

Morris, John

Subject: FW: application no P/12/0718/FUL

From: G BALFOUR
Sent: 11 December 2012 16:05
To: brown, kevin
Subject: application no P/12/0718/FUL

Dear Sir,

We wish to object to the plans for dwellings at Rode; Drive Polmont on the above application :-

This ground is classed in the local plan as OPEN SPACE

Access to ground not suitable for refuse lorries, fire engines etc.

Rodel Drive is already very busy with vehicles, parking vehicles (most houses have 2 or more cars) plus the 8 Flats from Tolsta Crescent who have garages and park in Rodel Drive.

The local school is already struggling with its intake.

The Doctors surgeries also struggle to cope with the number of patients.

Finally, the drains in Polmont under pressure flooding regularly.

Yours sincerely,

Mr & Mrs G Balfour
 44 Rodel Drive
 Polmont
 FK2 0YU

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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: Planning Application P/12/0718/FUL

From: George Smart

Sent: 04 January 2013 16:17

To: brown, kevin

Subject: Planning Application P/12/0718/FUL

Hi Kevin,

Further to our recent phone conversation regarding the above planning application, I wish to raise my concern about how this would impinge on the skyline to the rear of my property at 28 Lawers Crescent.

I look forward to hearing from you in due course.

George Smart.

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ACK
11/12/12

232

25 Rodel Drive
Polmont
Falkirk
FK2 0YU
5.12.12

Application : P/12/0718/FUL

Dear Sir.

I write to object to the proposed plan to build houses on the land to the east of Rodel Drive, Polmont.

I do so for the following reasons :

- Permission for the land to be developed has been refused on several occasions
- Access will cause an increase in traffic in an already busy road with constructor traffic causing congestion
- Parking will be affected as this development will change the cul de sac into a direct access road - removing the parking/turning area
- An increase in traffic will lead to an increase in noise in the area
- In bad weather, Rodel Drive is not fully serviced by gritters or snow clearing equipment. More traffic will render the road even more hazardous
- Many houses are built in this area with limited amenities.
- More housing will lessen the open space and impact on the natural environment

Thank you.

Yours sincerely



ACK
11/12/12

25 Rodel Drive
Polmont
Falkirk
FK2 0YU
5.12.12

Application : P/12/0718/FUL

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- More housing will lessen the open space and impact on the natural environment

Thank you.

Yours sincerely



ACK
6/12/12
AJ

234
9/12/07/18/19/20

DEC 12

32 LAWERS CRES

POLMONT

FALKIRK FK2 0RQ

Dear Sir/Madam,

I refer to a Neighbour Notification I received on 29th November 2012 and take this opportunity to register my formal objection as detailed below.

1. As the owner of 32 Lawers Cres, I consider I will suffer a loss of residential amenity I currently enjoy
2. The proximity of the proposed development to my property will result in surface water run-off from the development on to my property causing potential flooding and creating damp ground conditions to the rear of my property.
3. I am concerned that there is potential for the embankment to the rear of my property to become destabilised through the working of the development and also any work carried out by the future owners after date of entry.

Yours faithfully



TAYMOUTH ROAD
POLMONT
STIRLINGSHIRE

The Development Manager; Falkirk Council, Abbotsford House, David's Loan, Falkirk, FK27YZ,

Objection to Planning application P/12/0718/FUL

I, [REDACTED]

Object to the planning application for the following reasons:-

With reference to sections 25 and 37(") of the Town and Country Planning (Scotland) Act

The application is contrary to and in opposition to the following policies: -

LR14, site to be retained for Leisure and recreational purposes; Policy POL 14 presumption against Skyline Development; Policy POL 2 the achievement of balance between in the development of the urban area, EQ21; EQ24; EQ25; SC2; SC12; Policy ENV 3(part2); COM1; Com 6; as per the applicants own application.

The building of an Industrial Complex and associated housing has increased the number of units which will be built meet the requirement of 2100 house to be built within the time frame 2001 to 2020, and should match the target of 1631 houses, by year 2016, as per the local plan..

The two story dwelling would have a visual impact on the area, is over bearing, out of scale and effect the character inn terms with the existing development in the vicinity, including Portree Crescent; Taymouth Road, Skye Drive, Rodell Road, (The other place)

The two story dwelling would have a visual impact on the skyline

The two story dwelling would have views in to the privacy of the existing occupiers especially those in Lawers Crescent, which are over looked by the proposed development

The difference in styles between the planned two story dwellings phase 1 and phase 2 would have a visual impact on the area.

The increase in construction traffic would have an adverse effect on existing road infrastructure of Lathallen drive, including Rodell, Taymouth, Portree and

The previous planning appeal by Bellway homes, from the now agent for the applicant, was dismissed on 7th June 2007, By the reporter of the Scottish executive, for the reasons that the agent has included in his planning application, as grounds for the appeal. Reference P/PPA/240/194

The Falkirk and district settlement plan does not include the site as a windfall site suitable for housing of four or under. The argument that this is a small development does not fall into the guidelines as per section 24 of the Scottish Planning Policy SPP3 Planning for Homes

The site has a limited but valuable contribution to the Polmont SINC, the arguments by the applicant that uses the

The application does not comply with the need for Social Housing or the green space initiative section 13.13 Polmont Settlement Area.

Yours [REDACTED]
[REDACTED]

Please note that as per the instruction on the notification, and to prevent unwarranted harassment please refrain from posting any personal information on to a Public domain

TAYMOUTH ROAD

POLMONT

STIRLINGSHIRE

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[REDACTED]
[REDACTED]

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

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

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

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

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

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

Nature Conservation

POLICY ENV.3
NATURE CONSERVATION

The protection and promotion of nature conservation interests will be an important consideration in assessing all development proposals. Accordingly:

- 1 Any development likely to have a significant effect on a designated or potential European Site under the Habitats or Birds Directives (Special Areas of Conservation and Special Protection Areas) or on a Ramsar or Site of Special Scientific Interest (see Schedule Env.3), must be subject to an appropriate assessment of the implications for the sites conservation objectives. The development will only be permitted where the appropriate assessment demonstrates that:
 - a) it will not adversely affect the integrity of the site, or;
 - b) there are no alternative solutions and there are imperative reasons of overriding national public interest.
- 2 Sites of local or regional importance, including Wildlife Sites and Sites of Importance for Nature Conservation, will be defined in Local Plans. The designation of sites will be based on Scottish Wildlife Trust criteria. Development likely to have an adverse impact on any such site or feature will not be granted planning permission unless it can be clearly demonstrated that there are reasons which outweigh the need to safeguard the site or feature. Until such areas are defined in Local Plans, identified or potential sites will be afforded the same protection.
- 3 Local Plans will identify opportunities for enhancing the natural heritage including new habitat creation, the identification of 'wildlife corridors' and measures to ensure the protection of priority local habitats and species as identified in the Falkirk Local Biodiversity Action Plan.
- 4 The aims and objectives of the Falkirk Local Biodiversity Action Plan and any associated Species Action Plans and Habitat Action Plans will be a material consideration in assessing any development proposal likely to impact on local priority species and habitats.

5.9 There is growing international, and particularly European recognition of the deterioration of natural habitats and threat to wildlife species. Increasing emphasis is placed on maintaining biodiversity, or in other words, the wide diversity of habitats and species, in order that these can be passed on, for the benefit of future generations.

5.10 The Council area contains a wide range of natural habitats and species of significance and efforts have already been made to identify these assets and ensure their protection through appropriate policies. In general, the approach is to discourage development in any of these areas unless it can be established that there is no adverse impact on the areas and no suitable alternatives exist. The strength of the policies reflect the significance of individual areas. Any development permitted in these areas will be expected to include mitigation measures to reduce or eliminate damage to the nature conservation interests or to provide replacement habitats.

5.11 Recognition of nature conservation interest in areas outwith those already designated for protection is increasing, including many sites within the urban areas. The need for co-ordination between the many groups and agencies involved in this subject area, to share information and resources is also recognised. The Council are supporting the preparation of a Local Biodiversity Action Plan for the area which will help to achieve this co-ordination and to produce a prioritised action plan dealing with habitats and species. The output of such an action plan will inform future planning policies and co-ordinate initiatives to protect and enhance key habitats and species.

