

Draft

**FALKIRK COUNCIL**

**Minute of special meeting of Falkirk Council held in the Municipal Buildings,  
Falkirk on Monday 27 August 2018 at 2.00 p.m.**

<b><u>Councillors:</u></b>	David Aitchison	Fiona Collie	John McLuckie
	David Alexander	Joan Coombes	Cecil Meiklejohn
	David Balfour	Jim Flynn	Lynn Munro
	Lorna Binnie	Paul Garner	Laura Murtagh
	Robert Bissett	Dennis Goldie	Malcolm Nicol
	Allyson Black	David Grant	John Patrick
	Jim Blackwood	Nigel Harris	Pat Reid
	Gary Bouse	Gordon Hughes	Depute Provost Ann Ritchie
	Provost William Buchanan	James Kerr	Robert Spears
	Niall Coleman	Adanna McCue	

**Officers:** Rhona Geisler, Director of Development Services  
Iain Henderson, Legal Services Manager  
David McGhee, Head of Procurement & Housing Property  
Colin Moodie, Chief Governance Officer  
Brian Pirie, Democratic Services Manager  
Kenneth Lawrie, Chief Executive  
Ailstair Shaw, Development Plan Co-ordinator

**FC33. Sederunt**

The sederunt was taken by way of a roll call. An apology was intimated on behalf of Councillor Nimmo.

**FC34. Declarations of Interest**

There were no declarations at this point.

**FC35. Falkirk Local Development Plan 2 – Proposed Plan  
Continued from meeting of 27 June 2018**

Council considered a report by the Director of Development Services seeking approval of the Proposed Falkirk Local Development Plan 2 (LDP2) and the associated Proposed Action Programme.

LDP2 was being prepared and would replace the existing plan which had been adopted in July 2015. LDP2 would set out the broad vision and strategy for the area for a 20 year period (2020-2040). The Main Issues Report (MIR) was published in February 2017 and contained the Council's preferred sites for future development together with alternatives. The MIR

was subject to a 12 week consultation exercise to which there were 260 written representations.

The next stage in the process was the publication of the Proposed Plan for a further period of consultation. It was proposed that the consultation period be for 8 weeks. Representations received from the consultation would be considered and Council could make modifications to the Plan as a result of these. However, any notifiable modifications would require the re-publication of the plan for further consultation. Once agreed the Plan would be submitted to Scottish Ministers and the Council would make final modifications in accordance with Reporters' recommendations and then adopt the plan. Adoption was expected to be in 2020.

Councillor Alexander, seconded by Councillor Meiklejohn, moved that Council:-

- (1) approves the Local Development Plan 2 and Proposed Action Plan with any adjustments made by Council at today's meeting, and
- (2) agrees that an 8 week consultation of the Proposed Plan, as adjusted, is undertaken in accordance with the relevant legislation and guidance.

### **Alterations**

Council then considered a number of alterations to the draft plan dealing with each in turn. These are attached to this minute.

### **Housing Supply Target**

Councillor Alexander, seconded by Councillor Hughes, moved the following alteration to the draft Plan:-

To reduce the housing supply target from 9,600 to 9,000 houses over the period 2020-40, and from 4,800 to 4,500 over the period 2020-30, equating to a reduction in the annual target from 480 to 450 units. The reduction would be applied to the market element (from 5,500 to 4,900 units over the period 2020-2040), with the affordable element remaining the same (4,100 units over the period 2020-2040).

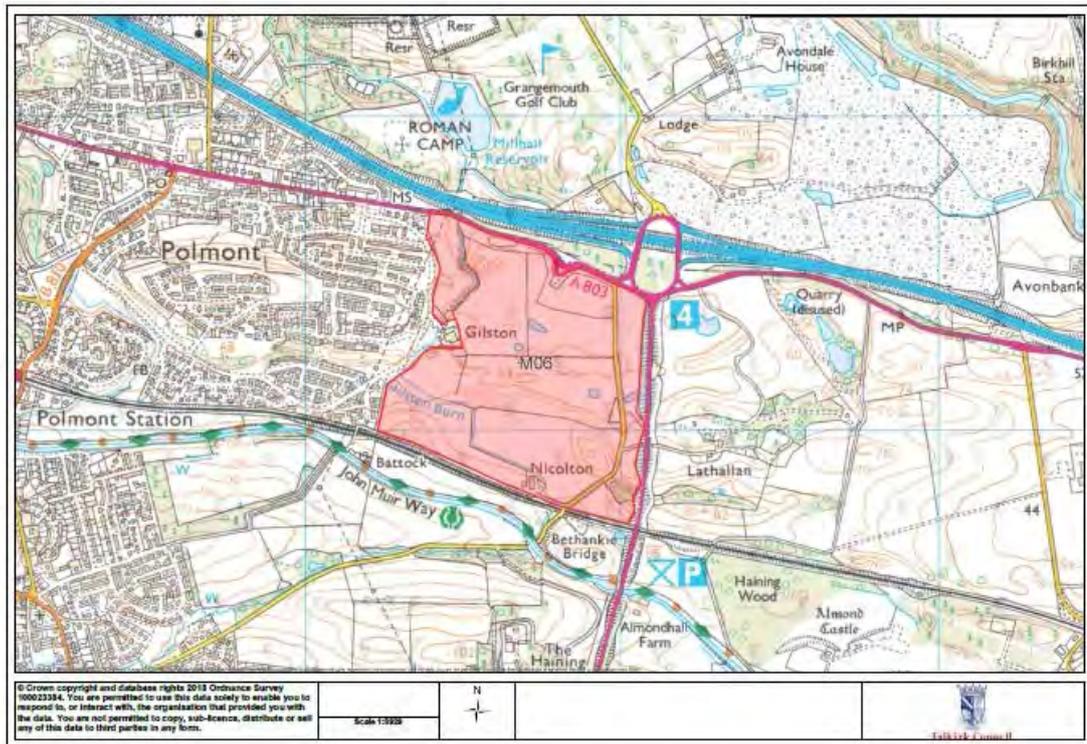
### **Decision**

**As there was general agreement this alteration was agreed.**

## MU06 Gilston, Polmont

Councillor Nicol, seconded by Councillor Kerr, moved the following alteration to the draft Plan:-

To amend the proposed use of the site at Gilston Polmont (Proposal MU06), as shown on the map below, from mixed use development including up to 500 houses and business land, to exclusively business use with no housing.



In the absence of general agreement the motion was put to the vote, for or against, in terms of Standing Order 20.10.

In terms of Standing Order 22.1, the vote was taken by roll call, there being 29 members present with voting as undernoted:-

For the motion (16) – Provost Buchanan; Councillors Aitchison, Bissett, Black, Blackwood, Buchanan, Coombes, Flynn, Goldie, Grant, Harris, Kerr, McLuckie, Munro, Nicol, Patrick and Reid.

Against the motion (13) – Depute Provost Ritchie; Councillors Alexander, Balfour, Binnie, Bouse, Coleman, Collie, Garner, Hughes, McCue, Meiklejohn, Murtagh and Spears.

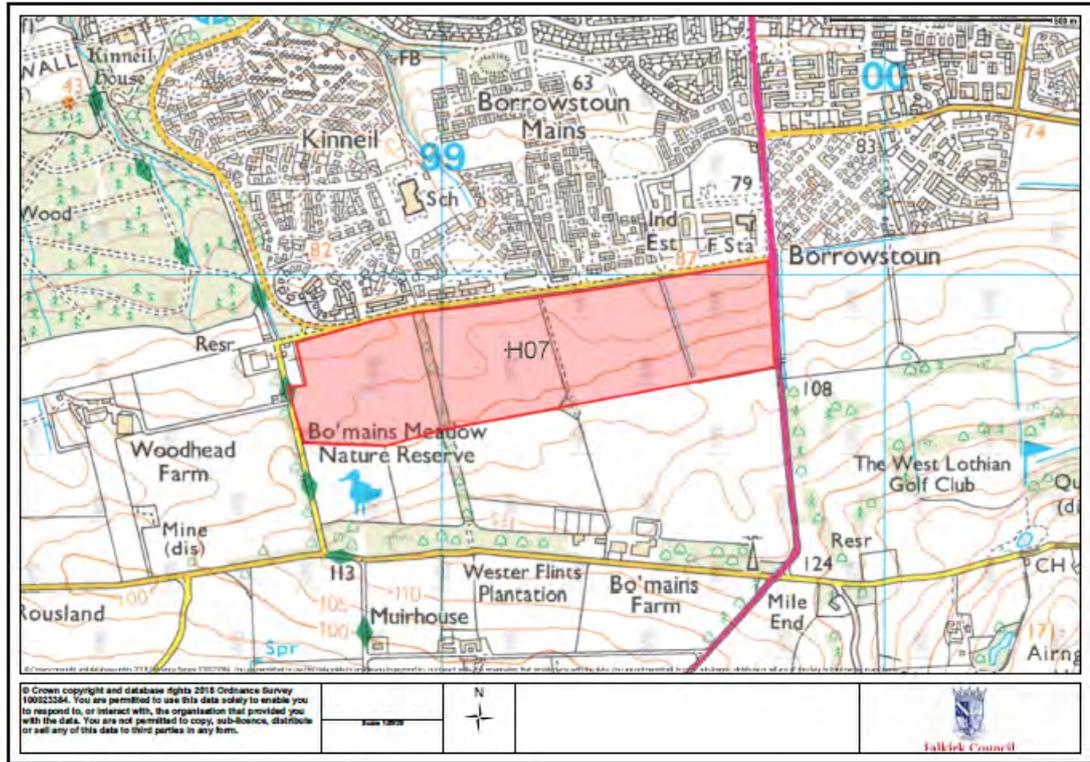
## Decision

**The alteration was agreed.**

## H07 Crawfield Road, Bo'ness

Councillor Alexander, seconded by Depute Provost Ritchie, moved the following alteration to the draft Plan:-

To delete housing proposal H07 Crawfield Road, Bo'ness, as shown on the map below.



