

# **Falkirk Council**

## **Falkirk Council Local Plan Finalised Draft (Deposit Version) Proposed Pre-Inquiry Modifications**

### **Strategic Environmental Assessment**

### **Addendum to the Environmental Report**

**May 2008**



**FALKIRK COUNCIL LOCAL PLAN  
PROPOSED PRE-INQUIRY MODIFICATIONS  
ADDENDUM TO THE ENVIRONMENTAL REPORT**

**1. INTRODUCTION**

- 1.1 The Environmental Assessment (Scotland) Act 2005 came into force on 20 February 2006 and requires that all public plans, programmes and strategies in Scotland undergo a process of Strategic Environmental Assessment. This Act is now the implementing legislation for directive 2001/42/EC, known as the “strategic environmental assessment” or “SEA” Directive. The Directive was first transposed into Scots law through the Environmental Assessment of Plans and Programmes (Scotland) Regulations 2004 (Scottish Statutory Instrument No.258). The Regulations apply to qualifying plans and programmes whose formal preparation began before 21 July 2004 but which had not been adopted, or submitted to a legislative procedure leading to adoption, by 21 July 2006. The SEA of the Falkirk Council Local Plan is therefore being prepared under the Regulations as opposed to the Act.
- 1.2 An Environmental Report accompanied the Falkirk Council Local Plan Finalised Draft (Deposit Version). The purpose of the Environmental Report was to describe the likely significant effects on the environment of implementing the plan, including alternatives.
- 1.3 This Addendum describes the likely significant effects on the environment of the proposed pre-inquiry modifications to the Local Plan.

**2. LOCAL PLAN PROPOSED PRE-INQUIRY MODIFICATIONS**

- 2.1 Modifications have been prepared in response to objections received to the Falkirk Council Local Plan (Finalised Draft) during the objection period April 2007 – June 2007.
- 2.2 The objection period allowed a further opportunity for the consultation authorities (SNH, SEPA and Historic Scotland) to influence policies, proposals and opportunities within the plan and a number of the modifications have been made in response to objections by these agencies, with the intention of mitigating potentially significant adverse environmental effects and increasing the benefit of potentially positive environmental effects.
- 2.3 In total 22 modifications were made to area wide policies within the plan and 2 new area wide policies were added to the plan. 48 modifications were made to settlement specific proposals and

opportunities, 8 new opportunities were identified and 4 opportunities were deleted.

- 2.4 A screening exercise was carried out to assess the likelihood of significant additional environmental effects occurring from the modifications. Of the modifications made, 9 area wide policies and 29 settlement specific proposals and opportunities were judged to be likely to have significant additional environmental effects.
- 2.5 In general the majority of proposed modifications to the plan will reduce the magnitude of potentially significant negative environmental effects and increase the magnitude of potentially significant positive environmental effects. A limited number of modifications may increase the negative environmental effects of the relevant proposals, but the wider benefits of the amendments are considered to justify the changes. Where further emphasis on mitigation is needed, this is indicated.
- 2.6 The following summary draws attention to the general type and nature of additional environmental effects of likely significance. Section 6 contains the detailed changes to the impact tables in the Environmental Report which arise as a result of the modifications.

### **3. ENVIRONMENTAL EFFECTS OF MODIFICATIONS TO AREA WIDE POLICIES**

#### **Environmental Quality**

- 3.1 Policy EQ24 “Ecological Sites and Features” has been modified to mention the importance of future management as well as compensation where habitat loss is unavoidable. This will reduce potential adverse environmental effects on biodiversity.
- 3.2 Policy EQ29 “Outdoor Access” has been modified to safeguard protected buildings and archaeological sites. This will reduce potential adverse environmental effects on cultural heritage.
- 3.3 Policy EQ30A “Air Quality” is a new policy which will have mainly positive environmental effects on air quality and liveability together with less significant positive environmental effects on transport energy.
- 3.4 Policy EQ32 “General Criteria for Minerals Development” has been modified to safeguard against negative impacts on the Antonine Wall WHS and ensure against significant adverse impacts on the water environment. This will reduce potentially adverse environmental effects on water quality and cultural heritage.

