

List of Enclosures for Item 7

List of Documents relating to Agenda Item 7

1. Report by Director of Development Services including:-	116 – 118
(a) Appendix 1 - Reporter's Procedure Notice.	119 – 121
(b) Appendix 2 - Minute of meeting of Planning Review Committee on 17 November 2014 and Decision Notice.	122 – 133
(c) Appendix 3 - Email response from Transport Planning Unit dated 14 March 2014.	134
 2. Updated Documents Applicable to Review:-	
(a) Email response from Transport Planning Unit dated 15 August 2015.	135 - 138
(b) Memorandum from Planning and Environment dated 1 September 2015.	139 – 142
(c) New Falkirk Council Local Development Plan Policies - http://www.falkirk.gov.uk/services/planning-building/planning-policy/local-development-plan/	
o Policy - D02 - Sustainable Design Principles	143
o Policy - D07 - Antonine Wall	144
o Policy - D08 - Sites of Archaeological Interest	145
o Policy - H12 - Opportunity	146
o Policy INFO10 - Transport Assessments	147
o Extract from Falkirk Council Local Development Plan 1	148
o Extract from Falkirk Council Local Development Plan 2	149
3. <u>Important Note</u>: - the previous papers on this item were submitted to the meeting of the Planning Review Committee on 17 November 2014. These papers are available to view on the Falkirk Council website at:-	
 http://www.falkirk.gov.uk/services/council-democracy/councillors-decision-making/committees/planning-local-review-body	See website

FALKIRK COUNCIL

Subject: DISTRIBUTOR ROAD AND ASSOCIATED EARTHWORKS AT
MILNQUARTER FARM, ROMAN ROAD, BONNYBRIDGE, FK2 2DE
FOR MANOR FORREST LTD – P/14/0046/PPP (DPEA REFERENCE
NA-FLK-035)

Meeting: PLANNING REVIEW COMMITTEE

Date: 9 October 2015

Author: DIRECTOR OF DEVELOPMENT SERVICES

1. Introduction

- 1.1 The Reporter appointed by Scottish Ministers to make a decision on the above planning application has issued a procedure notice requesting further information from the Council under the terms of the Town and Country Planning (Appeals) (Scotland) Regulations 2013. This report provides background information and sets out the information requested by the Reporter. The Reporter has requested that the Council provide its response to the procedure notice (copy appended as Appendix 1) by 30 October 2015.

2. Reason for Planning Review Committee consideration

- 2.1 The reason for Planning Review consideration is because the information requested by the Reporter relates to assessment of the application by the Planning Review Committee.
- 2.2 Planning application P/14/0046/PPP was considered by the Planning Review Committee at their meeting on 17 November 2014. At the meeting the Planning Review Committee decided that it was minded to grant planning permission in principle subject to:
- Referral to Scottish Ministers under the terms of the Town and Country Planning (Notification of Applications) (Scotland) Direction 2009 and, in the event of the referral resulting in the matter being cleared back to the authority to decide as it thinks fit, to grant planning permission in principle subject to conditions.
- 2.3 Copies of the minutes of the meeting of the Planning Review Committee and the Decision notice are attached as appendix 2

- 2.4 Referral of the application to Scottish Ministers under the terms of the Direction was required because Historic Scotland have objected to the proposed development. Having considered the proposal, Scottish Ministers decided, in terms of section 46 of the Town and Country Planning (Scotland) Act 1997 to require the application to be referred to them for determination. The Direction was given in view of the proposed development's possible significant adverse impacts on the setting of scheduled monuments and the Outstanding Universal Value of the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site.
- 2.5 Members are advised that Scottish Ministers have also called in planning application reference P/11/0142/PPP (DPEA reference CIN-FLK-001). The application seeks planning permission in principle for the development of land for residential purposes at Milnquarter Farm, Roman Road, Bonnybridge. The application has been called in by Scottish Ministers due to its inter-relatedness to planning application P/14/0046/PPP. Both applications P/11/0142/PPP and P/14/0046/PPP propose a distributor road connecting Milnquarter Road to Broomhill Road. Scottish Ministers called in planning application P/11/0142/PPP prior to it being determined by the Council and Scottish Ministers have now asked the Council how the Council would have determined the application if it had been in a position to do so. Planning application P/11/0142/PPP was referred to the meeting of the Planning Committee on 19 August 2015 in order for this matter to be considered. The Planning Committee decided to defer consideration of the application until the meeting on 28 October 2015.

3. Information requested of the Council

- 3.1 The Reporter has requested the following information from the Council in respect of planning application P/14/0046/PPP:
- Assessment of the proposal in the context of the relevant provisions of the local development plan, and particularly its heritage and transport policies;
 - Copies of the relevant policies of the local development plan, including the proposals map for Bonnybridge; and
 - In the light of the response from the Council's transport planning unit (attached as appendix 3) whether a transport assessment should be undertaken with respect to the need for the distributor road in the event that the residential development does not proceed.
- 3.2 Background papers are attached for Members consideration.

4. RECOMMENDATION

4.1 It is recommended that Committee:-

- 1. Provide its assessment of the proposal in the context of the relevant provisions of the local development plan, and particularly its heritage and transport policies for submission by officers, by 30 October 2015, to the Reporter.**

2. Instruct officers to provide copies of the relevant policies of the local development plan, including the proposals map for Bonnybridge to the Reporter by 30 October 2015.
3. In the light of the response from the Council's transport planning unit, consider whether a transport assessment should be undertaken with respect to the need for the distributor road in the event that the residential development does not proceed with a view to officers providing a note of the view of the Committee to the Reporter by 30 October 2015.



pp Director of Development Services

Date: 2nd October 2015

Contact Officer Donald Campbell
Tel: 01324 504707

LIST OF BACKGROUND PAPERS

- As set out in list of enclosures.

Morris, John

From: Kelly.Sinclair@scotland.gsi.gov.uk
Sent: 10 August 2015 13:56
To: [REDACTED]
Cc: [REDACTED]
Subject: CIN-FLK-001 & NA-FLK-035: MILNQUARTER FARM ROMAN ROAD BONNYBRIDGE: PROCEDURE NOTICE NO.2

Our ref: CIN-FLK-001 & NA-FLK-035

10 August 2015

Good Afternoon

CALLED-IN APPLICATION: MILNQUARTER FARM ROMAN ROAD BONNYBRIDGE

This letter is a procedure notice requesting further information under the terms of The Town and Country Planning (Appeals) (Scotland) Regulations 2013.

The reporter appointed to make a decision on this appeal, Mr Lance Guilford DipTP MRTPI, is issuing this procedure notice to request the following information to help him consider the case.

A procedure notice for CIN-FLK-001 was issued to Falkirk Council on 7 July 2015 requesting the council to provide the following additional information:

- (1) How the council would have determined this application if it had been in a position to do so.
- (2) Any further information which the council considers relevant to the determination of the application following (1) above.

At the request of the council, the period for the submission of the above information has been extended to **18 September 2015**, to allow consideration by the council's planning committee.

