

COMPARABLE REFERENCE PROJECTS

BELLSDYKE LARBERT



Site Facts

Location

Larbert, Falkirk

Local Authority

Falkirk District Council

Lead Developer

Persimmon Homes

Agent

N/A

Masterplanner

Turley Associates

Housebuilders

Persimmon Homes, Cala Homes,
Link Housing Association

Annual Management Charge

£54/plot ex VAT (partial handover)

Management Structure

All infrastructure open space to be owned and managed by Greenbelt. All internal phase open space to be owned in common by plot owners within each phase and managed by Managing Agents on behalf of the plot owners.

At a glance

Location: Falkirk

Developers: Persimmon and
Cala Homes

Area: 36,000m²

Accessed: 2006

Properties: 1800 (currently)

Type: Greenspace

Site Features

Amenity Open Space

3.6 HA

Equipped Play

1 NEAP and 2 LEAP

Woodland

0.6HA of existing woodland and 3.4 HA of new woodland

Designated Habitat

SINC (Site of Interesting Nature Conservation)

Footpaths

860m of whin paths and 1.2km of tarmac footpaths/cycle ways

SUDS

4 attenuation basins all averaging 0.9 HA in size

All about Bellsdyke

Located in Central Scotland, this 1800-house development was a former hospital site and is being built by Persimmon and Cala Homes. Along with the houses there is a vibrant retail area, primary school and commercial zone.

The beautiful development has also been designed to incorporate a 'Site of Importance for Nature Conservation' (SINC) within its extensive infrastructure. This area was identified by Falkirk District Council as vital and must be retained, protected, managed and maintained to secure its value to the surrounding community.

This area consists of woodland, scrub and marsh vegetation with glades of rush-pasture in the south.

The habitat also features an area of wet bog and wet woodland and is stipulated as a 'Local Biodiversity Action Plan' priority habitat. This is rare to this area of Central Scotland. It has previously recorded excellent diversity of approximately

100 plant species and that is increased greatly by an array of marsh and bog species, including great numbers of mosses and fungi.

The development's features will be of great value for breeding birds and bats species. Its urban fringe location, meanwhile, makes it all the more important as a haven for wildlife.

How we made this possible

In 2006 Greenbelt were asked to participate in the masterplan discussions with the lead consultants and lead developers. This process ran for four years while Persimmon and Cala sought to purchase the land from Health Board (Forth Valley) and obtain planning consent for the development.

Greenbelt's appointment was confirmed in 2009 to manage and take ownership of all the green infrastructure open space on the development. Deed of Condition plot wording was agreed in 2010. The main contract with the lead developers and landowner (Scottish Ministers) was completed in 2012.

SUDS

Four large SUDS basins not only help mitigate potential flooding but also form major aesthetic features, providing biodiversity – including offering a home to nesting swans.





Biodiversity

Greenbelt focus strongly on sustainable environments and Bellsdyke has been designed to incorporate a 'Site of Importance for Nature Conservation' within its extensive infrastructure.



Due to the size of the extent of the open spaces, Falkirk District Council and the lead developers decided that infrastructure open space which included many complex features could not be left to the homeowners to manage. These areas needed to be managed by a single entity for the long term, so Greenbelt were appointed to facilitate this.

Public open space within each phase was deemed 'non-strategic' and so it was decided to give a degree of control of this open space to the homeowners of each phase. Each individual phase of development contains a small Local Area of Play plus incidental open space.

Individual Managing Agents have been appointed by the housebuilders to manage this open space on behalf of the homeowners within each phase, with each plot receiving one annual bill from Greenbelt and one annual bill from their Managing Agent.

Greenbelt ensured information packs were issued to all sales centres on-site so homebuyers would know exactly what the service charge was and had a site plan highlighting all public open spaces.

