

Appendix 1

Falkirk Local Development Plan Modifications to the Proposed Plan

Issue	Reporter's Modification	Other Requisite Modifications
1. Vision	Include an explanation in either the supporting text for Policy D02 or the Appendix 7 glossary of the source relied upon in defining the term 'sustainable development'.	Insert the following definition into Appendix 7 Glossary: <i>"Sustainable Development: Development that meets the needs of the present without compromising the ability of future generations to meet their own needs (The Brundtland Definition. Our Common Future, The World Commission on Environment and Development, 1987)".</i>
2. Strategic Housing Land	Insert the following into Policy HSG01, and renumber the remainder accordingly: <i>"2. The council will monitor and update the effective housing land supply figures annually to make sure that a minimum five year supply is maintained at all times. If this Housing Land Audit process identifies a shortfall in the effective land supply, the council will consider supporting sustainable development proposals that are effective, in the following order of preference:</i> <ul style="list-style-type: none"> <i>• Urban Capacity sites</i> <i>• Additional brownfield sites</i> <i>• Sustainable greenfield sites</i> <i>In doing so, account will be taken of other local development plan policies and of any adverse impacts that would significantly and demonstrably outweigh the benefits of the proposal."</i>	None.
3. Bo'ness and Muirhouses Housing Sites	Change the wording of the last Site Comment for allocation H04 – South Street/Main Street, Bo'ness in Appendix 1 to read: <i>"Within Pipeline Consultation Zone which will limit the development capacity of the site."</i>	None.
4. Bonnybridge and Banknock Housing Sites	1. Amend the third bullet in the Site Comments in Appendix 1 for Allocated Housing Site H13 - Seabegs Road, High Bonnybridge to read:	None

	<p><i>“Site abuts the Antonine Wall World Heritage Site (WHS). Detailed heritage assessment required, to demonstrate the extent of the impact on the setting of the scheduled monument in the vicinity. Should be developed sensitively to avoid an adverse effect on the setting of the WHS and scheduled monument.”</i></p> <p>2. Amend the third bullet in the Site Comments in Appendix 1 for Allocated Mixed Use Site M15 - East Bonnybridge to read: <i>“Masterplan required which should address a number of issues including the presence of 2 high pressure gas pipelines crossing the site, and the associated health and safety constraints (see relevant HSE guidance).”</i></p> <p>3. Amend the fourth bullet in the Site Comments in Appendix 1 for Allocated Mixed Use Site M15 - East Bonnybridge to read <i>“Site lies within Antonine Wall World Heritage Site (WHS) Buffer Zone and adjacent to Forth & Clyde Canal. Detailed heritage assessment required, to demonstrate the extent of the impact on the setting of the scheduled monuments in the vicinity. Design and layout will have to address impact on the WHS and on the setting of the canal.”</i></p>																	
5. Denny Housing Sites	<p>1. Add the following further bullet to the Site Comments in Appendices 1 and 2 for Allocated Housing site H14 – Former Denny High School: <i>“Site layout to ensure adequate separation between proposed houses and existing houses to the west and north, in the interests of residential amenity.”</i></p> <p>2. Amend the second bullet in the Site Comments in Appendix 2 for Allocated Housing Site H15 – Mydub 1 to include: <i>“....Trees and hedgerows along existing field boundaries to be retained wherever possible, failing which compensatory planting required.”</i></p> <p>3. Amend the site size given for Allocated Housing Site H16 –</p>	<p>Remove reference to Housing Sites H20 and H21 in Denny Settlement Statement and Appendix 1, and remove from Proposals Map.</p> <p>Amend Denny housing allocation numbers in Figure 3.1, Figure 4.5, and Map 3.1 to take account of deletion of housing sites as follows:</p> <table><tr><td></td><td><i>Existing Supply Sites</i></td><td><i>New Proposals</i></td><td><i>Total</i></td></tr><tr><td><i>“Denny</i></td><td><i>787</i></td><td><i>408</i></td><td><i>1195”</i></td></tr></table> <p>Amend total housing figures and flexibility in Figure 3.1 and Map 3.1, to reflect cumulative effect of all changes in allocated sites:</p> <table><tr><td></td><td><i>Existing Supply Sites</i></td><td><i>New Proposals</i></td><td><i>Total</i></td></tr><tr><td><i>“Total</i></td><td><i>6147</i></td><td><i>1762</i></td><td><i>7909</i></td></tr></table>		<i>Existing Supply Sites</i>	<i>New Proposals</i>	<i>Total</i>	<i>“Denny</i>	<i>787</i>	<i>408</i>	<i>1195”</i>		<i>Existing Supply Sites</i>	<i>New Proposals</i>	<i>Total</i>	<i>“Total</i>	<i>6147</i>	<i>1762</i>	<i>7909</i>
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	<p>Mydub 2 in Appendix 1 to 13.4 hectares.</p> <p>4. Delete all reference to Allocated Housing Site H20 – Duke Street 1.</p> <p>5. Delete all reference to Allocated Housing Site H21 – Nethermain Road.</p>	<p><i>Flexibility</i> 17%”</p>												
6. Falkirk Housing Sites	<p>1. Delete all reference to Allocated Economic Development Site ED07 – Firs Park, Falkirk.</p> <p>2. Amend the boundary of Allocated Mixed Use Site M06 – Portdownie, Falkirk to match that shown in the masterplan for the project (CD74) (See Modification Map 1)</p>	<p>Remove reference to Economic Development Site ED07 in Falkirk Settlement Statement and Appendix 1, and remove from Proposals Map.</p> <p>Amend site size for Mixed Use site M06 in Appendix 1 to 15.6 hectares.</p>												
7. Grangemouth Housing Sites	<p>Delete all reference to housing site H34 – Wood Street 3, Grangemouth.</p>	<p>Remove reference to Housing Sites H34 in Grangemouth Settlement Statement and Appendix 1, and remove from Proposals Map.</p> <p>Amend Grangemouth housing allocation numbers in Figure 3.1, Figure 4.9 and Map3.1 to take account of deletion of housing site as follows:</p> <table><tr><td></td><td><i>Existing Supply Sites</i></td><td><i>New Proposals</i></td><td><i>Total</i></td></tr><tr><td>“Grangemouth</td><td>76</td><td>0</td><td>76”</td></tr></table>		<i>Existing Supply Sites</i>	<i>New Proposals</i>	<i>Total</i>	“Grangemouth	76	0	76”				
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8. Larbert and Stenhousemuir Housing Sites	<p>Allocate the suggested site shown on council Plan 8.3 at Pretoria Road and Denny Road, Larbert, for housing development (Modification Map 2).</p>	<p>Insert new site H75 Pretoria Road in Larbert & Stenhousemuir Settlement Statement (Figure 4.12) under ‘Other Sites’ and in Appendix 1 as follows:</p> <table><tr><td>“Ref No.</td><td>H75</td></tr><tr><td>Site Name</td><td>Pretoria Road</td></tr><tr><td>Site Size (ha)</td><td>1.2</td></tr><tr><td>Housing Capacity</td><td>15</td></tr><tr><td>Status</td><td>New Proposal</td></tr><tr><td>Site comments</td><td>Greenfield infill site between Denny Road and Pretoria Road. Development to take account of new access road to Larbert House/Stables.”</td></tr></table>	“Ref No.	H75	Site Name	Pretoria Road	Site Size (ha)	1.2	Housing Capacity	15	Status	New Proposal	Site comments	Greenfield infill site between Denny Road and Pretoria Road. Development to take account of new access road to Larbert House/Stables.”
“Ref No.	H75													
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Site Size (ha)	1.2													
Housing Capacity	15													
Status	New Proposal													
Site comments	Greenfield infill site between Denny Road and Pretoria Road. Development to take account of new access road to Larbert House/Stables.”													