Since the issue of the first procedure notice, the reporter has reviewed the information before him in more detail in preparation for his report to Scottish Ministers, and he has identified a need for further specific information on both applications CIN-FLK-001 and NA-FLK-035, in addition to the information already requested from the council on application CIN-FLK-001.

This second procedure notice is issued under the umbrella of the first notice, and the council is requested to provide the information under both procedure notices at the same time. In addition, the applicants for both applications are requested to provide the further specific information stated below, also by the same date.

The reporter has noted that the Falkirk Council Local Development Plan was adopted on 16 July 2015, which means that its provisions supersede those of the Falkirk Council Structure Plan and Falkirk Council Local Plan.

CIN-FLK-001

Further information from the council:

- (1) Screening opinion on the need for EIA

- (2) Assessment of the proposal in the context of the relevant provisions of the local development plan, and particularly its housing land provisions and policies, and its heritage and transport policies
- (3) Copies of the relevant provisions and policies of the local development plan, including the proposals map for Bonnybridge
- (4) Status of the application at the time called-in by Scottish Ministers, and any outstanding matters being discussed between the council and the applicant
- (5) Dependence (or otherwise) of the proposed development on the proposed distributor road, and the extent to which alternative vehicular access would be appropriate (also relating this to the scale of the residential development)
- (6) Consideration given to the preparation of a masterplan or visualisations showing the scale and layout of the proposed residential development, particularly in relation to its effect on the scheduled monuments and world heritage site
- (7) Assessment of the further information relating to the flood risk assessment, which was received following the response by Halcrow on behalf of the council
- (8) Conditions and planning obligation in the event that planning permission in principle is granted.

For the avoidance of doubt, the council is still requested to indicate how it would have determined the application and provide any further information (beyond that referred to above) which is relevant to the determination of the application (from the first procedure notice).

Further information from the applicant:

- (1) A planning statement supporting the proposed development, particularly taking into account (2), (5) and (6) above, and including a view on the scale of the residential development (number of houses) considered to be viable
- (2) Status of the possible future games area and car parking to the north of the application site
- (3) Confirmation (or otherwise) that the submitted access appraisal constitutes the transport assessment for the proposed residential development.

NA-FLK-035**Further information from the council:**

- (1) Assessment of the proposal in the context of the relevant provisions of the local development plan, and particularly its heritage and transport policies
- (2) Copies of the relevant policies of the local development plan, including the proposals map for Bonnybridge
- (3) In the light of the response from the council's transport planning unit, whether a transport assessment should be undertaken with respect to the need for the distributor road in the event that the residential development does not proceed.

Further information from the applicant:

- (1) A planning statement supporting the proposed development, particularly taking into account (1) - (3) above, including any further information following the consideration of the application by the council's planning review committee.

What next

The reporter requests that the planning authority and the appellant send the information to me at the address provided **by 18 September 2015**, and copy it to each other.

Further comments

On receipt of each you will have **28 days to comment** on each other's information, although are not obliged to do so. A copy of any further comments should be sent to this office and as before, copied to each other.

This exchange will then bring the written submissions procedure to a close and you may only provide any additional information if specifically asked to do so.

All documents relating to the cases can be found on our website, www.dpea.scotland.gov.uk, and by typing CIN-FLK-001 or NA-FLK-035 into the "Simple Search" field.

I trust this information is clear. Please do not hesitate to contact me if you have any questions or require further information.

Yours sincerely

Jane Robertson

Kelly Sinclair
 Casework Section Leader
 The Scottish Government
 Directorate for Planning and Environmental Appeals
 4 The Courtyard
 Callendar Business Park
 Falkirk
 FK1 1XR
 Tel: 01324 696 483
 Fax: 01324 696 444



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Dh'fhaodadh gum bi teachdaireachd sam bith bho Riaghaltas na h-Alba air a chlàradh neo air a sgrùdadh airson dearbhadh gu bheil an siostam ag obair gu h-èifeachdach neo airson adhbhar laghail eile. Dh'fhaodadh nach eil beachdan anns a' phost-d seo co-ionann ri beachdan Riaghaltas na h-Alba.

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FALKIRK COUNCIL

MINUTE of MEETING of the PLANNING REVIEW COMMITTEE held in the MUNICIPAL BUILDINGS, FALKIRK on MONDAY 17 NOVEMBER 2014 at 11.30 A.M.

COUNCILLORS:

Baillie William Buchanan (Convener)
Craig Martin
John McLuckie

OFFICERS:

Donald Campbell, Development Management
Co-ordinator (for agenda item 4, minute PRC53 and PRC55)
Iain Henderson, Legal Services Manager
John Milne, Senior Planning Officer (for agenda item 5, minute PRC54)
Antonia Sobieraj, Committee Services Officer

PRC50. APOLOGIES

No apologies were intimated.

PRC51. DECLARATIONS OF INTEREST

No declarations were made.

PRC52. OPENING REMARKS

The Convener welcomed everyone in attendance to the meeting of the Planning Review Committee and following a short introduction asked Mr Henderson, Legal Services Manager, to provide a summary of the procedure to be followed at the Committee.

PRC53. PLANNING APPLICATION - P/14/0046/PPP - DISTRIBUTOR ROAD AND ASSOCIATED EARTH WORKS, MILNQUARTER FARM, ROMAN ROAD, BONNYBRIDGE

The Committee considered documents which related to the Application for Review for planning application P/14/0046/PPP for a distributor road and associated earth works at Milnquarter Farm, Roman Road, Bonnybridge.

The Committee heard a short presentation from Mr Campbell, who provided a summary of the application, the papers before the Committee, referring to the Report of Handling, the reasons for refusal of the application now being reviewed and the applicant's supporting statement.

After discussion, and having heard advice from Mr Henderson, the Committee **AGREED** that they did not have sufficient information to allow them to make a determination and that consideration of the request for a review would be continued to allow Members to conduct an accompanied inspection of the site.

PRC54. PLANNING APPLICATION - P/14/0045/FUL - ERECTION OF TWO DWELLINGHOUSES (RENEWAL OF PLANNING PERMISSION P/08/0507/FUL), SEAFIELD, FALKIRK

The Committee considered documents which related to the Application for Review for planning application P/14/0045/FUL for the erection of two dwellinghouses (renewal of planning permission P/08/0507/FUL) at Seafield, Falkirk.

The Committee heard a short presentation from Mr Milne, who provided a summary of the application, the papers before the Committee, referring to the Report of Handling, the reasons for refusal of the application now being reviewed and the applicant's supporting statement.

After discussion, and having heard advice from Mr Henderson and Mr Milne, the Committee **AGREED** that they had sufficient information within the papers provided in relation to the application for Review, and considered:-

- (1) Policies EQ16, EQ19, SC03 and SC08 and the Main Issues Report of the Falkirk Council Local Plan;
- (2) Policies GN02, CG01, CG03, HSG05 and D13 and associated Maps 1 to 7 of the Falkirk Local Development Plan – Proposed Plan;
- (3) Policy Env. 1 of the Falkirk Council Structure Plan;
- (4) Scottish Planning Policy;
- (5) Housing Layout and Design Supplementary Planning Guidance Note (SPG);
- (6) Trees and Development Supplementary Planning Guidance Note (SPG);
- (7) Trees and Development Supplementary Guidance SG06;
- (8) Inventory of Historic Battlefields Falkirk 11;
- (9) Historic Battlefields Interim Guidance; and
- (10) Scottish Historic Environment Policy.

