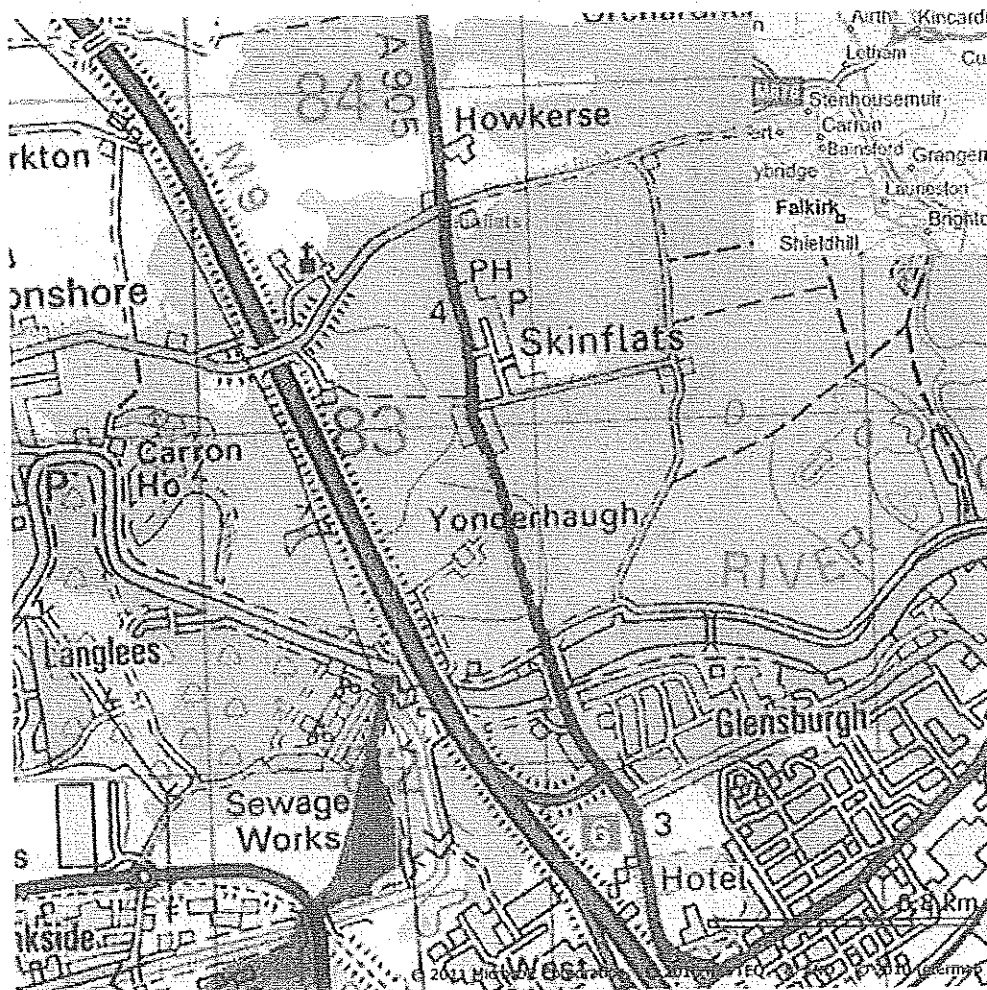


Indicative River & Coastal Flood Map

Please note: the flood map does not take into account all flood defences which may be in place now or in the future.



Some features of the flooding map are based on digital spatial data licences from the Centre for Ecology and Hydrology ©CEH, ©MO, ©NSRI, ©MLURI, ©OSNI, ©DARD(NI), ©Defra and includes material based on Ordnance Survey 1:50,000 maps with permission of the controller of Her Majesty's Stationery Office ©Crown Copyright.

Important Information

By viewing this page you are deemed to have read and understood the important information summarised below. The Indicative River & Coastal Flood Map (Scotland) has primarily been developed to provide a strategic national overview of flood risk in Scotland and does not provide enough detail to show the flood risk to individual properties. Whilst all reasonable effort has been made to ensure that the flood map is accurate for its intended purpose, no warranty is given by SEPA in this regard. SEPA reserves the right to change the information contained in the flood map without notice. Users are required to validate any information provided independently - any reliance upon the flood map is at the user's own risk. The criteria, assumptions and intended purpose of the flood map can be found in the full text of this notice, along with the terms and conditions associated with its use. © SEPA 2010 ALL RIGHTS RESERVED

LEGEND

INDICATIVE FLOOD MAP

- Areas at risk of flooding from rivers
- Areas at risk of flooding from the sea
- Areas at risk of flooding from both rivers and the sea

FLOOD DEFENCES

- Defence scheme ref no. and location
- Embankment
- Wall
- Channel Improvement

- Area benefiting from flood defence relative to the scheme's standard of protection
- Storage area
- Pump
- Culvert
- Floodgate



LAND OWNERSHIP CERTIFICATES

Town and Country Planning (Scotland) Act 1997
Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland)
Regulations 2008

CERTIFICATE A, B, C OR CERTIFICATE D MUST BE COMPLETED BY ALL APPLICANTS

CERTIFICATE A

Certificate A is for use where the applicant is the only owner of the land to which the application relates and none of the land is agricultural land.

