

21 January 1976

65

Our Ref. 335/ABL/M

The Secretary
John Robertson (Builders) Limited
Carriden Industrial Estate
Bo'ness
EH51 9AT

Dear Sir,

Blackbraes Radio Station

... I am advised by the Corporation's Engineer that it has been agreed with you that your Company lease to the Corporation additional ground extending to 76 square metres or thereby at Blackbraes Radio Station, as shown on the accompanying drawing, for the purpose of erecting a new radio mast.

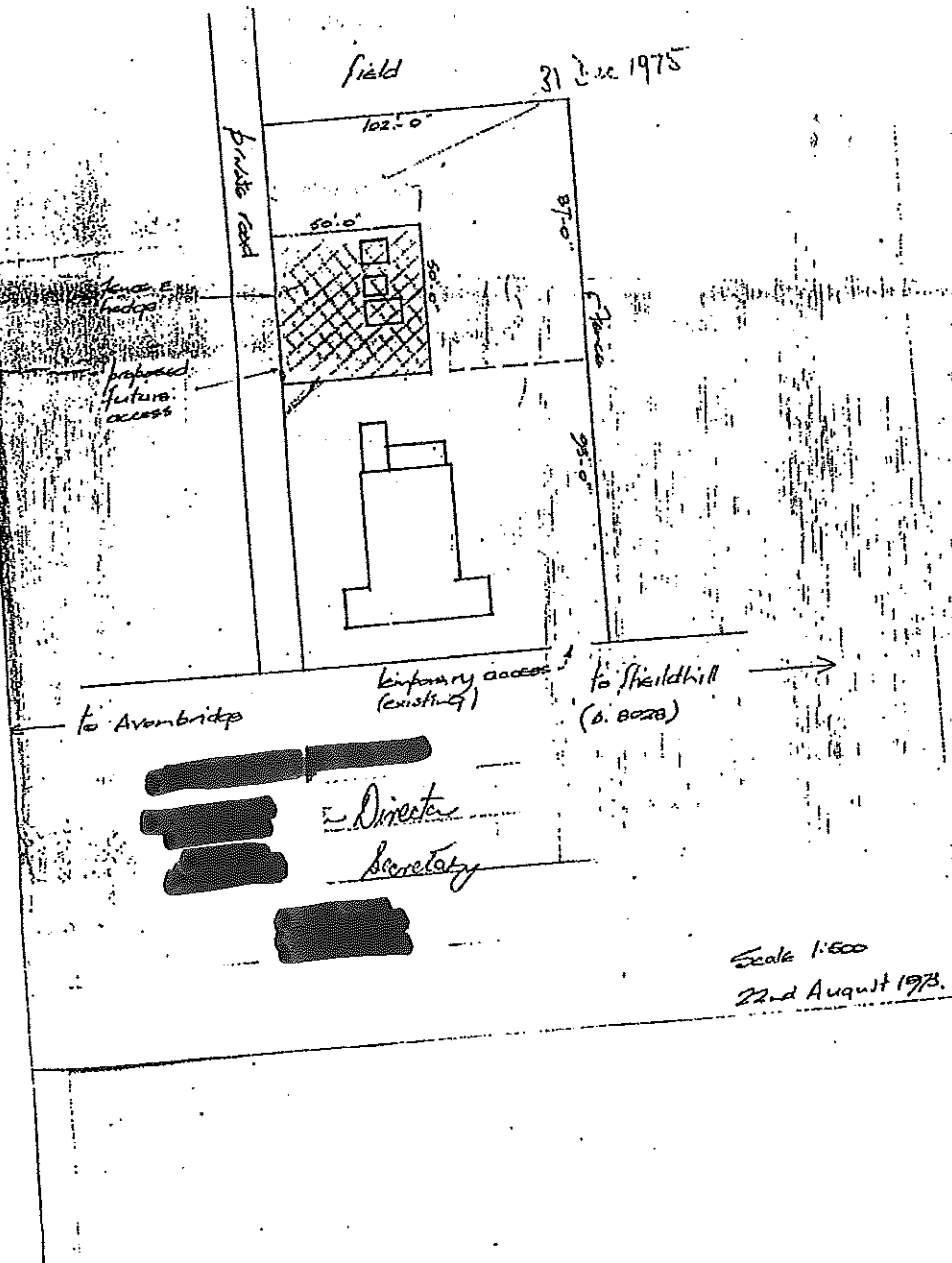
The Corporation are prepared to pay a rent of £25 per annum payable quarterly in advance for this additional ground and I shall be glad to know that this is acceptable to the Company.