Schedule ENV.3: Network of Protected Nature Conservation Sites

Level	Designation	Purpose of Designation	General Locations
International	Ramsar Sites and Special Protection Areas (SPAs)	Sites identified under the Ramsar Convention and designated under the EU Birds Directives to protect the habitats of rare, threatened or migratory birds.	Firth of Forth SPA.
International	Special Areas of Conservation (SACs)	Sites identified under the EC Habitats Directive to protect rare, endangered or vulnerable habitats and species.	Black Loch Moss (part).
National	(SSSIs) Sites of Special Scientific Interest	Designated by Scottish Natural Heritage as being of national significance.	Avon Gorge, Darnrig Moss, Carron Glen, Firth of Forth, Bo'mains Meadow Denny Muir Carron Dams Howierigg Muir Black Loch Moss
Local	Wildlife Sites	Sites of regional or local importance which meet established Scottish Wildlife Trust criteria.	defined in Local Plans
	Sites of Importance to Nature Conservation	Other sites of local importance, particularly for urban wildlife or as part of wildlife corridors.	defined in Local Plans
	Wildlife Corridors	To benefit wildlife by creating links between habitats including protected areas.	defined in Local Plans

Sustaining Communities

4.48

SC13 OPEN SPACE AND PLAY PROVISION IN NEW RESIDENTIAL DEVELOPMENT

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

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

The required financial contribution per house will be set out in the SPG Note on 'Open Space and New Development'.

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

Education

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

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

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

4.52

SC14 EDUCATION AND NEW HOUSING DEVELOPMENT

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

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

Environmental Quality

3.80 Policy EQ24 also extends to particular species, including those referred to in specific legislation. Of particular note is the Bean Goose, a nationally rare species which over winters on the Slamannan Plateau and has been the subject of detailed surveys in recent years. A range of threats exist to the Bean Geese, including development, afforestation, mineral extraction and wind farms. Consideration will be given to producing supplementary planning guidance on the conservation of this important species. Where development may impact on European Protected Species (e.g. bats, otters and great crested newts), the Habitats Regulations set out three tests which must be satisfied before planning permission can be granted:

- (i) the development is in the interests of public health and safety or for other imperative reasons of overriding public interest, including those of a social and economic nature;
- (ii) there is no satisfactory alternative; and
- (iii) the development will not be detrimental to the maintenance of the species at a favourable conservation status in their natural range.

3.81 The Habitats Directive, and related Circular 6/95, draws attention to the importance of wildlife corridors and stepping stone sites, which are not designated, but are nonetheless important for species migration and genetic exchange because of their linear or continuous nature. These include such features as rivers, canals, railway lines, semi-natural woodlands and hedgerows, wetlands and urban open space. Policy EQ24 will be applied to such areas which, although they may not be specifically identified on the Proposals Map, are nonetheless important.

3.82

EQ24 ECOLOGICAL SITES AND FEATURES

- (1) Development likely to have a significant effect on Natura 2000 sites (including Special Protection Areas, Special Areas of Conservation, and Ramsar Sites) will be subject to an appropriate assessment. Where an assessment is unable to conclude that a development will not adversely affect the integrity of the site, development will only be permitted where there are no alternative solutions; and there are imperative reasons of overriding public interest, including those of a social or economic nature. These can be of a social or economic nature except where the site has been designated for a European priority habitat or species. Consent can only be issued in such cases where the reasons for overriding public interest relate to human health, public safety, beneficial consequences of primary importance for the environment or other reasons subject to the opinion of the European Commission (via Scottish Ministers).
- (2) Development affecting Sites of Special Scientific Interest will not be permitted unless it can be demonstrated that the overall objectives of the designation and the overall integrity of the designated area would not be compromised, or any adverse effects are clearly outweighed by social or economic benefits of national importance.
- (3) Development affecting Wildlife Sites, Sites of Importance for Nature Conservation, Local Nature Reserves, wildlife corridors and other nature conservation sites of regional or local importance will not be permitted unless it can be demonstrated that the overall integrity of the site will not be compromised, or any adverse effects are clearly outweighed by social or economic benefits of substantial local importance.
- (4) Development likely to have an adverse affect on species which are protected under the Wildlife and Countryside Act 1981, as amended, the Habitats and Birds Directives, or the Protection of Badgers Act 1992, will not be permitted.
- (5) Where development is to be approved which could adversely affect any site of significant nature conservation value, the Council will require mitigating measures to conserve and secure future management of the site's natural heritage interest. Where habitat loss is unavoidable, the creation of replacement habitat to compensate for any losses will be required, along with provision for its future management.
- (6) The Council, in partnership with landowners and other relevant interests, will seek the preparation and implementation of management plans for sites of nature conservation interest.

Environmental Quality

3.88

EQ26 TREES, WOODLAND AND HEDGEROWS

The Council recognises the ecological, landscape, economic and recreational importance of trees, woodland and hedgerows. Accordingly:

- (1) Felling detrimental to landscape, amenity, nature conservation or recreational interests will be discouraged. In particular ancient, long-established and semi-natural woodlands will be protected as a habitat resource of irreplaceable value;
- (2) In an area covered by a Tree Preservation Order (TPO) or a Conservation Area, development will not be permitted unless it can be proven that the proposal will not adversely affect the longevity, stability or appearance of the trees. Where necessary, endangered trees and woodlands will be protected through the designation of further TPOs;
- (3) Where development is permitted which will involve the loss of trees or hedgerows of amenity value, the Council will normally require replacement planting appropriate in terms of number, size, species and position;
- (4) The enhancement and management of existing woodland and hedgerows will be encouraged. Where the retention of a woodland area is integral to a development proposal, developers will normally be required to prepare a plan and make provision for its future management; and
- (5) There will be a preference for the use of appropriate local native species in new and replacement planting schemes, or non-native species which are integral to the historic landscape character.

Watercourses

3.89 The rivers, burns, ditches and canals of the Council area represent a valuable ecological and recreational resource. Through the Water Framework Directive, a new framework for the protection of the water environment is being established with water management and planning undertaken on the basis of river basin districts.

3.90 Although water quality is generally improving through tighter legislation and standards, and the general decline in industrial activity, there are still many threats from development. Policy EQ27 aims to ensure that water quality, habitat and species integrity and quality, and recreational amenity of watercourses is safeguarded by development proposals. Reference should also be made to Policy EP17, which provides additional guidance on canals, Policy ST11, on sustainable urban drainage, and ST12 on flooding.

3.91

EQ27 WATERCOURSES

The Council recognises the importance of watercourses within the Council area in terms of their landscape, ecological, recreational and land drainage functions. Accordingly:

- (1) There will be a general presumption against development which would have a detrimental effect on the landscape integrity, water quality, aquatic and riparian ecosystems, or recreational amenity of watercourses. Development proposals adjacent to a watercourse should provide for a substantial undeveloped and suitably landscaped riparian corridor to avoid such impacts;
- (2) Watercourses will be promoted as recreational corridors, with existing riparian access safeguarded and additional opportunities for ecological enhancement, access and recreation encouraged where compatible with nature conservation objectives; and
- (3) There will be a general presumption against the culverting of watercourses.

Sustaining Communities

CREATING AND MAINTAINING RESIDENTIAL AMENITY

- 4.23 Housing is the predominant land use within the communities of the Council area, and the quality of the places where people live is critical both to the quality of life of existing residents, and to attracting new residents to the area. It is therefore central to the strategy of 'Sustainable Growth in all Our Communities'.

Housing Layout and Design

- 4.24 Quality needs to be built in at the planning and design stage of residential developments. The sustainable design principles outlined in Policy EQ1 and the other general design Policies EQ3-EQ7 will be applied to all housing developments. In addition, briefs and masterplans will be required to guide development on particular sites and Design Statements will be required in respect of proposals, as specified in Policy EQ2. The Council's SPG Note on Housing Layout and Design provides further guidance.
- 4.25 In addition to these general requirements, Policy SC6 sets out some more specific standards for residential development in relation to density and general amenity standards. The density of new developments should generally be determined by an analysis of the grain and character of the surrounding area, with higher densities generally being appropriate in and around town centres and key transport nodes and routes. On larger sites, it is important that density is varied to avoid monotony and to create areas of different character which correspond with and reinforce the overall structure of streets, nodes and spaces within the development. Standards relating to private amenity space, privacy and overshadowing are intended to safeguard the amenity of individual houses and ensure that sites are not overdeveloped.

4.26

SC6 HOUSING DENSITY AND AMENITY

- (1) Overall density in new residential developments should conform to the indicative capacity shown for allocated sites or, in the case of windfall sites, be dictated by the character of the surrounding area and the design objectives for the site. Higher densities may be allowed where it is clearly demonstrated that this will assist in achieving design excellence.
- (2) On large sites, housing density should be varied to create areas of different character, reflecting the structure of streets and spaces in the development. A mix of housing types will be required.
- (3) Adequate properly screened private amenity space should be provided for dwellinghouses. In flatted developments, communal space for clothes drying and private amenity should be provided.
- (4) Housing layouts should be designed to ensure adequate privacy and to avoid excessive overshadowing of houses or garden ground. A minimum distance between overlooking windows of 18 metres will generally be required.

