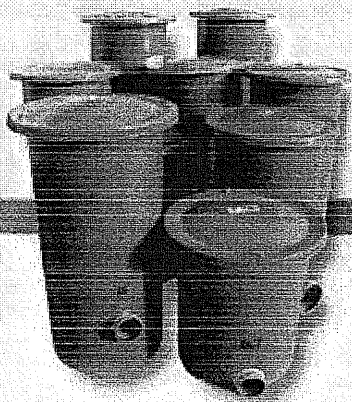


CONTROL PANEL



SAMPLE CHAMBERS



EFFLUENT PUMPSETS

A septic tank or treatment system pumpset can be used to disperse settled effluent when a site has a high water table or adverse invert levels. Installed after the treatment system and pumping settled effluent up to an inspection chamber, flow to the drainage system then takes place by gravity in the normal way.

SAMPLE CHAMBERS

When a treatment plant discharges, it is a regulatory requirement to have a sampling point so that the effluent quality can be periodically checked by regulatory bodies.

Available to suit all outlet depths of our standard ranges, a Klargester sample chamber provides the solution, enabling both quick installation and easy access for accurate and convenient effluent testing.

SAFETY FEATURES

- Low profile lockable covers
- Fully removable covers to ease maintenance, simplify de-sludging and provide a safe working environment without the need for restricted access provision, a requirement of the Confined Spaces Regulations 1997
- Full platform access to motor and bearings
- Secure lockable control panel
- Integrated loss of rotation alarm (optional on BD-BG, standard on BH-BL)

* BioDisc® BH-BL only

** BioDisc® BH-BL only

Chain drive on BioDisc® BD-BG.

CONTROL PANEL

The plant are supplied with either a single phase or a three phase direct drive motor and come complete with a control panel and feature:

- inversion device included within the panel*
- single phase power supply to the panel converted within the panel to three phase prior to connection to the drive motor

LOW OPERATING COST

BioDisc® has proven track record for high quality performance, reliability and low operational costs and the new range incorporates features that further enhance that reputation:

- designed to run from either a single phase or 3 phase power source
- require 60 to 370 watt motors, offering the lowest running costs of any plant in their class

DIRECT DRIVE

The disc assembly rotates through the sewage effluent and supports the growth of a biological matrix. When fully loaded with saturated bacteria the disc assembly becomes heavy, therefore both drive and rotor design are critical. Klargester have many years experience in this field and these new products provide a number of new features:

- direct drive motor which is fixed directly to the disc shaft*
- no requirement for chain or belt drive**
- reduced and simplified maintenance

TWO-PART SHAFT

A two-part shaft has been incorporated to simplify maintenance and reduce bearing wear. The new Klargester two-part shaft assembly:

- supports the rotor in four places rather than two
- significantly reduces the load and wear on the shaft and bearings
- features bearings selected for long life
- features bearings fitted with automatic grease capsules that only require annual replacement
- simplifies installation by reducing potential drive alignment and bearing wear problems sometimes associated with long single shaft motors

ROTOR DESIGN

New range includes the well established Klargester rotor design which:

- is compact and structurally sound
- is designed and built for long life without the need for rotor maintenance often associated with sectional bolted rotor assemblies

MONOCOQUE CASING

All BioDisc® in this range utilise the same casing, providing:

- lightweight, yet robust and structurally strong GRP construction for easy on-site handling
- steel cradle integrated into the casing provides stable platform for mechanical components
- factory pre-engineered to exacting Klargester standards, ensuring consistent high quality and eliminating on-site assembly
- full length ports providing quick and easy access for desludging
- 600mm invert depth, with only 150mm head loss through the plant
- variable desludging/emptying cycles

PROFESSIONAL INSTALLERS

Klargester Accredited Installers

Experience shows that correct installation is a prerequisite for the long-lasting and successful operation of any wastewater treatment product. This is why using an installer with the experience and expertise to install your product is highly recommended.



Services include:

- Site survey to establish ground conditions and soil types
- Advice on system design and product selection
- Assistance on gaining environmental consents and building approvals
- Tank and drainage system installation
- Connection to discharge point and electrical networks
- Waste emptying and disposal

Discover more about the Accredited Installers and locate your local expert online.

www.klargester.com/installers



CARE & MAINTENANCE

Kingspan Environmental Services

Who better to look after your treatment plant than the people who designed and built it?



Kingspan Environmental have a dedicated service division providing maintenance for wastewater products.

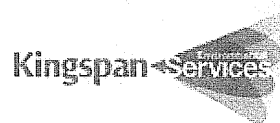
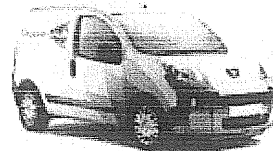
Factory trained engineers are available for site visits as part of a planned maintenance contract or on a one-off call out basis.

To find out more about protecting your investment and ensuring peace of mind, call us on:

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COMMERCIAL WASTEWATER SOLUTIONS

- **BIODISC®, BIOTEC® & ENVIROSAFE**
HIGH PERFORMANCE SEWAGE TREATMENT SYSTEMS
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- **STORMWATER** ATTENUATION SYSTEMS
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NEW BUILD & RETROFIT SOLUTIONS

- **BELOW GROUND** RAINWATER HARVESTING SYSTEMS
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Klargester

UK: Cullin Road, South Acton, Chesham, Bucks HP23 7DW

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Ireland: Unit 10, Dangan Road, Clonsilla, Dublin 15, Ireland

NI Tel: +44 (0) 28 2612 1000 fax: +44 (0) 28 2612 1001 email: info@klargester.com

Visit our website www.klargester.com or www.kingspanenv.com

Part of

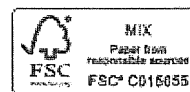
Kingspan
Environmental



Certificate No. RM 564893



Certificate No. CMS 564893



In keeping with Company policy of continuing research and development and in order to offer our clients the most advanced products, Kingspan Environmental reserves the right to alter specifications and drawings without prior notice.

Issue No. 12 April 2013

PLANNING APPLICATION DETERMINED BY DIRECTOR OF DEVELOPMENT SERVICES UNDER DELEGATED POWERS – REPORT OF HANDLING

PROPOSAL : Erection of Three Dwellinghouses
LOCATION : Greyrigg Reservoirs, California, Falkirk,
APPLICANT : Mr Craig Lee Thomson
APPN. NO. : P/13/0540/FUL
REGISTRATION DATE : 21 August 2013

1. SITE LOCATION / DESCRIPTION OF PROPOSAL

The site is located within the countryside and was occupied by a disused reservoir and derelict pump house, surrounded by low metal fencing. There is a farm steading (Balnacree Farm) adjacent to the site, and a small cottage on the opposite side of Boxton Road. The site is bounded by both the C53 Boxton Road and the B8028, which meet at a road junction adjacent to the site, which incorporates a mini-roundabout. The site was granted Planning Permission in Principle (PPP) for the development of the land for residential use, which was subject to a section of the land being gifted to the Council for future junction improvements to the road network, as well as limiting the site to 6 dwellings. The current application submitted is therefore a detailed application for the erection of three large residential dwellings, three detached garages and the relevant infrastructure/landscaping required at the site. The area of land to be gifted to the Council for future junction improvements is also shown within the application.

