

Morris, John

From: Collins, Kevin
Sent: 15 May 2012 09:35
To: adtm1dmbcorr
Subject: Planning Application P/12/0241/PPP
Attachments: oledata.mso

Please see the Transport Planning Unit's comments on the previous application P/08/0617/OUT. These comments will be valid for the current application.

Development Services

Memo

To: David Paterson-Planning Officer

From: Sean McCabe - Transport Planning Unit

Date: 7 August 2008 **Enquiries:** 4965 **Fax:**

Our Ref: TP10/00SMC **Your Ref:**

Application No: P/08/0617/OUT

Proposal: Development of Land for Residential Purposes

Application Type: Outline Planning Permission

Location: Land To The West Of 65 Slamannan Road, Slammanan Road, Limerigg

Applicant: James Bell Limerigg Limited

Thank you for supplying details of the above planning application. The Transport Planning Unit has the following comments to make.

1. Access

Access and Visibility Splays should be in accordance with the Council's Design Guidelines and to the satisfaction of the Roads Development Team

2. Parking

Car parking provision should be in accordance with the Council's Design Guidelines and to the satisfaction of the Roads Development Team

3. Pedestrian Facilities

Unable to comment until the size of the development is determined.

4. Cycling Facilities

Unable to comment until the size of the development is determined.

5. Bus Access

No additional public transport facilities will be required. The existing public transport facilities are well within reasonable walking distance of the proposed development.

6. Travel Plan

Unable to comment until the size of the development is determined.

I trust you will find these comments of use when determining this planning application.



c.c. Roads Development Team

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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.

Richard Teed: Senior Forward Planning Officer

Sealock House, 2 Inchyra Road,
Geangemouth, FK3 9XB.

Phone:01324 506621 Fax:01324 506601 Email:Richard.teed@falkirk.gov.uk



Falkirk Council
Education Services

MEMO

To: Kevin Brown
 From: Richard Teed Ext: 6621
 Our Ref: Your Ref: P/12/0241/PPP
 Date: 30th May 2012
 Subject: **Application for Planning Permission in Principle for Residential Development – Slamannan Road, Limerigg**

There is no indication of the number of dwellings likely to comprise this development, so a development of 50 houses is assumed for the purpose of this consultation response.

School Catchments

This application falls within the catchments for Limerigg Primary School, St. Andrew's RC Primary, Falkirk High School and St Mungo's RC High School.

Impact of Development*Limerigg Primary School*

Based on the current ratio of 0.25 pupils per house, we would expect 13 children from this development to enrol at Slamannan Primary School. The school currently has a capacity of 50 pupils and a roll of 38. There is insufficient short and long-term capacity to accommodate a development of this scale in the village.

St. Andrew's RC Primary School

Based on the current ratio of 0.09 pupils per house, we would expect 4 to 5 children from this development to enrol at St Andrew's Primary School. Following the recent rezoning, the school has sufficient long-term capacity to accommodate this development.

Falkirk High School

Based on the current ratio of 0.14 pupils per house, we would expect 7 children from this development to enrol at Falkirk High School. The school currently has no projected capacity pressures, so can accommodate the additional pupils from this development.

St Mungo's RC High School

Based on the current ratio of 0.06 pupils per house, we would expect 3 children from this development to enrol at St Mungo's High School. The school is currently experiencing very high occupancies and is projected to reach capacity within 5-10 years. This development would exacerbate these pressures.

Director : Andrew Sutherland

Sealock House, 2 Inchyra Road,
Grangemouth, FK3 9XB.
Telephone : 01324 506600
Fax : 01324 506601

Conclusion

This development will necessitate capacity related investment at Limerigg Primary School and exacerbate existing pressures at St Mungo's RC High schools. For that reason Education Services request that, if approved, it is on the condition that the applicant makes the following pro-rata contribution:

(based on assumed 50 dwellings)

Limerigg Primary School:	£2,600 per house	= £130,000 for 50 dwellings
St Mungo's High School:	£850 per house	= £42,500 for 50 dwellings
Total contribution required:	£3,450 per house	= £172,500 for 50 dwellings

It should be noted that a comparable contribution was requested by Education Services and agreed by Planning Committee for the previous application that was approved in 2007.

It should also be noted that the pro-rata contribution for Limerigg Primary School, when combined with a comparable contribution from the other allocated housing site in Limerigg, is not expected to meet the full cost of extending Limerigg Primary, and the council will be liable for some of these costs.

