

Ref No.	Site Name	Site Size (ha)	Housing Capacity	Status	Site Comments
Rural South - Shieldhill					
H68	Reddingmuirhead Road, Shieldhill	0.8	10	Existing Supply Site	<ul style="list-style-type: none"> • Small infill site on edge of village between existing housing. • Developable area may be restricted due to past mining activity and geotechnical survey will be required. • Housing frontages required onto Reddingmuirhead Road, with number of access point minimised. • Landscape impact to be addressed and ecological survey required.
H69	Hillcrest, Shieldhill	5.5	30	New Proposal	<ul style="list-style-type: none"> • Greenfield site representing consolidation of existing development at Hillcrest Square/ Tappernail Farm. • Skyline location of site requires sensitive landscape approach. • Substantial greenspace to be retained within site including extensive tree planting to contain new development, appropriate access provision and habitat enhancement. • 25% affordable housing requirement.
Rural South - Slamannan					
H70	Hillend Farm, Slamannan	29.0	Unknown	Existing Supply Site with Amended Boundary	<ul style="list-style-type: none"> • Slamannan Strategic Growth Area. Site requirements set out under Strategic Growth Area guidance. • Large greenfield site providing opportunity for major long term (post 2024) village expansion. • Flood risk, ecological considerations, carbon rich soil, steep topography and structure planting will restrict developable area. • Masterplan required to consider site access, layout, design, open space, structure planting and phasing.
H71	Avonbridge Road, Slamannan	1.9	10	Existing Supply Site	<ul style="list-style-type: none"> • Greenfield site on edge of village. • Developable area to be informed by results of flood risk assessment.
H72	The Rumlie, Slamannan	1.6	30	Existing Supply Site	<ul style="list-style-type: none"> • Open space site on edge of village with play area and poor quality blaes pitch. • On-site play area should be provided and compensation for loss of blaes pitch is required. • Developable area to be informed by results of flood risk assessment. • Site being assessed for Council new build; otherwise 25% affordable housing requirement.
Rural South - Standburn					
H73	Standburn West	6.8	30	Existing Supply Site	<ul style="list-style-type: none"> • Part brownfield site extending into countryside at west end of the village. • Approved SPG sets out guidelines covering layout, design, site access, structure planting and flood risk. • Developer contributions required for upgrading adjacent Core Path. • Peat management plan required. • 25% affordable housing requirement.

Design, Placemaking & the Historic Environment

Design and Placemaking

5.90 Improving design quality and creating attractive, distinctive places through new development is a key aim of the LDP. A hierarchy of policies, guidance and design tools will be used including:

- ❖ An overarching sustainable design principles policy;
- ❖ Detailed design policies;
- ❖ Topic based supplementary guidance;
- ❖ Development briefs and development frameworks generally prepared by the Council;
- ❖ Masterplans generally prepared by developers; and
- ❖ Design statements prepared by developers to accompany planning applications.

Sustainable Design Principles

5.91 Overarching design principles are set out in Policy D02. These pinpoint the overall themes which should be addressed at an early stage in the formulation of development proposals. In larger developments, masterplans will be required to ensure that these themes have been properly integrated in a co-ordinated and comprehensive manner. Figure 5.3 highlights the relevant policies in the LDP, supplementary guidance, and other guidance produced by the Council and others which amplify these principles.



5.92

Policy D02 Sustainable Design Principles

New development will be required to achieve a high standard of design quality and compliance with principles of sustainable development. Proposals should accord with the following principles:

1. Natural and Built Heritage.

Existing natural, built or cultural heritage features should be identified, conserved, enhanced and integrated sensitively into development;

2. Urban and Landscape Design.

The scale, siting and design of new development should respond positively and sympathetically to the site's surroundings, and create buildings and spaces that are attractive, distinctive, welcoming, adaptable, safe and easy to use;

3. Accessibility.

Development should be designed to encourage the use of sustainable, integrated transport and to provide safe access for all users;

4. Climate Change & Resource Use.

Development should promote the efficient use of natural resources and the minimisation of greenhouse gas emissions through energy efficient design, choice and sourcing of materials, reduction of waste, recycling of materials and exploitation of renewable energy;

5. Infrastructure.

Infrastructure needs and their impacts should be identified and addressed by sustainable mitigation techniques, with particular regard to drainage, surface water management, flooding, traffic, road safety and noise; and

6. Maintenance.

Proposals should demonstrate that provision will be made for the satisfactory future management and maintenance of all public areas, landscaping and infrastructure.

Masterplans will be required for significant development proposals requiring a co-ordinated approach to design and infrastructure, and should demonstrate how the above principles have been incorporated into the proposals. Masterplans should be informed by a development framework or brief where relevant.

Trees, Woodland and Hedgerows

- 5.86 Woodland cover, and the proportion of woodland brought under management, has increased in the Falkirk area over recent years, contributing significantly to the green network and bringing multiple benefits. As well as being of commercial value, trees contribute to landscape, placemaking, biodiversity, recreation, carbon fixing, and flood management. The Scottish Government's Control of Woodland Removal Policy includes a presumption in favour of protecting woodland resources. Control is exercised over felling by the Forestry Commission Scotland. A number of Tree Preservation Orders (TPOs) are in force across the Council area, as shown on the Proposals Map.

5.87

Policy GN04 Trees, Woodland and Hedgerows

The Council recognises the ecological, landscape, economic and recreational importance of trees, woodland and hedgerows. Accordingly:

1. Felling detrimental to landscape, amenity, nature conservation or recreational interests will be discouraged. In particular ancient, long-established and semi-natural woodlands will be protected as a habitat resource of irreplaceable value;
2. In an area covered by a Tree Preservation Order (TPO) or a Conservation Area, development will not be permitted unless it can be proven that the proposal will not adversely affect the longevity, stability or appearance of the trees. Where necessary, endangered trees and woodlands will be protected through the designation of further TPOs;
3. Development which is likely to affect trees should comply with Supplementary Guidance SG06 'Trees and Development', including the preparation where appropriate of a Tree Survey, Constraints Plan, and Tree Protection Plan. Where development is permitted which will involve the loss of trees or hedgerows of amenity value, the Council will normally require replacement planting appropriate in terms of number, size, species and position;
4. The enhancement and management of existing woodland and hedgerows will be encouraged. Where the retention of a woodland area is integral to a development proposal, developers will normally be required to prepare and implement an appropriate Management Plan; and
5. There will be a preference for the use of appropriate local native species in new and replacement planting schemes, or non-native species which are integral to the historic landscape character.

Outdoor Access

- 5.88 The Council is committed to promoting outdoor access through the provision of strategic and local path networks, and has prepared a Core Paths Plan identifying a network of key routes. In considering new development, the protection of established paths and rights of way, and the securing of appropriate new access opportunities to enhance the network, will be given priority.

5.89

Policy GN05 Outdoor Access

The Council will seek to safeguard, improve and extend the network of outdoor access routes, with particular emphasis on the core path network, and routes which support the development of the Green Network. When considering development proposals, the Council will:

1. Safeguard the line of any existing or proposed access route affected by the development, and require its incorporation into the development unless a satisfactory alternative route can be agreed;
2. Seek to secure any additional outdoor access opportunities which may be achievable as a result of the development; and
3. Where an access route is to be temporarily disrupted, require the provision of an alternative route for the duration of construction work and the satisfactory reinstatement of the route on completion of the development.

