

# Standburn Housing Allocation - H.STA1

## Supplementary Planning Guidance



**Falkirk Council**  
*Development Services*





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3. **Standburn**
4. **Development Objectives**
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### 1. Background

- 1.1 The Report of Inquiry into objections to the Falkirk Council Local Plan, held during 2009, recommended that the Council review all potential housing opportunities in Standburn and that a housing allocation of an appropriate size be made. This was to include consideration of two sites which had been the subject of objections to the Local Plan.
- 1.2 In accepting the Reporters' recommendations, the Council considered it appropriate to amend the Local Plan to identify an allocation of around 30 units. The detailed location and boundaries of the new site to be defined through Supplementary Planning Guidance (SPG), which would follow on from the adoption of the Plan. The Local Plan was duly adopted in December 2010.
- 1.3 The additional housing proposal has been included in the Local Plan as H.STA1. The Local Plan requires the *"Location and detailed boundaries of the allocation to be defined through the preparation of Supplementary Planning Guidance, which will involve a review of all potential development opportunities in and adjacent to the village, and public consultation."*

## 2. Supplementary Planning Guidance

- 2.1** A preferred site for housing has now been identified following a review and analysis of all potential sites in Standburn. The preferred site, together with other options, were considered in a consultative draft version of the SPG. The consultative draft was the subject of a consultation exercise involving the community, landowners where known, and a number of other key stakeholders.
- 2.2** As a result of the consultation exercise, it was determined that the preferred site should become the housing allocation required by the Falkirk Council Local Plan, and as shown in Appendix 1. The housing allocation extends to approximately 6.2 hectares, and comprises two areas: Area A (extending to some 3.0 hectares and understood to be in two ownerships) and Area B (extending to approximately 3.2 hectares) and which is in a number of ownerships.
- 2.3** As well as identifying the housing allocation (H.STA1), the SPG also considers key design, environmental and infrastructural issues to be taken into account when preparing development proposals. In this respect, the SPG is not a detailed development brief, but rather an identified location, and a set of guiding principles for development.
- 2.4** This SPG will act as a material consideration in the determination of any planning application.



### 3. Standburn

- 3.1** Standburn is a village with a population of about 150, lying to the south east of Falkirk, approximately 1.6km west of the Bowhouse Roundabout and the A801. It developed in the 19th Century as a mining community associated with nearby collieries. The demise of the mining industry during the early part of the 20th Century, saw the miners' rows located to the south west of the village demolished. Since then, development has extended in linear form, from the older, more traditional housing on Main Street, eastwards along Irene Terrace.
- 3.2** The village has little by way of services and facilities. The remaining shop and post office closed in the late 1980s and Drumbowie Primary School and adjoining community wing are the only community facilities. A bus service connects the village with Falkirk. Most residents have to commute to work.
- 3.3** The village is well served by recreational space at Irene Terrace and Drumbowie Park and Wildlife Site. A network of core paths provide access to Candie Woods and countryside beyond, and through Drumbowie Park northwards to Craigend.
- 3.4** Standburn is situated in attractive, gently undulating countryside. The Bowhouse Burn and the Avon Valley Area of Great Landscape Value are located to the south, whilst Drumbowie Park and Wildlife Site provide a countryside buffer to the north.

### 4. Development Objectives

#### 4.1 Key issues for development are:

- The need to protect the landscape setting of the village;
- The need to respect the size and character of the village; and
- The need to improve the amenity and appearance of parts of the village.

#### 4.2 The SPG will also seek to:

- Sustain services;
- Increase housing choice in the village;
- Improve the appearance of the western end of the village and create an attractive western 'gateway';
- Create a more attractive setting for the war memorial;
- Incorporate a feature which commemorates the village's mining history; and
- Improve the recreation facilities at Irene Terrace Recreation Ground.