		Amend Larbert & Stenhousemuir housing allocation numbers in Figure 3.1, Figure 4.11 and Map 3.1 to take account of addition of housing site as follows: <div><div><div><div><i>Existing Supply Sites</i></div><div><i>"Larbert & S'muir"</i></div></div><div><div><i>New Proposals</i></div><div>15</div></div><div><div><i>Total</i></div><div>904</div></div></div></div>
9. Maddiston and Rumford Housing Sites	No modifications.	
10. Polmont and Reddingmuirhead Housing Sites	No modifications.	
11. Airth Housing Sites	Add the following Site Comment to allocation H55 – The Glebe, Airth in Appendix 1: <i>"Design to be sympathetic to adjacent housing and urban edge location in terms of scale and density and boundary treatments."</i>	None.
12. Other Rural North Housing Sites	No modifications.	
13. Rural South (Lower Braes) Housing Sites	No modifications.	
14. Rural South (Upper Braes) Housing Sites	Change the wording of the last Site Comment for allocation H59 – Slamannan Road 1, Avonbridge in Appendix 1 to read: <i>"Within Pipeline Consultation Zone which will limit the development capacity of the site."</i>	None.
15. Business Policies	1. All references to the Grangemouth Freight Hub should be updated to take account of National Planning Framework 3. 2. Strategic Business Locations 1, 2 and 3 should be modified to reflect the Grangemouth Investment Zone from National Planning Framework 3, including on Map 3.3. 3. The Grangemouth Investment Zone should be separated from the Falkirk equivalent. 4. The National Planning Framework 3 National Developments	<u>Vision</u> Amend the first bullet in paragraph 2.1 to read as follows: <i>"At the national level, Scottish Planning Policy (SPP) and the National Planning Framework (NPF3). Within NPF3, four identified National Developments – the Grangemouth Investment Zone; Carbon Capture and Storage Network and Thermal Generation; Central Scotland Green Network; and the National Long Distance Walking and Cycling Network – directly affect the area;"</i>

	<p>should be added to Policy BUS01(1) as priority areas for economic development.</p> <p>5. The Grangemouth Settlement Statement and Appendix 1 should be adjusted to take account of National Planning Framework 3.</p> <p>6. All of what was site ED.GRA09 in the current adopted local plan should be changed from an allocation of BUS03 to BUS02. This change should include housing site H34.</p> <p>7. The last sentence of paragraph 5.67 should be deleted and replaced with <i>“The Proposals Map identifies those areas where change will be considered”</i>.</p> <p>8. Paragraph 5.73 should be deleted and replaced with <i>“Where a planning application falls within a consultation distance, the Council will consider the Health and Safety Executive’s advice and may also take into account advice from the installation owner or operator, as well as site specific information in relation to the hazard, existing uses and regeneration benefits”</i>.</p> <p>9. The first sentence of Part 2 of Policy BUS05 should be deleted and replaced with <i>“The council will give careful consideration to applications for hazardous substances consent (HSC) that would extend major hazard consultation distances within the urban area, to balance the desirability of growth and development at nationally important clusters of industries handling hazardous substances with the possibility of prejudice to the development of sites allocated in the LDP.”</i></p>	<p>In Figure 2.2 Strategic Objectives and Vision, in the bottom right hand cell of the Thriving Communities table, amend the first sentence as follows: <i>“Strategic transport and flood defence infrastructure will have been delivered through Tax Increment Financing (TIF) to unlock the potential of the Falkirk and Grangemouth Investment Zones.”</i></p> <p><u>Spatial Strategy</u></p> <p>In paragraph 3.1, amend the second bullet point to read: <i>“A diverse portfolio of business sites in 4 Strategic Business Locations, focused on the M9/M876/A801 corridor.”</i></p> <p>Amend the third and fourth sentences of paragraph 3.23 to read as follows: <i>“The strategy will be to promote 4 key Strategic Business Locations (SBLs) focussed in the M9/M876/A801 corridor, and the two National Developments related to Grangemouth (Grangemouth Investment Zone and Carbon Capture and Storage Network and Thermal Generation) which are identified in NPF3. These will be the key drivers of economic growth and regeneration for the Falkirk Council area and are critical to the delivery of the ‘My Future’s in Falkirk’ initiative. The location of the SBLs and the National Developments are shown in Map 3.3. and the specific sites which form part of them are listed in the settlement statements.”</i></p> <p>Amend the first sentence of Policy BUS01 (1) to read as follows: <i>“1. The Council will promote the Strategic Business Locations (SBLs) and National Developments identified on Map 3.3 as the priority areas for economic development.”</i></p> <p>Amend Map 3.3. as shown on Modification Map 3, with SBL 3 deleted and SBLs 1 and 2 repositioned and relabelled as follows: <i>“1. Falkirk Investment Zone 2. Grangemouth Investment Zone (including Chemical Cluster) -</i></p>
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		<p><i>National Development (NPF3)</i> Renumber other SBLs accordingly.</p> <p>Amend the last sentence of paragraph 3.14 to read as follows: <i>“This will include the use of limited capital budgets as effectively as possible, considering the merits of prudential borrowing for priority projects and progressing Tax Increment Financing (TIF) as a means of delivering strategic infrastructure improvements connected to the Grangemouth Investment Zone National Development and the Falkirk Investment Zone.”</i></p> <p><u>Falkirk Settlement Statement</u></p> <p>Amend first sentence of paragraph 4.28 to read as follows: <i>“The Falkirk Investment Zone is identified as a Strategic Business Location.”</i></p> <p>In Figure 4.8 under ‘Business’, replace subheading “Falkirk – Grangemouth Investment Zone SBL” with “Falkirk Investment Zone SBL”</p> <p><u>Grangemouth Settlement Statement</u></p> <p>Amend paragraph 4.36 to read as follows: <i>“The Grangemouth Investment Zone is a National Development in NPF3 and is also highlighted as a Strategic Business Location in the LDP. It focuses on the development of the port, where sites are available to support port-related activities (ED15) and associated intermodal distribution functions, and also on the town’s nationally important cluster of chemical industries, which has potential for growth. Substantial brownfield land is available within the Ineos complex in particular (ED16) to accommodate new investment. The town also has further business opportunities adjacent to the M9 at Earlsgate Park (ED12) and Glensburgh (ED13) which contribute to the Grangemouth Investment Zone. Finally, NPF3 identifies Grangemouth as the</i></p>
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		<p><i>location of a further National Development for Carbon Capture and Storage Network and Thermal Generation. ”</i></p> <p>In Figure 4.10 under ‘Business’ delete all SBL sub headings. Group sites ED12-ED17 under new sub-heading “Grangemouth Investment Zone SBL”.</p> <p><u>Supporting Policies</u></p> <p>In paragraph 5.45 and Policy INF09, replace all references to the “Grangemouth Freight Hub” with “Grangemouth Investment Zone”.</p> <p><u>Appendix 1</u></p> <p>In Description and Comments for proposal INF01, first bullet point, replace “NPF2/Grangemouth Freight Hub” with “NPF3/Grangemouth Investment Zone”.</p> <p>In Description and Comments for proposal INF03, INF07 and INF22, replace “Grangemouth Freight Hub” with “Grangemouth Investment Zone”.</p>
16. Falkirk Economic Development Sites	<p>1. Take account of the Forth and Clyde Canal in masterplanning the site subject of allocation ED03 and the wider Falkirk Gateway.</p> <p>2. State that development proposals arising for ED03 must have regard to the need to safeguard any existing canal related drainage regime and maximise the potential for surface water from any new development to discharge into and thereby maintain water levels in the canal.</p> <p>3. Delete all reference to allocation ED26 at Lochlands Industrial Estate</p>	<p>Insert new bullet points into Site Comments for site ED03 in Appendix 1 as follows:</p> <p><i>“Masterplan should take account of the Forth & Clyde Canal, including the need to safeguard any existing canal related drainage regime and maximise the potential for surface water from any development to discharge into and thereby maintain water levels in the canal”.</i></p> <p>Remove reference to Economic Development Site ED26 in Falkirk Settlement Statement and Appendix 1, and remove from Proposals Map.</p>
17. Grangemouth	1. The carbon capture and storage proposal should be shown	In Appendix 1, insert the following additional bullet point under