After discussion, and having heard advice from Mr Henderson, the Committee **AGREED:-**

- (1) To **GRANT** planning permission subject to such conditions as the Director of Development Services shall deem appropriate with the addition of an informatives (a) to allow the Council's Keeper of Archaeology to have a watching brief of the construction of the development; and (b) to ensure that access is maintained over the Right of Way with reference CF125; and
- (2) That the preparation of the decision notice be delegated to the Chief Governance Officer.

The meeting adjourned for the purpose of conducting a site inspection in relation to agenda item 4, minute PRC53 and PRC55) and reconvened at 2.20 p.m. with all those present as per the sederunt.

PRC55. PLANNING APPLICATION - P/14/0046/PPP - DISTRIBUTOR ROAD AND ASSOCIATED EARTH WORKS, MILNQUARTER FARM, ROMAN ROAD, BONNYBRIDGE

The Committee reconvened to give further consideration to the Application for Review for planning application for a distributor road and associated earth works at Milnquarter Farm, Roman Road, Bonnybridge.

After discussion, and having heard advice from Mr Henderson and Mr Campbell, the Committee **AGREED** that they had sufficient information (a) within the papers provided in relation to the application for Review, and (b) from the accompanied inspection of the site, and considered:-

- (1) Policies EQ01, EQ16, EQ17 and ST07 and the Main Issues Report of the Falkirk Council Local Plan;
- (2) Policies D02, D07 D08 and INF10 of the Falkirk Local Development Plan – Proposed Plan; and
- (3) The benefit of the site inspection;
- (4) The representations submitted and the effect on traffic congestion and the roads infrastructure; and
- (5) The responses from Historic Scotland and the Museum Service of Falkirk Community Trust and the impact on the heritage of the site.

After discussion, and having heard advice from Mr Henderson, the Committee **AGREED:-**

- (1) That it is **MINDED** to **GRANT** planning permission in principle subject to notification of the application to the Scottish Ministers by virtue of the Town and Country Planning (Notification of Applications) (Scotland) Direction 2009 and thereafter, on satisfactory conclusion of said notification, to **GRANT** planning permission in principle subject to such conditions as the Director of Development Services shall deem appropriate;

- (2) That the preparation of the decision notice be delegated to the Chief Governance Officer.

Planning Review Committee Review Decision Notice

Decision (Minded to Grant Planning Permission in Principle) by the Falkirk Council Planning Review Committee.

- Site Address - Milnquarter Farm, Roman Road, Bonnybridge FK4 2DE
 - Application for Review Against Refusal of Planning Permission
 - Planning Application Reference - P/14/0046/PPP for Distributor Road and Associated Earth Works
 - Date of Decision Notice - 28 January 2015
-

Decision

The Falkirk Council Planning Review Committee (FCPRC) considered the review of the refusal of planning permission in principle and agree that it is minded to grant planning permission in principle subject to:-

- (1) Referral to Scottish Ministers under the terms of the Town and Country Planning (Notification of Applications) (Scotland) Direction 2009 given the objection by Historic Scotland; and
- (2) In the event of the foregoing referral resulting in the matter being cleared back to the authority to decide the matter as it thinks fit, to grant planning permission in principle subject to appropriate conditions as determined by the Director of Development Services, including those relating to levels, drainage, landscaping and archaeological investigation, and for the decision notice to be issued by the Chief Governance Officer.

Preliminary

This notice constitutes the formal decision of the FCPRC as required by the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013.

The above application for planning permission in principle was considered by the FCPRC at its meeting on 17 November 2014, and was attended by Baillie Buchanan (Convener) and Councillors C Martin and McLuckie. At this meeting, the FCPRC decided that it did not have sufficient information to make a determination and it was agreed that an accompanied site visit take place. This visit also took place on 17 November 2014, when the application site and its surroundings were viewed from a number of vantage points. These included the location of the accesses, surrounding road network and land use characteristics, site of the Roman Camp and Antonine Wall. Following this inspection the FCPRC met again on the same day, and it was agreed that the Review should be conducted without further procedure as the site inspection and documentation were sufficient to allow a decision to be made.

Proposal

The application seeks planning permission in principle for the construction of what is described as a distributor road with associated earthworks, over open land, some of which appears to be in agricultural use, and would form an extension to Milnquarter Road via Greenhill Road through a housing development. This would lead eastward onto Broomhill Road through a site currently in industrial use. The route of the road (which lies between the Antonine Wall and an associated temporary camp) and cross-sections were submitted with the application.

Reasoning

In accordance with Section 25 of the Town and Country Planning (Scotland) Act 1997, as amended, the determination of planning applications for local developments shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

The Development Plan comprises the Falkirk Council Structure Plan 2002 and the Falkirk Council Local Plan 2010.

The FCPRC considered that there were no relevant policies in the Falkirk Council Structure Plan.

In relation to the Falkirk Council Local Plan, Policies EQ1 - 'Sustainable Design Principles, EQ16 - 'Sites of Archaeological Interest', EQ17 - 'Antonine Wall' and ST7 - 'Transport Assessments' were considered to be relevant.

The FCPRC was of the view that the proposed road would improve the infrastructure of the area, would alleviate existing traffic problems, congestion and road safety concerns, provide benefits to the immediate and wider community and provide safer routes to nearby primary schools, and was therefore in accordance with the terms of Policies EQ1 and ST7 of the Falkirk Council Local Plan.

The FCPRC considered that the proposed road and associated works would not have an adverse impact on the setting and integrity of scheduled ancient monuments in the area, nor would it have an adverse impact on "Frontiers of the Roman Empire (Antonine Wall) World Heritage Site", and was satisfied that the proposed development did not offend the terms of Policies EQ16 and EQ17 of the Falkirk Council Local Plan.

In relation to the Falkirk Local Development Plan, the FCPRC was of the view that the terms of Policies D07, D08 and INF10 were met.

The FCPRC also gave consideration to the Supplementary Planning Guidance "Frontiers of the Roman Empire (Antonine Wall) World Heritage Site" and were satisfied that there would not be an unacceptable impact on the setting of the Antonine Wall.

In its consideration of the proposed road, the FCPRC was of the view that it required to be assessed on its own merits. Other planning proposals, for example for housing in the vicinity, and issues relating to them should not be taken into account in the determination of the application subject to Review which is for a road. The FCPRC was of the view that consultation responses from Historic Scotland and the Keeper of Archaeology & Local History, which referred to such proposals, were not sufficiently specific on the matter of the road which is the subject of the current review. The FCPRC considered that there was sufficient information before the FCPRC for a determination to be made.

The FCPRC also considered the terms of the objections and noted that a relatively small number of objections had been received. The letters in support of the application were noted and, in particular, the positive impacts in relation to traffic and road safety were accepted as being relevant.