### **Sustaining Communities**

- 3.5 Policy SC4A “Gypsy/Travellers’ Sites” is a new policy which will have an uncertain environmental effect on landscape quality.
- 3.6 Policy SC10 “Existing Community Facilities” has been modified to make provision for the assessment of new community facilities. This is likely to increase the positive environmental effect the policy will have on the quality and liveability of settlements.

### **Economic Prosperity**

- 3.7 Policy EP2 “Land for Business and Industrial Use” has been modified to allow a food retail element to come forward as part of the mix of uses on the Glasgow Road, Camelon industrial area. The predicted environmental effects of the policy will remain as uncertain as effects are dependant on the particular characteristics of each site.
- 3.8 Policy EP5 “Business and Industrial Development in the Countryside” has been modified to cross reference to built heritage policies. This should safeguard against potentially significant adverse environmental effects on cultural heritage.
- 3.9 Policy EP17 “Canals” has been modified to ensure that flood risk is taken into account in canalside development. This will safeguard against potentially significant adverse environmental effects with regard to flooding.

### **Sustainable Transport and Infrastructure**

- 3.10 Policy ST18 “Waste Management Facilities” has been modified to ensure that it promotes sustainable waste management through inclusion of National Waste Strategy principles. This will increase potentially significant positive environmental effects on waste minimisation.

## **4. ENVIRONMENTAL EFFECTS OF MODIFICATIONS SPECIFIC TO SETTLEMENTS**

### **Bo’ness**

- 4.1 Opportunity EN.BNS3 “Kinneil Kerse 2” has been modified to emphasise that the Habitat Regulations will apply to the development of the site. This will reduce any potentially significant adverse environmental effects on biodiversity.
- 4.2 Opportunity H.BNS15 “Boundary Street Housing” is a new housing proposal. It was previously incorporated within proposal H.BNS14, but has been added as a modification to recognise that it can be developed

independently of the adjacent housing proposal. The new proposal will have potentially significant positive environmental effects on landscape quality and the quality and liveability of the settlement.

- 4.3 Opportunity TR.BNS3 “Bo’ness Foreshore - Coastal Defence Works” has been modified to make specific reference to the Habitat Regulations and to ensure that construction activities are controlled to take place outside the September to March period. This will safeguard against potentially significant adverse environmental effects on biodiversity.

### **Bonnybridge and Banknock**

- 4.4 Opportunity H.B&B13 “Bankier Distillery” and proposal ED.B&B1 “Bonnybridge Town Centre” have been modified to highlight the need to address potential flood risk issues. This should safeguard against potentially significant adverse environmental effects with regard to flooding.
- 4.5 Opportunity H.B&B20 “Land to the West of Banknock” has been modified to include it within the Antonine Wall WHS buffer zone. This should safeguard against potentially significant negative environmental effects on cultural heritage.
- 4.6 Opportunity H.B&B21 “Longcroft/Dennyloanhead” has been modified and expanded in size. This will potentially increase the magnitude of the negative effects on landscape and land/soil that were previously highlighted. However, the overall number of units is not expected to increase, and the enlarged site is expected to give more scope for landscape mitigation, by allowing development to be moved away from the more exposed parts of the site, and providing more opportunity for planting.
- 4.7 Opportunity H.B&B\* “Garngrew Road” is a new housing opportunity. The site represents a small-scale greenfield expansion with negative environmental effects on land/soil, it will also potentially have negative environmental effects on landscape and liveability.

### **Denny and Dunipace**

- 4.8 Proposals H.DEN4 “Stirling Street (East)” and ED.DEN2 “Winchester Avenue 1” have been modified to highlight the need to address potential flood risk issues. This should safeguard against potentially significant adverse environmental effects with regard to flooding.
- 4.9 Opportunity H.DEN12 “Mydub” has been removed, therefore avoiding a range of significant negative environmental effects on transport energy efficiency, air quality, land/soil, biodiversity, landscape and resource use.