Changes of Use in Established Residential Areas

- 4.27 It is important that the established amenity of residential areas is protected against the introduction of inappropriate or incompatible uses. At the same time, the provision of certain local facilities and services within housing areas can help reduce trip lengths, encourage access by walking and cycling, and generally give identity and community focus to neighbourhoods. The development of technology is also opening up increased potential for working from home, a trend which is supported by the SPP, and can yield benefits in terms of reducing commuting.
- 4.28 Policy SC7 sets out criteria to be met by proposals for non-residential uses in residential areas, and lays stress on the need to ensure there is no detriment to local residents through noise, disturbance, traffic generation or parking.

4.29

SC7 ESTABLISHED RESIDENTIAL AREAS

Within established residential areas, there will be a general presumption against the introduction of uses which would be incompatible with the residential character and amenity of the area. Proposals for appropriate community services (e.g. surgeries, day nurseries and neighbourhood shops), homeworking or other compatible business uses (e.g. guest houses) will be supported where it can be demonstrated that the quality of the residential environment would be safeguarded, the type and location of the property is suitable, and satisfactory access and parking can be provided.

Sustainable Transport & Infrastructure

Walking and Cycling

- 6.5 The role of the pedestrian network is fundamental to our ability to travel. Its design, maintenance and links to other modes all play a central role in its effectiveness. If any of these are of poor quality, or are overlooked, our ability to travel on foot is reduced. We may be able to choose another mode of travel to complete the journey or we may be unable to make that journey at all.
- 6.6 Cycling can fulfil a role for a variety of journeys. It is possible, for instance, to commute to work, travel to school or travel to rail or bus stations as part of longer journeys. Cycling can also serve a distinct leisure role, which has further issues for infrastructure. Like walking, cycling can be used for short journeys. It also has practical use in journeys over medium distances.
- 6.7 The Local Plan can promote the development and use of pedestrian and cycle networks through identifying specific routes and setting requirements for pedestrian and cycle provision within new development.
- 6.8 The preparation of the Council's Core Paths Plan, as required by the Land Reform Act and referred to in Structure Plan Policy TRANS.1, has identified an integrated system of routes, both urban and rural, recreational and functional.
- 6.9
- 6.10 It is crucial that a high quality of pedestrian and cycle infrastructure is built into new development, as set out in Policy ST2. Routes must allow journeys to be completed in reasonable safety and as conveniently as possible. Routes should be direct, along established or likely desire lines and built to a quality sufficient to encourage their use. Developers will be required to demonstrate how any proposed development integrates with existing pedestrian and cycle networks.

ST1 CORE PATH NETWORK

The Council will safeguard and promote the development of the core path network. Where appropriate, developer contributions to the implementation of the network will be sought.

6.11

ST2 PEDESTRIAN TRAVEL AND CYCLING

New development will be required to provide an appropriate standard of pedestrian and cycle infrastructure. This will consist of on- and, where appropriate, off-site measures that allow pedestrian and cycle movements within and beyond developments, and ensure that those wishing to use pedestrian/cycle networks are not dissuaded from doing so through the absence of suitable infrastructure.

- (1) All pedestrian and cycle routes will comply with the standards set out in the Design Guidelines and Construction Standards for Roads in the Falkirk Council Area. Where appropriate, infrastructure supporting the two modes will be combined.
- (2) Pedestrian and cycle facilities in new developments should offer appropriate links to existing networks in surrounding areas, to other amenities and community facilities and support objectives in agreed Travel Plans where relevant.
- (3) Pedestrian and cycle movement within developments should be allowed for via direct routes without barriers.
- (4) Pedestrian and cycle links should be provided that offer connections to public transport connections in the surrounding area. For guidance, in new developments, no pedestrian should have to walk more than 400m to the nearest bus stop.
- (5) Where practical, no pedestrian route should be obstructed by features that render it unsuitable for the mobility impaired.
- (6) The surfacing, lighting, design, maintenance and location of pedestrian and cycle routes should promote their safe use. Particular emphasis should be given to the provision of suitable lighting, and the provision of suitably designed and located crossing facilities where routes meet the public road network.
- (7) Pedestrian and cycle routes for school journeys should be provided in residential development where a need to do so is identified. In all cases, the aim should be to provide an overall walking/cycling distance between home and school of less than 2 miles wherever practical, or less than 1 mile for pedestrian journeys to primary school.
- (8) Cycle parking should be provided in accordance with the standards set out in Falkirk Council's Design Guidelines and Construction Standards for Roads in the Falkirk Council Area.

Landscape

3.72 The Falkirk Council area has a remarkably varied landscape in terms of character and quality. An overall understanding of the landscape resource is provided by the Central Region Landscape Assessment 1996 and Stirling/Grangemouth Landscape Assessment 1998, which identify the range of landscape character units present in the area.

3.73 Policy EQ22 is intended to ensure that development proposals which are likely to have a significant landscape impact are properly assessed to ensure that a suitable landscape fit can be achieved. This will be important both for developments located within the countryside and proposals to extend settlements. Landscape and visual assessment should be integrated into the Design Statement for developments (see Policy EQ2), where required, and should accord with the Landscape Institute's 'Guidelines for Landscape and Visual Impact Assessment', 2nd Edition. In the case of housing, reference should also be made to PAN 44: Fitting New Housing Development into the Countryside.

3.74

EQ22 LANDSCAPE AND VISUAL ASSESSMENT

Development proposals which are likely to have a significant landscape impact must be accompanied by a comprehensive landscape and visual assessment as part of the Design Statement, which demonstrates that the setting is capable of absorbing the development, in conjunction with suitable landscape mitigation measures, and that best environmental fit has been achieved, in terms of the landscape character of the area.

3.75 Areas of Great Landscape Value (AGLVs) are designated to safeguard locally important areas of outstanding scenic character or quality from inappropriate development. The Structure Plan identifies two existing AGLVs - the Avon Valley and the Denny Hills - and one new area - Bo'ness South - for such protection. These represent the highest quality landscapes in the area, and Policy EQ23 accords them additional protection over and above that provided by normal countryside policies.

3.76

EQ23 AREAS OF GREAT LANDSCAPE VALUE

The Council will protect Areas of Great Landscape Value from development which would be detrimental to its amenity and distinctive landscape quality. In addition to satisfying other relevant countryside policies, proposals within these areas will only be permitted where accompanied by a landscape and visual assessment demonstrating that the development can be accommodated without adverse impact on the landscape quality.

Biodiversity and Nature Conservation

3.77 The maintenance and promotion of biodiversity - the variety of life that exists on earth - is a key component of sustainable development. The SPP emphasises the duty on public bodies to further the conservation of biodiversity, and the need for this to be reflected in development plans. As well as national legislation, international obligations exist in the form of the Habitats and Birds Directives, and the Ramsar Convention.

3.78 The Falkirk Council area supports a rich diversity of different habitats. This includes rivers and other wetlands, estuarine habitats, woodlands, farmland, grassland and meadows, quarries and tips, peat bogs and urban open space. Habitat surveys carried out over recent years have helped to define the type and nature of the existing nature conservation resource. This has been followed up by the Local Biodiversity Action Plan (LBAP) process which has identified and produced action plans for local priority habitats and species.

3.79 Policy EQ24 sets out the Council's policy for protecting the network of sites of ecological importance within the area. Statutory sites designated under international legislation are afforded the greatest protection. These include Special Protection Areas (SPAs), and Special Areas of Conservation (SACs), collectively known as Natura 2000 sites, and Ramsar Sites. At the national level, Sites of Special Scientific Interest (SSSIs) are designated under the Wildlife and Countryside Act 1981. At the local level, non-statutory sites which meet certain criteria are designated as Wildlife Sites, whilst further sites of local interest are identified as Sites of Importance for Nature Conservation (SINCs). The process of identifying and classifying local sites is ongoing, and other sites of value which would meet the relevant criteria, but have not yet been designated, will be afforded protection. A list of all protected sites is given in Appendix 2. Securing the management of all designated sites will be a key objective.

- 3.6 It is also important that developers demonstrate in their planning submissions how the sustainable design principles have been complied with and that sufficient information accompanies applications to allow these factors to be properly assessed. Structure Plan Policy ENV.7 requires that development proposals which would have significant visual and physical impact on a site and its surroundings be accompanied by a Design Statement, and Policy EQ2 confirms that the scope of such statements should accord with the principles set out in Policy EQ1.