I hereby certify that -

- (1) No person other than myself MARION THOMSON was owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the application. ☒
- (2) None of the land to which the application relates constitutes or forms part of agricultural land. ☒

Signed:

On behalf of:

Date:

[REDACTED]

MARION THOMSON

20TH JULY 2011

CERTIFICATE B

Certificate B is for use where the applicant is not the owner or sole owner of the land to which the application relates and/or where the land is agricultural land and where all owners/agricultural tenants have been identified.

I hereby certify that -

- (1) I have served notice on every person other than myself who, at the beginning of the period of 21 days ending with the date of the application was owner of any part of the land to which the application relates. These persons are: ☐

Name	Address	Date of Service of Notice

- (2) None of the land to which the application relates constitutes or forms part of agricultural land ☐

or

- (3) The land or part of the land to which the application relates constitutes or forms part of agricultural land and I have served notice on every person other than myself who, at the beginning of the period of 21 days ending with the date of the application was an agricultural tenant. These persons are: ☐

Name	Address	Date of Service of Notice

CERTIFICATE C

Certificate C is for use where the applicant is not the owner or sole owner of the land to which the application relates and/or where the land is agricultural land and where it has not been possible to identify ALL or ANY owners/agricultural tenants.

- (1) I have been unable to serve notice on every person other than myself who, at the beginning of the period of 21 days ending with the date of the application was owner of any part of the land to which the application relates. ☐

or

- (2) I have been unable to serve notice on any person other than myself who, at the beginning of the period of 21 days ending with the date of the accompanying application, was owner of any part of the land to which the application relates. ☐

- (3) None of the land to which the application relates constitutes or forms part of an agricultural holding.

or

- (4) The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have been unable to serve notice on any person other than myself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant. ☐

or

- (5) The land or part of the land to which the application relates constitutes or forms part of an agricultural holding I have served notice on each of the following persons other than myself who, at the beginning of the period of 21 days ending with the date of the application was an agricultural tenant. These persons are: ☐

Name	Address	Date of Service of Notice

- (6) I have taken reasonable steps, as listed below, to ascertain the names and addresses of all other owners or agricultural tenants and have been unable to do so.

Steps taken:

--

CERTIFICATE D
Certificate D

Certificate D is for use where the application is for mineral development.

- (1) No person other than myself _____ was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application. ☐

or

- (2) I have _____ served notice on each of the following persons other than myself _____ who, at the beginning of the period of 21 days ending with the date of the accompanying application, was to the applicant's knowledge, the owner, of any part of the land to which the application relates. These persons are: ☐

Name	Address	Date of Service of Notice

- (3) None of the land to which the application relates constitutes or forms part of an agricultural holding. ☐

or

- (4) The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have _____ served notice on each of the following persons other than myself _____ who, at the beginning of the period of 21 days ending with the date of the application, was an agricultural tenant. ☐

- (5) Notice of the application as set out below has been published and displayed by public notice ☐

Signed:

On behalf of:*

Date:

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act

Morris, John

From: Henderson, Stuart
Sent: 02 September 2011 13:07
To: adtm1dmbscorr
Subject: P/11/0472/PPP
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

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: Skelton, Stacey
Sent: 15 August 2011 15:23
To: adtm1dmbcorr
Cc: Raeburn, Brian
Subject: P/11/0472/PPP/AD105

Development Services

Memo

To: Stephen McClure
Planning Officer

From: Stacey Skelton
Roads and Design (Roads Development)

Date: 15 August 2011

Enquiries: 1038

Fax: 4850

Our Ref: SS/P/11/0472/PPP/AD105

Your Ref: P/11/0472/PPP/AD105

Proposal : Erection of Dwellinghouse
Location : 32 Edward Place, Skinflats, Falkirk, FK2 8NL

I refer to your letter of 10 August 2011 and would confirm the roads response as follows.

The conditions noted below should be incorporated into any consent granted for the erection of a single dwelling in the garden of 32 Edward Place, Skinflats;

- The driveway shall be formed at least 3 metres wide, at a maximum gradient of 10% and shall be constructed such that no loose material or surface water is discharged onto the public road.
- Any driveway gates shall open in an inward direction only.
- There shall be no obstruction to visibility greater than 1m in height above carriageway level, 2.5m from the edge of the carriageway along the entire frontage of the site to the public road.
- In curtilage parking shall be provided to accord with the "Design Guidelines & Construction Standards for Roads in the Falkirk Council Area".
- A 2m wide footway, to Falkirk Council's Design Guideline requirements is

constructed along the entire property frontage to Newton Avenue.

