

# Sauchie Main Street

## Public Consultation Feedback and Final Proposals



**Clackmannanshire  
Council**

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## Introduction

Clackmannanshire Council carried out an option appraisal exercise of Sauchie Main Street as part of a £1 million investment in improving main streets of Clackmannanshire over the next 7 years.

Results of the option appraisal were published in the form of a consultation. Over a period of 4 weeks, members of the public had an opportunity to express their opinions about the proposed changes to Main Street in Sauchie.

I am delighted in the draft initiative and the public's engagement and look forward to works commencing soon.

Gary Womersley

**Council Leader**

# Methodology

The main methods of consulting local residents on the proposed improvements to Sauchie Main Street were public meetings and a survey (on-line and postal).

Over a period of 4 weeks, Clackmannanshire Council held two meetings open to members of the community. In order to improve attendance, the public meetings were held during the day (9am – 5pm) and in the evening (6pm – 8 pm). Each of the meetings was within a walking distance of the area of the proposed changes.

The questionnaire was designed to be as concise and specific as possible to increase response rates. It consisted of four questions asking about the overall need of Sauchie Main Street to be regenerated and attitudes towards the proposed improvements. Further, respondents were asked to express their concerns and comment on how the proposals might impact the local community.

In the course of the consultation, opinions on the proposed improvements were gathered from a number of stakeholders, including:

- Sauchie & Fishcross Community Council,
- Sauchie Community Group,
- Clackmannanshire Disability Awareness Group,
- Councillors,
- And internal departments.

The formal consultation process was launched on 13th May by way of a presentation to the Sauchie Community Council. During that same week a web page and front page feature went live on ClacksWeb.

Information about the consultation and the two drop-in events were issued to the 5000+ subscribers to My ClacksWeb on 14th, 16th and 24th May.

Updates via social media were posted to our 3200+ followers on Facebook and 3200+ followers on Twitter on at least seven occasions on 15th, 20th, 24th and 27th May and on 1st, 3rd and 7th June, all of which linked to the online

consultation. We also 'shared' the information on the Sauchie Community Group Facebook page.

A press release was issued on 16th May which resulted in a double page spread in the Alloa Advertiser on 22nd May. The release was also picked up by Alloa Live and Central FM.

A letter was sent to all residents and shopkeepers living on Sauchie Main Street on 17th May with the consultation document enclosed, and a leaflet inviting them to attend the drop-in event on 24th May.

A leaflet promoting the consultation and drop-in day was distributed locally via the Council CAP office in Sauchie and from Kilncraigs. A poster with the same information was also put up on local noticeboards.

A further presentation was given to the Sauchie Resource Group on 30th May to gather further feedback. Further activities, such as additional radio broadcasts, were also undertaken in the run-up to the end of the consultation period.

This the open day events were attended by over 70 people - a good turnout for these sort of events.

The display boards also remained until the Hall until 3rd June to allow other Hall users to view and comment on the proposals. An evening event was also held on 3rd June at Sauchie Resource Centre, specifically to allow those who had been unable to attend on 24th May to see the proposals and give face-to-face feedback.

This report presents findings from analysis of returned consultation forms, feedback from the public gathered at public meetings and comments from stakeholders.

# Findings

In general, the proposals were positively welcomed; however, a minority felt that the proposed changes are being implemented too quickly, without giving much thought of their impact on the local community.

Respondents expressed their views on the proposals to Main Street, Sauchie either by post or on-line using Citizen Space (Clackmannanshire Council's consultation management system) between 13 May and 10 June 2013.

There was strong agreement that Sauchie Main Street needs to be regenerated with individual proposals (such as traffic changes) causing some concern amongst some of the local residents. Nevertheless, the vast majority of respondents (75% - 93%) agreed with the changes to Sauchie Main Street as shown in the figure below.

