

Clackmannanshire Council Sites



Urban Housing Capacity Study

Summary of Results (constrained capacity only)



<i>Source Of Supply</i>	<i>Anticipated Yield (no of dwellings)</i>			<i>Category Sub Total</i>
	<i>1-5 years</i>	<i>5-10 years</i>	<i>10-15 years</i>	
Other categories				
<i>land and buildings currently in employment use</i>		41		41
	Sub Totals	41		
Tapping the potential categories				
<i>review of other existing allocations in plans</i>	310	993	91	1394
<i>intensification of existing residential areas</i>		53		53
	Sub Totals	310	1046	91
	Grand Total:	310	1087	91

Note: Report excludes sites where the 'likelihood of coming forward' is considered Marginal or Unlikely.

Summary Schedule of Sites

<i>Site Ref</i>	<i>Site Address</i>	<i>Category</i>	<i>Status</i>	<i>Site Area</i>	<i>Likelihood</i>	<i>Anticipated: density yield</i>	<i>Timescale</i>	<i>Comment</i>
UC002CC	Mains Farm Steading Brook Street Menstrie	review of other existing allocations in plans	not an allocated site	0.67	Likely	15	10	5-10 years
UC004CC	Back Road Back Road Menstrie	intensification of existing residential areas	not an allocated site	0.12	Unlikely	39	5	10-15 years Steep slope: amenity open space; would be backland development.
UC005CC	Back Row Long Row Menstrie	intensification of existing residential areas	not an allocated site	0.20	Unlikely	39	8	10-15 years Intensification of existing residential area. Would be backland development.
UC006CC	The Sheiling Ochil Road Menstrie	review of other existing allocations in plans	not an allocated site	0.13	Unlikely	39	5	10-15 years
UC007CC	Former Academy Park Street Alva	review of other existing allocations in plans	not an allocated site	2.27	Likely	30	68	1-5 years School PPP project will leave a brownfield site within a residential area.

Site Ref	Site Address	Category	Status	Site Area	Likelihood	Anticipated: density yield		Timescale	Comment
UC008CC	Middleton mill Upper Mill Street Tillicoultry	previously dev'd vacant, derelict land and buildings (non housing)	not an allocated site	0.75	Unlikely	34	26	10-15 years	Site is land locked until future of quarry changes.
UC009CC	South Chappelle Chappelle Crescent Tillicoultry	other under used and potentially surplus open spaces eg hospital grounds	not an allocated site	1.54	Unlikely	36	55	10-15 years	Established uses likely to prevail in long term.
UC010CC	Allotments Chappelle Crescent Tillicoultry	under used and potentially surplus allotment sites	not an allocated site	0.71	Unlikely	36	26	10-15 years	Existing uses to prevail in long term. Amenity value for established residences.
UC011CC	Harviestoun Dollar Road Tillicoultry		not an allocated site	0.74	Unlikely	36	27	10-15 years	amenity setting for listed building (Harviestoun Inn) to be protected.
UC012CC	Sandyknowe Dollar Road Tillicoultry		not an allocated site	0.39	Unlikely	35	14	10-15 years	Access problems to site.
UC013CC	Site at Bank Street Tillicoultry	redevelopment of car parks	not an allocated site	0.05	Marginal	40	2	1-5 years	Unlikely to proceed/ no interest shown for significant time.

Site Ref	Site Address	Category	Status	Site Area	Likelihood	Anticipated: density yield		Timescale	Comment
UC014CC	Former school High Street Tillicoultry	review of other existing allocations in plans	not an allocated site	0.75	Marginal	40	30	5-10 years	Currently the civic centre (former primary school with large playground) Requires policy decision for it to be developed in part Problems with access
UC015CC	West of Rhodders Robertson Street Alva	intensification of existing residential areas	not an allocated site	0.24	Unlikely	10	2	5-10 years	Large garden area with Dorran bungalow. No demand known.
UC016CC	West Sterling Moss Road Tillicoultry	review of other existing allocations in plans	not an allocated site	1.54	Unlikely	20	31	5-10 years	Currently allocated for extension to Business land (Sterling Village) Not suitable access for housing.
UC017CC	Crankie brae Wardlaw Street Coalsnaughton	review of other existing allocations in plans	not an allocated site	6.25	Likely	24	150	5-10 years	White land in LP but part of Coals'n North town expansion area

Site Ref	Site Address	Category	Status	Site Area	Likelihood	Anticipated: density yield		Timescale	Comment
UC018CC	Helensfield By-pass Clackmannan	review of other existing allocations in plans	not an allocated site	5.60	Unlikely	35	196		White land in settlement, access problems, and views to an Ancient Monument to be protected. Strong policy currently against it being developed. Setting of Tower House to be protected!
UC019CC	Open space Devonway Clackmannan	other under used and potentially surplus open spaces eg hospital grounds	not an allocated site	1.53	Unlikely	30	46		White land in settlement; probably subjected to flooding; steep slopes. Would be contrary to current Council policy that protects and safeguards open spaces.
UC020CC	Deerpark Golf Deerpark Sauchie	other under used and potentially surplus open spaces eg hospital grounds	not an allocated site	4.73	Marginal	30	142		White land in settlement; Council owned; problem with ground conditions.
UC021CC	Alloa NW 1 West of Ten Acres Sauchie	review of other existing allocations in plans	not an allocated site	25.34	Likely	20	507	5-10 years	White land in settlement; part of town expansion area

Site Ref	Site Address	Category	Status	Site Area	Likelihood	Anticipated: density yield		Timescale	Comment
UC022CC	Alloa NW 2 West of Ten Acres Sauchie	review of other existing allocations in plans	not an allocated site	4.55	Likely	20	91	10-15 years	white land in settlement; part of town expansion area
UC023CC	College Branshill Branshill Road Sauchie	review of other existing allocations in plans	not an allocated site	5.42	Likely	25	136	1-5 years	Existing college to be relocated
UC024CC	Brewery depot Sunnyside Road Alloa	land and buildings currently in employment use	not an allocated site	3.00	Marginal	35	105	1-5 years	Existing depot does not require all of the land; potentially depot could be relocated? Politically sensitive matter.
UC025CC	The embankment Clackmannan Road Alloa	other under used and potentially surplus open spaces eg hospital grounds	not an allocated site	0.70	Unlikely	56	39	5-10 years	Steep sloping grass embankment near to town centre. Public opinion against?
UC026CC	The Shore The shore Alloa	land and buildings currently in employment use	not an allocated site	3.74	Likely	11	41	5-10 years	Mixed uses proposed in the LP. Precise extent of housing land to be determined.

Site Ref	Site Address	Category	Status	Site Area	Likelihood	Anticipated: density yield		Timescale	Comment
UC027CC	West Earlsfield Bowhouse Road Alloa	review of other existing allocations in plans	not an allocated site	1.02	Likely	30	31	5-10 years	original site partly built as Care home
UC028CC	South Earlsfield 1 Bowhouse Road Alloa	review of other existing allocations in plans	not an allocated site	3.86	Likely	30	116	5-10 years	Currentbntly "white land" within designated town expansion area
UC029CC	South Earlsfield 2 Bowhouse Road Alloa	review of other existing allocations in plans	not an allocated site	4.38	Likely	25	110	5-10 years	Currebntly "white land" within designated town expansion area
UC030CC	Alloa Academy school Claremont Alloa	review of other existing allocations in plans	not an allocated site	5.34	Likely	20	107	1-5 years	School PPP project approved by Council
UC031CC	Cambus SE Main Street Cambus	review of other existing allocations in plans	not an allocated site	0.67	Likely	20	13	5-10 years	white land between allocated sites and settlement boundary
UC032CC	Stirling Road West Redlands Road Tullibody	review of other existing allocations in plans	not an allocated site	1.61	Likely	35	56	5-10 years	Approved application

Site Ref	Site Address	Category	Status	Site Area	Likelihood	Anticipated: density yield		Timescale	Comment
UC033CC	Former bowling green Park Terrace Tullibody	under used and potentially surplus sports pitches	not an allocated site	0.39	Unlikely	35	14	10-15 years	Contrary to current policy to protect and safeguard open spaces
UC034CC	land at Elm Grove Alloa	intensification of existing residential areas	not an allocated site	1.36	Likely	35	48	5-10 years	Pre-application enquiries have been received
UC035CC	land at Ash Grove Alloa	intensification of existing residential areas	not an allocated site	0.16	Likely	35	6	5-10 years	Housing Services have included this in their property portfolio
UC036CC	Land at Keilarsbrae Sauchie	previously dev'd vacant, derelict land and buildings (non housing)	not an allocated site	0.48	Marginal	30	14	10-15 years	Development Services have consistently resisted this.
UC037CC	Schawpark Beechwood Sauchie	other under used and potentially surplus open spaces eg hospital grounds	not an allocated site	1.30	Unlikely	39	51	10-15 years	This land was allocated in an earlier Local Plan but met with no interest.
UC038CC	Church Grove 1 Church Grove Sauchie	other under used and potentially surplus open spaces eg hospital grounds	not an allocated site	0.72	Unlikely	39	28	10-15 years	Probable ground support problems.

Site Ref	Site Address	Category	Status	Site Area	Likelihood	Anticipated: density yield		Timescale	Comment
UC039CC	Church Grove 2 Church Grove Sauchie	other under used and potentially surplus open spaces eg hospital grounds	not an allocated site	0.74	Unlikely	39	29	10-15 years	Probable ground support problems.
UC040CC	Former garage Schawpark Sauchie	land and buildings currently in employment use	not an allocated site	0.36	Marginal	30	11	1-5 years	Existing business site that has now been partly occupied by car sales activity. Petrol tanks underground at forecourt. Sequential approach for retaining business uses.
UC041CC	Middletonkerse Middletonkerse Menstrie	review of other existing allocations in plans	not an allocated site	9.00	Marginal	17	153	5-10 years	Partly affected by flooding hazard, access problems.

