

---

**Report to Planning Committee**

---

**Date of Meeting: Thursday 31 October 2024**

---

**Subject: Street Naming Report for Development of Land at  
Branshill, Branshill Road Sauchie**

---

**Report by: Grant Baxter, Planning & Building Standards Team  
Leader**

---

**1.0 Purpose**

- 1.1. To decide on the names of new streets for the development of land at Branshill Road, Sauchie (also known as Sauchie West).
- 1.2. The overall development of this site will eventually comprise approximately 1000 new houses built in multiple separate phases over the next decade. At this time it is not yet known how many street names will eventually be required and in order to reduce the number of street naming reports submitted to Committee, it is considered an opportune time to provide a sufficient number of names to cover future phases of the overall development.
- 1.3. The first phase (Phases 1a & 1b) consists of the erection of 122 dwellings, the layout of which lends itself to four new streets (one of which will be the main arterial road running through the development including at later phases).
- 1.4. In order to assist the decision process, the report sets out the results of the consultation exercise seeking suggested names for new streets in the development.

**2.0 Recommendations**

- 2.1 It is recommended that the Committee consider the suggestions included in Appendix 4 and approve the new street names.

**3.0 Considerations**

- 3.1. The consultation exercise involved contacting the ward councillors, the community council, Sauchie Community Group, local primary schools, the developer and other interested parties. A full list of the consultees' responses is enclosed at Appendix 3.

- 3.2. The Council is committed, via a Tri-Council agreement (Clackmannanshire, Falkirk and Stirling councils) to adopting particular street naming and numbering conventions and should therefore consider these prior to approving a street name or number. Guidance within that convention states that consideration should be given to ensure names are distinctive... *"no repeating or similar sounding names within the same scheme, development, or area. The practice of using the same name for several streets, differentiated by suffixes such as 'street', or 'road', etc, perhaps within a larger multi-street development, is not acceptable. This is to minimise any potential confusion that may arise in delivering services, particularly emergency service response, in areas with similar sounding street names"*.
- 3.3. In response to the consultation exercise, only one response was received; from the Council's Archives & Records Management Officer, and the "officer comments" column in Appendix 3 identifies individual proposals that are considered to be either inappropriate or not relative to and/or conflict with the guidance included within the Tri-Council Conventions.
- 3.4. The Royal Mail Address Development Centre have been consulted and have confirmed that they have no objections to the names listed in Appendix 4.

#### **4.0 Sustainability Implications**

- 4.1. The recommendation does not have any significant implication. The consultation and research procedure ensures that community participation has been undertaken.

#### **5.0 Resource Implications**

- 5.1 There are no financial implications with regard to this report
- 5.2 Finance have been consulted and have agreed the financial implications as set out in the report. No
- 5.3 There are no staffing implications with regard to this report.

#### **6.0 Exempt Reports**

- 6.1. Is this report exempt? Yes  (please detail the reasons for exemption below) No

#### **7.0 Declarations**

The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

- (1) **Our Priorities** (Please double click on the check box )

Clackmannanshire will be attractive to businesses & people and ensure fair opportunities for all

- Our families; children and young people will have the best start in life
- Women and girls will be confident and aspirational, and achieve their full potential
- Our communities will be resilient and empowered so that they can thrive and flourish

(2) **Council Policies** (Please detail)

Tri-Council Street Naming and Numbering Conventions

**8.0 Equalities Impact**

8.1 Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?

Yes  No

**9.0 Legality**

9.1 It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers.

Yes

**10.0 Appendices**


- 10.1 Appendix 1 - Location Plan
- Appendix 2 - Site Layout
- Appendix 3 – Breakdown of Consultee Returns
- Appendix 4 – List of Suggested Names to be Approved

**11.0 Background Papers**


11.1 Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)