Stacey Skelton
Roads Development

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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.

12 August 2011



Falkirk Council,
Abbotsford House David's Loan
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/11/0472/PPP
DEVELOPMENT: 32 Edward Place Skinflats Falkirk FK2 8NL
OUR REFERENCE: 591932
PROPOSAL: Erection of Dwellinghouse

Please quote our reference in all future correspondence

Scottish Water has no objection to this planning application. This response is made based on the information available to us at this time and does not guarantee a connection to Scottish Water's infrastructure. A separate application should be submitted to us made for connection to our infrastructure after full planning has been granted.

Turret Water Treatment Works currently has capacity to service this proposed development.

The water network that serves the proposed development is currently able to supply the new demand.

Dalderse Waste Water Treatment Works currently has capacity to service this proposed development.

The waste water network that serves the proposed development is currently able to accommodate the new demand.

In some circumstances it may be necessary for the Developer to fund works on existing infrastructure to enable their development to connect. Should we become aware of any issues such as flooding, low pressure, etc the Developer will be required to fund works to mitigate the effect of the development on existing customers. Scottish Water can make a contribution to these costs through Reasonable Cost funding rules.

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.

If the connection to public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s). This should be done through a deed of servitude.

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

Margaret Hopkins
Customer Connections Administrator
Tel: 0141 355 5527
Margaret.Hopkins@scottishwater.co.uk

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

PROPOSAL : Erection of Dwellinghouse
LOCATION : 32 Edward Place, Skinflats, Falkirk, FK2 8NL
APPLICANT : Ms Marion Thomson
APPN. NO. : P/11/0472/PPP
REGISTRATION DATE : 9 August 2011

1. SITE LOCATION / DESCRIPTION OF PROPOSAL

The site consists of an area of garden ground to the rear of a four in a block flatted property within the village of Skinflats. The garden ground within the site forms a section of the garden ground of one of the flatted dwellings within the four in a block unit. This flatted dwelling is also in the ownership of a smaller section of garden ground to the side of the flatted unit. The two sections are almost split by a neighbouring flatted dwellings garden, apart from a small corridor of garden ground linking the two (crossed by the neighbour flatted dwellings driveway). It is proposed to sub-divide the garden ground and erect a dwelling.

2. SITE HISTORY

No history which is relevant to this particular site.

3. CONSULTATIONS

The following responses to consultation were received:

Roads Development Unit	No objection to the proposal.
Scottish Water	No objection to proposal.
Environmental Protection Unit	No objection to the proposal.

Where the local Community Council requested consultation, their comments appear above.

4. PUBLIC REPRESENTATION

During consideration of the application, no letters of objection or representation were received.

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:

SC02 - Windfall Housing Development Within the Urban/Village Limit

SC08 - Infill Development and Subdivision of Plots

5A. MATERIAL CONSIDERATIONS

Falkirk Council Supplementary Guidance

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 SC2 - It is not considered that a satisfactory level of residential amenity could be achieved at the site, in regard to both the existing neighbouring properties and the proposed site. It is also not considered that Policy SC8 (Infill Development and Subdivision of Plots) can be satisfied in regard to the proposed sub-division. It is therefore considered that the proposal does not accord with Policy SC2.

Policy SC8 - It is not considered that the area of land would allow an adequate disposition of a dwelling to be in-keeping with the townscape character of the area. The site would also not allow for an adequate area of garden ground to be provided for a proposed dwelling, with limited or no area available for private garden ground. It is also considered that the neighbouring flatted dwellings garden area would be affected in terms of the current amenity enjoyed, due to the sites position. The proposed vehicular access and parking required at such a site could be provided, however, the on-site parking allocation would further reduce the already limited area that would be available for garden ground. It is therefore considered that the proposal does not accord with Policy SC8.

Falkirk Council Supplementary Guidance

Falkirk Council Housing Layout and Design Supplementary Planning Guidance Note - It is not considered that the proposed site could allow for a harmonious fit with the existing layout, style and character of buildings surrounding the site. It is not considered that the site could achieve private garden ground with adequate size and amenity, if any could be created at all, given the sites position. The site is also not considered to offer an appropriate gap site which could be sympathetically filled. It is therefore considered that the proposal does not accord with the Falkirk Council Housing Layout and Design Supplementary Planning Guidance Note.

7. CONCLUSION

It is considered that the proposal is not acceptable development, as it is not in accordance with Policy SC2 and SC8 of the Falkirk Council Local Plan.

8. RECOMMENDATION

Refuse Planning Permission in Principle

Refusal is recommended for the following

Reason(s):

1. The proposed development does not accord with the terms of Policy SC2 and SC8 of the Falkirk Council Local Plan. A satisfactory level of residential amenity could not be achieved at the site for both the existing and proposed residents, the disposition of the site would not allow for the

townscape character of the area to be adequately continued and the site would not allow for adequate private garden ground to be provided.

