, the health centre and Civic Centre for the better. It appears to be the view that if taken together, the two planning applications would require a new approach to be taken with regards to the aforementioned community facilities. In my view this is a potential opportunity to create a bespoke facility, incorporating all three uses.

As part of the community conversation, views were expressed that the New Field should be the designated site for community projects such as any extension, refurbishment or indeed future new build of the primary school, health centre and Civic Centre buildings. Within the site, the retention of school play areas for the primary school, possible sheltered housing, a retirement home and car parking for the town centre were all suggested.

There was also the view expressed that any major infrastructure projects agreed under section 75 between any developers and the council, should be completed before the housing development begins and that the local authority should require completion of agreed works guaranteed by a third party bond.

Can you please also confirm the date until which objections can be lodged? If you can confirm this in writing, I will pass this information on to constituents.

I would be grateful if these community views as expressed in the public meeting at the weekend could be noted as part of this planning application.

Yours sincerely



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