Constrained / Unconstrained Sites



Likelihood	Category	SiteRef	Site Area	Anticipated Yield
Likely	<i>intensification of existing residential areas</i>	UC034CC	1.4	48
Likely	<i>intensification of existing residential areas</i>	UC035CC	0.2	6
		Sub Total	1.5	Sub Total 53
Likely	<i>land and buildings currently in employment use</i>	UC026CC	3.7	41
		Sub Total	3.7	Sub Total 41
Likely	<i>review of other existing allocations in plans</i>	UC002CC	0.7	10
Likely	<i>review of other existing allocations in plans</i>	UC007CC	2.3	68
Likely	<i>review of other existing allocations in plans</i>	UC017CC	6.3	150
Likely	<i>review of other existing allocations in plans</i>	UC021CC	25.3	507
Likely	<i>review of other existing allocations in plans</i>	UC022CC	4.6	91

Likelihood	Category	SiteRef	Site Area	Anticipated Yield		
Likely	<i>review of other existing allocations in plans</i>	UC023CC	5.4	136		
Likely	<i>review of other existing allocations in plans</i>	UC027CC	1.0	31		
Likely	<i>review of other existing allocations in plans</i>	UC028CC	3.9	116		
Likely	<i>review of other existing allocations in plans</i>	UC029CC	4.4	110		
Likely	<i>review of other existing allocations in plans</i>	UC030CC	5.3	107		
Likely	<i>review of other existing allocations in plans</i>	UC031CC	0.7	13		
Likely	<i>review of other existing allocations in plans</i>	UC032CC	1.6	56		
			Sub Total	61.4	Sub Total	1394
			TOTAL	66.6	TOTAL	1488
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Marginal	<i>land and buildings currently in employment use</i>	UC024CC	3.0	105		
Marginal	<i>land and buildings currently in employment use</i>	UC040CC	0.4	11		
			Sub Total	3.4	Sub Total	116

Likelihood	Category	SiteRef	Site Area	Anticipated Yield
Marginal	<i>other under used and potentially surplus open spaces eg hospital grounds</i>	UC020CC	4.7	142
		Sub Total	4.7	Sub Total 142
Marginal	<i>previously dev'd vacant, derelict land and buildings (non housing)</i>	UC036CC	0.5	14
		Sub Total	0.5	Sub Total 14
Marginal	<i>redevelopment of car parks</i>	UC013CC	0.1	2
		Sub Total	0.1	Sub Total 2
Marginal	<i>review of other existing allocations in plans</i>	UC014CC	0.8	30
Marginal	<i>review of other existing allocations in plans</i>	UC041CC	9.0	153
		Sub Total	9.8	Sub Total 183
		TOTAL	18.4	TOTAL 457
<hr/>				
Unlikely	<i>intensification of existing residential areas</i>	UC004CC	0.1	5
Unlikely	<i>intensification of existing residential areas</i>	UC005CC	0.2	8
Unlikely	<i>intensification of existing residential areas</i>	UC015CC	0.2	2

Likelihood	Category	SiteRef	Site Area	Anticipated Yield
			Sub Total	Sub Total
			0.6	15
Unlikely	<i>other under used and potentially surplus open spaces eg hospital grounds</i>	UC009CC	1.5	55
Unlikely	<i>other under used and potentially surplus open spaces eg hospital grounds</i>	UC019CC	1.5	46
Unlikely	<i>other under used and potentially surplus open spaces eg hospital grounds</i>	UC025CC	0.7	39
Unlikely	<i>other under used and potentially surplus open spaces eg hospital grounds</i>	UC037CC	1.3	51
Unlikely	<i>other under used and potentially surplus open spaces eg hospital grounds</i>	UC038CC	0.7	28
Unlikely	<i>other under used and potentially surplus open spaces eg hospital grounds</i>	UC039CC	0.7	29
			Sub Total	Sub Total
			6.5	248
Unlikely	<i>previously dev'd vacant, derelict land and buildings (non housing)</i>	UC008CC	0.8	26
			Sub Total	Sub Total
			0.8	26
Unlikely	<i>review of other existing allocations in plans</i>	UC006CC	0.1	5

Likelihood	Category	SiteRef	Site Area	Anticipated Yield
Unlikely	<i>review of other existing allocations in plans</i>	UC016CC	1.5	31
Unlikely	<i>review of other existing allocations in plans</i>	UC018CC	5.6	196
		Sub Total	7.3	Sub Total 232
Unlikely	<i>under used and potentially surplus allotment sites</i>	UC010CC	0.7	26
		Sub Total	0.7	Sub Total 26
Unlikely	<i>under used and potentially surplus sports pitches</i>	UC033CC	0.4	14
		Sub Total	0.4	Sub Total 14
		TOTAL	16.2	TOTAL 560

Grand Total 101.2 **Grand Total** 2505

Timescale and Anticipated Yield

Constrained Sites only

<i>Timescale</i>	<i>SiteRef</i>	<i>Anticipated Yield</i>
<i>10-15 years</i>	UC022CC	91
<i>Summary for 'Timescale' = 10-15 years (1 detail record)</i>		
	Total	91
<i>1-5 years</i>	UC007CC	68
<i>1-5 years</i>	UC023CC	136
<i>1-5 years</i>	UC030CC	107
<i>Summary for 'Timescale' = 1-5 years (3 detail records)</i>		
	Total	310
<i>5-10 years</i>	UC002CC	10
<i>5-10 years</i>	UC017CC	150
<i>5-10 years</i>	UC021CC	507
<i>5-10 years</i>	UC026CC	41
<i>5-10 years</i>	UC027CC	31
<i>5-10 years</i>	UC028CC	116
<i>5-10 years</i>	UC029CC	110
<i>5-10 years</i>	UC031CC	13

<i>Timescale</i>	<i>SiteRef</i>	<i>Anticipated Yield</i>
<i>5-10 years</i>	UC032CC	56
<i>5-10 years</i>	UC034CC	48
<i>5-10 years</i>	UC035CC	6
<i>Summary for 'Timescale' = 5-10 years (11 detail records)</i>		
	Total	<i>1087</i>
	Grand Total	<i>1488</i>

Source of Supply and Anticipated Yield

Constrained sites only

Source of Supply	Category	SiteRef	Anticipated Yield
Other categories	<i>land and buildings currently in employment use</i>	UC026CC	41
			Sub total 41
			Total 41
Tapping the potential categories	<i>intensification of existing residential areas</i>	UC034CC	48
Tapping the potential categories	<i>intensification of existing residential areas</i>	UC035CC	6
			Sub total 53
Tapping the potential categories	<i>review of other existing allocations in plans</i>	UC002CC	10
Tapping the potential categories	<i>review of other existing allocations in plans</i>	UC007CC	68
Tapping the potential categories	<i>review of other existing allocations in plans</i>	UC017CC	150
Tapping the potential categories	<i>review of other existing allocations in plans</i>	UC021CC	507
Tapping the potential categories	<i>review of other existing allocations in plans</i>	UC022CC	91
Tapping the potential categories	<i>review of other existing allocations in plans</i>	UC023CC	136
Tapping the potential categories	<i>review of other existing allocations in plans</i>	UC027CC	31

Source of Supply	Category	SiteRef	Anticipated Yield
Tapping the potential categories	<i>review of other existing allocations in plans</i>	UC028CC	116
Tapping the potential categories	<i>review of other existing allocations in plans</i>	UC029CC	110
Tapping the potential categories	<i>review of other existing allocations in plans</i>	UC030CC	107
Tapping the potential categories	<i>review of other existing allocations in plans</i>	UC031CC	13
Tapping the potential categories	<i>review of other existing allocations in plans</i>	UC032CC	56
			Sub total 1394
			Total 1447
			Grand Total 1488

Status and Anticipated Yield

Constrained sites only

Status	SiteRef	Anticipated yield
<i>not an allocated site</i>	UC002CC	10
<i>not an allocated site</i>	UC007CC	68
<i>not an allocated site</i>	UC017CC	150
<i>not an allocated site</i>	UC021CC	507
<i>not an allocated site</i>	UC022CC	91
<i>not an allocated site</i>	UC023CC	136
<i>not an allocated site</i>	UC026CC	41
<i>not an allocated site</i>	UC027CC	31
<i>not an allocated site</i>	UC028CC	116
<i>not an allocated site</i>	UC029CC	110
<i>not an allocated site</i>	UC030CC	107
<i>not an allocated site</i>	UC031CC	13
<i>not an allocated site</i>	UC032CC	56
<i>not an allocated site</i>	UC034CC	48
<i>not an allocated site</i>	UC035CC	6
<i>Summary for 'Status' = not an allocated site (15 detail records)</i>		
	Total	1488
	Grand Total	1488

Schedule of Sites

Site Reference: UC002CC

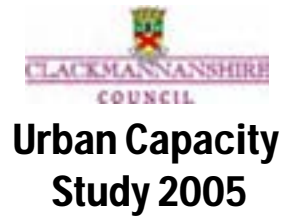
Site Name: Mains Farm Steading

Street: Brook Street

Town: Menstrie

XCoord: 284889

YCoord: 696727



Status: not an allocated site

Category: review of other existing allocations in plans

Likelihood of coming forward: Likely

Site Area (ha): 0.67

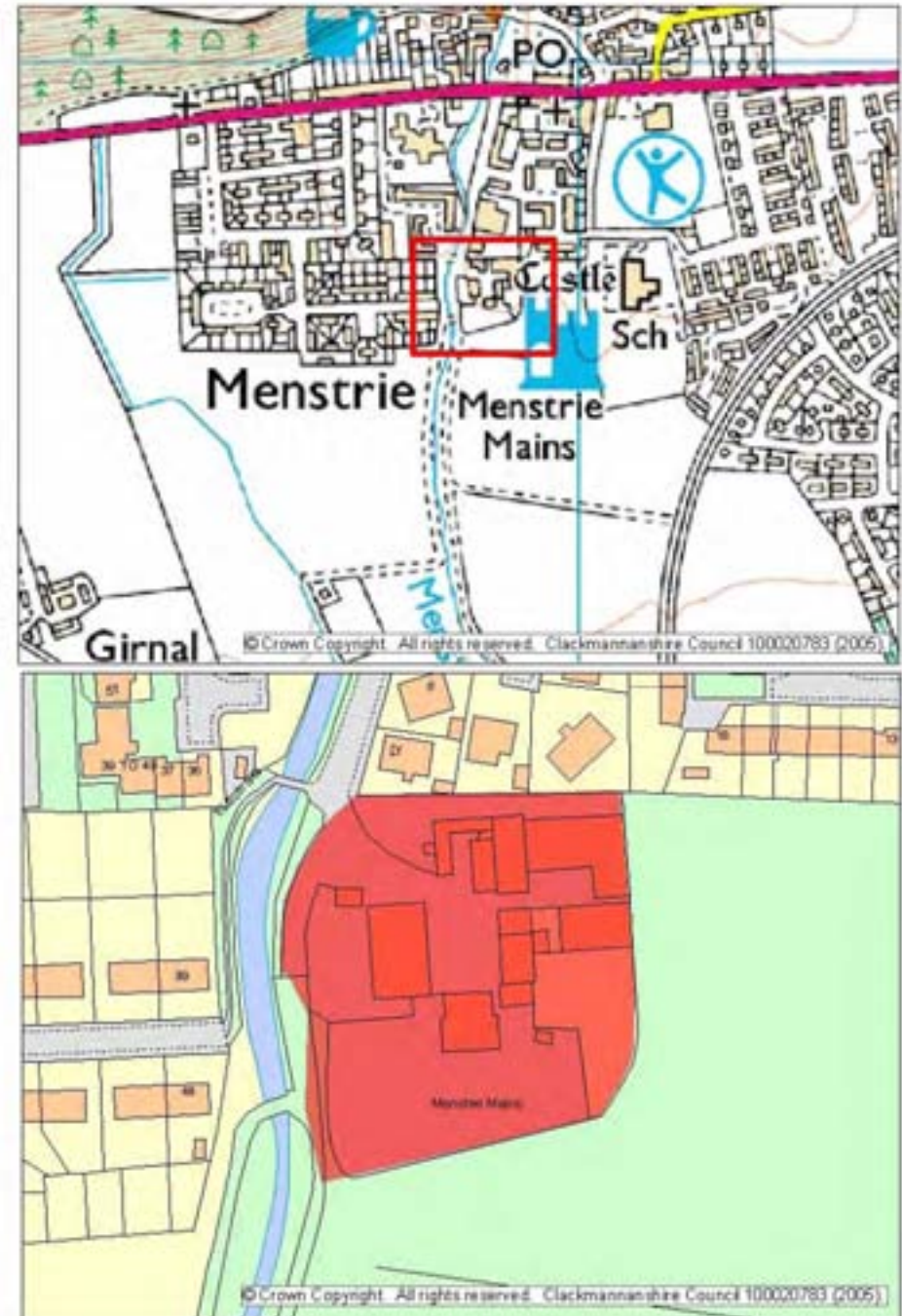
The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