Informative:

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


Director of Development Services

6.10.16
Date

Contact Officer : Stephen McClure
(Planning Officer) 01324 504702

Reference No. P/11/0472/PPP



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 in Principle

Agent

Neil McFadyen
1 Bellevue Street
Falkirk
FK1 1SB

Applicant

Ms Marion Thomson
32 Edward Place
Skinflats
Falkirk
FK2 8NL

This Notice refers to your application registered on 9 August 2011 for permission in respect of the following development:-

Development Erection of Dwellinghouse at

Location 32 Edward Place, Skinflats, Falkirk, FK2 8NL

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/>. In accordance with the plans docketted or itemised in the attached informatives as relative hereto, Falkirk Council, in exercise of its powers under the above legislation, hereby

Refuses Planning Permission in Principle

The Council has made this decision for the following reasons.


Reason(s):

1. The proposed development does not accord with the terms of Policy SC2 and SC8 of the Falkirk Council Local Plan. A satisfactory level of residential amenity could not be achieved at the site for both the existing and proposed residents, the disposition of the site would not allow for the townscape character of the area to be adequately continued and the site would not allow for adequate private garden ground to be provided.

Informative(s):

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

7 October 2011


Director of Development Services

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.

Special Needs and Affordable Housing

- 4.14 It is recognised that the majority of the new housing to be provided under Policy SC1 above will be for owner occupation. Falkirk Council has an existing stock of 16,852 houses for rent (24.2% of the housing stock in 2007) and there is a small stock of units rented by housing associations (3,049 or 4.4% of stock). In addition, there is a large stock of former local authority housing which provides a pool of good quality, affordable housing.
- 4.15 Research, published by Communities Scotland in November 2006, showed that Falkirk Council area had moved into the category of net need for affordable housing. This is a significant change from the historic position which was that housing in the Falkirk Council area was relatively affordable. The Council's own research on affordable housing need (2006) found that the picture of relative affordability had diminished, and while there was still a supply of affordable housing quantitatively across the Council area, some localities were now experiencing particular shortages. Further work carried out by independent researchers in 2007 confirmed the scale of differential need between the various settlement areas of the council. Therefore, there is now a more urgent need to create a supply of affordable housing. A fundamental requirement is land for affordable housing, and the Council's first preference is for on site provision. If this is deemed to be not achievable, the Council will consider off site provision, or as a last resort, the payment of a commuted sum to contribute to the provision of affordable housing elsewhere in the area. The Council intends to secure provision through partnership working with Scottish Government Housing and Regeneration Directorate, local Registered Social Landlords and private developers.
- 4.16 A key role for the private sector, in accordance with the SPP, will be to contribute to the provision of choice across the housing market area. Policy SC4 sets out specific requirements which seek to achieve this through ensuring, in larger housing developments, there is a diversity of house types and tenures in order to create mixed and socially inclusive communities, as advised by PAN2/2010. The Council's priority will be to deliver social rented housing, but consideration will be given to shared ownership or shared equity housing where considered appropriate. Further guidance is provided in the Council's SPG Note on Affordable Housing.

4.17

SC4 SPECIAL NEEDS AND AFFORDABLE HOUSING

For large new housing developments, the Council will require a diversity of house types and tenures in order to create mixed communities. In particular there will be a requirement across the Council area for new housing sites of 100 units and over to provide 15% of the total number of units as affordable or special needs housing. In the settlement areas of Larbert/Stenhousemuir, Polmont and District and Rural North, where there is an identified shortfall in affordable housing provision, there will be a requirement for sites of 60 units and over to provide 25% of the total number of units as affordable or special needs housing. Acceptable approaches could include:

- (1) Provision of general needs social rented houses;
- (2) Provision of social housing for people with particular needs (specifically the elderly and physically disabled); or
- (3) Provision of shared equity or shared ownership housing

Developers will be expected to work in partnership with the Council, the Scottish Government Housing and Regeneration Directorate and Registered Social Landlords to comply with this policy. The Council will apply a sequential approach to the delivery of affordable housing:

- On site provision
- Off site provision
- Commuted sum payment.

Infill Development and Plot Subdivision

- 4.30 The quality of residential areas can often be threatened by inappropriate infill development, sometimes termed 'town cramming'. Infill proposals, particularly where they involve the subdivision of the curtilage of existing houses, frequently take little account of the overall grain of the surrounding area, or of the setting and amenity of neighbouring properties. Policy SC8 seeks to prevent insensitive infill whilst allowing development where a legitimate opportunity exists and can be integrated successfully into the urban fabric.

4.31

SC8 INFILL DEVELOPMENT AND SUBDIVISION OF PLOTS

Proposals for the erection of additional dwellings within the curtilage of existing properties or on small gap sites will only be considered favourably where:

- (1) the scale, density, disposition and design of the proposed houses respect the architectural and townscape character of the area;
- (2) adequate garden ground can be provided to serve the proposed houses without an unacceptable impact upon the size or functioning of existing gardens;
- (3) adequate privacy will be afforded to both the proposed houses and neighbouring properties;
- (4) the proposal would not result in the loss of features such as trees, vegetation or walls, such that the character or amenity of the area would be adversely affected;
- (5) the proposed vehicular access and other infrastructure is of an adequate standard; and
- (6) the proposal complies with other Local Plan policies.

