

Morris, John

From: Will, Cameron
Sent: 11 December 2014 10:21
To: adtm1dmbcorr
Cc: Steedman, Russell
Subject: P/14/0686/FUL

Development Services

Memo

To: John Milne
Planning & Transportation (Development Management)

From: Cameron Will
Roads and Design (Roads Development & Flooding)

Date: 11 December 2014 **Enquiries:** 1030 **Fax:** 4850

Our Ref: 141211-CW **Your Ref:** P/14/0686/FUL

Proposal : Erection of Dwellinghouse with Internal Garage
Location : Land To The South Of Aonach-Mor, Glen Road, Torwood,
Falkirk

I refer to your consultation received on the 1st December 2014 concerning the above application and would offer the following comment.

Planning application P/12/0359/MSD previously granted permission to erect a dwellinghouse and form a new access on this site, therefore the principle of forming a driveway at this location has been established.

The aforementioned consent contained appropriate conditions, therefore, I can advise you that, if Development Management is minded to grant permission, there are no roads related conditions to be incorporated to any consent to be granted.

Regards,
Cameron Will.

*Cameron Will
Civil Engineering Technician
Development Services
Tel: 01324 501030
E-mail: cameron.will@falkirk.gov.uk*

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Development Services

Memo

To: **Development Management (attn. John Milne)**

From: **Planning and Environment**

Date: 16/12/2014

Enquiries: Louise Blance Ext 4717

Fax: 4709

Our Ref: P&E/

Your Ref: P/14/0686/FUL

Proposal: Erection of Dwellinghouse with Internal Garage

Location: Land to the south of Anonach-Mor Torwood

Agent: Mr and Mrs Comrie

I refer to your consultation on the above proposed development and offer the following comments.

The proposed development relates to a backland site within the former garden ground of Annoch-Mor. The site is outwith the village limit of Torwood in the adopted Local Plan and the Proposed LDP. The relevant planning policies to assess this application are outlined below.

Planning Policy

Falkirk Council Structure Plan 2007

Policy ENV1 Countryside and Protected Areas

This policy restricts development in areas defined as countryside unless a countryside location is essential or the activity is an appropriate form of agricultural diversification. It is considered that the proposal does not meet the terms of Policy ENV1.

Falkirk Council Local Plan 2010

Policy EQ19 Countryside

Policy SC3 Housing Development in the Countryside

Within the context of the Structure Plan Policy EQ19 defines the countryside and Policy SC3 gives specific guidance on housing within 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. Under the terms of Policy EQ19 housing development in the countryside will only be permitted where:

- it can be demonstrated that housing is essential to a economic activity;

- it utilises existing buildings; or
- it constitutes appropriate infill development;

The first and second sub sections do not apply to this application. The third sub section allows for appropriate infill development within a group of existing residential buildings 'where the development would not result in ribbon, backland or sporadic development, and the proposal satisfies Policy SC8'.

It is considered that that the proposal is backland development and does not meet the terms of Policies EQ19 & SC3.

Proposed Falkirk Local Development Plan

LDP Policy CG03 Housing in the Countryside is a material consideration. This policy echo's Policy SC3 but allows for a specific number of relaxations.

- sensitive redevelopment of steadings
- limited enabling development to secure restoration of historic buildings
- replacement of houses in a habitable condition.

It is noted that none of these relaxations apply to this application

Finalised SG01 Development in the Countryside (2014)

Detailed supplementary guidance on the interpretation of Policy CG03 is provided by Finalised SG01 Development in the Countryside (2014). Please refer to paragraph 3.10 which expands on the criteria for infill development. It requires that infill development must occupy a clear gap between two existing residential properties; the existing residential properties must front a road or access lane and be less than 80 metres apart; the gap is not on the edge of an existing village limit where the edge of the settlement has already been defined; and the development does not constitute backland development.

SG01 therefore does not support the proposed development. It is considered that acceptance of this proposal could lead to a proliferation of undesirable development outwith the village boundary of Torwood.

Landscape

So far as landscape and visual issues are concerned the site is, however, screened. Should Dev Mgt be minded to grant, despite proposal being contrary to policy, then I would advise that we should require:

1. Some native tree and shrub planting on the full south west boundary and on the full south east boundary (application boundary appears to include the outbuilding). This need not necessarily be continuous dense screening, but it must be at least a series of densely planted tree groups around the boundary. This is required to ensure integration of the development into the wider woodland setting and ensure the woodland character of Torwood is retained in the long term.

2. A fully specified planting plan must be provided which details species, locations, numbers, planting density and nursery stock sizes at time of planting, together with a statement on initial maintenance to ensure rapid establishment

Design

Comments will be provided separately.

Assessment

There is no policy provision for housing development on this backland site which is outwith the defined village limit of Torwood. In the absence of any further justification for housing in the countryside this proposal is contrary to those Planning Policies noted.

In the event that this proposal is viewed favourably please refer to the landscape comments provided and design comments (to follow).

PLANNING & ENVIRONMENT UNIT- URBAN DESIGN & CONSERVATION

ADDRESS: Land to the South of Aonach-Mor, Glen Road, Torwood, Falkirk

PROPOSAL: Erection of dwelling house with internal garage

REFERENCE NO: P / 14 / 0686 / FUL **RECOMMENDATION:** Refuse

DC OFFICER: **VALID DATE:** 16/12/2014

LISTING: n/a

CON AREA: n/a

ART 4 DIRECTIONS: n/a

PRE-APPLICATION DISCUSSION

There has been no pre-application discussion or contact with applicant.

PROPOSED WORKS

This application refers to the proposed erection of a single dwelling house with an internal garage to the South of Aonach-Mor in Torwood, Falkirk.

RELEVANT POLICIES

EQ1, EQ4, EQ19, SC2, SC8, HSG03, HSG05, CG03 and DO2, Designing Places, A Policy Statement for Scotland, Inspirational Designs.

APPLICATION OF POLICIES

Assessment against general and specific design principles for development in the countryside set out in national planning policy and in local policy, SGO1, raises the following concerns:

- | |
|--|
| <p>1 - External finishes should have been specified in the application drawings. The submitted elevations suggest that external walls would be finished in render or dry dash with sandstone/brick basecourse. These materials create an urban appearance. This is inappropriate for a countryside/woodland setting such as Torwood. Natural stone, such as that used in traditional farm steadings, would be more appropriate for the site. Finishes / materials of the driveway have not been specified.</p> <p>2 - The extensive scale and massing and complexity of roof profiles of the proposed dwellinghouse are out of keeping with established architectural styles in Torwood.</p> <p>3 - The layout of the house provides a courtyard format which is common in countryside developments including traditional farm steadings.</p> <p>4 - Proposals for the existing outbuilding should be clarified.</p> <p>5 - A design statement justifying these proposals should have been submitted for our inspection.</p> |
|--|

CONCLUSIONS

I can confirm that this proposal is unacceptable on the basis that in that it fails to
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meet design aspirations set out in national and local planning policy for development in the countryside.

SUGGESTED CONDITIONS WITH REASONS / REASON FOR REFUSAL

None until the scheme is revised to our satisfaction.

Morris, John

From: [REDACTED] on behalf of LST Community Council <~~lst-~~>
Sent: 18 December 2014 22:42
To: dc; Milne, John
Cc: Lauralin Scott; Eric Appelbe
Subject: Aonach-Mor, Torwood - P/14/0686/FUL

Dear John

P/14/0686/FUL - Erection of Dwellinghouse with Internal Garage - Land To The South Of Aonach-Mor, Glen Road, Torwood, Falkirk

As Falkirk Council is aware, the Community Council has consistently objected to the developments at the site which are contrary to both the structure and local plan outwith the village boundary of Torwood and do not constitute infill.

We wish to maintain our objections to applications at the site on the same grounds as we have commented on previous applications including - **P/13/0265/FUL**:

1. We are concerned over the number of ongoing developments in the area outwith the local plan and housing allocation for the area
2. The application is not for an in-fill site but instead appears to be continuing to expand the settlement by back-fill
3. We are concerned over the impact on local infrastructure of this and other developments in the area
4. There would appear to be continued potential access issues to the site
5. We remain concerned over encroachment on the woodland area which we understood was protected.
6. We also note the number of properties currently for sale in the Torwood area which brings into question the demand for additional housing in the area.

Should you have any queries regarding this, please do not hesitate to contact us.

Yours sincerely

Yvonne Weir
Secretary
Larbert, Stenhousemuir & Torwood Community Council

C/O 92 Stirling Road, Larbert, FK5 4NF
Tel: 01521 555111

E-Mail: [REDACTED]
Website: www.lstcommunitycouncil.org.uk
Facebook: www.facebook.com/LSTCommunityCouncil

Twitter: @LST_CC

Morris, John

From: hillis, alfred
Sent: 24 December 2014 13:54
To: adtm1dmbscorr
Subject: P/14/0686/FUL - Land to south of Aonach-Mor, Glen Road, Torwood

Contaminated Land

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.

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.

Alf Hillis
Environmental Health Officer
01324 504873

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P/14/0686/Ruc

Roblyn House
Glen Road
Torwood
FK5 4SN

18th December 2014

Dear Sirs

PLANNING APPLICATION FOR DEVELOPMENT TO REAR OF AONACH MOR, GLEN ROAD

I am writing to lodge my objection to the granting of consent for the above.

The development has already been allowed to continue without granting of permission which in itself is an issue but the effect of some of the aspects of the development have been designed and undertaken is having a material effect on adjacent properties.

The drainage does not appear to have been considered in any way shape or form, there is a significant amount of newly hard landscaped areas at ground level which have stripped the topsoil which previously provided natural attenuation. Field drains appear to have been placed which gathers the run-off from these hard landscaped areas and then diverts it on to adjacent land (without permission), not to a connection point to a sewer or rainwater drain.

Scottish Water recommend that surface water is not directed to the sewerage system wherever possible in their guidelines for connections but neither should it be directed on to adjacent property. A sustainable attenuation system should be a requirement for developments of this size or a connection to an "acceptable flood routing". Glasgow City Council also provide detailed guidelines in their Development and Design Policy's document ENV 4 – Sustainable Drainage Systems, however, none of these practices appear to have been implemented in the design of this development.

The effect this has on neighbouring properties, including my own is that there is now flooding to my gardens to the rear of the house and I will have to install additional drainage.

The way this development has been designed shows disregard for not only neighbouring properties but standard planning procedures such as drainage impact assessments which should have been submitted with calculations and proposals within the planning application. Furthermore, there has been no notification to myself of this development which not only has an impact physically on my property but also affects the privacy as well.

Given that there is already damage being done and will continue to do so as long as the development is in place I request that permission is denied and the area reinstated to its' previous position prior to commencement of the development.

I trust you will consider the above points when making your decision.

Yours sincerely

Barry Fallon

Torhof
Glen Road
Torwood
Stirlingshire
FK5 4SN

18th December 2014

Mr John Milne
Development Management
Falkirk Council
Abbotsford House
Davids Loan
Falkirk FK2 7YZ



Ref: P/14/0686/FUL

Planning Application for Dwelling House on Land South of Aonach-Mor, Glen Road, Torwood

Dear Mr Milne

I am writing to place my objection to the granting of consent for the Planning Application for a Dwelling House on Land South of Aonach-Mor ref: P/14/0686/FUL .

I have concerns with reference to Privacy and Flooding of my property.

Over the last 2 years we have been experiencing flooding in our garden to the rear of our property, this year the amount of water has significantly increased and I have concerns with further development how much more this will increase and impact on my property for the following reasons:

A large amount of soil/ clay was moved from a previous development on this site to adjacent land, we understand that this would be removed at a later date. To date this has not happened and as a result we are receiving the rain run off water from this. Any further developments and additions to this will have further implications on my property which gives me great concern.

I have enclosed 3 photographs for your reference which were taken this week of a Rubble drain on the adjacent land at the rear of the property which appears to divert the run off away from this development. I am sure you will have guidelines in place for flood routing when new drains are being applied and if not what impact this has on neighbouring properties.

Our understanding was that there was only going to be one house allowed on this development.

I would also like to state my disappointment in not being included in the notification of this proposed development and ask that you consider the above points in your decision making.

Yours Faithfully

John Ritchie



Morris, John

From: Russell, Craig
Sent: 15 April 2015 11:42
To: adtm1dmbscorr
Subject: FW: Notification of Request for Review on Application Ref P/14/0686/FUL

No further Roads comment.

Regards,
Craig Russell.

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

From: roadsdevelopment unit
Sent: 15 April 2015 10:36
To: Russell, Craig
Subject: FW: Notification of Request for Review on Application Ref P/14/0686/FUL

Russell Steedman
Network Co-ordinator
Development Services
Abbotsford House
Davids Loan
Falkirk FK2 7YZ
01324 504830

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

From: adtm1dmbscorr@falkirk.gov.uk [mailto:adtm1dmbscorr@falkirk.gov.uk]
Sent: 15 April 2015 09:26
To: roadsdevelopment unit
Subject: Notification of Request for Review on Application Ref P/14/0686/FUL

Please See Attached

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Development Management

Falkirk Council

Abbotsford House

Davids Loan

Falkirk

27th April 2015

Dear Mr Morris

P/14/0686/FUL – Erection of Dwellinghouse with Internal Garage

Thank you for your letter dated 14th April 2015 regarding the request to review the Councils recent decision to refuse planning for a second property resulting in backland development.

We consider the Councils decision in relation the above application to be the correct decision under all of the circumstances as outlined in your reasons for refusal.