Conclusion and Minded to Grant Decision

Having balanced the material considerations as required by Section 25 of the Town and Country Planning (Scotland) Act 1997, the FCPRC concluded that the proposed development was acceptable in terms of its design and layout impacts on the surrounding area, including those relating to traffic impacts and cultural heritage, and was therefore in accordance with the Development Plan. There were no material considerations which would justify refusal.

The FCPRC decided that it was minded to grant planning permission in principle subject to:-

- (a) Referral to Scottish Ministers under the terms of the Town and Country Planning (Notification of Applications) (Scotland) Direction 2009 and, in the event of the referral resulting in the matter being cleared back to the authority to decide the matter as it thinks fit, to grant planning permission in principle subject to the following conditions:-
 - (1) This permission is granted under the provisions of paragraph 10(1) of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 on an application for planning permission in principle, and the further approval of the Council or of the Scottish Ministers on appeal shall be required in respect of the undermentioned matters hereby specified before any development is commenced:-
 - (a) the siting, size, height, design & external appearance of the proposed development;
 - (b) details of the access arrangements; and
 - (c) details of landscaping of the site and future maintenance of landscaping.
 - (2) That in order to comply with Section 59 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc (Scotland) Act 2006, in the case of the matters specified, application for approval must be made before:-

- (a) the expiration of 3 years from the date of the grant of planning permission in principle; or
- (b) the expiration of 6 months from the date on which an earlier application for such approval was refused; or
- (c) the expiration of 6 months from the date on which an appeal against such refusal was dismissed,

whichever is the latest.

Provided that only one such application may be made in the case after the expiration of the 3 year period mentioned in sub-paragraph (a) above.

- (3) Details shall be submitted in respect of a detailed drainage scheme, including micro drainage calculations, details of surface water run-off in accordance with sustainable drainage principles and detailing surface water flow routes. There shall be no work on site until such time as the approval of matters specified in conditions has been approved by the Planning Authority.
- (4) Details shall be submitted in respect of a landscaping scheme. The landscaping scheme shall include a schedule for maintenance and replacement of any specimens being removed, becoming damaged or fail to become established within 3 years of the completion of the landscaping scheme on site. There shall be no work on site until such time as an approval of matters specified in conditions has been approved by the Planning Authority.
- (5) Details shall be submitted in relation to a programme of archaeological work to be carried out in accordance with a written scheme of investigation. The development shall be carried out in accordance with the programme of archaeological work unless otherwise agreed in writing by the Planning Authority.
- (6) Details shall be submitted in relation to existing and proposed levels, including cross sections, for the road and earthworks. There shall be no work on site until such time as an approval of matters specified has been approved by the Planning Authority.

Reason(s):-

- (1) To comply with paragraph 4(1) of the Town and Country Planning (General Development Procedure) (Scotland) Order 1992.
- (2) To comply with Section 59 of the Town and Country Planning (Scotland) Act 1997.
- (3) To ensure adequate drainage.

- (4, 6) To safeguard environmental and visual amenity.
- (5) To ensure that any archaeological remains are safeguarded.

Informative(s):-

- (1) For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01, 02, 03, 04 and 05.
- (2) If at any time during construction contamination, as defined in Part 11A of the Environmental Protection Act 1990, is encountered, the applicant is advised to contact Falkirk Council's Environmental Protection Unit.

Chief Governance Officer

28 January 2015

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

Notification to be sent to applicant on determination by the planning authority of an application following a review conducted under section 43A(8)**Notice Under Regulation 22 of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013.**

- 1 If the applicant is aggrieved by the decision of the planning authority:-
 - a. to refuse permission for the proposed development;
 - b. to refuse approval, consent or agreement required by a condition imposed on a grant of planning permission; or
 - c. to grant permission or approval, consent or agreement subject to conditions,

the applicant may question the validity of that decision by making an application to the Court of Session. An application to the Court of Session must be made within 6 weeks of the date of the decision.
- 2 If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part V of the Town and Country Planning (Scotland) Act 1997.

THE DECISION ON YOUR APPLICATION

Please read these notes carefully and retain. This general guidance forms part of your decision notice.

Notification of Initiation of Development (NID)

Once planning permission has been granted and a date has been set on which work on the development will start, the person intending to carry out the development must inform the planning authority of that date. The notice must be submitted before work starts – failure to do so would be a breach of planning control. The form is included in the decision pack and is also available to download from the Councils website.

You should read your planning permission carefully, before notifying the planning authority of your intention to start the development as it may contain conditions which have to be fulfilled before development can commence.

Notification of Completion of Development (NCD)

On completion of a development for which planning permission has been given, the person completing the development must, as soon as practicable, submit a notice of completion to the planning authority. Where development is carried out in phases there is a requirement for a notice to be submitted at the conclusion of each phase. The form is included in the decision pack and is also available to download from the Council website.

Display of Notice while development is carried out

For 'bad neighbour' developments (e.g. hot food takeaways or licensed premises), the developer must, for the duration of the development, display a sign or signs containing prescribed information. The notice must be:-

- Displayed in a prominent place at or in the vicinity of the site of the development;
- Readily visible to the public; and
- Printed on durable material.

A model display notice is available for download from the Council website.

OTHER INFORMATION

Renewal of Consent or Change to Conditions

Where an application is made before the duration of a planning permission expires for the same development or to change conditions associated with the planning permission, only certain requirements on content of applications apply.

- Applications must be in writing and shall give sufficient information to identify the previous grant of planning permission.

- The appropriate fee must be paid.
- A land ownership certificate must be submitted.
- Where the application relates to the relaxation of conditions under section 42 of the Planning etc (Scotland) Act 2006, a statement to that effect.

The proposal will be assessed against the Development Plan and if the policy position has changed the application may be refused or new conditions applied. If approved, a new consent is issued.

Listed Building Consent and Advertisement Consent cannot be renewed and new applications must be made for these if the time limit has expired.

Variation of Planning Permission

Applications may be varied provided there is not a substantial change in the description of the development. In these cases, a new application for planning permission will be required. Two sets of amended plans should be submitted to the planning authority seeking a non-material variation of the development. A decision letter will be issued with a determination. Listed Building Consent and Advertisement Consent cannot be varied and new applications may be required.

Conditions Monitoring

Any conditions attached to your consent require to be met. Some of these may require to be discharged before the development commences. Failure to do so may affect the legality of your development.

Please submit appropriate details to the planning authority for determination if the condition(s) can be discharged.

Contact Details

Falkirk Council
Development Services
Abbotsford House
David's Loan
Falkirk
FK2 7YZ

Morris, John

From: Short, Ken
Sent: 14 March 2014 12:01
To: adtm1dmbcorr
Cc: Russell, Craig; Collins, Kevin
Subject: P/14/0046/PPP - Distributor Road and Earthworks, Bonnybridge

I enclose response for application no. P/14/0046/PPP

Development Services

Memo

To: Brent Vivian - Development Control Unit

From: Ken Short, Transport Planning Unit

Date: 14th March 2014 **Enquiries:** 4819 **Fax:** 4914

Our Ref: TP10/84 – KMS **Your Ref:**

Application No: P/14/0046/PPP
Proposal: Distributor Road and Associated Earthworks
Application Type: Planning Permission in Principle
Location: Milnquarter Farm, Roman Road, Bonnybridge. FK4 2DE
Applicant: Manor Forest Limited

I refer to your consultation in connection with the above application.