2. SITE HISTORY

P/09/0790/PPP - Planning Permission in Principle Granted - 1 March 2012 - Development of Land for Residential Purposes
 F/2001/0823 - Outline Refused - 11 February 2002 - Erection of Dwellinghouse
 F/2000/0685 - Application Refused - 1 February 2001 - Erection of Dwellinghouse (Detailed)
 F/2000/0207 - Withdrawn - 21 August 2000 - Erection of Garden Centre, Nursery and Dwellinghouse (Detailed)
 ENF/2010/0184 - 3 June 2011 - Enforcement Enquiry
 ENF/2013/0076 - 23 July 2013 - Enforcement Enquiry

3. CONSULTATIONS

The following responses to consultation were received:

The Coal Authority	The Coal Authority is satisfied that the applicant has undertaken the appropriate works at the site to address the coal mining legacy issues that affected the application site. The Coal Authority therefore has no objection to the proposal.
Scottish Water	No objection to the proposal.
Environmental Protection Unit	The Environmental Protection Unit would require a contaminated land assessment to be carried out at the site and approved by the Planning Authority before any works commence on-site.
HSE PADHI+	<p>The proposal lies wholly within the middle consultation zone of the Shell North Western Ethylene pipeline. Shell pipelines are now managed by Essar Oil (UK) Ltd.</p> <p>The proposal falls within sensitivity level 2 as defined in PADHI+, the HSE's methodology and software support</p>

tool. Reference to the PADHI+ Decision Matrix indicates that all developments of this sensitivity level falling with the middle or outer zones generate "Do Not Advise Against" results.

Essar Oil (UK) Ltd

No objection to the proposal.

Roads Development Unit

The Roads Unit have accepted in principle that the site can be accessed from the C53 Boxton Road, and that adequate parking can likely be provided within the site. However, the proposed surface water drainage proposals would not be acceptable, and the Roads Unit have requested that these are amended to accommodate a suitable proposal for the site. This would have to be demonstrated and the relevant information submitted for assessment. The agent has so far not submitted the required information; therefore it is unclear as yet if the development can be accommodated in relation to surface water drainage.

Where the local Community Council requested consultation, their comments appear above.

4. PUBLIC REPRESENTATION

In the course of the application, 2 contributor(s) submitted letter(s) to the Council. The salient issues are summarised below.

- The road infrastructure was to be upgraded at the junction adjacent to the site before works began on the site.
- Without junction improvements, construction traffic would cause delays and block local traffic, including delivery and emergency vehicles.
- Given the area of land that would be left for development with the restrictions at the site, three properties would be too cramped for the site.
- Privacy, overlooking and noise would affect the neighbouring farm steading.
- Not enough detail provided of what will happen to waste water and sewage from the site.
- The proposed access to the site is not clearly shown.
- Would have concerns of any changes to the mini-roundabout and if this could lead to any compulsory purchase orders of the surrounding land.
- There have been issues with the existing water supply; the additional properties could cause further issues.
- Overlooking will affect the cottage adjacent to the site.

5. THE DEVELOPMENT PLAN

The proposed development was assessed against the undernoted Development Plan(s):

Falkirk Council Structure Plan

There are no relevant policies within the Falkirk Council Structure Plan.

Falkirk Council Local Plan

The proposed development was assessed against the following policy or policies:

EQ19 - Countryside

SC03 - Housing Development in the Countryside

Falkirk Local Development Plan - Proposed Plan

The proposed development was assessed against the following policy or policies:

CG01 - Countryside

CG03 - Housing in the Countryside

5A. MATERIAL CONSIDERATIONS

The following matters were considered to be material in the consideration of the application:

Falkirk Council Supplementary Guidance

Assessment of Public Representations

Falkirk Local Development Plan (Proposed Plan)

6. PLANNING ASSESSMENT

The Development Plan

The proposal raises no strategic issues and was therefore assessed against the Falkirk Council Local Plan alone.

Local Plan Policies

Policy EQ19 Countryside - The proposed site is located within the countryside and was granted Planning Permission in Principle (P/09/0790/PPP) for residential use. The current detailed application submitted for the site would be seen to have an adverse effect on the countryside in terms of the proposed scale, siting and design. The siting is not unobtrusive given the location of the site, and it has not considered natural features or the landscape as a whole to integrate the proposal and lessen its affect. Its scale is particularly large within the context of the site, and has not used overall design to help limit this and its effect on the wider area. The building designs are not considered to be sympathetic to vernacular building styles, being out of keeping with the location and appearing urban in style and layout. The properties proposed and their ancillary buildings are not seen to comply with the design guidance for buildings within the rural area, and create a small development that does not conform to rural design principles. Boundary and curtilage treatments are again seen for the most part not to comply with treatments sympathetic to a rural area, with large expanses of 2 metre wooden fencing proposed. Again the boundary treatments have not been carefully thought out within the context of the land, and would create a development which would impact the immediate and surrounding area through poor design, not acceptable for a countryside location. It is therefore considered that the proposal does not accord with Policy EQ19.

Policy SC3 Housing Development in the Countryside - The proposed dwellings scale, density, disposition and design do not respect the architectural character of rural properties or layout. The scale of the dwellings would be seen to be unnaturally large within the context of the site location, with no thought of levels or building layout to reduce such an impact. The density and disposition of the site has not been suitable thought through, creating an urban appearance in the layout, and not using the advantages of a more traditional layout of buildings to create a dense but suitably arranged site. The design of the properties has also not considered the rural environment in overall appearance, layout and detailing, creating a stepped design with a link feature that does not relate to a rural layout or design. Given the site proposal, it should be based on the likes of a small steading or farm house with an out-building arrangement. The properties proposed could achieve suitable garden ground, but the current layout has the arrangement facing toward the access road, in a unitary and urban manner, which also allows for direct overlooking by the neighbouring cottage dwelling to all three proposed garden areas. The

proposed boundary treatments in part would be acceptable, however, there are still large areas of 1 to 2 metre wooden fencing proposed, which would at this particularly visible site, create overall issues with the amenity of the area and overall loss of character. Vehicle access and parking could be achieved within the site, although surface water drainage at the site has still not been resolved, given that the initial proposal was not acceptable. It is therefore considered that the proposal does not accord with Policy SC8.

Falkirk Council Supplementary Guidance

Falkirk Council Design Guide for Buildings in the Rural Areas Supplementary Guidance - The proposed properties are not seen to meet the criteria set out within the supplementary planning guidance. The properties do not relate to the landscape as a whole, or the site, which is located within a prominent location. The layout creates a poor appearance, more urban than rural, with a row of outbuildings which are not seen to relate to the main dwellings, or the overall site. The layout also creates poor public and private spaces amongst the buildings, and a uniform "street" appearance, with its full rear elevation onto the roadway. The site has not used levels, height or layout effectively, which does not meet the criteria of the supplementary guidance. The detailing of the site has also not been carefully considered, with unacceptable elements added to the properties and the landscaping including items such as 2 metre fencing, which is not suitable for a rural location, especially one so prominent. It is therefore overall seen that the proposal does not accord with the Falkirk Council Design Guide for Buildings in the Rural Area.

Assessment of Public Representations

- The road was not required to be upgraded before any works commenced at the site. However, an area of land was required to be gifted to the Council to ensure that any future road upgrade at the junction can be adequately accommodated.
- It is not considered that construction traffic would cause an issue on the road network if the junction was not upgraded. This would be for any future site manager to ensure, and if necessary, the police could be informed of any parking or obstruction which is dangerous to road safety.
- It is not considered that three properties or more could not be accommodated at the site, but a suitable design and layout would be required. The current proposals would not be considered acceptable, and would be seen to affect the immediate and surrounding amenity.
- It is not considered that privacy, noise or overlooking would affect the adjacent farm steading to an unacceptable degree. However, the privacy of the proposed gardens areas could be affected by the adjacent cottage.
- The wastewater and surface water drainage are an issue, and further details have been requested from the agent, although further plans have not been submitted.
- The proposed access details are clearly shown on the submitted plans.
- No plans to alter the mini-roundabout are currently proposed, and would not form part of this current application.
- Issues with current or future water supplies would have to be discussed directly with the provider, and is not a material planning consideration in this case.
- It is not considered that there would be direct window to window overlooking issues at the site, but the existing cottage could cause overlooking issues with the proposed rear garden grounds of the proposed dwellings.

Falkirk Local Development Plan (Proposed Plan)

The Proposed Falkirk Local Development Plan was approved by the Council for consultation in March 2013, with the period for representations running from April to June 2013. It is expected to be adopted in early 2015, at which point it will replace the current Structure Plan and Local Plan. It provides the most up to date indication of Falkirk Council's views in relation to Development Plan Policy and constitutes a material consideration in the determination of planning applications.