Extensions and Alterations to Residential Properties

- 4.32 There is a need to ensure that alterations and extensions to residential properties do not, individually or cumulatively, detract from the environment of residential areas. Policy SC9 sets out the key considerations in determining the acceptability of proposals, dealing with the impact of changes on the integrity of the property itself, on the amenity of neighbouring properties and on the character of the area as a whole. Detailed guidance may be found within the Council's SPG Note on House Extensions and Alterations.

4.33

SC9 EXTENSIONS AND ALTERATIONS TO RESIDENTIAL PROPERTIES

Extensions and alterations to residential properties will be permitted where:

- (1) the scale, design and materials are sympathetic to the existing building;
- (2) the location and scale of the extension or alterations will not significantly affect the degree of amenity, daylight or privacy enjoyed by neighbouring properties; and
- (3) it will not result in overdevelopment of the plot, thereby giving rise to adverse impacts on the functioning of garden ground, or the unacceptable loss of off-street parking.

4.34

Creating and Maintaining Residential Amenity - Actions and Indicators

Actions:

- Prepare development briefs for outstanding housing sites

Indicators:

- Quality as assessed through periodic audit of major built developments against sustainable development principles

Sustaining Communities

ACHIEVING QUALITY COMMUNITY INFRASTRUCTURE

4.35 The Local Plan must consider the land use requirements of a wide range of community infrastructure including education facilities, community halls, open space and recreational facilities, and healthcare provision. The adequacy of provision in each service area varies across the Council area and is influenced by demographic and lifestyle trends and historic patterns of growth and investment. As a general principle, resources need to be focused in the first instance on improving the quality, management and accessibility of existing facilities, although in some instances new or replacement infrastructure are needed. Detailed information on the issues affecting each community, and proposals aimed at addressing them, is set out in the Settlement Statements.

4.36 In general terms, the first priority for the Local Plan is to ensure that there is no overall diminution in the quantity of community provision through development or land use change. Accordingly, Policy SC10 generally prohibits the loss of facilities without a clear justification based on need or alternative means of service delivery, and provides criteria for assessing proposals for new facilities.

4.37

SC10 EXISTING COMMUNITY FACILITIES

- (1) There will be a presumption against the loss of existing community facilities unless the Council is satisfied that there is no longer a need for the facility or an acceptable alternative facility is available; and
- (2) The provision of new community facilities, including churches and places of worship, will generally be supported provided that:
 - The proposal is compatible in terms of scale, character and design with the surrounding area;
 - There is no adverse impact on local amenity
 - There is good access by public transport, on foot and by cycle; and
 - It complies with other Local Plan policies.

Developer Contributions to Community Facilities

4.38 As part of the strategy of 'Sustainable Growth in all our Communities', it is essential that housing growth is matched by a commensurate growth in community infrastructure. New residential development places additional burdens on infrastructure which may already be inadequate. In the context of limited public resources, the onus will be placed on developers to contribute funding for both on- and off-site works to provide, upgrade and maintain community and recreational facilities in these circumstances. Structure Plan Policy COM.5 sets out the context for this and indicates the broad circumstances where provision may be required. Government Circular 1/2010 provides additional guidance on the scope and extent of planning agreements, which are one of the main mechanisms for securing developer contributions.

4.39 In this context, it is the role of the Local Plan to identify areas where infrastructure is, or may become deficient, to identify requirements against specific sites identified in the plan, and to provide a consistent basis, where possible, for determining requirements in respect of windfall sites.