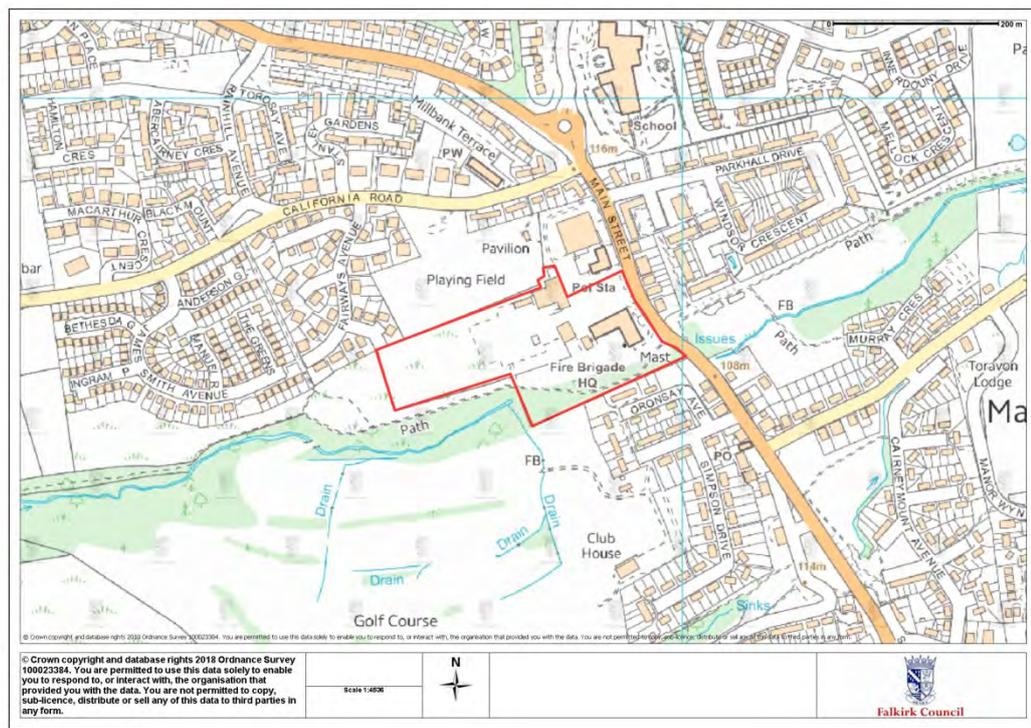
## Decision

As there was general agreement this alteration was agreed.

## MU07 Former Maddiston Fire Station, Maddiston

Councillor Goldie, seconded by Councillor Hughes, moved the following alteration to the draft Plan:-

To amend the mixed use proposal at the Former Maddiston Fire Station site (Proposal MU07), as shown on the map below, to a business site for community, retail and employment uses, but excluding housing.



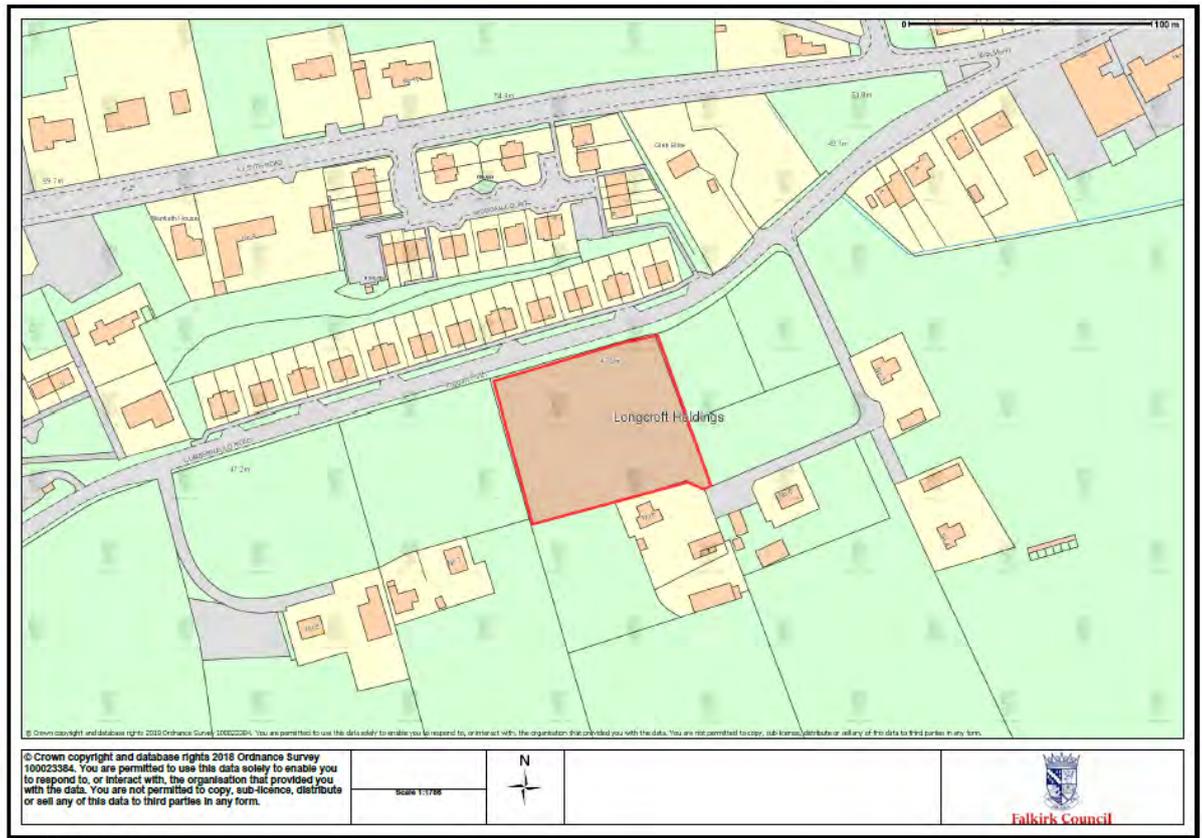
## Decision

As there was general agreement this alteration was agreed.

## Cumbernauld Road, Longcroft

Councillor Blackwood, seconded by Councillor Bissett, moved the following alteration to the draft Plan:-

To include a site at Cumbernauld Road, Longcroft, as shown on the map below, as a proposal for residential development in the Proposed Plan.



In the absence of general agreement the motion was put to the vote, for or against, in terms of Standing Order 20.10.

In terms of Standing Order 22.1, the vote was taken by roll call, there being 29 members present with voting as undernoted:-

For the motion (16) – Provost Buchanan; Councillors Aitchison, Bissett, Black, Blackwood, Buchanan, Coombes, Flynn, Goldie, Grant, Harris, Kerr, McLuckie, Munro, Nicol, Patrick and Reid.

Against the motion (13) – Depute Provost Ritchie; Councillors Alexander, Balfour, Binnie, Bouse, Coleman, Collie, Garner, Hughes, McCue, Meiklejohn, Murtagh and Spears.

## Decision

**The alteration was agreed.**

## H15 Parkhall Farm 3 and the Haining H\*\*, Maddiston

Councillor Goldie, seconded by Provost Buchanan, moved the following alteration to the draft Plan:-

To include sites at Parkhall Farm and the Haining, Maddiston, as shown on the map below, as proposals for residential development in the Proposed Plan. This represents the carrying forward of these sites from LDP1.



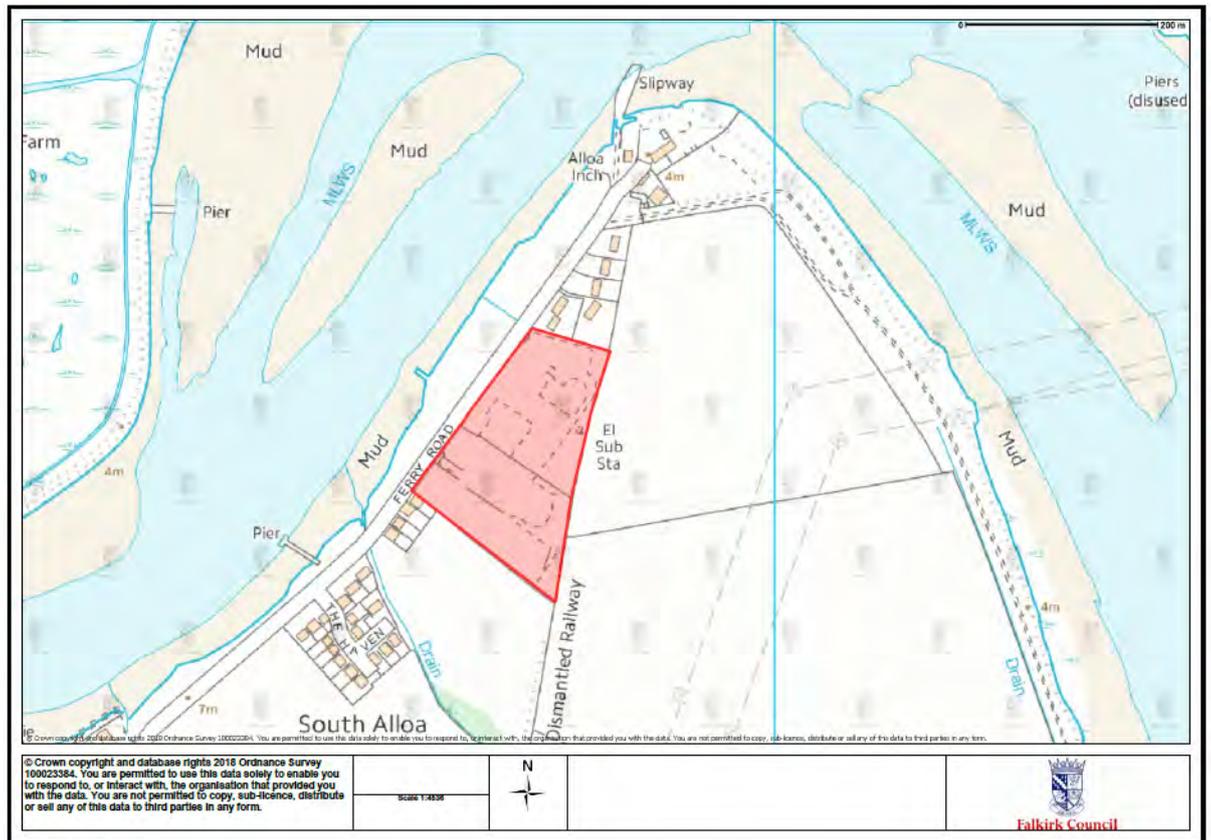
## Decision

As there was general agreement this alteration was agreed.

## Ferry Road, South Alloa

Councillor Nicol, seconded by Councillor Flynn, moved the following alteration to the draft Plan:-

To include a site at Ferry Road, South Alloa as shown on the map below, as a proposal for residential development in the Proposed Plan.



At this point Councillor Spears declared a non-financial interest in the site under consideration as family members owned property in the area but stated that he considered that this did not require him to recuse himself from consideration of the item having regard to the objective test in the Code of Conduct.

In the absence of general agreement the motion was put to the vote, for or against, in terms of Standing Order 20.10.

In terms of Standing Order 22.1, the vote was taken by roll call, there being 29 members present with voting as undernoted:-

For the motion (9) – Provost Buchanan; Councillors, Flynn, Goldie, Grant, Harris, Kerr, Munro, Nicol and Patrick.

Against the motion (18) – Depute Provost Ritchie; Councillors Aitchison, Alexander, Balfour, Binnie, Bissett, Black, Blackwood, Bouse, Coleman, Collie, Coombes, Garner, Hughes, McCue, Meiklejohn, Murtagh, Reid and Spears.