Policy CG01 Countryside and CG03 Housing in the Countryside - The relevant policies contained within the Falkirk Local Development Plan (Proposed Plan April 2013) are considered to highlight the same issues as those within the current adopted plan. The same material considerations assessed within the policies would cause the proposal to be assessed in the same manner and therefore also justify a recommendation to refuse the planning permission. It is therefore considered that the proposal does not accord with Policy CG01 and CG03 of the Falkirk Local Development Plan (Proposed Plan April 2013).

7. CONCLUSION

It is considered that the proposal is not acceptable development, is not in accordance with Policy EQ19 and SC3 of the Falkirk Council Local Plan and Policy CG01 and CG03 of the Falkirk Local Development Plan (Proposed Plan April 2013). There are no material planning considerations which would justify an approval of planning permission.

8. RECOMMENDATION

Refuse Planning Permission

Refusal is recommended for the following

Reason(s):

1. The proposed development does not accord with the terms of Policies EQ19 – Countryside and SC3 – Housing Development in the Countryside of the Falkirk Local Plan and Policies CG01 – Countryside and CG03 – Housing in the Countryside of the Falkirk Local Development Plan (Proposed Plan April 2013). The proposed dwellings would not respect the architectural character of the rural area in terms of the proposed scale, disposition and design, and would not use the landscape or boundary treatments to unobtrusively integrate the development into the site.
2. The proposed development would not have adequate surface water drainage arrangements.

Informatives:

1. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11 and 12.


Director of Development Services

29.10.13
Date

Contact Officer : Stephen McClure
(Planning Officer) 01324 504702

Reference No. P/13/0540/FUL

Town and Country Planning (Scotland) Act 1997 as Amended
Issued under a Statutory Scheme of Delegation.



Falkirk Council

Refusal of Planning Permission

Agent
Livingstone Design
FAO Grant Livingstone
PO Box 29236
Dunfermline
KY12 2DY

Applicant
Mr Craig Lee Thomson
11 Norval Place
Rosyth
KY11 2RJ

This Notice refers to your application registered on 21 August 2013 for permission in respect of the following development:-

Development Erection of Three Dwellinghouses at
Location Greyrigg Reservoirs, California, Falkirk

The application was determined under Delegated Powers. Please see the attached guidance notes for further information, including how to request a review of the decision.

In respect of applications submitted on or after 1 January 2010, Falkirk Council does not issue paper plans. Plans referred to in the informatives below can be viewed online by inserting your application number at <http://eplanning.falkirk.gov.uk/online/>

In accordance with the plans docketted or itemised in the attached informatives as relative hereto, Falkirk Council, in exercise of its powers under the above legislation, hereby

Refuses Detailed Planning Permission

The Council has made this decision for the following reason(s):-

1. The proposed development does not accord with the terms of Policies EQ19 - Countryside and SC3 - Housing Development in the Countryside of the Falkirk Local Plan and Policies CG01 - Countryside and CG03 - Housing in the Countryside of the Falkirk Local Development Plan (Proposed Plan April 2013). The proposed dwellings would not respect the architectural character of the rural area in terms of the proposed scale, disposition and design, and would not use the landscape or boundary treatments to unobtrusively integrate the development into the site.
2. The proposed development would not have adequate surface water drainage arrangements.

Informative(s):-

1. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11 and 12.

24 October 2013



Director of Development Services

The
COAL
AUTHORITY



200 Lichfield Lane
Berry Hill
Mansfield
Nottinghamshire
NG18 4RG

Tel: 01623 637 119 (Planning Enquiries)

Email: planningconsultation@coal.gov.uk

Web: www.coal.gov.uk/services/planning

For the Attention of: Mr S. McClure
Falkirk Council

[By Email: dc@falkirk.gov.uk]

17 September 2013

Dear Mr McClure

PLANNING APPLICATION: P/13/0540/FUL

Erection of Three Dwellinghouses; Greyrigg Reservoirs, California, Falkirk

Thank you for your consultation letter of 30 August 2013 seeking the views of The Coal Authority on the above planning application.

The Coal Authority is a non-departmental public body sponsored by the Department of Energy and Climate Change. As a statutory consultee, The Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

The Coal Authority Response: Material Consideration

I have reviewed the proposals and confirm that the application site falls within the defined Coal Mining Development Referral Area; therefore within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application.

The applicant has obtained appropriate and up-to-date coal mining information for the proposed development site and has also submitted a Consolidation of Abandoned Mineworkings Completion Report (dated June 2013) to support this planning application. This report confirms that a programme of drilling and grouting works has been undertaken to stabilise shallow mine workings beneath the proposed development site. The report concludes, at paragraph 5.5, that the potential surface instability risks to the construction of the proposed development posed by shallow abandoned mine workings have now been removed and that the development can proceed within further regarding to mining instability constraints.

The Coal Authority Recommendation to the LPA

The Coal Authority is satisfied that the applicant has undertaken appropriate works to address the coal mining legacy issues that affect the application site, as outlined in the Consolidation of Abandoned Mineworkings Completion Report (June 2013). The Coal Authority therefore has **no objection** to this planning application. However, further detailed consideration of foundation design may be required as part of any subsequent Building Warrant application.

Please do not hesitate to contact me if you would like to discuss this matter further.

Yours sincerely



David Berry *B.Sc.(Hons), MA, MRTPI*
Planning Liaison Manager

Disclaimer

The above consultation response is provided by The Coal Authority as a Statutory Consultee and is based upon the latest available data and records held by The Coal Authority on the date of the response. The comments made are also based upon only the information provided to The Coal Authority by the Local Planning Authority and/or has been published on the Council's website for consultation purposes in relation to this specific planning application. The views and conclusions contained in this response may be subject to review and amendment by The Coal Authority if additional or new data/information (such as a revised Coal Mining Risk Assessment) is provided by the Local Planning Authority or the Applicant for consultation purposes.

In formulating this response The Coal Authority has taken full account of the professional conclusions reached by the competent person who has prepared the Coal Mining Risk Assessment or other similar report. In the event that any future claim for liability arises in relation to this development The Coal Authority will take full account of the views, conclusions and mitigation previously expressed by the professional advisers for this development in relation to ground conditions and the acceptability of development.

2nd September 2013



Falkirk Council Development
Abbotsford House
Davids Loan, Bainsford
Falkirk
FK2 7YZ

SCOTTISH WATER

Customer Connections
419 Balmore Road
Glasgow
G22 6NU

Customer Support Team
T: 0141 355 5511
F: 0141 355 5386
W: www.scottishwater.co.uk
E: connections@scottishwater.co.uk

Dear Sir/Madam

PLANNING APPLICATION NUMBER: P/13/0540/FUL
DEVELOPMENT: Falkirk California Greyrigg
OUR REFERENCE: 632056
PROPOSAL: Erection of Three Dwellinghouses

Please quote our reference in all future correspondence

In terms of planning consent, Scottish Water does not object to this planning application. However, please note that any planning approval granted by the Local Authority does not guarantee a connection to our infrastructure. Approval for connection can only be given by Scottish Water when the appropriate application and technical details have been received.

There are no public sewers in the vicinity of the proposed development.

Carron Valley Water Treatment Works may have capacity to service this proposed development.

The water network that serves the proposed development may be able to supply the new demand.

A totally separate drainage system will be required with the surface water discharging to a suitable outlet. Scottish Water requires a sustainable urban drainage system (SUDS) as detailed in Sewers for Scotland 2 if the system is to be considered for adoption.

Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements installed, subject to compliance with the current water byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area then they should write to the Customer Connections department at the above address.

If the connection to public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s). This should be done through a deed of servitude.

It is possible this proposed development may involve building over or obstruct access to existing Scottish Water infrastructure. On receipt of an application Scottish Water will provide advice that we will require to be implemented by the developer to protect our existing apparatus.