Anticipated density (number per hectare): 15

Anticipated yield (calculated): 10

Timescale: 5-10 years

Comments



Schedule of Sites

Site Reference: UC004CC

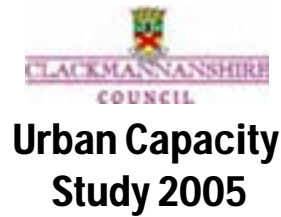
Site Name: Back Road

Street: Back Road

Town: Menstie

XCoord: 284893

YCoord: 697076



Status: not an allocated site

Category: intensification of existing residential areas

Likelihood of coming forward: Unlikely

Site Area (ha): 0.12

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

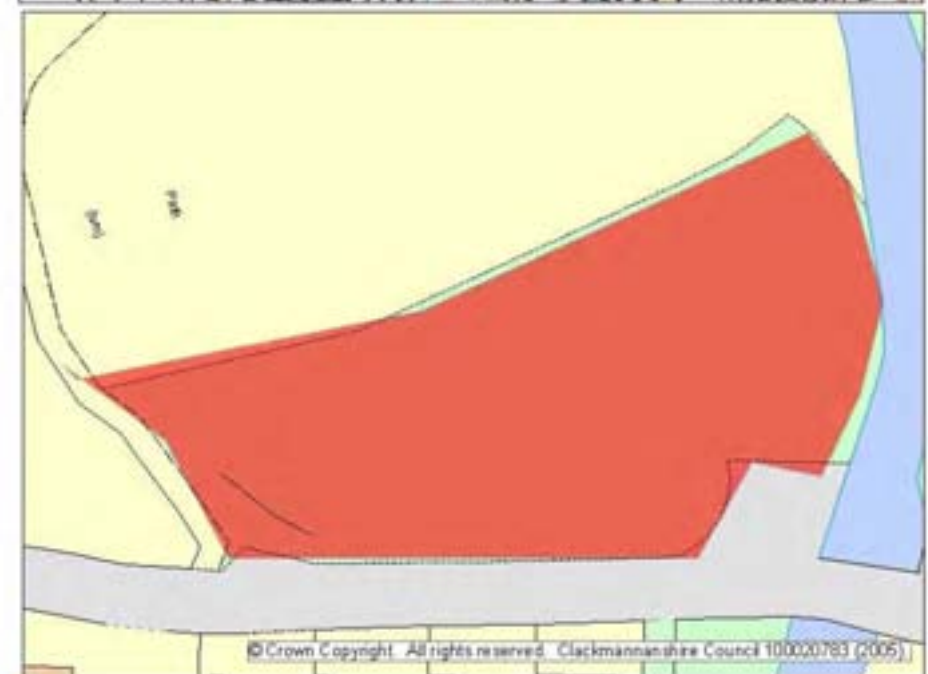
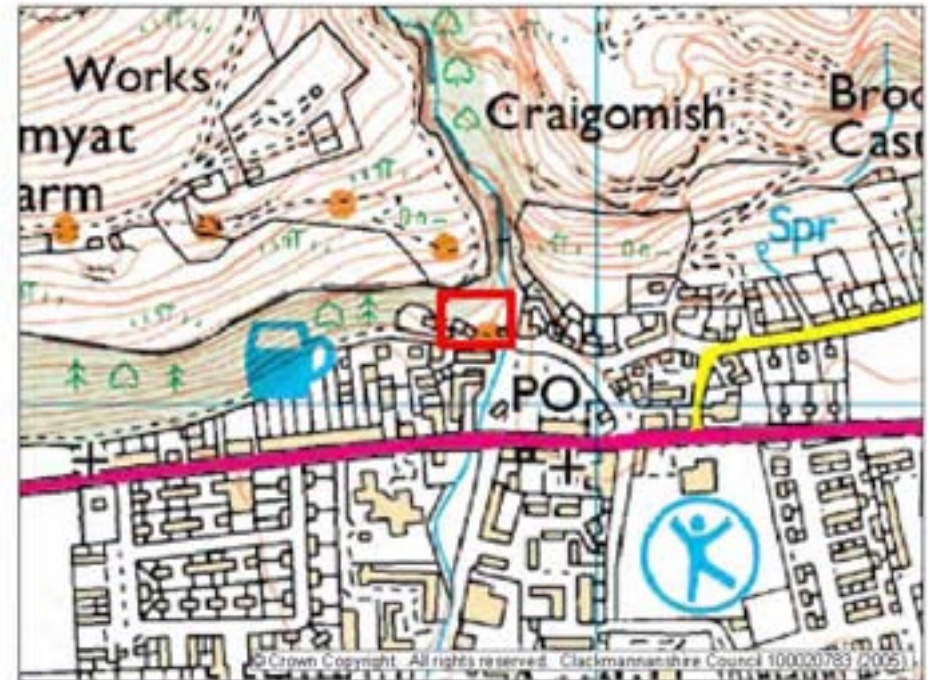
Anticipated density (number per hectare): 39

Anticipated yield (calculated): 5

Timescale: 10-15 years

Comments

Steep slope; amenity open space; would be backland development.



Schedule of Sites

Site Reference: UC005CC

Site Name: Back Row

Street: Long Row

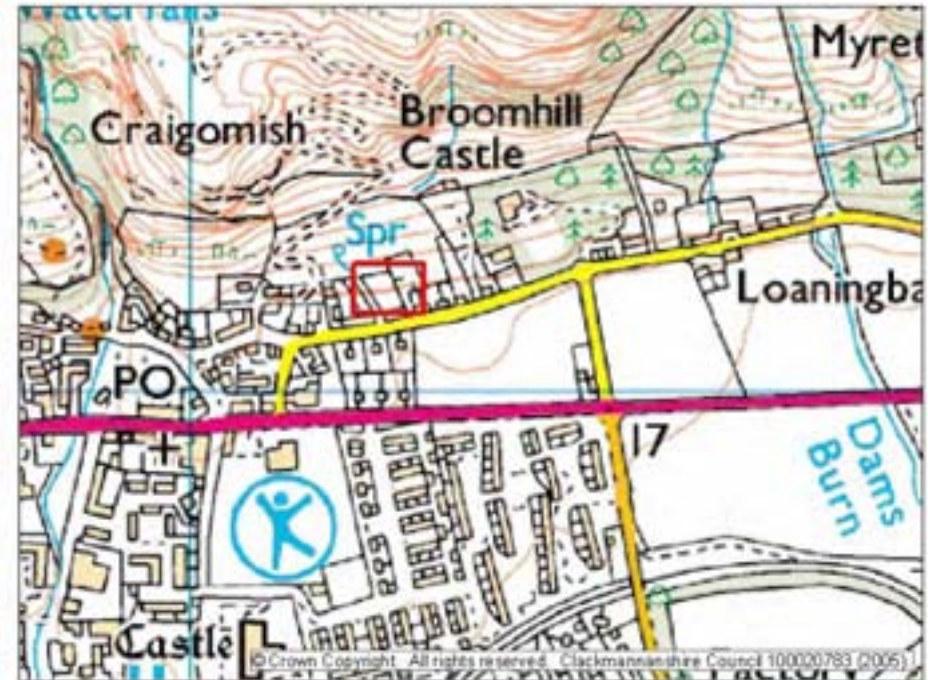
Town: Menstrie

XCoord: 285203

YCoord: 697110



Urban Capacity Study 2005



Status: not an allocated site

Category: intensification of existing residential areas

Likelihood of coming forward: Unlikely

Site Area (ha): 0.20

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

Anticipated density (number per hectare): 39

Anticipated yield (calculated): 8

Timescale: 10-15 years

Comments

Intensification of existing residential area. Would be backland development.

Schedule of Sites

Site Reference: UC006CC

Site Name: The Sheiling

Street: Ochil Road

Town: Menstrie

XCoord: 285006

YCoord: 697101



Urban Capacity Study 2005



Status: not an allocated site

Category: review of other existing allocations in plans

Likelihood of coming forward: Unlikely

Site Area (ha): 0.13

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

Anticipated density (number per hectare): 39

Anticipated yield (calculated): 5

Timescale: 10-15 years

Comments

Schedule of Sites

Site Reference: **UC007CC**

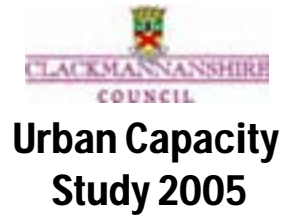
Site Name: Former Academy

Street: Park Street

Town: Alva

XCoord: 288100

YCoord: 697221



Status: not an allocated site

Category: review of other existing allocations in plans

Likelihood of coming forward: Likely

Site Area (ha): 2.27

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

Anticipated density (number per hectare): 30

Anticipated yield (calculated): 68

Timescale: 1-5 years

Comments

School PPP project will leave a brownfield site within a residential area.

Schedule of Sites

Site Reference: UC008CC

Site Name: Middleton mill

Street: Upper Mill Street

Town: Tillicoultry

XCoord: 291409

YCoord: 697217



Urban Capacity Study 2005

Status: not an allocated site

Category: previously dev'd vacant, derelict land and buildings (non housing)

Likelihood of coming forward: Unlikely

Site Area (ha): 0.75

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

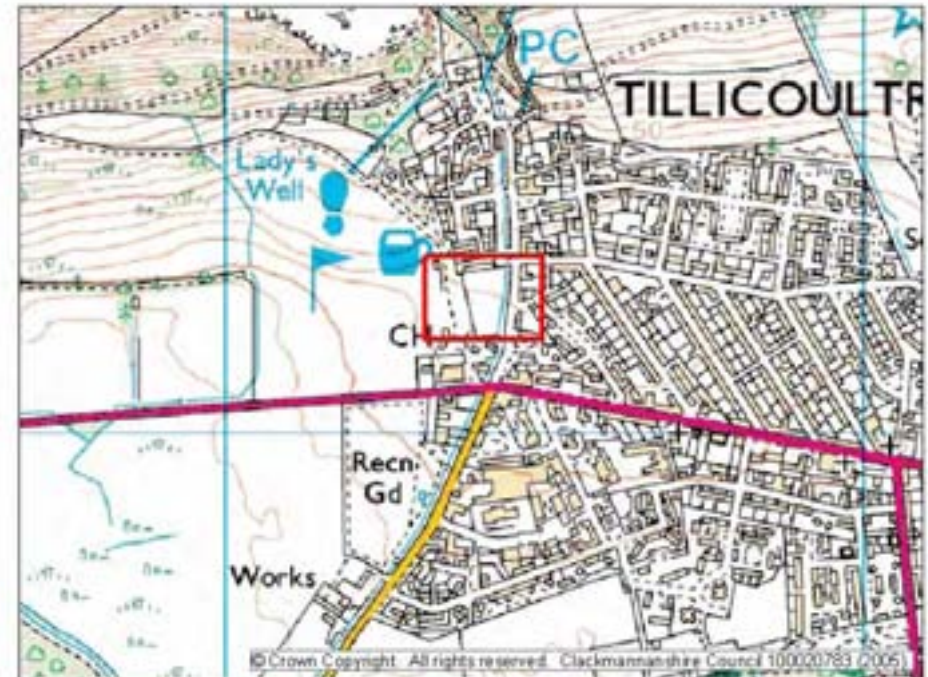
Anticipated density (number per hectare): 34

Anticipated yield (calculated): 26

Timescale: 10-15 years

Comments

Site is land locked until future of quarry changes.