Development Services

Memo

To: Development Management
Kevin Brown

From: Planning and Environment

Date: 2 July 2012

Enquiries: Joyce Hartley (4946)

Fax: 504709

Our Ref: DC/RUR/JH

Your Ref: P/12/0241/PPP

Proposal: Development of Land for Residential Purposes (Renewal of Planning Application P/08/0617/OUT).

Location: Land to the west of 65 Slamannan Road, Slamannan Road, Limerigg,

Applicant:

I refer to your request for a planning policy response regarding the above and would comment as follows:

Development Plan

- 1/ The current Development Plan relevant to this proposal is the Falkirk Council Structure Plan (2007) and the Falkirk Council Local Plan (2010).
- 2/ The site is allocated for housing purposes in the Falkirk Council Local Plan as site H.LIM04, Slamannan Road 3. The principle of residential use on this site is therefore consistent with Local Plan policy.
- 3/ Although the application is in principle, a set of development guidelines has been prepared for this site and allocation H.LIM02, Slamannan Road 2. This replaces the requirement for a planning brief referred to in the Local Plan and should guide the preparation of any future MSC application. I understand that reference to this will be made as an 'informative' to any planning consent that may be issued.

I hope this is useful. Please get in touch if you wish to discuss further.

Joyce Hartley

Schedule COM.5 : Examples of Developer Contributions

Type of Provision	Circumstances Where Provision May Be Required
ENVIRONMENTAL ENHANCEMENT	
Woodland Planting & Management / Landscape Renewal & Enhancement	Sites relating to Greenspace and urban fringe locations, planting/management to reinforce existing or adjacent woodland, to integrate site into landscape setting or impact on designed and historic landscapes.
Habitat Creation & Management	Sites relating to existing wildlife sites or corridors, especially loss of habitat requires mitigation/compensation.
Countryside Access Provision	Sites relating to Greenspace or urban fringe locations and where opportunities exist to enhance the local access network.
Archaeological Investigation / Interpretation	Sites containing archaeological remains.
Historic Building Repair / Conservation	Sites containing buildings of historic or townscape importance.
PHYSICAL INFRASTRUCTURE	
Road Improvements	Sites where improvements will be necessary as demonstrated by Transport Appraisal in order to ensure safe vehicular access for the proposed development.
Public Transport Facilities & Services	Larger sites where access by public transport needs to be secured to meet sustainability objectives.
Pedestrian / Cycling Facilities	Sites where pedestrian/cycle links into the wider network and to key community/public transport nodes need to be established.
Sewerage Improvements	Sites where additional sewerage infrastructure must be provided in order to serve the development.
COMMUNITY FACILITIES	
Open Space Provision / Maintenance	All housing sites must provide for, or contribute to, open space on- or off-site, as well as maintenance.
Play Area Provision / Maintenance	All housing sites must provide for, or contribute to, play facilities on- or off-site, as well as maintenance.
School Facilities	Sites where school capacity/facilities are inadequate to cope with the proposed development.
Community / Sports Halls	Sites in areas where there is a recognised deficiency in the quantity or quality of provision.
Health Care Facilities	Sites in areas where there is a recognised deficiency in the quantity or quality of provision.
Shopping Centre Enhancement	Major housing developments in areas where the environment of the local centre requires upgrading. Out-of-centre retail developments where impact on an existing centre requires mitigation.

POLICY COM.6**OPEN SPACE AND RECREATIONAL FACILITIES**

The Council will seek to ensure that a satisfactory distribution and quality of open space and recreational facilities exists across the Council area. Accordingly:

- 1 the loss of open space and recreational facilities will not normally be permitted except where, as part of a community-wide assessment of provision, it is demonstrated that the loss will have no adverse impact on visual or recreational amenity and will release resources for qualitative improvements to facilities in the community as a whole;
- 2 Local Plans will identify and seek to address any remaining localised deficiencies in provision;
- 3 resources will generally be concentrated on improving the quality, management and accessibility of existing provision; and
- 4 all new housing development must contribute to the provision and maintenance of open space and recreational facilities either through on-site provision or contributions to off-site provision. Standards will be set out in Local Plans based on the provision of 2.8ha per 1000 persons.

4.21 The provision of public open space and recreational facilities is an important determinant of quality of life within communities. Overall, Falkirk Council enjoys a relatively good level of provision, which will be significantly enhanced given wider community access to the Falkirk Schools Project schools. However, this broad picture masks some localised deficiencies and issues associated with the quality of provision.