### 5. Housing Allocation

**5.1** The area identified as the housing allocation extends to some 6.2 hectares. It occupies two distinct areas:

**A. East** - an area of approximately 3.0 hectares which extends into higher ground to the south, and tapers northwards to include a frontage to the B825. It is bounded to the north east by Core Path 022/944 which follows the line of a former mineral railway, and also the Bowhouse Burn. A masterplan showing the comprehensive development of this area will be required.

**B. West** - an area of approximately 2.7 hectares comprising land, the southern part of which was occupied by former miners' rows. The northern area includes residential property and other buildings around Burnside House. The remains of earlier domestic and industrial buildings and a random assortment of timber garages and other timber structures give the area an unkempt appearance. An indicative plan showing the potential for development in this area (to include a potential access and surface water drainage solution) will be required, in recognition of the fact that the land is in various ownerships and site assembly will be required.

**Extension at War Memorial** - In addition to the above sites, an area to the north of the B825 and extending to approximately 0.5 hectares has been included. The site includes a dilapidated brick building, blaised area and the war memorial. The brick building and blaised area contribute to the unattractive appearance at this western entrance of the village. Parts of the site are liable to flooding. There is potential for environmental improvement and an opportunity to improve the setting of the war memorial.

## 6. Key Site Issues and Principles to Guide Development

### Landscape and Village Character

The following is an assessment of landscape fit of development sites, likely impact on village character, and mitigation required.

#### Area A

**Landscape fit:** The eastern approach to the village is well defined and presents a pleasing long term defensible boundary.

**Additional mitigation:** Development should focus on the lower parts of the site. Establishment of structure planting on the upper southern boundary should provide a backdrop to any development and ensure the pattern of tree cover on the higher ground around the settlement is retained. Development should be set back from the core path alongside Bowhouse Burn to the north east, with structure planting established along this boundary to act as a buffer to the burn and valley as well as for screening. This structure planting would be important to ensure views remain rural in character as seen from the core path and open countryside to the east and from the AGLV to the south and east.

#### Area B

**Landscape fit:** Existing new woodland and natural topography, plus boundary trees and existing dwellings to west of the village, all contribute to screening of this site from the south western approach to the village. The site is screened by existing houses when passing through the village from the east.

**Additional mitigation:** The upper southern boundary of the site would require some structure planting to provide a backdrop, and to ensure land around the settlement remains tree covered. The roadside landscape treatment on the north boundary would require careful design to ensure the western gateway to the village is enhanced and formalised.

### Access

Achieving a satisfactory access may be difficult due to limited site frontages within individual ownerships, rights of access and flood risk from the Bowhouse Burn. More than one access could give rise to road safety concerns and would not comply with Falkirk Council's design guidance for roads. This requires any more than three dwellings to be serviced by an adoptable road.

The most satisfactory solution to access these areas would be by means of a single access off the B825 Standburn Main Street, where a 4.5m x 70m visibility splay in both directions would be required. The access road in to the site would be an adoptable standard 5.5m wide road with two 2m wide footpaths and a 6m radius bell-mouth.

A Transport Assessment (TA) is unlikely to be required due to the size of the allocation

A Sustainable Drainage Strategy including permission to discharge into Scottish Water's Drainage Infrastructure would be required.

# Key Site Issues and Principles to Guide Development

## Nature Conservation

## Ground Conditions



### Nature Conservation

As set out in the Council's SPG note on 'Biodiversity and Development', an initial site audit should be undertaken to help to identify areas/ issues that require further investigation, including any likely impacts on the Drumbowie Park Wildlife Site. This should be undertaken by a suitably experienced ecologist or landscape architect.

Badgers have been recorded within 1km of these sites, and surveys would require to be undertaken for use of the sites by badgers, and suitable mitigation provided.

No known protected species/habitat issues. May need to look at impact of scrub loss and mitigation/compensation for this in Area B, and the possible impacts on the burn and to ensure a suitable buffer strip was left between the burn and development in Area A. There are potentially negative impacts on the connectivity of open habitat along the southern edge of Standburn to the west of the village and around the western end.

