

PROFILE

28.1 South Alloa is a small village with a population of 113 located on the Forth Estuary at the northern extremity of the Council area. The village has a linear form and developed along Ferry Road as a result of the crossing point on the River Forth. It comprises a mixture of local authority housing, modern private housing and various business and industry uses. It lacks any local facilities or services. The village was not identified as being capable of any significant growth in the previous local plan.

KEY LOCAL ISSUES

28.2 The key issues for the village are:

- The need to address the future of the industrial uses in the village;
- The need to protect and enhance the foreshore, and the opportunity to interpret the wildlife interest of the estuary; and
- The need to continue implementation of the Forth Foreshore Path.

LOCAL PLAN SUMMARY

28.3 The Local Plan proposes the following key provisions for South Alloa:

- No further outward growth of the village, with new housing development confined to windfall opportunities on industrial sites;
- The development of an enhancement scheme for the foreshore and interpretation of the SPA; and
- The continued development of the Forth Foreshore Path.

ENVIRONMENTAL QUALITY

28.4 The foreshore area has been identified as an area with recreational potential and further development of this area as informal open space is supported.

28.5 The Firth of Forth SSSI has been designated a Special Protection Area and Ramsar Site and the protection of this area is supported by Policy EQ24.

28.6 Environmental Enhancement - Proposals and Opportunities

28.6.1	EN.SALL01	South Alloa Foreshore
	Opportunity:	Environmental Improvements
	Agency:	Unknown
	Comments:	Opportunity for improvements to foreshore area including interpretation of the Firth of Forth SPA and industrial/local heritage. Flood defences will require to be safeguarded.

SUSTAINING COMMUNITIES

Housing

- 28.7 The small size of South Alloa and the lack of basic services and infrastructure suggest that the allocation of additional land for housing would not be appropriate. However, in the long term, it is anticipated that the former Marley Distribution site may cease to operate and an alternative use may have to be found. The site is within the village envelope, and could be considered as a housing windfall site subject to a detailed assessment of constraints. South Alloa is not connected to the mains sewer and development would be subject to negotiation with SEPA. The area is also subject to flood risk.

Recreation and Community Facilities

- 28.8 The village has a playing field and play equipment. The level of provision is adequate for the current population. Further development would require this to be enhanced. The existing open space will be safeguarded.
- 28.9 The village is in the catchment area for Airth Primary School which has been refurbished and extended to make it a single stream school. Additional development may raise capacity issues and developer contributions may be required to fund education provision in the area.

ECONOMIC PROSPERITY

- 28.10 The Marley site is identified on the Proposals Map as an industrial area with potential for redevelopment. Employment uses will be supported pending any redevelopment should the company vacate the site. The village has a mixture of small businesses in addition to the Marley site. Further industrial development, including expansion of the Marley site, is unlikely to be favoured.