4.22 Given this background, the strategy is to avoid the loss of open space and facilities, except where a comprehensive assessment of physical resources in an area suggests that rationalisation can result in an overall improvement in the quality of provision. This may occur, for example, where an area of open space is making little effective contribution to quality of life in a community, and its disposal would make resources available for upgrading of another piece of open space. Although Local Plans will continue to identify any remaining quantitative deficiencies in communities, the emphasis will be on using resources to improve the quality of existing infrastructure. The Council's Culture and Leisure Strategy will assist in determining the role of different parks and facilities and establishing priorities for enhancement.

4.23 It is important that new housing development addresses the additional demand which it generates for open space and leisure. Traditionally, open space and play facilities have been provided on-site, but contributions to existing or new off-site provision will be considered as an alternative, particularly in the case of smaller sites following consultation with the local community. In this way, additional resources can be brought to bear on achieving qualitative improvements. It will be for Local Plans to set out detailed standards which individual developments will have to meet.

Sustaining Communities

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.

Sustaining Communities

4.48

SC13 OPEN SPACE AND PLAY PROVISION IN NEW RESIDENTIAL DEVELOPMENT

New development will be required to contribute to open space and play provision. Provision should be informed by the Council's open space audit, and accord with the Open Space Strategy and the SPG Note on Open Space and New Development, based on the following principles:

- (1) Open space and facilities for play and outdoor sport should be provided based upon the quantitative, qualitative and accessibility standards, and the priorities for improvement, set out in the Open Space Strategy.
- (2) Financial contributions to off-site provision, upgrading, and maintenance, as a full or partial alternative to direct on-site provision, will be sought where
 - existing open space or play facilities are located nearby and are able to serve the development through suitable upgrading;
 - in residential developments, the size of the development falls below the threshold of 10 houses or where it is otherwise not practical, reasonable or desirable to provide facilities on site; or
 - as part of a co-ordinated approach, a centralised facility is the optimum solution to serving a number of different developments in an area; or
 - The Open Space Strategy indicates that there is a sufficient amount of open space in the area, and that priority should be given to qualitative improvements to existing open space.

The required financial contribution per house will be set out in the SPG Note on 'Open Space and New Development'.
- (3) The location and design of open space should be such that it:
 - forms an integral part of the development layout, contributing to its character and identity;
 - is accessible and otherwise fit for its designated purpose;
 - links into the wider network of open space and pedestrian/cycle routes in the area;
 - sensitively incorporates existing biodiversity and natural features within the site;
 - promotes biodiversity through appropriate landscape design and maintenance regimes; and
 - enjoys good natural surveillance.
- (4) Developers must demonstrate to the Council that arrangements are in place for the management and maintenance of open space, including any trees, paths, walls, structures, and play areas which form part of it.

Education

- 4.49 Access to local school facilities, both primary and high schools, in suitable accommodation and at appropriate class sizes, is an essential requirement for new housing. In overall terms it is anticipated that there will be adequate capacity in existing and proposed new schools to accommodate the residential development permitted by the Local Plan. However, there are localised areas where school improvements may be necessary.

- 4.50 Having replaced five of its secondary schools under Scotland's first schools PFI project in 2000, the remaining four schools have also now been rebuilt under the Community Schools project. In addition, new non-denominational primary schools have been built at North Larbert and Maddiston, and a new denominational primary school is planned for the Larbert/Stenhousemuir area. In addition, where a known housing site is identified and school capacity is an issue that has to be addressed through developer contributions, this is noted against the relevant proposal.

- 4.51 Windfall sites may raise issues concerning school capacity. Such proposals will be assessed in terms of Policy SC14 below. Where capacity problems exist, contributions will be sought unless increases in capacity are not possible or will prejudice the Council's education policies. It is the Council's preference that primary schools do not exceed 2-stream capacity (430) pupils.