### Ground Conditions

The allocation is located in an area of former mining activity. This mining legacy includes the presence of surface coal resources and evidence of mine entries. As a consequence, the site may be affected by instability, gas, drainage and other safety issues.

Applicants for planning permission will be required to carry out detailed site investigations to establish the presence and extent of any mining legacy issues and to incorporate mitigation measures, if appropriate, to ensure that development is safe and stable.

Technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning any works on site. All proposals should apply good engineering practice used in mining areas. No development should be undertaken which intersects, disturbs or interferes with any coal seams, coal mine workings or mine entries without the permission of The Coal Authority. Developers should be aware that the investigation of coal seams or coal mine workings may have the potential to generate and/or displace underground gases; and these risks both under and adjacent to the development site(s) should be considered in any proposals.

### *Drainage and Flooding*

### *Contamination*

#### Drainage and Flooding

**Surface Water Drainage:** Where required, the use of Sustainable Urban Drainage schemes (SUDS) will be required to treat surface water run-off from sites, and developers must comply with best management practice as required by the Scottish Environment Protection Agency (SEPA). Details of the Sustainable Drainage Strategy including permission to discharge into Scottish Water's Drainage Infrastructure will be required.

**Flood Risk:** The areas adjacent to the B825 are located in close proximity to the Bowhouse Burn where there is a risk from flooding. The area at risk of flooding is also likely to be the entrance point to the site. Housing layout in this area should be informed by a Flood Risk Assessment and no development should take place on the functional flood plain.

Developers are referred to relevant policy and guidance including the Council's 'Flooding and Sustainable Urban Drainage' SPG.

#### Contamination

As the allocation is within 250 metres of potentially contaminated land, a contaminated land site investigation would be required to at least Phase Two Intrusive Investigation stage.

Each area demonstrates a varying degree of risk associated with the historic site use.

#### Area A

The historical maps do not indicate any previous structural development on site.

Overall this site can be considered at risk due to the presence of two mine entries, made ground and a former mineral railway on-site. Additionally, further mine workings, a quarry and several former mineral railways were indicated to be present within 250m.

#### Area B

The historical maps indicate that the site has undergone considerable development including erection and demolition of residential and industrial buildings.

Overall this site can be considered at risk due to the presence of a former quarry, made ground and a mine entry on-site, as well as further mining, a quarry, former mineral railways and made ground within 250m.

# Key Site Issues and Principles to Guide Development

## *Layout and Design*

## *Sustainable Design and Construction*

## *Open Space and Play Provision*



### Layout and Design

It is important to avoid piecemeal development in order to achieve the best possible design and layout. A masterplan will be required for Area A, and an indicative plan for Area B, showing how development, including access and SUDs features may be achieved.

The Council will expect any development to exhibit high standards of layout and design. It is important that proposed development is planned in its entirety and not in a piecemeal manner.

The following lists broad design principles as contained in the Council's SPG 'Housing Layout and Design'. These will require to be taken into account in any future development proposals. The following section relating to Landscape is relevant, and should also be taken into consideration:

- Relationships between landform and existing built form;
- Building edges - exposed screen fencing fronting roadways should be avoided. 'Active' frontages, with main door entrances facing roadways are preferable;
- Closed corners to encourage higher townscape focus;
- Providing enhanced entrances to the village;
- Natural surveillance to public space and paths;
- Framework of route linkages and open space; and
- Robust planting to conceal any exposed stockaded fencing and to provide a softer screening edge to the countryside and skyline.

Housing should be appropriately grouped/spaced:

- Closely spaced or terraced houses where designed as a single street frontage; and
- Wider spaced when detached and differentiated in appearance.

### Sustainable Design and Construction

The Council is committed to the promotion of sustainable development, which is expressed through its Structure Plan, Local Plan and Sustainable Falkirk Strategy.