Abstentions (2) – Councillors McLuckie and Spears.

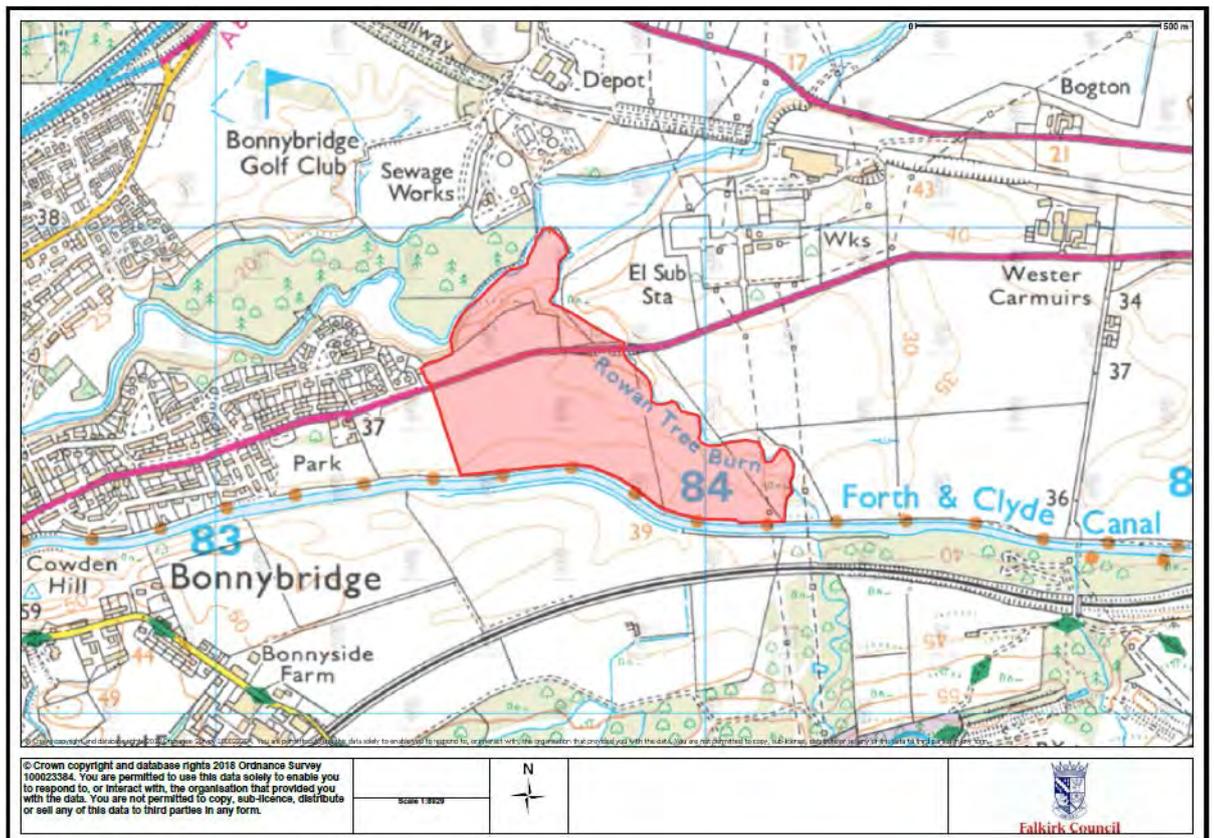
## Decision

**The alteration was not agreed.**

## Gateside, Bonnybridge

Councillor Nicol, seconded by Councillor Grant, moved the following alteration to the draft Plan:-

To include a site at Gateside, Bonnybridge, as shown on the map below, as a proposal for mixed use development (including housing, nursing home, and sports and recreation facilities) in the Proposed Plan, and to exclude the site from the green belt



In the absence of general agreement the motion was put to the vote, for or against, in terms of Standing Order 20.10.

In terms of Standing Order 22.1, the vote was taken by roll call, there being 29 members present with voting as undernoted:-

For the motion (14) – Provost Buchanan; Councillors, Aitchison, Bissett, Blackwood, Coombes, Flynn, Goldie, Grant, Harris, Kerr, McLuckie, Munro, Nicol and Patrick.

Against the motion (13) – Depute Provost Ritchie; Councillors, Alexander, Balfour, Binnie, Bouse, Coleman, Collie, Garner, Hughes, McCue, Meiklejohn, Murtagh and Spears.

Abstentions (2) – Councillors Black and Reid.

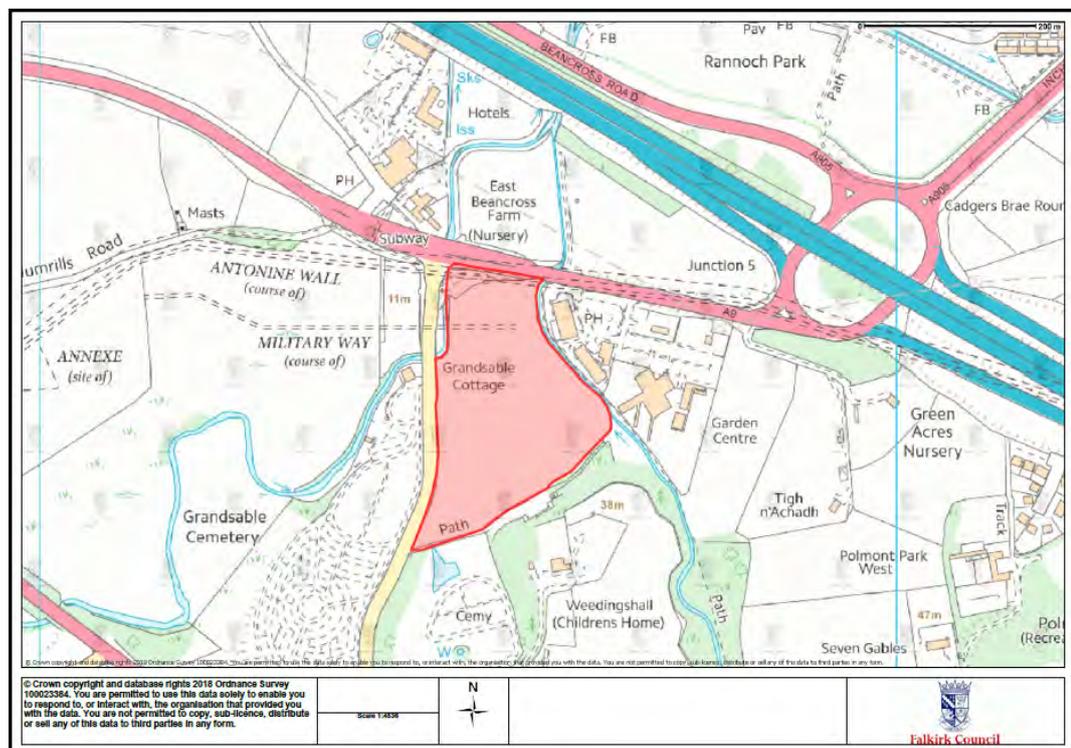
## Decision

**The alteration was agreed.**

## Grandsable Road, Polmont

Councillor Nicol, seconded by Councillor Meiklejohn, moved the following alteration to the draft Plan:-

To include a site at Grandsable Road, Polmont, as shown on the map below, as a business proposal for business and tourism use.



## **Decision**

**As there was general agreement this alteration was agreed.**

### **Policy IR04 Community Facilities - Changing Places Toilets**

Councillor Alexander, seconded by Councillor Collie, moved the following alteration to the draft Plan:-

To amend Policy IR04 to require the provision of Changing Places toilets in major new public buildings and large commercial developments which are visited by large numbers of members of the public.

## **Decision**

**As there was general agreement this alteration was agreed.**

### **Policy IR11 Digital Infrastructure**

Councillor Alexander, seconded by Councillor Bouse, moved the following alteration to the draft Plan:-

To amend Policy IR11 to require developers to consider the provision of digital infrastructure to new homes and businesses as an integral part of new development.

## **Decision**

**As there was general agreement this alteration was agreed.**

## **Decision**

**Council agreed:-**

- (1) the Proposed Falkirk Local Development Plan 2 and Proposed Action Programme, subject to the following adjustments:-**
  - i) Housing supply target 450 units;**
  - ii) MU06 Gilston, Polmont residential use removed from plan;**
  - iii) H07 Crawfield Road, Bo'ness site removed from plan;**
  - iv) MU07 Former Maddiston Fire Station, Maddiston residential use removed from plan;**
  - v) Cumbernauld Road, Longcroft new housing site;**
  - vi) Parkhall Farm and the Haining, Maddiston reinstated as per LDP1;**
  - vii) Gateside, Bonnybridge reinstated housing site as per LDP1;**

- viii) Grandsable Road, Polmont included as a site for business and tourism use;
- ix) IR04 Community Facilities - Changing Places Toilets, and
- x) IR11 Digital Infrastructure, and

(2) that an 8 week consultation of the Proposed Plan, as adjusted, was undertaken in accordance with the relevant legislation and guidance.

## **Falkirk Local Development Plan 2: Proposed Plan Housing Supply Target**

### **Motion**

To reduce the housing supply target from 9,600 to 9,000 houses over the period 2020-40, and from 4,800 to 4,500 over the period 2020-30, equating to a reduction in the annual target from 480 to 450 units. The reduction would be applied to the market element (from 5,500 to 4,900 units over the period 2020-2040), with the affordable element remaining the same (4,100 units over the period 20220-2040).

### **Detailed Changes to Proposed Plan**

#### Spatial Strategy

Page 18. Paragraph 3.13: Replace 2<sup>nd</sup> and 3<sup>rd</sup> sentences with: *"Based on the Housing Needs and Demand Assessment, a housing supply target of 9,000 homes has been set for the period 2020-2040 to facilitate this growth, of which 4,900 would be market housing and 4,100 affordable housing. This converts to a 10 year target of 4,500 for 2020-2030, or an annual target of 450 homes, of which 205 would be affordable"*.

Revise the housing land requirement in the final sentence to reflect the changed housing supply target.

Make consequential changes to housing figures in Table 3.2 (page 18) including revision of the housing land target and the housing land requirement.

#### Policies – Homes and Communities

Page 43. Policy HC01: Replace the first sentence of sub-section 1 with: *"The housing supply target is 4,500 for the period 2020-2030"*.

Page 44. Paragraph 4.33: Replace 2<sup>nd</sup> sentence with: *"The Housing Needs and Demand Assessment demonstrates the continuing need for new affordable housing in the area, with 2,050 of the 4,500 housing supply target for 2020-2030 to be affordable"*.

### **Changes to Supporting Information**

#### SEA Revised Environmental Report

Make consequential changes to Revised Environmental Report to reflect the reduction in the housing supply target..