Yes  (please list the documents below) No

**Author**

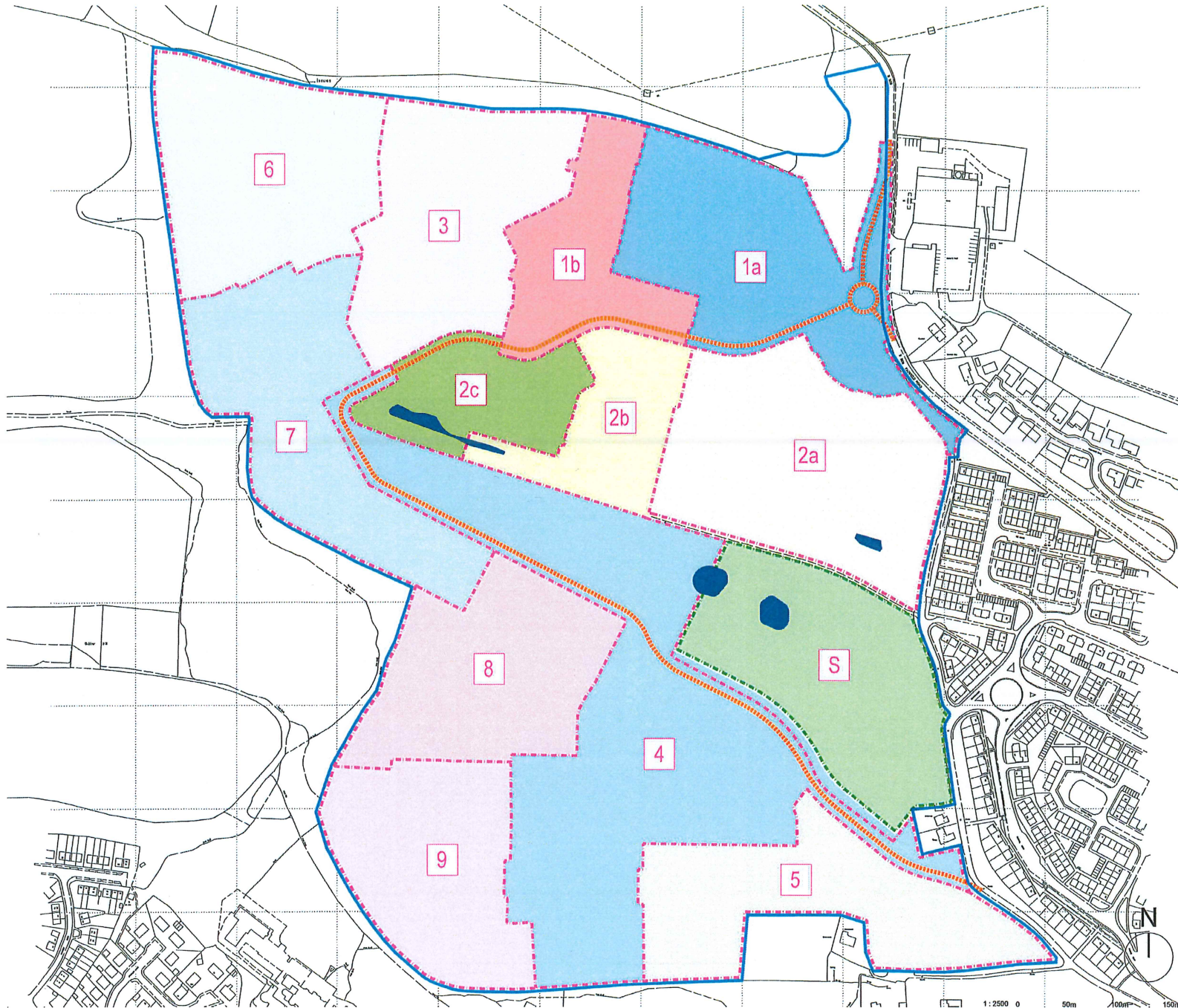
| NAME       | DESIGNATION                                   | SIGNATURE  |
|------------|---|--|
| Mark Grant | Planning & Building Standards Support Officer |  |

**Approved by**

| NAME         | DESIGNATION                               | SIGNATURE  |
|--------------|---|--|
| Grant Baxter | Planning & Building Standards Team Leader |  |



# APPENDIX 1



- KEY**
- PPP APPLICATION BOUNDARY
  - - - - - PRIMARY SPINE ROAD / REALIGNED B800
  - NEW ROUNDABOUT
  - - - - - SCHOOL SITE BOUNDARY
  - END OF LINE SUDS
  - - - - - CONSTRUCTION PHASE BOUNDARY
  - 1a PHASE 1a HOUSING - 71 UNITS (INCLUDES SPINE ROAD) ANTICIPATED COMPLETION NOVEMBER 2027
  - 2a PHASE 2a HOUSING - 87 UNITS (INCLUDES SUDS) ANTICIPATED COMPLETION NOVEMBER 2027
  - 1b PHASE 1b HOUSING - 51 UNITS (INCLUDES SPINE ROAD) ANTICIPATED COMPLETION NOVEMBER 2028
  - 2b PHASE 2b HOUSING - 38 UNITS (INCLUDES SUDS) ANTICIPATED COMPLETION NOVEMBER 2028
  - 2c PHASE 1c HOUSING - 37 UNITS (INCLUDES SUDS) ANTICIPATED COMPLETION NOVEMBER 2029
  - 3 PHASE 3 HOUSING - CIRCA 100 UNITS ANTICIPATED COMPLETION NOVEMBER 2030
  - 4 PHASE 4 HOUSING - CIRCA 100 UNITS (INCLUDES COMPLETED SPINE ROAD) ANTICIPATED COMPLETION MAY 2032
  - 5 PHASE 5 HOUSING - CIRCA 110 UNITS ANTICIPATED COMPLETION NOVEMBER 2033
  - 6 PHASE 6 HOUSING - CIRCA 100 UNITS ANTICIPATED COMPLETION MAY 2035
  - 7 PHASE 7 HOUSING - CIRCA 100 UNITS ANTICIPATED COMPLETION NOVEMBER 2038
  - 8 PHASE 8 HOUSING - CIRCA 100 UNITS ANTICIPATED COMPLETION MAY 2038
  - 9 PHASE 9 HOUSING - CIRCA 110 UNITS ANTICIPATED COMPLETION NOVEMBER 2039
  - S SCHOOL SITE - POTENTIALLY CIRCA 90 RESIDENTIAL UNITS