Our view remains unchanged and I have for ease of information copied our original response. Since this response has been submitted we have experienced further flooding and drainage issues to the rear of our properties as a direct result of the soil being left in situ on the above site. It would seem apparent that due to the recent construction of permanent fencing the likelihood of the removal of this soil as agreed by the applicant seems unlikely. I assume the Council Planning Department will consider this further.

Previous Submission - 17th November. 2014

I am writing further to your letter dated Friday 28th November 2014, received Tuesday 2nd December 2014.

We wish to submit our strongest objection to the above application made by Mr & Mrs Comrie, Mr Blocks daughter and son-in-law. There is no material difference in this application to the one made just over 12 months ago to which we previously objected – our grounds for objection remain unchanged with the exception of some additional comments which have occurred as a result of the building of the first house.

In granting this application the Council would be in direct contravention of its own Local Development Plan and its determination as recorded in the minute of the Planning Committee dated 17th June 2013 where the Committee records clear conditions when granting application for the first house.

Condition No. 11 P/12/0359/MSC

"For the avoidance of any doubt, the site shall only be occupied by one dwelling house and the garden ground associated with it shall only be used for purposes incidental to the enjoyment of the dwelling house."

You may also recall 1000s of tons of landfill material was dumped on top of the woodland area - Mr Block stated at the site visit held on 5th August 2013 that he would remove landfill once the first house was complete. The matter I understand was reported to SEPA. I know a number of councillors attended a site visit on 5th August 2013. As yet no soil has been removed. The impact of this building work and significant dumping landfill on the woodland area has resulted in flooding and drainage issues behind our home and that of our neighbour.

The building of a second house further represents back land development within a rural location again previously concluded by the Committee.

We are in no doubt that a second house built in this back land area would overlook our current private garden area.

Yours sincerely

Mr & Mrs J Bell, Netherlee, Glen Road, Torwood, Larbert, FK5 4SN

Morris, John

Subject: FW: Aonach-Mor, Torwood - P/14/0686/FUL

LST Community Council

Sent: 29 April 2015 20:23

To: Morris, John

Cc: Milne, John; dc; [REDACTED]

Subject: Fwd: Aonach-Mor, Torwood - P/14/0686/FUL

Dear John

**Town and Country Planning (Scotland) Act 1997
The Town & Country Planning (Schemes of Delegation & Local Review Procedure)
(Scotland) Regulations 2008
Erection of Dwellinghouse with Internal Garage -
Land To The South Of Aonach-Mor Glen
Road Torwood Falkirk
P/14/0686/FUL**

We have considered the papers sent to us in relation to the applicant's request for a review of the planning decision by the Falkirk Planning Review Committee. We would like to advise that our previous objection (copied below) to the application still stands.

We look forward to hearing the outcome of the review in due course.

Yours sincerely

Yvonne Weir
Secretary
Larbert, Stenhousemuir & Torwood Community Council

C/O 92 Stirling Road, Larbert, FK5 4NF
Tel: 01259 773102

E-Mail: [REDACTED]
Website: www.lstcommunitycouncil.org.uk
Facebook: www.facebook.com/LSTCommunityCouncil
Twitter: @LST_CC

Dear John

P/14/0686/FUL - Erection of Dwellinghouse with Internal Garage - Land To The South Of Aonach-Mor, Glen Road, Torwood, Falkirk

As Falkirk Council is aware, the Community Council has consistently objected to the developments at the site which are contrary to both the structure and local plan outwith the village boundary of Torwood and do not constitute infill.

We wish to maintain our objections to applications at the site on the same grounds as we have commented on previous applications including - **P/13/0265/FUL:**

1. We are concerned over the number of ongoing developments in the area outwith the local plan and housing allocation for the area
2. The application is not for an in-fill site but instead appears to be continuing to expand the settlement by back-fill
3. We are concerned over the impact on local infrastructure of this and other developments in the area
4. There would appear to be continued potential access issues to the site
5. We remain concerned over encroachment on the woodland area which we understood was protected.
6. We also note the number of properties currently for sale in the Torwood area which brings into question the demand for additional housing in the area.

Should you have any queries regarding this, please do not hesitate to contact us.

Yours sincerely

Yvonne Weir
Secretary
Larbert, Stenhousemuir & Torwood Community Council

C/O 92 Stirling Road, Larbert, FK5 4NF
Tel: 01324 875492

E-Mail: [REDACTED]
Website: www.lstcommunitycouncil.org.uk
Facebook: www.facebook.com/LSTCommunityCouncil
Twitter: @LST_CC

Morris, John

From: Mmblock [REDACTED]
Sent: 05 May 2015 15:19
To: Morris, John
Subject: Re: P/14/0686/FUL - Planning Review - Land To The South Of Aonach-Mor

Dear sir,
Thank you for your email.
I have no further comments to make.
Kind regards
Michael Block

Sent from my iPhone

On 5 May 2015, at 14:51, "Morris, John" <john.morris@falkirk.gov.uk> wrote:

Michael,

Did you receive copies of the additional comments on the review?

John

John Morris
Development Management
Development Services
Falkirk Council
Abbotsford House
Davids Loan
Falkirk FK2 7YZ

Tel 01324 504740

The link below is for the Development Management Survey which we would be grateful if you would complete and submit.

https://www.surveymonkey.com/dev_management

For information, the undernoted is the direct link to the Scottish Government eplanning website
<https://eplanning.scotland.gov.uk/WAM>

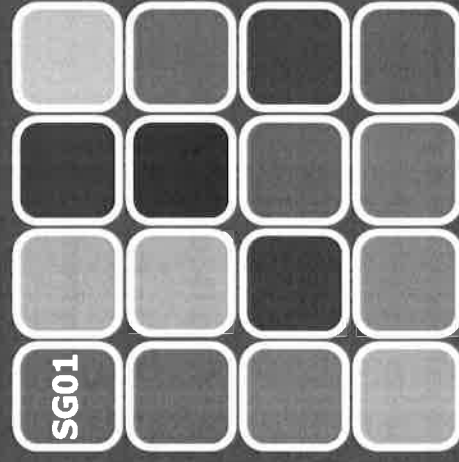
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Development in the Countryside

Finalised Supplementary Guidance SG01

August 2014



Falkirk Council
Development Services

Supplementary Guidance

A suite of supplementary guidance (SGs) is currently being produced by the Council. Most of these SGs are updated versions of previous Supplementary Planning Guidance (SPG) whilst others cover new topic areas (*denotes new SGs). There are 16 SGs in the series, all of which seek to provide more detailed guidance on how particular local development plan policies should be applied in practice.

These SGs form a statutory supplement to the Local Development Plan, and are intended to expand upon planning policies and proposals contained in the proposed plan.

A full list of the supplementary guidance available in this series is found below.

SG01 Development in the Countryside *

SG02 Neighbourhood Design

SG03 House Extensions and Alterations

SG04 Shopfronts

SG05 Biodiversity and Development

SG06 Trees and Development

SG07 Frontiers of the Roman Empire (Antonine Wall) World Heritage Site

SG08 Local Nature Conservation and Geodiversity Sites *

SG09 Landscape Character Assessment and Landscape Designations *

SG10 Education and New Housing Development

SG11 Healthcare and New Housing Development *

SG12 Affordable Housing

SG13 Open Space and New Development

SG14 Spatial Framework and Guidance for Wind Energy Development

SG15 Low and Zero Carbon Development *

SG16 Design Guidance for Buildings in Conservation Areas *

Development in the Countryside

1. Introduction



2. Planning Policy Context



3. Housing in the Countryside



4. Business Development in the Countryside



5. Design Guidance



6. Appendices



1. Introduction

- 1.1 This supplementary guidance has been produced by Falkirk Council to elaborate on key countryside policies contained in the Local Development Plan. It provides more detailed guidance to developers and others on matters to take into account when approaching the Council with proposals for development in the countryside, in particular:
- (a) the circumstances in which development in the countryside will be permitted (Sections 3 and 4); and
 - (b) design guidance on new development in the countryside (Section 5).
- 1.2 In all cases it is recommended that pre-application advice is sought from the planning authority. Pre-application advice can be particularly useful in helping identify the issues to be covered and information that will be needed to support a planning application, which in turn can help accelerate the process. It is also advised that applicants seek appropriate professional advice (architect, structural engineer, landscape architect, ecologist etc), particularly where conversion, restoration or replacement of existing buildings in the countryside is involved.

2. Planning Policy Context

National Policy

- 2.1 The national policy framework for rural development is set out in the Scottish Planning Policy (SPP), with additional guidance provided by Planning Advice Note (PAN72): Housing in the Countryside.
- 2.2 The SPP adopts a positive approach to rural areas, with the overarching aim of enabling development which supports prosperous and sustainable communities, whilst protecting and enhancing environmental quality. New development should respond to the specific local circumstances and character of an area.
- 2.3 The focus of PAN72 is set out in key design principles, with the purpose of creating more opportunities for good quality rural housing which respects Scottish landscapes and building traditions. It emphasises the importance of landscape setting and context. If a proper fit in the landscape is not achieved, then even a well designed building can fail. High quality design is seen as integral to new development.



Falkirk Local Development Plan

The Council's objective through the Local Development Plan is to protect the character and environmental quality of Falkirk's countryside whilst facilitating well designed development, in the right places, where it is justified and necessary.

The key Local Development Plan policies to guide new development in the countryside are provided by :

- Policy CG01 Countryside**
- Policy CG02 Green Belt**
- Policy CG03 Housing in the Countryside**
- Policy CG04 Business Development in the Countryside**

Policy CG01 is a keynote policy which defines 'countryside' as those areas outwith the Urban and Village Limits. The Urban/Village Limits are identified on the Proposals Map of the LDP.

Policy CG02 applies within areas which, as well as being countryside, are also designated as green belt. Within the green belt there is a stronger presumption against development, and more stringent criteria to meet.

This Supplementary Guidance focuses on **Policies CG03 and CG04** which deal with housing and business. Other types of development commonly promoted in the countryside are covered by other specific topic policies, e.g.

- Policy RW01 Renewable Energy**
- Policy RW02/03 Minerals**
- Policy RW08 Waste Management Facilities**
- Policy INF13 Telecommunications**

These key policies are supported by a number of general environmental policies which may also apply depending on the individual nature and location of the development proposal (a list of these policies is provided in Appendix 1).

3. Housing in the Countryside

Introduction

3.1 The general strategy of the LDP is to direct new housing development in rural areas to the existing villages, in order to sustain their vitality and take advantage of village services and infrastructure. However, it is recognised that there are circumstances where new houses in the countryside are necessary or appropriate.

3.2 **Policy CG03** aims both to encourage the sympathetic use of existing traditional buildings of character, as well as ensuring that new houses are located sympathetically and constructed to the highest standards of design and finish. Central to achieving this is harnessing the potential of redundant traditional rural buildings which contribute to the character and quality of the countryside. These buildings represent a significant resource both architecturally and from a sustainability point of view and have the potential to be reused and adapted to help meet present and future rural development needs. However there will be circumstances where new housing is considered acceptable.

3.3

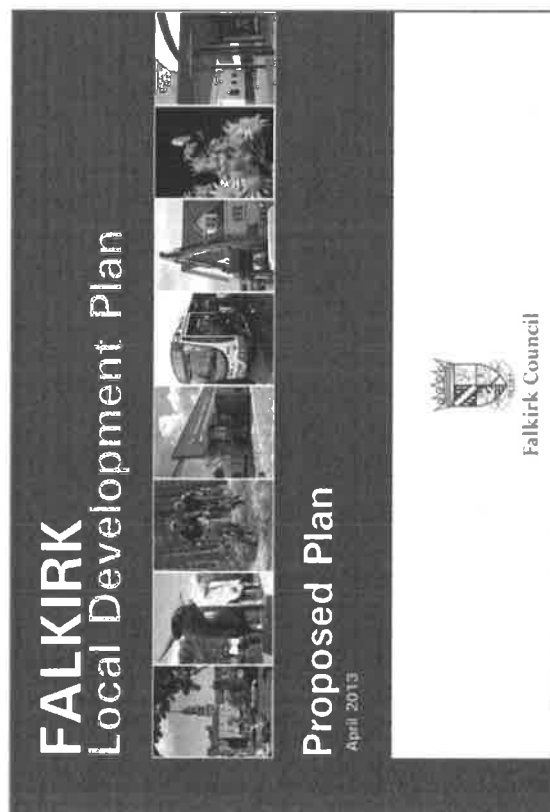
Policy CG03 sets out the circumstances where housing in the countryside will be supported :

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.



Finalised SG01 Development in the Countryside

3. Housing in the Countryside

Access and Servicing

3.4 All proposals will be required to meet the Council's standards for access and servicing. New developments are likely to have an impact on the local and strategic road network through the introduction of new journeys. In some circumstances where there are significant concerns the Council will request a transport assessment to ensure that any impacts on the transport network are identified at an early stage, and appropriate mitigation measures are introduced. Please refer to the Council's 'Design Guidelines & Construction Standards for Roads in the Falkirk Council Area' which can be found on the Council's website (www.falkirk.gov.uk)

Protected Species

3.5 Bats and birds can be encountered when redeveloping existing buildings. Some species are protected by law and to disturb them can constitute an offence. It is therefore recommended that an initial check is undertaken to identify if there are any issues which require further investigation. The presence of bats or birds is unlikely to mean that works cannot go ahead but does mean that their presence must be accommodated both during and after works. In these circumstances consultation within the Council or Scottish Natural Heritage (SNH) is essential.

3.6 The following supporting information gives further explanation to aid the interpretation of sub sections 1-6 of **Policy CG03**.