Should the developer require information regarding the location of Scottish Water infrastructure they should contact our Property Searches Department, Bullion House, Dundee, DD2 5BB. Tel – 0845 601 8855.

If the developer requires any further assistance or information on our response, please contact me on the above number or alternatively additional information is available on our website: www.scottishwater.co.uk.

Yours faithfully

Aileen O'Hagan
Customer Connections Administrator

Morris, John

From: Henderson, Stuart
Sent: 12 September 2013 15:49
To: adtm1dmbcorr
Subject: P/13/0540/FUL

ENVIRONMENTAL HEALTH

Noise need not be considered as a determining factor in considering this application.

Informative - The builder shall ensure that noisy work which is audible at the site boundary shall ONLY be conducted between the following hours:

Monday to Friday 08:00 - 18:00 Hours

Saturday 09:00 - 17:00 Hours

Sunday / Bank Holidays 10:00 - 16:00 Hours

Deviation from these hours of work is not permitted unless in emergency circumstances and with the prior approval of the Environmental Health Unit.

CONTAMINATED LAND

Conditioned due to the presence of made ground onsite and within the surrounding area.

1. Unless otherwise agreed in writing no development shall commence on site until a contaminated land assessment in accordance with current guidance has been submitted and approved by the Planning Authority. The assessment shall determine the nature and extent of any contamination on the site, including contamination that may have originated from elsewhere, and also identify any potential risks to human health, property, the water environment or designated ecological sites .
2. Where contamination (as defined by Part IIA of the Environmental Protection Act 1990) is encountered, a detailed remediation strategy shall be submitted to and approved in writing by the Planning Authority. The strategy shall demonstrate how the site shall be made suitable for its intended use by the removal of any unacceptable risks caused by the contamination.
3. Prior to the commencement of development the remediation works shall be carried out in accordance with the terms and conditions of the remediation scheme as approved in writing by the Planning Authority. No part of the development shall be occupied until a remediation completion report/validation certificate has been submitted to and approved in writing by the Planning Authority.
4. In the event that unexpected contamination is encountered following the commencement of development, all work on the affected part of the site shall cease. The developer shall notify the Planning Authority immediately, carry out a contaminated land assessment and undertake any necessary remediation works. Development shall not recommence without the prior written approval of the Planning Authority.

Stuart Henderson
 Environmental Health Officer
 Falkirk Council
 01324 504771

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The views and opinions expressed in this e-mail are the senders own and do not necessarily represent the views and opinions of Falkirk Council.

Health and Safety Executive
Hazardous Installations Directorate

Falkirk Council
Council Development Services
Abbotsford House
Davids Loan
Falkirk

Your Ref: P/13/0540/FUL
Our Ref: FC.1148-2013-00366

26 August 2013

FK2 7YZ

HSE advice produced by PADHI+ for Falkirk Council

Land Use Planning Consultation with Health and Safety Executive [Town and Country Planning (Development Management Procedure) (England) Order 2010, Town and Country Planning (Development Management Procedure) (Wales) Order 2012, or Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008]

This HSE advice refers to the proposed development Residential development withi Middle Zone of Shell North Western Ethylene Pipeline at Greyrigg ReservoirsCaliforniaFalkirk, input into PADHI+ on 26 Aug 2013 by Falkirk Council.

The Health and Safety Executive (HSE) is a statutory consultee for certain developments within the Consultation Distance of major Hazard sites/pipelines. This consultation, which is for such a development and also within at least one Consultation Distance, has been considered using PADHI+, HSE's planning advice software tool, based on the details input by Falkirk Council. Only the installations, complexes and pipelines considered by Falkirk Council during the PADHI+ process have been taken into account in determining HSE's advice. Consequently, **HSE does not advise, on safety grounds, against the granting of planning permission in this case.**





As the proposed development is within the Consultation Distance of a major hazard pipeline you should consider contacting the pipeline operator before deciding the case. There are two particular reasons for this:

- The operator may have a legal interest (easement, wayleave, etc.) in the vicinity of the pipeline. This may restrict certain developments within a certain proximity of the pipeline.
- The standards to which the pipeline is designed and operated may restrict occupied buildings or major traffic routes within a certain

proximity of the pipeline. Consequently there may be a need for the operator to modify the pipeline, or its operation, if the development proceeds.





HSE's advice is based on the situation as currently exists, our advice in this case will not be altered by the outcome of any consultation you may have with the pipeline operator.

This advice is produced on behalf of the Head of the Hazardous Installations Directorate, HSE.

Create New Development**Description:**Erection of Three Dwellinghouses**Ref:**Housing - e.g - houses, flats**Sensitivity Level:**2**Zone:**Middle**Result:?**Description & Reference:  ➡ Sensitivity Level:  ➡ Zone:  ➡ Result: [Back](#)[Next](#)[Print](#)[Help](#)[Quit](#)

Below is a summary of the answers you have supplied, please check the following :

Question	Response
Development Description	Erection of Three Dwellinghouses
PADHI+ development type selected	Housing - e.g - houses, flats
Number of Dwelling Units	3 or more
Intermediate (Proposed) Sensitivity Level	2
Number of Dwelling Units (part 2)	30 or less
Intermediate (Proposed) Sensitivity Level	2
Housing Density	40 or less per Hectare
Determined (Proposed) Sensitivity Level	2
Zone details availability	Zones available
Zone coverage of development at hazard:7129 - Shell NWEF	Middle
Final resultant zone	Middle

Create New Development**Description:**Erection of Three Dwellinghouses**Ref:**Housing - e.g - houses, flats**Sensitivity Level:**2**Zone:**Middle**Result:**DAADescription & Reference:  ⇒ Sensitivity Level:  ⇒ Zone:  ⇒ Result: **PADHI+ Result for this development : Do Not Advise Against (DAA).**

Audit Summary.

Question	Response
Development Description	Erection of Three Dwellinghouses
PADHI+ development type selected	Housing - e.g - houses, flats
Number of Dwelling Units	3 or more
Intermediate (Proposed) Sensitivity Level	2
Number of Dwelling Units (part 2)	30 or less
Intermediate (Proposed) Sensitivity Level	2
Housing Density	40 or less per Hectare
Determined (Proposed) Sensitivity Level	2
Zone details availability	Zones available
Zone coverage of development at hazard:7129 - Shell NWEF	Middle
Final resultant zone	Middle
Development Result	DAA

Morris, John

From: Palmer, Robin <[REDACTED]>
Sent: 27 August 2013 11:23
To: adtm1dmbcorr
Subject: RE: PLANNING APPLICATION CONSULTATION BY EMAIL FALKIRK COUNCIL - P/13/0540/FUL

Our Ref: 13/-/0890

We can confirm that none of our pipelines, from the Stanlow complex should be affected by the proposed works.

NB: Essar Oil (UK) Ltd acquired or became the operator in 2011 of the pipelines previously owned and operated by Shell UK.

Essar Oil UK is committed to the safety of cross country pipelines and is happy to assist you in any enquiries you may have regarding their location and routing.

Robin Palmer
 Planning and Support Officer

GREYSTAR EUROPE (A Division of Penspen Limited) The Sidings, Tebay, Cumbria. CA10 3XR

tel: 015396 24197 fax: 015396 24195
 web: www.greystaruk.com

-----Original Message-----

From: adtm1dmbcorr [mailto:adtm1dmbcorr@falkirk.gov.uk]
 Sent: 23 August 2013 15:06
 To: Palmer, Robin
 Subject: PLANNING APPLICATION CONSULTATION BY EMAIL FALKIRK COUNCIL - P/13/0540/FUL

Falkirk Council is committed to helping local people understand how the changes to benefits that are being made as a result of the Welfare Reform might affect them and what services they can get to support you through those changes. Information on the changes and who will be affected by them is available online:
http://www.falkirk.gov.uk/welfare_reform/welfare_reform.aspx

Please get in touch with us if you have concerns or problems so we can provide relevant advice and support.