As a guide, developers are directed towards the Council's 'Sustainable Design and Construction Draft SPG Note'. Factors to consider include investigating whether the development can go beyond the minimum requirements of building regulations, particularly in the area of energy conservation and the use of sustainable materials and renewable technologies. The Council will also expect developers to demonstrate that layout, orientation, built form and landscape create a sheltered microclimate where solar gain is maximised and exposure to rain and wind chill minimised. Developers will be expected to include a statement to accompany any planning application setting out how they expect to incorporate sustainability on-site.

### Open Space and Play Provision

Developers should take into account the requirements of Policy SC13 (Open Space and Play Provision in New Residential Development) of the Local Plan which sets out the requirements for providing open space and play facilities, and the Council's SPG on 'Public Open Space, Falkirk Greenspace and New Development'.

On site provision is normally required, although in the context of this SPG, is likely to be restricted to amenity space, with a much stronger focus on upgrading the nearby recreation ground.

## Key Site Issues and Principles to Guide Development

### *Countryside Access*

### *Education*

### *Waste Management*

### *Water and Waste Water*

### *Planning Application Submission*

#### **Countryside Access**

The Council constantly strives to enhance and improve the existing path network in the area. Developer contributions will be sought for upgrading and maintaining Core Path 022/944, which follows the eastern boundary of Area A and for Drumbowie Park, due to increased use.

The potential to create further path links in conjunction with development should also be explored.

#### **Education**

Financial contributions may be required for the following schools depending on the capacity constraints at the time of planning application submission:

- Braes High; and
- St. Mungo's High.

Any financial contribution will be calculated based on advice contained within the Council's SPG on 'Education and New Housing Development'.

#### **Waste Management**

Space for collection, segregation, storage and possibly treatment of waste (e.g. individual and/or communal bin stores, composting facilities, and waste treatment facilities) should be allocated within the site layout. Recycling facilities shall be provided and houses must have enough space for three bins and a box. In addition, the site must have surfaced access for refuse collection vehicles and emergency services.

#### **Water and Waste Water**

It is understood that there is capacity at Carron Valley Water Treatment Works and Kinneil Kerse Waste Water Treatment Works.

#### **Planning Application Submission**

It is important that proposed development is planned in its entirety and not in a piecemeal manner. Any planning application should cover a whole site and be accompanied by a masterplan for Area A setting out:

- Housing layout and orientation;
- Road layout;
- Sustainable urban drainage systems;
- Open space; and
- Landscaping.

An indicative plan for Area B should also be submitted.

## Planning Policy and Guidance

### (i) National Context



### Planning Policy and Guidance

As well as this SPG, developers will have regard to relevant Scottish Government planning policy and advice, the Council's policies as expressed through the existing development plan (the Falkirk Council Structure Plan and the Falkirk Council Local Plan), and the Council's suite of Supplementary Planning Guidance. It should be noted that this list is not exhaustive and that advice changes and is added to from time to time.

#### (i) National Context

Scottish Planning Policy	February 2010
Designing Streets	March 2010
PAN 45 (Annex)	Planning for Micro Renewables
PAN 51	Planning & Environmental Protection
PAN 60	Planning for Natural Heritage
PAN 61	Planning and Sustainable Urban Drainage Systems
PAN 65	Planning and Open Space
PAN 67	Housing Quality
PAN 68	Design Statements
PAN 69	Planning and Building Standards Advice on Flooding
PAN 76	New Residential Streets
PAN 77	Designing Safer Places
PAN 78	Inclusive Design
PAN 79	Water and Drainage
PAN 81	Community Engagement: Planning with People
PAN 84	Reducing Carbon Emissions in new Development

