

PROFILE

- 27.1 Slamannan is the second largest of the rural villages, with a population of around 1,250. Lying some 6 miles south of Falkirk, it is a fairly compact settlement, but ribbon development has occurred along the main access roads. It has the most comprehensive range of services of all the villages with a number of retail and business units and some small offices concentrated around the junction of High Street and Main Street at the Cross. Nonetheless, the village suffers from a range of social and economic problems characteristic of the Braes villages, and offers potential for regeneration.
- 27.2 The village was selected as a key village for development in the previous Local Plan but take-up of identified housing sites has been slow.

KEY LOCAL ISSUES

- 27.3 The key issues for the village are:
 - The continuing need to encourage new housing development, as a stimulus to regeneration;
 - The need to retain and improve facilities and services within the village; and
 - The need to ensure that infrastructure is sufficient to cope with new development.

LOCAL PLAN SUMMARY

- 27.4 The Local Plan proposes the following key provisions for Slamannan:
 - Identification of a major housing land release at Hillend Farm to the north west of the village, and a smaller one to the south west, as the main components of residential led regeneration in the village;
 - Promotion of a package of improvements to facilities, services and the environment in the village, part funded through developer contributions; and
 - Ensuring development is sympathetic to the rural setting of the village.

ENVIRONMENTAL QUALITY

- 27.5 Slamannan lies within an Area of Great Landscape Value, and the integration of new development on the edge of the village into the landscape will be particularly important. The scale of the housing release proposed in Slamannan will have a significant impact on the environment around the village. The sites have been chosen for their relationship to, and ability to visually integrate with the village, so that when seen against the existing backdrop of the village, the visual impact will be minimised. Nonetheless, a full landscape and visual assessment will be required, with mitigating measures identified. Boundary treatment between the edges of the new sites and the countryside will have to be carefully addressed.
- 27.6 Environmental improvements at the Cross would make this important focal point more attractive and strengthen its identity as the heart of the village.
- 27.7 The Parish Church located at Manse Place is a Category B listed building and the Motte is a Scheduled Ancient Monument.

27.8 Environmental Enhancement - Proposals and Opportunities

27.8.1	EN.SLA01 The Cross
	<p>Opportunity: Environmental Improvements</p> <p>Agency: Falkirk Council/Private</p> <p>Comments: Opportunity exists to improve the physical appearance of the area around this important focal point in the village. Developer contributions will be sought to help fund an enhancement scheme.</p>

SUSTAINING COMMUNITIES

Housing - Led Regeneration

- 27.9 The Structure Plan identifies Slamannan as one of four Special Initiatives for Residential-led Regeneration (SIRRs). Effectively this means that a high level of housebuilding is being encouraged in the village so as to foster regeneration through increasing the population, increasing the use of local services and achieving improvements to services, facilities and the environment in and around the village.
- 27.10 In response to the identification of Slamannan as a SIRR, the Falkirk Council Local Plan Finalised Draft 2005 made provision for a significant housing land release at Hillend Farm, to the north west of the village, noting that issues to be addressed included an assessment of the impact of the Hillend Farm development on the local population of wintering Taiga bean geese, one of only two such flocks in the UK.
- 27.11 In 2006, a Special Protection Area was proposed on the Slamannan Plateau to protect the habitat of the bean geese. It was also confirmed that the Council was required to carry out an Appropriate Assessment of the impact of the provisions of the Local Plan on Natura 2000 sites, in terms of the EU 'Habitats Directive'. The Appropriate Assessment originally determined that the designation of the housing sites at Hillend Farm would adversely affect the integrity of the Special Protection Area (SPA) and consequently they were removed from the Falkirk Council Local Plan Finalised Draft (Deposit Version). Subsequently, following the receipt of additional information it was determined, in consultation with SNH, that with appropriate mitigation the housing sites at Hillend Farm would not adversely affect the integrity of the SPA and they have therefore been reinstated.
- 27.12 The two main areas to which new development will be directed are Hillend Farm to the north west of the village and Blinkbonnie Terrace to the south west. Two smaller areas to the east on Avonbridge Road and to the south at the Rumlle are also allocated. Expansion in these areas will allow a 'rounding off' of the village, maintain a relatively compact settlement form, and minimise impact on the surrounding landscape. There are a number of physical and community infrastructure improvements which will be enabled by development and the costs should be shared equitably between all developers within the Slamannan SIRR. A Council approved Development Framework will set out what this shared infrastructure is and set the basis for equitable contributions towards the shared infrastructure. The preparation of masterplans for the two main areas of development will also be required, and must conform to the Council approved Development Framework. Masterplans should show land uses, housing form, access arrangements, landscaping and open space, phasing and the relationship and linkages to existing areas.
- 27.13 The key masterplanning and infrastructural issues which will have to be addressed are:
- Comprehensive landscape strategy, informed by a full landscape and visual assessment, which will help define development areas and show how they will be integrated into the surrounding countryside, which is an Area of Great Landscape Value;
 - Ecological assessment of the site, to identify any habitats or species of interest, and appropriate impact mitigation measures;
 - Junction upgrading at The Cross;
 - Upgrading of the waste water treatment works through proportionate contributions from new development; and
 - Provision of a drainage strategy to address any existing flooding problems in addition to surface water management from the development itself.
- 27.14 As well as ensuring that essential physical infrastructure is in place to enable developments to proceed, all developers within the SIRR will be expected to work with the community and the Council to deliver a package of improvements to social infrastructure within the village. Direct provision or financial contributions from developers will be sought to implement the agreed measures. Key areas which are being considered for inclusion in the package are listed below. These have arisen from a preliminary assessment of needs and deficiencies in the village, informed by community views expressed during consultation on the Local Plan.
- Enhanced recreational facilities, with a focus on the upgrading of the Bank Street playing fields through provision of an all-weather pitch, drainage improvements and improved play park;
 - Enhanced community facilities, with a focus on upgrading the existing community centre (e.g. provision of a stage area);
 - Environmental improvements within the village, with a focus on the Cross and the re-use of vacant buildings, and potential future village gateway features;
 - Housing provision which will meet local needs, including affordable housing to buy or rent, and plots for self build houses;
 - Examination of the potential for business space to create local job opportunities, including assessment of existing premises within the village which are currently vacant or in a poor state of repair and could be improved and marketed;

