

1. Introduction

Welcome to this online public exhibition event. The purpose of this event is to present the development proposed for the land at Crookbridge, Stirling. Holder Planning, Dougall Baillie and Yeoman McAllister Architects are working on behalf of the Applicant - Ramoyle Developments Ltd to bring forward this new commercial mixed-use development.

This document will provide context for the development proposed on this vacant site, located on the outskirts of Stirling. Ramoyle Developments Ltd wish to develop the site for a mix of retail and other commercial uses to ensure that this vacant and underutilised site is brought into full use.

Our proposals respond to on-going demand for new retail and business units, and we are of the view that together the proposals will benefit the local community in terms of job creation in the construction sector, economic growth and placemaking.

The site is currently owned by the Stirling Development Agency (SDA), a joint venture company which includes Stirling Council, whose successful marketing of the site has led to this welcome potential boost for the local economy and jobs market. SDA has been promoting the sale of the site for various uses including retail, food store, leisure, hotel, car showrooms and petrol filling station.

Ramoyle Developments Ltd are experienced, Stirling based developers and have worked on a range of high-quality and sustainable projects, working with communities, local authorities and other organisations to deliver successful developments throughout Scotland. They place emphasis on achieving quality urban design and attractive places to live and work. This consultation relates to a proposed major application for Planning Permission in Principle which will be submitted to Stirling Council in 2021.

The purpose of this consultation event is to allow the local community and other stakeholders to comment on the proposals.

You are invited to leave comments and a feedback form is provided at www.holderplanning.com Representatives for Ramoyle Developments Ltd will be available to answer your questions via an online chat event which will take place on Wednesday 9th December 2020 between 3pm and 7pm. The chat box can be accessed at www.holderplanning.com/crookbridge

If you would like some time to think about your comments you can send them to us using the contact details at the end of this presentation

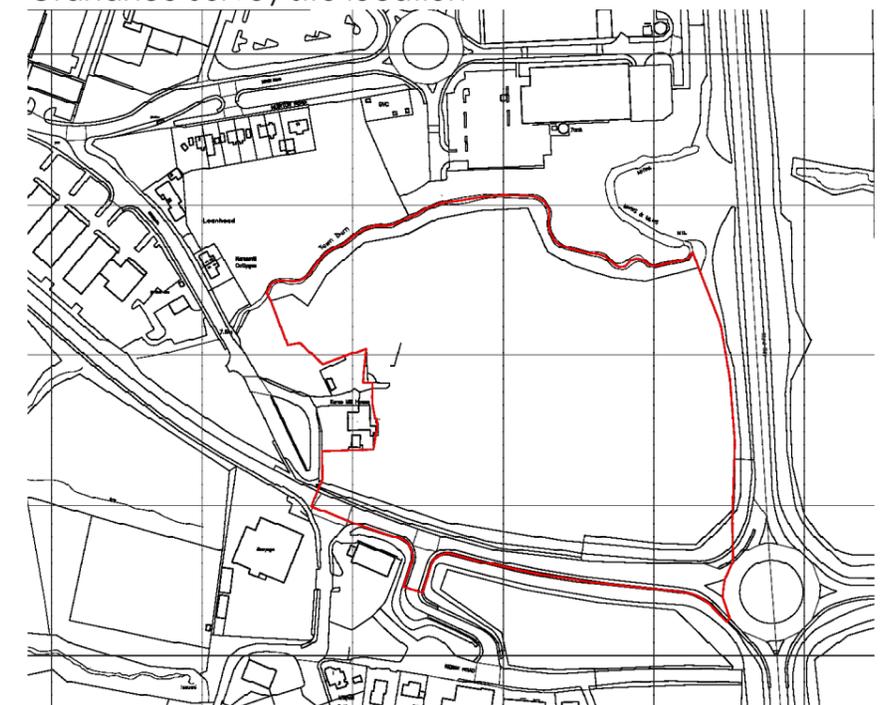


Aerial view of site extent



Indicative site location

Ordnance Survey site location



Proposed Development, Crookbridge, Stirling



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architects



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2. The Development Team



Robin Holder
Director
Holder Planning



Steven Yeoman
Partner
Yeoman McAllister Architects



Stuart Harrow
Director
Dougall Baillie Associates

Ramoyle Developments Ltd

Ramoyle Developments is a Stirling based privately owned property developer which is committed to delivering high quality projects for its clients, the public and business partners. Ramoyle specialises in the development of luxury residential, retail and leisure projects and the philosophy is to build trusting relationships with its clients, consultants, contractors and funders to ensure optimum outcomes and repeat business. Ramoyle is sister company to Stirling Stone and both have 30 years successful trading experience throughout the UK.