Maps not to scale

Schedule of Sites

Site Reference: UC009CC
Site Name: South Chappelle
Street: Chappelle Crescent
Town: Tillicoultry
XCoord: 291790
YCoord: 696694



Urban Capacity Study 2005

Status: not an allocated site
Category: other under used and potentially surplus open spaces eg hospital grounds
Likelihood of coming forward: Unlikely
Site Area (ha): 1.54

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

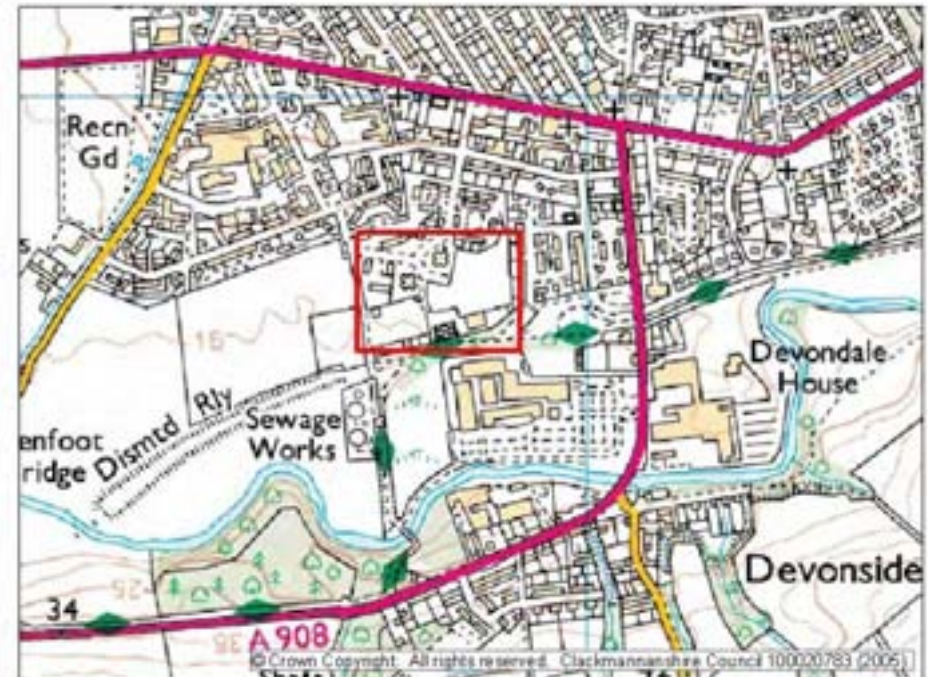
Anticipated density (number per hectare): 36

Anticipated yield (calculated): 55

Timescale: 10-15 years

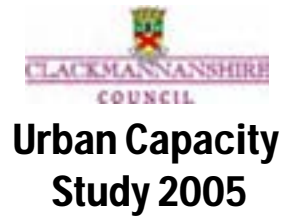
Comments

Established uses likely to prevail in long term.



Schedule of Sites

Site Reference: UC010CC
Site Name: Allotments
Street: Chappelle Crescent
Town: Tillicoultry
XCoord: 291617
YCoord: 696624



Status: not an allocated site
Category: under used and potentially surplus allotment sites
Likelihood of coming forward: Unlikely
Site Area (ha): 0.71

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

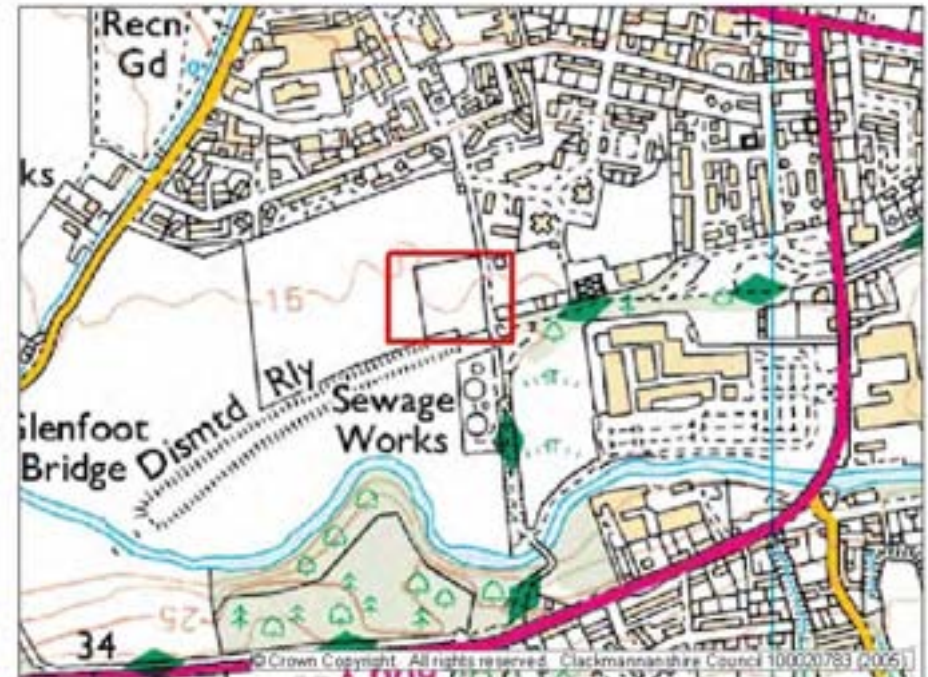
Anticipated density (number per hectare): 36

Anticipated yield (calculated): 26

Timescale: 10-15 years

Comments

Existing uses to prevail in long term. Amenity value for established residences.



Schedule of Sites

Site Reference: **UC011CC**

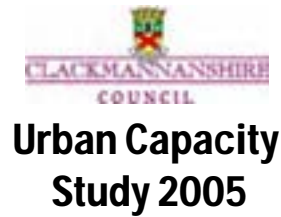
Site Name: Harviestoun

Street: Dollar Road

Town: Tillicoultry

XCoord: 292789

YCoord: 697275



Status: not an allocated site

Category:

Likelihood of coming forward: Unlikely

Site Area (ha): 0.74

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

Anticipated density (number per hectare): 36

Anticipated yield (calculated): 27

Timescale: 10-15 years

Comments

amenity setting for listed building (Harviestoun Inn) to be protected.



Schedule of Sites

Site Reference: UC012CC

Site Name: Sandyknowe

Street: Dollar Road

Town: Tillicoultry

XCoord: 292566

YCoord: 697120



Urban Capacity Study 2005



Status: not an allocated site

Category:

Likelihood of coming forward: Unlikely

Site Area (ha): 0.39

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

Anticipated density (number per hectare): 35

Anticipated yield (calculated): 14

Timescale: 10-15 years

Comments

Access problems to site.

Schedule of Sites

Site Reference: UC013CC

Site Name: Site at

Street: Bank Street

Town: Tillicoultry

XCoord: 291801

YCoord: 696961



Status: not an allocated site

Category: redevelopment of car parks

Likelihood of coming forward: Marginal

Site Area (ha): 0.05

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

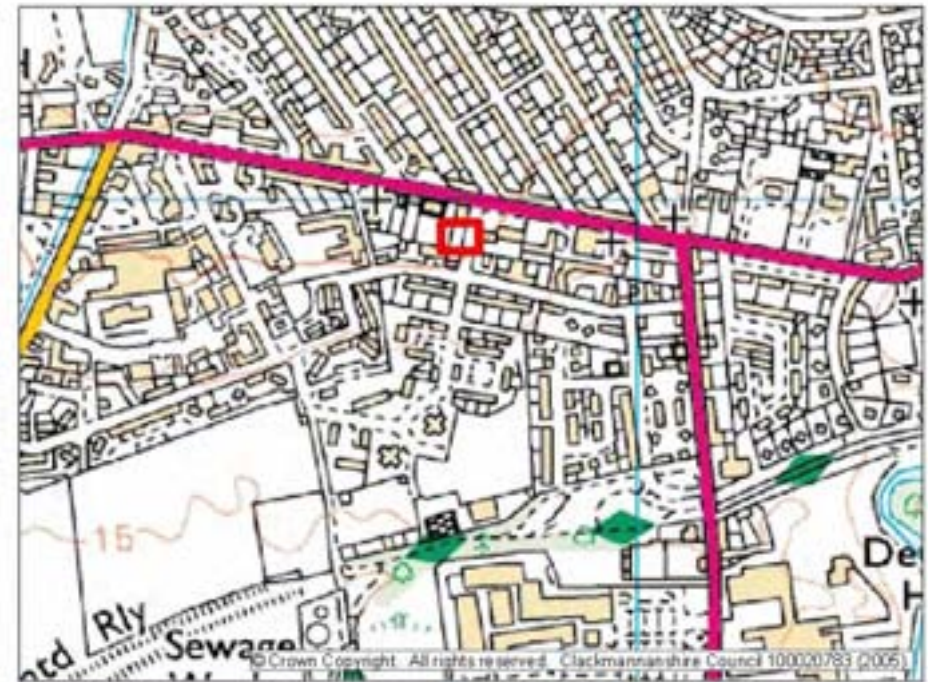
Anticipated density (number per hectare): 40

Anticipated yield (calculated): 2

Timescale: 1-5 years

Comments

Unlikely to proceed/ no interest shown for significant time.



Schedule of Sites

Site Reference: **UC014CC**

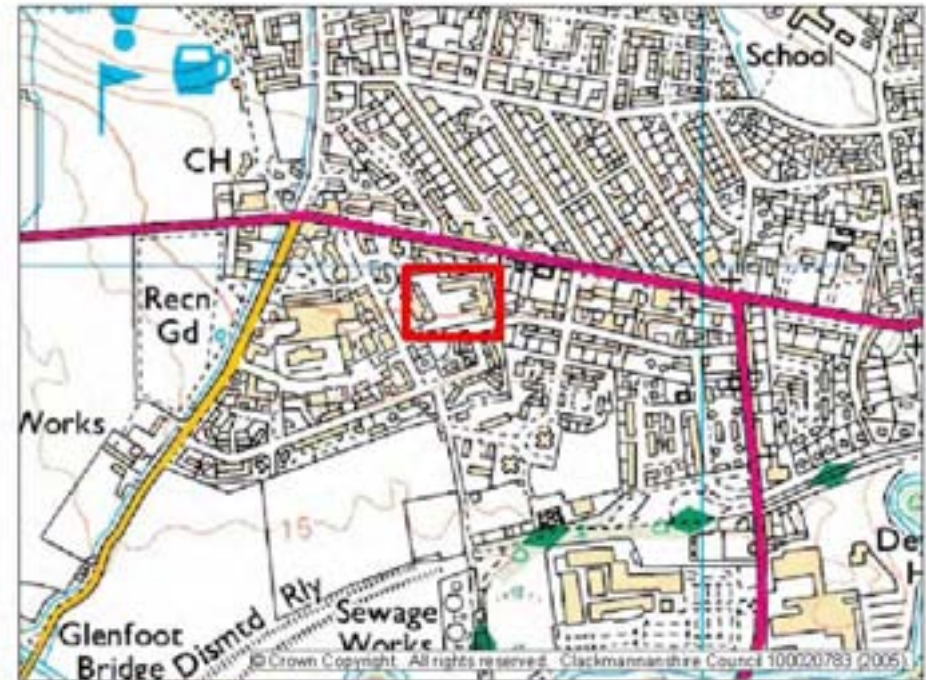
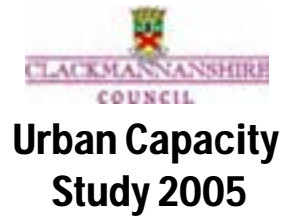
Site Name: Former school

Street: High Street

Town: Tillicoultry

XCoord: 291646

YCoord: 696653



Status: not an allocated site

Category: review of other existing allocations in plans

Likelihood of coming forward: Marginal

Site Area (ha): 0.75

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

Anticipated density (number per hectare): 40

Anticipated yield (calculated): 30

Timescale: 5-10 years

Comments

Currently the civic centre (former primary school with large playground) Requires policy decision for it to be developed in part Problems with access