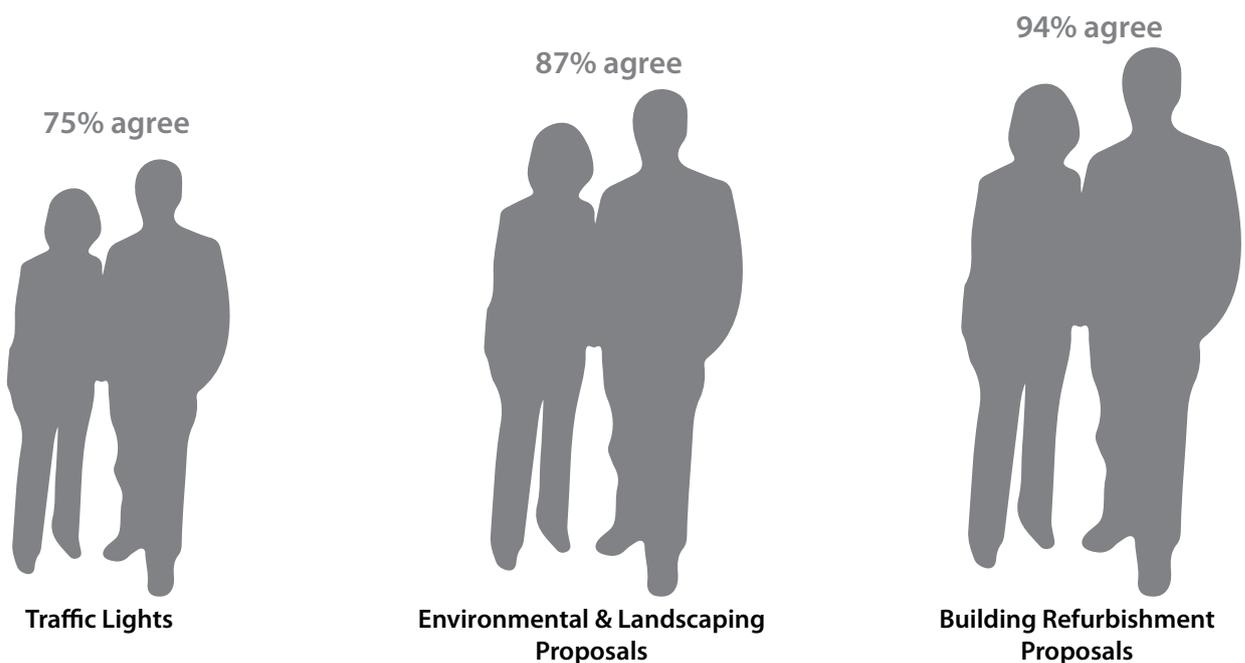
Almost everyone who completed the questionnaire provided further comments regarding the proposals.

The main themes included:

- Parking
- Accessibility
- Alternatives to traffic lights

Analysis of verbal and written feedback from public meetings has provided very similar results to the comments received in the survey. The following section looks closely at the themes emerged from public meetings and survey.

## Attitudes Towards Proposals



## **Parking**

It has emerged that parking was a key issue in the area covered by the proposals. It has been suggested that reducing or removing raised beds (at the chemist, the Post Office, the pensioners housing across from the Bedroom Centre, 119 – 125 Main Street) could address this problem, ultimately improving traffic flow in the area.

Further, it has been highlighted that current parking arrangements are potential barriers to local businesses and people with a disability and addressing them should take into account the needs of these two groups.

A number of proposals provided details of how to improve parking arrangements in the area. These included transforming seats at the chemist into a parking space and relocating them closer to the bus stop.

## **Accessibility**

Overall, the respondents have highlighted issues around limited accessibility to shops and local businesses in the Sauchie area. It has been pointed out that more consideration needs to be given in ensuring the area is accessible to people with mobility issues. The proposals should include improving accessibility at the Post Office, around the stairs at the Co-Op. It's been suggested that the current ramp leading to the shops is too steep for wheelchair users and could be slightly levelled.

It's been proposed creating a pedestrian crossing at the Beechwood/Main Street junction, installing controlled pedestrian crossing near the Chemist and removal of Bed 7 to widen the path to improve accessibility to people with a disability.

Further, the proposals should also ensure easy access to industrial vehicles (e.g. delivery lorries, sweeping machines).

## **Alternatives**

It appears that the proposed traffic lights have been met with some reluctance of local residents as they require ongoing maintenance and could generate more traffic, and therefore increase pollution and noise.