3.7

EQ2 IMPLEMENTATION OF SUSTAINABLE DESIGN PRINCIPLES

In order to ensure that the principles set out in Policy EQ1 are incorporated into development proposals:

- (1) Masterplans will be required for development proposals requiring a comprehensive approach to design and infrastructure. The Council will set out the basis for the preparation of Masterplans in Development Frameworks or Briefs;
- (2) Development Briefs will be prepared by the Council for other development sites where merited by the size, sensitivity or complexity of the site;
- (3) Supplementary Planning Guidance Notes will be produced to provide detailed advice on the application of the sustainable design principles; and
- (4) Planning applications for significant residential, business or commercial development, or smaller proposals affecting protected sites or buildings, should be accompanied by a Design Statement explaining how each of the factors in Policy EQ1 has been complied with.

Detailed Design Considerations

- 3.8 The Council's aim is that new development should enhance the image of individual communities and the Council area as a whole, create environments that are attractive to live and work in, and contribute to global sustainability objectives. Detailed design criteria which seek to achieve this are set out in Policies EQ3 - EQ6.
- 3.9 Key townscape design principles to be followed in site planning are set out in Policy EQ3. This policy focuses on the visual aspects of development, with emphasis on both the quality and integrity of the development itself, and its successful integration with its surroundings.

3.10

EQ3 TOWNSCAPE DESIGN

New development will be required to contribute positively to the quality of the built environment. Proposals should accord with the following criteria:

- (1) The siting, layout and density of new development should create a coherent structure of streets, amenity space and buildings which respects and complements the site's environs and creates a sense of identity within the development;
- (2) Streets and public spaces should have buildings fronting them, and where this is not possible, a high quality architectural or landscape treatment will be required as an alternative;
- (3) The design of new buildings should reflect the surrounding urban fabric in terms of scale, height, massing and building line;
- (4) Building materials, finishes and colours should be chosen to complement those prevailing in the local area;
- (5) Existing buildings or structures which contribute to the local townscape should be retained and integrated sensitively into the layout; and
- (6) The contribution to the townscape of important landmarks, skylines and views should be respected.

Windfall Housing Development within the Urban and Village Limits

- 4.10 In addition to the housing proposals identified specifically in the Local Plan, other housing development within the Urban or Village Limits will be supported where it meets the criteria set out in Policy SC2. Such windfall development will generally be on brownfield sites and will assist in meeting the general objective of recycling redundant land and minimising take up of greenfield sites. However, sites must meet requirements in terms of accessibility, amenity and infrastructure availability. An estimate of the output from windfall sites has been built into the housing land requirement calculation, and monitoring will take place to check the actual output against the estimate.

4.11

SC2 WINDFALL HOUSING DEVELOPMENT WITHIN THE URBAN/VILLAGE LIMIT

Housing development within the Urban and Village Limits, in addition to proposals identified within the Local Plan, will be supported where the following criteria are met:

- (1) The site is a brownfield one, or comprises urban open space whose loss can be justified in terms of Policy SC12;
- (2) The proposed housing use is compatible with neighbouring uses and a satisfactory level of residential amenity can be achieved;
- (3) The site enjoys good accessibility by public transport, walking and cycling to shopping, recreational and other community facilities;
- (4) Existing physical infrastructure, such as roads and drainage, water supply, sewage capacity, and community facilities, such as education and healthcare, have the capacity to accommodate the increase in use associated with the proposed development, or can be upgraded through appropriate developer contributions as required by Policy SC11;
- (5) In the case of small gap sites and sub-divided plots, Policy SC8 is satisfied; and
- (6) There is no conflict with any other Local Plan policy or proposal.

Housing in the Countryside

- 4.12 There is continuing pressure for the development of individual houses or groups of houses in the countryside. Structure Plan Policy ENV.1 and Local Plan Policy EQ19 set out the broad approach of restricting new development in the countryside unless a countryside location is required. Policy SC3 contains detailed criteria for assessing the acceptability of proposals. In general, housing will be permitted where it is required to support a genuine rural economic activity. Further opportunities will arise from the rehabilitation of redundant properties and from appropriate infill sites.

4.13

SC3 HOUSING DEVELOPMENT IN THE COUNTRYSIDE

Housing development in the countryside will only be permitted in the following circumstances:

- (1) Housing essential to the pursuance of agriculture, horticulture or forestry, or the management of a business for which a countryside location is essential. In these instances, the applicant must demonstrate all of the following:
 - The operational need for the additional house in association with the business;
 - That no existing dwelling which might have served that need has been sold or otherwise alienated from the holding;
 - That there are no reasonable opportunities for reusing or converting redundant buildings rather than building a new dwellinghouse; and
 - That the business as a whole is capable of providing the main source of income for the occupant;
- (2) Proposals involving the rehabilitation of former residential properties, or the conversion of farm and other buildings to residential use, where all of the following criteria are met:
 - The building, by virtue of its existing character, makes a positive contribution to the rural landscape;
 - The building is in a reasonable state of repair, still stands substantially intact and is capable of beneficial restoration, as verified by a report and certificate from a qualified structural engineer;
 - The restored or converted building is of comparable scale and character to the original building; and
 - In the case of former non-residential buildings, the building is no longer required for the purpose for which it was built; or
- (3) Appropriate infill opportunities within the envelope of an existing group of residential buildings, where the development would not result in ribbon, backland or sporadic development, and the proposal satisfies Policy SC8.

Sustaining Communities

ACHIEVING QUALITY COMMUNITY INFRASTRUCTURE

Developer Contributions to Community Facilities

4.35 The Local Plan must consider the land use requirements of a wide range of community infrastructure including education facilities, community halls, open space and recreational facilities, and healthcare provision. The adequacy of provision in each service area varies across the Council area and is influenced by demographic and lifestyle trends and historic patterns of growth and investment. As a general principle, resources need to be focused in the first instance on improving the quality, management and accessibility of existing facilities, although in some instances new or replacement infrastructure are needed. Detailed information on the issues affecting each community, and proposals aimed at addressing them, is set out in the Settlement Statements.

4.38 As part of the strategy of 'Sustainable Growth in all our Communities', it is essential that housing growth is matched by a commensurate growth in community infrastructure. New residential development places additional burdens on infrastructure which may already be inadequate. In the context of limited public resources, the onus will be placed on developers to contribute funding for both on- and off-site works to provide, upgrade and maintain community and recreational facilities in these circumstances. Structure Plan Policy COM.5 sets out the context for this and indicates the broad circumstances where provision may be required. Government Circular 1/2010 provides additional guidance on the scope and extent of planning agreements, which are one of the main mechanisms for securing developer contributions.

4.36 In general terms, the first priority for the Local Plan is to ensure that there is no overall diminution in the quantity of community provision through development or land use change. Accordingly, Policy SC10 generally prohibits the loss of facilities without a clear justification based on need or alternative means of service delivery, and provides criteria for assessing proposals for new facilities.

4.39 In this context, it is the role of the Local Plan to identify areas where infrastructure is, or may become deficient, to identify requirements against specific sites identified in the plan, and to provide a consistent basis, where possible, for determining requirements in respect of windfall sites.

4.40

4.37

SC10 EXISTING COMMUNITY FACILITIES

- (1) There will be a presumption against the loss of existing community facilities unless the Council is satisfied that there is no longer a need for the facility or an acceptable alternative facility is available; and
- (2) The provision of new community facilities, including churches and places of worship, will generally be supported provided that:
 - The proposal is compatible in terms of scale, character and design with the surrounding area;
 - There is no adverse impact on local amenity
 - There is good access by public transport, on foot and by cycle; and
 - It complies with other Local Plan policies.

SC11 DEVELOPER CONTRIBUTIONS TO COMMUNITY INFRASTRUCTURE

Developers will be required to contribute towards the provision, upgrading and maintenance of community and recreational facilities where development will create or exacerbate deficiencies in, or impose significantly increased burdens on, existing infrastructure. The nature and scale of developer contributions will be determined by the following factors:

- (1) Specific requirements identified against proposals in the Local Plan or in development briefs;
- (2) In respect of open space, recreational, and education provision, the general requirements set out in Policies SC13 and SC14;
- (3) In respect of other community facilities, any relevant standards operated by the Council or other public agency; and
- (4) Where a planning agreement is the intended mechanism for securing contributions, the principles contained in Circular 1/2010.