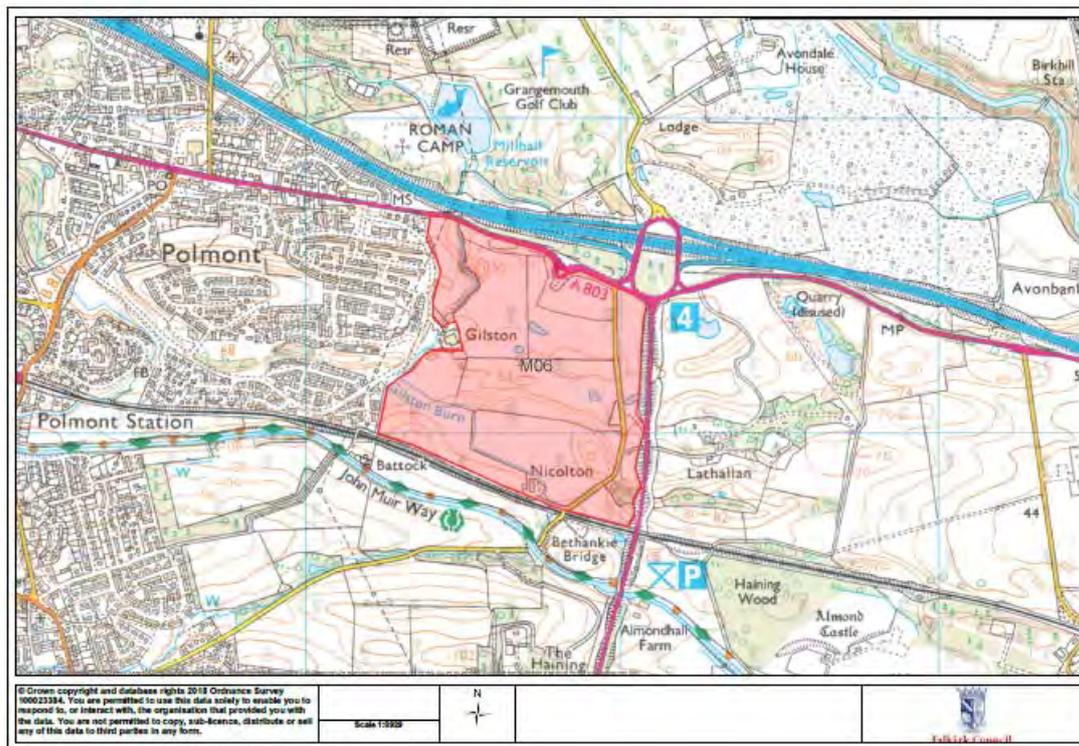
#### Technical Reports

Make consequential changes to TR3 (Housing and Settlement Growth Options); and TR5 (Transport Appraisal) to reflect the reduction in the housing supply target

## Falkirk Local Development Plan 2: Proposed Plan MU06 Gilston, Polmont

### Motion

To amend the proposed use of the site at Gilston Polmont (Proposal MU06), as shown on the map below, from mixed use development including up to 500 houses and business land, to exclusively business use with no housing.



### Detailed Changes to Proposed Plan

#### Spatial Strategy

Page 18. Paragraph 3.14: In 5<sup>th</sup> sentence, remove reference to Gilston as a Strategic Growth Area and revise the number of new Strategic Growth Areas accordingly. In 4<sup>th</sup> sentence, revise the overall number of Strategic Growth Areas. In the final sentence, amend the flexibility allowance and housing land requirement to reflect the removal of residential use from the site.

Page 19. Map 3.3: Remove Strategic Growth Area (7) Gilston.

Make consequential changes to housing figures in Table 3.2 (page 18) and Map 3.3 (Page 19) to reflect removal of residential use from Gilston (reduction of 320 units from Braes and Rural South Additional Housing)

#### Braes and Rural South Settlement Statement

Page 74. Paragraph 5.16: Replace 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> sentences with: *“Land at Gilston has been a long-standing business site in previous plans. It is considered appropriate to continue to identify the site for economic development, given its strategic location within the Council area, and the need*

*to provide a range of flexible sites. Placemaking will be paramount on this key employment site, secured through an overall masterplan and a cohesive design approach to deliver new landscaping, path connections and open space”.*

Page 75. Proposals and Opportunities: Remove Gilston as a mixed-use opportunity and insert as a business proposal within the Eastern Gateway SBL.

Page 75/76. Amend Gilston, Polmont (Site MU06) Major Areas of Change: Development Guidance as per attached.

#### Appendix 1: Proposals and Opportunities Schedule

Page a09. Delete MU06 Gilston.

Add new Proposal BUS\*\* Gilston as follows:

LDP Ref:	BUS**
MIR Ref:	095
Site Name:	Gilston
Site Size (ha):	54.4
Proposed Uses:	Business/tourism/local neighbourhood centre
Site Comments:	<ul style="list-style-type: none"><li>• Existing business site carried forward from LDP1.</li><li>• Major area of change. See separate guidance.</li></ul>

#### Proposals Map 5

Delete mixed use Proposal MU06 and replace with business Proposal BUS\*\*.

### **Changes to Supporting Information**

#### SEA Revised Environmental Report

Make consequential changes to Revised Environmental Report to reflect the amendment to the proposal.

#### Proposed Action Programme

Make consequential changes to Proposed Action Programme with appropriate programming and site information.

#### Technical Reports

Make consequential changes to Technical Report TR2 (Site Assessment); TR3 (Housing and Settlement Growth Options); TR5 (Transport Appraisal) and TR6 (Employment Land) to reflect the amendment of the proposal.

# Gilston, Polmont (Site BUS\*\*) Major Areas of Change: Development Guidance

## Eastern Gateway Strategic Business Location

### Vision

Gilston is proposed as a major employment site, forming a settlement extension to the east of Polmont. Co-ordinated masterplanning of areas of employment land, key infrastructure and greenspace is vital in order to ensure that placemaking objectives across the site are achieved. Development will result in a new urban edge to eastern Polmont, which will address the current lack of landscape containment along the existing urban fringe. The development will include a substantial level of green infrastructure including reinforcement of the green network along the eastern edge of the site, retention and improvement of the burn corridor as greenspace, and provision of footpath networks connecting the site to the west, and south to the canal.

### Land Use

- Business (Class 4/5/6, leisure and tourism)
- Neighbourhood Centre (convenience retail/local services)
- Greenspace

### Process

An overall development framework will be required, which should be prepared in collaboration with the local community and involve assessment of issues and opportunities for improvement in the local area. This will include a phased plan for the delivery of infrastructure. Detailed masterplans for each of the phases will follow.

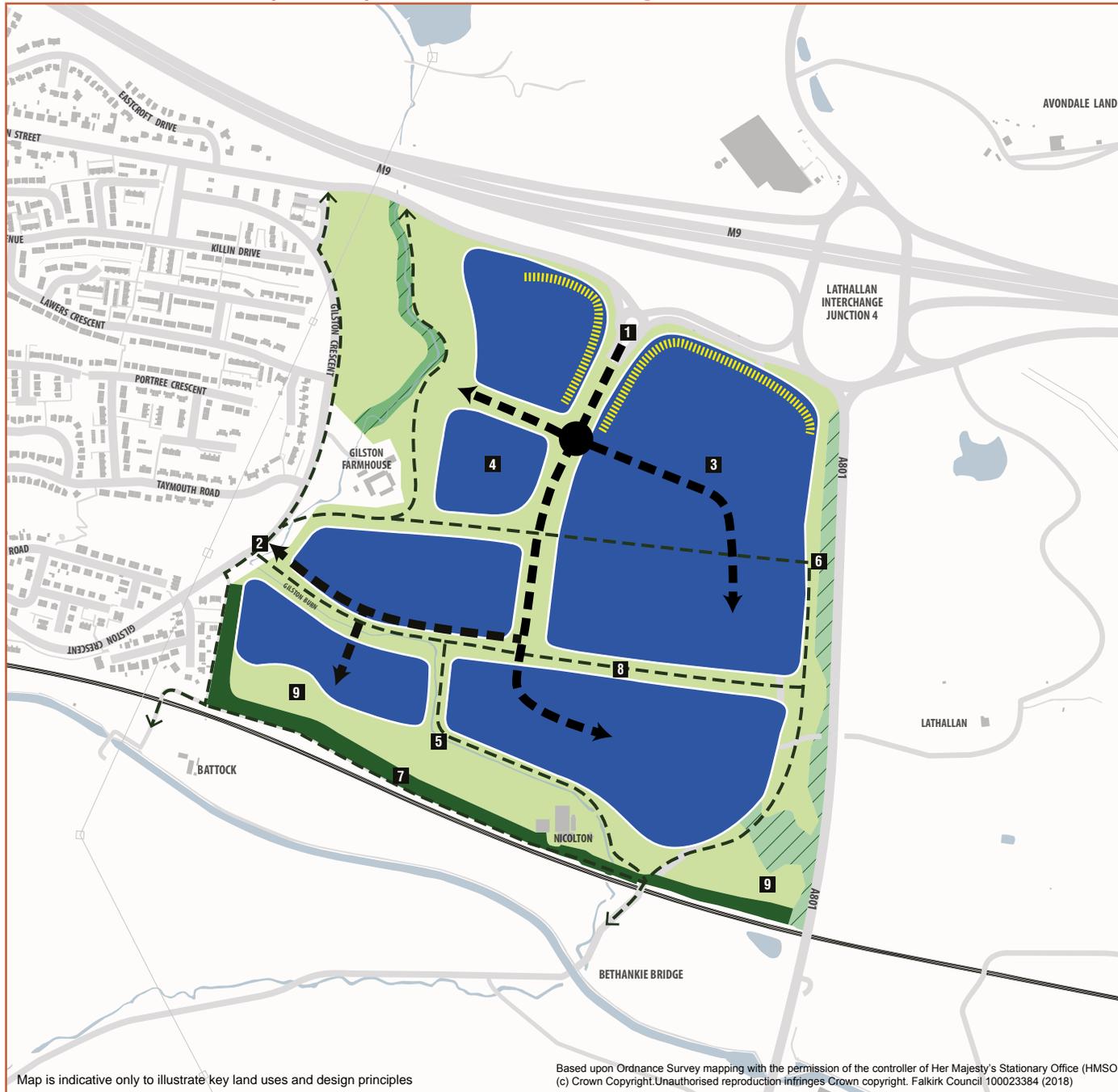
### Key Principles

- Primary vehicular access from A803 (1). Secondary access will be on to Gilston Crescent with a suitably designed burn crossing (2).
- The part of the site closest to M9 Junction 4 provides an opportunity for Class 6 (storage and distribution) (3).
- A neighbourhood centre including a convenience store and other shops and services should be provided at the heart of the site (4).
- Burn corridor to be enhanced as a major linear open space through the site, incorporating burn restoration, planting and habitat improvement and new paths. This will assist with placemaking in the north-western part of the site. (5)
- Reinforcement of existing woodland will be required to create a new woodland edge to the boundary with the A801 (6).
- Robust structure planting required along southern boundary (7).
- Development phases should be separated by greenspace corridors and path connections which relate, where possible, to existing natural features (hedgerows, paths, ditches) (8).
- Comprehensive path network to provide connections within and outwith the site, utilising greenspace corridors. This should integrate existing core paths and rights of way on the periphery of the site.
- SUDS provision to be sensitively incorporated across the site to create features which have a natural rather than an engineered appearance and enhance the landscape framework for the site.
- Scale, massing and layout of new development, particularly in the elevated southern section of the site should address the challenging topography. In particular, development should avoid the elevated parts of the site adjacent to the railway. These areas will contribute to overall greenspace requirements. (9)

### Other Requirements

- Transport assessment required to establish impacts on the local and strategic transport network. Mitigation measures will be required including contributions to upgrading of M9 Junction 4, and sustainable travel. Travel Plan will be essential which includes measures to connect the development with Polmont railway station, where there are parking limitations
- Development will have to deal with current surface water flooding across the site, as well as addressing potential impacts on Gilston Burn. A flood risk assessment will be required.