Economic Development Sites	<p>schematically on Map 3.3 in a location that is broadly north east of the docks area (Modification Map 3)</p> <p>2. Appendix 1 for the allocated sites and ED15 in particular, should be changed to make explicit reference to the Grangemouth Investment Zone from National Planning Framework 3.</p>	<p>'site comments' for sites ED12 –ED17: <i>"Site part of Grangemouth Investment Zone National Development identified in NPF3."</i></p> <p>In Appendix 1, in the site comments for ED15, in the second bullet point, replace "Grangemouth Freight Hub" with "Grangemouth Investment Zone".</p>
18. Polmont and Rural South Economic Development Sites	<p>1. Add a specific requirement for a detailed heritage assessment covering the extent of any impact from development on the setting of the nearby Scheduled Monuments, especially the Antonine Wall, to the Site Comments in Appendix 1 for ED24 Beancross.</p> <p>2. Adding tourism to the mix of the development types described in the Site Comments in Appendix 1 for allocation ED25 A801 Union Canal.</p>	<p>Add the following wording to the second bullet in the Site Comments in Appendix 1 for Allocated Economic Development Site ED245 - Beancross: <i>"Detailed heritage assessment required, to assess the extent of the impact on the setting of the scheduled monument and the Antonine Wall WHS in the vicinity".</i></p>
19. Green Network Policies and Proposals	<p>1. Delete the words "Areas of Great Landscape Value (AGLVs)" in paragraph 5.81 and the words "Areas of Great Landscape Character" in Policy GN02, and substitute the words "Special Landscape Areas" in each case. The Proposals Map will require to be modified accordingly.</p> <p>2. Delete the word "features" in line 4 of sub-section 1 of Policy GN03 and substitute the word "interests". Delete existing sub-section 3 of Policy GN03 and substitute <i>"Development likely to have an adverse effect on European protected species; a species listed in Schedules 5, 5A,6,6A and 8 of the Wildlife and Countryside Act 1981 (as amended); or badgers as per section 10 of the Protection of Badgers Act 1992, will only be permitted where the applicant can demonstrate that a species licence is likely to be granted".</i></p> <p>3. Delete the word "Partnership" in paragraph 4.60 and substitute the words "Initiative and Inner Forth Futurescape".</p>	<p>Replace all references to Areas of Great Landscape Value in the plan with "Special Landscape Area"</p>

20. Countryside and Green Belt Policies	Include within the Urban Limit, as part of the Maddiston East Strategic Growth Area, the land at South Lodge, The Haining, Maddiston (west of South Avenue up to the boundary of the burn) and shown on CD117 as enclosed by a red dotted line (Modification Map 5).	None.
21. Design and Placemaking Policies	<p>1. Add the words “(indicative only)” after the words “Supporting Policies/Guidance” in the heading for Figure 5.3.</p> <p>2. Add the words “Habitats Regulations Appraisal” as a further example of information required in column 4 of the Natural and Built Heritage section of Figure 5.3.</p> <p>3. Substitute the words “preserve or enhance” for the words “not erode” in paragraph 1 of Policy D10.</p>	None.
22. Infrastructure Policies and Proposals	<p>1. Delete the words “M9 Junction 6A New Junction” in Figure 4.10 on page 33 and substituting the words “Long term M9 Junction Upgrade”.</p> <p>2. Deleting the existing Description and Comments relating to Ref No. INF02 on page a1-20 of Appendix 1 and substituting the following: <i>“Longer term upgrade to Junction 6, possibly developing new slip roads. Identified in STPR as part of Project 20 and improved transport links are identified in National Planning Framework 3/Grangemouth Investment Zone National Development”.</i></p> <p>3. Altering the alignment of the Denny Eastern Access Road shown on the Proposals Map to reflect the proposed design shown on Map 1 of CD67 and redefining the boundaries of the areas adjoining this realigned route on the Proposals Map accordingly (Modification Map 6).</p> <p>4. Adding an additional bullet point to the Description and</p>	<p>Change the name of Proposal INF02 in Appendix 1.</p> <p>Amend the site size given for Allocated Housing Site H15 – Mydub 1 in Appendix 1 to 14.6 hectares.</p>

	Comments in relation to Site INF34 on page a1-22 as follows: <i>"Within Pipeline Consultation Zone which will limit capacity"</i>	
23. Developer Contributions	<p>1. Replace the title of the third provision in Figure 5.2, which reads "Sustainable Flood Management" with "Sustainable Water Management" and altering the associated circumstances where provision may be required to become <i>"Sites where opportunities exist to provide sustainable flood management or water environment enhancement measures as identified through either flood risk assessments or the River Basin Management Plan and Forth Area Management Plan"</i>.</p> <p>2. Change the second sentence of paragraph 5.15 on page 45 to read : <i>"Whilst the emphasis is on building or adapting mainstream housing to allow the elderly to stay in their own homes longer, there is continuing demand for new residential care homes, as these are defined in class 8(a) and (b) of the Town and Country Planning (Use Classes) (Scotland) Order 1997."</i></p>	None.
24. Town Centres and Retailing	<p>1. Deleting the first sentence of sub-section 1 of Policy TC01 and substituting the words <i>"The focus for retail, leisure, cultural and major community uses in the area will be on the network of centres identified in Figure 3.3 and Map 3.3."</i></p> <p>2. Adding a new third sentence to sub-section 1 of Policy TC01 as follows: <i>"Residential and business uses will also be promoted in these centres as appropriate."</i></p> <p>3. Deleting the words "Proposals for out of centre retail and commercial leisure development will be assessed in relation to the following" in subsection 1 of policy TC03 and substituting <i>"Proposals for significant retail and commercial leisure development at out-of-centre locations will be assessed in relation to the following."</i></p>	None.