Yours faithfully,

Solicitor

Enc.

66



14/11/2011

Falkirk Council
Corporate & Neighbourhood Serv Burnbank Road Depot
Burnbank Road
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/11/0706/FUL
DEVELOPMENT: Falkirk Land West of Woodgrove
OUR REFERENCE: 596256
PROPOSAL: Erection of a Dwellinghouse

Please quote our reference in all future correspondence

Scottish Water has no objection to this planning application. However we are unable to reserve capacity at our water and wastewater treatment works in advance of formal agreement made with us. In view of this, the information provided in this letter will need to be reviewed if this proposal progresses to full planning approval.

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 currently has capacity to service this proposed development.

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.

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

Mark Osborn
Customer Connections Administrator
Tel: 0141 355 5002
Mark.Osborn@scottishwater.co.uk

Morris, John

From: Henderson, Stuart
Sent: 28 November 2011 16:39
To: adtm1dmbcorr
Subject: P/11/0706/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 Manager.

CONTAMINATED LAND

Conditioned due to the presence of mine enteries, unknown filled ground, mineral railway land, quarrying and potentially other contaminative activities within 250m of the site.

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.

Morris, John

From: MacKenzie, Roddy
Sent: 15 November 2011 09:48
To: adtm1dmbscorr
Cc: Raeburn, Brian
Subject: P-11-0706-FUL Blackbraes Road

Development Services

Memo

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

From: Roddy Mackenzie, Roads Development

Date: 15 Nov 2011

Enquiries: 4908

Our Ref: RMK/

Your Ref: P/11/0706/FUL

Proposal : Erection of Dwellinghouse

Location : Land to west of Woodgrove, Blackbraes Road, California, Falkirk.

Application : P/11/0706/FUL

I refer to your consultation notice received on 04 Nov 2011, regarding the above application.

The application site is in a rural location to the south of California and is served by an un-made farm track that accesses on to the B8028, which is a typical rural road of restricted width and alignment that lacks footway and adequate lighting provision. At the existing junction on to the B8028 there is poor visibility to the north due to the road alignment, and poor visibility to the south due to overhanging branches. This section of road is out-with the 30mph limit which starts approximately 70m to the north, and it would seem that vehicle speeds at this proposed access can be high. I would not wish to encourage any further development at this section of the rural road network which could lead to additional vehicular and pedestrian traffic to the possible detriment of road safety. I would also contend that the granting of this consent may lead to even further development in this rural location.

In view of the aforementioned I would advise that this section of the B8028 Blackbraes Road is not suitable to serve any additional dwellings and could, therefore, be used to support a recommendation of refusal.

Regards.

23/03/2012

RMK

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Application Comments for P/11/0706/FUL

Application Summary

Application Number: P/11/0706/FUL

Address: Land To The West Of Woodgrove Falkirk

Proposal: Erection of a Dwellinghouse

Case Officer: Stephen McClure

Customer Details

Name: Mr WD Blair

Address: Staff Cottage, 6 Fauldhouse Road, Longridge West Lothian

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a Planning Consultant, appointed by Mrs Jean Wolfe of Woodgrove, Blackbraes, California, Falkirk, FK1 2DH we write to lodge a formal objection to the proposed development adjoining her property. My Client would therefore make the following comments of objection:-

1. In previous discussions with the Council regarding this site our understanding is that the Councils official view, prior to any application being made, is that applications for housing would be refused.
2. The general area of the site is within Green Belt and as there have been no chemical or industrial processes on the site the Brown Field classification can only be regarded in the most minimal of terms.
3. My Clients understanding of the terms of lease originally granted for the transmitter is that the ground would be returned to its original Green Field status on the expiry of the lease.
4. The building on the site was to be a temporary storage building only and was never intended as a domestic dwelling house.
5. There would be a loss of amenity with increased traffic and the loss of the open out look to the West which my Clients house was designed to maximise.
6. The existing access, as highlighted on the proposed plans does not exist as a vehicular access in its current position. It was the equivalent of a farm field access and is now effectively a more mature landscaping feature rather than an access road.