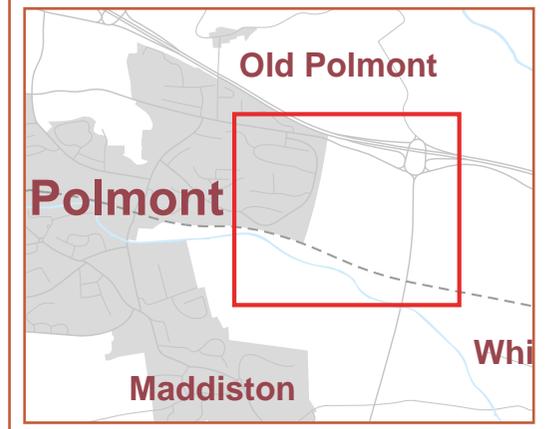
# Gilston, Polmont (BUS \*\*) Major Areas of Change: Development Guidance



## Key

- Housing
- Retail/Business/Community (Neighbourhood Centre)
- Green Network
- Open Space
- Existing Woodland Reinforced
- Structure Planting
- Vehicular Access
- Paths
- Key Frontages
- Key Principle (see text opposite)

## Overview Map



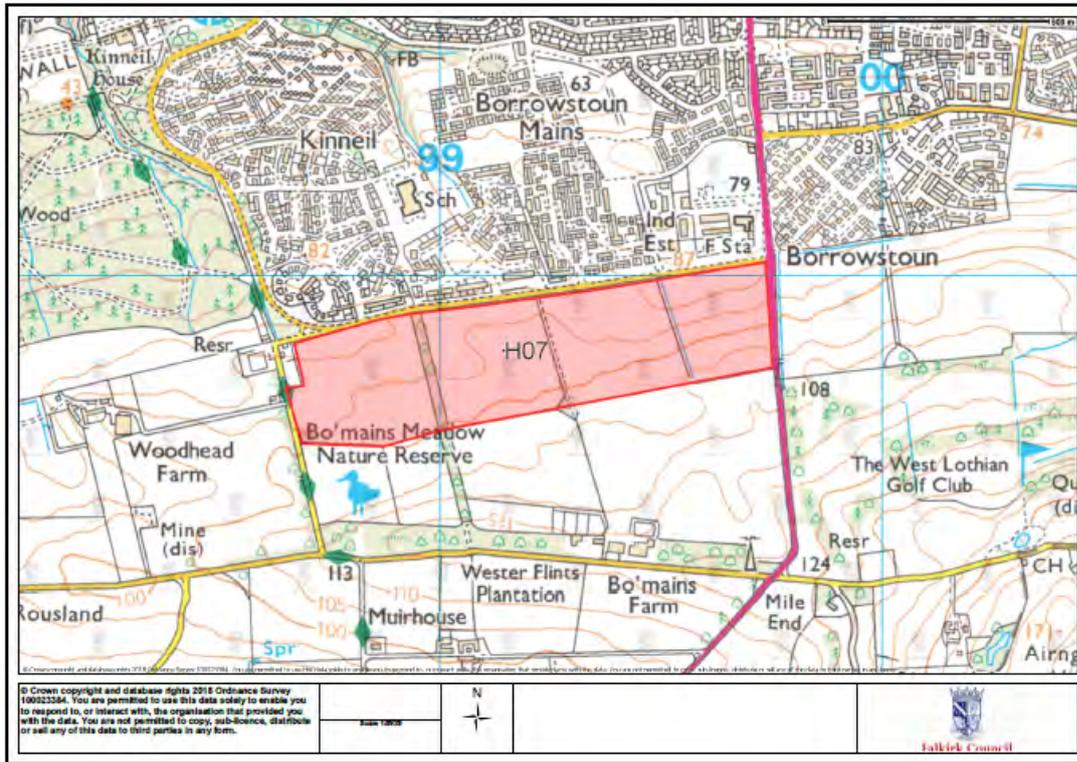
Map is indicative only to illustrate key land uses and design principles

Based upon Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationary Office (HMSO) (c) Crown Copyright. Unauthorised reproduction infringes Crown copyright. Falkirk Council 100023384 (2018)

## Falkirk Local Development Plan 2: Proposed Plan H07 Crawfield Road, Bo'ness

### Motion

To delete housing proposal H07 Crawfield Road, Bo'ness, as shown on the map below.



### Detailed Changes to Proposed Plan

#### Spatial Strategy

Page 15. Map 3.1. Remove Bo'ness South West as a Major Area of Change.

Page 18. Paragraph 3.14: In 5<sup>th</sup> sentence, remove reference to Bo'ness South West as a Strategic Growth Area and revise the number of new Strategic Growth Areas accordingly. In 4<sup>th</sup> sentence, revise the overall number of Strategic Growth Areas. In final sentence, amend the flexibility allowance and housing land requirement to reflect the site's deletion.

Page 19. Map 3.3: Remove Strategic Growth Area (2) Bo'ness South West.

Make consequential changes to housing figures in Table 3.2 (page 18) and Map 3.3 (page 19) to reflect deletion of Crawfield Road, Bo'ness (reduction of 320 units from Bo'ness Additional Housing)

#### Bo'ness Settlement Statement

Page 62. Paragraph 5.02: Replace with: *"The key location for new homes will be the Strategic Growth Area at Bo'ness South East which is carried over from LDP1 and is focused on continuing development at the Drum (around 400 further houses and a*

*neighbourhood centre). In addition to this, there are several small brownfield housing opportunities within the urban area”.*

Page 62. Paragraph 5.05. Replace final sentence with: *“Opportunities for investment in new green infrastructure will arise at the Bo’ness South East Strategic Growth Area”.*

Page 63. Proposals and Opportunities: Remove H07 Crawfield Road and the Bo’ness South West SGA.

Page 66/67. Delete Crawfield Road, Bo’ness (Site H07) Major Areas of Change: Development Guidance.

#### Appendix 1: Proposals and Opportunities Schedule

Page a01. Delete H07 Crawfield Road.

#### Proposals Map 6

Delete Proposal H07, and reinstate site as part of the green belt and the South Bo’ness Local Landscape Area.

### **Changes to Supporting Information**

#### SEA Revised Environmental Report

Make consequential changes to Revised Environmental Report to reflect the deletion of the proposal.

#### Proposed Action Programme

Make consequential changes to Proposed Action Programme to reflect the deletion of the proposal.

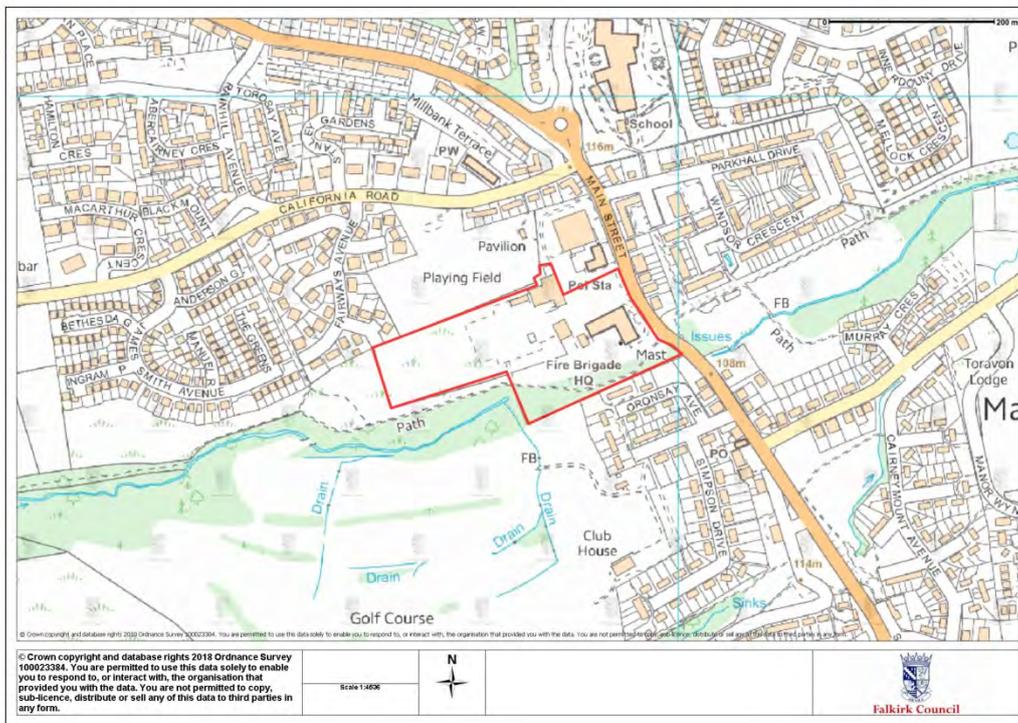
#### Technical Reports

Make consequential changes to Technical Report TR2 (Site Assessment); TR3 (Housing and Settlement Growth Options); and TR5 (Transport Appraisal) to reflect the deletion of the proposal.

## Falkirk Local Development Plan 2: Proposed Plan Site MU07 Former Maddiston Fire Station, Maddiston

### Motion

To amend the mixed use proposal at the Former Maddiston Fire Station site (Proposal MU07), as shown on the map below, to a business site for community, retail and employment uses, but excluding housing.



### Detailed Changes to Proposed Plan

#### Spatial Strategy

Page 18/19. Adjust housing figures in table 3.2 and Map 3.3 to reflect the removal of residential use from this site (70 units).

#### Braes and Rural South Settlement Statement

Page 74. Paragraph 5.15: Delete 3<sup>rd</sup> sentence and replace with: *“At the core of the village, the former site of Maddiston Fire Station offers a brownfield opportunity for retail, business or community use which would provide necessary improvements to the range of facilities available in this growing community.”*

Page 75. Proposals and Opportunities: Delete Proposal MU07 and insert new business proposal ‘BUS\*\* Former Maddiston Fire Station’ under ‘Local Sites’.