- Enhanced opportunities for countryside recreation, including the provision of a network of access routes around the village, linking to the River Avon;
- Possible contributions to educational provision. Capacity in the local primary school exists to accommodate substantial development but contributions may be required to denominational school provision in Falkirk.
- Road safety improvements; and
- Enhanced bus services and infrastructure.

27.15 This is not an exhaustive list and further consultation will be required in conjunction with the masterplanning process.

27.16 The housing provisions of the Local Plan are intended to support a regeneration strategy for the village. However, the land use proposals must be part of a wider partnership approach to tackling the range of social, economic and environmental problems which exist in the village, and making it a more attractive place to live. The development of this broader strategy could be taken forward through the community planning process, and involve the Council, the local community, The Scottish Government Housing and Regeneration Directorate, Scottish Enterprise, and the private and voluntary sectors. These groups would work together in preparing and implementing a vision for the community.

27.17 Housing - Proposals and Opportunities - Opportunities (SIRR)

27.17.1	H.SLA01	Hillend Farm
	Site Area:	67.5 hectares
	Capacity:	Approx. 550
	Developer:	Private
	Status:	Opportunity - part of SIRR
	Comments:	Major housing development at Hillend Farm incorporating economic development uses (see ED.SLA01), open space, landscaping and recreation areas. Masterplan required which must conform to a Council approved Development Framework for the wider Slamannan SIRR. Developer contributions to physical/community infrastructure as outlined in paragraphs 27.14 - 27.15 above will be required. Specific mitigation to reduce the impact on wintering bean geese to acceptable levels will be required as follows. Construction activities must not be undertaken within the wintering period for bean geese (from beginning of October to end February). A greenspace buffer around the River Avon should be established with the aim of providing alternative areas for the bean geese to forage. This greenspace buffer should be separated from development by appropriate measures (e.g. screening) and should not be made available for public recreational use. A management plan for the green space buffer area must be submitted as part of the masterplan with a suitable monitoring programme set up to monitor the success of mitigation. A financial contribution to cover the lifetime cost of implementing and monitoring the management plan will also be required. The Indicative River and Coastal Flood Map (Scotland) identifies this site as being at potential flood risk from the River Avon. There is also a known risk from the Culloch Burn. A 3rd watercourse runs through the development area and the potential flood risk from this watercourse is currently unknown. The development framework, the masterplan, and the layout of any development on site will need to be informed by a site specific flood risk assessment. Although there is likely to be an area of overlap, the flooding constraint is additional to the proposed greenspace buffer along the northern edge of the site, which will provide alternative foraging areas for migrant bean geese.