We trust that the above is clear and hope that the Planning Department will refuse this application.

Yours Faithfully

WD Blair Associates Ltd

For and on behalf of Mrs Jean Wolfe

Ack, 28/11/11 SJ

The Beeches
Blackbaes rd
California
FK1 2BS
22/11/11

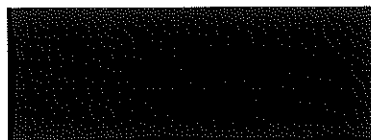
Dear Stephen

I would like to lodge an objection
for planning permission for the
proposal of a dwellinghouse at
Land to the west of Woodgrave, Falkirk.
Application no P/11/0706/FU.

The access into proposed site
is very poor with being a a
bad & there is already an
access for the three other
houses directly opposite, you
would therefore be putting more
traffic at an already hazardous
sight.

DAVID + SANDRA PRIDE

THE BEECHES.



Morris, John

From: Crawford, Grahame
Sent: 03 April 2012 09:44
To: Morris, John; adtm1dmbcorr
Cc: Steedman, Russell
Subject: AP-12-003-REV-DD

Development Services

Memo

To: John Morris
Planning and Transportation

From: Grahame Crawford
Roads and Design (Roads Development)

Date: 3 April, 2012

Enquiries: 4733

Fax: 4850

Our Ref: 120329-GC

Your Ref: AP-12-003-REV-DD

Proposal : Erection of a Dwelling House
Location : Land to the west of Woodgrove, Falkirk,
Applicant :

I refer to your review consultation received on the 23 March 2012 concerning Planning Application P-11-0706-FUL. I have reviewed the site and planning application without any reference to my colleague's response and would make the following comment:

The proposed site sits to the west of the B 8028 just south of the crown of the hill immediately to the south of the access to Woodgrove and opposite the entrance to The Beeches.

The B8028, Blackbraes, is an adopted single carriageway two way road of varying widths with substandard horizontal and vertical alignment. There is a substandard footpath on the east side of the B 8028 from California to a point 70 metres north of the proposed site access. There is also a substandard unlit footpath immediately to the front of the existing houses which stops at the proposed access. Street lighting on Blackbraes is mounted on overhead power poles but does not meet any current standards, it stops short of the proposed access by some 70 metres.

At the time of my colleague's response, the 30mph speed limit for California was some 70metres to the north and the section of road on which the application site sits was derestricted.

Since that time Falkirk Council Environment and Community Safety Committee, as part of the Council wide Speed Limit Review, on 24 January 2012 approved the Falkirk Council, Speed Limit Strategy 2011. This had the effect of creating a 40mph buffer zone from the California village limit to a point 20metres south of the proposed site access.

On the week beginning 14 November 2011 a vehicle count and speed check was carried out at the location, it showed a 5 day average of 1319 vehicles per day with an 85th percentile speed of 36.7mph northbound and 38.5mph southbound. It also showed that on the five day average 29 vehicles northbound and 41 vehicles southbound exceeded the 40mph speed limit.

I asked our Accident Investigation Unit for any statistics that they may have and they found that from 1984 to the present, there have been 1 serious and 2 slight accidents within 200 metres of the proposed access. These incidents resulted in 5 casualties, 2 with serious injuries and 3 with slight injuries.

In view of the 85th percentile speeds I would look for any access at this location to have a 2.5 x 90 metre visibility splay in both directions. To the north this splay is obstructed vertically by the road alignment and horizontally by the hedge and trees in the garden of Woodgrove. To the south the splay is obstructed horizontally by beech hedging and trees. In all three instances the applicant does not own or have access to the land to remedy the situation and therefore cannot attain the required visibility splays.

Development in the rural situation may also result in pedestrian traffic being generated. As the footway and lighting provision at the location are substandard the introduction of additional pedestrian movements along this section of public road would not be advisable.

Taking a view of the foregoing information, I would have to conclude, that it would not be in the best interests of road safety to allow any access at this location.

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

PROPOSAL : Erection of Dwellinghouse
LOCATION : Land To The West Of Woodgrove, Falkirk,
APPLICANT : Mr I Robertson
APPN. NO. : P/11/0706/FUL
REGISTRATION DATE : 2 November 2011

1. SITE LOCATION / DESCRIPTION OF PROPOSAL

The site consists of an area of land which currently has a disused mast and small storage building located on it, with an access track leading from the site onto the B8028 Blackbraes Road. The site sits to the rear of a dwellinghouse, which is in a row of three dwellings which front onto the B8028 Blackbraes Road. The existing dwellings and site are located out with the urban/village limits and are therefore classed as within the countryside. It is being proposed to remove the mast and building from the site and erect a single dwelling.