Yeoman McAllister Architects is a leading architectural practice with experience across many sectors, including commercial mixed-use developments to a high quality design.

Holder Planning is one of Scotland's leading planning consultancies, responsible for submitting many major planning applications for a variety of uses and undertaking the associated public consultation.

Dougall Baillie Associates is an independent multidisciplinary engineering consultancy firm in Scotland. DBA routinely undertakes projects of all types and scales, from the assessment and design of individual accesses and junctions, to the planning and development of multi-million-pound roads and transport infrastructure solutions for regionally significant developments.

For further information about Ramoyle Developments Ltd you can visit their website:
www.ramoyle.com

The Client's Vision for the Site

- Redevelop a site which has remained redundant for some considerable time.
- Create an exemplar commercial mixed-use development which enhances the local area.
- The development will provide a vibrant and lively ambience, will respect and compliment nearby properties, whilst providing a safe environment to visitors.

This development offers easy access to local amenities and services and shall make an important improvement to much needed commercial mixed-use supply within the City.



Yeoman McAllister - Car Showroom, Edinburgh



Ramoyle - Retail, Falkirk



Yeoman McAllister - Car Showroom, Edinburgh



Ramoyle - Business Centre, Glenbervie



Yeoman McAllister - Retail, Dumbarton



Ramoyle - Drive Thru, Stenhousemuir



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3. Site Context and Description

The Application Site is situated on the north west of the junction of the A905 and A91 and sits to the south of the nearby Springkerse Retail Park. The Site itself extends to approximately 5.321 ha in size and has no buildings upon it. The Site currently comprises agricultural grazing land bounded with various degrees of tree planting and Kerse Mill House on part of the western boundary. Land subject to this consultation is bound by:

- The Town Burn and Springkerse Retail Park to the north
- Tree planted embankment of the A91 on the east
- Tree planted embankment of the A905 Kerse Road on the south
- Mature trees and Kerse Mill House on the western boundary



1. View South from Kersemill



2. View South along A91



3. View North along A91



4. View North from A91 roundabout



5. View West from A91 roundabout



6. View West along A905 Kerse Road



7. View North from Kerse Road



Key Plan



8. View East along A905 Kerse Road



9. Views East from Kersemill



10. View South from Muirton Road



4. Planning Context & Site Analysis

Planning Context

The Crookbridge site is allocated for employment, retail and commercial leisure uses in the Stirling Local Development Plan 2018 (LDP). Broadly speaking, the emerging proposals fall into these categories. It should be noted that the LDP's first preference is that any retail development should fall into the category of 'Household Bulky Goods'. However, Springkerse Retail Park (Phases 1 and 2) which offer this type of retail have never been fully let in over 20 years demonstrating an existing over provision of bulky goods shopping in the City. As such, it is notable that Stirling Development Agency's marketing particulars for the site identified the following uses as being appropriate:

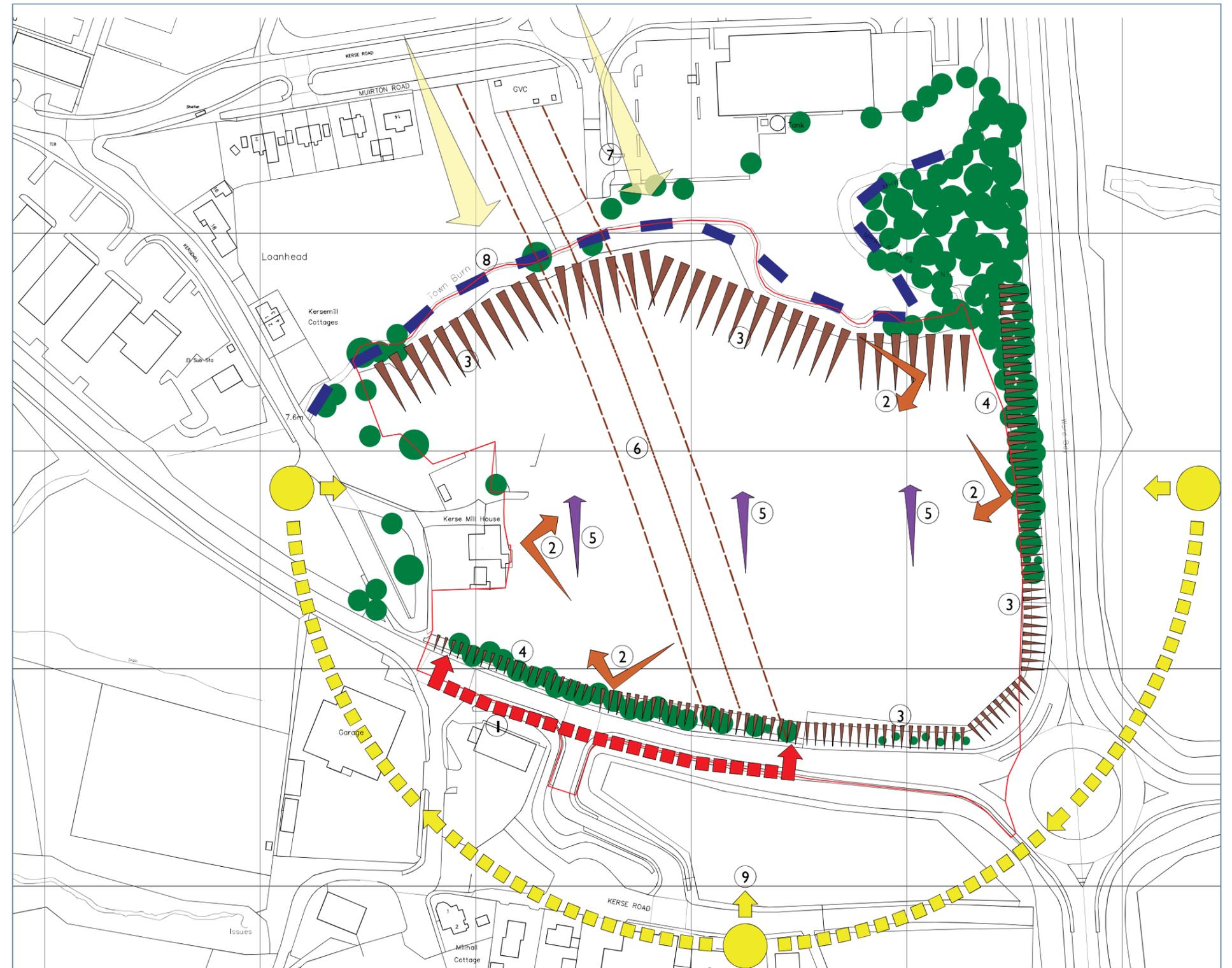
- Commercial mixed uses including food store
- Retail
- Leisure
- Hotel
- Car Showroom
- Petrol filling station

Ramoyle Developments are currently considering which of these options are best combined to provide an appropriate mix of uses on the site. In this regard, it should be noted that the LDP's planning policies allow for a variety of retail development so long as it can be demonstrated that the site is best placed for the use proposed and there will be no harmful impact on existing retail centres

Site Constraints Key

1. Opportunities for site access restricted to limited areas of A905
2. Existing embankment, planting screens pedestrian views out of site
3. Topography - change in level embankment to boundary
4. Existing Tree Planting
5. Topography fall direction of site
6. Existing gas main - no build zone
7. Long views of site restricted
8. Existing Watercourse - Town Burn
9. Sun path from south

Site Constraints Diagram



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5. Design Principles

Concept and Proposals

The Design Team has sought to understand the wider context of the area in terms of townscape, streetscape and site capacity. Analysis has been undertaken and the design team has considered the relationship of the site with the surrounding developments.

In developing the design concept, consideration has been given to the site's constraints in terms of transportation, topography, views, and environmental factors. This has contributed to shaping the layout, density and scale of proposal put forth.