Open Space and Recreational Facilities

- 4.41 Open space is vital to the quality of the urban environment, providing areas for active and passive recreation and contributing to the landscape structure of settlements. Where linked into networks they provide routes for safe walking and cycling and corridors for wildlife. Good provision of other facilities for formal recreation such as sports halls, swimming pools and play areas contribute to quality of life and healthy living objectives.
- 4.42 National policy guidance on open space and recreational facilities is contained in the SPP and PAN 65: Planning and Open Space. The SPP emphasises the need to protect and enhance open space and states that local authorities should undertake open space audits and prepare open space strategies.
- 4.43 Whilst the overall quantity of open space and range of recreation facilities within the Council area is generally good, there are problems of quality, management and accessibility, as well as localised deficiencies in the quantity and distribution of facilities. The broad approach of the Council's Culture and Leisure Strategy is to concentrate investment on improving the quality of, and access to existing facilities. It introduces a hierarchy of strategic, core and local parks in order to prioritise resources and action for open space improvement, and identifies existing recreation facilities which should be a priority for upgrading. Detailed proposals arising out of the Culture and Leisure Strategy are included within the Settlement Statements. The Council has followed up the SPP's requirements by undertaking an open space audit for the Council area, and has formulated an open space strategy to allow a more strategic approach to planning for open space in the area. This sets out appropriate standards, assesses provision in terms of quantity, quality and accessibility, and identifies priorities for improving the open space resource.
- 4.44 The Structure Plan, through Policy COM.6, seeks to prevent the loss of open space and recreational facilities unless it is proved that such a loss will not have an adverse impact on visual or recreational amenity, considered as part of a community-wide assessment of provision, and will release resources for wider qualitative improvements to facilities. The open space audit and strategy provides a basis for such assessments.
- 4.45 In this context, Policy SC12 provides detailed criteria for assessing proposals involving the loss of open space. The principal open spaces within communities are shown on the Proposals Map. However, the policy will apply to other smaller, incidental areas of open space as well.

4.46

SC12 URBAN OPEN SPACE

The Council will protect all urban open space, including parks, playing fields and other areas of urban greenspace, which is considered to have landscape, amenity, recreational or ecological value, with particular reference to the areas identified on the Proposals Map. Development involving the loss of urban open space will only be permitted where:

- (1) There is no adverse effect on the character and appearance of the area, particularly through the loss of amenity space planned as an integral part of a development;
- (2) In the case of recreational open space, it can be clearly demonstrated from the Council's open space audit and strategy, that the area is surplus to recreational requirements, and that its release for development will be compensated for by qualitative improvements to other open space or recreational facilities;
- (3) The area is not of significant ecological value, having regard to Policies EQ24 and EQ25; and
- (4) Connectivity within the overall open space network is not threatened and public access routes in or adjacent to the open space will be safeguarded.

4.47

New developments must contribute meaningfully to the provision of open space and play facilities in the local area, according to the principles contained in Policy SC13 and taking account of the various quantitative, qualitative and accessibility standards set out in the Council's Open Space Strategy. Traditionally, the requirement has been met through on-site provision, and this will continue to be the case with most larger developments. However, in certain circumstances, financial contributions to off-site provision or upgrading may be a more appropriate alternative. The Council intends to prepare Supplementary Planning Guidance to detail the circumstances where financial contributions towards the upgrading of off-site provision will be deemed appropriate. The SPG will also provide additional guidance on design, management and maintenance.

PROMOTING SUSTAINABLE DRAINAGE PRACTICE AND REDUCING FLOOD RISK

- 6.50 New development will impact on the water environment in a number of ways. Drainage of land is required to make it suitable for development, to protect existing and proposed development from the effects of flooding, to deal with surface water run off from hard surfaces, and to take away and treat foul sewage. Falkirk Council, SEPA and Scottish Water have statutory responsibilities for particular aspects of the water environment. It is, however, the responsibility of designers of new development to minimise the impact of new development on the water environment and demonstrate how this has been achieved and integrated with the principles of sustainable design.
- 6.51 New development reduces the surface permeability by replacing vegetated ground with roofs and paved areas. Traditionally surface water management has tended to adopt a "hard" engineering approach. However, there is now a general requirement under the Water Environment (Controlled Activities) (Scotland) Regulations 2005 for Sustainable Urban Drainage Systems (SUDS) to be used for all surface water run-off for new developments discharging to the water environment. The basic principles behind SUDS is that the design solution should, wherever possible, mimic the natural water cycle through such measures as:
- Managing surface water run off on site as near to source as possible;
 - Slowing down run off;
 - Treating it naturally; and
 - Releasing good quality surface water to watercourses or groundwater.
- 6.52 Designers need to be aware of the requirements of Scottish Water, who have responsibility for the future maintenance of public SUDS which have been constructed to an appropriate standard under 'Sewers for Scotland' 2nd Edition. They should also be aware that measures that control water quality, and thus satisfy SEPA's concerns, will not necessarily be effective flood prevention measures. This illustrates the importance of designers following current published best practice, including the CIRIA C697 SUDS manual, and considering surface water management issues at the early stages of development process. SUDS should also be integrated positively with strategies for open space provision and biodiversity promotion within development sites. Further guidance is contained within the Council's SPG Note Flooding and Sustainable Urban Drainage Systems.

6.53

ST11 SUSTAINABLE URBAN DRAINAGE

Surface water management for new development should comply with current best practice on sustainable urban drainage systems, including opportunities for promoting biodiversity through habitat creation. A drainage strategy, as set out in PAN 61, should be submitted with planning applications and must include flood attenuation measures, details for the long term maintenance of any necessary features and a risk assessment.

- 6.54 In hydrological terms Falkirk Council is dominated by the Forth Estuary and the two catchments of the River Avon and Carron that flow into it. Falkirk Council area therefore faces issues of both watercourse and coastal flooding which have been identified in greater detail following the publication of the Indicative Flood Map by SEPA. Flooding occurs when the volume of water exceeds the capacity of the water channel. It is a natural phenomenon and cannot be entirely prevented. Whilst the risk can often be managed through appropriate mitigation, in some circumstances sustainable flood management or mitigation measures may not be achievable.
- 6.55 The Council maintains maps of all watercourses in its area and collects data from a variety of sources on both actual and predicted flooding events. In addition to this, the Council uses SEPA's Indicative Flood Map as a strategic tool to identify land that may be at risk from flooding. This information has been taken into account in allocating land for development. Over the recent past, flooding incidents within Falkirk Council area have been relatively small scale, and have tended to be caused by localised management and maintenance issues. This illustrates the importance of not only avoiding development in areas that will obviously be at risk from flooding, in accordance with the SPP and the Scottish Government's 4 'A's on flooding, but making sure, for all development, that best practice design advice for surface water management is followed. Where a planning application is likely to raise a flooding issue from all identified sources, applicants will be required to demonstrate that any flood risks can be adequately managed. In carrying out this assessment Falkirk Council will have regard to the risk framework set out in the SPP.



Poimont

Survey/ Issues

- Overall there is a varied supply of public open space in Poimont in quantitative terms. The overall statistic of 11.48ha of public open space per 1000 people appears to be satisfactory, however there is some underprovision in parts of the town e.g. Runtford, Reddingmuirhead and Wallacestone, which have restricted accessibility.
- This is supported by the statistic that 66.9% of households have access (within 400m) to a surveyed public open space, yet there are several areas of the town with no access to a surveyed public open space.
- The supply of private gardens, with an average of 268m² per household, is lower than the average village supply of 384m² but the highest of any town in Falkirk and much higher than the average town supply of 193m².
- The percentage of households with access (within 400m) to a fit for purpose surveyed public open space is variable, with 61.7% of households having access to a fit for purpose surveyed public open space. This indicates that the majority of existing open spaces are fit for purpose, but there is an overall restricted quality of open space in the settlement.
- Several of the town's settlement-level public open spaces (sites 196, 209, 210 and 219) are considered to be 'fair' quality in their current state and require upgrading. This is often due to a combination of poor maintenance and a lack of facilities for the local population.
- Generally the accessibility (within 400m) to surveyed public parks and gardens is low in Poimont, with only 33.1% of households having access to a surveyed public park & garden. There is underprovision in many parts of the town e.g. Runtford, Reddingmuirhead, Polmontside, Polmont (east) and Westquarter.
- Generally there is better accessibility (within 800m) to surveyed sports areas in Falkirk, with 65.3% of households having access to a surveyed site containing a sports area. Despite this, there are variations in provision, with some neighbourhoods having restricted access (Reddingmuirhead, Wallacestone, Westquarter) and a few others having multiple access e.g. Brighton, Maddistoun, Polmont (west).
- There is variable access (within 400m) to surveyed playspaces, with only 45.1% of households having access to a surveyed playspace. Many areas within Falkirk have access to a playspace, often associated with access to a sports area e.g. Brighton, Maddistoun, Polmont, Laureston. However, for many areas, playspaces are under-provided e.g. Runtford, Reddingmuirhead, Polmontside. There are several areas with access (within 400m) to more than one site containing a playspace.
- The majority of Poimont (94.9% of households) has access to a surveyed green corridor or a site containing semi-natural greenspace (within 1200m). The only that appears to be under-provided in terms of access to this type of open space are parts of Wallacestone.