Instead, it has been suggested to introduce roundabouts at Greygoran, Beechwood and Craigbank, road traffic solutions, which have proven successful in other areas in the county. Another alternative to potentially increased traffic flow was introducing a one way system (Craigbank, Greygoran)

## **Other comments**

Other comments raised issues of plants on raised beds attracting insects, the need to repair existing raised beds, landscaping the area (grass rather than shrubs) so that it does not block the shops yet reduces pollution and noise. Conversely, it's been suggested that protection is required for tree planting.

Although the overall reaction to the improvements has been positive, it has been pointed out that changing the nature of the area requires multiagency work to address all, not only housing and environmental challenges.

## **Other themes included:**

- possibility of rendering of all flats,
- details of positioning of traffic lights,
- introducing a pedestrian crossing near the nursery,
- improvements to street lighting,
- ensuring the area is attractive and visually appealing (shop fronts),
- CCTV to be repositioned so that Main Street is covered more adequately,
- proposals limited to Zone 2 only.

# Summary

Sauchie Main Street consultation was open to the public for period of 4 weeks.

The vast majority of respondents who completed the questionnaire or attended the public meetings expressed support towards the proposed changes with an element of further alteration. It has been pointed out that the Council needs to ensure the changes address accessibility barriers, parking issues and give more thought to alternatives to traffic lights.

## You Said, We Listened

<b>PARKING</b>
<b>Question</b>
Is it possible to create an adoptable parking space in front of the bungalows at Greygoran, if the plant bed is removed or reduced?
<b>Answer</b>
Yes, we have drawn up plans that will see 8 new spaces created here including two disabled spaces, which assist in providing access to the shopping precinct.
<b>Question</b>
Is it possible to create an adoptable parking space (particularly for disabled parking) in front of the chemists, if the horseshoe seating area is removed?
<b>Answer</b>
We have examined this proposal and unfortunately this space could only accommodate 2 car spaces safely. The cost of providing those spaces is extremely prohibitive, as it would involve re-routing of substantial utility cables, and redesigning the bus stop. In order to address concerns about disabled parking in this area, we are able to line out an area of the existing lay-by for disabled parking. Additionally we will be making improvements to the parking at Sauchie CAP to improve access for between the parking area and the crossing points to the chemist.

<b>Question</b>
Is it possible to create an adoptable parking space in front of the Post Office, if the horseshoe seating area is removed?
<b>Answer</b>
We have examined this proposal, and the horseshoe seating area creates a road safety feature and cannot be removed.
<b>Question</b>
Could more parking be provided at the Sauchie CAP parking area by removing the recycling bins?
<b>Answer</b>
We can create more spaces by removing the paper banks. These will be removed once all households have access to kerbside collections (kerbside boxes) for recycling.
<b>Question</b>
Can the parking bays at the CAP car park be defined with white lines?
<b>Answer</b>
Yes, these will be relined.

<b>ACCESSIBILITY</b>
<b>Question</b>
Disabled access from the footways into the shops in Sauchie are raised. Can the Council consider looking at improving the level differences or access as part of any improvements you are making in Sauchie Main Street?
<b>Answer</b>
Levelling thresholds mean raising the height of the footways. Often steps onto footways exist for a number of reasons, e.g. position of air-bricks or direction of flow of surface water. We will look at each on a case by case basis and where feasible we will raise the footway.

<b>Question</b>
There is a lack of a crossing at Beechwood. Residents would like to see some form of crossing to make Beechwood more accessible at the top end of the Main Street.
<b>Answer</b>
The new crossing at the proposed traffic lights will perform this function.
<b>Question</b>
Request for removal of Bed 7 at Main Street opposite Beechwood to widen path as it is very narrow for one of the residents who is an electric wheelchair user.
<b>Answer</b>
We have investigated this issue and the width of the footpath to the rear of Bed 7 is the same as width of footpath behind the next bed on Main Street, which is approximately 2 metres. 2 metres is sufficient width for electric wheelchair use, so we will not be removing Bed 7.
<b>Question</b>
The route, particularly for mobility scooter users, is restricted by the presence of a narrow gap in the wall linking the lower pavement around the CAP car park. Request to increase the width of this gap to allow for easier and safer passage from pedestrian crossing to CAP.
<b>Answer</b>
Area from pelican crossing on Main Street to steps to upper level and footway round CAP car park are all slabbed. We consider this to be the most suitable route for disabled and pram access to the CAP area. The gap in the wall is too small for suitable wheelchair access. Therefore we will be removing the whole section of low wall between 2 sections of slabbed footway and converting all slabs to blacktop.