- 4.10 Opportunity H.DEN\* "Nethermains Road" is a new infill housing opportunity on a site comprising public open space and a play area. Negative environmental effects are predicted on land & soil with potential negative environmental effects predicted on landscape, liveability and biodiversity. Provision of an improved play area as part of the development of the site should safeguard against potentially significant adverse environmental effects with regard to liveability. Investigation of potential for site flooding should safeguard against potentially significant adverse environmental effects with regard to flooding. In addition the site contains a number of mature trees so the development of the site will potentially have adverse environmental effects on biodiversity. Mitigation will be required to reduce this potentially adverse environmental effect.
- 4.11 Opportunity H.DEN\* "Duke Street" is a new infill housing opportunity on a site comprising public open space, negative environmental effects are predicted on land and soil with potentially negative environmental effects predicted on landscape, liveability and biodiversity. The site is also in close proximity to the M80 so further negative environmental effects on liveability are predicted. Potential for noise impact should be considered during housing design and negative effects should be mitigated.

### **Falkirk**

- 4.12 Proposal TR.FAL11 "Falkirk Orbital – Laurieston Road" has been modified to ensure that the railway solum is safeguarded for possible reopening as an operational track. This should increase the potentially significant positive environmental effects with regard to transport energy.

### **Grangemouth**

- 4.13 Proposals H.GRA4 "Chisholm Place" and H.GRA5 "Oxgang Road" and Opportunities ED.GRA5 "South Bridge Street", ED.GRA6 "Glensburgh Road" and ED.GRA7 "Earls Gate Park" have all been modified to highlight the need to address potential flood risk issues. This should safeguard against potentially significant adverse environmental effects with regard to flooding.
- 4.14 Opportunities ED.GRA2 & 3 "Grangemouth Docks Zone 2 &3" have been modified to reflect Forth Ports' aspirations for the sites as port related general industrial and storage use, rather than mixed use. With Grangemouth's development as an intermodal freight facility of national importance, the greater use of the docks for port-related storage and distribution should increase the potential for more freight to be transferred off the roads, resulting in increased traffic energy efficiency. However, there is likely to be greater freight traffic on local roads and so there may be increased impacts on local air quality and liveability.

Local transport improvements will be needed to mitigate these impacts and are mentioned in the draft NPF2. The opportunities have also been modified to highlight the need to address potential flood risk issues and to emphasise that the Habitat Regulations will apply to any detailed proposal, this should safeguard against potentially significant adverse environmental effects with regard to flooding and biodiversity respectively.

- 4.15 Opportunity ED.GRA4 “Grangemouth Docks Zone 4” has been modified to highlight the need to address potential flood risk issues and to emphasise that the Habitat Regulations will apply to any detailed proposal. This should safeguard against potentially significant adverse environmental effects with regard to flooding and biodiversity respectively.
- 4.16 Opportunities TR.GRA5 “Dalgrain Road – Glensburgh Road” and TR.GRA7 “River Carron Navigational Improvements” have been modified to emphasise that the Habitat Regulations will apply to any detailed proposals. This should safeguard against potentially significant adverse environmental effects with regard to biodiversity.
- 4.17 Proposal TR.GRA2 "Bo'ness Road - Road Closure" has been removed therefore avoiding a range of negative environmental effects on transport energy, air quality and liveability.

#### **Polmont**

- 4.18 Proposal H.POL20 “Station Road” and has been modified to highlight the need to address potential flood risk issues. This should safeguard against potentially significant adverse environmental effects with regard to flooding.

#### **Rural Area**

- 4.19 Opportunity EN.RUR1 “Skinflats” has been modified to emphasise that the Habitat Regulations will apply to any detailed proposals. This should safeguard against potentially significant adverse environmental effects with regard to biodiversity.