Strategy Overview

Develop the potential of the settlement's strategic open spaces, whilst improving quality and accessibility at the local level through the upgrading of parks that are currently considered not fit for purpose, such as Valley Park, Polmont Park and Redding Grasslands, augmented by creation of new open spaces in new development within areas of quantitative deficiency. Build upon the strong greenspace linkages through the town, provided by the Union Canal and the northern network of sites (175, 120, 205, 207, 208) focusing on the potential of the Canal as the spine to link other spaces. Ensure that new open spaces being created in areas of deficiency link to the wider greenspace network. Maximise opportunities for new open space and connections through Helix implementation.

Strategy Actions

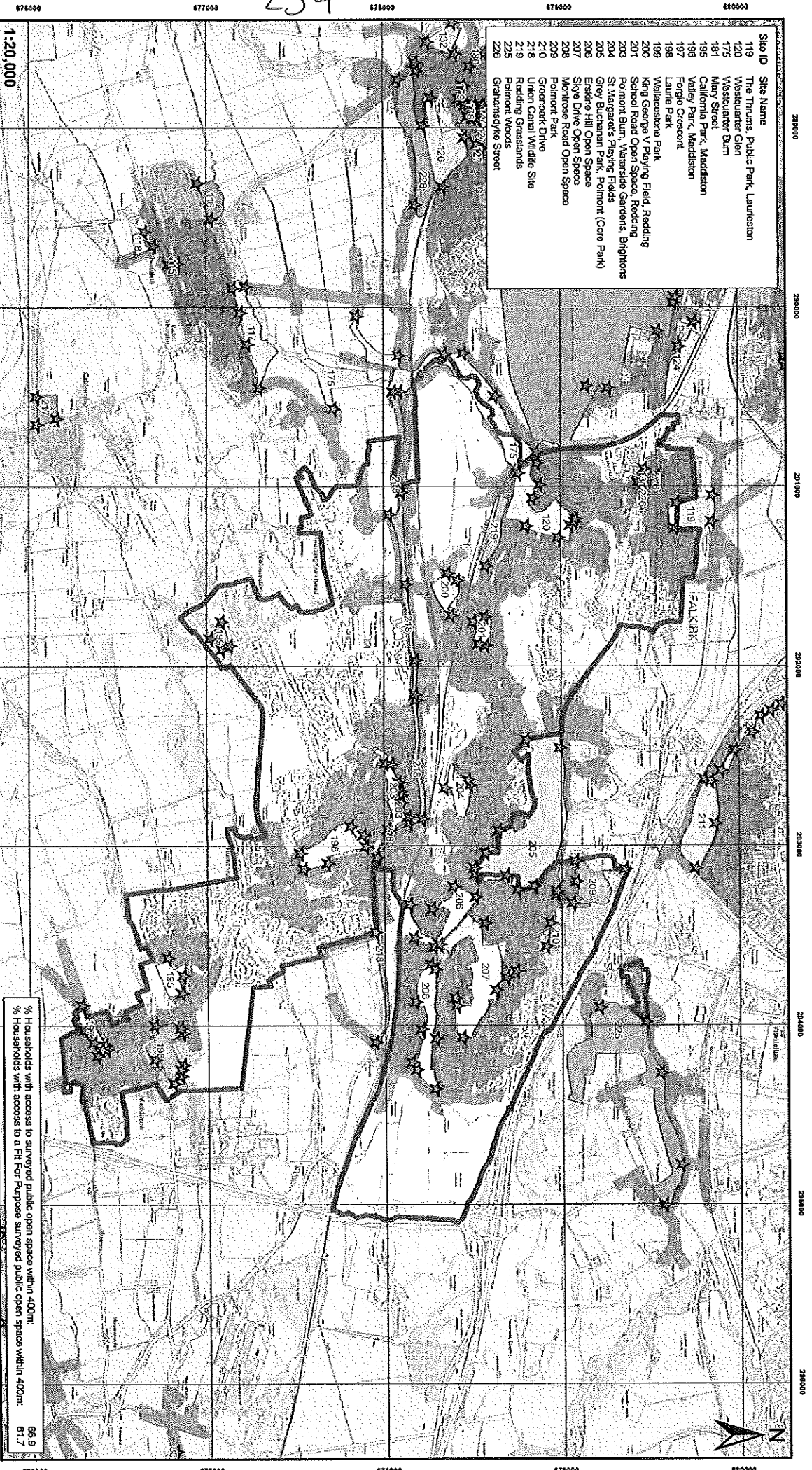
- **National/ Regional-level Open Space**
 - At the national level, the Union Canal provides an excellent greenspace corridor through the settlement, which is valuable both as an enjoyable space in its own right, and as the spinal link in the overall network of open space within the town.
 - Promote and enhance Union Canal as a regional green corridor and linear access route to provide backbone for improved linkages of green network through settlement. Improve connections to adjacent open spaces and consider introduction of facilities, interpretation etc at intervals along the canal.
 - The settlement's regional open space resource (Grey Buchanan Park and Polmont Woods) has scope for improvement to provide strategic open spaces of importance for Polmont and the wider Falkirk area.
 - Grey Buchanan Park – improve access to the park from the south, and access round internally through improved path network, while conserving existing mature woodland and parkland trees. Restore historic character of the park.
 - Polmont Woods – improve access to the site which is somewhat cut off from Polmont by the M9. Manage site for nature conservation and access with new facilities to support use for recreation. Habitat Management of understorey and woodland planting to support long-term future of woodland.
- **Settlement/ Neighbourhood-level Open Space**
 - At the settlement level, the town benefits from numerous public open spaces of 'good' quality which are considered to be fit for purpose e.g. Eskine Hill, Skye Drive, Montrose Road open spaces, Polmont Burn, Westquarter Glen, Laurie Park etc. These sites perform a key role in the provision of quality open space in the town. The quality of these open spaces should be maintained and improved with new

facilities to support their function and their connectivity with the spine of the Union Canal corridor should be improved.

- Improve the quality of facilities and design of neighbourhood and settlement level open spaces rated of 'fair' quality (Valley Park, Polmont Park, Greenpark Drive, Redding Grasslands) so that all neighbourhoods have access to a good local park. Consider developing these in different ways to achieve diversity in provision. Maintain the 'good' quality standard of existing public open spaces within the settlement while targeting new provision at key areas with deficiencies in provision. Overall provision of open space in this settlement could be increased to provide accessible public open space for all. In particular, new provision should focus on the areas of new housing allocations in Reddingmuirhead, Wallacestone and Runtford.

General

- Improve those sites identified as being of less than 'good' fitness for purpose through improvements in facilities and maintenance to support their function.
- Opportunities to enhance the health and well-being of the local population through improved provision to public parks, sports areas and play spaces in areas identified as being under-provided.
- Opportunities to enhance provision of links into strategic green corridors that pass through urban Polmont and form the basis of strong green access network through the town.
- Biodiversity – numerous sites with high biodiversity value with mature woodlands, glens/burn corridors. Across-the-board improvements can be made to biodiversity in all settlement/ neighbourhood-level open spaces. Implement local biodiversity toolkit for settlement-level spaces.
- Opportunities to enhance awareness of the cultural history and importance of the settlement through interpretation of open spaces and public art – Antonine Wall, Union Canal etc.
- Opportunities for new allotments/ community gardens as part of land allocated for new housing.