27.17.2	H.SLA02	Avonbridge Road
	Site Area:	1.9 hectares
	Capacity:	Approx. 10
	Developer:	Unknown
	Status:	Opportunity - part of SIRR
	Comments:	Planning Brief required which must conform to a Council approved Development Framework for the wider Slamannan SIRR. Developer contributions to physical/ community infrastructure as outlined in paragraphs 27.13 - 27.14 above will be required. Flood risk assessment is required which will influence the precise scale, layout and form of development. Possible culvert close to northern site boundary – potential drainage issues require to be addressed through drainage strategy. Dependent on depth of site, there are options for the formation of an access point near the middle of the frontage or for direct frontage access on to the B8022.
27.17.3	H.SLA03	Station Road
	Site Area:	0.2 hectares
	Capacity:	18
	Developer:	Centre Homes Ltd.
	Status:	Outline Planning Permission - part of SIRR
	Comments:	Detailed application for the erection of 18 flats granted in March 2007
27.17.4	H.SLA04	Blinkbonnie Terrace
	Site Area:	5.6 hectares
	Capacity:	Approx. 100
	Developer:	Unknown
	Status:	Opportunity - part of SIRR
	Comments:	Masterplan required which must conform to a Council approved Development Framework for the wider Slamannan SIRR. Developer contributions to physical/community infrastructure as outlined in paragraphs 27.13 - 27.14 above will be required. While it should be possible to access the site from the B803, further investigations will be required. A footpath link should be provided to Balquatstone Crescent at the north east corner of the site and the link from there to Bank Street retained and improved if necessary. Culloch Burn lies to the south of the site, and a flood risk assessment will be required, which will inform the Development Framework, the masterplan and the layout of any development on site.
27.17.5	H.SLA05	The Rumlie
	Site Area:	1.6 hectares
	Capacity:	Approx. 30
	Developer:	Falkirk Council
	Status:	Opportunity - part of SIRR
	Comments:	Development must conform to a Council approved Development Framework for the wider Slamannan SIRR. Developer contributions to physical/community infrastructure as outlined in paragraphs 27.13 - 27.14 above will be required. Site includes blaes play area. Play equipment will have to be provided either on or off site as directed by the Development Framework. Flood risk assessment will be required for the part of the site adjacent to the Culloch Burn and an attenuation pond is likely to be required within the site to address flooding and water quality issues.

Recreation and Community Facilities

27.18 Slamannan has a good range of recreation and community facilities including a primary school, nursery school, library, health clinic, community centre, fire station and bowling green.

27.19 As stated above, these facilities will be improved or added to as part of the process of regenerating Slamannan. In particular the community centre is a well used resource which could be further improved by the provision of a stage area. Options for this will be pursued and funded through developer contributions. The playing fields on Bank Street are another valued recreational facility, although poor drainage means that they are not used as well as they could be. Solutions to this, including the formation of an all-weather playing surface and improved drainage, along with possible upgrading/replacement of the changing facilities will also be pursued through planning gain contributions.

27.20 Recreation and Community Facilities - Proposals and Opportunities

27.20.1 RC.SLA01 Bank Street

Opportunity: Upgrading of Community Centre

Agency: Falkirk Council/Private

Comments: Opportunity to provide improvements to the Centre including the possibility of providing a stage area. Funding by developer contributions.

27.20.2 RC.SLA02 Bank Street

Opportunity: Upgrading of Playing Fields

Agency: Falkirk Council/Private

Comments: Poorly drained pitch could be improved by addressing drainage issues. The provision of an all-weather playing surface will be pursued as will the upgrading/replacement of the changing facilities. Funding by developer contributions.

ECONOMIC PROSPERITY

27.21 Slamannan has little employment apart from that provided by local services. Its remoteness may well have discouraged any large business or industry from locating here. However there may be a demand for smaller scale industrial units.

27.22 A business development area is identified at Hillend Farm, which is to be developed along with residential development. Although no other sites have been identified for economic development uses, any such proposals will be considered favourably, subject to assessment against relevant policies.

27.23 Economic Development - Proposals and Opportunities

27.23.1 ED.SLA01 Hillend Farm

Proposal: Business/Industrial Use

Agency: Private

Comments: Opportunity to provide premises and land to encourage business development.