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Morris, John

From: MacKenzie, Roddy
Sent: 02 September 2013 10:51
To: adtm1dmbscorr
Cc: Steedman, Russell; Raeburn, Brian
Subject: P-13-0540-FUL Greyrigg Reservoirs

Development Services

Memo

To: Stephen McClure, Planning Officer
Planning and Transportation (Development Control)

From: Roddy Mackenzie, Roads Development

Date: 02 Sept 2013 **Enquiries:** 4908

Our Ref: RMK/ **Your Ref:** P/13/0540/FUL

Proposal : Erection of Three Dwellinghouses
Location : Greyrigg Reservoirs, California, Falkirk.
Application : P/13/0540/FUL

I refer to your consultation notice received on 23 Aug 2013, with enclosures regarding the above application.

Roads

The application site is in a rural location to the south of California and is to be accessed via the B8028 and the C53 Boxton Road. The site has been subject to a previous application (P/09/0790/PPP) and most of the roads details have already been agreed and accepted.

I would thus request that the following conditions be attached:-

1. The driveway to the dwellinghouse shall be formed with a maximum gradient of 10% and such that no surface water is discharged or loose material is carried onto the private road.
2. There shall be no obstruction to visibility above carriageway level within the 2.5m x 60m visibility splays provided.
3. Any access gates shall open in an inwards direction only.

Drainage

The provision of foul drainage i.e. septic tank and soakaway, will be dictated by SEPA. Scottish Water has, in their response, confirmed they have no foul sewerage infrastructure in the vicinity to which a connection could be made. The applicant will be required to satisfy SEPA's requirements for a private foul drainage system.

Roads Services have confirmed that their surface water drainage system at that location consists of one road gully, one manhole and a piped culvert to an existing road side ditch on the west verge of the B8028. They have also confirmed that they will not accept any surface water runoff from the proposed site entering this drainage system. The proposal to construct two manholes and a piped culvert along the B8028 is also not acceptable. Surface water drainage to serve site is liable to be an infiltration system, which is not ideal and will be very much dependent on the results of porosity tests. The site is remote, but Falkirk Council would not want surface water running off the site onto the adopted public road. Adjacent landowners may also have objections if flood risk/run-off to their land is altered by proposals.

Could you please ask the applicant to amend the surface water drainage proposals in line with the above points, which will then allow us to add further comment.

Regards

RMK

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Morris, John

From: MacKenzie, Roddy
Sent: 01 November 2013 11:07
To: adtm1dmbscorr
Cc: Steedman, Russell; Morris, John
Subject: P-13-0540-FUL Greyrigg Reservoirs

Follow Up Flag: Follow up
Flag Status: Flagged

John,

We have no further comments to add.

Roddy

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The views and opinions expressed in this e-mail are the senders own and do not necessarily represent the views and opinions of Falkirk Council.

Comments for Planning Application P/13/0540/FUL

Application Summary

Application Number: P/13/0540/FUL

Address: Greyrigg Reservoirs California Falkirk

Proposal: Erection of Three Dwellinghouses

Case Officer: Stephen McClure

Customer Details

Name: Mr and Mrs Ian and Mhairi Davidson

Address: Balnacree Farm Avonbridge Falkirk

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: With reference to the above application I wish to lodge my objection to the development as follows: When the site visit took place on 4/5/2010 and the subsequent meeting of the planning committee, the matter which was paramount for local councillors lead by Councillor McLuckie was the issue of road safety, and they agreed by majority that the junction/mini roundabout would have to be addressed, and I was lead to believe this would be prior to any construction commencing. I strongly agree that unless the infrastructure is completed prior to any construction commencing road safety will be heavily compromised as the access is at present "difficult" and with additional construction vehicles and workers transportation all gathering at this junction will be a recipe for disaster causing untold disruption to local traffic including deliveries and emergency vehicles.

The section 75 agreement allocates an area of land to Falkirk Council for the construction of a new road, and given 3 metres of the site to the west and North are retained by Scottish Water the remaining area is far too small for three dwellings making the site cramped and top heavy.

The site is also elevated above our own property and such compromises our privacy, and such will be subjected to overshadowing and noise from the development.

Most alarmingly the plans do not make any detail of what will be done with the waste water sewage and run off from this development. As we own the land to the north and west and have not be approached by any developer or agent for any request for access with regards to the issue of drainage and it's absence from the plans, raise an objection to the application on this point also.

I respectfully request that our objections be taken into careful consideration prior to any application being granted

Comments for Planning Application P/13/0540/FUL

Application Summary

Application Number: P/13/0540/FUL

Address: Greyrigg Reservoirs California Falkirk

Proposal: Erection of Three Dwellinghouses

Case Officer: Stephen McClure

Customer Details

Name: Mrs Anne Begg

Address: Greyrigg Cottage Boxton Road Avonbridge

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My concerns are as follows :

ACCESS : It is not clear from the plans exactly where the access points to the proposed properties will be, in particular the detail of whether there are plans to move/increase the size of the existing mini roundabout, whether the proposed properties would be accessed via the larger B8068 or the smaller single track Boxton Road. The junction is a well known accident black spot, and I have concerns about adding any new accesses to this. I would also be concerned about the impact to my property of any proposed changes to the existing mini roundabout, and would be majorly concerned if these plans were to consider any compulsory purchase orders on my land as a result.

DRAINAGE : It is not clear from the plans where the drainage from the proposed properties would go.

INFRASTRUCTURE : There have been issues in the past with water pipe leakages/fluctuation in supplies, and I have concerns that adding new properties would stretch the existing facilities beyond their capacity.

OVERLOOKING : The plans are for three substantially sized properties all of which are on two levels, and as such will overlook my property, the proposed beech hedges will not prevent this.

I would appreciate if you could give my concerns serious consideration.

Countryside

- 3.56 Although perceived to be mainly urban in character, the Falkirk Council area has an extensive and varied countryside, the quality of which has a major influence on the image of the area. It is an environment where people live, work, and visit for recreation and tourism, and which is subject to increasing development pressures for housing, business and infrastructure.
- 3.57 Structure Plan Policy ENV.1 sets out a policy approach of restricting development in the countryside unless a countryside location is essential or the activity is an appropriate form of agricultural diversification.
- 3.58 Within this context, Policy EQ19 defines the countryside by reference to a system of Urban and Village Limits, and establishes the overall policy approach to development within it, cross-referring to the other policies listed in Table 3.3 which give guidance on specific uses in the countryside. The objective is to encourage bone fide rural economic activity, whilst resisting sporadic development which would compromise the open character of the countryside. It will also encourage development to locate, where possible, within the rural villages, in order to sustain their vitality. It should be noted that in two of the areas identified for Special Initiatives for Residential-led Regeneration (SIRRs)- Banknock and Whitecross - the Urban/Village Limit is a provisional one pending redefinition of the urban area through the relevant development framework or masterplan.
- 3.59 Policy EQ19 also sets out design considerations which will be particularly relevant to the satisfactory integration of development into a countryside setting, and requires compliance with the 'Design Guide for Buildings in the Rural Area'. Reference should also be made, where appropriate, to PAN 36: Siting and Design of New Housing in the Countryside and PAN 39: Farm and Forestry Buildings.

3.60

EQ19 COUNTRYSIDE

- (1) The Urban and Village Limits represent the desirable limit to the expansion of settlements for the period of the Local Plan. Land outwith these boundaries is designated as countryside and will be subject to the detailed policies for specific uses indicated in Table 3.3. Development proposals in the countryside for uses not covered by these policies will only be permitted where:
- it can be demonstrated that they require a countryside location;
 - they constitute appropriate infill development; or
 - they utilise suitable existing buildings.
- (2) In circumstances where development meets the relevant countryside policy criteria, the scale, siting and design of development will be strictly controlled to ensure that there is no adverse impact on the character of the countryside. In particular:
- the siting should be unobtrusive, making use of natural features to integrate development into the landform and avoiding skylines;
 - building design should be sympathetic to vernacular building styles and comply with the design principles contained within the Council's 'Design Guide for Buildings in the Rural Areas'; and
 - boundary and curtilage treatments should be sympathetic to the rural area, with a preference for stone walling and hedging using native species.