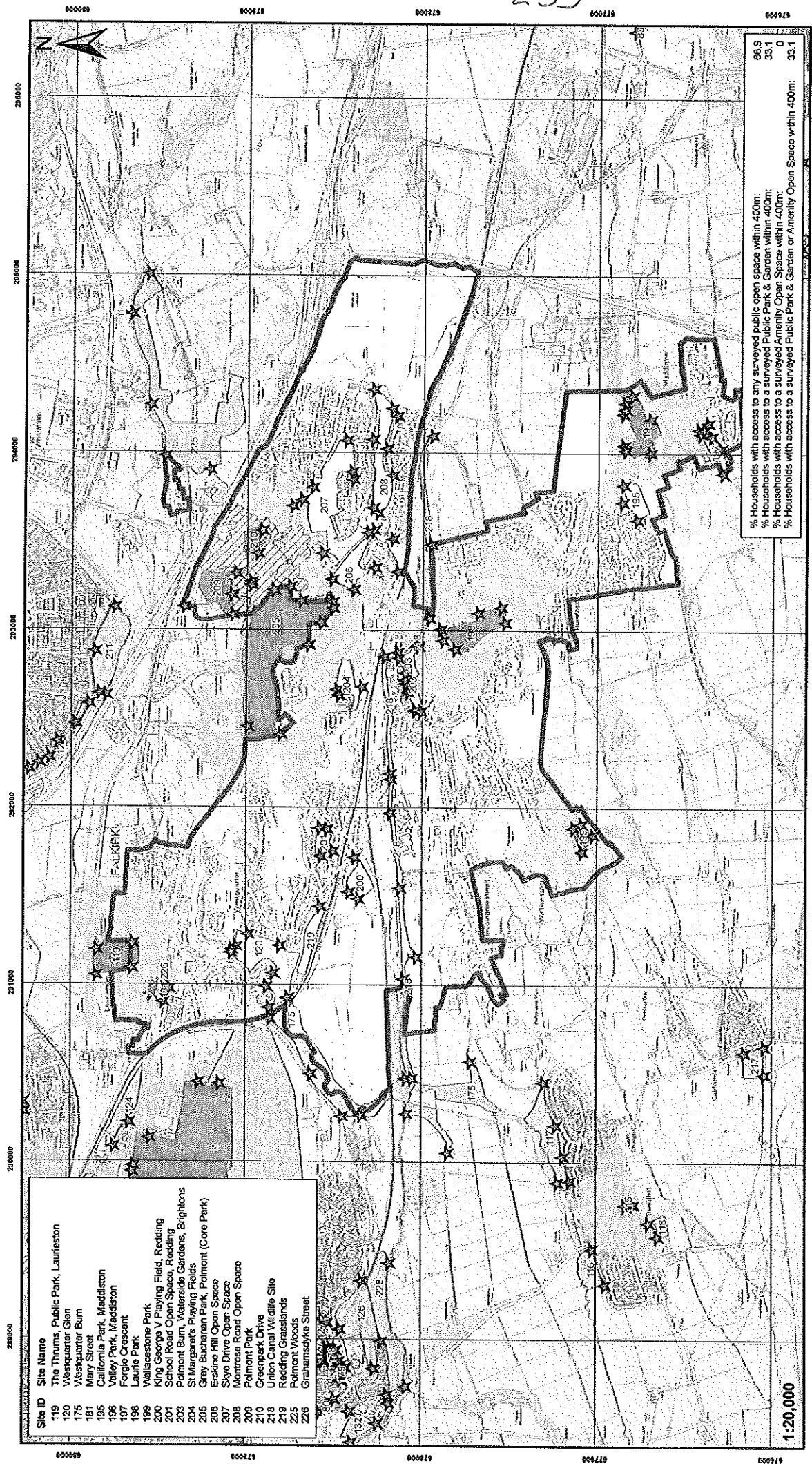
Site ID	Site Name
119	The Thorns, Public Park, Laureston
120	Westquarter Glen
175	Westquarter Burn
181	Mary Street
195	California Park, Maddiston
196	Valley Park, Maddiston
197	Forge Crescent
198	Laurie Park
199	Wallacesona Park
200	King George V Playing Field, Redding
201	School Road Open Space, Redding
203	Poimont Burn, Waterside Gardens, Brightons
204	St Margaret's Playing Fields
205	Grey Buchanan Park, Polmont (Core Park)
206	Esthrie Hill Open Space
207	Sive Drive Open Space
208	Montrose Road Open Space
209	Polmont Park
210	Greenpark Drive
216	Union Canal Wildlife Site
219	Redding Grasslands
225	Polmont Woods
226	Gratonskye Street

% Households with access to surveyed public open space within 400m: 66.9
% Households with access to a Fit For Purpose surveyed public open space within 400m: 61.7