25. Renewable Energy	<p>1. Paragraph 5.120 should be replaced with: <i>“In support of its drive to tackle climate change, the Scottish Government has set ambitious targets for the proportion of electricity and heat demand which should be met from renewable sources. The contribution which the Council could make to meeting these targets has been reviewed, and this confirms that wind and biomass have some potential at a commercial scale, whilst other decentralised renewable energy technologies including but not limited to hydro, geothermal and solar will be exploitable at a community or domestic scale. In recognition of this, the council will produce statutory supplementary guidance that accords with the requirements of SPP published in 2014, and which includes:</i></p> <ul style="list-style-type: none"> <i>• information on those factors that will be taken into account when specific development proposals for the full range of renewable energy technologies are being assessed; and</i> <i>• consideration of opportunities and potential for heat mapping, co-location, heat networks, heat storage, district heating and heat recovery.”</i> <p>2. Paragraph 5.121 should be replaced with: <i>“In relation to wind energy, SPP 2014 directs planning authorities to set out a spatial framework for onshore developments in their development plans. The Council has appraised the spatial constraints to wind energy across the area, and has prepared a draft spatial framework, together with draft guidance on wind energy developments. The council is committed to progressing this work, and to producing statutory supplementary guidance that accords fully with the requirements of SPP 2014.</i></p> <p>3. Policy RW01 Renewable Energy should be replaced with: <i>“1. Renewable energy developments will be supported subject to:</i></p>	Add “SG17 Renewable Energy” to list of supplementary guidance in Appendix 3
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	<ul style="list-style-type: none"> • <i>satisfactory assessment of their impacts on the environment and communities; and</i> • <i>compliance with other relevant local development plan policies and statutory supplementary guidance, which will embody all of the principles in Scottish Planning Policy 2014 and will set detailed policy considerations against which all proposals for renewable energy infrastructure developments will be assessed.</i> <p><i>2. Wind energy developments will be assessed in relation to the following factors, as well as against the detailed spatial framework, policies and guidance contained in Supplementary Guidance SG14 'Spatial Framework and Guidance for Wind Energy Developments' prepared in full accord with Scottish Planning Policy 2014:</i></p> <ul style="list-style-type: none"> • <i>Landscape and visual impacts;</i> • <i>Amenity impacts;</i> • <i>Ecological impacts;</i> • <i>Impact on green belt objectives;</i> • <i>Impact on carbon rich and rare soils;</i> • <i>Impact on the water environment;</i> • <i>Impacts on the historic environment;</i> • <i>Impacts on aviation and telecommunications interests;</i> • <i>Impacts on communities, whether settlements or individual residential properties, including issues of noise, shadow flicker and air quality;</i> • <i>Cumulative impacts in relation to the above factors, arising from the combined effect of the proposal with other existing or approved wind energy developments;</i> • <i>Net economic impacts, including local and community socio-economic benefits;</i> • <i>The scale of contribution to renewable energy generation targets and the effect on greenhouse gas emissions;</i> • <i>Tourism and recreation impacts, including for public access and for long distance walking, cycling and scenic routes."</i> 	
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<p>26. Minerals and Onshore Gas</p>	<p>1. The text in paragraph 5.123 should be deleted and replaced with:</p> <p><i>“The Falkirk area contains several minerals of economic importance including coal, fireclay, coal bed methane (CBM) and aggregates (sand, gravel and hard rock). The British Geological Survey (BGS) Mineral Resource Map identifies the mineral resource in the area, the boundaries of the Petroleum Exploration and Development Licences (PEDL 133 and 162) as issued by the Department of Energy and Climate Change as at September 2014 are illustrated on Map 5.1.”</i></p> <p>2. Map 5.1 should also be changed to show the up to date and altered PEDL licence information in The Coal Authority representations (Modification Map 7).</p> <p>3. Policy RW02 should be deleted and replaced with:</p> <p><i>“1. The preferred area of search for surface coal mining is identified on Map 5.1. Proposals for surface coal mining in the area of search will be supported where they are proven to be environmentally acceptable. Proposals must also comply with Policy RW03 and other LDP policies.</i></p> <p><i>2. No new quarries, or extensions to existing workings, will be permitted for the extraction of construction aggregates. Proposals for the extraction of non-aggregate construction materials, such as dimension stone, will be considered having regard to the overall scale of development proposed, as well as compliance with the requirements of Policy RW03”.</i></p> <p><i>3. The extraction of coal bed methane will only be supported where it is proven to be environmentally acceptable, having regard to Policy RW03 and other LDP policies.</i></p> <p><i>4. The sterilisation through development of mineral resources which are likely to be capable of environmentally acceptable</i></p>	
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	<p><i>extraction will not be permitted.”</i></p> <p>4. Policy RW03 should be deleted and replaced with:</p> <p><i>“1. Proposals for mineral workings and onshore oil and gas extraction will only be permitted where there is no significant adverse impact on the environment or the local community. Proposals will be assessed against other relevant LDP policies and the following factors:</i></p> <ul style="list-style-type: none"> <i>• Impact on local communities, individual houses and sensitive receptors, including cumulative effects on settlements within 5 kilometres where there are existing mineral operations or unimplemented consents;</i> <i>• Impact in terms of disturbance, disruption and noise, blasting and vibration;</i> <i>• Landscape and visual impact, including having regard to Policies GN02 and CG02;</i> <i>• Impact on nature conservation and biodiversity, including having regard to Policy GN03;</i> <i>• Impact on the historic environment, including having regard to Policies D07-D14;</i> <i>• Impact on all land, including having regard to Policy RW04 and in terms of the potential for pollution, but especially for prime agricultural land and carbon rich and rare soils;</i> <i>• Impact on the water environment, including having regard to Policy RW05;</i> <i>• Impact on air quality, including having regard to Policy RW07;</i> <i>• Impact on the local road network, with a preference, for onshore oil and gas, for the use of pipelines, rail or water for the transportation of the end product; and</i> <i>• Any positive economic or environmental benefits accruing from the proposal including restoration of abandoned/ derelict minerals sites and local employment opportunities.</i> <p><i>2. Proposals should be accompanied by the following</i></p>	
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	<p>information:</p> <ul style="list-style-type: none"> • Information sufficient to allow assessment of the impacts outlined in (1) above; • For coal bed methane and shale gas extraction proposals, this information should include a risk assessment of the proposal and details of an appropriate buffer zone, as specified in Scottish Planning Policy 2014; • Information on need, estimates of annual production, levels of employment, timescale for extraction and the total resource on the site including other minerals present; • Information on onshore oil and gas extraction should include the extent of operations for each relevant phase of development including exploration, appraisal and production; • A fully developed method statement including information on drainage and water treatment, phasing, topsoil/overburden stripping and storage, access and maximisation of sustainable transport and working hours; and • A fully costed, appropriately phased scheme for restoration and aftercare, which secures benefits for the green network in terms of Policy GN01, and will be secured through appropriate financial guarantees. <p>3. For onshore oil and gas development, applicants should engage with the local community and other relevant stakeholders in advance of any application and at each stage of operations on site, from exploration through to production.</p> <p>4. The Council will liaise with adjacent local authorities where proposals for extraction cross local authority boundaries, to ensure a consistent approach.”</p> <p>5. The following definition of sensitive receptor should be added to the glossary “Aspect of the environment likely to be</p>	
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	<i>significantly affected by a development, which may include for example, population, fauna, flora, soil, water, air, climatic factors, material assets, landscape and the interrelationship between these factors”.</i>	
27. Contaminated Land	<p>1. Replace Policy RW10 with the following: <i>“Policy RW10 Vacant, Derelict, Unstable and Contaminated Land Proposals that reduce the incidence of vacant, derelict, unstable and contaminated land will be supported, subject to compliance with other LDP policies, particularly those relating to development in the countryside. Where proposals involve the development of unstable or contaminated land, they will only be permitted where appropriate remediation or mitigation measures have been undertaken.”</i></p> <p>2. Replace the second sentence of paragraph 5.147 with: <i>“The SPP supports proposals to bring vacant and derelict land back into productive use or to enhance its value as part of the wider green network.”</i></p>	
28. Flooding and the Water Environment	<p>1. Add the words “from any source” between the words “flooding” and “(including” in the second line of Policy RW06.</p> <p>2. Add the word “Flood” between the words “the” and “Risk” in line 4 of Policy RW06.</p> <p>3. Delete the words “1 in 200 year” in line 3 of policy RW06 and substituting the words “0.5% [1 in 200 year]”.</p> <p>4. Delete the words “relating to flooding and drainage” in lines 4 and 5 of Policy RW06 together with the third bullet point in sub-section one of the policy.</p> <p>5. Replace bullet point 5 of the Site Comments in relation to Site ED23 in Appendix 1 with the following: <i>“A flood risk assessment shall be required and no built development shall</i></p>	Amend policy name in Appendix 6 Policy Index.