<b>TRAFFIC MANAGEMENT</b>
<b>Question</b>
The new traffic lights may create a rat run at Craigbank. Is it possible to make Craigbank a one way to prevent this?
<b>Answer</b>
Making a street one-way is very restrictive on residents and may not stop rat-running. However, we will monitor the situation for a reasonable period after the traffic lights are in place and take action if required.
<b>Question</b>
Could a mini roundabout at the junction of Beechwood and Main Street be created as there is great difficulty for the traffic coming out at this junction?
<b>Answer</b>
This would create problems for buses and would also cause more traffic to migrate to Beechwood as it would be the easiest access into the estate. It's the Council's view that it is better to share the traffic between the three roads (Gartmorn Road, Beechwood & Burnbrae) as it is just now all with similar junctions
<b>Question</b>
Will the island at Graygoran be removed as part of the traffic lights proposal, as currently delivery lorries have to mount the island to turn into Greygoran?
<b>Answer</b>
Yes, this will be removed as a part of the new traffic light installation.
<b>Question</b>
Can the proposed date for the traffic light signal be brought forward?
<b>Answer</b>
The works have been programmed to benefit one another, and minimise disruption on the Main Street. If an opportunity arises to bring forward the works, without increasing disruption and the budget is available, we will do so.

<b>Question</b>
Is the proposed traffic signal pedestrian crossing on the north or south of Greygoran? It is illustrated to the north on the masterplan, and this may result in school children skipping the signals to take the most convenient route, which would be the south.
<b>Answer</b>
The crossing point will be immediately south of Greygoran, and the masterplan has been amended to reflect this
<b>Question</b>
As the beds are being removed can a mini roundabout at Greygoran be put in place of the traffic signal? This could potentially aid traffic movement.
<b>Answer</b>
Whilst mini roundabouts are a good solution in certain locations for road users, they are very difficult for pedestrians, as there would be no crossing point. As such the traffic signal offers a solution for both road users and pedestrians.
<b>Question</b>
Could the canopy above the shops be removed as it becomes a shelter for loitering in the evening?
<b>Answer</b>
One of the key aims of this project is to improve accessibility on the Main Street. Whilst the canopy may appear to be providing a shelter and congregation point late at night, it also provides a valuable shelter for those with disabilities or mobility issues. We have consulted with the Clackmannanshire Disability Awareness Group, who tell us that removal of the canopy would be at the detriment of those with disabilities or mobility issues.

<b>Question</b>
Although technically outwith the Main Street area, there appears to be a lack of a crossing at the Nursery
<b>Answer</b>
The Council recognises the linkage between amenities such as shops and nurseries and as such, work has been planned for a Zebra and road upgrade at this location this year.
<b>Question</b>
If the crossing island at Greygoran is being moved could a new island be put in next to the Co-op?
<b>Answer</b>
The introduction of the new signal will mean that the street will have two traffic signal crossings; this should be sufficient.
<b>Question</b>
Concern for increased noise and pollution at the bungalows, with the installation of traffic lights. Can planting be considered?
<b>Answer</b>
Some planting could be included in these areas providing it doesn't interfere with visibility, and this would have a positive benefit in reducing pollution, although little impact in noise reduction.
<b>Question</b>
We would like to see an additional two concrete disc roundabouts. The first is at the junction of Gartmorn Road and also at Main Street.
<b>Answer</b>
A mini roundabout at Gartmorn Road is not feasible This may cause also cause more traffic to migrate to Beechwood as it would be the easiest access into the estate. It would be better to share the traffic between the three roads (Gartmorn Road, Beechwood & Burnbrae) as it is just now, all with similar junctions.