2. SITE HISTORY

ENQ/2011/0438 was submitted at the pre-application stage in relation to the current application. It was at this stage highlighted to the agent that the site was unlikely to be suitable in policy terms for a dwelling.

3. CONSULTATIONS

The following responses to consultation were received:

Roads Development Unit	The Roads Unit have advised that the section of the B8028 Blackbraes Road where the site access onto, is not suitable to serve any additional dwellings.
Scottish Water	No objection to the proposal.
Environmental Protection Unit	No objection to the proposal. However, due to the location, a Contaminated Land Assessment would be required.

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.

- It was the understanding that the site, prior to this application, was not suitable for a dwelling in relation to policy.
- The site is within the Green Belt and as there have been no chemical or industrial processes on the site, Brown Field classification can only be regarded in the most minimal of terms.
- It is the understanding that the terms of the lease of the site, required the site to be returned to Green Field status on expiry of the lease.
- The building on the site was to be a temporary storage building, and never intended as a domestic dwelling.
- There would be a loss of amenity at the adjacent dwelling with increased vehicular movements and loss of a view.
- The existing access is not a vehicular access in its current position; it is equivalent to a farm field access.

- The proposed access point onto the road suffers from poor visibility, and a further dwelling accessed at this location would be hazardous.

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

5A. MATERIAL CONSIDERATIONS

Falkirk Council Supplementary Guidance

Responses to Consultation

Assessment of Public Representations

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 - It is not considered that the proposed dwelling demonstrated any need for a countryside location, and the location does not constitute an appropriate infill development. The proposal is also not seen to be for the re-utilisation of any suitable existing buildings on the site, the proposal being for a new build dwelling. It is therefore considered that the proposal does not accord with Policy EQ19 - Countryside.

Policy SC3 - The proposed dwelling is not required in relation to the pursuance of agriculture, horticulture or forestry, or the management of a business for which a countryside location is essential. The dwelling proposed is a new build, and does not therefore propose the rehabilitation of the small storage building on-site, which would not be a suitable unit to be considered for conversion. The overall site is also not considered to be an infill opportunity within the existing grouping of residential dwellings, as it would create backland development. This is due to the uniform plot lines of the existing three dwellings adjacent to the site, with the site itself located to the rear of this buildline. It is therefore considered that the proposal does not comply with Policy SC3 - Housing Development in the Countryside.

Falkirk Council Supplementary Guidance

Falkirk Council Housing Layout and Design Supplementary Planning Guidance Note - The proposed dwelling is not considered to comply with the guidance, as the proposal would not create a harmonious fit with the current dwellings adjacent to the site. It could also not be considered as an infill development,

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given that it would create a backland plot out with the buildline of the row of the three existing dwellings, and is out with the urban limit. It is therefore considered that the proposal does not comply with the Falkirk Council Housing Layout and Design Supplementary Planning Guidance Note.

Responses to Consultation

The Roads Development Unit has stated that the access to the site would be from the B8028, which is a typical rural road of restricted width and alignment that lacks a footway and adequate lighting provision. At the junction of the B8028 and the site access, there is poor visibility to the north due to the road alignment, and poor visibility to the south due to foliage/trees, which are out with the control of the applicant. This section of the B8028 is out-with the 30mph speed limit restriction, and it would seem that vehicle speeds at this proposed access point can be high. It is the Road Units opinion that no further development should be encouraged at this section of the rural road network, which could lead to additional vehicular and pedestrian traffic to the possible detriment of road safety. Due to this, the Roads Unit advised that this section of the B8028 Blackbraes Road is not suitable to serve any additional dwellings.