Schedule of Sites

Site Reference: UC015CC

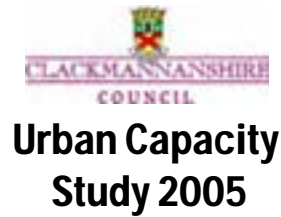
Site Name: West of Rhodders

Street: Robertson Street

Town: Alva

XCoord: 288624

YCoord: 697478



Status: not an allocated site

Category: intensification of existing residential areas

Likelihood of coming forward: Unlikely

Site Area (ha): 0.24

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

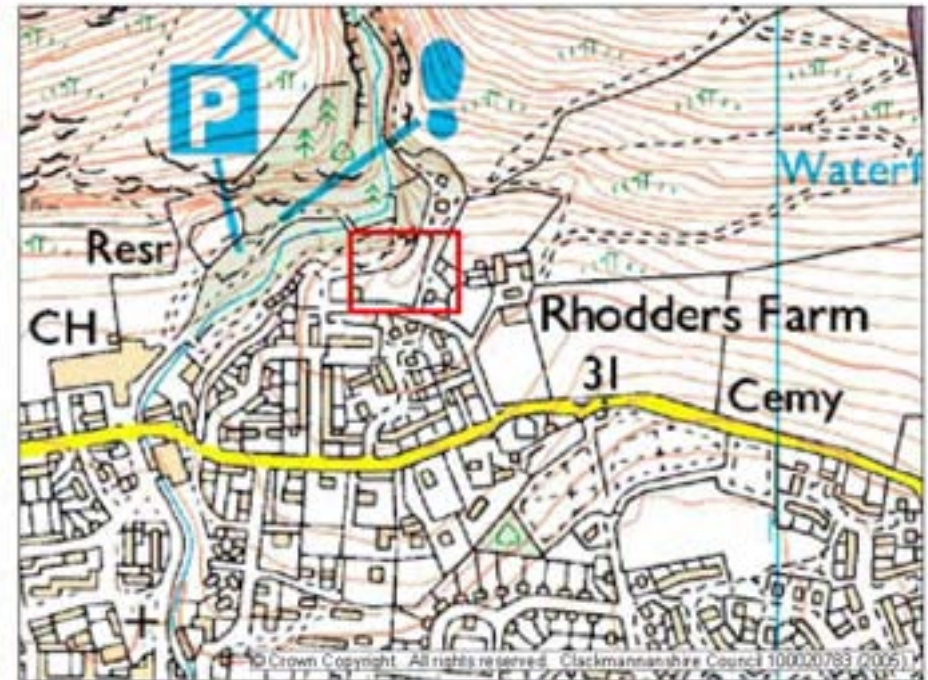
Anticipated density (number per hectare): 10

Anticipated yield (calculated): 2

Timescale: 5-10 years

Comments

Large garden area with Dorran bungalow. No demand known.



Schedule of Sites

Site Reference: UC016CC

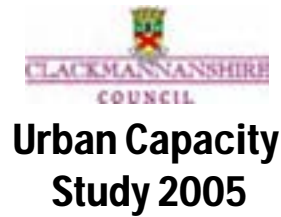
Site Name: West Sterling

Street: Moss Road

Town: Tillicoultry

XCoord: 291738

YCoord: 696481



Status: not an allocated site

Category: review of other existing allocations in plans

Likelihood of coming forward: Unlikely

Site Area (ha): 1.54

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

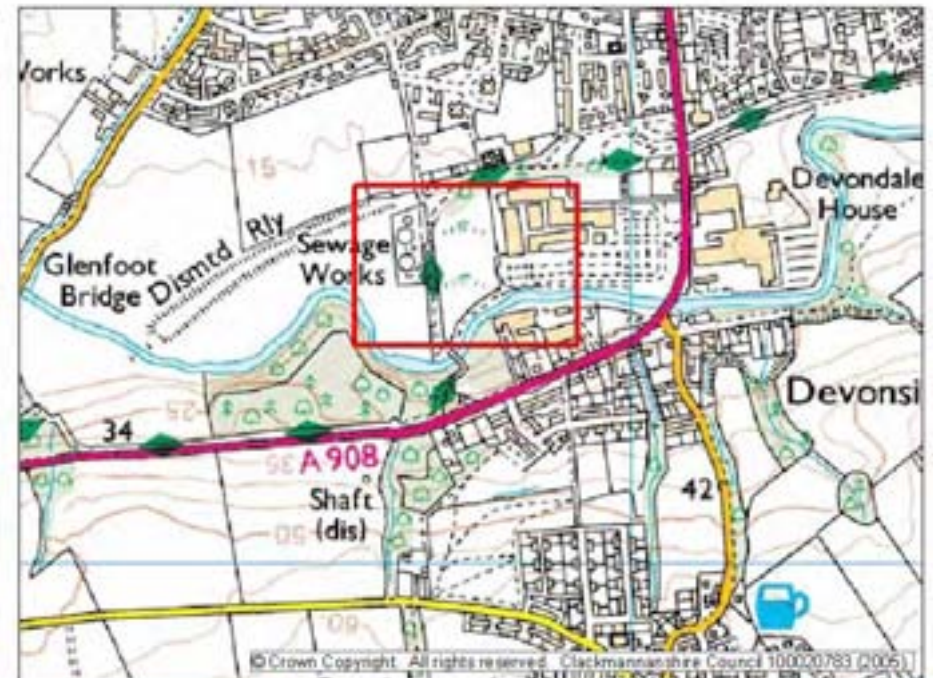
Anticipated density (number per hectare): 20

Anticipated yield (calculated): 31

Timescale: 5-10 years

Comments

Currently allocated for extension to Business land (Sterling Village) Not suitable access for housing.



Maps not to scale

Schedule of Sites

Site Reference: UC017CC

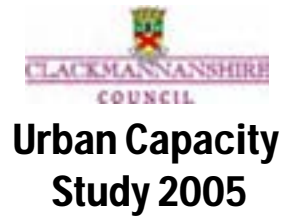
Site Name: Crankie brae

Street: Wardlaw Street

Town: Coalsnaughton

XCoord: 291818

YCoord: 696076



Status: not an allocated site

Category: review of other existing allocations in plans

Likelihood of coming forward: Likely

Site Area (ha): 6.25

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

Anticipated density (number per hectare): 24

Anticipated yield (calculated): 150

Timescale: 5-10 years

Comments

White land in LP but part of Coals'n North town expansion area



Schedule of Sites

Site Reference: **UC018CC**

Site Name: Helensfield

Street: By-pass

Town: Clackmannan

XCoord: 291308

YCoord: 692441



Urban Capacity Study 2005



Status: not an allocated site

Category: review of other existing allocations in plans

Likelihood of coming forward: Unlikely

Site Area (ha): 5.60

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

Anticipated density (number per hectare): 35

Anticipated yield (calculated): 196

Timescale:

Comments

White land in settlement, access problems, and views to an Ancient Monument to be protected. Strong policy currently against it being developed. Setting of Tower House to be protected!

Schedule of Sites

Site Reference: UC019CC

Site Name: Open space

Street: Devonway

Town: Clackmannan

XCoord: 291100

YCoord: 692332



Status: not an allocated site

Category: other under used and potentially surplus open spaces eg hospital grounds

Likelihood of coming forward: Unlikely

Site Area (ha): 1.53

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

Anticipated density (number per hectare): 30

Anticipated yield (calculated): 46

Timescale:

Comments

White land in settlement; probably subjected to flooding; steep slopes. Would be contrary to current Council policy that protects and safeguards open spaces.



Schedule of Sites

Site Reference: UC020CC

Site Name: Deerpark Golf

Street: Deerpark

Town: Sauchie

XCoord: 290227

YCoord: 694391



Urban Capacity Study 2005

Status: not an allocated site

Category: other under used and potentially surplus open spaces eg hospital grounds

Likelihood of coming forward: Marginal

Site Area (ha): 4.73

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

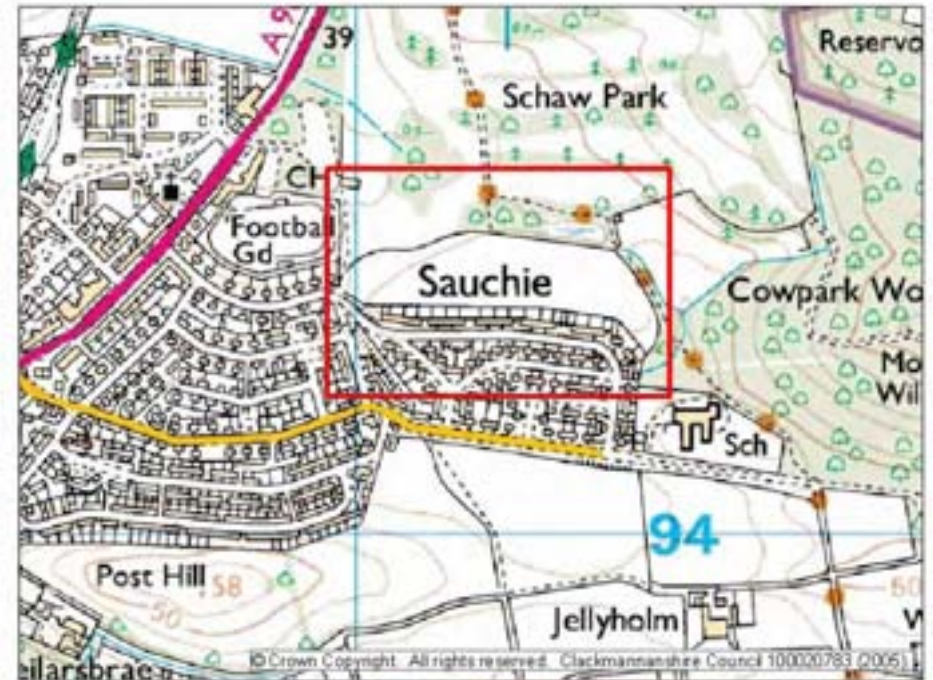
Anticipated density (number per hectare): 30

Anticipated yield (calculated): 142

Timescale:

Comments

White land in settlement; Council owned; problem with ground conditions.