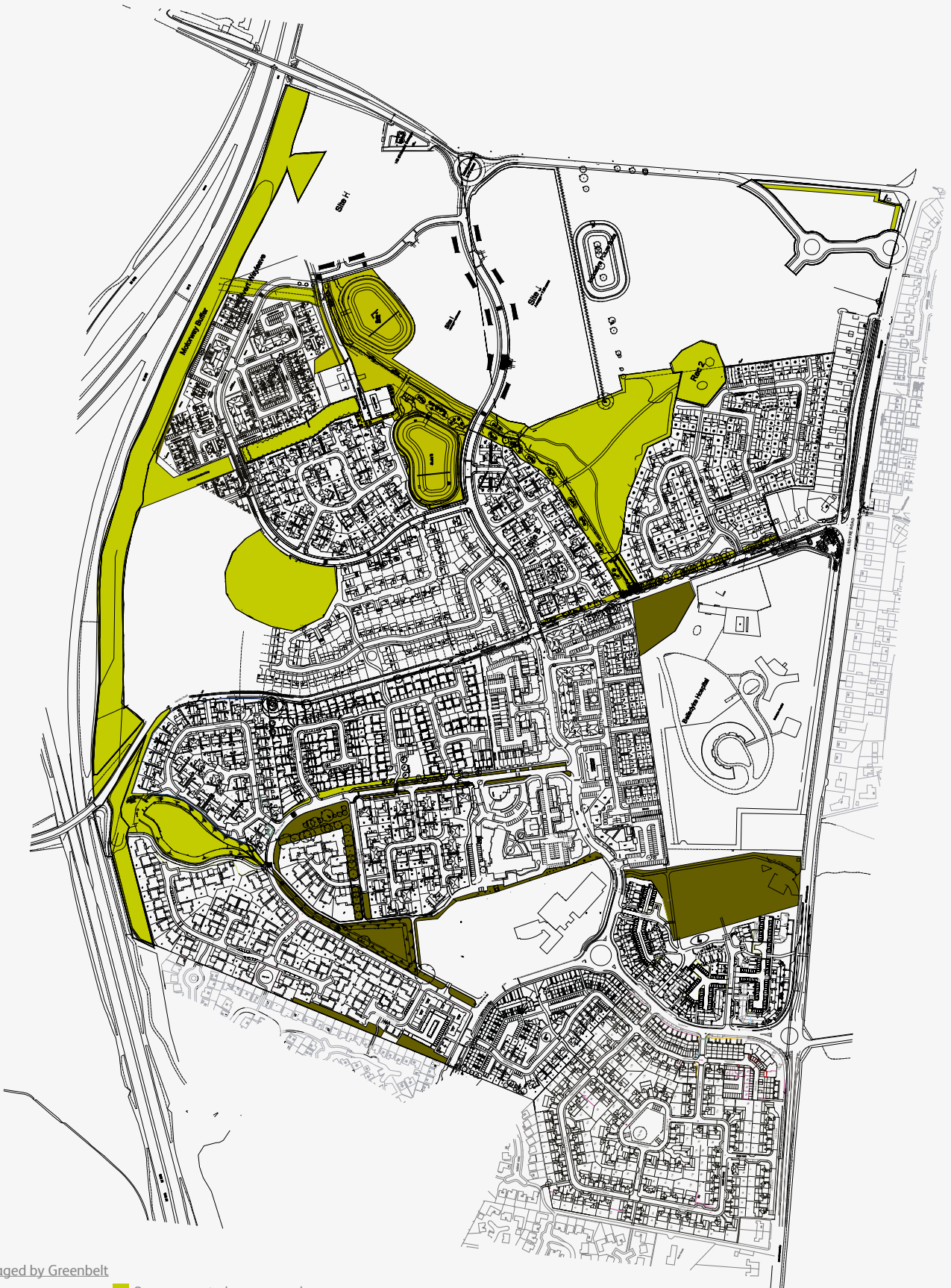
As each house phase was completed, Greenbelt would meet with the homeowners of that phase and explain the service in more detail.

Greenbelt began adopting the public open spaces in 2015 and currently 1200 of the plots are now billed.

Greenbelt were also appointed to prepare landscape detailed plans for Phase 2 of the development and submit these to the Local Planning Authority. The design work was carried out in-house by Landscape Architects.

Greenbelt were later appointed to implement all the public open space landscaping within Phase 2. Again, there have been no delays with defects liability periods – the handover to Greenbelt is instantaneous when the planting operations begin.

BELLSDYKE, LARBERT



Managed by Greenbelt

■ Open space

■ Open space to be managed