Assessment of Public Representations

- In policy terms, it was considered in principle that the site was not suitable for a dwelling. However, the Planning Authority cannot stop applications being submitted for any particular site. The submission of an application would allow a full assessment of the proposal and site.
- The site is not designated as Green Belt, but is out with the urban limits and is therefore classified as the Countryside. It is agreed that the condition of the site is not considered as a Brown Field location.
- Lease agreements are legal matters and would not be considered as a material consideration in this case.
- It is not proposed to alter the current storage building on-site, this is proposed to be demolished.
- It is not considered that one additional dwelling would create a loss of amenity in relation to vehicle movements. Loss of a view is not a material planning consideration.
- The current access is an access point, but it is not to the current required standards for a dwelling.
- The Roads Unit agree that the current access point to the site would not be acceptable, and would be a road safety issue.

7. CONCLUSION

It is considered that the proposal is not acceptable development and is not in accordance with Policy EQ19 and SC3 of the Falkirk Council Local Plan.

8. RECOMMENDATION

Refuse Planning Permission

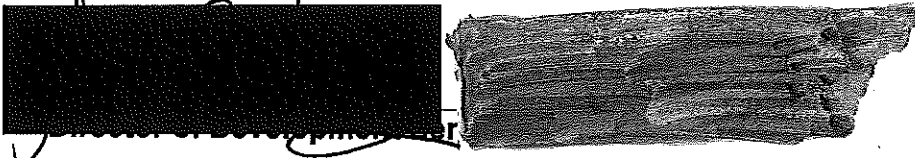
Refusal is recommended for the following;

Reason(s):

1. The proposal does not accord with the terms of Policy EQ19 - Countryside and Policy SC3 - Housing Development in the Countryside. It has not been demonstrated that the proposed dwelling would require a countryside location or that the site would constitute an appropriate infill development.
2. The access to the site from the B8028 Blackbraes Road is not suitable to serve any additional dwellings due to the layout and lack of visibility. Additional vehicular and pedestrian traffic would be detrimental to road safety.

Informative:

1. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01, 02 and 03A.



Date

9/12/11

Contact Officer : Stephen McClure
(Planning Officer) 01324 504702

Reference No. P/11/0706/FUL



Falkirk Council

Please note: this permission does not carry with it any necessary consent or approval for the proposed development under any other statutory enactments.

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

Refusal of Planning Permission

Agent

Hardie Associates
F.A.O. Colin Hardie
78 Hopetoun Street
Bathgate
EH48 4PD

Applicant

Mr I Robertson
C/o 78 Hopetoun Street
Bathgate
EH48 4PD

This Notice refers to your application registered on 2 November 2011 for permission in respect of the following development:-

Development Erection of Dwellinghouse at
Location Land To The West Of Woodgrove, 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 at <http://eplanning.falkirk.gov.uk/online/applicationDetails.do?action=showSummary&caseNo=P/11/0706/FUL>. In accordance with the plans submitted or referred 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 its decision for the following

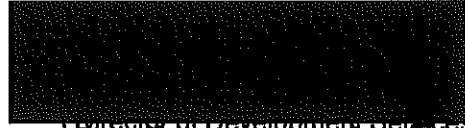
Reason(s):

1. The proposal does not accord with the terms of Policy EQ19 - Countryside and Policy SC3 - Housing Development in the Countryside. It has not been demonstrated that the proposed dwelling would require a countryside location or that the site would constitute an appropriate infill development.
2. The access to the site from the B8028 Blackbraes Road is not suitable to serve any additional dwellings due to the layout and lack of visibility. Additional vehicular and pedestrian traffic would be detrimental to road safety.

Informatives:-

1. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01, 02 and 03A.