3.61 Table 3.3 Detailed Policies for Specific Uses in the Countryside

Housing	SC3	Housing Development in the Countryside
Business	EP5	Business and Industrial Development in the Countryside
Leisure and Tourism	EP16	Leisure and Tourism Development in the Countryside
Minerals	EQ31- 39	Mineral Policies
Waste Management	ST17	Landfill
Facilities	ST18	Waste Management Facilities
Telecommunications	ST13	Telecommunications Development
and Infrastructure	ST14	Pipelines
	ST15	Overhead Power Lines
Renewable Energy	ST20	Renewable Energy Development
Development	ST21	Wind Energy
Gypsy/Travellers' Sites	SC4A	Gypsy/Traveller Sites

Windfall Housing Development within the Urban and Village Limits

- 4.10 In addition to the housing proposals identified specifically in the Local Plan, other housing development within the Urban or Village Limits will be supported where it meets the criteria set out in Policy SC2. Such windfall development will generally be on brownfield sites and will assist in meeting the general objective of recycling redundant land and minimising take up of greenfield sites. However, sites must meet requirements in terms of accessibility, amenity and infrastructure availability. An estimate of the output from windfall sites has been built into the housing land requirement calculation, and monitoring will take place to check the actual output against the estimate.

4.11

SC2 WINDFALL HOUSING DEVELOPMENT WITHIN THE URBAN/VILLAGE LIMIT

Housing development within the Urban and Village Limits, in addition to proposals identified within the Local Plan, will be supported where the following criteria are met:

- (1) The site is a brownfield one, or comprises urban open space whose loss can be justified in terms of Policy SC12;
- (2) The proposed housing use is compatible with neighbouring uses and a satisfactory level of residential amenity can be achieved;
- (3) The site enjoys good accessibility by public transport, walking and cycling to shopping, recreational and other community facilities;
- (4) Existing physical infrastructure, such as roads and drainage, water supply, sewage capacity, and community facilities, such as education and healthcare, have the capacity to accommodate the increase in use associated with the proposed development, or can be upgraded through appropriate developer contributions as required by Policy SC11;
- (5) In the case of small gap sites and sub-divided plots, Policy SC8 is satisfied; and
- (6) There is no conflict with any other Local Plan policy or proposal.

Housing in the Countryside

- 4.12 There is continuing pressure for the development of individual houses or groups of houses in the countryside. Structure Plan Policy ENV.1 and Local Plan Policy EQ19 set out the broad approach of restricting new development in the countryside unless a countryside location is required. Policy SC3 contains detailed criteria for assessing the acceptability of proposals. In general, housing will be permitted where it is required to support a genuine rural economic activity. Further opportunities will arise from the rehabilitation of redundant properties and from appropriate infill sites.

4.13

SC3 HOUSING DEVELOPMENT IN THE COUNTRYSIDE

Housing development in the countryside will only be permitted in the following circumstances:

- (1) Housing essential to the pursuance of agriculture, horticulture or forestry, or the management of a business for which a countryside location is essential. In these instances, the applicant must demonstrate all of the following:
 - The operational need for the additional house in association with the business;
 - That no existing dwelling which might have served that need has been sold or otherwise alienated from the holding;
 - That there are no reasonable opportunities for reusing or converting redundant buildings rather than building a new dwellinghouse; and
 - That the business as a whole is capable of providing the main source of income for the occupant;
- (2) Proposals involving the rehabilitation of former residential properties, or the conversion of farm and other buildings to residential use, where all of the following criteria are met:
 - The building, by virtue of its existing character, makes a positive contribution to the rural landscape;
 - The building is in a reasonable state of repair, still stands substantially intact and is capable of beneficial restoration, as verified by a report and certificate from a qualified structural engineer;
 - The restored or converted building is of comparable scale and character to the original building; and
 - In the case of former non-residential buildings, the building is no longer required for the purpose for which it was built; or
- (3) Appropriate infill opportunities within the envelope of an existing group of residential buildings, where the development would not result in ribbon, backland or sporadic development, and the proposal satisfies Policy SC8.

Countryside & Green Belt The Countryside

3.18 Although perceived to be mainly urban in character, the Falkirk area has an extensive and varied countryside, whose open and relatively undeveloped nature contributes to its character and identity. It is also a place where people live and work, which has to adapt to economic change. The SPP encourages development plans to support more opportunities for small scale housing developments in rural areas. However, high accessibility to the main employment centres of the central belt creates pressure for commuter housing in the countryside which will not necessarily benefit the rural economy.

3.19 The countryside will continue to be defined by reference to a system of Urban and Village Limits. The strategy of the Local Development Plan will be to direct new housing development in the rural areas to the existing villages, in order to sustain their vitality and take advantage of village services and infrastructure. However, there will be circumstances where development in the countryside will be appropriate.

3.20

Policy CG01 Countryside

The Urban and Village Limits defined on the Proposals Map represent the limit to the expansion of settlements. Land outwith these boundaries is designated as countryside, within which development will be assessed in the terms of the relevant supporting countryside policies (Policies CG03 and CG04), and Supplementary Guidance SG01 'Development in the Countryside'.

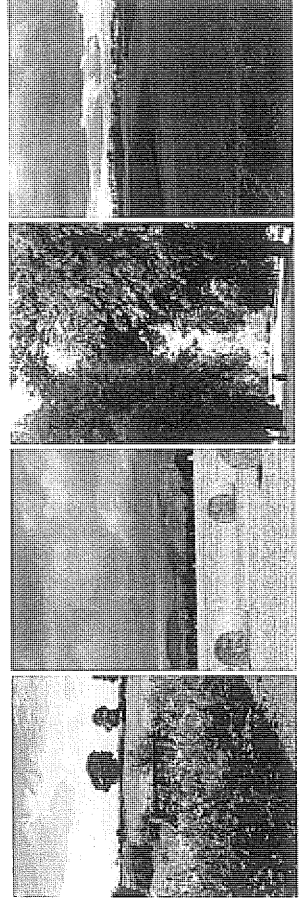
Green Belt

3.21 Green belt forms an important part of the spatial strategy for the area, its primary purpose in the Falkirk area, being to safeguard the identity of communities by preventing development which would reduce their visual separation. It provides a stronger presumption against development than the 'countryside' designation, and a more long term indication of the future shape of settlements than the Urban Limits. It forms a series of connected wedges or corridors between the main settlements. The protection of landscape setting and greenspace around towns are important related objectives.

3.22

Policy CG02 Green Belt

1. The following areas, as indicated generally on Map 3.1 and detailed on the Proposals Map, are designated as Green Belt:
 - Falkirk/Stenhousemuir/Grangemouth/Laurieston Corridor
 - Polmont/Grangemouth/Bo'ness/Linlithgow Corridor
 - Falkirk/Larbert/Denny/Bonnybridge Corridor
 - Gallendar Park/Woods
2. The purpose of the Green Belt is:
 - To maintain the separate identity and visual separation of settlements
 - To protect the landscape setting of settlements; and
 - To protect and give access to greenspace for recreation
3. Within the Green Belt, development will not be permitted unless it can be demonstrated that the proposal satisfies the relevant countryside policies, and it can be demonstrated that it will not undermine any of the strategic purposes of the Green Belt as set out in sub section (2) above.



Supporting Policies

Countryside

Development in the Countryside

5.62 The countryside is defined as those areas outwith the Urban and Villages Limits, as set out in Policy CG01 of the Spatial Strategy. The criteria for assessing housing and business proposals in the countryside are set out in Policies CG03 and CG04. Detailed guidance on the interpretation and application of these policies is contained within Supplementary Guidance SG01 Development in the Countryside. It should be noted that proposals that lie in the Green Belt will additionally have to meet the terms of Policy CG02 contained within in the Spatial Strategy.