4.40

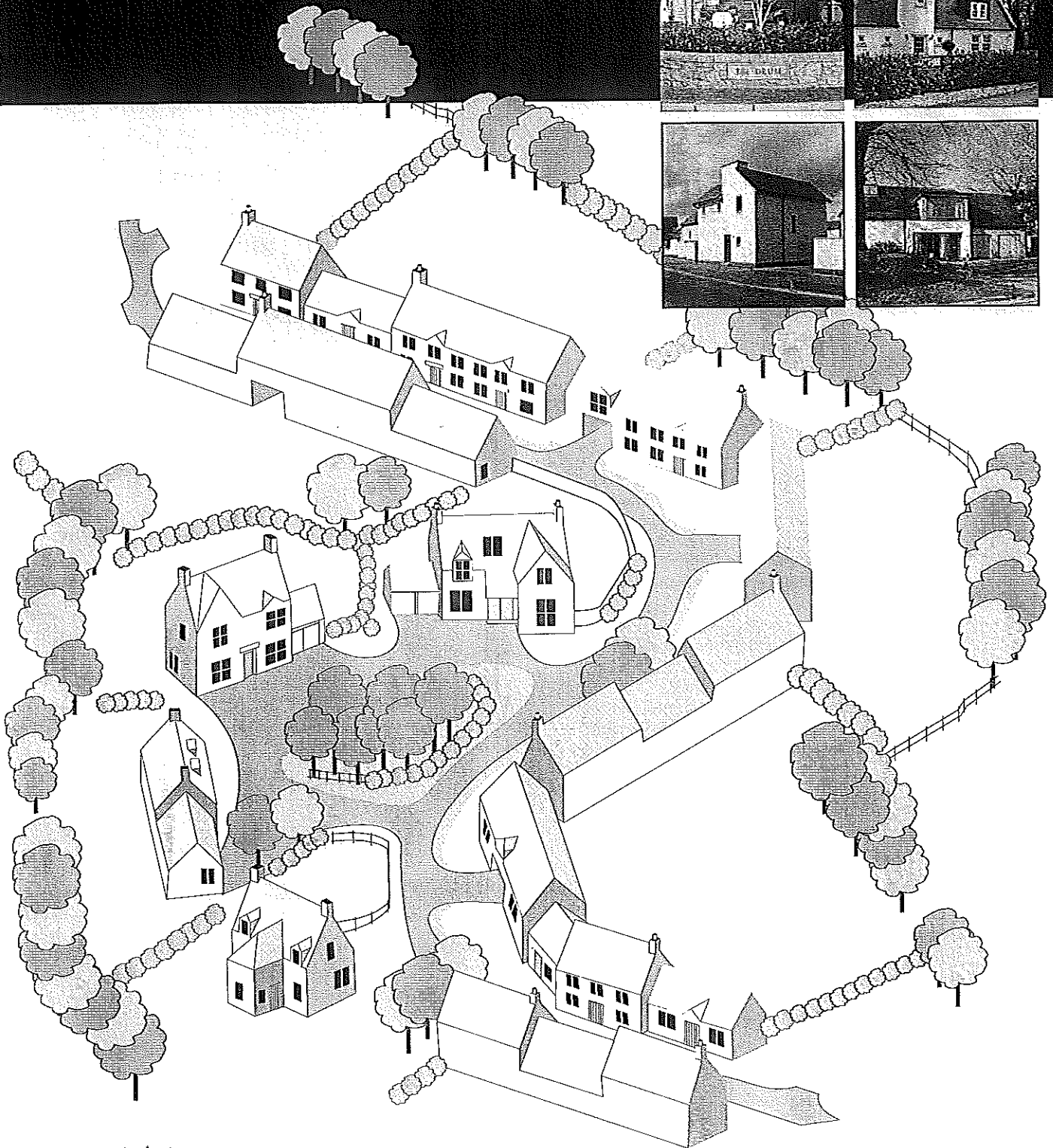
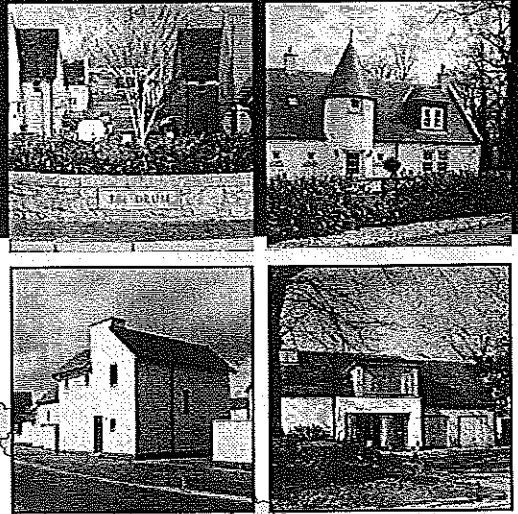
SC11 DEVELOPER CONTRIBUTIONS TO COMMUNITY INFRASTRUCTURE

Developers will be required to contribute towards the provision, upgrading and maintenance of community and recreational facilities where development will create or exacerbate deficiencies in, or impose significantly increased burdens on, existing infrastructure. The nature and scale of developer contributions will be determined by the following factors:

- (1) Specific requirements identified against proposals in the Local Plan or in development briefs;
- (2) In respect of open space, recreational, and education provision, the general requirements set out in Policies SC13 and SC14;
- (3) In respect of other community facilities, any relevant standards operated by the Council or other public agency; and
- (4) Where a planning agreement is the intended mechanism for securing contributions, the principles contained in Circular 1/2010.

Housing Layout and Design

Supplementary Planning Guidance Note



Falkirk Council
Development Services



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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.

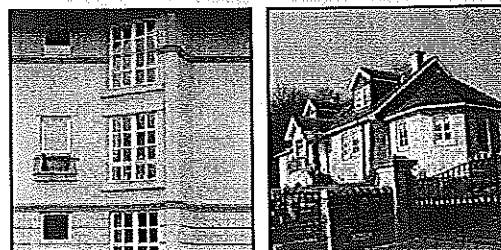
The Council commends the advice set out in this guide.