## *Planning Policy and Guidance*

### *(ii) Local Context*

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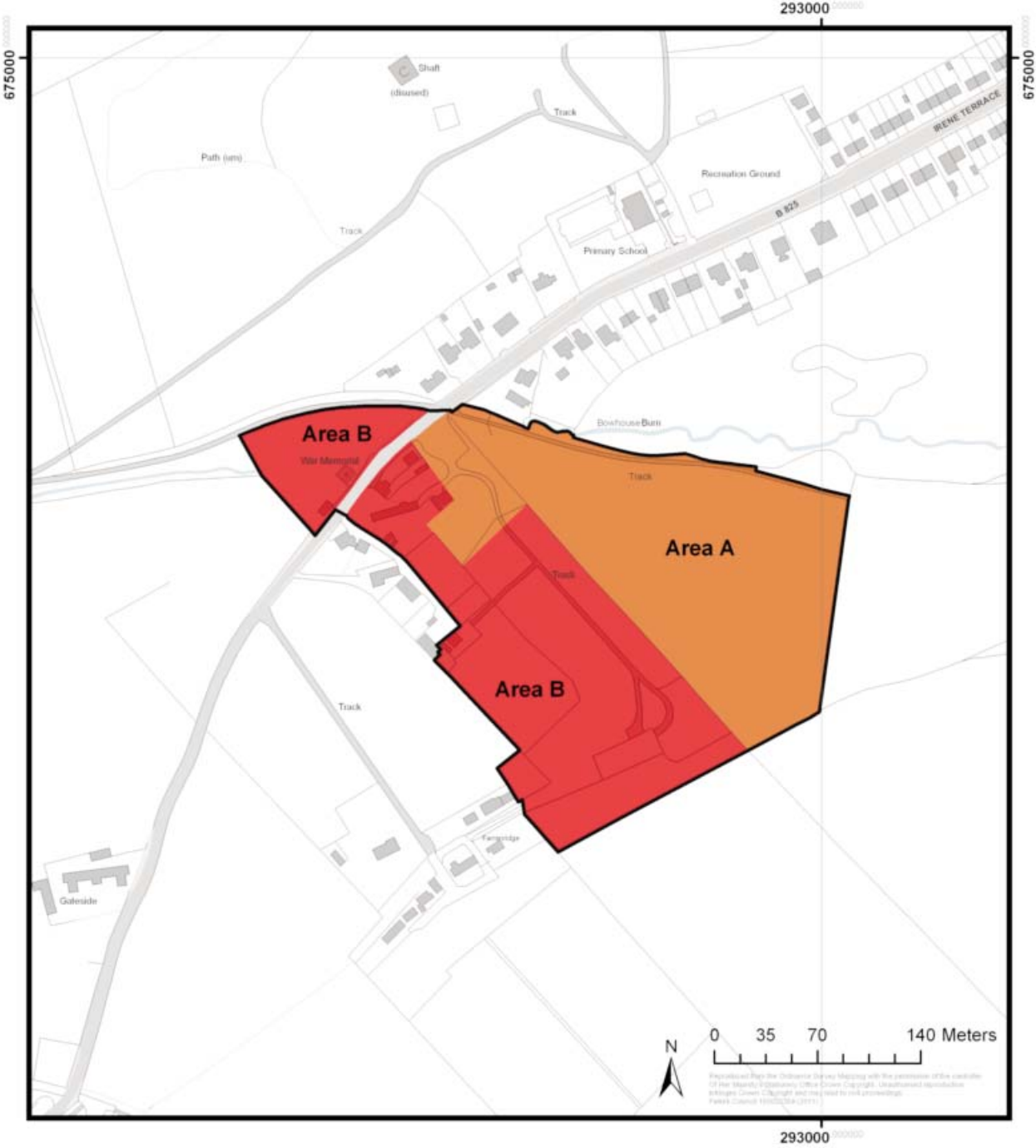
Falkirk Council Local Plan 2010:

Policy EQ1	Sustainable Design Principles
Policy EQ3	Townscape Design
Policy EQ4	Landscape Design
Policy EQ5	Design and Community Safety
Policy EQ6	Design and Energy Use
Policy EQ25	Biodiversity
Policy EQ26	Trees, Woodland and Hedgerows
Policy EQ27	Watercourses
Policy EQ29	Outdoor Access
Policy SC6	Housing Density and Amenity
Policy SC11	Developer Contributions to Community Infrastructure
Policy SC13	Open Space and Play Provision in New Residential Development
Policy SC14	Education and New Housing Development
Policy ST1	Core Path Network
Policy ST2	Pedestrian Travel and Cycling
Policy ST3	Bus Travel and New Development
Policy ST5	Managing Travel to School
Policy ST7	Transport Assessments
Policy ST11	Sustainable Urban Drainage
Policy ST12	Flooding
Policy 12A	Sewerage Infrastructure
Policy ST13	Telecommunications Development
Policy ST16A	Light Pollution
Policy ST19	Waste Reduction in New Development
Policy ST20	Renewable Energy Development

Falkirk Council's Supplementary Planning Guidance Notes (SPG):

- Housing Layout and Design
- Sustainable Design and Construction (Draft)
- Flooding and Sustainable Urban Drainage Systems
- Design Statements
- Education and New Housing Development
- Biodiversity and Development
- Trees and Development
- Affordable Housing
- Public Open Space, Falkirk Greenspace and New Development



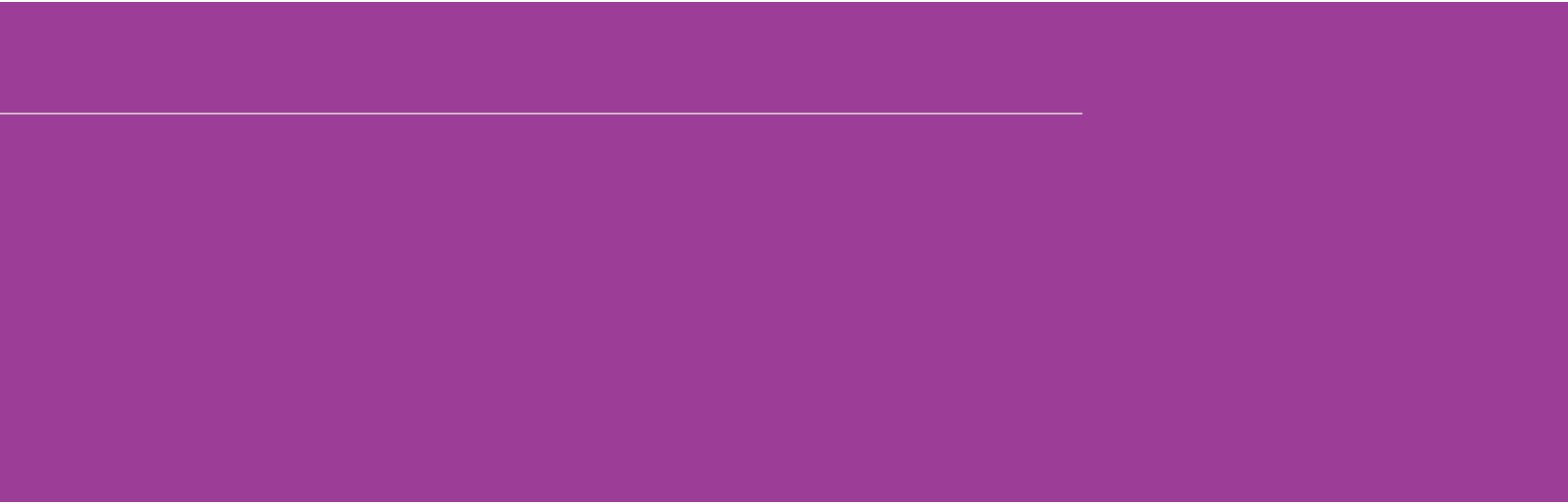


Key



Allocation H.STA01







# Falkirk Council

*Development Services*