	<p><i>take place on the functional flood plain or within an area of known flood risk”.</i></p> <p>6. Add the words: <i>“Any works in the Firth of Forth SPA must not cause any impact in terms of the Water Framework Directive”</i> to bullet point 4 of the Description and Comments in relation to Allocated Green Network Opportunity GN08 in Appendix 1.</p> <p>7. Add a fourth bullet point to the Site Comments in relation to Site H26 – Etna Road 2 in Appendix 1 as follows: <i>“Feasibility study required to assess the potential for channel restoration of the Ladysmill Burn along the eastern boundary of the site”.</i></p> <p>8. Add the words <i>“No built development shall take place on the functional flood plain or within an area of known flood risk”</i> to the second bullet point of the Site Comments in relation to Site H61 in Appendix 1.</p> <p>9. Add additional bullet points to the Site Comments in relation to Site H67 in Appendix 1 as follows:</p> <ul style="list-style-type: none"> • <i>“Flood risk assessment required</i> • <i>No built development shall take place on the functional flood plain or within an area of known flood risk</i> • <i>A suitable buffer strip shall be provided along the watercourse running along the southern perimeter of the site”.</i> <p>10. Adding additional bullet points to the Site Comments in relation to Site M12 in Appendix 1 as follows:</p> <ul style="list-style-type: none"> • <i>“Flood risk assessment required</i> • <i>No built development shall take place on the functional flood plain or within an area of known flood risk.”</i> <p>11. Adding the following additional wording to the end of the</p>	
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	third bullet point in the Description and Comments in relation to Site GN03 in Appendix 1: <i>“and could contribute to the achievement of river basin planning objectives”</i> .	
29. Habitats Regulations Wording	Modify LDP as agreed between the council and Scottish Natural Heritage and detailed in CD139.	<p>Delete bullet point 6 in Site Comments on ED15 in Appendix 1 and replace with: <i>“For permission to be granted, proposals must be accompanied by a masterplan and project-specific information to inform an appropriate assessment. This will allow the competent authority to complete an appropriate assessment demonstrating that there will be no adverse effects on the integrity of the Firth of Forth SPA, River Teith SAC, and Firth of Forth and St Andrew’s Bay Complex pSPA, either alone or in combination with other plans or projects.”</i></p> <p>Delete bullet point 4 in Site Comments on ED16 in Appendix 1 and replace with: <i>“For permission to be granted, proposals must be accompanied by a masterplan and project-specific information to inform an appropriate assessment. This will allow the competent authority to complete an appropriate assessment demonstrating that there will be no adverse effects on the integrity of the Firth of Forth SPA, River Teith SAC, and Firth of Forth and St Andrew’s Bay Complex pSPA, either alone or in combination with other plans or projects.”</i></p> <p>Delete bullet point 5 in Site Comments on ED16 in Appendix 1 and replace with: <i>“The Appropriate Assessment relating to the Firth of Forth SPA is likely to require collection of new bird survey data that identifies which of the qualifying species use the River Avon and adjoining land within the site.”</i></p> <p>Delete bullet point 4 in Site Comments on ED17 in Appendix 1 and replace with: <i>“For permission to be granted, proposals must be accompanied by a masterplan and project-specific information to inform an appropriate assessment. This will allow Falkirk Council to complete an appropriate assessment demonstrating that there will be no adverse effects on the</i></p>