<b>Question</b>
Could a controlled crossing be installed at the chemist as the traffic travels too quickly down the Main Street? Putting signals & a crossing at Greygoran is not helpful as it is too far away for wheelchair users
<b>Answer</b>
Unfortunately, this location would be too close to the existing traffic lights.
<b>Question</b>
The stairs leading to the pavement at the Co-op are a barrier to wheelchair users, to cross the road. Wheelchair users need to travel up to where the raised beds are at the top of the Main Street meaning going up the road and then back down.
<b>Answer</b>
Due to the space restrictions, it is impractical to move stairs or create a ramp without removing the existing pavement in entirety and re-designing the area. We will provide a handrail on the existing stairs to assist those with mobility issues who can walk, and we will be increasing disabled parking provision on both sides of the Co-op at the chemists and 119 Main Street.
<b>Question</b>
The ramp to the shops is too steep for a manual wheelchair user.
<b>Answer</b>
Unfortunately, the gradient makes any amendment to this ramp impractical, for the same reason as described above, it is hoped that the new parking provisions will assist in reducing some of the travelling a manual wheelchair user has to do between their car and the shops.
<b>Question</b>
Make the road in front of bungalows one way from Greygoran and exit onto Main Street
<b>Answer</b>
We will be making this street one-way from Greygoran to Main Street to help with the working of the traffic lights.

<b>OTHER QUESTIONS</b>
<b>Question</b>
Create defensible space in front of Bed 6, to prevent people looking in the low level windows
<b>Answer</b>
Unfortunately, erecting any type of barrier such as fencing would cause problems for the street sweeper, and planting next to the properties, may cause problems with insects. It is hoped that the removal of the plant beds in front of Bed 6 will widen the footway, which will lead people to walk further away from the building
<b>Question</b>
The raised beds should be returned to their original form with the shrubs removed and beds returned to grass
<b>Answer</b>
Grassing any raised beds that are to be retained is not possible, as this has Health and Safety implications for the staff who have to cut the grass.
<b>Question</b>
Are the door entry upgrades necessary as some have been renewed recently?
<b>Answer</b>
Only those which have not been renewed recently will be upgraded.
<b>Question</b>
Will the CCTV camera positions be retained? Concern that they do not adequately cover Main Street.
<b>Answer</b>
Yes the CCTV camera positions will be retained and the shrubs and trees will be removed, which should improve visibility.
<b>Question</b>
Will the backs of the flats be rendered as well?
<b>Answer</b>
Yes.

**Question**

There appears to be a lack of proposals for Zone 2 & 3

**Answer**

It was stated throughout the consultation that the focus was on Zone 1. There are some planned improvements in Zone 2 & 3. We have reviewed this as part of the consultation and will be undertaking the following additional works in Zone 2 & 3 as highlighted in the revised masterplan

**Question**

More litter bins required in all Zones

**Answer**

The number of bins on the main street appear to be sufficient, however observations of usage suggest that there locations, may need to be reviewed. As such following the completion of the road works, Waste services will carry out a review.

**Question**

Current proposal only relate to housing in Zone 1. There requires to be environmental improvements to housing areas in Zone 2 & 3

**Answer**

The improvements to the housing in Zone 1 is based on conditions. The properties in Zone 2 & 3 are not showing the same signs of distress, and will be programmed for works as required in the Housing Capital Programme.