The applicant has applied for permission to construct a length of distributor road between Broomhill Road and Milnquarter Road. There is no supporting information attached to the application indicating either the extent of the development associated with the proposed distributor road or the form of junction which will be constructed to tie the proposed distributor road into Broomhill Road. Without this information and an appropriate transport assessment; it is not possible for us to make any further comments on the proposal.

The applicant should therefore submit a transport assessment in support of the application, the content of which should be agreed with the Transport Planning Unit.

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.

Morris, John

Subject: FW: CIN-FLK-001 & NA-FLK-035: MILNQUARTER FARM ROMAN ROAD
BONNYBRIDGE: PROCEDURE NOTICE NO.2

From: Collins, Kevin
Sent: 13 August 2015 16:22
To: vivian, brent
Subject: RE: CIN-FLK-001 & NA-FLK-035: MILNQUARTER FARM ROMAN ROAD BONNYBRIDGE: PROCEDURE NOTICE NO.2

Brent,

Please see my comment in *italics* below.

Regards,

Kevin Collins
Transport Planning Co-ordinator
Development Services, Abbotsford House, David's Loan,
Falkirk, FK2 7YZ

Tel: 01324 504728
Fax: 01324 504914

From: vivian, brent
Sent: 13 August 2015 12:17
To: Collins, Kevin; Russell, Craig
Cc: Whittle, Bernard
Subject: FW: CIN-FLK-001 & NA-FLK-035: MILNQUARTER FARM ROMAN ROAD BONNYBRIDGE: PROCEDURE NOTICE NO.2

Kevin and Craig

Please see the below request for further information from the Reporter in respect of called-in applications P/11/0142/PPP (CIN-FLK-035) and P/14/0046/PPP (NA-FLK-035).

In relation to CIN-FLK-035, I would be grateful if you could:-

(5) Provide your comments on the dependence (or otherwise) of the proposed development on the proposed distributor road, and the extent to which alternative vehicular access would be appropriate (also relating to the scale of the residential development).

The access strategy that was produced by the developer highlighted the advantages and disadvantages of alternative access arrangements for the proposed residential development. The alternative accesses proposed would fundamentally change the nature of the surrounding residential streets. The most desirable and obvious access would be from Broomhill Road linking with Milnquarter to Greenhill Road. The current level of development served from the Milnquarter Road is at its limit from a single point access.

In relation to NA-FLK-035, I would be grateful if you could:-

(3) Comment on whether a transport assessment should be undertaken with respect to the need for the proposed distributor road in the event that the residential development does not proceed.

There would be no requirement for a Transport Assessment because there is no identifiable need for the distributor road other than to facilitate the development of land for housing. The Council has no aspirations or desired need

for this road to be extended to link Greenhill Road with Broomhill Road (Reilly Road currently provides this function).

In light of this request from the Reporter our intention is to recommend to the Planning Committee on 19 August that they continue P/11/0142/PPP until 15 September, when we would report on these additional matters. The timescale for 15 September Committee is quite tight so your response by Friday 21 August is requested if possible.

In terms of P/14/0046/PPP, we intend to seek an extension of time from the Reporter so this matter can be reported to the Planning Review Committee, probably not until October, so there is more time for this one.

Thanks
Brent

From: Kelly.Sinclair@scotland.gsi.gov.uk [mailto:Kelly.Sinclair@scotland.gsi.gov.uk]

Sent: 10 August 2015 13:56

To

Cc

Subject: CIN-FLK-001 & NA-FLK-035: MILNQUARTER FARM ROMAN ROAD BONNYBRIDGE: PROCEDURE NOTICE NO.2

Our ref: CIN-FLK-001 & NA-FLK-035

10 August 2015

Good Afternoon

CALLED-IN APPLICATION: MILNQUARTER FARM ROMAN ROAD BONNYBRIDGE

This letter is a procedure notice requesting further information under the terms of The Town and Country Planning (Appeals) (Scotland) Regulations 2013.

The reporter appointed to make a decision on this appeal, Mr Lance Guilford DipTP MRTPI, is issuing this procedure notice to request the following information to help him consider the case.

A procedure notice for CIN-FLK-001 was issued to Falkirk Council on 7 July 2015 requesting the council to provide the following additional information:

- (1) How the council would have determined this application if it had been in a position to do so.
- (2) Any further information which the council considers relevant to the determination of the application following (1) above.

At the request of the council, the period for the submission of the above information has been extended to **18 September 2015**, to allow consideration by the council's planning committee.

Since the issue of the first procedure notice, the reporter has reviewed the information before him in more detail in preparation for his report to Scottish Ministers, and he has identified a need for further specific information on both applications CIN-FLK-001 and NA-FLK-035, in addition to the information already requested from the council on application CIN-FLK-001.

This second procedure notice is issued under the umbrella of the first notice, and the council is requested to provide the information under both procedure notices at the same time. In addition, the applicants for both applications are requested to provide the further specific information stated below, also by the same date.

The reporter has noted that the Falkirk Council Local Development Plan was adopted on 16 July 2015, which means that its provisions supersede those of the Falkirk Council Structure Plan and Falkirk Council Local Plan.

CIN-FLK-001

Further information from the council:

- (1) Screening opinion on the need for EIA
- (2) Assessment of the proposal in the context of the relevant provisions of the local development plan, and particularly its housing land provisions and policies, and its heritage and transport policies
- (3) Copies of the relevant provisions and policies of the local development plan, including the proposals map for Bonnybridge
- (4) Status of the application at the time called-in by Scottish Ministers, and any outstanding matters being discussed between the council and the applicant
- (5) Dependence (or otherwise) of the proposed development on the proposed distributor road, and the extent to which alternative vehicular access would be appropriate (also relating this to the scale of the residential development)
- (6) Consideration given to the preparation of a masterplan or visualisations showing the scale and layout of the proposed residential development, particularly in relation to its effect on the scheduled monuments and world heritage site
- (7) Assessment of the further information relating to the flood risk assessment, which was received following the response by Halcrow on behalf of the council
- (8) Conditions and planning obligation in the event that planning permission in principle is granted.

For the avoidance of doubt, the council is still requested to indicate how it would have determined the application and provide any further information (beyond that referred to above) which is relevant to the determination of the application (from the first procedure notice).

Further information from the applicant:

- (1) A planning statement supporting the proposed development, particularly taking into account (2), (5) and (6) above, and including a view on the scale of the residential development (number of houses) considered to be viable
- (2) Status of the possible future games area and car parking to the north of the application site
- (3) Confirmation (or otherwise) that the submitted access appraisal constitutes the transport assessment for the proposed residential development.