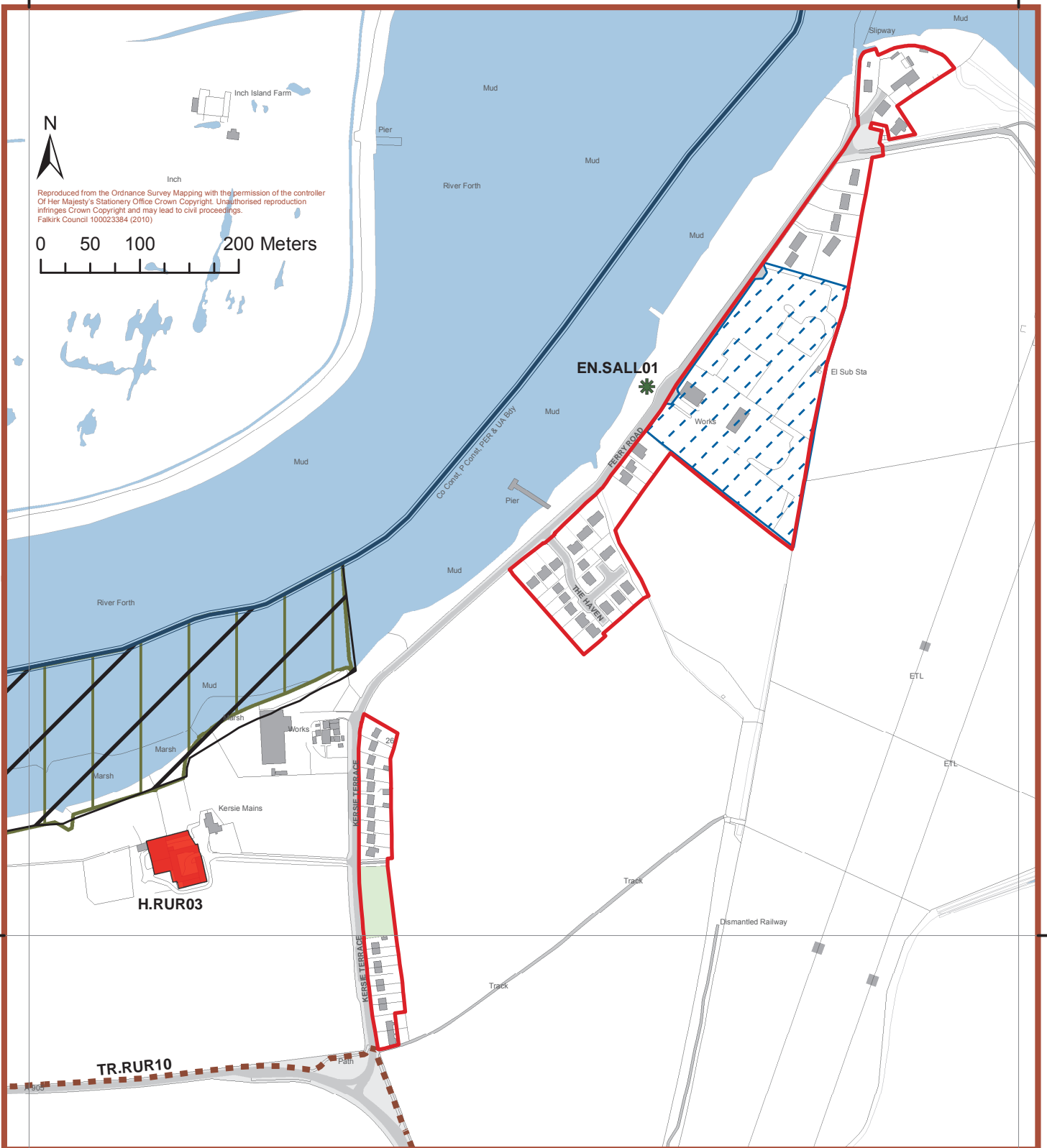
SUSTAINABLE TRANSPORT AND INFRASTRUCTURE

- 28.11 The further development of the Forth Foreshore Path which is likely to form part of the Core Path Network and which will link into the village will be supported by Policies EQ29 and ST1.
- 28.12 In the event of redevelopment of the Marley site for housing, traffic calming would be sought within the village.
- 28.13 The possibility of a cycle/pedestrian bridge across the Forth to Alloa, with car parking, allowing a park and walk/cycle option for commuters may merit investigation.
- 28.14 It is recognised that the Forth coastal area is subject to flooding and any development will be assessed in terms of long term flooding risk in accordance with Policy EQ28.
- 28.15 Further investment in water and drainage infrastructure will be required to enable development proposals to be implemented. Developers may be asked to fund network studies to establish the extent of any necessary upgrading works for both water and drainage and to meet the costs of any upgrading works identified.

South Alloa

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Key

 Falkirk Council Unitary Boundary

Policies

-  Village Limit (EQ19)
-  Open Space (SC12)
-  Special Protection Area (EQ24)
-  Site of Special Scientific Interest (EQ24)
-  Business & Industrial Areas with Potential for Redevelopment (EP3)

Proposals & Opportunities

-  Environment
-  Housing
-  Path Proposals