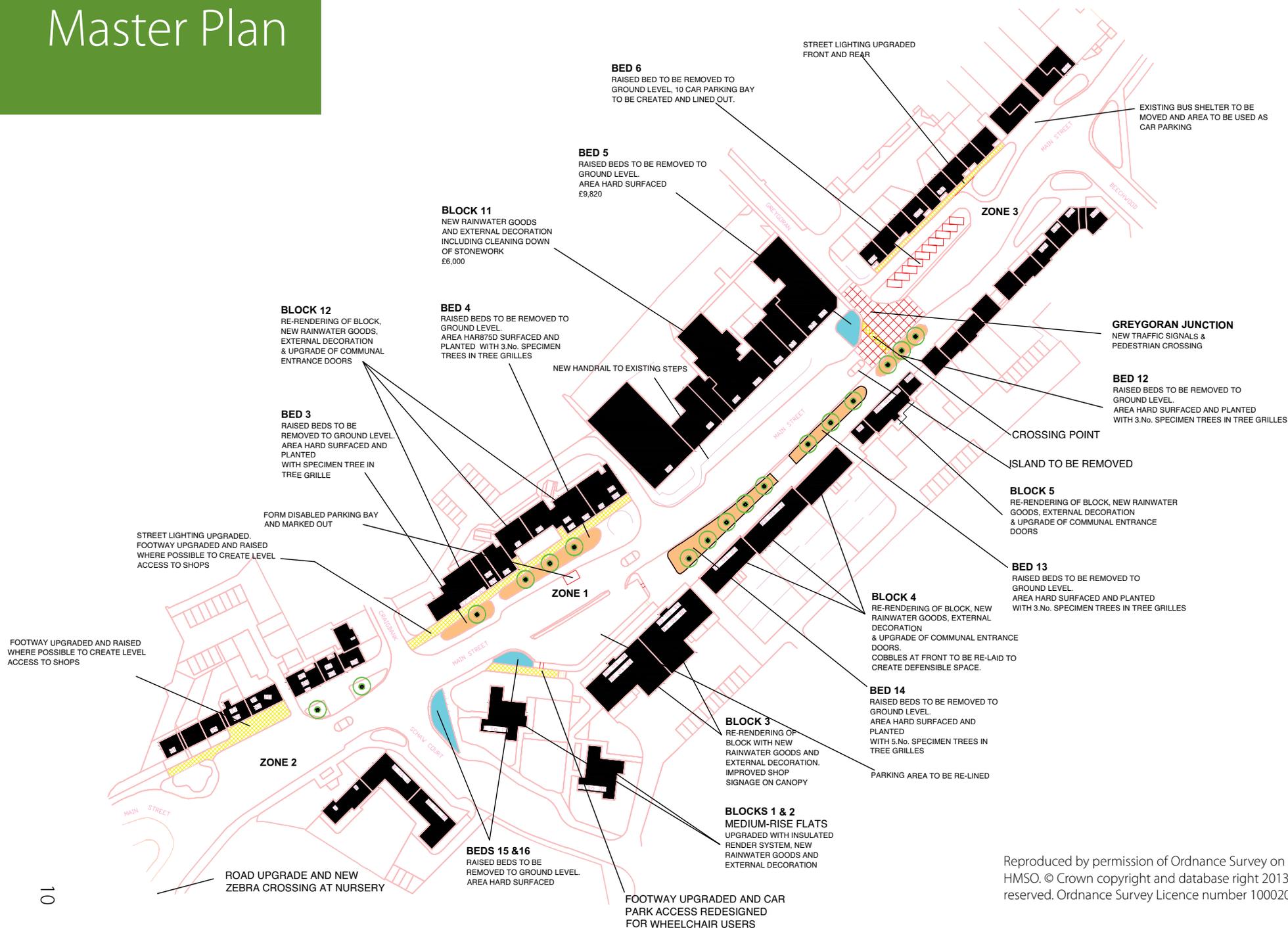
**Sauchie Main Street Provisional Project Plan**

Nov 13	Dec 13	Jan 14	Feb 14	Mar 14	Apr 14	May 14	Jun 14	Jul 14	Aug 14	Sept 14	Oct 14
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Block 3 Render		Door Entry Systems Block 12,4,5 Block 12 Render			Block 4 & 5 Render				Block 11 Repairs		
		Removal of Plant Bed 15 & 16							Removal of Plant Beds 3, 4, 13 & 14	Planting Former Bed 3,4, 12,13,14	
Footway Upgrade Zone 2 (Post Office)		Reinstatement of Hard surface at Bed 15 & 16 and Footway Upgrades and Car Park Improvements			Upgrade Footway Lighting Zone 1 Upgrade Footway Lighting Zone 2 Upgrade Footway Lighting Zone 3		Installation of Handrail at Shops		Reinstatement of Hard- Standings at former Beds 3,4, 13 & 14		
				Removal Of Bed 6,5,12 & Moving of Bus Stop	Installation of Traffic Lights and Creation of Car Parking				Lining of Disabled Bay		

Facilities Managements Contracts	
Land Services Contracts	
Roads Maintenance Contracts	
Roads Improvements Contracts	

# Master Plan



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