SUSTAINABLE TRANSPORT & INFRASTRUCTURE

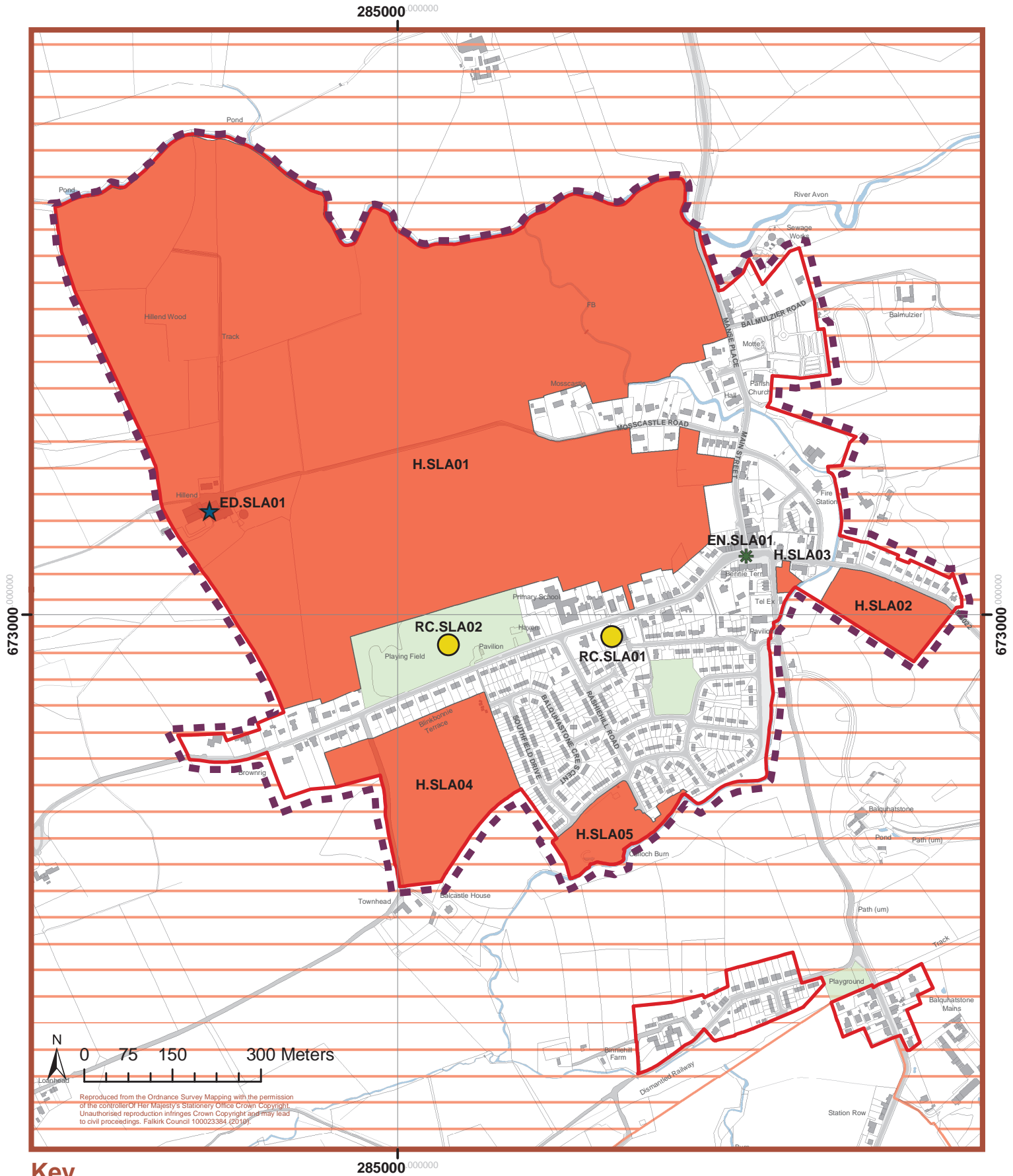
Public Transport

- 27.24 The significant level of new development proposed for the village should help to stimulate demand for improved bus services. New developments should ensure that they are capable of being serviced by bus and appropriate upgrading of infrastructure may be required.

Water and Drainage





- 27.25 There is currently some spare capacity at the Slamannan Waste Water Treatment Works. However, the proposed high levels of development within its catchment will require developer-funded upgrading to the works. All developments will be expected to contribute equitably to this, even in the case where there may be some spare capacity to accommodate a small part of the overall development. There are not thought to be any problems with water supply.

Slamannan







Key

Policies

-  Village Limit (EQ19)
-  Open Space (SC12)
-  Areas of Great Landscape Value (EQ23)
-  Special Initiatives for Residential Led Regeneration (SC1)

Proposals & Opportunities

-  Environment
-  Housing
-  Economic Development
-  Recreational & Community Facilities

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