Transportation

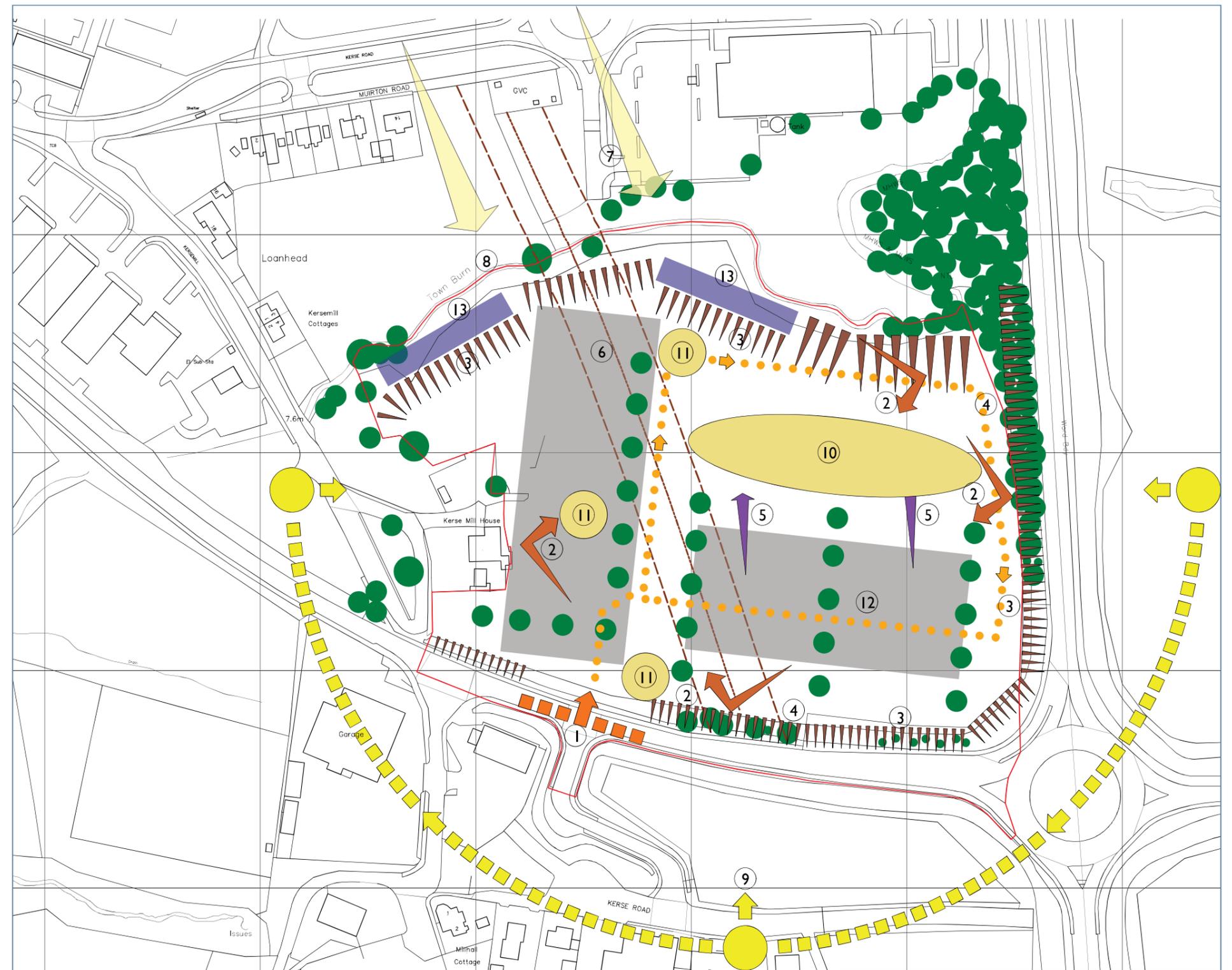
Initial discussions with Stirling Councils' Transportation department have been held and the principle of access and parking established. A full Transport Assessment (TA) shall be undertaken for the development to inform the detailed design of the access proposals in advance of a formal application. It is proposed that the new access point shall be as indicated from the A905 - Kerse Road by way of a new signalised junction.

In addition to identifying a suitable form of access, the TA will also identify the impact of the development proposals on the operation of the surrounding roads and, where necessary, propose mitigation measures.