3.7

(1) Required to Support an Economic Activity

The Council recognises that the nature of a rural business may mean that managers or employees need to live on site. If a house is required on site for an economic activity all of the following criteria must be met:

- The submission of a business plan to demonstrate that the business has been planned on a sound financial basis and the business is economically viable.
- The submission of a supporting statement to demonstrate that the operational need for the additional house in association with the business.
- Evidence that no existing dwelling which might have served that need has been sold or otherwise alienated from the holding.
- Evidence that there are no reasonable opportunities for reusing or converting redundant buildings rather than building a new dwelling.
- If the above criteria are met, the proposed house will then be assessed in terms of its location, siting and design.

It should be noted that where a house is to be associated with a proposed economic activity, construction of the house will not be permitted in advance of the development of the business. In these circumstances, it is usual for the Council to grant a temporary permission for a non-permanent form of housing pending the establishment of the business.

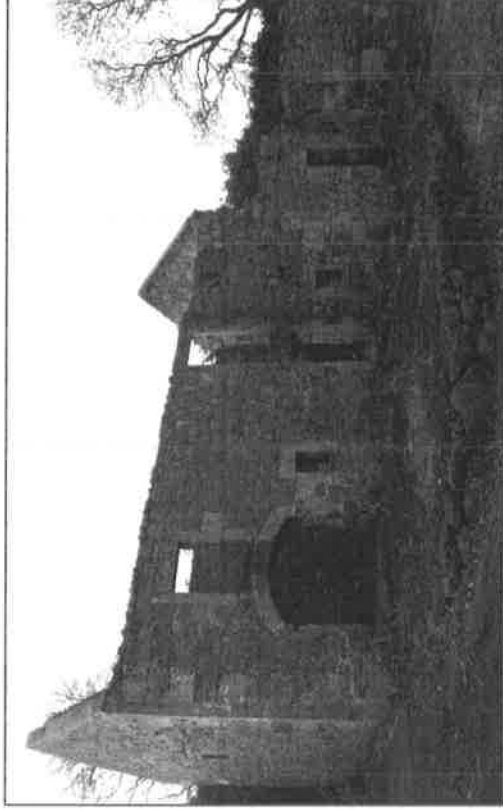
3. Housing in the Countryside

3.8 (2) Restoration or Replacement of a House

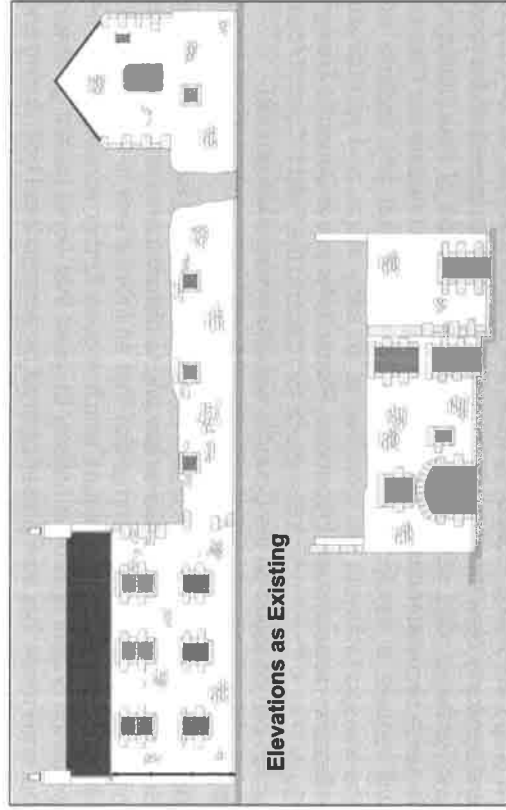
(a) Restoration

The Council wants to encourage the restoration and re-use of worthwhile buildings in the countryside. Restoration rather than replacement will be favoured where the building is of traditional form and construction, is otherwise of architectural or historic merit, makes a positive contribution to the landscape or contributes to local character. The emphasis is on utilising the historic building fabric which already exists in the countryside. In these circumstances all of the following criteria must be met:

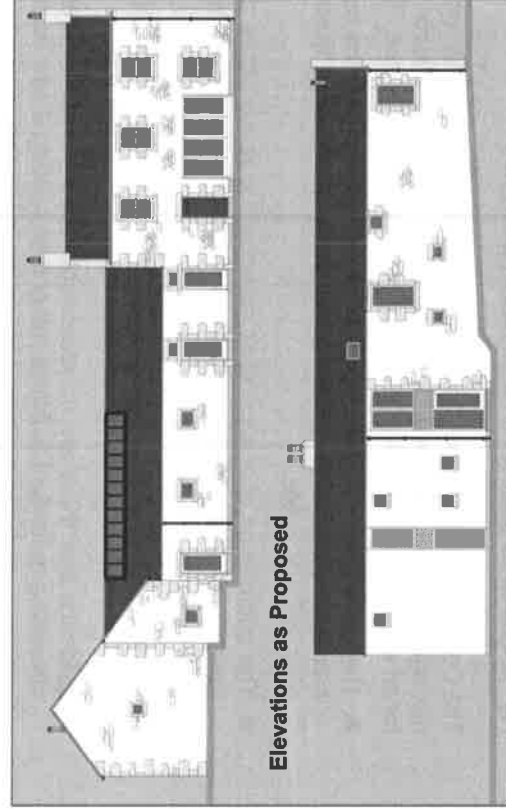
- The building, by virtue of its existing character, makes a positive contribution to the rural landscape.
- The building is substantially intact and is capable of beneficial restoration without substantial rebuilding. (Refer to Note 1 on Page 7).
- The restored or converted building is of comparable scale and character to the original building, and utilises natural materials which are locally sourced where possible.



Existing Building Contributes to Local Character



Elevations as Existing



Elevations as Proposed

Case Study : Bulliondale House, Avonbridge

Copyright and Credits : The Pollock Hammond Partnership Architects and Conservation Consultants

Finalised SG01 Development in the Countryside

3. Housing in the Countryside

(b) Replacement

There may be some houses in the countryside that may no longer meet the requirements for modern living, having fallen into a poor state of repair, or have been affected by adverse structural conditions. Such houses may have a dilapidated appearance, detracting from the landscape setting of the countryside and their removal would be beneficial. In the case of a replacement house all of the following criteria must be met:

- The existing house is in a habitable state (i.e. not a ruin).
- The building is of no architectural or historic interest, and makes no contribution to the local landscape.
- Evidence is provided that the existing house is sub-standard and of a design that is not readily improvable or extendable.
- The replacement house is of comparable scale and of high quality design appropriate to its setting and the surrounding area.
- The new house should occupy the same site as the original house, unless it can be demonstrated that an adjacent area provides a better landscape fit, in which case the existing house must be demolished and the land reinstated thereafter. It should be noted that where a building is listed, proposals will firstly have to meet the terms of **Policy D09** Listed Buildings contained within the LDP (Supporting Policies Section).

Note 1. For the purposes of sections (2) and (3) pages 6-8, 'substantially intact' will generally mean that the external walls and gables are still intact and are structurally sound. Applications should be accompanied by a structural engineer's report certifying that the building is capable of conversion without rebuilding the intact sections.



Photograph Copyright : Andrew Lee Photographer
Copyright and Credits : Simon Winstanley Architects

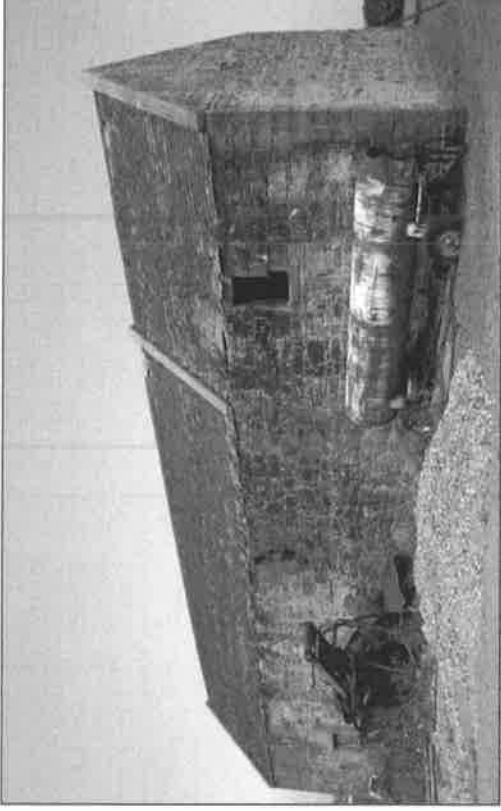
3. Housing in the Countryside

3.9 (3) Conversion or Restoration of non-domestic Farm Buildings/ Redevelopment of Farm Steadings

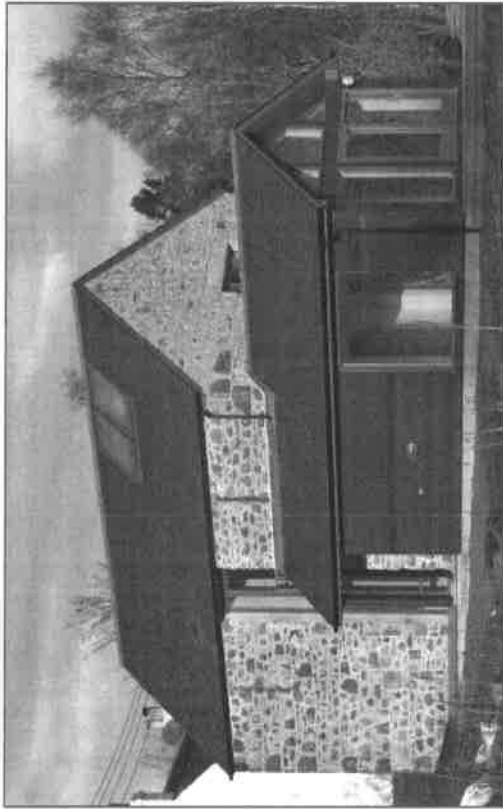
(a) Conversion or Restoration of non-domestic Farm Buildings

Farm or other non-residential buildings can also offer opportunities for beneficial conversion and re-use as homes. Proposals must meet all of the following criteria:

- The building is no longer required for the purposes it was built.
- The building, by virtue of its existing character, makes a positive contribution to the rural landscape.
- The building is substantially intact and is capable of beneficial restoration. (Refer to Note 1 on Page 7).
- The building is safely accessible and can be linked to water and other services without substantial rebuilding.
- The restored or converted building is of comparable scale and character to the original building and materials used should be sympathetic.



Non-Domestic Farm Buildings Capable of Beneficial Restoration



Case Study : Barn Conversion
Copyright and Credits : Beaton and McMurphy Architects



Converted Farm Steading

Finalised SG01 Development in the Countryside

3. Housing in the Countryside

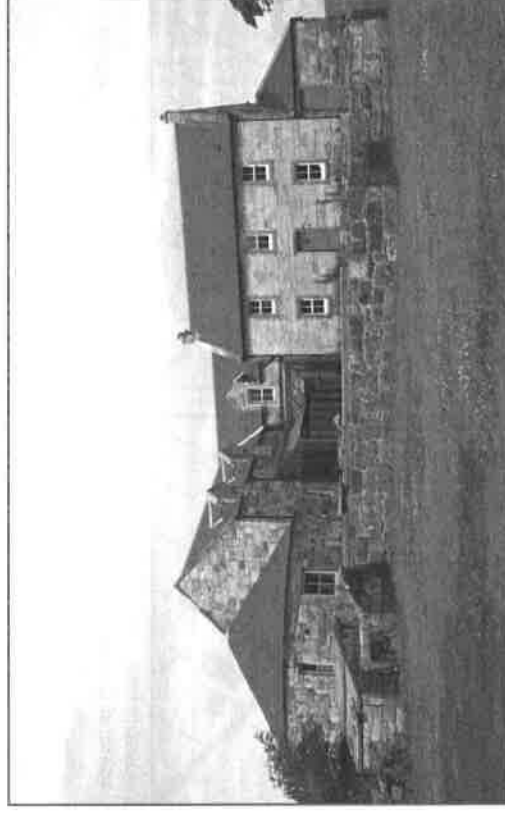
(b) Redevelopment of Farm Steadings

Traditional agricultural farm steadings are a significant feature of the Scottish landscape, usually comprising a collection of individual buildings as well as the farmhouse itself formed around a central courtyard area. Changes in agricultural practice have resulted in many buildings becoming redundant. Conversion and redevelopment of farm steadings offers the opportunity to increase the level and variety of Falkirk's housing stock, as well as meeting the needs of rural areas for commercial or industrial development.

Farm steadings are a finite resource and once their character has been eroded or lost, they cannot be replaced and their contribution towards the character of the rural landscape will be diminished. It is therefore important that conversions and redevelopment proposals are undertaken in a sensitive and innovative manner that conserves their original character.

In addition to the criteria set out in 3 (a) for the conversion or restoration of residential and non-residential buildings, proposals for the redevelopment of farm steadings must meet all of the following criteria:

- There must be retention of some of the built elements of the steading.
- Limited new development will be permitted within the steading envelope provided it integrates well with, and does not impact on the character and form of the existing building group.
- The traditional character and form of the existing building group is retained.
- The emphasis is on a coherent design concept which seeks to retain the steading character rather than a collection of 'suburban style' houses.
- The submission of a masterplan will be required.