16 December 2011



Director of Development Services

FILE COPY

Environmental Quality

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

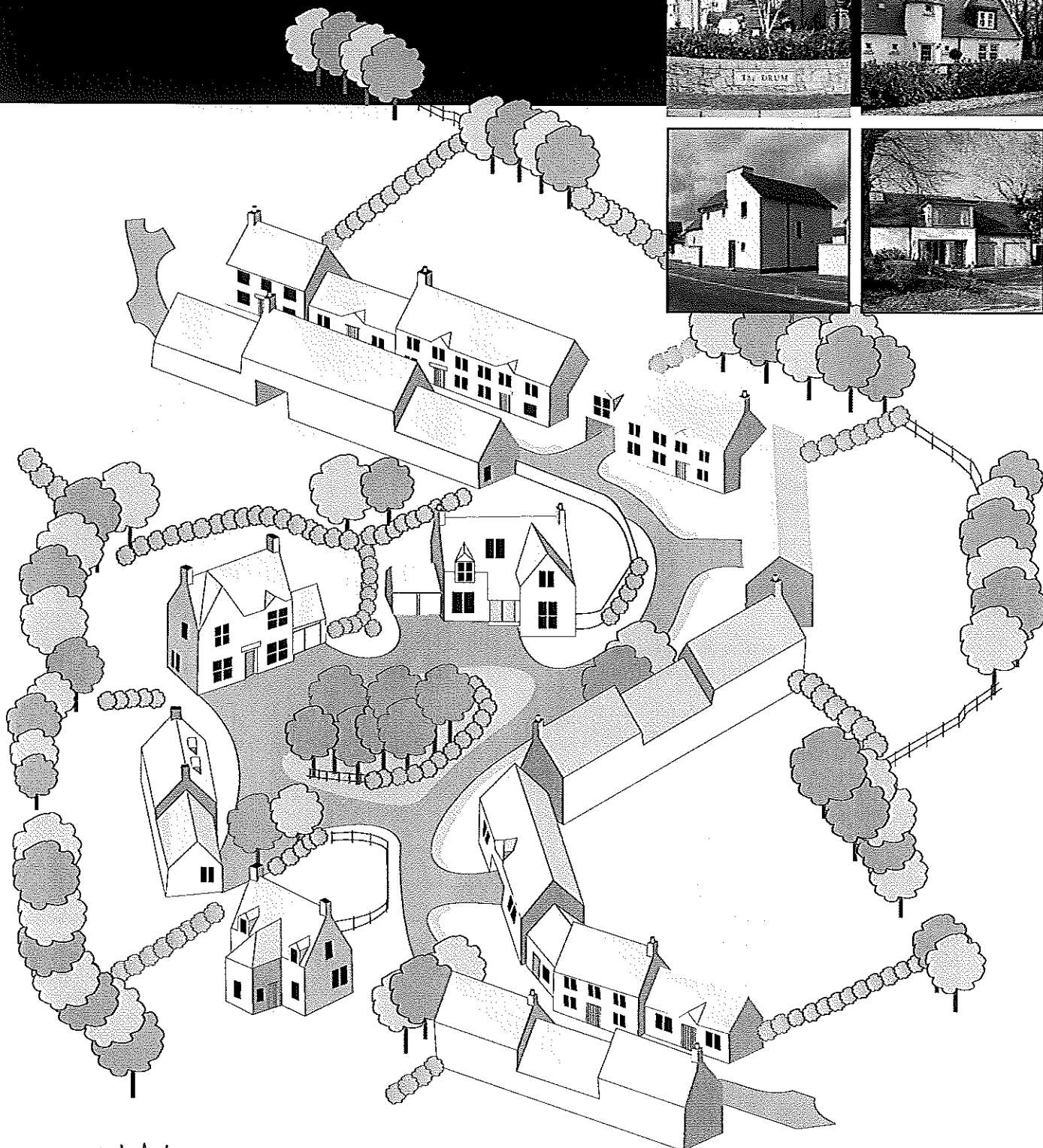
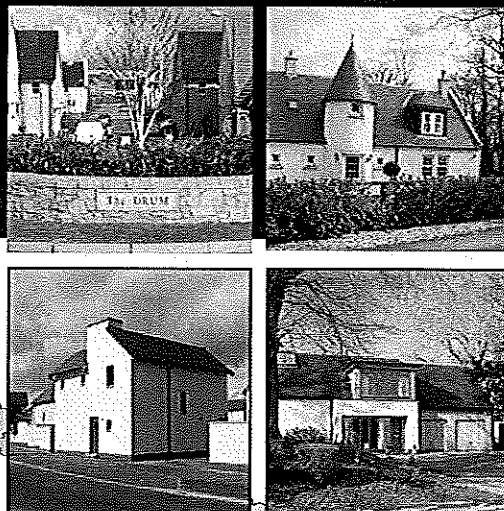
SC3 HOUSING DEVELOPMENT IN THE COUNTRYSIDE

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.

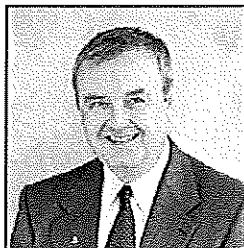
Housing Layout and Design

Supplementary Planning Guidance Note



Falkirk Council
Development Services

Foreword



David Alexander

Welcome to this supplementary planning guidance note on Housing Layout and Design. It is one of a suite of such guides promoting development quality in the built environment and taking forward the Council's commitment to sustainable development as set out in the Development Plan.