#### Appendix 1: Proposals and Opportunities Schedule

Page a09. Delete Proposal MU07 and insert new business Proposal BUS\*\* as follows:

LDP Ref:	BUS**
MIR Ref:	140

Site Name:	Former Maddiston Fire Station
Site Size (ha):	3.8
Proposed Uses:	Business/Retail/Community
Comments:	New business site. Site suitable for neighbourhood retail, business, or community uses.

#### Proposals Map 5

Change MU07 to business site BUS\*\*

#### **Changes to Supporting Information**

##### SEA Revised Environmental Report

Make consequential changes to Revised Environmental Report to reflect the amendment to the proposal.

##### Proposed Action Programme

Make consequential changes to action programme with appropriate programming and site information.

##### Technical Reports

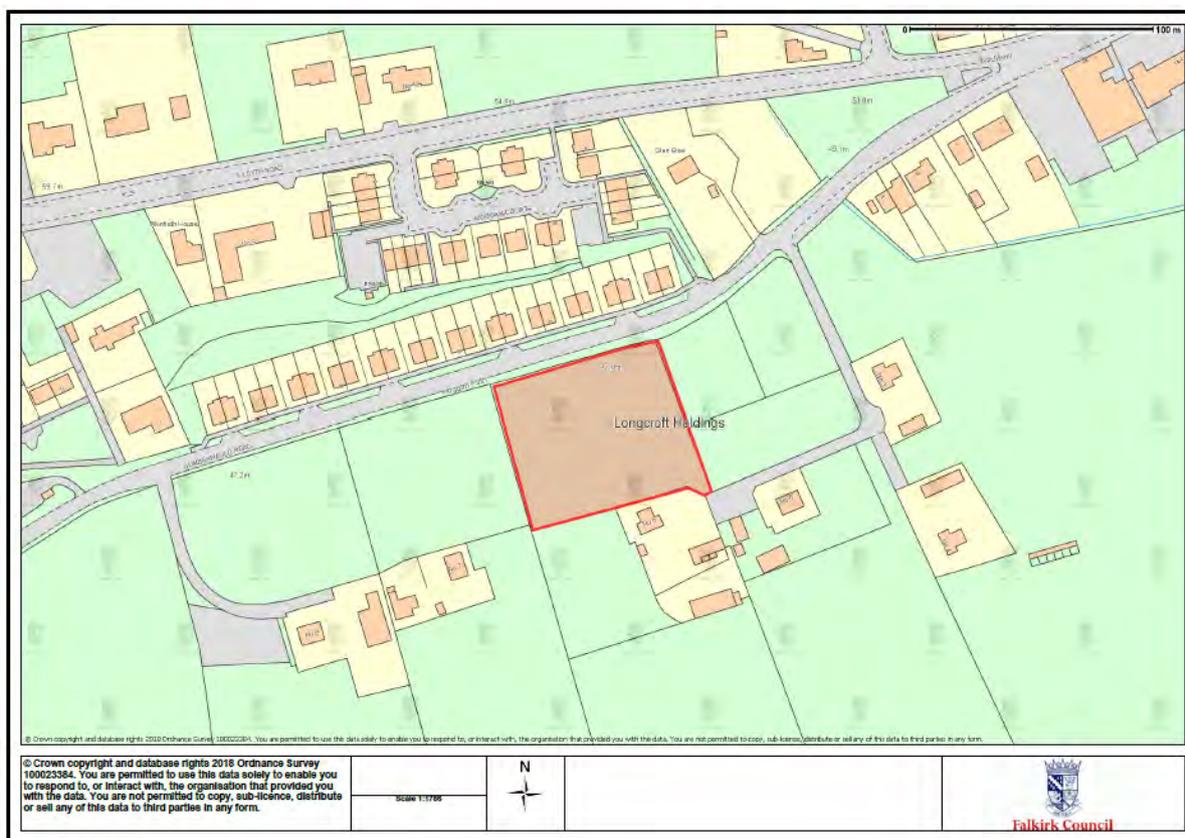
Make consequential changes to Technical Report TR2 (Site Assessment); TR3 (Housing and Settlement Growth Options); TR5 (Transport Appraisal) and TR6 (Employment Land) to reflect the amendment of the proposal.



## Falkirk Local Development Plan 2: Proposed Plan Site at Cumbernauld Road, Longcroft

### Motion

To include a site at Cumbernauld Road, Longcroft, as shown on the map below, as a proposal for residential development in the Proposed Plan.



### Detailed Changes to Proposed Plan

#### Spatial Strategy

Page 18/19. Adjust housing figures in Table 3.2 and Map 3.3 to reflect the addition of this site.

#### Bonnybridge and Banknock Settlement Statement

Page 69. Proposals and Opportunities: Add new housing Proposal H\*\* under 'Other Sites'.

#### Appendix 1: Proposals and Opportunities Schedule

Page a02. Add new Proposal H\*\* Cumbernauld Road as follows:

LDP Ref:	H**
MIR Ref:	114
Site Name:	Cumbernauld Road
Site Size (ha):	0.5
Housing Capacity	10
Site Comments:	New housing supply site.

	<p>Site lies within Antonine Wall WHS Buffer Zone. Assessment required to determine the impact on the setting of the WHS and appropriate mitigation.</p> <p>Development should be sympathetic to the rural nature of the site and the clustered form and character of the existing dwellings at Longcroft Holdings, and should be no more than 1.5 storeys in height</p> <p>Significant planting required to mitigate potential landscape impacts.</p> <p>Flood risk assessment and drainage strategy required to deal with surface water flooding issues.</p> <p>Education contributions required.</p>
--	---

#### Proposals Map 1

Add new housing proposal H\*\* as shown on the map above.

#### **Changes to Supporting Information**

##### SEA Revised Environmental Report

Make consequential changes to Revised Environmental Report to reflect the addition of the proposal.

##### Proposed Action Programme

Make consequential changes to Proposed Action Programme to reflect the addition of the proposal.

##### Technical Reports

Make consequential changes to Technical Report TR2 (Site Assessment); TR3 (Housing and Settlement Growth Options); and TR5 (Transport Appraisal) to reflect the addition of the proposal.

## Falkirk Local Development Plan 2: Proposed Plan Sites at Parkhall Farm 3 (H15) and The Haining (H\*\*), Maddiston

### Motion

To include sites at Parkhall Farm and the Haining, Maddiston, as shown on the map below, as proposals for residential development in the Proposed Plan. This represents the carrying forward of these sites from LDP1.



### Detailed Changes to Proposed Plan

#### Spatial Strategy

Page 18/19. Adjust housing figures in Table 3.2 and Map 3.3 to reflect the addition of the sites.

### Braes and Rural South Settlement Statement

Page 75. Proposals and Opportunities: Insert revised housing Proposal H15 Parkhall Farm 3 and H\*\* The Haining within Maddiston East SGA.

Pages 78/79. Amend Maddiston East Major Areas of Change: Development Guidance as per attached.

### Appendix 1: Proposals and Opportunities Schedule - Housing

Page a03. Insert revised Proposal H15 Parkhall Farm 3 as follows:

LDP Ref:	H36
MIR Ref:	034
Site Name:	Parkhall Farm 3
Site Size (ha):	4.6
Housing capacity	60
Site Comments:	Part of existing housing site carried forward from LDP1. Major area of change. See separate guidance.

Page a03. Insert Proposal H\*\* The Haining as follows:

LDP Ref:	H**
MIR Ref:	036
Site Name:	The Haining
Site Size (ha):	3.4
Housing capacity	Up to 20
Site Comments:	Existing housing site carried forward from LDP1. Major area of change. See separate guidance.

### Proposals Map 5

Amend boundary of housing proposal H15 and insert new housing proposal H\*\* , as shown on the map above.

Amend Urban Limit to exclude The Haining (H\*\*) in addition to Parkhall Farm 5 (H18)

### **Changes to Supporting Information**

#### SEA Revised Environmental Report

Make consequential changes to Revised Environmental Report to reflect the amendment to the proposal.

#### Proposed Action Programme

Make consequential changes to action programme with appropriate programming and site information.

#### Technical Reports

Make consequential changes to Technical Report TR2 (Site Assessment); TR3 (Housing and Settlement Growth Options); and TR5 (Transport Appraisal).

# Maddiston East Major Areas of Change: Development Guidance

## Maddiston East Strategic Growth Area

### Maddiston East (H13-H18, H\*\*\*)

#### Maddiston East Strategic Growth Area

##### Vision

The Maddiston East Strategic Growth Area provides for further eastern growth of the village towards the A801. The sites contained within the LDP1 have been carried forward. A new site at Parkhall Farm North (East) exclusively for amenity/elderly care housing and a care home has been added. Sites are expected to be brought forward individually, but set within a wider landscape framework which will be delivered on a phased basis in conjunction with each site, together with co-ordinated vehicular and pedestrian access arrangements. An extension to Maddiston Primary School will accommodate additional pupils from the development.

##### Land Use

- Housing (indicative capacity 300), to include 25% affordable housing
- Amenity/elderly care housing (indicative capacity 70)
- Residential Care Home
- Greenspace

##### Process

The Maddiston East Development Framework previously provided guidance and development principles for sites allocated in LDP1. This advice remains relevant in so far as it relates to the currently allocated sites. The key design principles and infrastructure priorities, where relevant, are reflected below. Applications are likely to come forward individually, so each proposal will require a masterplan which demonstrates that vehicular and pedestrian access, as well as key areas of landscaping, will be delivered in a co-ordinated way. Parkhall Farm 2 has planning permission.

##### Key Principles

###### Vehicular and Pedestrian Access

- Parkhall Farm 1 should be accessed from Glendevon Drive (1).
- Parkhall Farm 2 and 4, and Toravon Farm will take access off Vellore Road (2). For sites accessed from Vellore Road, developer contributions are likely to be required to deliver improvements to Vellore Road and its junction with the B805.
- The access for Parkhall Farm 3 will require further assessment in order to determine the most suitable route, taking into account landownership, topography, and ecological and landscape constraints. Parkhall Farm 5 will be accessed via a new roundabout from the A801 (5).
- Any future connection between the A801 and Glendevon Drive would require to be clearly justified on road network grounds based on a transport assessment, and along a suitable route informed by detailed assessment of options, and taking into account environmental constraints.
- The core path running north-south from the Union Canal to Maddiston High Road (10) should be retained and improved, with other paths created which link to this route and connect the various sites to each other and the wider area. Developer contributions will be sought to the upgrading of the core path.
- Development of Parkhall Farm 5 should deliver a bridge over the Union Canal, linking to the towpath and proposed canal hub site (6).
- The Haining is likely to be accessed via a northern spur from Parkhall Farm 5, although further detailed assessment on the most suitable access route will be required [13].