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1.1 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.

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 Amenities
- 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

1.6 Will the guidance interfere with the Housing Market?

There is no doubt that central and local government planning policies already impact on the freedom of the housing market, for reasons of good town planning and the protection of the environment e.g. restricting development within the most lucrative rural areas outwith the urban limit. However, in the main, housebuilders have adapted to such policies and the profitable redevelopment of degraded brownfield sites within towns is testament to this. It would therefore be reasonable to assume that developers could be similarly flexible and innovative in response to the setting of design standards on housing layout for similar planning reasons.

Most current housing estates consist of uniformly detached and minimally spaced houses. Maximising the number of houses on the site on this basis would appear to be the accepted market approach today. Whilst this guide does not dispute that a site should be developed to its full capacity it considers that the most appropriate form and configuration of development will emerge from a careful urban design analysis of any site rather than from standardised marketing and house spacing factors. Accordingly, joined street enclosure will be promoted in combination and contrasting with truly detached, landscape dominated Arcadian-type houses all as an alternative to the sameness of the suburban model. These of course are the models which created our best traditional town and village settings which the volume builder aspires to emulate and where a strong housing market clearly continues to exist.

The guidance provided should bring to a developer a number of areas where specific savings can be made. The concern with well organised public space to avoid wastage may allow the prudent housebuilder to achieve a denser development where appropriate. The emphasis on grouping and patterning of housing to create character, rather than deriving this from contrasting house designs and finishes, should simplify the building production process. Finally the architectural style promoted, whilst honouring traditional principles of form, composition, vertical proportions and the balance of solid-to-void, seeks a contemporary interpretation of these free from over expensive elaboration. Fussily period imitations will not be generally welcomed.

1.7 How is the design guidance set out?

The design guidance progresses from the broad principles of estate layout to the more detailed aspects of architectural form and aesthetics.

The section on Estate Layout sets down the elements of the public space framework; primary edges, building heights and focal points being the additional urban design aspects relating to this.

The guidance then identifies two alternative house grouping models i.e.

- (i) joined housing enclosing space and
- (ii) detached housing enclosed by space.

This then leads to guidance on appropriate locations for these different models with building height and focal points as associated drivers.

The latter part of the section on Estate Layout section deals with more technical aspects e.g. road design, sloping land, security for public places and individual properties and energy efficiency and climate considerations. Since the guide is aimed at estate layout it only touches incidentally on housing forms at a town scale. However it does incorporate advice on minor developments in backland and gap sites.

Para. 3.1/2 Architectural Form and Aesthetics provides a brief discussion of design principles followed by a simple checklist of design conventions based on the traditional principles of building composition.