Falkirk Council has set ambitious targets for continued sustainable housing growth. If well designed, new housing can be more sustainable, make a substantial contribution to a sense of place and improve the visual image of towns and settlements within the Falkirk area.

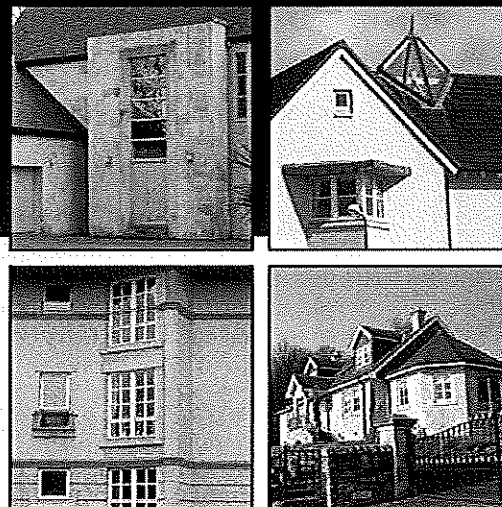
Although the guide will be of interest to all house builders, it is primarily intended to assist volume house builders achieve the necessary high standards of design acceptable to Falkirk Council. The advice addresses the architectural treatment of house design but, importantly, focuses on layout and the spaces between buildings to ensure the creation of quality urban settings for all our communities.

The Council commends the advice set out in this guide.

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1. Introduction

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- 1.2 Who is the guidance for?
- 1.3 What general planning advice can be found pre-application?
- 1.4 Where will the guidance be most strictly applied?
- 1.5 What is the National and Local Plan policy background?
- 1.6 Will the guidance interfere with the Housing Market?
- 1.7 How is the design guidance set out?



2. Estate Layout

- 2.1 **Site Characteristics and Constraints**
physical - landform, landscape, structures, utilities, ground conditions,
visual - views in and out, local building character
- 2.2 **Public Space Framework**
entrances, public routes and open spaces
- 2.3 **Built Edges**
general and distributor roads, exposed fences, countryside and building height
- 2.4 **Models for House Grouping**
detachment, distinctiveness, urban and rural models
- 2.5 **Distribution of House Grouping Models**
town and site context, building height
- 2.6 **Street Design and Roads Standards**
road hierarchy and parking standards, street widths, ponds,
window to window distances, turning heads and visitor spaces
grouped parking spaces, refuse collection and SUDS ponds
- 2.7 **Other Planning Considerations**
infill, tandem and backland development, sloping ground, overshadowing,
open space standards
- 2.8 **Security for Properties and Public Places**
public/private hierarchy, surveillance, active public space
- 2.9 **Sustainable Design**
conservation, usable public space, denser building

3. Architectural Form and Aesthetics

- 3.1 Basic Approach
- 3.2 Design Advice

4. Building Form and Elevational Compositions

- 4.1 Illustrations of poor design improved through planning advice

5. Further Information

- 5.1 Useful Contacts
- 5.2 Checklist

1.1 What is the Basic Issue?

New housing is much in demand today. This is driven by a number of factors e.g. size of accommodation, modern amenities, detachment from neighbours, closeness to countryside, distance from urban squalor and changing family and social patterns.

Areas of new housing are a very prominent form of current urban development. The quality of design applied to such development therefore requires to be of a very high standard in order to enhance the good character and appearance of our towns and villages.

The Guidance Note aims to provide advice on how a high standard of design can be achieved in estate layout and house architecture. Ultimately the quality resulting will be reflected in house sale prices. Other means of measuring design quality would be whether a housing estate might merit statutory protection in the future, the "conservation area test", or whether it would be attractive to visitors, the "postcard test".

Within the Falkirk and surrounding area new housing developments are generally taking place within two classic location types i.e. URBAN and SUB-URBAN sites.

URBAN:

town centre infill sites or "brownfield" land, perhaps where a former industrial use once operated, sometimes further out but still surrounded by the existing town.

Within a town centre, conservation concerns and greater civic pride tend to ensure that housing infill solutions are more one-off, appropriately more dense and engaging of better designers.