Farm Steading Converted and Extended to Create a Coherent Building Group



Traditional Character Retained by Redevelopment of Farm Steading

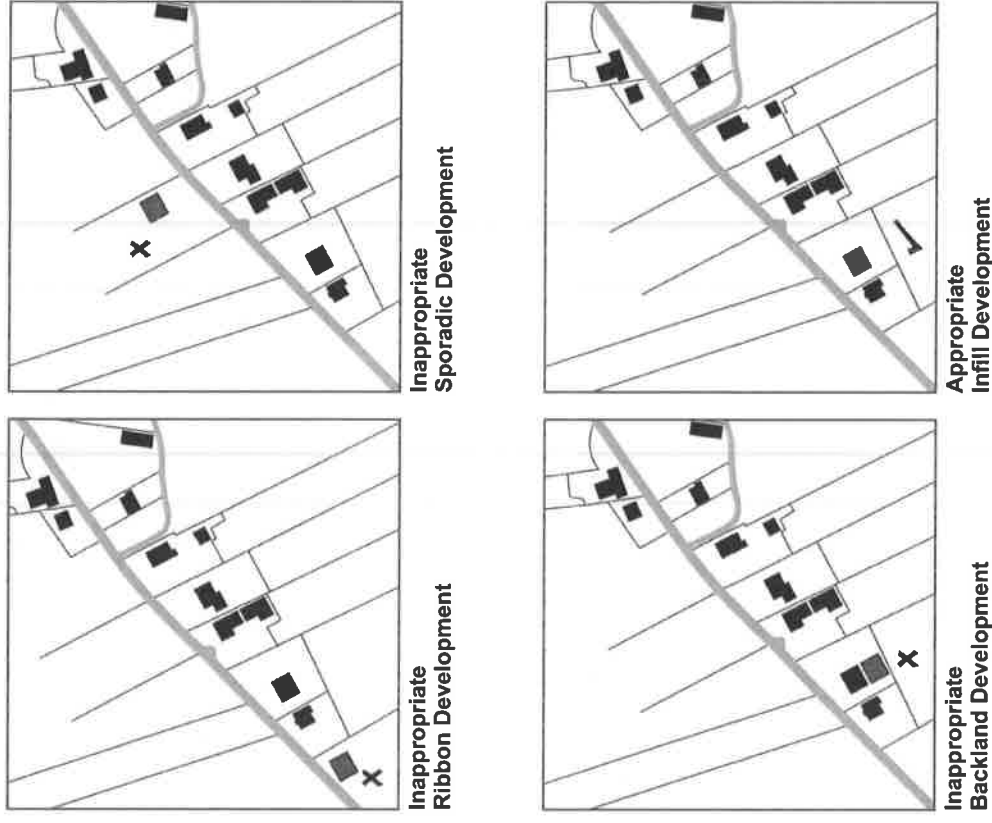
3. Housing in the Countryside

3.10 (4) Infill Development

Appropriate infill development will be allowed between two residential properties where all of the following criteria are met :

- The proposed infill development must occupy a clear gap between two existing residential properties.
- The scale, density and design of the proposed infill housing should respect the character of existing development. Proposals should respond to local distinctiveness.
- The existing residential properties must front a road or access lane and be less than 80 metres apart.
- The gap is not on the edge of an existing village or urban limit where the edge of the settlement has already been defined.
- The development should not constitute ribbon or backland development. (Ribbon development is defined as the outward linear growth of development along a road).
- If there is a predominant building line this should be adhered to.
- The terms of LDP Policy HSG05 (Infill Development and Subdivision of Plots) should be met.

3.11 Figure 1:
Examples of unacceptable and acceptable infill development



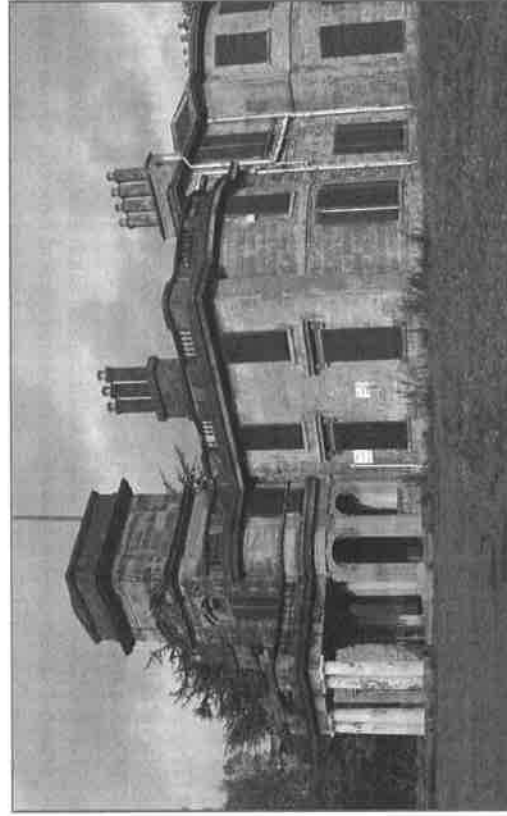
3. Housing in the Countryside

3.12 (5) Enabling Development

Enabling development may be permitted in some circumstances where it will secure the long term future of historic buildings or historic assets. This is development that would not normally be acceptable in general policy terms, but can be justified where there are overriding conservation benefits to be gained from the overall development scheme, which could not be achieved through other means. It would typically seek to subsidise the cost of major repair or conversion to a viable use of a significant historic building or historic asset.

Proposals involving enabling development will only be permitted where all of the following criteria can be met :

- The enabling development will secure the restoration, re-use and long-term future of an historic building or structure of acknowledged importance.
- The conservation benefits significantly outweigh the disbenefits of setting aside the normal presumption against development in the countryside.
- The design, materials, massing, location and density of the enabling development does not compromise the special character or historic setting of the principal restoration development, its relationship to ancillary historic buildings and structures, and any associated designed landscape, with particular reference to **LDP Policies D09** (Listed Buildings) and **D12** (Historic Gardens and Designed Landscapes).
- The submission of a Statement of Justification, which includes sufficient detailed financial information to allow the proposal to be fully assessed.
- The Statement of Justification should demonstrate that :
 - The principal restoration development would be financially unviable without the enabling development due to a demonstrable level of conservation deficit. All other potential sources of subsidy have been explored, and the property or asset has been subjected to appropriate marketing.
 - The scale of enabling development is the minimum necessary to secure the long term future of the principal restoration development, whilst allowing an appropriate level of developer profit.



Larbert House :
Approved Enabling Development Scheme to support restoration, conversion and extension of Category "B" Listed Mansion

3. Housing in the Countryside

3.13 (6) Gypsy/Travellers

Gypsies and Travellers have specific housing needs, requiring sites for caravans and mobile homes, which are difficult to locate within urban areas. The SPP requires authorities to set out policies for dealing with applications for small privately owned sites.

Proposals for small privately owned sites to accommodate gypsy/travellers should not impact negatively on the surrounding countryside. Proposals will be permitted where they comply with **Policy HSG08 Gypsy/Travellers'** Sites which requires that :

- The site satisfies policies in the LDP relating to the protection of the built and the natural heritage (**Policies GN02-05 and D07-14**) and the protection of the public open space (**Policy INF03**).
- The site can be appropriately landscaped, such that there will be no adverse effect on the character, appearance and amenity of the area.
- The site affords an appropriate level of residential amenity and access to community facilities; and
- Access, parking and other servicing can be provided to a satisfactory standard, and the site is not at significant risk from flooding, in terms of **LDP Policy RW06 - Flooding**.

4. Business Development in the Countryside

- 4.1** The Council wishes to promote sustainable economic activity in rural areas. Rural sites may offer various opportunities for economic growth. Farm diversification, the re-use of rural buildings and appropriate redevelopment and expansion proposals for existing industrial and business purposes will generally offer the greatest scope for sustainable economic development in the countryside. However new businesses may arise where there is a site specific resource opportunity.
- 4.2** The countryside provides a setting for many leisure activities. These include both informal pursuits and organised sports, with a range of requirements in terms of infrastructure and facilities. Countryside recreation can provide much needed economic activity in the rural area, as well as promoting the enjoyment of the area's natural heritage. At the same time, a cautious approach is necessary as some activities have implications for the character of the countryside, in terms of visual, ecological and noise impacts which need to be carefully assessed.

4.3

Policy CG04 sets out the circumstances where business development will be supported :

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.



Farm Diversification at Wellsfield Farm Equestrian Centre

Access and Servicing

All proposals will be required to meet the Council's standards for access and servicing. New developments are likely to have an impact on the local and strategic road network through the introduction of new journeys. In some circumstances where there are significant concerns the Council will request a transport assessment to ensure that any impacts on the transport network are identified at an early stage, and appropriate mitigation measures are introduced. Please refer to the Council's 'Design Guidelines & Construction Standards for Roads in the Falkirk Council Area' which can be found on the Councils website (www.falkirk.gov.uk)

4.4

4. Business Development in the Countryside

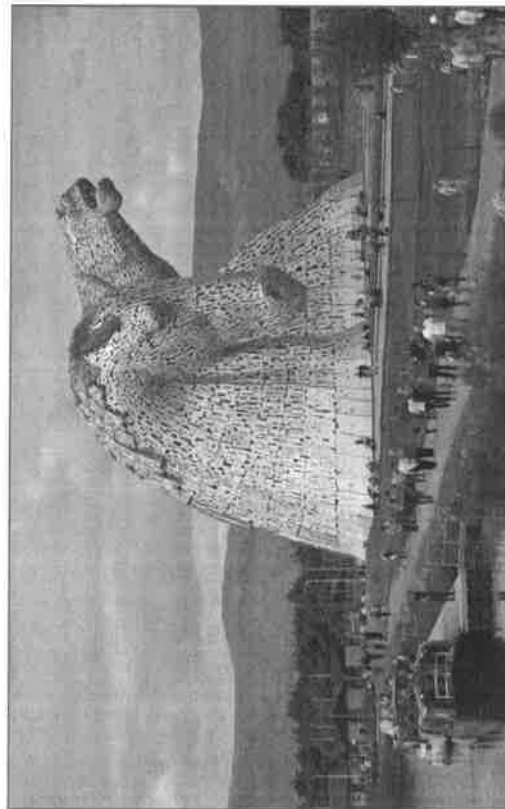
Protected Species

4.5 Bats and birds can be encountered when redeveloping existing buildings. Some species are protected by law and to disturb them can constitute an offence. It is therefore recommended that an initial check is undertaken to identify if there are any issues which require further investigation. The presence of bats or birds is unlikely to mean that works cannot go ahead but does mean that their presence must be accommodated both during and after works. In these circumstances consultation within the Council or Scottish Natural Heritage (SNH) is essential.

4.6 The following supporting information gives further explanation to aid the interpretation of sub sections 1-4 of **Policy CG04**.

(1) Areas Identified for Business Development

There are a few areas specifically identified outwith settlements in the LDP for business development, either as specific economic development proposals or as core business areas. Development within these areas will be subject to the relevant site specific policies and criteria contained in the LDP.



The Kelpies in the Helix Park

4.8

(2) New Business Development

Within the countryside, new business development will generally only be permitted where the need for a countryside location is demonstrated, or the proposal is an appropriate form of farm diversification. All proposals will be subject to a rigorous assessment of their impact on the rural environment.

Tourism is one of the developing sectors in the Falkirk Council area and is recognised in a number of the Council's initiatives and strategies. Appropriate countryside tourism and leisure uses that require a rural location are therefore welcomed in the countryside. The LDP outlines that priority will be given to the development of tourism proposals which support the themes/networks and strategic nodes identified in the plan. The themes are focused around the Central Scotland Green Network, the Canal Network (Forth & Clyde and Union Canals), and the Antonine Wall which intersect at various tourism nodes highlighted below, some of which are in the countryside:

Tourism Nodes

Falkirk Town Centre,
Bo'ness Town Centre/Harbour/Steam Railway,
Callendar House/Park/Wood,
Helix/Falkirk Gateway,
Falkirk Wheel/Portdownie/Roughcastle,
Gilston/Whitecross, Kinneil, Muiravonside.

Falkirk's strength in outdoor attractions and activities is being enhanced by projects such as the Helix, the John Muir Way and the World Heritage status of the Antonine Wall. All of these projects will provide opportunities to further enhance Falkirk's status as a tourist location and encourage more visitors to come and stay in the area for a longer period.



Kingsbarn Equestrian Centre, Shieldhill



The Milk Barn Ice Cream Parlour, Glen Village

Farm diversification into non-agricultural activities can be vital to the continuing viability of many farm enterprises. Not only can diversification help sustain the rural economy, it can provide much needed additional facilities and services for local communities. Diversification should not however result in excessive expansion and encroachment of building development into the countryside, creating problems such as access congestion, noise pollution and loss of amenity. Ideally diversification schemes should remain additional to the main agricultural function of the land, and agriculture should remain the dominant land use in order to preserve landscapes that have resulted from farming activity.

Proposals for new business development will be permitted where the following criteria are met:

- The submission of a Statement of Justification, which includes sufficient detailed financial information to allow the proposal to be fully assessed.
- The Statement of Justification should demonstrate that
 - A countryside location is essential and how the proposal would benefit the local economy.
 - A business plan demonstrating the viability of the proposal in the long term which includes financial projections. (Guidance on producing a business plan and what it should contain can be found on the Business Gateway site.
<http://www.bgateway.com/starting-up/create-business-plan/prepare-a-business-plan/>
- The siting and scale of the proposal and associated infrastructure is appropriate, and design is of a high standard, allowing the development to integrate well into the landscape.
- Proposals for new visitor attractions and tourism infrastructure should support the themes set out in the LDP and the tourism strategies of the Council, thereby enhancing the image and tourism profile of the area.
- Proposals for new hotels, B&B's, guest houses, pubs/restaurants will generally only be permitted where a specific opportunity is identified in the LDP or existing buildings are being utilised. Small-scale proposals for new-build self-catering accommodation, caravan or camping sites may be supported subject to appropriate siting and a high quality of design.