#### **Rural North**

- 4.20 Opportunity ED.AIR1 “Main Street” has been modified to ensure that development proposals are of a scale which will minimise impacts on the setting of the Category A listed Airth Castle. This should safeguard against potentially significant adverse environmental effects with regard to cultural heritage.
- 4.21 Opportunity H.AIR7 "Castle View" has been modified and reduced in size. This will reduce the magnitude of the potentially significant

adverse environmental effects it was previously highlighted as having with regard to landscape quality, biodiversity, land and soil and minerals but will not fundamentally change the nature of these effects. In addition there is potential for negative effects on cultural heritage due to the proximity of the site to Airth Castle.

- 4.22 Opportunity H.AIR\* "Airth Castle" is a new housing allocation on a medium sized greenfield site so it will have negative environmental effects on landscape quality and land and soil. In addition the site is covered by a TPO so it will potentially have further negative environmental effects on landscape quality and biodiversity. The site is close to Airth Castle, so there are potential negative environmental effects on cultural heritage. Part of the site has also been identified as being at medium to high risk of flooding so there are further potential negative effects with regard to flooding. To mitigate against negative environmental effects a detailed landscape plan and tree survey is required, proposals should be of an appropriate scale to minimise impact on the setting of Airth Castle, investigation of biodiversity potential together with appropriate mitigation is required and a flood risk assessment and drainage impact assessment will be also be required.
- 4.23 Opportunity H.LET\* "Letham West" is a new housing allocation on a large greenfield site. It will have negative effects on transport energy and air quality through increased local traffic, negative effects on land/soil and landscape and potentially negative effects on biodiversity due to loss of a greenfield site. The site is adjacent to Letham conservation area so there will potentially be negative effects on cultural heritage. Proposals should be of a scale and design as to minimise impact on the setting of Letham conservation area. This will be ensured through the preparation of a Council approved development brief. A detailed landscape plan will be required to mitigate landscape impact. Investigation of the biodiversity potential of the site is necessary together with appropriate mitigation to avoid negative impact on biodiversity.

### **Rural South**

- 4.24 Opportunity ED.ALL1 "Castlecary Brickworks" has been removed, however, the site remains within the Allandale village limit. The environmental effects the opportunity was previously highlighted as having will not fundamentally change.
- 4.25 Opportunity H.CAL4 "Church Road 2" has been removed, therefore avoiding a range of negative environmental effects on, land/soil and landscape.
- 4.26 Opportunity H.LIM\* "Slamannan Road 3" is a new housing allocation on a brownfield site. It will have negative effects on transport energy and air quality through increased local traffic and cumulative negative

effects on landscape through creation of an unusual urban form with site H.LIM2 "Slamannan Road 2". The site will have positive effects on land/ soil and liveability through reuse of a brownfield site with removal of potential contamination and improved visual amenity.

- 4.27 Opportunity H.SHIE2 "Reddingmuirhead Road Housing" is a new housing allocation. The site represents a small greenfield infill opportunity so will potentially have adverse environmental effects on landscape quality and land/soil. In addition the site contains a small area of mixed woodland so the development of the site will potentially have adverse environmental effects on biodiversity. Mitigation will be required to reduce this potentially adverse environmental effect.
- 4.28 Opportunity H.SLA7 "Southfield Farm" has been modified and expanded in size. This will increase the magnitude of the potentially significant adverse environmental effects it was previously highlighted as having but will not fundamentally change the nature of these effects.
- 4.29 The indicative boundary of Whitecross New Settlement has been modified and reduced in size following a masterplanning exercise. This will reduce the magnitude of the potentially significant adverse environmental effects it was previously highlighted as having with regard to landscape quality, biodiversity, land/ soil and minerals but will not fundamentally change the nature of these effects.

## **5. NEXT STEPS**

- 5.1 Following approval by the Council of the proposed pre-inquiry modifications, the proposed modifications will be sent to the consultation authorities together with this addendum to the environmental report for additional comment.
- 5.2 After the Local Plan Inquiry and the publication of the Reporter's recommendations, the Council will publish and advertise a final set of modifications, which will include any of the pre-inquiry modifications which have been confirmed by the Inquiry process. This will offer the consultation authorities further opportunity to comment.
- 5.3 Following the final modifications stage, the Council will publish the final version of the Environmental Report, which will incorporate all the relevant modifications and assessment of those modifications.