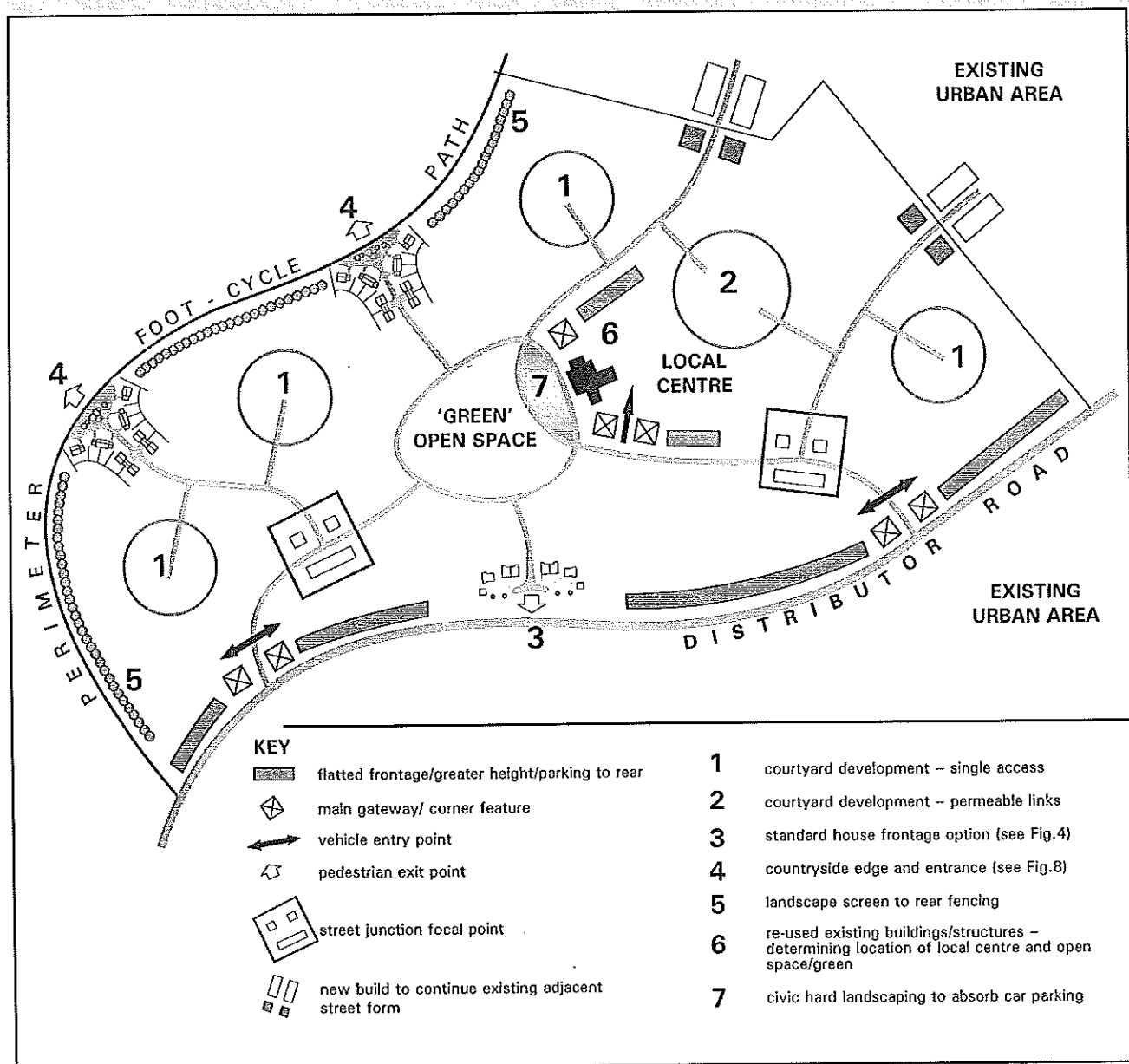


Figure 1 CONTEXT AND PLANNING - TOWN EXTENSION SITE

Feature retention, physical constraints, framework of route linkages and open space, entrances, built edges, corners and focal points.
Building frontages, with direct pedestrian entrance, preferred alongside all public streets and spaces.

2.1 Site Characteristics and Constraints

The essential uniqueness of any new housing development will emerge in the first place from its relationship to and retention of its immediate context, both the physical and the visual elements. This immediate quality may also be critical to the marketing of the development where real heritage and amenity are considered more desirable than imported versions.

Physical: elements will include existing landform and landscape, especially tree groupings. Water courses, streams, ponds or canals have in the past been considered a source of danger or problem, covered over or fenced off. Today they are accepted as a potential amenity to any development and should be acknowledged as such from the start. These water elements will set the framework for the addition of sustainable drainage (SUDS) ponds at the site planning stage and be the key to the location of public open space and biodiversity provision.

Man-made structures on the site should also be appraised for retention and restoration as they can assist in giving a new development a unique identity, e.g. stone walls, industrial archaeology, vernacular farm buildings.

Visual: Whilst clearly, by its very nature, building development will reduce the extent of openness and views into and out of the site, especially attractive spaces and vistas should be identified at the outset for protection and enhancement. The visual character of structures and buildings within and adjacent to the site should be noted for the new architectural character to relate to. Adjacent street forms should be continued into the new site to create natural visual linkages.

Utilities and ground conditions: A utility wayleave across the site which cannot be moved should be identified to ensure that it will lie within new public areas, avoiding private gardens and backland areas. Similarly poor ground conditions, whether for reasons of mineral subsidence or water logging, should create open space features e.g. village greens and community wetlands in any new development.

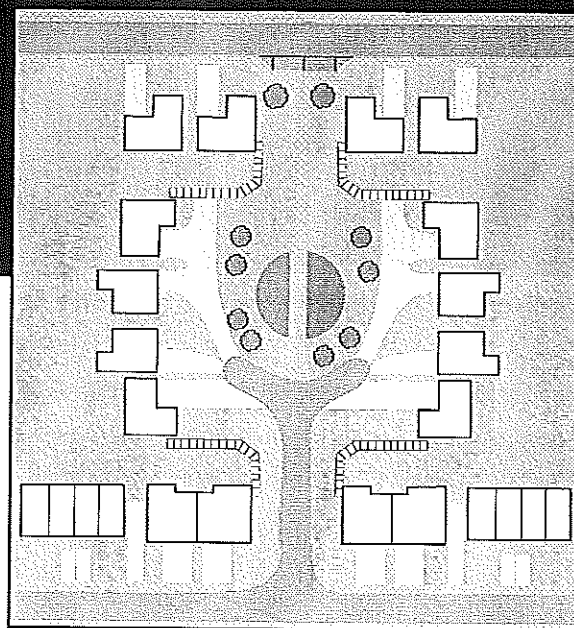


Figure 2 STREET AND COURTYARD SPACE

Contained and symmetrical space, unified frontage design, surveillance, integrated and discreet road geometry



Figure 3 HOUSING AROUND PICTURESQUE OPEN SPACE