NA-FLK-035**Further information from the council:**

- (1) Assessment of the proposal in the context of the relevant provisions of the local development plan, and particularly its heritage and transport policies
- (2) Copies of the relevant policies of the local development plan, including the proposals map for Bonnybridge
- (3) In the light of the response from the council's transport planning unit, whether a transport assessment should be undertaken with respect to the need for the distributor road in the event that the residential development does not proceed.

Further information from the applicant:

- (1) A planning statement supporting the proposed development, particularly taking into account (1) - (3) above, including any further information following the consideration of the application by the council's planning review committee.

What next

The reporter requests that the planning authority and the appellant send the information to me at the address provided **by 18 September 2015**, and copy it to each other.

Further comments

On receipt of each you will have **28 days to comment** on each other's information, although are not obliged to do so. A copy of any further comments should be sent to this office and as before, copied to each other.

This exchange will then bring the written submissions procedure to a close and you may only provide any additional information if specifically asked to do so.

All documents relating to the cases can be found on our website, www.dpea.scotland.gov.uk, and by typing CIN-FLK-001 or NA-FLK-035 into the "Simple Search" field.

I trust this information is clear. Please do not hesitate to contact me if you have any questions or require further information.

Yours sincerely

Jane Robertson

Kelly Sinclair
Casework Section Leader
The Scottish Government
Directorate for Planning and Environmental Appeals
4 The Courtyard
Callendar Business Park
Falkirk
FK1 1XR
Tel: 01324 696 483
Fax: 01324 696 444

Development Services**Memo**

To: Development Management
f.a.o: Brent Vivian

From: Danny Thallon (Planning and Environment)

Date: 1st September 2015

Enquiries: ext. 4927

Fax: 4709

Our Ref:

Your Ref: P/14/0046/PPP

RE: Distributor Road and Earthworks at Milnquarter Farm, Bonnybridge

Relevant policies from the adopted Local Development Plan are policies D02, D07, D08 and INF10. The wording of these policies has not changed from that shown within the LDP Proposed Plan, so the previous assessment against these policies contained within the Report of Handling dated 9th May 2014 remains valid. For clarity a detailed assessment against these policies is provided below.

Policy D02 - Sustainable Design Principles

This policy sets out a number of principles which new development proposals should comply with:

1. Natural and Built Heritage. - Existing natural, built or cultural heritage features should be identified, conserved, enhanced and integrated sensitively into development;
2. Urban and Landscape Design. - The scale, siting and design of new development should respond positively and sympathetically to the site's surroundings, and create buildings and spaces that are attractive, distinctive, welcoming, adaptable, safe and easy to use;
3. Accessibility. - Development should be designed to encourage the use of sustainable, integrated transport and to provide safe access for all users;
4. Climate Change & Resource Use. - Development should promote the efficient use of natural resources and the minimisation of greenhouse gas emissions through energy efficient design, choice and sourcing of materials,

reduction of waste, recycling of materials and exploitation of renewable energy;

5. Infrastructure. - Infrastructure needs and their impacts should be identified and addressed by sustainable mitigation techniques, with particular regard to drainage, surface water management, flooding, traffic, road safety and noise; and

6. Maintenance. - Proposals should demonstrate that provision will be made for the satisfactory future management and maintenance of all public areas, landscaping and infrastructure.

With regard to principle 1: Historic Scotland noted in their letter dated 15 July 2014 that:

"we consider that a distributor road and associated infrastructure could have a significant adverse impact on the historic environment. Further information would be required in order to demonstrate what the potential impacts might be."

The proposed development cannot therefore be considered to conserve, enhance or integrate the setting of the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site (WHS), or the setting of scheduled monuments at the Antonine Wall or Milnquarter Roman Camp into the development.

With regard to principle 5: the proposed development has not demonstrated that it will be able to address infrastructure needs and their impacts through sustainable mitigation techniques. In particular no assessment has been made of the impact on the local road network of providing a distributor road link between Broomhill Road and Milnquarter Road and whether or not any consequential mitigation to the local road network will be required.

Taking the above into account, the proposed development does not comply with policy D02.

D07 – Antonine Wall and D08 Sites of Archaeological Interest

The site of this proposed development is close to two scheduled monuments which form part of a WHS, and the site itself lies within the WHS Buffer Zone. Any prospective development would therefore need to be particularly sensitive to the archaeology and the topographic setting of these features.

The site's location is important because it includes two sizeable re-alignments of the Wall, taking it from a scarp immediately above the valley floor of the Bonny to a higher ridge at Rough Castle. To the west the Wall was tactically positioned to block passage across the valley and its associated bogs, but eastward this was no longer tenable and the adjustment to the higher ground maintained a military advantage. This was rather awkwardly achieved by the re-entrant that utilised the small ridge south of the Antonine Primary School.

The two sectors represent the work of different units of the Roman army and it was here that one of the work squads was based in the temporary camp. The camp is positioned to dominate the gap and its topographical relationship to the Wall is crucial. Indeed such clear views between a construction camp and a linear fortification at Milnquarter are unparalleled elsewhere within the WHS.

Historic Scotland have commented on the likely impact of the proposed development suggesting that it has the potential to have significant adverse impacts upon the setting of the Antonine Wall, Milnquarter, Roman temporary camp 240m SE of (Index no. 3242) scheduled monument and on the Outstanding Universal Value (OUV) of the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site.

Policy D07 indicates that there will be a presumption against development within the WHS buffer zones which would have an adverse impact on the site and its setting unless mitigating action can be taken to the satisfaction of the Council in consultation with Historic Scotland can be taken to redress the adverse impact. Policy D08 indicates that developments which have an adverse effect on scheduled monuments or the integrity of their setting will not be permitted unless there are exceptional circumstances.

No mitigating action has been identified to redress the adverse impact on the setting of the WHS and there are no exceptional circumstances which would outweigh the need to protect the integrity of the setting of the scheduled monuments, therefore, the proposed development is considered to be contrary to both policies D07 and D08.

Policy INF10 – Transport Assessments

This policy states that the Council will require transport assessments of developments where the impact of the development on the transport network is likely to result in a significant increase in the number of trips, and is considered likely to require mitigation. It also states that the Council will only support development proposals where it is satisfied that the transport assessment and travel plan has been appropriately scoped, the network impacts properly defined and suitable mitigation measures identified.

The proposed road will form a junction on Broomhill Road just north of the railway bridge, which is an awkward location given that there is only a single lane for vehicular traffic under the bridge. Given this potential impact a transport assessment was requested which would, as a minimum, have to determine if a suitable junction arrangement can be formed at this location to cater for the existing traffic from the Milnquarter Road site and, in the future, any traffic which will come from the proposed development. As no transport assessment was provided, the proposed development is contrary to this policy.