5.63

Policy CG03 Housing in the Countryside

Proposals for housing development in the countryside of a scale, layout and design suitable for its intended location will be supported in the following circumstances:

1. Housing required for the pursuance of agriculture, horticulture, or forestry, or the management of a business for which a countryside location is essential;
2. Restoration or replacement of houses which are still substantially intact, provided the restored/replacement house is of a comparable size to the original;
3. Conversion or restoration of non-domestic farm buildings to residential use, including the sensitive redevelopment of redundant farm steadings;
4. Appropriate infill development;
5. Limited enabling development to secure the restoration of historic buildings or structures; or
6. Small, privately owned gypsy/traveller sites which comply with Policy HSG08.

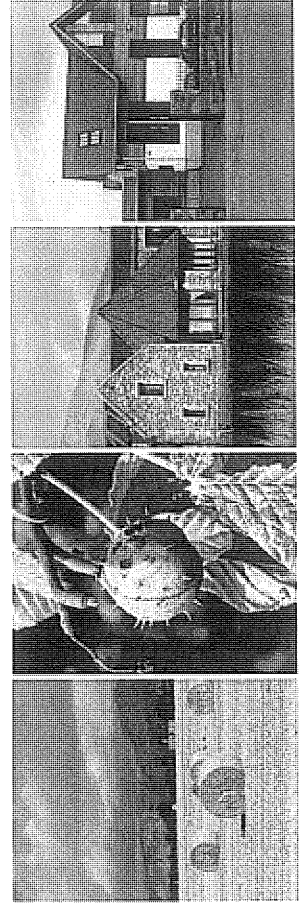
Detailed guidance on the application of these criteria will be contained in Supplementary Guidance SG01 'Development in the Countryside'. Proposals will be subject to a rigorous assessment of their impact on the rural environment, having particular regard to policies protecting natural heritage and the historic environment.

5.64

Policy CG04 Business Development in the Countryside

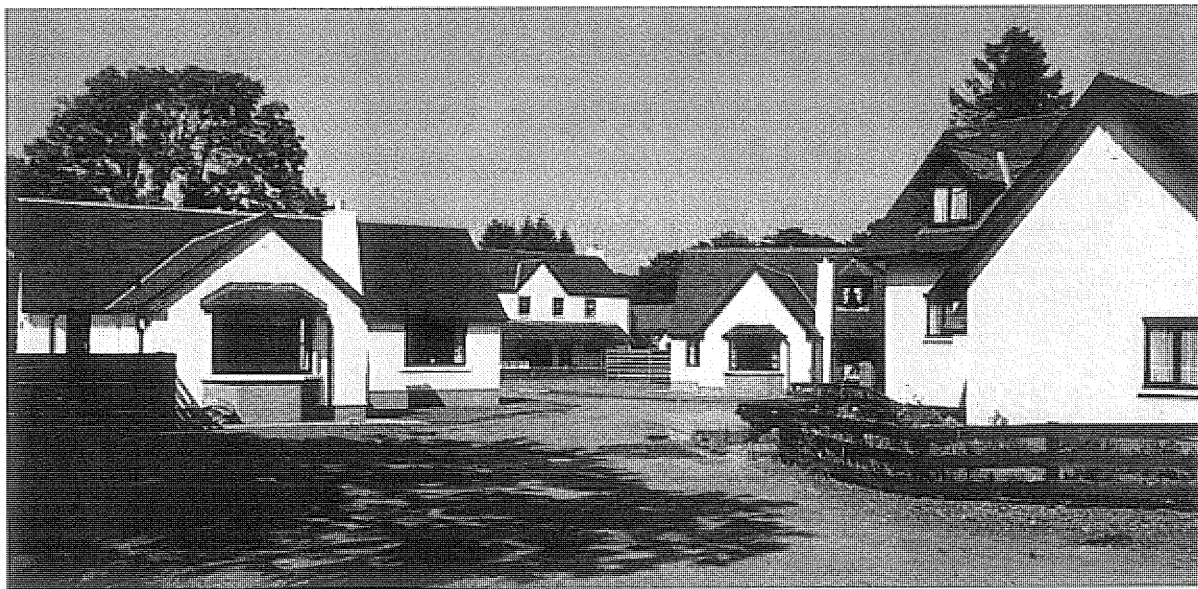
Proposals for business development in the countryside of a scale, layout and design suitable for its intended location will be supported in the following circumstances:

1. Areas specifically identified for business development on the Proposals Map;
 2. Business development, including appropriate leisure and tourism uses, where a need for a countryside location is demonstrated, or the development constitutes an appropriate form of farm diversification;
 3. Proposals involving the re-use of industrial, commercial or institutional land or premises, or the conversion of farm buildings for business use; or
 4. Limited extensions to existing established business in the countryside;
- Detailed guidance on the application of these criteria will be contained in Supplementary Guidance SG01 'Development in the Countryside'. Proposals will be subject to a rigorous assessment of their impact on the rural environment, having particular regard to policies protecting natural heritage and the historic environment.





Falkirk District Council



DESIGN ◻ GUIDE FOR BUILDINGS ◻ ◻ IN THE ◻ ◻ RURAL ◻ AREAS

VILLAGES

NEW BUILDINGS

EXISTING BUILDINGS

estate layout • gap site development

setting in the countryside • house design

rehabilitation • conversion • extension

July 1993

DESIGN GUIDE FOR BUILDINGS IN THE RURAL AREAS

W.E. EWING BSc(Hons), Dip TP, MRTPI
DIRECTOR OF DEVELOPMENT SERVICES
Falkirk District Council
Municipal Buildings
Falkirk FK1 5RS

July 1993

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- 1.2 The Purpose of the Guide
- 1.3 The Scope and Content of the Guide
- 1.4 The Basis for Good Design

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- 2.2 Framework of Routes and Open Spaces
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- 2.4 Locations for Special Treatment
- 2.5 Focal Points
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ILL. No.6	Individual Plotted Developments
ILL. No.7	Road Geometry
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PREFACE

Falkirk District Council wishes at every opportunity to enhance the image of the District. This serves both to improve the quality of life for local people and increase the chances of attracting inward investment i.e. job creating activities. This guide is intended to play significant part in this process by setting design standards for the protection and enhancement of the built environment in what is a key resource i.e. the countryside and villages of Falkirk District.

The guide was originally been prepared as an integral part of the District Council's Rural Local Plan Review (November, 1992).

CHAPTER 1

INTRODUCTION

1.1 The Planning Context

This guide has been produced in association with the District Council's Rural Local Plan Review (November, 1992). The Local Plan contains revised policies and proposals to promote the balanced development of the countryside and villages of Falkirk District. In this regard the plan's "Key Village" development strategy and more liberal policies on development in the countryside mark a significant change from the more negative and restrictive policies of the past. In the face of these changes this guide has been prepared to ensure that the character of the rural areas is both protected and enhanced by the development of new built forms. The District Council therefore considers compliance with the provisions of this guide essential to the successful implementation of the Local Plan. As such the guide provides practical and detailed design advice on a wide range of topics. It is intended that this should assist the development process by providing clear guidelines to individuals and organisations in advance of preparing their plans for development.

1.2 The Purpose of the Guide

The primary purpose of the guide is to assist the successful implementation of the District Council's Rural Local Plan Review. In a detailed sense it is concerned with offering clear, precise design guidelines for development in the countryside and villages at a time of planned change. More specifically the guide is intended:

- ☐ to enhance the image of the rural areas
- ☐ to encourage good design and practice
- ☐ to promote buildings of quality which respect their landscape setting
- ☐ to promote design which takes cognisance of the traditions of Scottish rural architecture
- ☐ to promote the use of appropriate materials and finishes
- ☐ to promote buildings of character and style which are aesthetically pleasing and hold a "sense of place"
- ☐ to encourage innovative design solutions which draw on sound architectural principles.