###### Design and Layout

- Development at Parkhall Farm 1 should satisfactorily address the overhead power line and green corridor, as well as the SUDs pond and burn (7).
- Development of Parkhall Farm 2 and 4, and Toravon Farm should satisfactorily address the frontage with Vellore Road.
- The Toravon Farm site is sensitive in landscape terms, given site gradients and the elevated nature of the southern part of the site. Development should be suitably designed to avoid excessive cut and fill, and to ensure that visual impacts are suitably mitigated.
- Both Parkhall Farm 5 (H18) and The Haining (H\*\*\*) have the potential for high landscape and visual impact, due to their elevated and sloping nature, the presence of the Haining designed landscape, and areas of ancient and semi-natural woodland. Design and layout should be informed by a detailed ecological, landscape and visual assessment, tree survey and heritage assessment. Development should avoid the highest point of the ridge. The existing 'avenue' should be retained as part of the path network within Parkhall Farm 5 (11). Development should satisfactorily address its relationship with the canal and the adjacent proposed canal-side tourism development.
- The Haining (H\*\*\*) and Parkhall Farm 5 (H18) will be located in the countryside, as indicated on the Proposals Map, with development designed to reflect the rural location.
- The Haining will comprise of high quality, rural-style housing within an established woodland setting. Development will be accommodated within defined clearings, subject to detailed tree

survey.[14]

#### **Landscape and Open Space**

- A green corridor will be developed to accommodate the powerline wayleave and SUDS pond (7). This crosses Parkhall 1, 2 and 3, and a small part of Toravon Farm. The SUDS pond will be incorporated into an area of functional open space.
- Suitable structure planting and management and retention of existing tree belts and woodland will be required as appropriate, particularly at Toravon Farm, on the northern edge of Parkhall Farm 1, on the eastern edges of Parkhall Farm 2 and 3, and at Parkhall Farm 5. The Manuel Burn corridor (which is a SINIC) (9) should be safeguarded in conjunction with Parkhall Farm 2, and a similar buffer of at least 10m will be required for Parkhall Farm 4.
- Parkhall Farm 5 and The Haining will require extensive landscaping to integrate it into its landscape setting and avoid impacts on heritage. Areas of ancient and semi-natural woodland within and adjacent to the sites should be retained, reinforced and brought under management.

#### **Other Requirements**

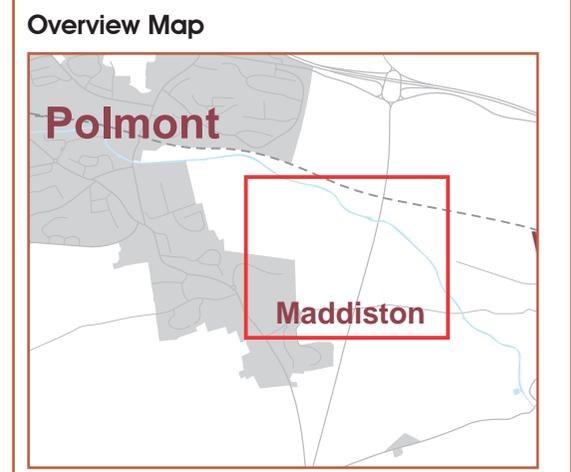
- Transport assessments may be required to establish impacts on the local transport network. Mitigation measures may be required particularly with regard to Vellore Road and its junction with the B805.
- Contributions to education provision will be required in accordance with the relevant Supplementary Guidance, to deal with capacity issues at Maddiston PS and Braes HS. Exact capacities of each development site, together with phasing will be required to reflect the limited remaining capacity at Maddiston Primary School, and take cognisance of the programming for future extension.
- Parkhall Farm 5 will be strictly conditioned to ensure that it is exclusively for amenity/elderly care housing and care home.

# Maddiston East (H13-H18) Major Areas of Change: Development Guidance



**Key**

- Housing
- Green Network
- Open Space
- Existing Woodland Reinforced
- Woodland within development site to be retained and managed subject to detailed assessment
- Structure Planting
- Vehicular Access
- Paths
- Key Frontages
- Roundabout
- 1 Key Principle (see text opposite)

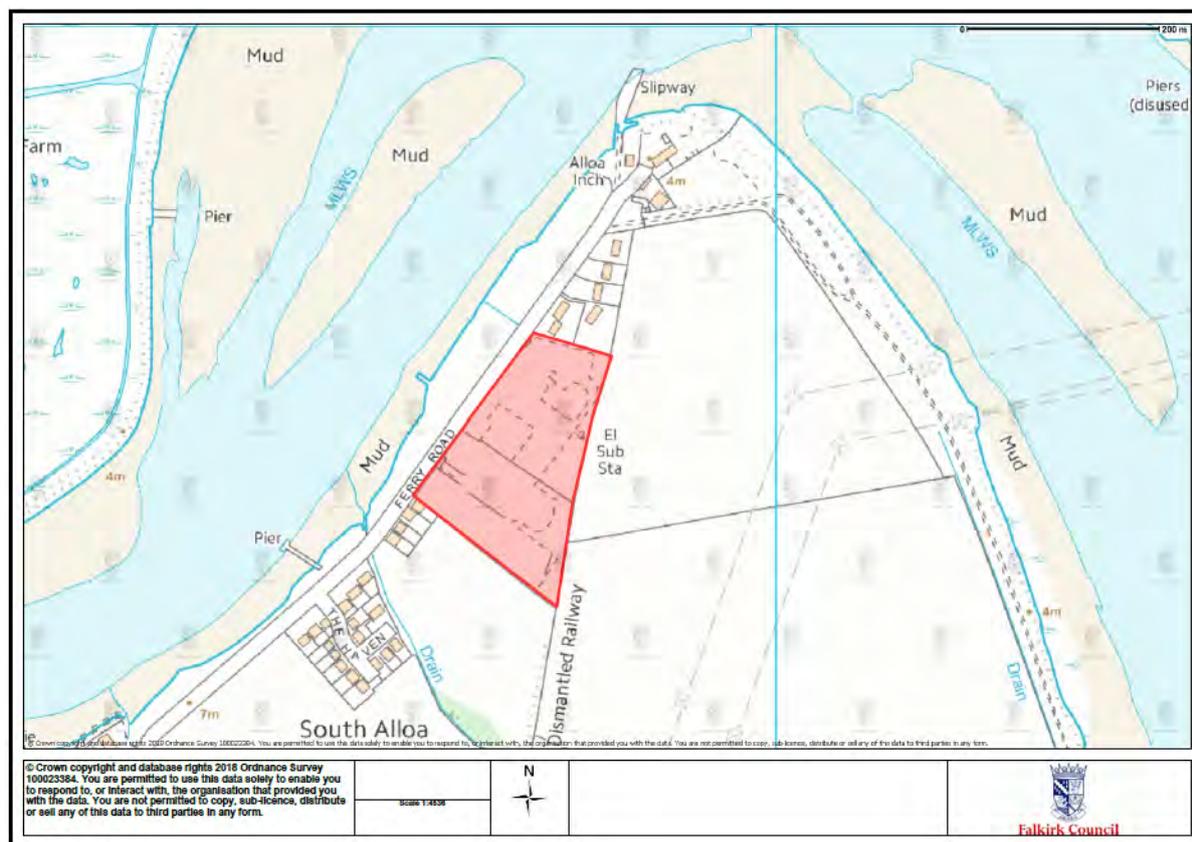


Map is indicative only to illustrate key land uses and design principles. Based upon Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationary Office (HMSO) (c) Crown Copyright. Unauthorised reproduction infringes Crown copyright. Falkirk Council 100023384 (2018)

## Falkirk Local Development Plan 2: Proposed Plan Site at Ferry Road, South Alloa

### Motion

To include a site at Ferry Road, South Alloa as shown on the map below, as a proposal for residential development in the Proposed Plan.



### Detailed Changes to Proposed Plan

#### Spatial Strategy

Page 18/19. Adjust housing figures in Table 3.2 and Map 3.3 to reflect the addition of this site.

#### Rural North Settlement Statement

Page 102. Paragraph 5.48. Replace 1<sup>st</sup> sentence with: *“New homes will be provided in Airth, Torwood and South Alloa”*. Replace final sentence with: *“A brownfield site in South Alloa provides an opportunity for limited housing to secure the rehabilitation of the site, providing flood risk and other infrastructure issues can be addressed. No new housing is planned for Dunmore, Letham and Skinflats”*.

Page 103. Proposals and Opportunities: Add new housing Proposal H\*\* under a new section ‘South Alloa’.

#### Appendix 1: Proposals and Opportunities Schedule

Page a08. Add new Proposal H\*\* Ferry Road, South Alloa as follows:

LDP Ref:	H**
MIR Ref:	215
Site Name:	Ferry Road, South Alloa
Site Size (ha):	3.0
Housing Capacity	20
Site Comments:	New housing supply site. Brownfield site providing opportunity to regenerate brownfield land. Scale of housing will be limited to 20 to ensure it is appropriate to the scale of the village. Site lies within the 1:200 year flood risk zone associated with the estuary and flood risk assessment will be required to demonstrate that flood risk can be satisfactorily addressed. Developer contributions toward education provision will be required, and a 25% affordable housing requirement.

### Proposals Map 1

Add new housing proposal H\*\* as shown on the map above, and extend the Village Limit to encompass the site.

### **Changes to Supporting Information**

#### SEA Revised Environmental Report

Make consequential changes to Revised Environmental Report to reflect the addition of the proposal.

#### Proposed Action Programme

Make consequential changes to Proposed Action Programme to reflect the addition of the proposal.