Maps not to scale

Schedule of Sites

Site Reference: UC021CC

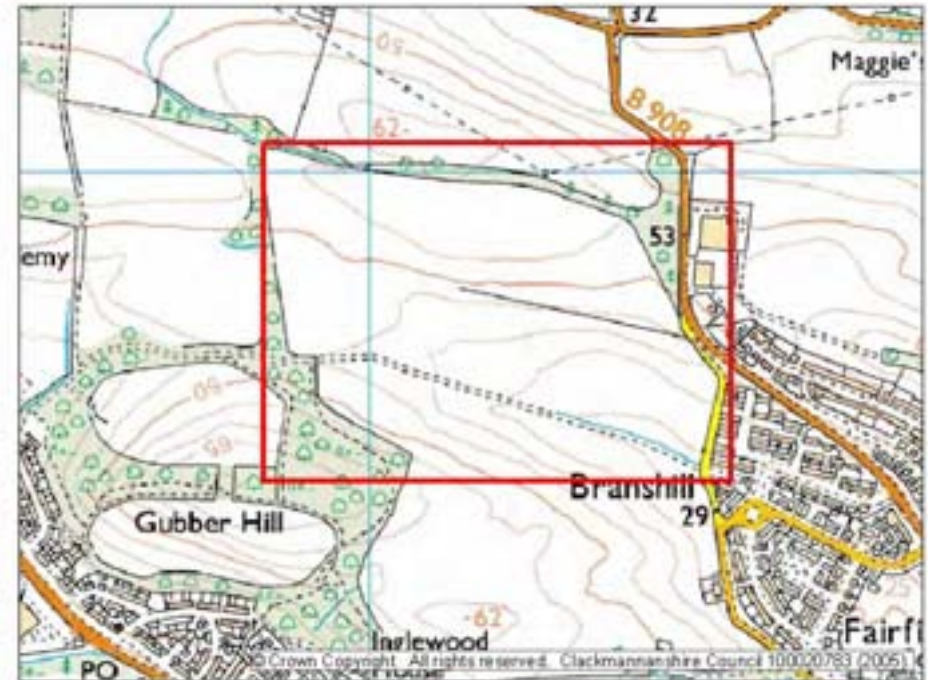
Site Name: Alloa NW 1

Street: West of Ten Acres

Town: Sauchie

XCoord: 288204

YCoord: 694786



Status: not an allocated site

Category: review of other existing allocations in plans

Likelihood of coming forward: Likely

Site Area (ha): 25.34

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

Anticipated density (number per hectare): 20

Anticipated yield (calculated): 507

Timescale: 5-10 years

Comments

White land in settlement; part of town expansion area

Schedule of Sites

Site Reference: UC022CC

Site Name: Alloa NW 2

Street: West of Ten Acres

Town: Sauchie

XCoord: 288095

YCoord: 694582



Urban Capacity Study 2005

Status: not an allocated site

Category: review of other existing allocations in plans

Likelihood of coming forward: Likely

Site Area (ha): 4.55

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

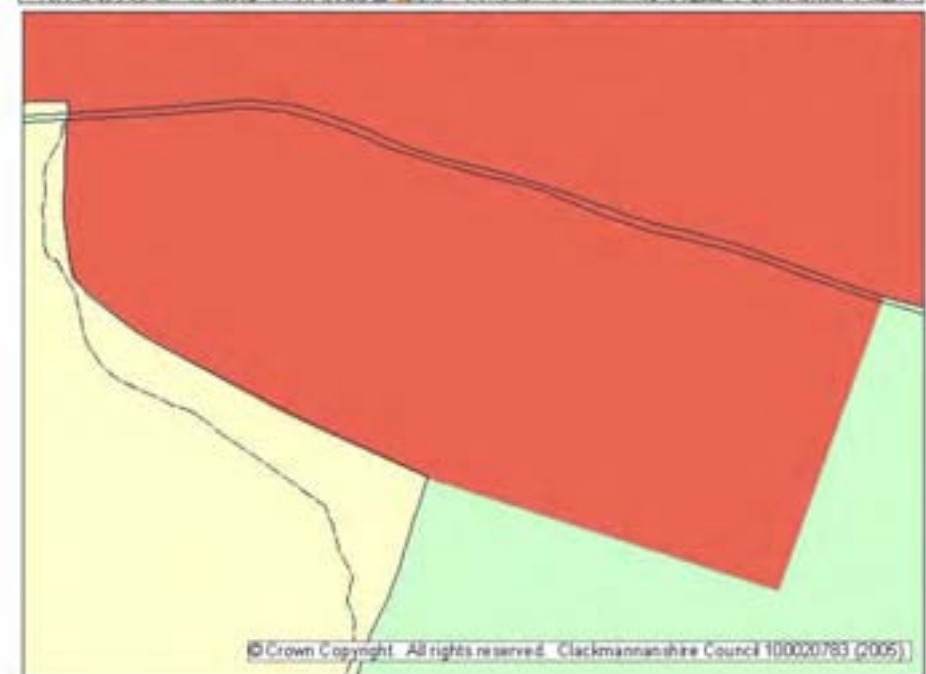
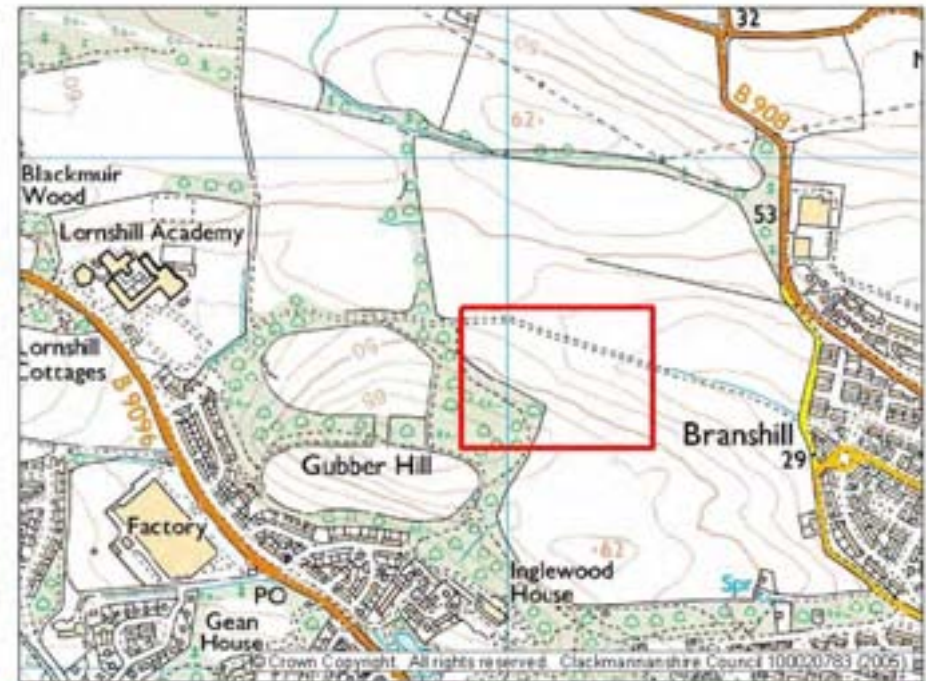
Anticipated density (number per hectare): 20

Anticipated yield (calculated): 91

Timescale: 10-15 years

Comments

white land in settlement; part of town expansion area



Schedule of Sites

Site Reference: UC023CC

Site Name: College Branshill

Street: Branshill Road

Town: Sauchie

XCoord: 288814

YCoord: 693842



Status: not an allocated site

Category: review of other existing allocations in plans

Likelihood of coming forward: Likely

Site Area (ha): 5.42

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

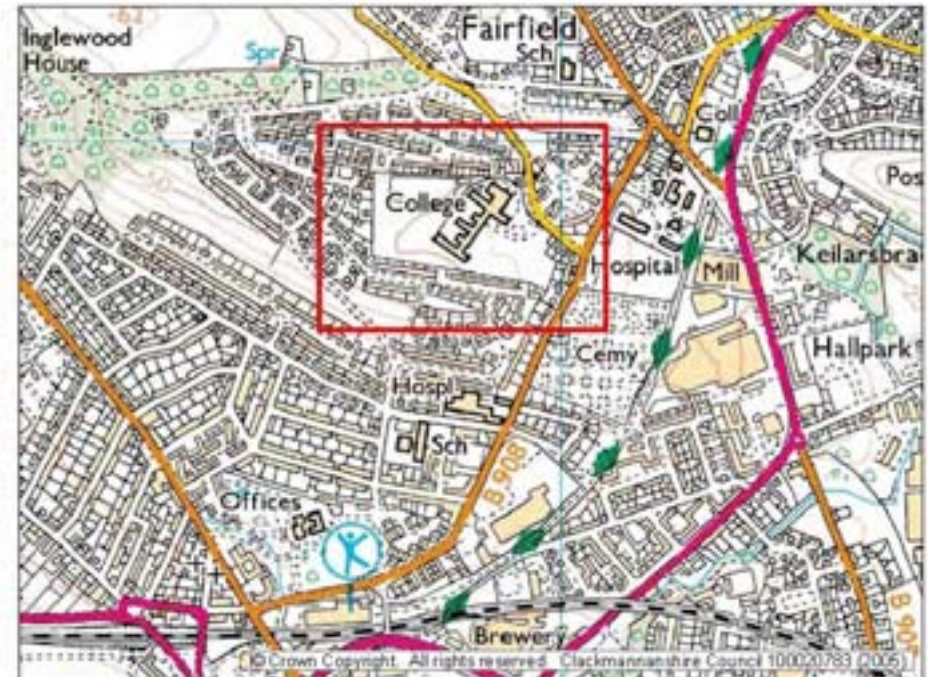
Anticipated density (number per hectare): 25

Anticipated yield (calculated): 136

Timescale: 1-5 years

Comments

Existing college to be relocated



Schedule of Sites

Site Reference: UC024CC

Site Name: Brewery depot

Street: Sunnyside Road

Town: Alloa

XCoord: 288913

YCoord: 693331



Urban Capacity Study 2005



Status: not an allocated site

Category: land and buildings currently in employment use

Likelihood of coming forward: Marginal

Site Area (ha): 3.00

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

Anticipated density (number per hectare): 35

Anticipated yield (calculated): 105

Timescale: 1-5 years

Comments

Existing depot does not require all of the land; potentially depot could be relocated? Politically sensitive matter.

Schedule of Sites

Site Reference: UC025CC
Site Name: The embankment
Street: Clackmannan Road
Town: Alloa
XCoord: 288990
YCoord: 692880



Urban Capacity Study 2005

Status: not an allocated site
Category: other under used and potentially surplus open spaces eg hospital grounds
Likelihood of coming forward: Unlikely
Site Area (ha): 0.70

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

Anticipated density (number per hectare): 56

Anticipated yield (calculated): 39

Timescale: 5-10 years

Comments

Steep sloping grass embankment near to town centre. Public opinion against?



Schedule of Sites

Site Reference: UC026CC

Site Name: The Shore

Street: The shore

Town: Alloa

XCoord: 288576

YCoord: 691995



Urban Capacity Study 2005

Status: not an allocated site

Category: land and buildings currently in employment use

Likelihood of coming forward: Likely

Site Area (ha): 3.74

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

Anticipated density (number per hectare): 11

Anticipated yield (calculated): 41

Timescale: 5-10 years

Comments

Mixed uses proposed in the LP. Precise extent of housing land to be determined.