Falkirk Open Space Strategy

Figure POL.2

Quality & Fitness for Purpose - Polmont

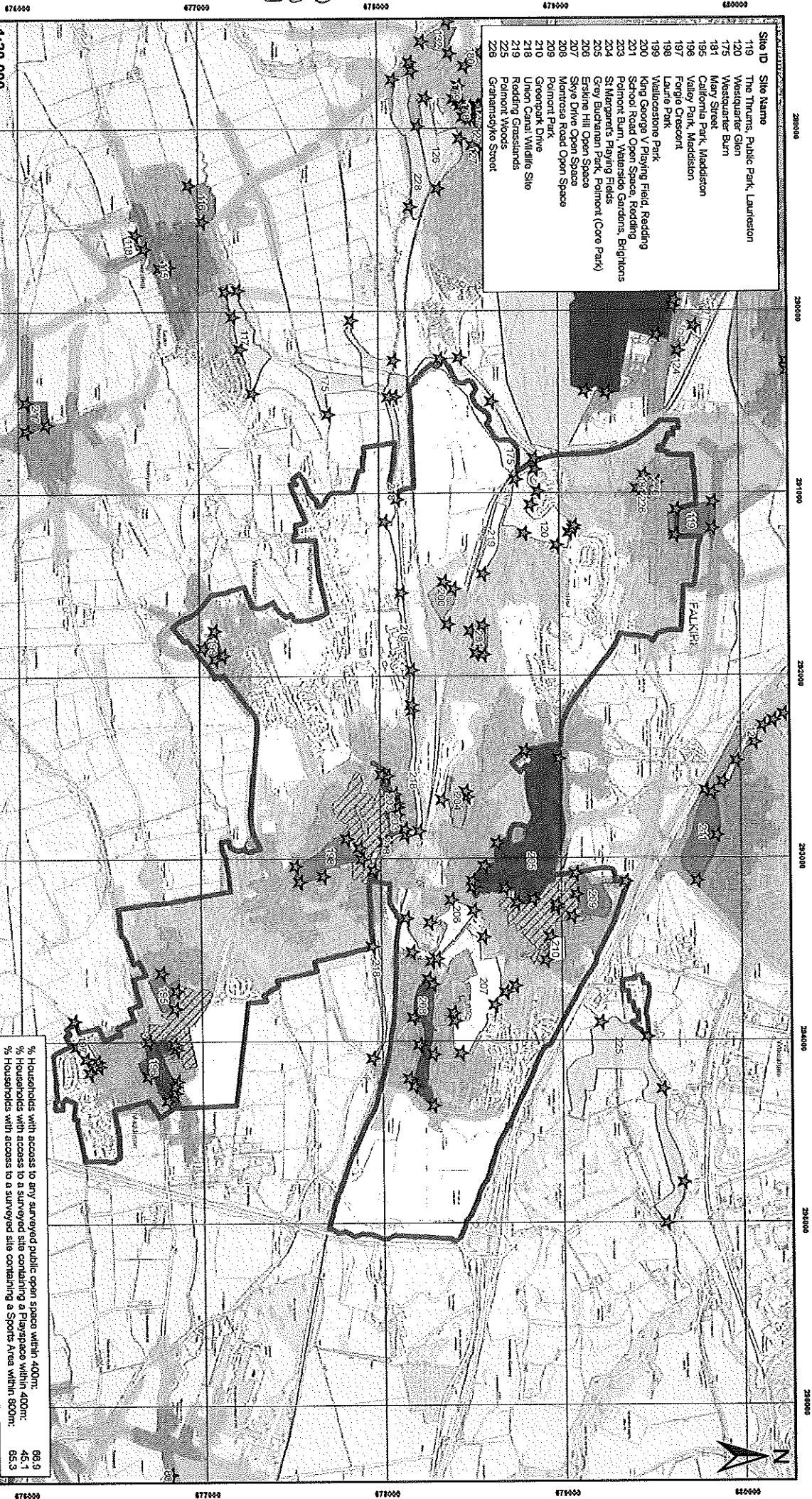


Falkirk Open Space Strategy

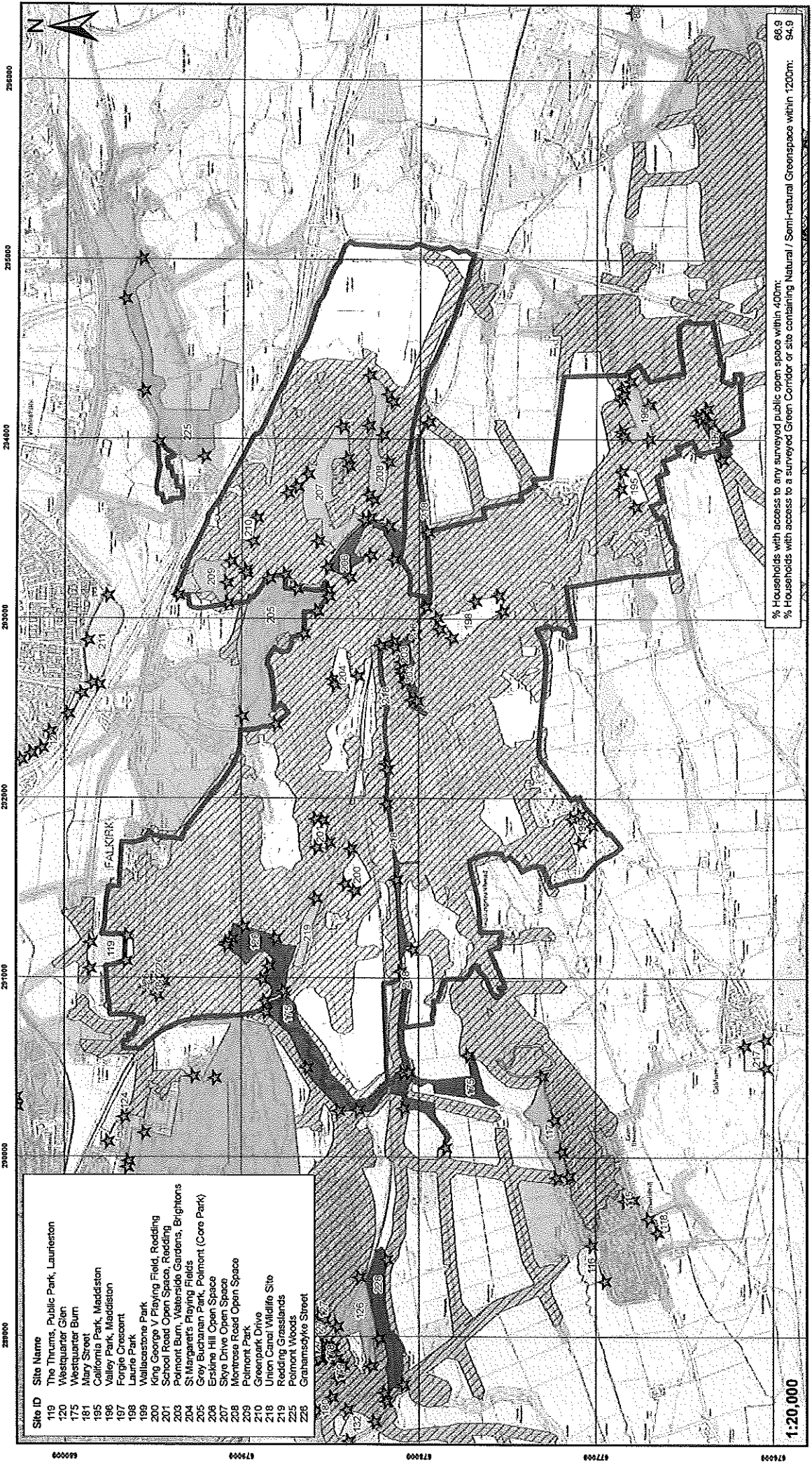
Figure POL.3

Access to Public Parks & Gardens and Amenity Open Spaces - Polmont

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Falkirk Open Space Strategy Figure POL.4 Access to Playspaces and Sports Areas - Polmont



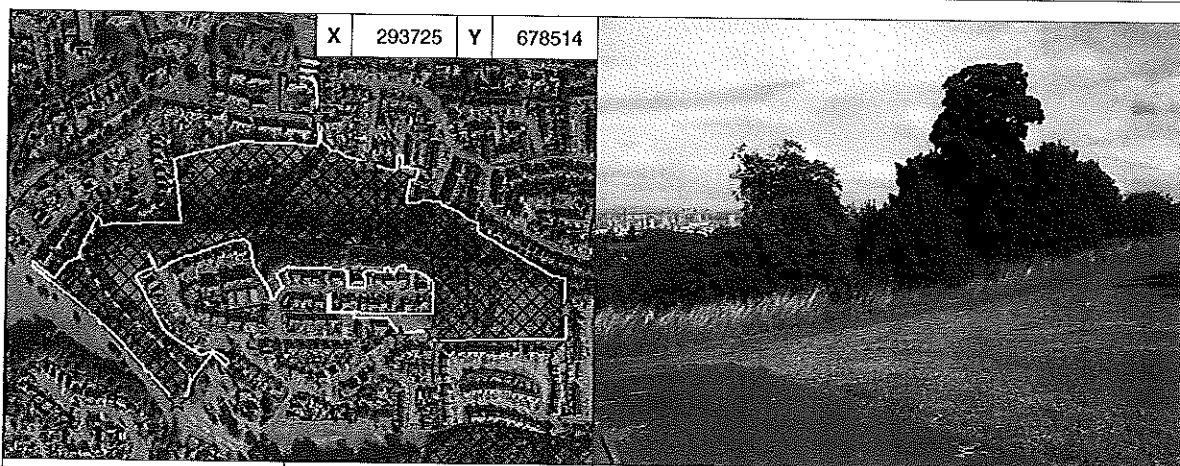
Falkirk Open Space Strategy

Figure POL.5

Access to Green Corridors and Natural/ Semi-natural Greenspaces - Polmont

* Access to Natural / Semi-Natural Greenspace has been considered for sites where this is the primary typology or where it is a substantial part of another open space type.

Site Number	207	Site Name	Skye Drive Open Space
Location	Polmont Area		



Date/Time Reviewed	30/08/2007 13:18:22	Weather Conditions	Sunny
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Hierarchy	4 - Settlement	Typology	Open semi-natural
Area (Ha)	9.7	Ownership	Council

Surrounding Environment	residential all around		
Access Points	Multiple (Map Correct)	Access Type	Public

ELEMENTS		FACILITIES	
0 = Absent	1 = Minimal	2 = Evident	3 = Abundant
Bog / Marshland	0	Benches	0
Amenity / Ornamental Planting	2	Bins	0
Formal Paths	2	Dog Litter Bins	0
Informal Tracks	1	Lighting	0
Mown Grass	2	Fencing	1
Long Grass	1	Walling	0
General Hard Space	0	Signage	0
General Soft Space	2	Play Facilities	0
Soft Tiling / Play Surface	0	Storage Huts	0
Scrub / Regenerating Woodland	3	Kick-about Areas	0
Shelterbelt	0	Sports Pitch	0
Avenue Trees	0	Public Toilets	0
Formal Water Feature	0	Disabled Access	2
Informal / Natural Water Feature	0	Car Park	0
Deciduous Woodland	3	Cafe / Restaurant	0
Mixed Woodland	2	Other Building	0
Coniferous Woodland	0	Other:	0
Canal Basin	0		
Roadside Planting	0		
Parkland Trees	1		
Other:	0		

Public Park and Garden	Amenity Open Space	Playspaces
No	No	No
Sports Area	Natural / Semi-Natural Greenspace	Green Corridor
No	Yes	No

QUALITY SCORES - SITE	Included	Score
Accessibility	YES	3
Health and Wellbeing	YES	2
Cleanliness and Maintenance	NO	2
Biodiversity and Nature Conservation	YES	4
Cultural Heritage and Local History	NO	1
Community Involvement	NO	2
Design and Aesthetic Qualities	NO	2
Marketing	NO	0
Management	NO	0
Average Quality and Fitness For Purpose Score		3

Main benefits of the open space Biodiversity benefits of woodland SINC e.g. good site for butterflies. Tranquility and informal recreation - quiet site away from traffic with good views/setting. Formal path along edge of woodland/scrub. Proximity to large housing catchment.
Main detractors of the open space Small scale domestic tipping. Invasive species. Not enough paths & access around the site. Some signs of vandalism.
Main design opportunities Manage primarily for nature conservation and informal access/recreation. Consider improving path network, making use of whole site & improving connections to all surrounding housing with more access points. Habitat management. Maximise & highlight good views with benches/seating areas & gaps in planting. Provide lighting along popular pathways.
Main design constraints Steep topography. Vandalism.
Recommendations / Observations / Strategy Manage primarily for nature conservation and informal access/recreation. Improve key facilities e.g. path network, benches etc to encourage use of the park. Ensure site is maintained appropriately.

Finalised Draft Local Plan Comments
Additional Comments
Biodiversity Priority Site