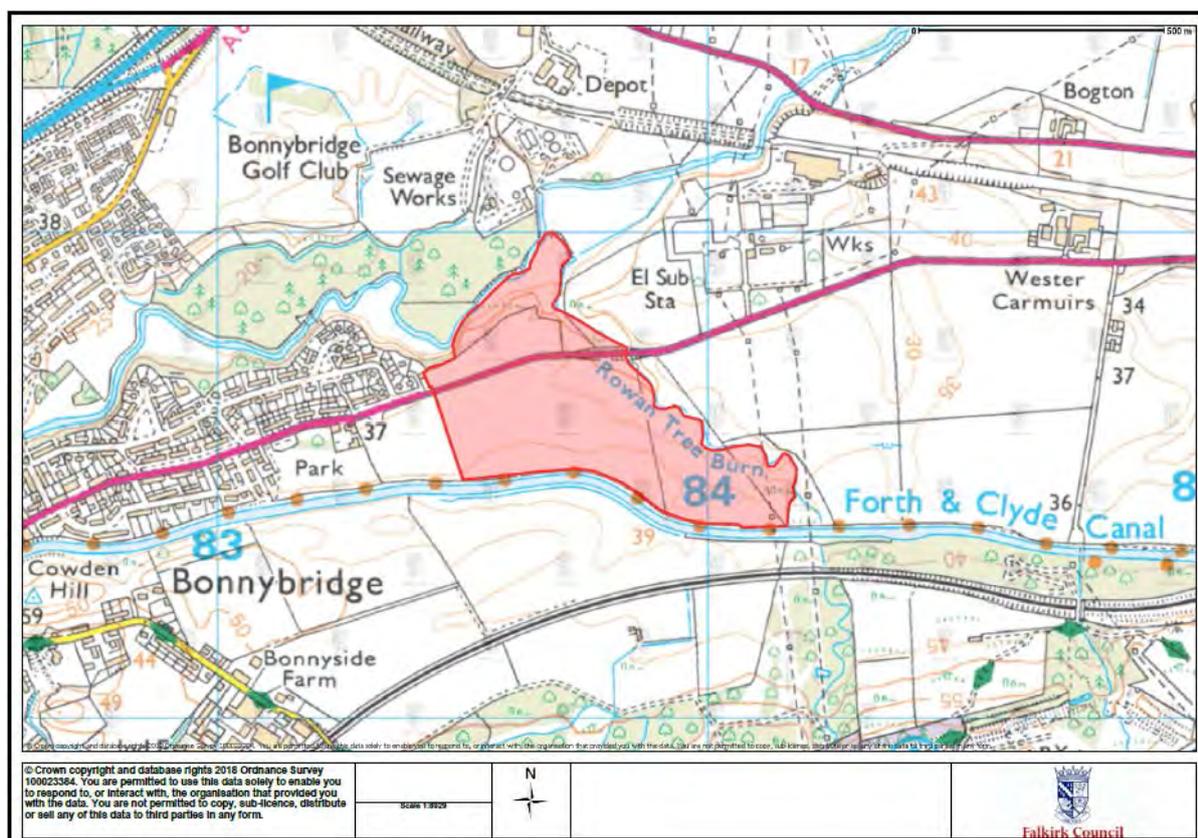
#### Technical Reports

Make consequential changes to Technical Report TR2 (Site Assessment); TR3 (Housing and Settlement Growth Options); and TR5 (Transport Appraisal) to reflect the addition of the proposal.

## Falkirk Local Development Plan 2: Proposed Plan Site at Gateside, Bonnybridge

### Motion

To include a site at Gateside, Bonnybridge, as shown on the map below, as a proposal for mixed use development (including housing, nursing home, and sports and recreation facilities) in the Proposed Plan, and to exclude the site from the green belt



### Detailed Changes to Proposed Plan

#### Spatial Strategy

Page 18/19. Adjust housing figures in Table 3.2 and Map 3.3 to reflect the addition of this site.

#### Bonnybridge and Banknock Settlement Statement

Page 69. Proposals and Opportunities: Add new mixed use Proposal MU\*\* under 'Other Sites'.

#### Appendix 1: Proposals and Opportunities Schedule

Page a02. Add new Proposal MU\*\* East Bonnybridge as follows:

LDP Ref:	MU**
MIR Ref:	77
Site Name:	East Bonnybridge
Site Size (ha):	19.9

Housing Capacity	200
Proposed Uses	Housing/Nursing Home/Sports and Recreation Facilities/Green Network Enhancement
Site Comments:	Existing housing supply site carried over from LDP1. Greenfield expansion to the east of Bonnybridge. Masterplan required which should address the presence of 2 high pressure gas pipelines crossing the site, and associated health and safety constraints. Site lies within the Antonine Wall World Heritage Site buffer zone and adjacent to the Forth & Clyde Canal. Detailed heritage assessment required to assess the extent of impact on these heritage assets, with appropriate mitigation built into the design and layout. Extensive green network enhancement required including access, landscape, and habitat improvements, and including suitable riparian green corridors. Flood risk assessment required. Education contributions required and 15% affordable housing.

### Proposals Map 1

Add new mixed use proposal MU\*\* as shown on the map above.  
Exclude the site from the green belt.

### **Changes to Supporting Information**

#### SEA Revised Environmental Report

Make consequential changes to Revised Environmental Report to reflect the addition of the proposal.

#### Proposed Action Programme

Make consequential changes to Proposed Action Programme to reflect the addition of the proposal.

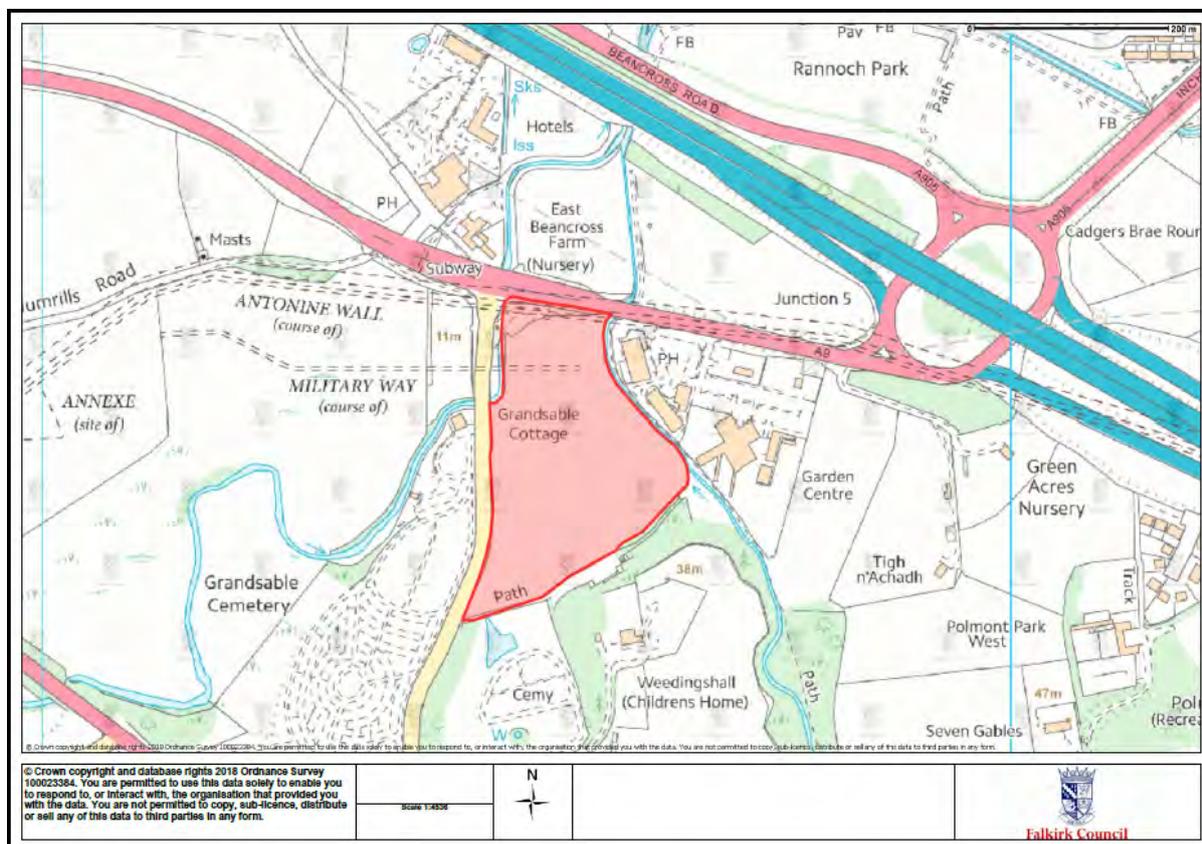
#### Technical Reports

Make consequential changes to Technical Report TR2 (Site Assessment); TR3 (Housing and Settlement Growth Options); and TR5 (Transport Appraisal) to reflect the addition of the proposal.

## Falkirk Local Development Plan 2: Proposed Plan Site at Grandsable Road, Polmont

### Motion

To include a site at Grandsable Road, Polmont, as shown on the map below, as a business proposal for business and tourism use.



### Detailed Changes to Proposed Plan

#### Braes and Rural South Settlement Statement

Page 75. Proposals and Opportunities: Add new business Proposal BUS\*\* under 'Eastern Gateway SBL'.

#### Appendix 1: Proposals and Opportunities Schedule

Page a12. Add new Proposal BUS\*\* Grandsable Road as follows:

LDP Ref:	BUS**
MIR Ref:	137
Site Name:	Grandsable Road
Site Size (ha):	4.3
Proposed Uses	Tourism/Business/Economic Opportunity
Site Comments:	Development with planning permission for whisky distillery, visitor centre and ancillary restaurant and retail use, and under construction. Northern part of site is within the boundary of the Antonine Wall WHS and remainder is within the Antonine Wall WHS buffer

	zone. Site is also subject to flood risk. Any amendments, or development additional to the current permission will require to comply with Antonine Wall, flooding and any other relevant LDP policies. A flood risk assessment and heritage impact assessment may be required.
--	--

#### Proposals Map 5

Add new business proposal BUS\*\* as shown on the map above.

.

#### **Changes to Supporting Information**

##### SEA Revised Environmental Report

Make consequential changes to Revised Environmental Report to reflect the addition of the proposal.

##### Proposed Action Programme

Make consequential changes to Proposed Action Programme to reflect the addition of the proposal.

##### Technical Reports

Make consequential changes to Technical Report TR2 (Site Assessment), and TR5 (Transport Appraisal) to reflect the addition of the proposal.

## **Falkirk Local Development Plan 2: Proposed Plan Policy IR04 Community Facilities**

### **Motion**

To amend Policy IR04 to require the provision of Changing Places toilets in major new public buildings and large commercial developments which are visited by large numbers of members of the public.

### **Detailed Changes to Proposed Plan**

#### Policies – Infrastructure and Resources

Page 52. Policy IR04 Community Facilities. Add subsection (3) as follows:

*“Proposals for major new public buildings, major community facilities or major commercial developments which are publically accessible, should incorporate a Changing Places toilet”.*

Paragraph 4.56. Add the following supporting text to end of paragraph

*“The provision of Changing Places toilets will be a requirement in all major new public buildings, major community facilities and large commercial developments which are visited by large numbers of members of the public, for example leisure and arts centres, hospitals and large enclosed shopping centres. Changing Places toilets are toilets with the equipment, space and environment to cater for people with profound and multiple learning difficulties and more complex physical disabilities. Criteria for the design of Changing Places toilets are set out in BS8300.”*

## **Falkirk Local Development Plan 2: Proposed Plan Policy IR11 Digital Infrastructure**

### **Motion**

To amend Policy IR11 to require developers to consider the provision of digital infrastructure to new homes and businesses as an integral part of new development.

### **Detailed Changes to Proposed Plan**

#### Policies – Infrastructure and Resources

Page 54. Policy IR11 Digital Infrastructure. Add paragraph to end of policy as follows:

*“Developers should consider the provision of digital infrastructure to houses and businesses where new development is proposed, in consultation with service providers.”*