Outwith a town centre, however, there can be a greater tendency for volume house builders to apply the same layout principles to larger brownfield or redevelopment sites as to new suburban sites. Whereas the introduction of more affluent lifestyles into modest, perhaps run-down areas may have benefits, the townscape and social cohesion of an area can be prejudiced where an open suburban image is imposed. It is therefore important that housing development in such areas is designed to fit as seamlessly as possible into the existing urban "grain". This Guidance Note provides design conventions, patterns and models to assist in achieving this.

SUB-URBAN:

greenfield sites at the edge of a town traditionally characterised by dormitory developments of detached and semi detached housing with limited public facilities.

The design of sub-urban housing is probably the greatest concern to central and local government (see para.1.5) and especially informs this Guidance Note. Although it would appear to meet the demand criteria noted at the start of this section, the resulting housing estate designs generally fail either the "postcard" or "conservation area" tests. Despite the use of many different house types and changes in materials the image of "sameness" remains. Similarly, although detachment of one house from another characterises suburbia, there is the continuing impression that many of them are too close to one another.

Whereas this Guidance Note is predominantly concerned about the design of housing estates, it does not ignore the fact that the absence of shops and community facilities is partly responsible for the poor image of suburbia. Concerns about the commercial viability of and the potential source of nuisance from sometimes isolated amenities can discourage their inclusion in a housing area where not part of an appropriately scaled urban centre designed in from the start. The need for mixed-use development appropriately located in relation to natural focal points and primary road edges, is therefore noted.

Sustainability

It is important that the layout and design of public open space, together with the buildings set within or around it, support a sustainable environment i.e. the earth's resources protected and a healthy environment enhanced to ensure the continuity of life. Para.2.9 sets out the contribution of the Guidance Note to this. Specifically the advice will be applied in conjunction with the council's adopted Sustainable Falkirk Strategy and the Supplementary Planning Guidance Note on Sustainable Design currently in preparation.

Introduction

1.2 Who is the guidance for?

This Guidance Note is primarily intended to assist volume house builders and their design agents although guidance on plotted, backland and infill development may be of interest to smaller builders, architects and private individuals who may also wish to appraise a neighbouring proposal.

1.3 What general planning advice can be found pre-application?

House builders should seek the advice of the Development Management Officer for the local area for information on planning and other permissions, neighbour notification, fees, timescale and any further queries relating to this Guidance Note (see USEFUL CONTACTS). The submission of preliminary sketches would be useful to forestall any major redesign at a future date, with its consequences for wasted time and money.

1.4 Where will the guidance be most strictly applied?

This Guidance Note will be applied generally to all housing proposals seeking Planning Permission but especially to development relating to the following:

- Conservation Areas and the setting of Listed Buildings
- Areas of Townscape Value: as identified in Local Plan policy EQ13
- Major road edges: buildings should create frontage with no screen fencing
- Major urban edges: views of any development from the countryside should be attractive
- Canalside, riverbank, waterside or foreshore edges
- Countryside sites
- Sites requiring a Design Statement as per the Council's Supplementary Planning Guidance Note on Design Statements.

1.5 What is the National and Local Plan policy background?

The current quality of housing design is a matter of concern to central and local government from the cultural, economic and environmental point of view as well as the merely aesthetic.

Following the earlier Planning Advice Note 44 (Fitting New Housing into the Landscape) and 46 (Planning for Crime Prevention) the Scottish Executive published its key design document 'Designing Places' in 2001 dealing with all aspects of urban design. There then followed further design PANs i.e.

- PAN 67 Housing Quality
- PAN 65 Planning & Open Space
- PAN 68 Design Statements
- PAN 76 New Residential Streets
- PAN 77 Designing Safer Places
- PAN 78 Inclusive Design

Current local authority policy documents also place strong emphasis on design quality and the need to raise standards i.e.

Structure Plan

- Policy ENV 7 - Quality of Development

Local Plan

- EQ3 Townscape Design
- EQ4 Landscape Design
- EQ5 Design & Community Safety
- SC 6 Housing Density and Amenity
- SC13 Open Space and Play Provision in New Residential Development

Other

- Sustainable Falkirk Strategy
- Supplementary Planning Guidance Note on Design Statements
- Biodiversity and Development
- Trees and Development *
- Public Open Space and New Development *
- Sustainable Design *

* in preparation