Danny Thallon
Planning Officer (Development Planning)

Design, Placemaking & the Historic Environment

Design and Placemaking

5.90

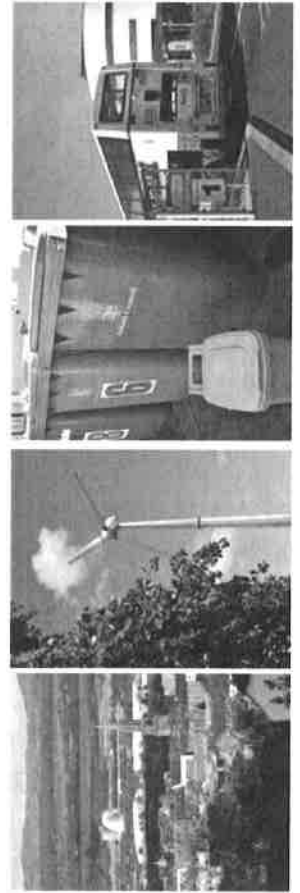
Improving design quality and creating attractive, distinctive places through new development is a key aim of the LDP. A hierarchy of policies, guidance and design tools will be used including:

- ❖ An overarching sustainable design principles policy;
- ❖ Detailed design policies;
- ❖ Topic based supplementary guidance;
- ❖ Development briefs and development frameworks generally prepared by the Council;
- ❖ Masterplans generally prepared by developers; and
- ❖ Design statements prepared by developers to accompany planning applications.

Sustainable Design Principles

5.91

Overarching design principles are set out in Policy D02. These pinpoint the overall themes which should be addressed at an early stage in the formulation of development proposals. In larger developments, masterplans will be required to ensure that these themes have been properly integrated in a co-ordinated and comprehensive manner. Figure 5.3 highlights the relevant policies in the LDP, supplementary guidance, and other guidance produced by the Council and others which amplify these principles.



5.92

Policy D02 Sustainable Design Principles

New development will be required to achieve a high standard of design quality and compliance with principles of sustainable development. Proposals should accord with the following principles:

1. **Natural and Built Heritage.**
Existing natural, built or cultural heritage features should be identified, conserved, enhanced and integrated sensitively into development;
2. **Urban and Landscape Design.**
The scale, siting and design of new development should respond positively and sympathetically to the site's surroundings, and create buildings and spaces that are attractive, distinctive, welcoming, adaptable, safe and easy to use;
3. **Accessibility.**
Development should be designed to encourage the use of sustainable, integrated transport and to provide safe access for all users;
4. **Climate Change & Resource Use.**
Development should promote the efficient use of natural resources and the minimisation of greenhouse gas emissions through energy efficient design, choice and sourcing of materials, reduction of waste, recycling of materials and exploitation of renewable energy;
5. **Infrastructure.**
Infrastructure needs and their impacts should be identified and addressed by sustainable mitigation techniques, with particular regard to drainage, surface water management, flooding, traffic, road safety and noise; and
6. **Maintenance.**
Proposals should demonstrate that provision will be made for the satisfactory future management and maintenance of all public areas, landscaping and infrastructure.

Masterplans will be required for significant development proposals requiring a co-ordinated approach to design and infrastructure, and should demonstrate how the above principles have been incorporated into the proposals. Masterplans should be informed by a development framework or brief where relevant.

The Historic Environment

5.103 Much of the Falkirk area's sense of place derives from its historic environment, including a rich diversity of architectural, cultural, historic and archaeological assets. Government policy and guidance is set out in the Scottish Historic Environment Policy (SHEP) and the SPP. The Council's overall approach to the conservation and enhancement of the historic environment is set out in the Built Heritage Strategy. The key assets which will be given policy protection are indicated below.

5.104 Antonine Wall. The Antonine Wall was inscribed as part of the Frontiers of the Roman Empire World Heritage Site in 2008. A common policy and Supplementary Guidance has been adopted by the five planning authorities who cover the route of the Wall. A Management Plan has also been prepared.

5.105 Archaeological Sites. There are around 100 Scheduled Ancient Monuments within the Council area. In addition, other sites of regional or local importance are recorded in the Sites and Monuments Record maintained by the Council's archaeologist.

5.106 Listed Buildings. There are over 300 listed buildings and structures in the Council areas, the largest concentrations being in Falkirk, Bo'ness and Airth/Dunmore.

5.107 Conservation Areas. There are currently nine within the Council area including two Town Centres (Falkirk and Bo'ness); two Victorian suburbs (Arnohill and Dollar Park, Falkirk and Grange, Bo'ness) and five estate/industrial villages (Airth, Allandale, Dunmore, Letham and Muirhouses). Conservations Area Appraisals and Management Plans have been prepared and will be relevant to the consideration of proposals.

5.108 Areas of Townscape Value. These represent other townscapes of historic or architectural interest which, although not designated as Conservation Areas, merit recognition and will be assessed for possible future Conservation Area status.

5.109 Historic Gardens and Designed Landscapes. There are three sites within the Council area listed in the 'Inventory of Historic Gardens and Designed Landscapes'. Guidance on these, and identification of locally important non-inventory sites, will be pursued through Supplementary Guidance SG09 'Landscape Character and Assessment'.

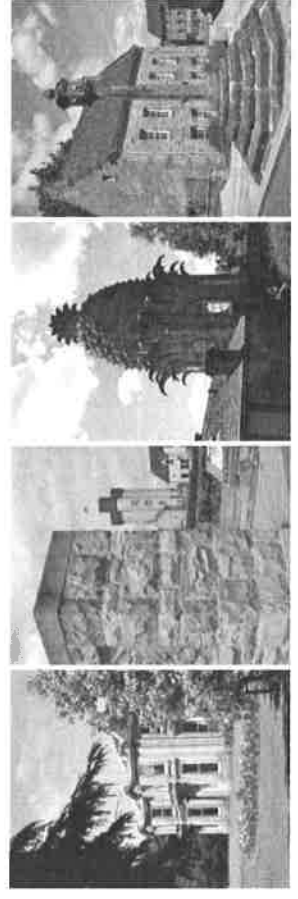
5.110 Battlefield Sites. Three sites within the 'Inventory of Historic Battlefields' lie partly or wholly within the Council area. The second Battle of Falkirk covers a substantial area to the south of the town, whilst parts of the Battles of Linlithgow Bridge and Kilsyth lie at the eastern and western end, respectively, of the Council area.

5.111

Policy D07 Antonine Wall

The Council will seek to retain, protect, preserve and enhance the Antonine Wall, its associated archaeology, character and setting. Accordingly:

1. There will be a presumption against development which would have an adverse impact on the 'Frontiers of the Roman Empire (Antonine Wall) World Heritage Site' as defined on the Proposals Map;
2. There will be a presumption against development within the 'Frontiers of the Roman Empire (Antonine Wall) World Heritage Site' buffer zones, as defined on the Proposals Map, which would have an adverse impact on the Site and its setting, unless mitigating action to the satisfaction of the Council in consultation with Historic Scotland can be taken to redress the adverse impact, and there is no conflict with other LDP policies; and
3. Supplementary Guidance SG07 'Frontiers of the Roman Empire (Antonine Wall) World Heritage Site' will be applied in assessing development proposals along the line, or affecting the setting, of the Antonine Wall.