## **6. CHANGES TO SCORING MATRICES**

## AREA WIDE POLICIES

POLICY	NATURE OF IMPACT	ENVIRONMENTAL STOCK CRITERIA										COMMENTARY & RECOMMENDATIONS
		1	2	3	4	5	6	7	8	9	10	
		Transport Energy	Built Energy	Biodiversity	Air Quality	Water Quality	Land & Soil	Minerals	Landscape Etc	Liveability	Cultural Heritage	
<b>EQ24 Ecological Sites &amp; Features</b>	Positive	=	=	√	=	√	√	=	√	=	=	<p>Policy sets out hierarchical protection to ecological sites. Positive benefits for biodiversity, landscape, liveability, water quality and land/soil. International and national designations need separated in the hierarchy. Level of protection to local sites needs more clarity. Damage to local sites may be beyond planning control. Local sites framework under review at present. Management of sites is critical and needs greater emphasis.</p> <p><b>Policy amended and restructured to give discrete sections on international and national designations, and to clarify levels of protection. Policy also amended to make reference to the need for appropriate assessment of proposals which are likely to have a significant impact on Natura 2000 sites. This affords explicit protection of Bean Geese.</b></p> <p>Policy may not give explicit enough protection to Bean Geese. Potential to give further protection and awareness of their national importance through the Local Plan, perhaps through separate policy or SPG. Policy should ensure that where habitat loss is unavoidable, future management as well as compensation is secured. <b>Bean geese are now protected through designation of Slamannan Plateau pSPA. Cross references to bean geese strengthened elsewhere in Local Plan and policy has been amended to mention future management as well as compensation where habitat loss is unavoidable.</b></p>

POLICY	NATURE OF IMPACT	ENVIRONMENTAL STOCK CRITERIA										COMMENTARY & RECOMMENDATIONS
		1	2	3	4	5	6	7	8	9	10	
<b>EQ29 Outdoor Access</b>	Positive	√	=	?	√	=	=	=	√	√	=	Policy aims to safeguard, extend, enhance and promote existing path network. Positive benefits for transport energy efficiency and therefore air quality, landscape and liveability. Potential threat to biodiversity arising from disturbance to habitats/species and Potential threat to cultural heritage through impact of access provision. <b>Policy amended to ensure that access does not threaten safeguarded habitats and species, or protected buildings and archaeological sites in accordance with policies EQ16 and EQ17.</b>
<b>EQ30A Air Quality</b>	Positive	√?	=	=	√	=	=	=	=	√?	=	The policy will primarily have a positive effect on air quality within the Grangemouth Air Quality Management area but will allow impacts on air quality to be taken into account in planning decisions over the whole council area. This may lead to a decrease in emissions from industry and possibly a decrease in travel emissions with corresponding positive impacts on liveability.
<b>EQ32 General Criteria for Minerals Development</b>	Positive	=	=	√	=	? X	√	=	√	√	√	Policy sets out environmental criteria for mineral workings. Positive benefits insofar as it protects communities, and natural/cultural assets from the potentially negative impacts of minerals working. Need for cross-reference to safeguarding wider biodiversity and LBAP priorities (EQ25), rather than just designated sites. Also no mention of protection of watercourses. Potential impact on the Antonine Wall WHS and its setting. Uncertain negative impact on water quality from minerals development. <b>Policy amended to address wider biodiversity issues; ensure that impacts on the Antonine Wall WHS and its setting are considered; and ensure against significant adverse impacts on the water environment.</b>
<b>SC4A Gypsy/Travellers' Sites</b>	Uncertain	=	=	=	=	=	=	=	?	=	=	This policy may lead to the development of sites outwith defined urban limits, giving uncertain landscape impacts.