Site Opportunities Key

1. New site access from A905
2. Existing embankment, planting screens pedestrian views out of site
3. Topography - change in level embankment to boundary
4. Existing landscaping augmented
5. Topography fall direction of site
6. Existing gas main - no build zone - creates permeable view through site
7. Long views of site restricted
8. Existing Watercourse - Town Burn
9. Sun path from south
10. Linear forms following contours
11. Pavillion forms - views between forms
12. Car parking - interspersed planting
13. SUDS

Site Opportunities Diagram



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6. The Proposal

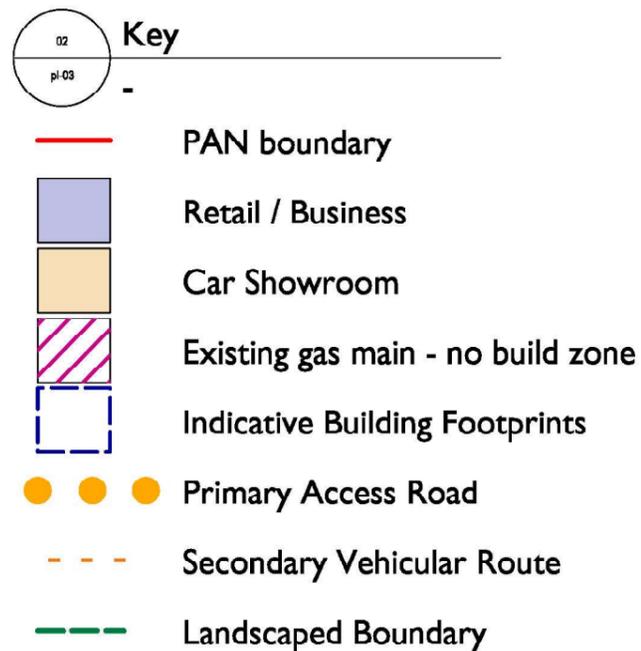
Indicative Zoning Plan

The starting point for the design was to consider the site, its setting and the surrounding context. The built form has been positioned to acknowledge the pattern of the surrounding buildings and land uses.

Pathways and parking have been located carefully in an effort to enhance movement through the site, approach to the buildings and connectivity to the adjacent roads.

Once all constraints were established, the principles of the design layout was developed as indicated on the 'build zones'.

Uses and locations of uses are indicative at this stage and will be determined following consultation and further detailed analysis.



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7. Programme and Implementation

Comments and Representation

Ramoyle Developments has been both realistic and sensitive within the proposals put forth, recognising the sites' prominence, location and constraints. Current plans have been designed in terms of analysis, surveys and assessments and the proposed uses are justified by market conditions.

In addition to the physical and urban design improvements to the local area, the development will bring significant economic and social benefits to this site on the outskirts of Stirling centre. In addition to the construction employment in the short term, it is anticipated that this proposal will generate up to 200 jobs associated with the businesses and that the development will result in over £3m being contributed to the local economy on an annual basis. Ramoyle intends to carry out the development immediately following determination of the planning application over an 18 month construction period.

The development will address ongoing demand for commercial mixed-use land uses in Stirling.

The response to this exhibition will help shape the content of the planning application. We will take account of all comments made through the preparation of a Pre-Application Consultation (PAC) Report, which will summarise all of the feedback received and how this has influenced the final proposals. This Report will be submitted as part of the planning application.

Opportunity for Involvement

We welcome your comments on what you have seen today and would be grateful if you could provide feedback. Alternatively, if you wish to think a little bit more about the development, then you can email comments using the contact details provided below.

Please submit your comments to Holder Planning by 20th January 2021.

Address: 5 South Charlotte Street, Edinburgh, EH2 4AN

Email: info@holderplanning.co.uk

Phone: 07585 008650

Comments should not be made to Stirling Council.

Any comments made to the prospective application are not comments to the planning authority. When a planning application is submitted to Stirling Council, normal neighbour notification and publicity will be undertaken at that time and you will have the opportunity to make formal representations regarding the proposal.

Timetable and Next Steps

A brief report (PAC Report) will be submitted with the application which will detail the outcome of stakeholder and community involvement. Where appropriate, modifications will be made to the design and an explanation of this will be included within the report.

Thereafter the following programme is anticipated:

- December 2020: Review of Comments
- February 2021: Revised Designs
- March 2021: Application Submission
- July 2021: Determination by Stirling Council
- August 2021: S75 Agreement
- September 2021: Phase 1 Start
- March 2022: Completed Development



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