4. Business Development in the Countryside

4.9 (3) Brownfield Land/Conversion of Rural Buildings

(a) Brownfield Land

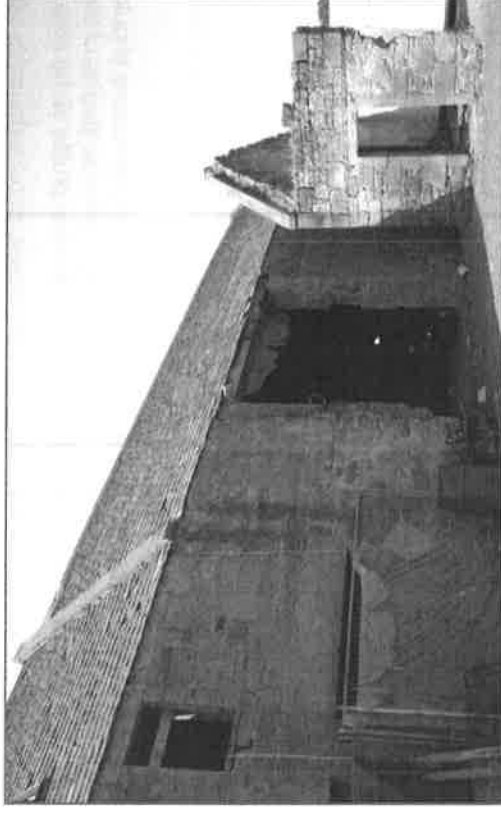
The policy allows for business proposals which reuse vacant industrial / commercial / institutional land or premises (essentially brownfield land i.e. land that has been previously developed). Usually these sites have been significantly degraded by a former activity. When such sites fall into disuse or are abandoned they have the potential to detract seriously from the visual and environmental amenity of a rural area. This policy recognises that their redevelopment could serve to enhance landscape quality by reducing the physical mass and presence of intrusive buildings within the countryside and simultaneously provide an opportunity to clean up contaminated land and assist environmental, social and economic regeneration. It could also make the best use of existing infrastructure and services and relieve the pressure to build on greenfield land, thus helping to protect the character of the countryside.

Proposals involving the re-use of industrial, commercial or institutional land or premises will require to meet all of the following criteria:

- There are significant environmental and/or community benefits to be gained as a consequence of the vacant site/buildings being re-developed.
- The scale of new development should be dictated by the available brownfield land, the needs of the business, and the capacity of the environment to accept it.
- The siting and scale of the proposal and associated infrastructure is appropriate, and the design is of a high standard, allowing the development to integrate well into the landscape.

(b) Conversion of Farm Buildings

The conversion of existing farm buildings for new business uses will be supported providing the proposal is compatible with surrounding uses.



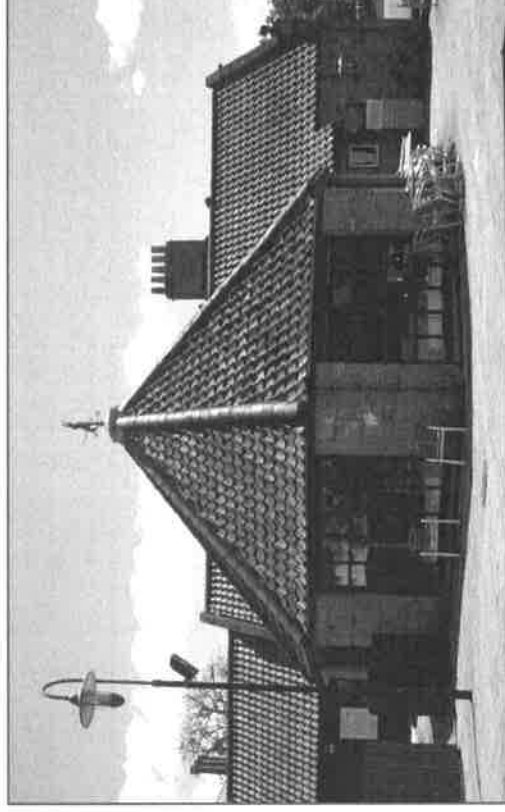
A typical vernacular farm building

4. Business Development in the Countryside

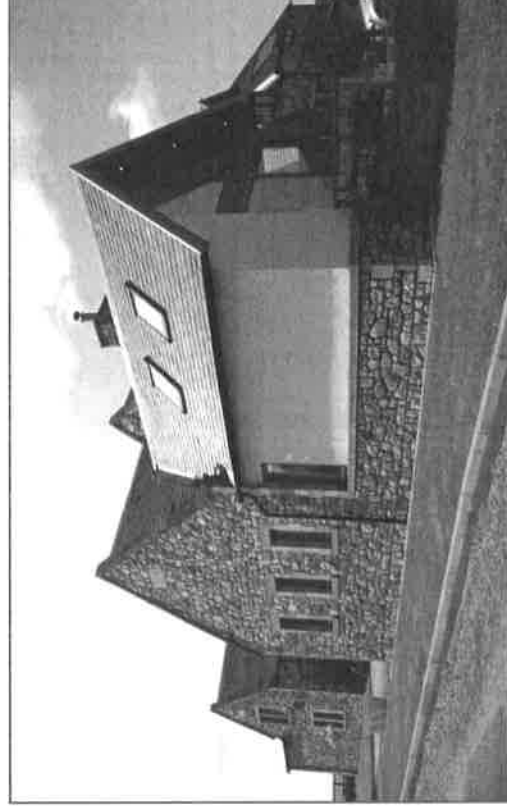
4.10 (4) Extensions

Proposals for the expansion of an established economic development use in the countryside will be permitted in the following circumstances:

- The scale and nature of the proposal would not impact on the surrounding rural character.
- Where it is not possible to utilise existing buildings, new buildings would need to be in proportion with existing development and integrate well as part of the overall development.
- Where appropriate, proposals should respect scale design and materials of existing buildings.
- Appropriate landscaping measures are introduced which will help aid integration into the landscape.



Beancross Farm Hotel and Restaurant



Conversion and extension of farm steading

4. Business Development in the Countryside

Prior Approval Notification

- 4.11 It should be noted that certain agricultural buildings and operations do not require formal planning permission. Developments involving agriculture will normally require an approval from the planning authority known as Prior Approval Notification to be submitted. This is a quicker procedure than planning permission but still allows the planning authority to raise concerns with the siting, design and external appearance of a building.

5. Design Guidance

Introduction

- 5.1 This design guidance aims to promote a sensitive and imaginative approach to new development in Falkirk's countryside to create a sense of place and maintain local distinctiveness.
- 5.2 New development should respond to the unique character of the area's countryside. This guidance therefore includes overviews of local landscape character and rural building types.
- 5.3 A key objective is to inspire development which is "distinctive, safe and pleasant, welcoming, resource efficient, adaptable, and easy to get around." These 6 qualities of successful places are set out in the Scottish Government's Policy Statement, "Designing Places."
- 5.4 PAN 72 provides advice on best practice in terms of design of rural housing which respects the Scottish countryside. Inspirational design forms part of the Scottish Government's agenda to promote good quality housing design and placemaking throughout Scotland.



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5. Design Guidance

Distinctive Local Character

5.5 (a) Landscape Character

This design guidance is intended to encourage high quality, contemporary design which reflects local character. To achieve this, developers and their agents require a proper understanding of Falkirk's countryside.

5.6 The Falkirk Council area contains a rich diversity of landscapes variously shaped by geology, climate, historical settlement patterns, variations in types of land use and buildings. They include the flat carse lands adjacent to the Forth Estuary to the north, the river valleys of the Carron and the Bonny Water in the central area, the undulating Slamannan plateau to the south, the Denny hills to the east and the rolling farmland of the east, bisected by the scenic Avon Valley.

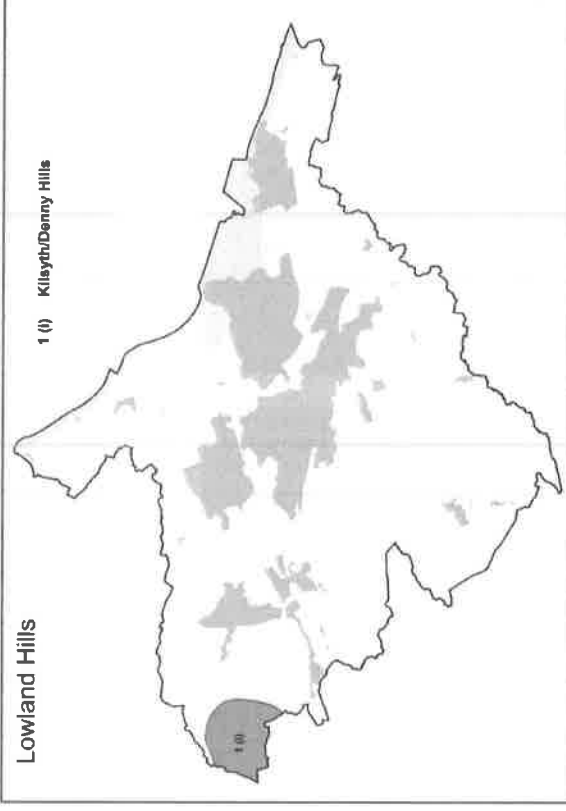
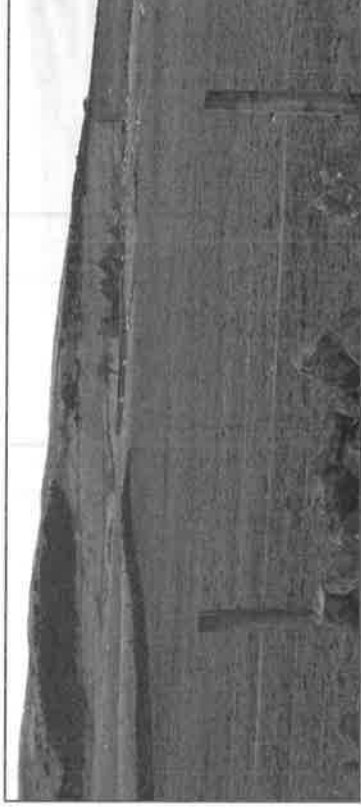
5.7 These varied landscapes are populated by single houses, country estates, groups of houses, industrial premises and agricultural buildings, the best of which are well sited and are of a scale and design to complement their countryside setting. Inappropriate development in rural areas has a significant detrimental impact, which can affect a large area since many buildings in the countryside can be viewed from a long distance away.

5.8 Supplementary Guidance (SG09) on Landscape Character Assessment and Landscape Designations sets out key information and guidelines based on 16 Landscape Character Areas (LCAs) contained within 6 generic Landscape Character Types that cover the Falkirk Council area. Information includes details on key characteristics, likely future forces for change, sensitivities and guidelines. It is recommended, therefore, that applicants make reference to the appropriate section within SG09 prior to developing preliminary proposals for development in any of the countryside areas.

5.9 The location of new development in any of the 16 LCAs must take into account all factors highlighted in SG09 to ensure that location and design enhance positive attributes of the landscape and meet key aims and objectives.

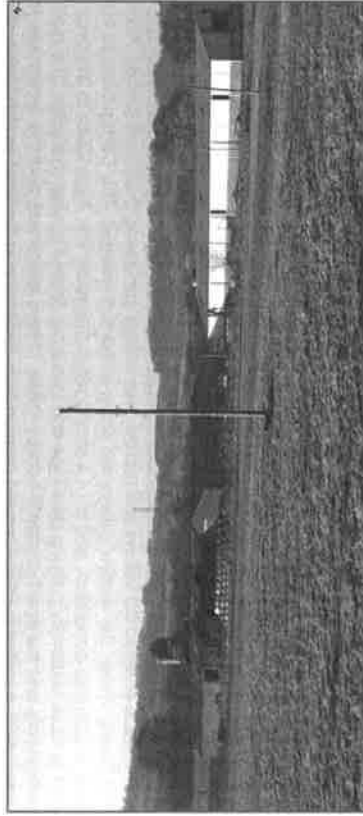
Generic Landscape Character Types

1. Lowland Hills



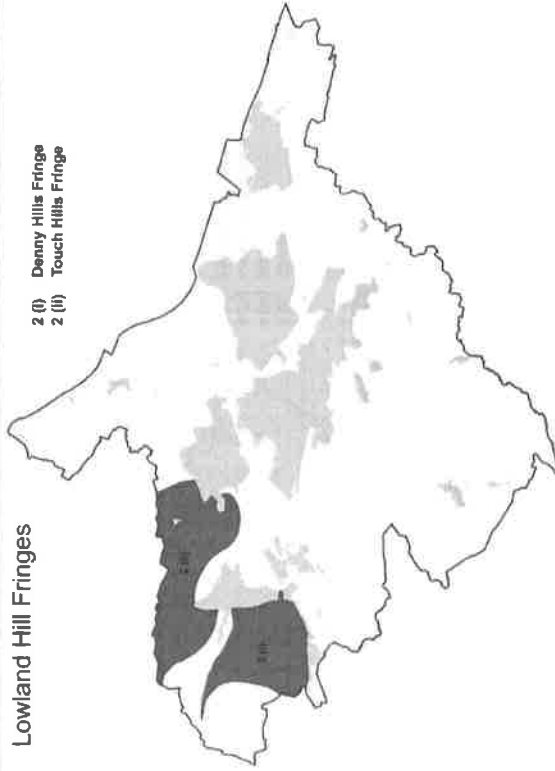
A landscape of lowland hill character, of medium to large scale, open or semi-open, and forming the eastern end of the Campsie Fells / Kilsyth Hills. It has a sense of naturalness, remoteness and wildness, contrasting strongly with the farming and development of lowland areas to the east. Hill tops are moorland with commercial forestry on upper slopes. The enclosure pattern comprises fences and stone walls and a general lack of hedgerows and hedgerow trees. The area is sparsely settled and development is limited to a few farms. Distant views down the Forth Valley to the east are obtained from the area.