5.112

Policy D08 Sites of Archaeological Interest

1. Scheduled ancient monuments and other identified nationally important archaeological resources will be preserved in situ, and within an appropriate setting. Developments which have an adverse effect on scheduled monuments or the integrity of their setting will not be permitted unless there are exceptional circumstances;
2. All other archaeological resources will be preserved in situ wherever feasible. The Council will weigh the significance of any impacts on archaeological resources and their settings against other merits of the development proposals in the determination of planning applications; and
3. Developers may be requested to supply a report of an archaeological evaluation prior to determination of the planning application. Where the case for preservation does not prevail, the developer shall be required to make appropriate and satisfactory provision for archaeological excavation, recording, analysis and publication, in advance of development.

5.113

Policy D09 Listed Buildings

The Council supports the sustainable re-use and management of the historic built environment, and on that basis there is a presumption against demolition or any other works that would adversely affect the special interest or setting of a listed building. The Council recognises, however, that listed buildings will require alteration, extension and adaptation from time to time to remain in beneficial use and encourages creative and sensitive development where there are no such adverse effects. Accordingly:

1. The layout, design, materials, scale, siting and use of any development affecting a listed building, or its setting, including extensions, replacement windows, doors, roofs, rainwater goods, boundary treatments and other features, shall be appropriate to the character and appearance of the building and its setting, and should conform to Supplementary Guidance SG16 'Listed Buildings and Non-Listed Buildings in Conservation Areas'.
2. Proposals for the total or substantial demolition of a listed building will only be supported where it is demonstrated beyond reasonable doubt that every effort has been made by all concerned to find practical ways of keeping it. In particular it should be demonstrated that:
 - the existing building is no longer of special interest;
 - the existing building is incapable of physical repair and re-use, as shown by the submission and verification of a thorough structural condition report;
 - the costs of repair and re-use are such that it is not economically viable. Supporting evidence should include a full economic appraisal, evidence that grant aid is not able to meet any funding deficit, and evidence that the building has been actively marketed at a reasonable price and for a period reflecting its location, condition and possible viable uses without finding a restoring purchaser; or
 - the demolition of the building is essential for the delivery of significant economic benefits for the local or wider community.
3. RCAHMS will be formally notified of all proposals to demolish listed buildings to enable features to be recorded.

Ref No.	Site Name	Site Size (ha)	Housing Capacity	Status	Site Comments
Bonnybridge/Banknock					
H07	Banknock South	11.0	200	Existing Supply Site	<ul style="list-style-type: none"> Part of Banknock Strategic Growth Area. Site requirements set out under Strategic Growth Area guidance. Comprises site of former distillery and sloping agricultural land. Approved development framework in place for the site. Masterplan required.
H08	Dennyloanhead	30.5	550	Existing Supply Site	<ul style="list-style-type: none"> Dennyloanhead Strategic Growth Area. Site requirements set out under Strategic Growth Area guidance. Former colliery site comprising sloping agricultural land, a dismantled railway and existing commercial use on small part of the site. Potential contamination should be investigated and remediated. Approved masterplan in place for the site. Council 'minded to grant' outline planning permission.
H09	Kilsyth Road 1, Haggs	1.4	48	Existing Supply Site	<ul style="list-style-type: none"> Greenfield infill site between Haggs and Longcroft. Detailed planning permission granted. Development proposals must present house frontages along both Kilsyth Road and Cumbernauld Road. Proportionate contributions towards M80(J7)/A803 sliproad junctions and Bankier Primary School expansion required. 15% affordable housing requirement.
H10	Kilsyth Road 2, Haggs	1.6	25	Existing Supply Site	<ul style="list-style-type: none"> Greenfield infill site between Haggs and Longcroft. Detailed planning permission granted. Under construction. Development proposals must present house frontages along Kilsyth Road and pay special attention to their relationship with housing along Anderson Terrace. Proportionate contributions towards M80(J7)/A803 sliproad junctions and Bankier Primary School expansion required. 15% affordable housing requirement.
H11	Falkirk Road, Bonnybridge	0.3	35	Existing Supply Site	<ul style="list-style-type: none"> Urban brownfield site adjacent to the former Bonnybridge Hospital and Anderson Park. Detailed planning permission granted. Under construction. Development proposals must present house frontages along Falkirk Road and pay special attention to their relationship with the former Bonnybridge Hospital and Anderson Park.
H12	Broomhill Road, High Bonnybridge	0.8	30	Existing Supply Site	<ul style="list-style-type: none"> Site in commercial use. Planning permission in principle granted. Development should take account of noise constraint from adjacent railway line and potential flood risk, as informed by a Flood Risk Assessment. Potential contamination should be investigated and remediated. Contributions towards Antonine Primary School expansion required. 15% affordable housing requirement.
H13	Seabegs Road, High Bonnybridge	1.2	48	New Proposal	<ul style="list-style-type: none"> Former Council Depot adjacent to Seabegs Road industrial estate. Site being assessed for Council new build; otherwise 15% affordable housing requirement. 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. Contributions towards Antonine Primary School expansion required.

Transport Impacts of New Development

- 5.47** New developments impact on the local and strategic road network through the introduction of new journeys. Air quality can also be adversely affected, and increased emissions contribute to climate change. As part of the development management process, the Council will require the submission of transport assessments, including travel plans, safety audits and other appropriate studies to identify likely impacts on the transport network and the mitigation measures required.
- 5.48** Travel plans will be integral to the transport assessment process. Appropriately scoped travel plans, focussing on the use of public transport, cycling and walking, will be central to the completion of transport assessments, and used in support of the mitigation measures proposed to address the issues identified in the assessment. Council guidance on the preparation of travel plans is available.

5.49

Policy INF10 Transport Assessments

1. The Council will require transport assessments of developments where the impact of the development on the transport network is likely to result in a significant increase in the number of trips, and is considered likely to require mitigation. The scope of transport assessments will be agreed with the Council and in the case of impact on trunk roads, also with Transport Scotland.
2. Transport assessments will include travel plans and, where necessary, safety audits of proposed mitigation measures and assessment of the likely impacts on air quality as a result of proposed development. The assessment will focus on the hierarchy of transport modes, favouring the use of walking, cycling and public transport over use of the car.
3. The Council will only support development proposals where it is satisfied that the transport assessment and travel plan has been appropriately scoped, the network impacts properly defined and suitable mitigation measures identified.

Parking

- 5.50** Parking is a critical element in the consideration of the use of the car for journeys and as such can be used as an effective management tool in the control of car use.
- 5.51** Falkirk Town Centre remains the primary location of pressure on parking capacity at peak times. Given the constrictions of space in the town centre and along its feeder radial routes the Council will continue to operate a presumption against new public parking in the town centre, and will resist changes in provision as long as the vitality and viability of the centre is maintained. Park and ride facilities will be promoted where these can act to offset travel demand and suitable sites can be identified.
- 5.52** Outside Falkirk Town Centre there are more localised parking issues at some District and Local Centres and around some railway stations. The Council will continue to tackle these through a mixture of management and new provision, where appropriate.
- 5.53** More generally parking in new development should conform to the maximum parking standards in the SPP. Falkirk Council will apply these new standards as appropriate in the transport assessment process. The Council's minimum standards, set out in the National Roads Development Guide will also be relevant.