1.3 The Scope and Content of the Guide

The primary concern of the Design Guide is for housing in the rural areas and especially with the prevention of suburban sprawl and unsympathetic architectural solutions. However the guidelines will also apply generally to all permitted and necessary development within the rural areas, for example the setting of buildings with large floor areas (para. 4.2). Architectural advice generally reflects a traditional domestic approach but for certain non-housing uses a more modern high-tech approach is acknowledged in certain limited situations, for example business or industrial buildings (para. 1.4). The remainder of the document is therefore structured to address the 3 most important areas of interest i.e.:

- (i) village layout and infill (Chapters 2.0 and 3.0)
- (ii) setting in the countryside and individual building design (Chapters 4.0 and 5.0)
- (iii) existing buildings (Chapter 6.0)

A reasoned basis for good design is included at the outset.

INTRODUCTION

1.4 The Basis for Good Design

There is today a growing concern about the poor appearance of individual and groups of buildings in the countryside. At the same time, there is a recognition that traditional settlements and isolated buildings have a visual character which blends more naturally into the rural environment than do most contemporary developments. This section attempts to explain why this should be so.

The harmonious nature of traditional buildings emerged from a combination of the functional requirements of internal arrangement, layout and setting with a commonly understood design code which gave order and beauty to the built environment.

The traditional buildings in the rural areas date from the Victorian era, and before, and since that time there have been significant technological and lifestyle changes which have affected the functional aspect of building. No longer, for example, must facing materials be natural or locally obtained, or windows tall and narrow. Advances in transportation, mass production, improved insulation and structural engineering have made a much wider set of design options. Added to this the "Modern Movement", a new approach to architecture, has emerged in this century. Its existence is mainly a response to the changes referred to but at the same time it has almost entirely rejected the design codes of the past.

The problem today is that, in the hands of the ordinary designer (who may not be an architect) "modern" designs have often appeared drab or alien in the countryside. The reaction to this has been to attempt to replicate traditional designs but unfortunately the result has often been little more than a poor version of a "modern" internal arrangement with "period" forms and detailing attached on, giving a rather pretentious and clumsy appearance.

The aim of the design guide is to reconcile the functional requirements of contemporary buildings with the principles of good layout, design and setting in the countryside. It recognises that many aspects of traditional design have been tried and tested over many years and have a functional validity today, for example pitched rather than flat roofs or the presentation of the more public rooms of a house to the frontage. It also considers that the technological and other advances referred to can be incorporated with traditional design principles to give an appropriate contemporary design style. Large expanses of glazing, for example are not incompatible with traditional principles of design where appropriately integrated. Furthermore a "Modern Movement" design will be given sympathetic consideration where it clearly meets the criteria for layout and setting of buildings. A street or public square arrangement may, for example, be sufficiently formal to permit a more abstract arrangement of windows. The guide will also allow for elegant high-tech designs in the rural areas where applied to, for example, business or industrial buildings though preferably not for housing or compatible community uses.

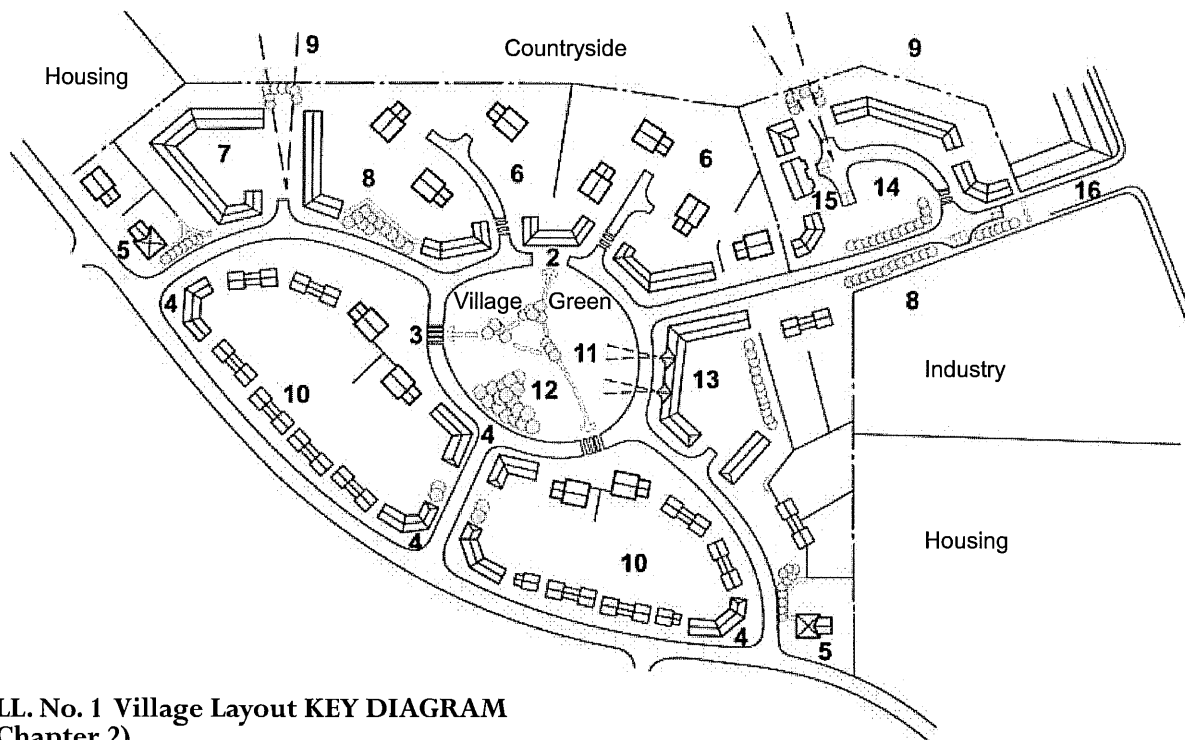
The guidance in this document seeks to create space for architecture in a commercially driven development industry. It cannot create great architecture but it is intended at least to realise designs which will be harmonious with the rural areas in Falkirk District.

CHAPTER 2

VILLAGE : ESTATE LAYOUT

2.1 Introduction

Larger housing development sites are proposed for the key villages of Airth, Avonbridge, Slamannan and a few other locations. Here it is most important to avoid the unsympathetic suburban sprawl so typical today. Accordingly this section of the Guide sets out the principles of good layout, commencing with the creation of a structure of road and open spaces and proceeding to relate built form to it in order to achieve an ordered yet varied environment. Appropriate frontage orientation, focal point enhancement and differing housing forms can all contribute to this and are dealt with in this section. Also included is more specific information on house plots, road geometry and recreational open space. Advice on those more detailed aspects of house design is provided in Chapter 5.



ILL. No. 1 Village Layout KEY DIAGRAM
(Chapter 2)

Main principles

- a) *Housing frontages to public street, open space, courtyard etc. (Para. 2.3)*
- b) *Special attention to corner design. (Para. 2.5)*
- c) *Orderly variation between "Arcadian" and "Urban" forms. (Para. 2.6)*

1. Public open space enclosed by housing frontages.
2. Perimeter roadway not continuous.
3. Traffic calming points.
4. Corner treatment : building.
5. Corner treatment: additional landscape. (ILL.3)
6. Spacious "Arcadian" court entered through "Urban" gateway.
7. Terrace/urban courtyard.
8. High profile wall/landscaped edge.
9. Countryside edge : Views and treatment.
10. Ridge lines generally parallel to adjacent roadway.
11. Footpaths through open spaces linking safe crossings.
12. Tree group to give focus to open space from main road.
13. Shape of site appropriate for flats (also imposing frontage opportunity and vista potential).
14. Open space buffer : Industry/Pedestrian traffic.
15. Integrated design of road geometry and building lines.
16. Continuation of adjacent building line.