Maps not to scale

Schedule of Sites

Site Reference: UC027CC

Site Name: West Earlsfield

Street: Bowhouse Road

Town: Alloa

XCoord: 288966

YCoord: 692212



Urban Capacity Study 2005

Status: not an allocated site

Category: review of other existing allocations in plans

Likelihood of coming forward: Likely

Site Area (ha): 1.02

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

Anticipated density (number per hectare): 30

Anticipated yield (calculated): 31

Timescale: 5-10 years

Comments

original site partly built as Care home



Maps not to scale

Schedule of Sites

Site Reference: UC028CC

Site Name: South Earlsfield 1

Street: Bowhouse Road

Town: Alloa

XCoord: 289176

YCoord: 692025



Status: not an allocated site

Category: review of other existing allocations in plans

Likelihood of coming forward: Likely

Site Area (ha): 3.86

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

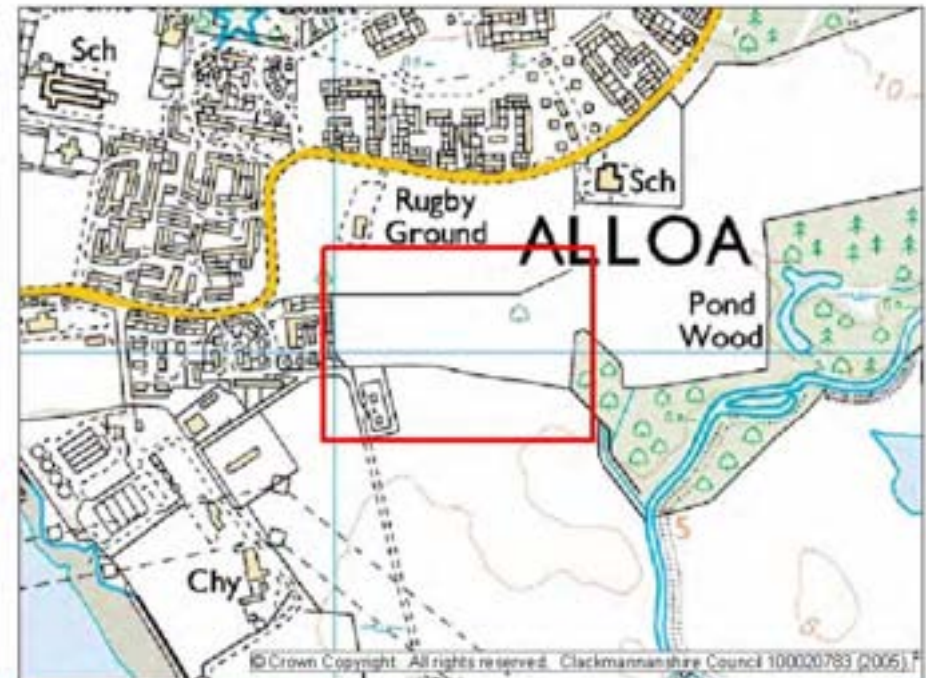
Anticipated density (number per hectare): 30

Anticipated yield (calculated): 116

Timescale: 5-10 years

Comments

Currently "white land" within designated town expansion area



Schedule of Sites

Site Reference: UC029CC

Site Name: South Earlsfield 2

Street: Bowhouse Road

Town: Alloa

XCoord: 289494

YCoord: 692059



Status: not an allocated site

Category: review of other existing allocations in plans

Likelihood of coming forward: Likely

Site Area (ha): 4.38

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

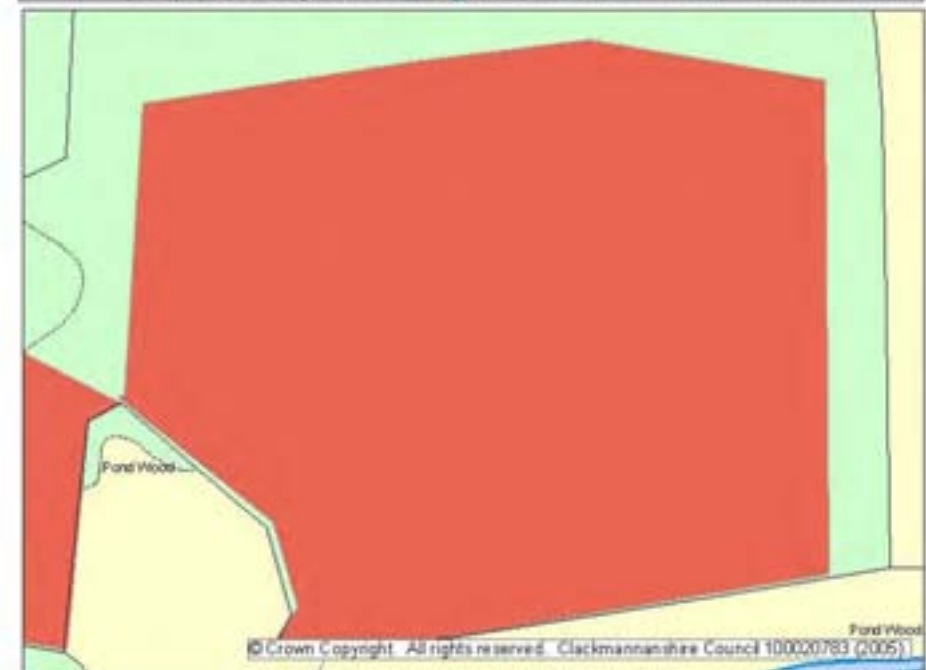
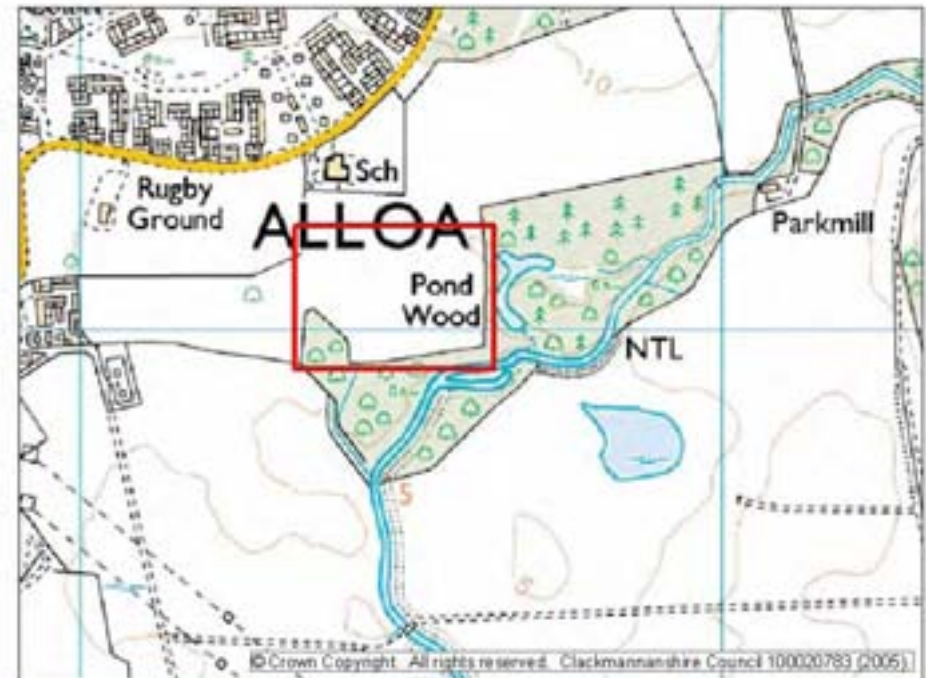
Anticipated density (number per hectare): 25

Anticipated yield (calculated): 110

Timescale: 5-10 years

Comments

Currebntly "white land" within designated town expansion area



Schedule of Sites

Site Reference: UC030CC

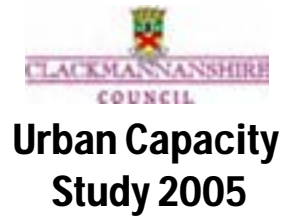
Site Name: Alloa Academy school

Street: Claremont

Town: Alloa

XCoord: 287337

YCoord: 693657



Status: not an allocated site

Category: review of other existing allocations in plans

Likelihood of coming forward: Likely

Site Area (ha): 5.34

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

Anticipated density (number per hectare): 20

Anticipated yield (calculated): 107

Timescale: 1-5 years

Comments

School PPP project approved by Council

Schedule of Sites

Site Reference: UC031CC

Site Name: Cambus SE

Street: Main Street

Town: Cambus

XCoord: 285631

YCoord: 693865



Status: not an allocated site

Category: review of other existing allocations in plans

Likelihood of coming forward: Likely

Site Area (ha): 0.67

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

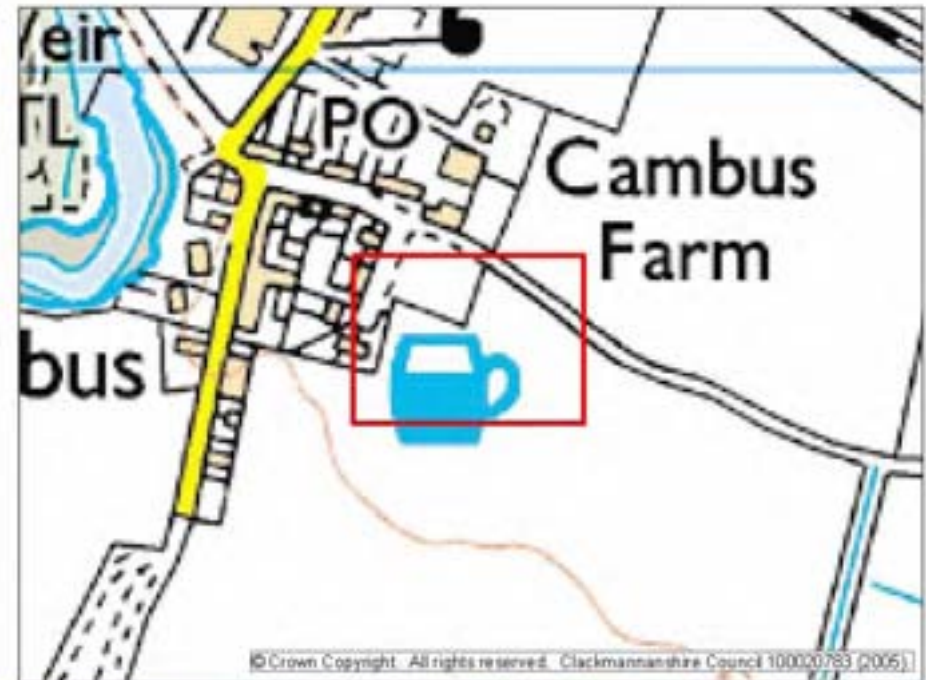
Anticipated density (number per hectare): 20

Anticipated yield (calculated): 13

Timescale: 5-10 years

Comments

white land between allocated sites and settlement boundary



Schedule of Sites

Site Reference: UC032CC
Site Name: Stirling Road West
Street: Redlands Road
Town: Tullibody
XCoord: 285115
YCoord: 695225



Urban Capacity Study 2005

Status: not an allocated site
Category: review of other existing allocations in plans
Likelihood of coming forward: Likely
Site Area (ha): 1.61