2. Lowland Hill Fringes



Lowland Hill Fringes

- 2 (i) Denny Hills Fringe
- 2 (ii) Touch Hills Fringe



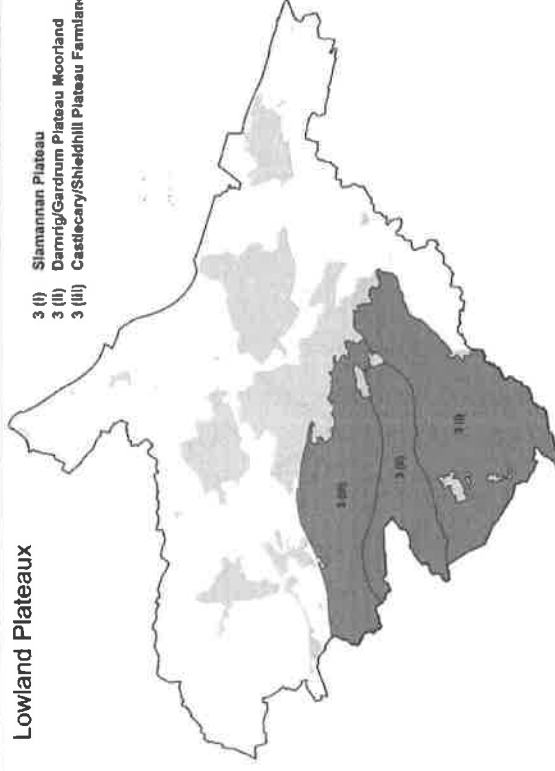
A transitional landscape, between the Lowland River Valleys and the higher ground of the Lowland Hills. It is of small to medium scale, with an intimate mosaic of woodland and farmland with rough and semi-improved grassland on higher ground grading into improved pasture and arable land on lower ground. Woodland cover varies from commercial plantations to small areas of broadleaf woodland. Enclosure ranges from stone walls and fences on higher ground to maintained hedges and hedgerow trees on lower ground. The area is traversed by a network of minor roads, generally on the lower ridges, and includes parts of the main transport corridors, outlying dwellings, farms, small settlements and power lines. There are extensive views out from the higher ground of the area.

3. Lowland Plateaux



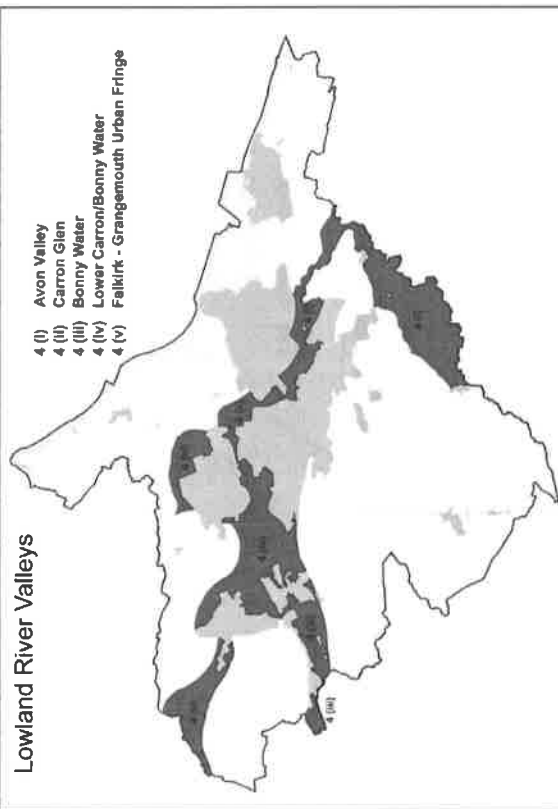
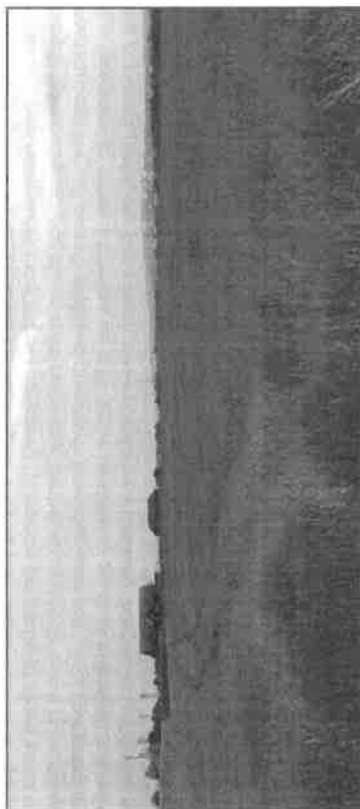
Lowland Plateaux

- 3 (i) Slamannan Plateau
- 3 (ii) Darnrig/Gardrum Plateau Moorland
- 3 (iii) Castletary/Shieldhill Plateau Farmland



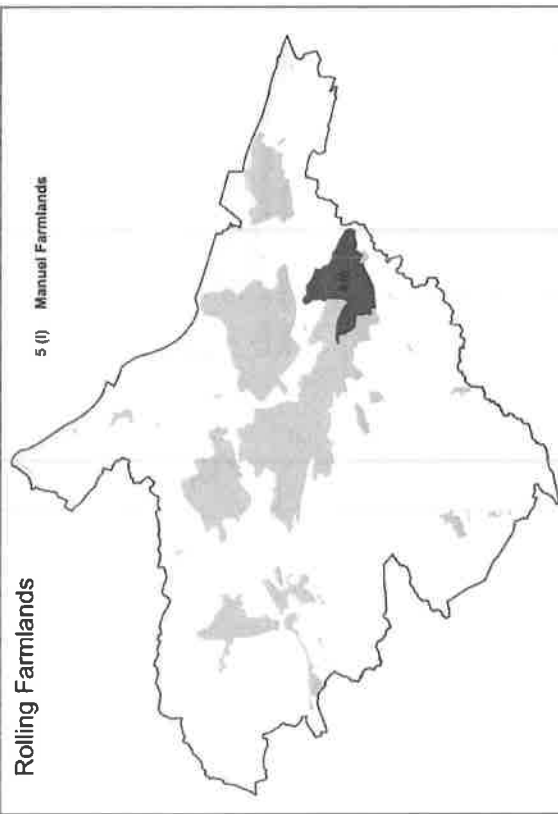
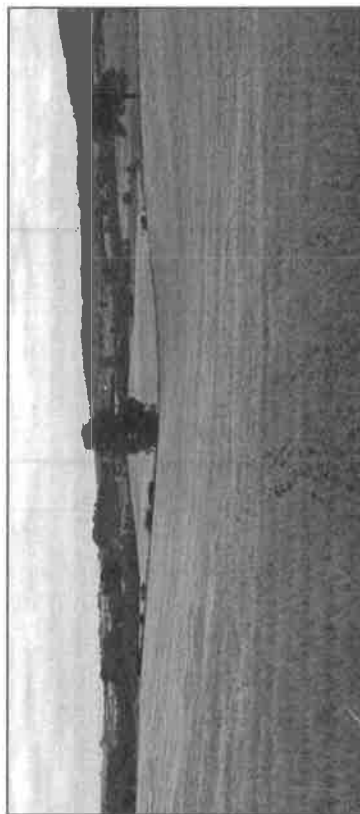
An elevated, gently undulating plateau landscape which rises southwards from the settled Lowland River Valleys. It is predominantly open, often featureless with raised/intermediate bog, wetland and waterbodies. Landcover is conifer plantation, shelterbelts, mixed woodland and generally rough grazing land with some improved land. The area is covered by a network of minor roads and 'B' roads with some medium sized former mining villages, scattered rural dwellings and farms. The area contains evidence of restored former mine workings, some former industrial buildings, peat workings and quarries and transmission towers and power lines are conspicuous. The enclosure pattern comprises fences, stone walls, maintained/unmaintained hedges and boundary trees. There are extensive views across the Forth from the northern edge.

4. Lowland River Valleys



A landscape of broad flat valleys and narrow river valleys containing the Rivers Carron, Avon and Bonny Water; the narrow valleys are steep sided and wooded. The Carron Glen to the west is sparsely populated and is of a strong rural character. The Avon Glen to the south east is more settled by outlying dwellings and farms but retains a rural character. The main settlements and transport corridors occupy these valleys elsewhere and this landscape is generally dominated by development running from Banknock in the west to Polmont in the east. Within the more densely settled area, there is some land of more rural character with a mix of arable land, pasture, mixed woodland, recreational land with a paths network and unmaintained / derelict urban fringe land; some of these areas are designated as Green Belt. Views out of the area are often more limited by built development and woodland.

5. Rolling Farmlands



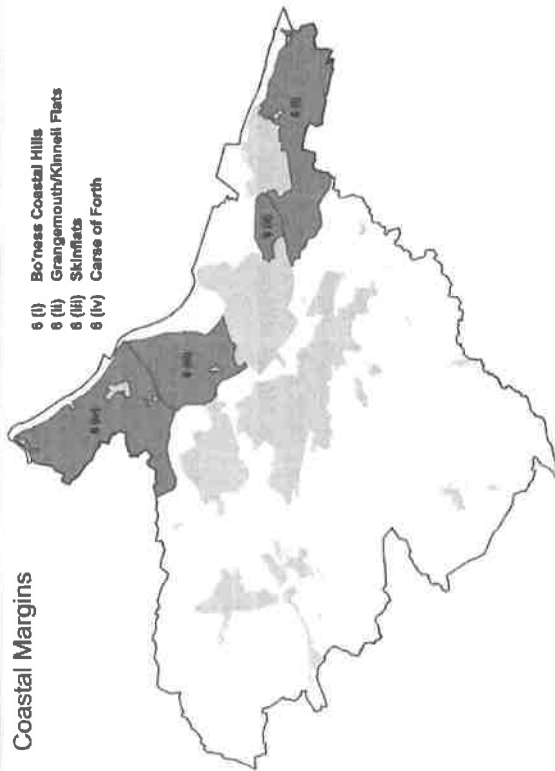
A landscape of smoothly rolling landform of small to medium scale, which has been previously worked in parts for industry (brickworks). Land rises from north and east and westwards towards Polmont. Estate woodland, avenues, mixed woodland and arable land are the main land cover. Farms, estate houses and scattered outlying dwellings form the main settlement pattern, with hedges plus hedgerow trees, fences and walls forming the enclosure pattern. Some longer views out of the area are obtained from high points.

6. Coastal Margins



Coastal Margins

- 6 (i) Bo'ness Coastal Hills
- 6 (ii) Grangemouth/Kinnell Flats
- 6 (iii) Skinflats
- 6 (iv) Carse of Forth



A landscape running along the Firth of Forth and influenced by it, including inter-tidal mudflats, low lying carseland, designed landscapes with woodland, areas of built development and rolling coastal hills (latter to the south of Bo'ness). It contains internationally important habitats and both undeveloped coast and developed coast. The area contains the main arable and mixed farming areas of Falkirk Council area. This landscape contains small settlements (Airth, Letham, Skinflats) with farms and outlying rural dwellings along with important transport corridors; development is very visible in the open areas without woodland cover. The enclosure pattern ranges from only fences on the carseland with no tree cover, to areas with hedges and hedgerow trees on the Bo'ness Coastal Hills. There are long views outwards from the area towards the Forth.

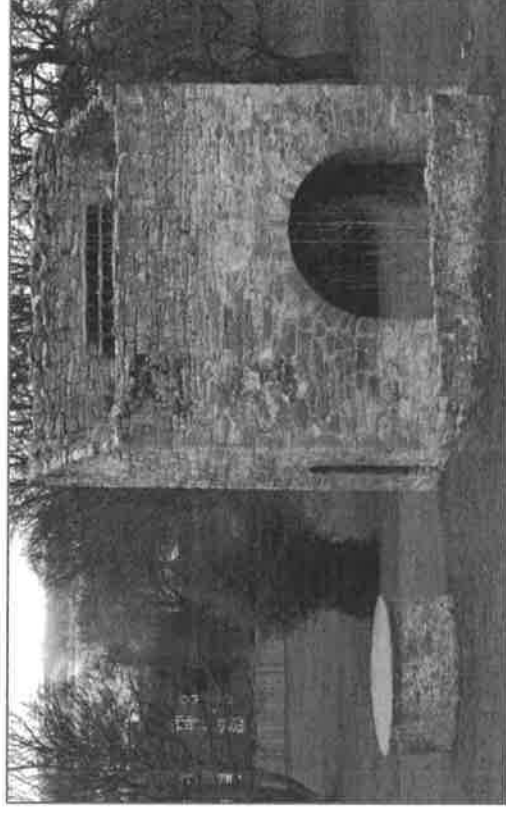
5. Design Guidance

5.10 (b) Buildings in the Countryside

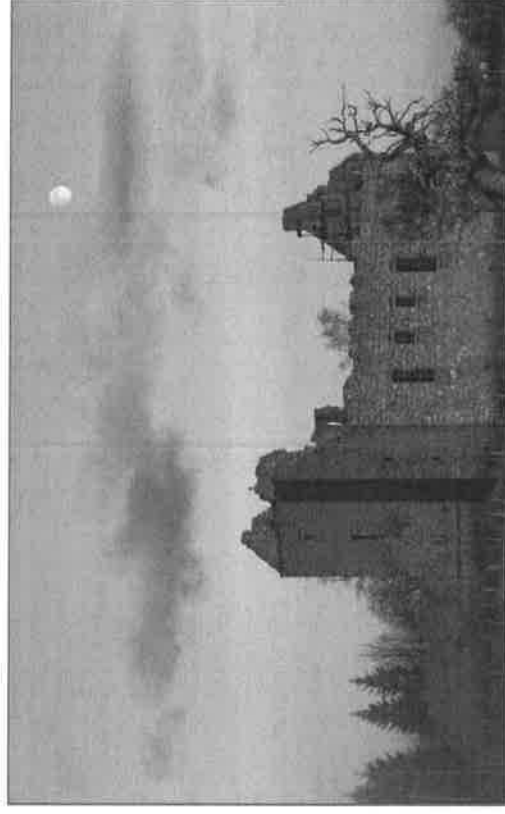
The countryside area of Falkirk has a unique built heritage, reflecting its long settlement history and its strategic location at the heart of central Scotland. It has long been a rich and important agricultural area, hosting the huge Tryst cattle market in former times, and was changed dramatically by the industrial revolution. The legacy of this history is seen today in tower houses, dovecots, castles, large country mansions set in designed landscapes, estate villages, modest farmhouses, miners' cottages, and industrial buildings and structures such as canals, aqueducts, viaducts, bridges and mills.