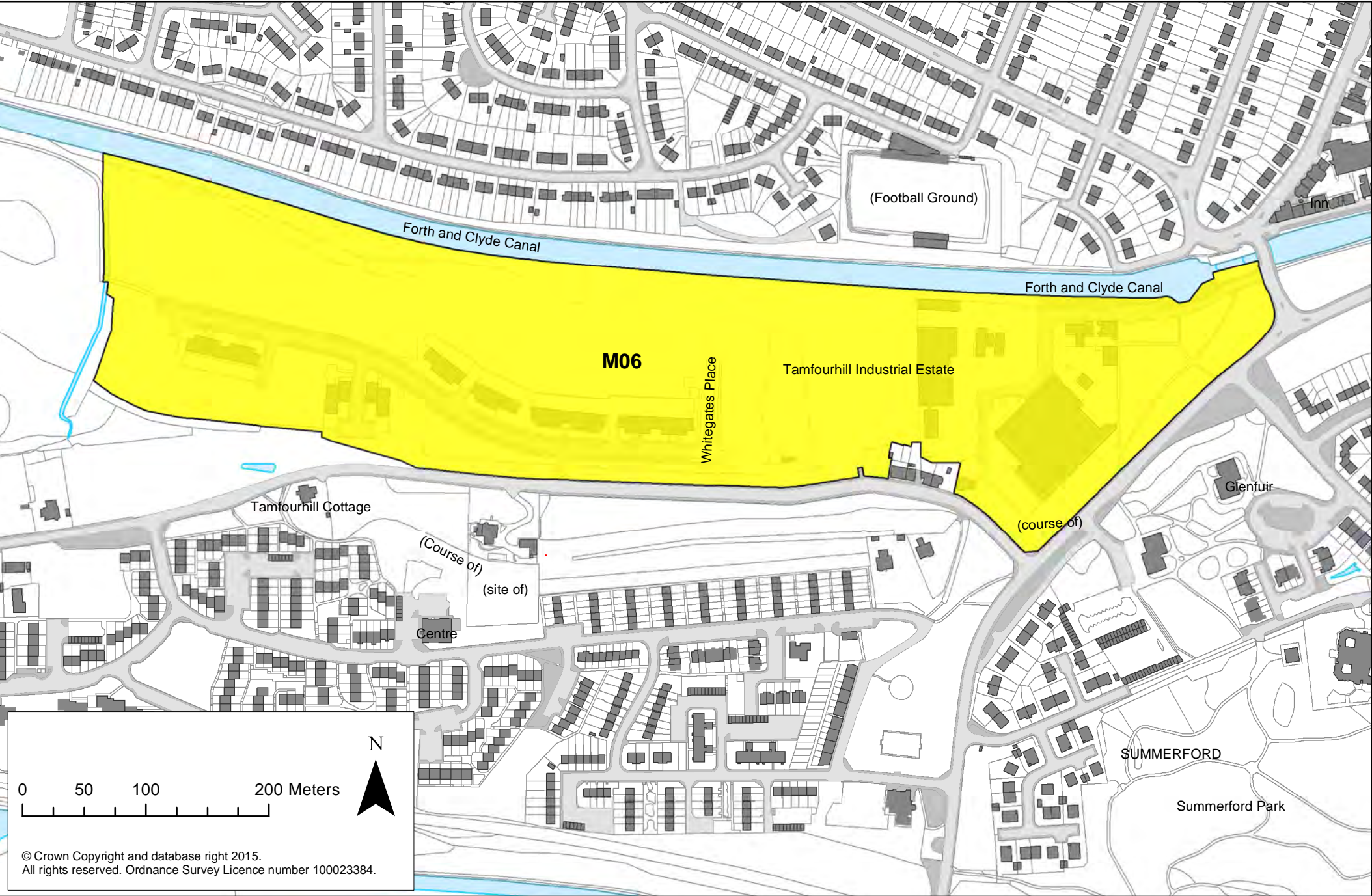
		<p><i>integrity of the Firth of Forth SPA, River Teith SAC, or Firth of Forth and St Andrew's Bay pSPA, either alone or in combination with other plans or projects."</i></p> <p>Delete bullet point 4 in Site Comments on GN01 in Appendix 1 and replace with: <i>"For permission to be granted, proposals must be accompanied by project-specific information to inform an appropriate assessment. This will allow Falkirk Council to complete an appropriate assessment demonstrating that there will be no adverse effects on the integrity of the Firth of Forth SPA, or Firth of Forth and St Andrew's Bay Complex pSPA, either alone or in combination with other plans or projects."</i></p> <p>Delete bullet point 4 in Site Comments on GN02 in Appendix 1 and replace with: <i>"In respect of proposals affecting the River Forth, for permission to be granted, proposals must be accompanied by project-specific information to inform an appropriate assessment. This will allow Falkirk Council to complete an appropriate assessment demonstrating that there will be no adverse effects on the integrity of the Firth of Forth SPA, River Teith SAC, or Firth of Forth and St Andrew's Bay Complex pSPA, either alone or in combination with other plans or projects."</i></p> <p>Delete bullet point 4 in Site Comments on GN03 in Appendix 1 and replace with: <i>"For permission to be granted any proposals must be accompanied by project-specific information to inform an appropriate assessment. This will allow Falkirk Council to complete an appropriate assessment demonstrating that there will be no adverse effects on the integrity of the Firth of Forth SPA, River Teith SAC, or Firth of Forth and St Andrew's Bay Complex pSPA, either alone or in combination with other plans or projects."</i></p> <p>Delete bullet point 2 in Site Comments on GN04 in Appendix 1 and replace with: <i>"For permission to be granted any proposals</i></p>
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		<p><i>for new access routes must be accompanied by project-specific information to inform an appropriate assessment. This will allow Falkirk Council to complete an appropriate assessment demonstrating that there will be no adverse effects on the integrity of the Firth of Forth SPA, or Firth of Forth and St Andrew's Bay Complex pSPA, either alone or in combination with other plans or projects."</i></p> <p>Delete bullet point 3 in Site Comments on GN19 in Appendix 1 and replace with: <i>"For permission to be granted proposals must be accompanied by project-specific information to inform an appropriate assessment. This will allow Falkirk Council to complete an appropriate assessment demonstrating that there will be no adverse effects on the integrity of the Slamannan Plateau SPA, either alone or in combination with other plans or projects."</i></p> <p>Delete bullet point 2 in Site Comments on GN20 in Appendix 1 and replace with: <i>"For permission to be granted any new path proposals must be accompanied by project-specific information to inform an appropriate assessment. This will allow Falkirk Council to complete an appropriate assessment demonstrating that there will be no adverse effects on the integrity of the Black Loch Moss SAC, either alone or in combination with other plans or projects."</i></p> <p>Delete bullet point 2 in Site Comments on GN21 in Appendix 1 and replace with: <i>"For permission to be granted proposals must be accompanied by project-specific information to inform an appropriate assessment. This will allow Falkirk Council to complete an appropriate assessment demonstrating that there will be no adverse effects on the integrity of the Slamannan Plateau SPA, either alone or in combination with other plans or projects."</i></p> <p>Delete bullet point 3 in Site Comments on GN26 in Appendix 1</p>
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		<p>and replace with: <i>“For permission to be granted new access proposals must be accompanied by project-specific information to inform an appropriate assessment. This will allow Falkirk Council to complete an appropriate assessment demonstrating that there will be no adverse effects on the integrity of the Slamannan Plateau SPA, either alone or in combination with other plans or projects.”</i></p> <p>Delete bullet point 3 in 'Constraints' section of H70 in Appendix 2 and replace with: <i>“For permission to be granted, proposals must be accompanied by a masterplan and project specific information to inform an appropriate assessment. This will allow Falkirk Council to complete an appropriate assessment demonstrating that there will be no adverse effects on the integrity of the Slamannan Plateau SPA, either alone or in combination with other plans or projects.”</i></p> <p>Delete bullet point 5 in Description and Comments on INF15-21 in Appendix 1 and replace with: <i>“For permission to be granted at Airth and Bo’ness, proposals must be accompanied by project-specific information to inform an appropriate assessment. This will allow Falkirk Council to complete an appropriate assessment demonstrating that there will be no adverse effects on the integrity of the Firth of Forth SPA, River Teith SAC, or Firth of Forth and St Andrew’s Bay Complex pSPA, either alone or in combination with other plans or projects.”</i></p> <p>Delete bullet point 5 in Description and Comments on INF22 in Appendix 1 and replace with: <i>“Proposals will be developed within the Local Flood Risk Management Plan (LFRMP) which will be subject to Habitats Regulations Appraisal. For permission to be granted, detailed proposals must be accompanied by project-specific information to inform an appropriate assessment. This will allow the competent authority to complete an appropriate assessment demonstrating that there will be no adverse effects on the integrity of the Firth of Forth SPA, River Teith SAC, or</i></p>
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		<p><i>Firth of Forth and St Andrew's Bay Complex pSPA, either alone or in combination with other plans or projects."</i></p> <p>Delete bullet point 5 in Description and Comments on INF34 in Appendix 1 and replace with: <i>"For permission to be granted, proposals must be accompanied by project-specific information to inform an appropriate assessment. This will allow Falkirk Council to complete an appropriate assessment demonstrating that there will be no adverse effects on the integrity of the Firth of Forth SPA, River Teith SAC, or Firth of Forth and St Andrew's Bay Complex pSPA, either alone or in combination with other plans or projects."</i></p> <p>Delete bullet point 4 in the 'Constraints' section of M01 in Appendix 2 and replace with: <i>"For permission to be granted, proposals must be accompanied by a masterplan and project specific information to inform an appropriate assessment. This will allow Falkirk Council to complete an appropriate assessment demonstrating that there will be no adverse effects on the integrity of the Firth of Forth SPA, River Teith SAC, or Firth of Forth and St Andrew's Bay Complex pSPA, either alone or in combination with other plans or projects."</i></p>
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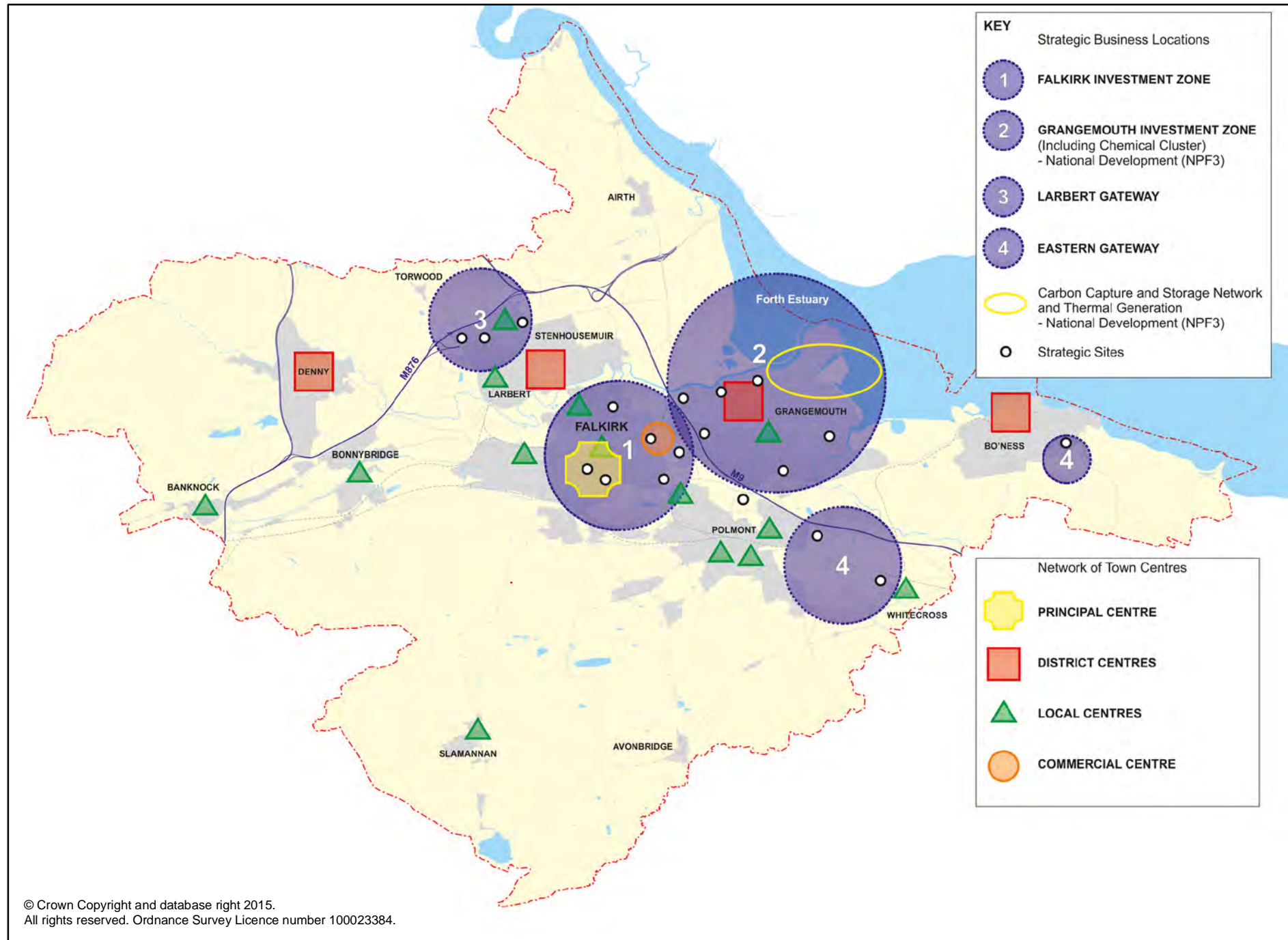
Modification Map 1: Site M06 Portdownie - Revised Site Boundary