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

Anticipated density (number per hectare): 35

Anticipated yield (calculated): 56

Timescale: 5-10 years

Comments

Approved application



Maps not to scale

Schedule of Sites

Site Reference: UC033CC

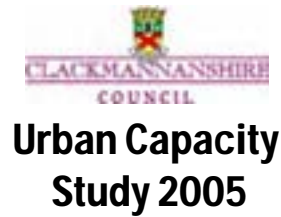
Site Name: Former bowling green

Street: Park Terrace

Town: Tullibody

XCoord: 285837

YCoord: 694762



Status: not an allocated site

Category: under used and potentially surplus sports pitches

Likelihood of coming forward: Unlikely

Site Area (ha): 0.39

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

Anticipated density (number per hectare): 35

Anticipated yield (calculated): 14

Timescale: 10-15 years

Comments

Contrary to current policy to protect and safeguard open spaces

Schedule of Sites

Site Reference: **UC034CC**

Site Name: land at

Street: Elm Grove

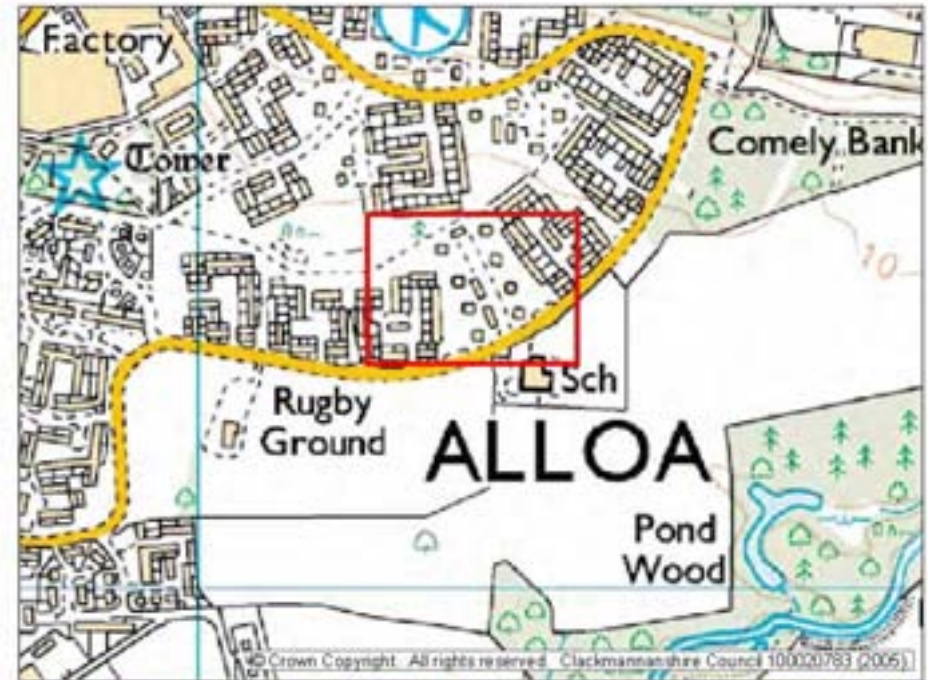
Town: Alloa

XCoord: 289329

YCoord: 692358



Urban Capacity Study 2005



Status: not an allocated site

Category: intensification of existing residential areas

Likelihood of coming forward: Likely

Site Area (ha): 1.36

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

Anticipated density (number per hectare): 35

Anticipated yield (calculated): 48

Timescale: 5-10 years

Comments

Pre-application enquiries have been received

Schedule of Sites

Site Reference: UC035CC

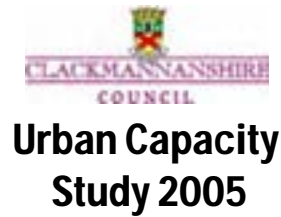
Site Name: land at

Street: Ash Grove

Town: Alloa

XCoord: 289369

YCoord: 692536



Status: not an allocated site

Category: intensification of existing residential areas

Likelihood of coming forward: Likely

Site Area (ha): 0.16

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

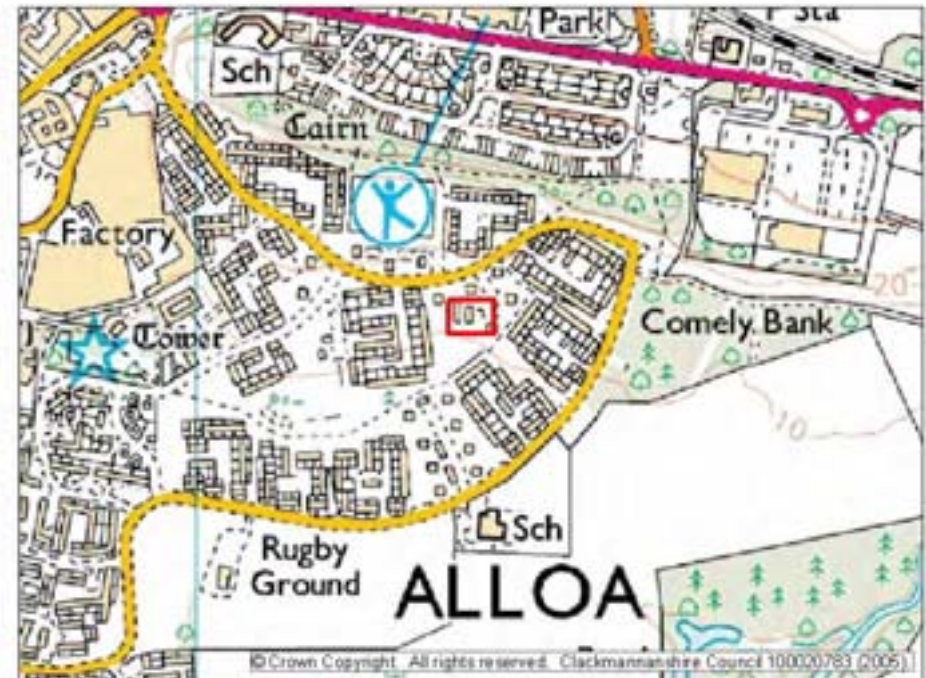
Anticipated density (number per hectare): 35

Anticipated yield (calculated): 6

Timescale: 5-10 years

Comments

Housing Services have included this in their property portfolio



Schedule of Sites

Site Reference: UC036CC

Site Name: Land at

Street: Keilarsbrae

Town: Sauchie

XCoord: 289473

YCoord: 693932



Urban Capacity Study 2005

Status: not an allocated site

Category: previously dev'd vacant, derelict land and buildings (non housing)

Likelihood of coming forward: Marginal

Site Area (ha): 0.48

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

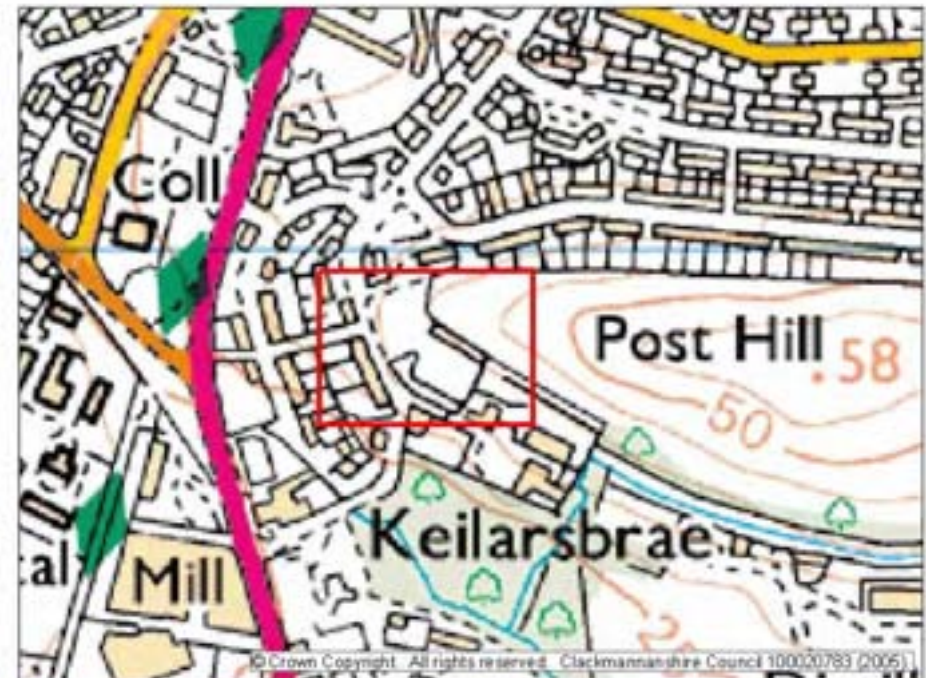
Anticipated density (number per hectare): 30

Anticipated yield (calculated): 14

Timescale: 10-15 years

Comments

Development Services have consistently resisted this.



Maps not to scale

Schedule of Sites

Site Reference: UC037CC

Site Name: Schawpark

Street: Beechwood

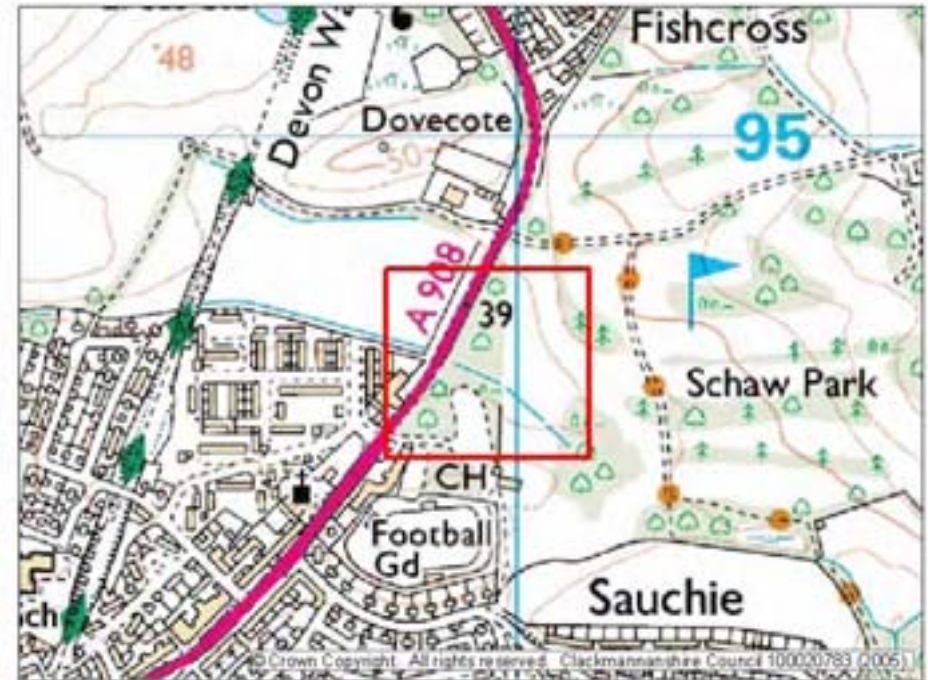
Town: Sauchie

XCoord: 289934

YCoord: 694706



Urban Capacity Study 2005



Status: not an allocated site

Category: other under used and potentially surplus open spaces eg hospital grounds

Likelihood of coming forward: Unlikely

Site Area (ha): 1.30

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

Anticipated density (number per hectare): 39

Anticipated yield (calculated): 51

Timescale: 10-15 years

Comments

This land was allocated in an earlier Local Plan but met with no interest.

Schedule of Sites

Site Reference: UC038CC

Site Name: Church Grove 1

Street: Church Grove

Town: Sauchie

XCoord: 288913

YCoord: 694041



Urban Capacity Study 2005

Status: not an allocated site

Category: other under used and potentially surplus open spaces eg hospital grounds

Likelihood of coming forward: Unlikely

Site Area (ha): 0.72

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

Anticipated density (number per hectare): 39

Anticipated yield (calculated): 28

Timescale: 10-15 years

Comments

Probable ground support problems.



Schedule of Sites

Site Reference: UC039CC

Site Name: Church Grove 2

Street: Church Grove

Town: Sauchie

XCoord: 289032

YCoord: 694042



Status: not an allocated site

Category: other under used and potentially surplus open spaces eg hospital grounds

Likelihood of coming forward: Unlikely

Site Area (ha): 0.74

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

Anticipated density (number per hectare): 39

Anticipated yield (calculated): 29

Timescale: 10-15 years

Comments

Probable ground support problems.



Schedule of Sites

Site Reference: UC040CC

Site Name: Former garage

Street: Schawpark

Town: Sauchie

XCoord: 289848

YCoord: 694672



Status: not an allocated site

Category: land and buildings currently in employment use

Likelihood of coming forward: Marginal

Site Area (ha): 0.36

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

Anticipated density (number per hectare): 30

Anticipated yield (calculated): 11

Timescale: 1-5 years

Comments

Existing business site that has now been partly occupied by car sales activity. Petrol tanks underground at forecourt. Sequential approach for retaining business uses.



Schedule of Sites

Site Reference: UC041CC

Site Name: Middletonkerse

Street: Middletonkerse

Town: Menstrie

XCoord: 285319

YCoord: 696351



Urban Capacity Study 2005

Status: not an allocated site

Category: review of other existing allocations in plans

Likelihood of coming forward: Marginal

Site Area (ha): 9.00

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

Anticipated density (number per hectare): 17

Anticipated yield (calculated): 153

Timescale: 5-10 years

Comments

Partly affected by flooding hazard, access problems.