POLICY	NATURE OF IMPACT	ENVIRONMENTAL STOCK CRITERIA										COMMENTARY & RECOMMENDATIONS
		1	2	3	4	5	6	7	8	9	10	
<b>SC10 Existing Community Facilities</b>	Positive	√	=	=	√	=	=	=	=	√	=	Policy aims to maintain existing community facilities. This should have benefits for liveability. Keeping local facilities should also avoid longer journeys, giving benefits for transport energy efficiency. Policy fails to make provision for the assessment of applications for new community facilities. <b>Policy amended to make provision for the assessment of new community facilities increasing the positive impact on the quality and liveability of settlements.</b>
<b>EP5 Business and Industrial Development in the Countryside</b>	Positive	√	=	=	=	=	√	√	√	=	=	Policy requires justification for rural development, thereby safeguarding against proliferation of inappropriate development in the countryside, with consequent benefits for landscape and transport energy efficiency. Encourages re-use/conversion of buildings/brownfield land, therefore positive results for land/soil, and minerals. Need for closer cross-reference to natural and built heritage policies. <b>Policy amended to cross-refer to natural and built heritage policies.</b>
<b>EP17 Canals</b>	Positive/ uncertain	√	=	?	√	?	√	=	?	√	?	Policy seeks both to protect the canal environment, increase use of the canals and to promote canal-related development. Generally positive impacts, although there are some areas where promoting development and use may conflict with natural heritage objectives and impacts are uncertain. Need to refer in the policy to protection of the water environment and ensure that flood risk is taken into account in canalside development. <b>Policy now makes specific note of measures to ensure no detriment to canal water environment and has been amended to make specific reference to the need to assess flood risk in canalside development.</b>

POLICY	NATURE OF IMPACT	ENVIRONMENTAL STOCK CRITERIA										COMMENTARY & RECOMMENDATIONS
		1	2	3	4	5	6	7	8	9	10	
<b>ST18 Waste Management Facilities</b>	Positive	?	=	=	=	=	=	√	=	√	=	Policy provides criteria for waste management facilities. Providing positive guidance for recycling facilities should increase recycling rates and be positive for natural resources. Policy could be more closely referenced to National Waste Strategy principles, such as proximity principle. <b>Policy has been amended to ensure that it promotes sustainable waste management through appropriate referencing of key principles.</b>

## **SETTLEMENT STATEMENTS**

### **BO'NESS**

#### **Settlement Policy Options/Alternatives Considered**

##### Housing

Delete 1st paragraph and replace with:

“Chosen option is one of consolidation and regeneration within the existing urban envelope, on the basis that existing commitments cover SP requirements to 2020. This will conserve both the landscape setting of the town and support regeneration strategy for the Town Centre/Foreshore area (Structure Plan SIRR area).”

## Settlement Proposals

PROPOSAL	STATUS/ BACKGROUND	ENVIRONMENTAL STOCK CRITERIA										COMMENTARY & RECOMMENDATIONS	KEY SUCCESS FACTORS/ MITIGATION
		1	2	3	4	5	6	7	8	9	10		
		Transport Energy	Built Energy	Biodiversity	Air Quality	Water Quality	Land & Soil	Minerals	Landscape Etc	Liveability	Cultural Heritage		
<b>EN.BNS3 Kinneil Kerse 2</b> Landfill Restoration/ Local Nature Reserve/ Countryside Recreation.	Landfill site likely to be complete during life of the Local Plan. Links into EN.BNS2 as wider opportunity for enhancement or more active recreational uses.	=	=	?	=	?	√	=	√	√	=	Opportunity still too vague to assess impact in detail. Area includes a Wildlife Site and is adjacent to SPA. Landfill restoration will benefit environment, but final impact will depend on detailed after-use. Nature conservation based enhancement will produce positive benefits. More intensive recreational use (e.g. golf course) could threaten naturalness of area and/or disturbance to wildlife. Disturbance of contaminated material presents risk to estuary waters. Policy altered to provide that proposals will have no adverse impact upon the Firth of Forth SPA and that the Habitats Regulations will apply to the development of the site.	Restoration of landfill should comply with best practice. Full assessment of ecological impact of proposals needed to minimise impact on Wildlife Site, check compatibility with LBAP objectives and ensure design includes mitigation/compensation measures. EIA may be required.