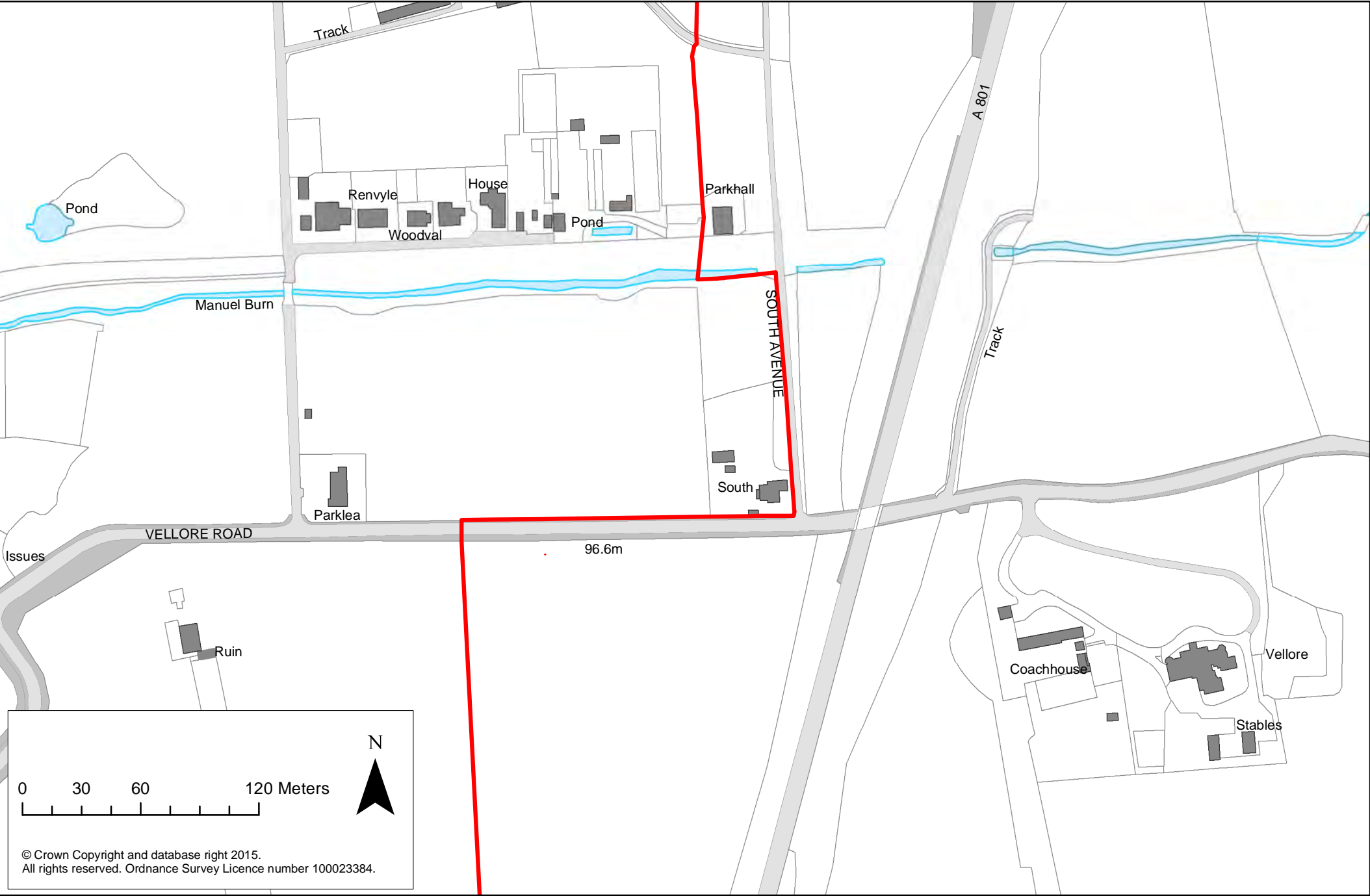
Modification Map 2: Proposal H75 Pretoria Road, Larbert - Additional Proposal