5.11 Many of these buildings and structures have been designated listed buildings on the basis of their architectural or historic interest. Notable examples include Avondale House, Lathallan House, Torwood Castle, Kinnaird House and Dunmore Estate (including the Pineapple, an outstanding idiosyncratic folly built c 1776 by the 4th Earl of Dunmore whose family provided Dunmore Model village for estate workers in the mid 19th century).

5.12 The distinctive local character of buildings in the countryside is derived from a combination of factors including fit with context, materials and design. From the simple but robust buildings associated with farm steadings to ornamented cottages in estate villages and formal country mansions in landscaped estates, there is a design vigour and strength of character which sets a quality standard for new development to emulate.



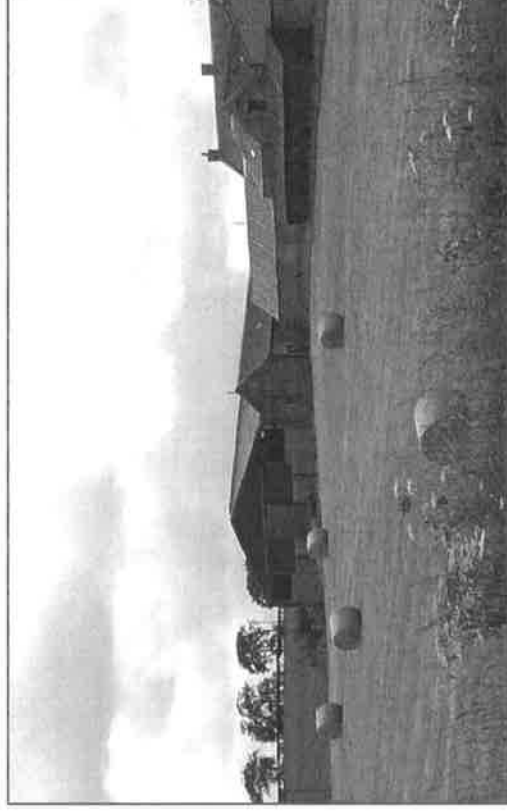
Kinninggars Park Dovecot a Category "B" Listed Building



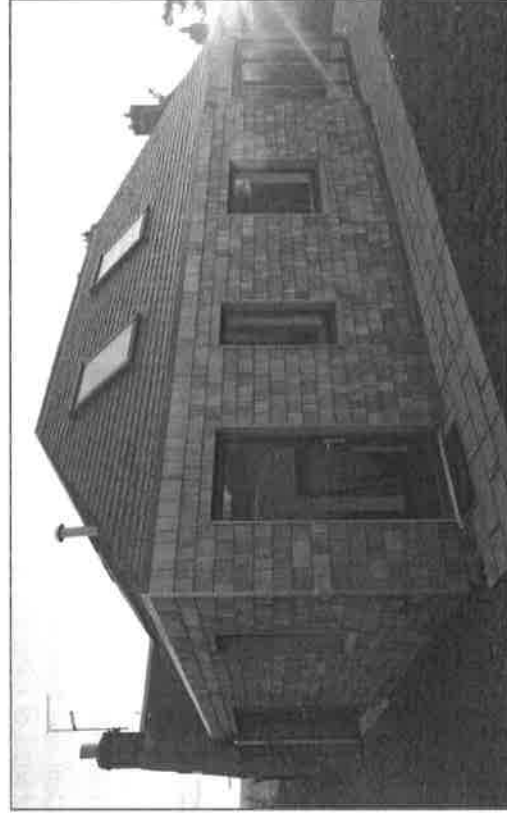
Torwood Castle a Category "A" Listed Building



Storage Huts, Causewayend



Typical Farm Steading



**Case Study : Cottage Extension
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Typical vernacular farm buildings

5. Design Guidance

5.13 (c) Villages and Building Clusters

The layout and building styles of the area's small rural settlements reflect their varying origins and histories. Two particularly distinctive types which are of architectural or social significance are the estate village and the miners' row.

5.14 Dunmore and Muirhouses are examples of estate villages. Dunmore was built by the Earl of Dunmore in the 19th century as a model village for estate workers, comprising pretty one and two storey semi-detached houses and terraced cottages arranged around a central green. Key features include pedimented bays and dormers, sandstone walls, slated roofs, overhanging purlinned eaves, finials and ridge ventilators. Muirhouses, to the east of Bo'ness is a settlement of attractive mid nineteenth century estate workers houses, designed in the cottage ornee style with decorative detailing to porches, roofs and windows.

5.15 Coal and fireclay mines once covered the Falkirk landscape, and small groups of miners' cottages grew up adjacent to the collieries. Letham is one of the few examples of a community exclusively based around a colliery. The mine commenced operation in 1912 and Letham Cottages, immediately to the south, was built the following year, the last complete example of a miners' row in the district. Letham Terraces, on the northern side of the colliery, was built circa 1923. Carron Company owned and built the mine, the houses and the railway which supplied coal to its world famous iron foundry.



Moss Cottages a Category "B" Listed Range of terraced cottages arranged around a central green in Dunmore Conservation Area



Entrance Detail : Muirhouses Conservation Area

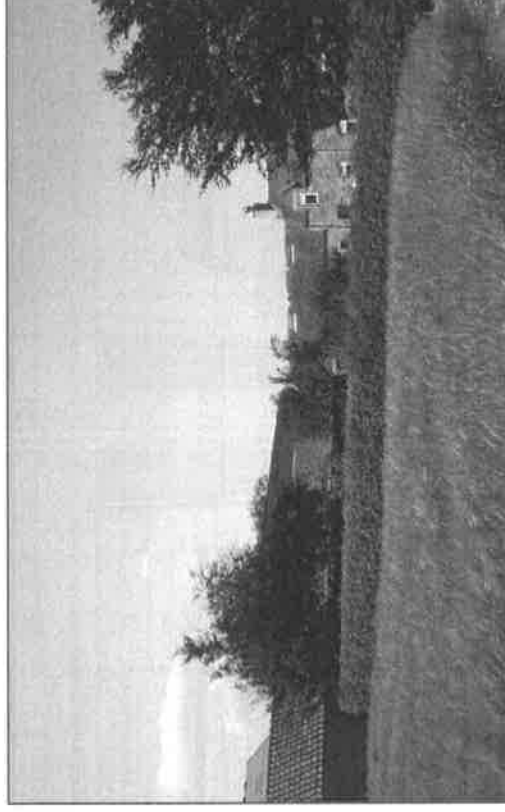
5. Design Guidance

5.16 (d) Farm Steadings

Due to the diversity of Falkirk's countryside, the siting of farm steadings within the Council area varies according to landscape character. Siting can range from nesting against hill slopes to straddling hill tops and sitting prominently on wide plains. In general terms, farm steadings comprise a tight grouping of small to medium scale ancillary buildings, sheds and barns arranged around a farmhouse to form a courtyard.

5.17 Some of the older farmhouses dating back to the late 17th and early 18th century have been listed for their architectural and historic character.

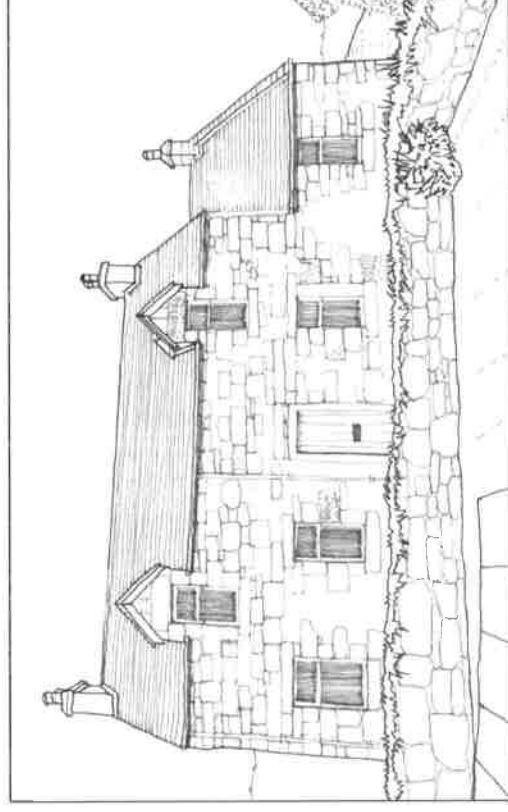
5.18 Traditionally farm steadings comprised a mix of one and two storey buildings with regular fenestration patterns, generally with a low window to wall ratio and short gables in keeping with lowland farm building traditions. Horse driven engine houses known as horse "gangs" feature on some older steadings, consisting of a separate circular unit with conical roof; they are generally attached to cart bays and barns.



Typical Farm Steading :
Simple arrangement of compact buildings set around a courtyard



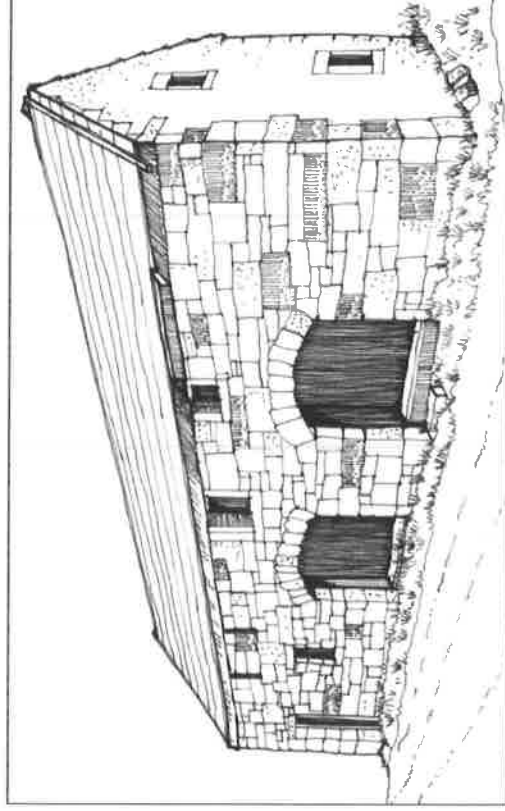
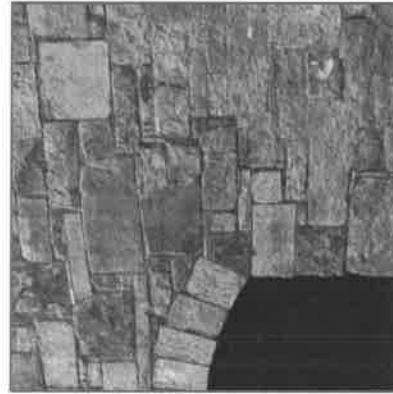
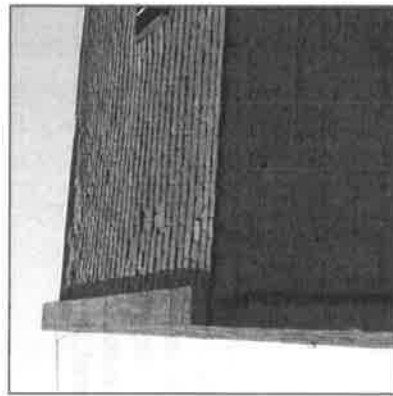
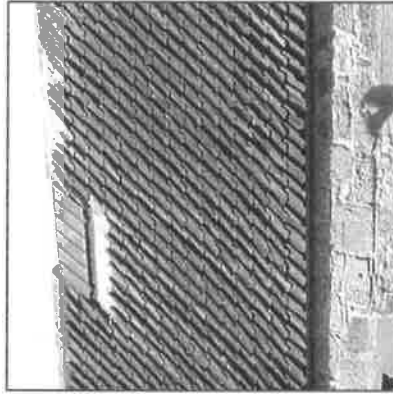
Letham Conservation Village



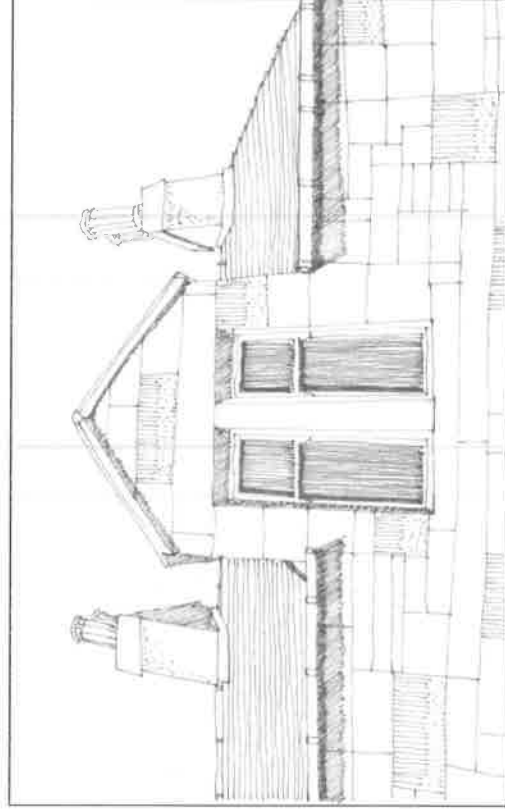
Typical Farmhouse :
Mix of one and two storey buildings with regular fenestration pattern

5. Design Guidance

- 5.19** External finishes consist of unpainted natural sandstone to walls, with random rubble to barns and other outbuildings and coursed ashlar to the main elevation of the farm house. Although not a dominant feature of the area, some farm buildings also have harling or render with a lime wash finish. Roof coverings range from natural slate and pantiles to pre-formed industrial metals on more modern outbuildings.