4.52

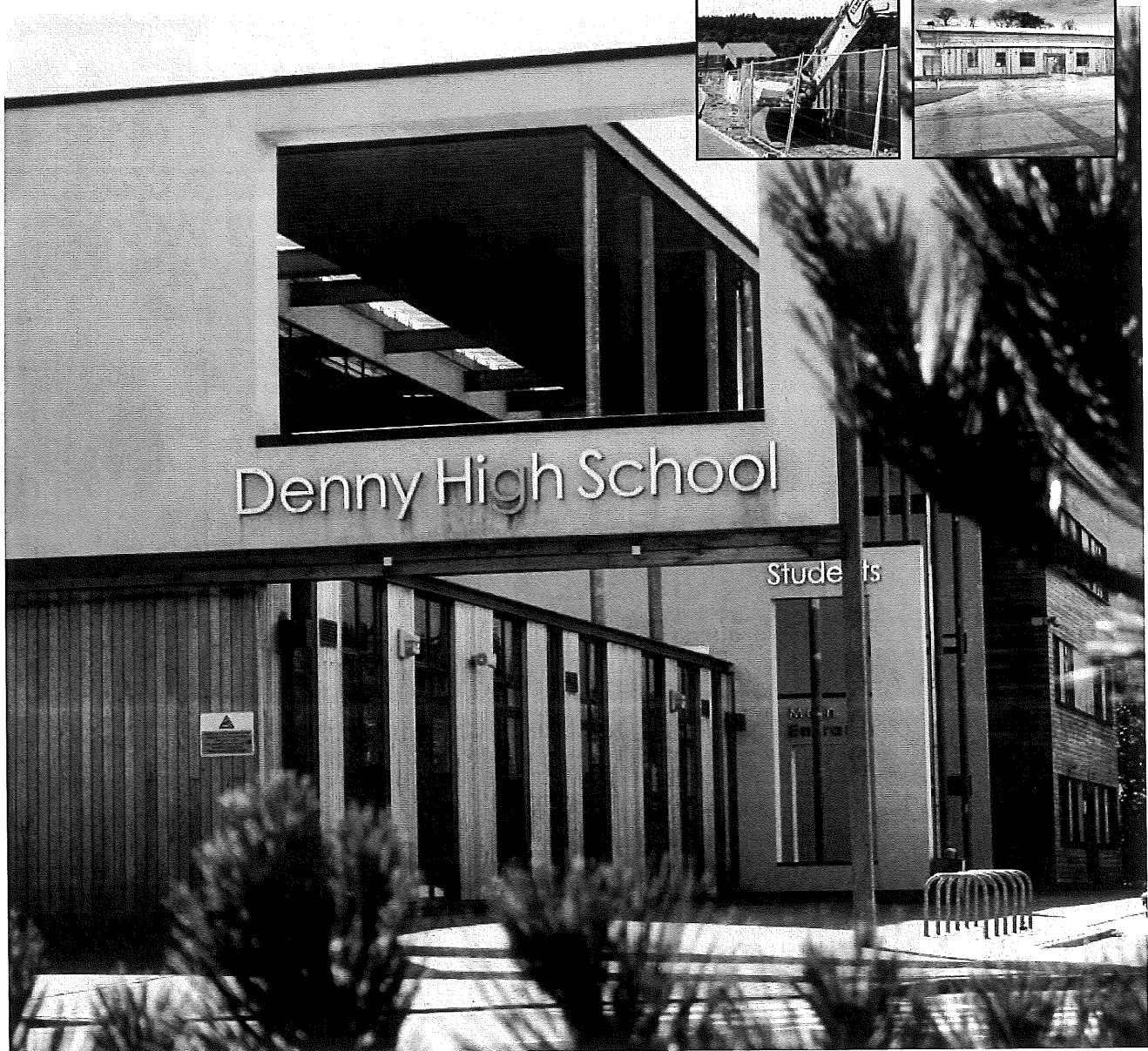
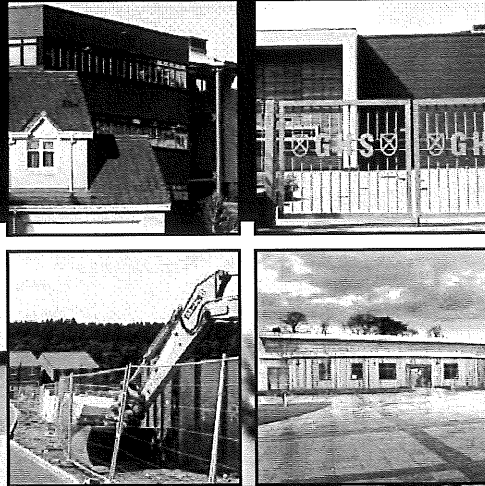
SC14 EDUCATION AND NEW HOUSING DEVELOPMENT

Where there is insufficient capacity within the catchment school to accommodate children from new housing development, developer contributions will be sought in cases where improvements to the school are capable of being carried out and do not prejudice the Council's education policies. The contribution will be a proportionate one, the basis of which is set out in the SPG Note Education and New Housing Development. In cases where the school cannot be improved in a manner consistent with the Council's education policies, the development will not be permitted.

- 4.53 There is increasing demand for nursery and child care facilities either through new development or changes of use of existing buildings. Such proposals will be favourably considered provided the criteria set out in Policy SC15 are met.

Education and New Housing Development

Supplementary Planning Guidance Note
August 2011



Falkirk Council
Development Services