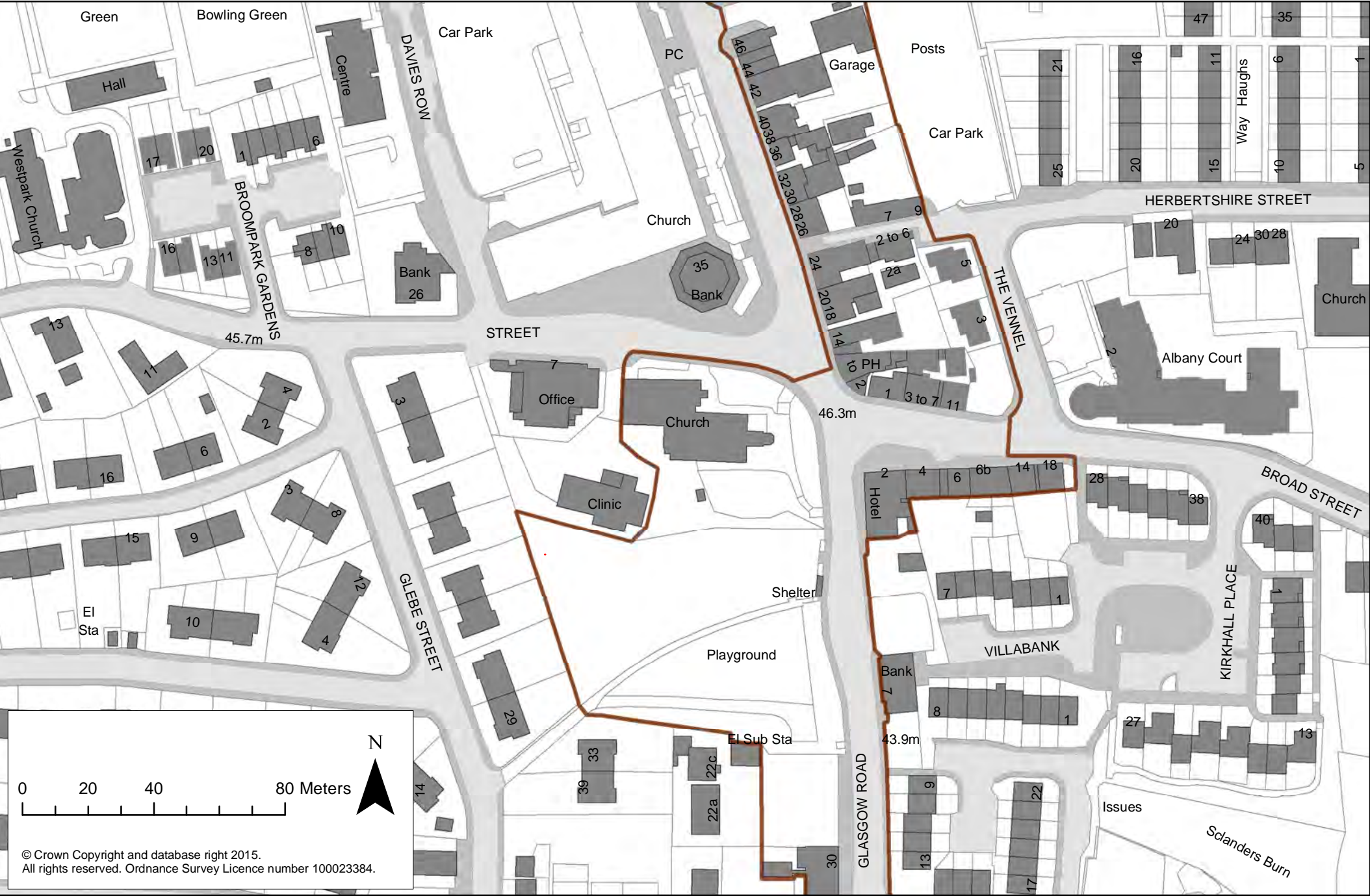
Modification Map 3: Map 3.3 Business and Town Centres - Revised Version



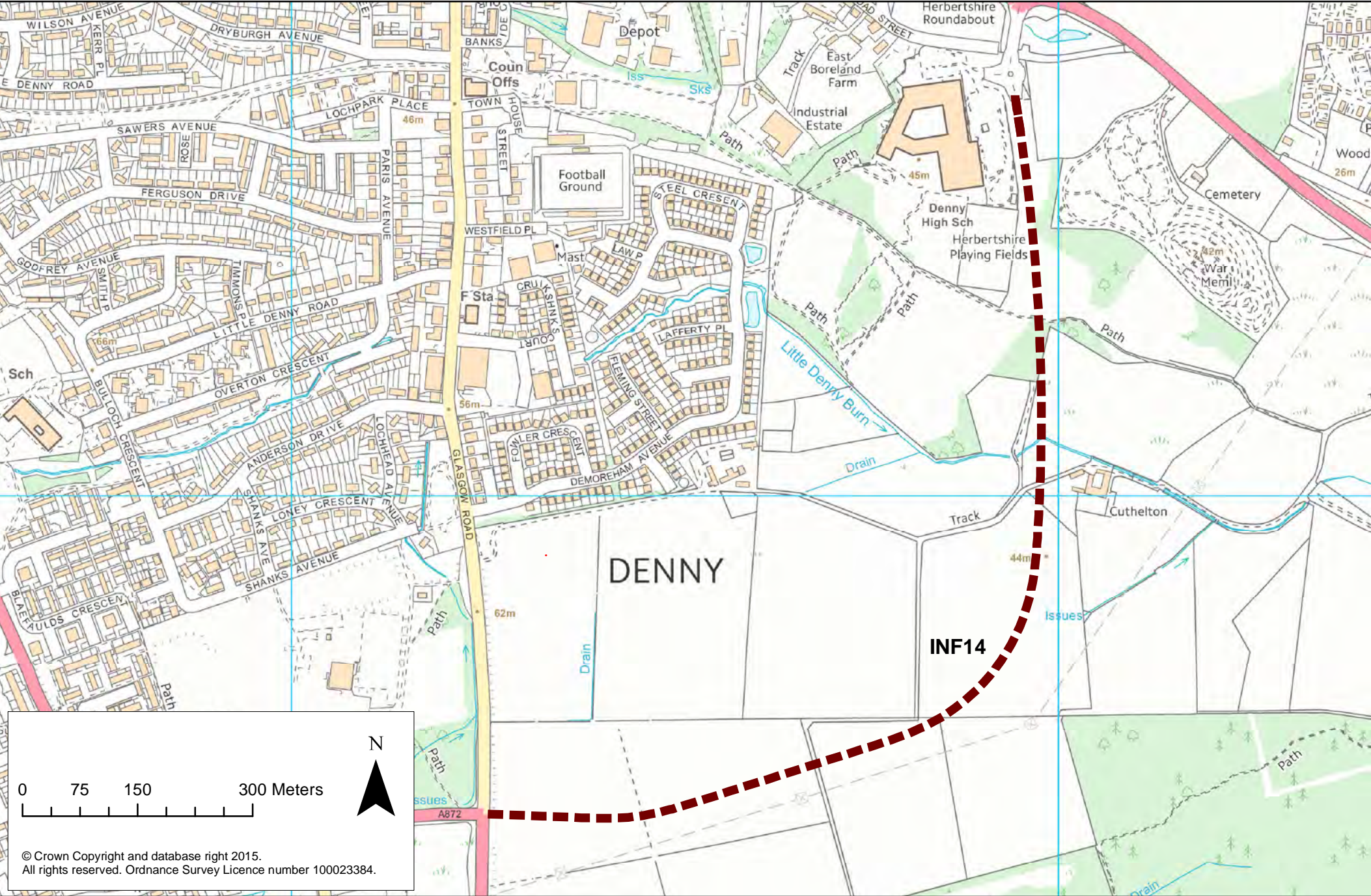
Modification Map 4: Maddiston Urban Limit - Revised Line



Modification Map 5: Denny Area of Townscape Value - Revised Boundary



Modification Map 6: Proposal INF14 Denny Eastern Access Road - Revised Line



Modification Map 7: Map 5.1 Mineral Resources - Revised PEDL Licence Areas