Cart bays with sandstone detailing to front elevation



Typical dormer detail

5. Design Guidance

5.20 (e) Buildings and Country Estates

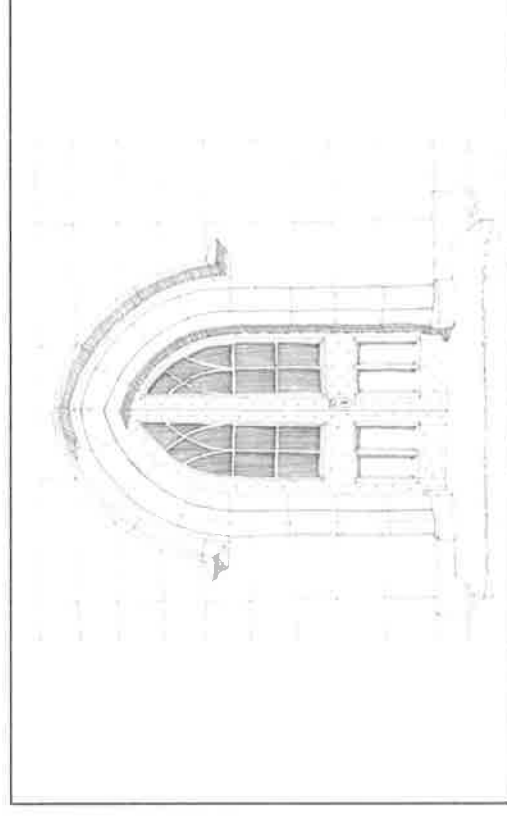
The area was once peppered with country estates, the remnants of which are still in evidence. Typically, the components of the estate would be a large house set in the midst of a wooded estate with designed elements such as parkland, ornamental loch and ha-ha ditches. Lodge houses sit at driveway entrances. Stables and walled gardens are further common built elements. Many country houses in rural Falkirk have been designated as listed buildings by Historic Scotland on the basis of their architectural or historic interest. Some examples are described below.

5.21 Avondale House is a 16th century mansion with an 18th century 'gothic' symmetrical plan and elevation with pinnacled turrets and battlements. It is surrounded by expansive grounds containing a sizeable stable block designed to complement the main building at the main entry point.

5.22 Larbert House, built in 1822 and designed by David Hamilton was a grand Georgian mansion with "ornate" tower, curved linking loggia and portecochere". It was extended by later Victorian additions and was set within designed landscaped grounds which included a pond, walled garden and stable block.



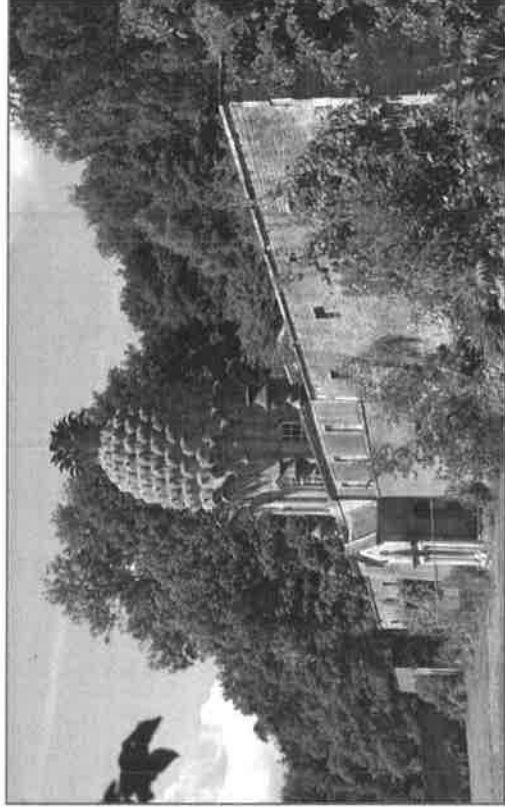
Avondale House a Category "B" Listed Building



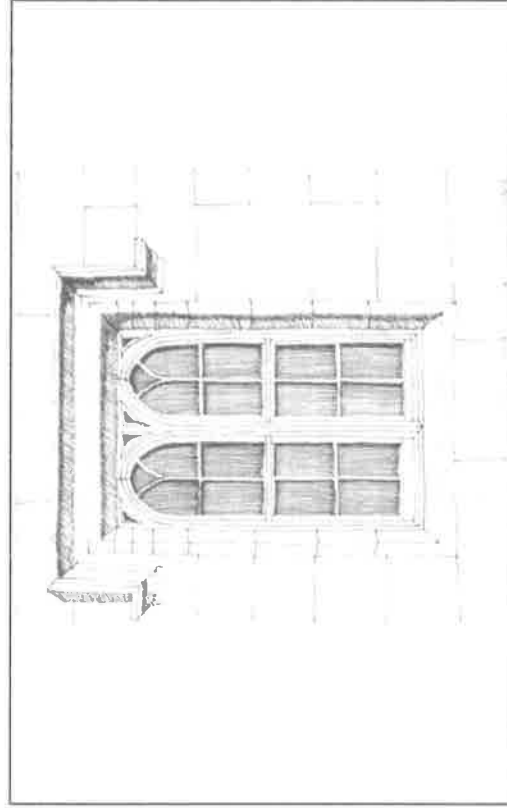
Door Detail : Avondale House

5. Design Guidance

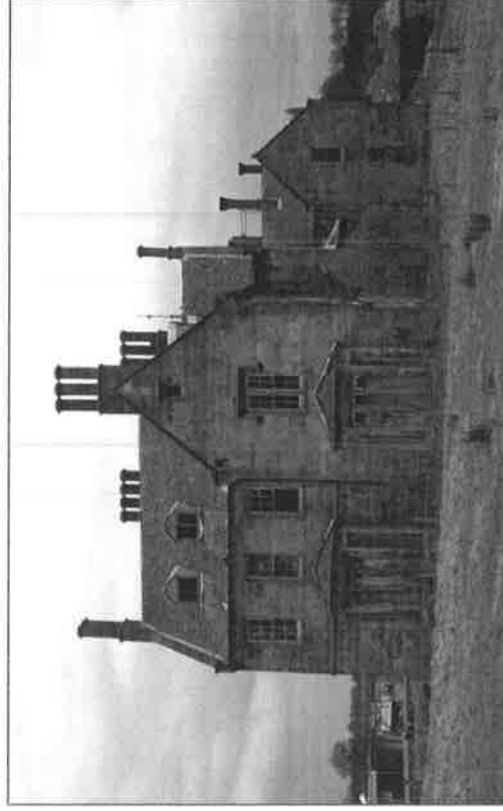
- 5.23** Dunmore Park is included in the Inventory of Gardens and Designed Landscapes owing to the significance of the surviving historic landscaped setting; while the grand mansion of Dunmore Park, 1820 - 1822 is now ruinous, the surviving Pineapple is an outstanding, idiosyncratic architectural folly linked with the walled garden and pavilion.
- 5.24** Lathallan House, designed in the Tudor style by Thomas Hamilton, was constructed 1826 - 1828 with a late 19th century wing; the policies of the estate include a Walled Garden, Ivy Cottage and Power House .



The Pineapple in Dunmore Park a Category "A" Listed Building



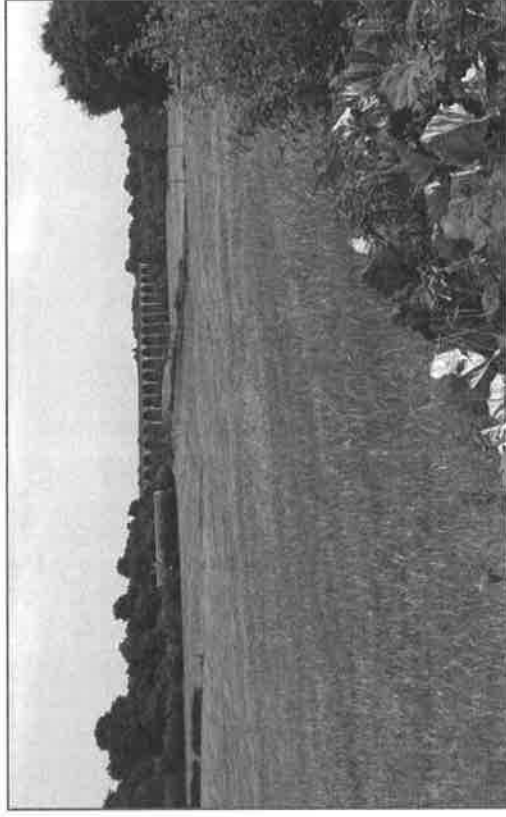
Window Detail : Lathallan House



Lathallan House a Category "B" Listed Building

5. Design Guidance

- 5.25 (f) Traditional Industrial Buildings and Structures**
Traditional Industrial and commercial buildings and structures in the countryside include mills, canal side inns, viaducts and aquaducts for water bourne and rail transport networks.



5. Design Guidance

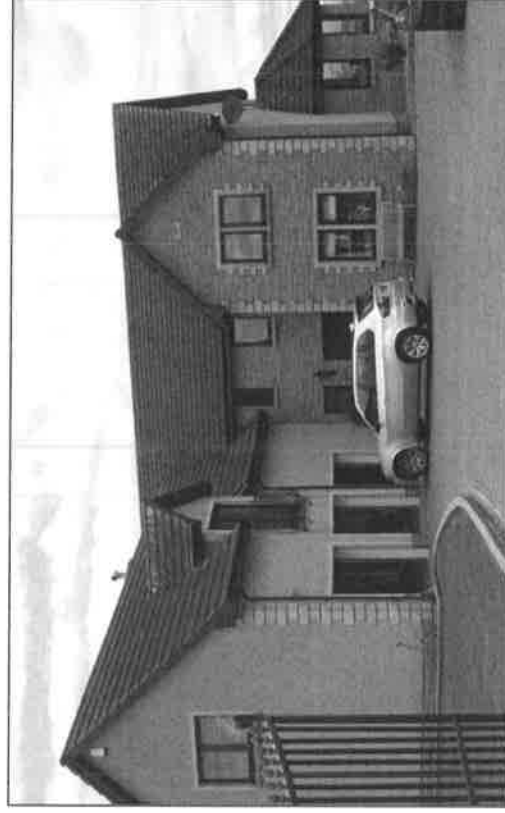
5.26 (g) Modern Buildings in the Rural Landscape

The diversity of contemporary buildings in Falkirk's countryside reflects the prevailing mix of land uses and settlement patterns. Individual houses vary in scale and massing from single storey bungalows to large modern villas; riding stables, chalets, holiday homes, agricultural buildings and premises for light industry are scattered across the landscape.

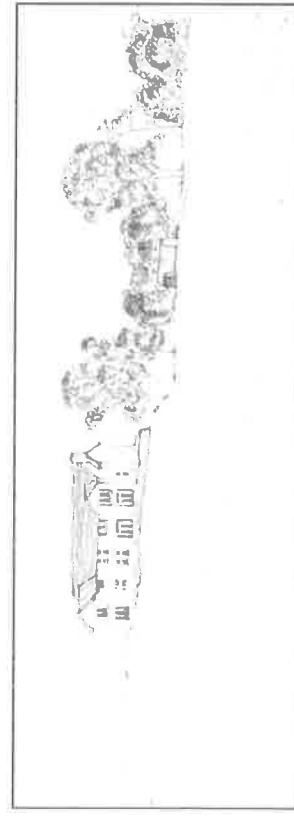
Design issues arising from contemporary development include inappropriate scale, massing, urban layout patterns, over-prominent locations and urban architectural style, all of which fail to reflect the rural context. The application of ubiquitous finishes such as concrete roof tiles, metal cladding to large sheds for agricultural buildings and light industry and artificial stone, render, upvc windows and other ancillary fittings to housing has a negative impact by failing to reflect local distinctiveness and rural character. Traditionally, rural buildings were finished in stone, slate, timber, lime wash and lime harling, all naturally sourced materials which help to connect built forms to the landscape.

More successful modern landmark buildings in the countryside include The Falkirk Wheel, 2001, a groundbreaking feat of engineering designed as the eye catching centrepiece of a major infrastructure project linking the Forth and Clyde and Union Canals. The Helix, is a major infrastructure project to create a new canal link, a lagoon for sport and leisure use and a large recreational parkland featuring the Kelpies, a distinctive public art sculpture of two horses heads straddling the new canal link.

Inappropriate scale



Inappropriate urban architectural style and materials



Inappropriate architectural style, scale and location on hilltop setting

Finalised SG01 Development in the Countryside