| E   | 2/24 | Phasing amended  | GL  |
|-----|------|--|-----|
| D   | 8/23 | School site note amended                                   | GL  |
| C   | 6/23 | Anticipated phase completion dates added / phasing revised | GL  |
| B   | 6/23 | Phasing revised  | GL  |
| A   | 6/23 | Phasing required to suit spine road construction           | GL  |
| REV | DATE | DESCRIPTION  | DRN |

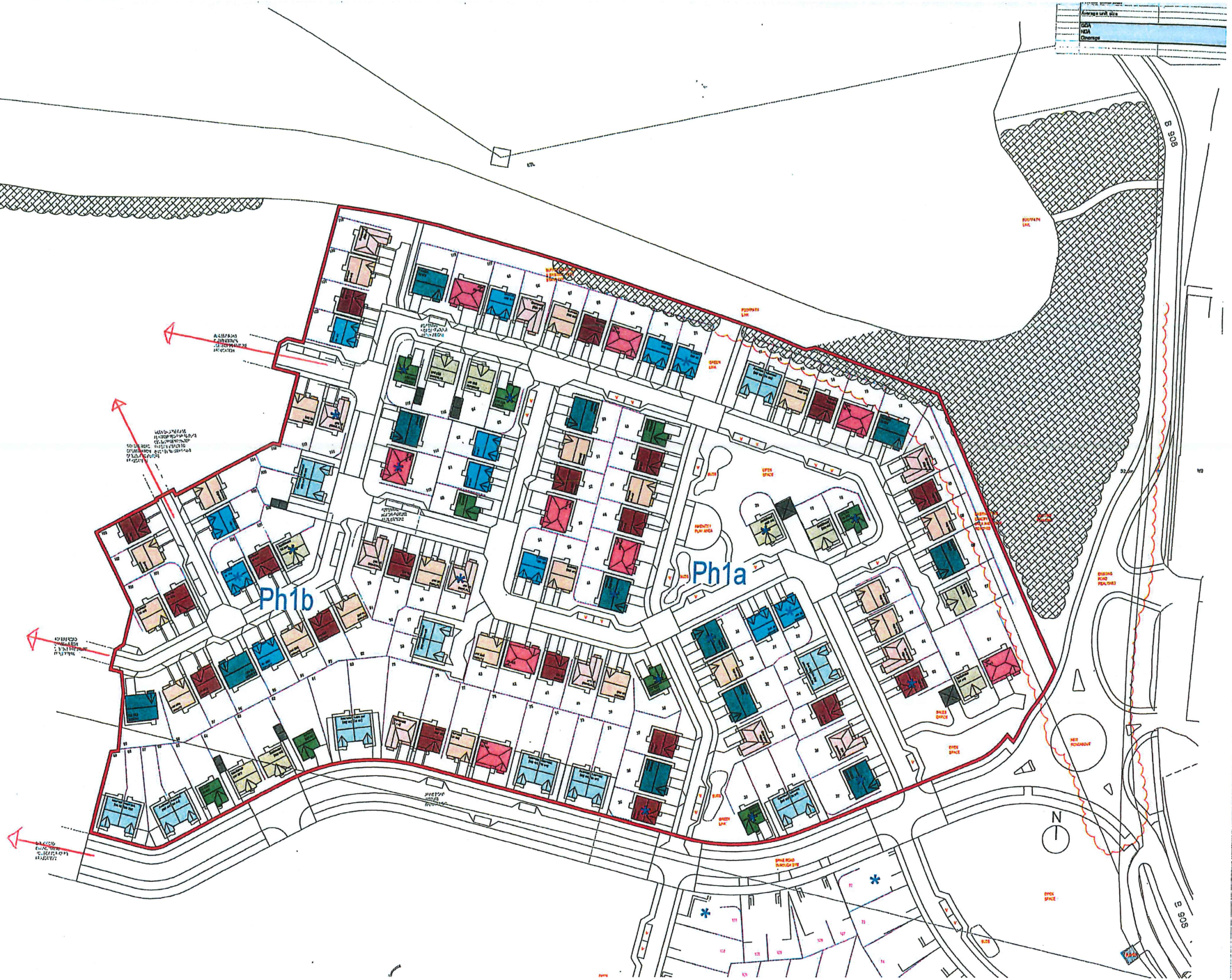
**Bracewell Stirling CONSULTING**

38 WALKER TERRACE, TILlicULTURY, FK13 8EF 01299 750301  
 5 NESS BANK, INVERNESS, IV2 4BF 01463 233760  
 15 LOCHSIDE STREET, OBAN, PA34 4HP 01831 359054

RESIDENTIAL DEVELOPMENT  
 FAIRFIELD, SAUCHIE  
 ALLANWATER DEVELOPMENTS LTD  
 PHASING PLAN

|             |          |        |          |
|-------------|----------|--------|----------|
| SCALE:      | 1 : 2500 | DRAWN: | GL       |
| PAPER SIZE: | A2       | DATE:  | Feb 2024 |

# APPENDIX 2



**APPENDIX 3 – Breakdown of Consultee Returns**

| CONSULTEE                             | SUGGESTION   | SUPPORTING COMMENTS  | OFFICER'S COMMENTS  |
|---------------------------------------|--|--|---|
| Archives & Records Management Officer | <u>Italy Pond</u><br>(associated names)<br>Bonspiel<br>Broom<br>Stone<br>Button Sweep<br><br>Gubber (Hill) | Curling pond behind Inglewood House used by the Alloa Curling Club<br><br><br><br>Land west of development site                          | Used in FK12  |
|                                       | Mine<br><br>Pit<br>Coal<br>Colliery  | Commemorating former mines in the area for example King O’Muirs, Collyland & Auchinbaird   | No conflict but the Council has always steered clear of any mention of mine workings previously |
|                                       | Naysmith   | Dr T G Naysmith – Medical Officer for country 1892-1908 and responsible for the erection of the Combination Infectious Diseases hospital |   |

|  |   |  |  |
|--|---|--|--|
|  | Dumyat<br>Myretoun<br>Coalsnaur<br>Craig Leith<br>West Hill | Names of Ochil Hills visible from the site | <b>Conflict – used widely including FK10</b><br>Used in FK12<br>Used in FK11<br><b>Conflict – used in FK10</b> |
|--|---|--|--|

|  |   |  |              |
|--|---|--|--------------|
|  |   | Based on minerals in the Ochil Hills<br>(The Ochil Hills – an introduction by L Corbett, E K Roy & RC) |              |
|  | Silver<br>Copper<br>Cobalt<br>Iron<br>Lead<br>Calcite |  | Used in FK12 |

|  |  |   |                                |
|--|--|---|--------------------------------|
|  |  | Based on wild plants in the Ochil Hills<br>(The Ochil Hills – an introduction by L Corbett, E K Roy & RC) |                                |
|  | Whin<br>Gorse<br>Bluebell<br>Bell Heather<br>Tormentil |   | <b>Conflict – used in FK10</b> |



|  |  |  |  |
|--|--|--|--|
|  | Sorrel<br>White Clover<br>Meadow Buttercup<br>Ladies Mantile<br>Yarrow<br>Blaeberry<br>Harebell<br>Foxglove<br>Wood Sage<br>Rockrose<br>Storksbill<br>Fairy Fax<br>Autumn Hawkbit<br>Field Madder<br>Sundew<br>Bog Asphodel<br>Marsh Marigold<br>Bracken<br>Fern |  |  |
|--|--|--|--|

Appendix 4 – List of Suggested Names to be Approved

|                  |                |
|------------------|----------------|
| Bonspiel         | Harebell       |
| Stone            | Foxglove       |
| Button           | Wood Sage      |
| Sweep            | Rockrose       |
| Gubber Hill      | Storksbill     |
| Naysmith         | Fairy Fax      |
| West Hill        | Autumn Hawkbit |
| Copper           | Field Madder   |
| Cobalt           | Sundew         |
| Iron             | Bog Asphodel   |
| Lead             | Marsh Marigold |
| Calcite          | Bracken        |
| Gorse            | Fern           |
| Bluebell         |                |
| Bell Heather     |                |
| Tormentil        |                |
| Sorrel           |                |
| White Clover     |                |
| Meadow Buttercup |                |
| Ladies Mantle    |                |
| Yarrow           |                |
| Blaeberry        |                |