PROPOSAL	STATUS/ BACKGROUND	ENVIRONMENTAL STOCK CRITERIA										COMMENTARY & RECOMMENDATIONS	KEY SUCCESS FACTORS/ MITIGATION
		1	2	3	4	5	6	7	8	9	10		
<b>H.BNS15 Boundary Street Housing</b>	Small site within the major mixed use foreshore development opportunity – SIRR. Site can be developed independently of H.BNS14	=	=	=	=	=	√	=	=	√	=	The site is brownfield so its redevelopment will lead to positive impacts on land/soil and liveability. Due to prominent location a high quality frontage is required to maximise townscape benefit	Ensure frontage design is of a high quality and that the design does not conflict with that of the adjacent Bo'ness foreshore regeneration.
<b>TR.BNS3 Bo'ness Foreshore Coastal Defence Works</b>	Proposal in previous Local Plan. Study undertaken recommending options for repair/rehabilitation /extension of the system from Kinneil to Carriden.	=	=	X ?	=	?	X ?	=	√	√	=	Firth of Forth SSSI/SPA lies adjacent so possible negative impacts on biodiversity. Impact on water quality uncertain. Potential benefits to landscape and liveability through improving appearance of and public access to the foreshore. Policy amended to make specific reference to the relevance of the Habitat Regulations to this development and that control of timing of construction activities out with the September to March period may be appropriate.	EIA has assessed nature conservation/ water quality impacts and identified mitigation measures. Timing of construction activities out with the September to March period may be relevant to ensure no adverse impact on qualifying interests of Firth of Forth SPA.

## **BONNYBRIDGE & BANKNOCK**

### **Settlement Policy Approach Description**

Delete 1st bullet point and replace with:

"Meeting housing requirements up to 2020 through existing commitments, infill development and major greenfield expansion in the Corridor between Haggs and Dennyloanhead."

Delete 2nd bullet point

### **Settlement Policy Options/ Alternatives Considered**

#### Housing

Delete 1st paragraph and replace with:

"For Bonnybridge/Dennyloanhead/Longcroft, housing commitments meet a substantial proportion of Structure Plan requirements. It was decided to consider locations for growth to cover all Structure Plan requirements to 2020, and ensure continuity of supply. Three key areas were examined: High Bonnybridge (south of canal), Dennyloanhead/Longcroft, and east of Bonnybridge. High Bonnybridge represented a mixture of brownfield and greenfield sites and was rejected largely because of education capacity and road network issues, although impact on archaeology and nature conservation was also an issue on particular sites. East of Bonnybridge was rejected largely as being incompatible with the introduction of the Falkirk-Bonnybridge Green Belt. Dennyloanhead/Longcroft was chosen as being the least constrained area, whilst recognising that the option is a greenfield one where landscape issues will have to be sensitively handled. All choices have environmental costs. The High Bonnybridge option has possibly the least environmental impact, in landscape/greenfield terms at least, but is precluded by other constraints. A further choice existed in terms of whether to maintain limited gaps between small settlements along the A803. It was decided that, given recent consents within some of these gaps, there was little value in retaining the remaining ones."

## Settlement Proposals

Amend status of Opportunity H.B&B21 from long term development opportunity to opportunity.

PROPOSAL	STATUS/ BACKGROUND	ENVIRONMENTAL STOCK CRITERIA										COMMENTARY & RECOMMENDATIONS	KEY SUCCESS FACTORS/ MITIGATION
		1	2	3	4	5	6	7	8	9	10		
		Transport Energy	Built Energy	Biodiversity	Air Quality	Water Quality	Land & Soil	Minerals	Landscape Etc	Liveability	Cultural Heritage		
<b>H.B&amp;B13 Bankier Distillery, Banknock Housing</b>	Previous Local Plan allocation. Drainage constraint. Part of SIRR	X	=	X	X	X ?	√	=	X	=	=	Brownfield site so positive for land/soil but site has regenerated and will extend settlement into the countryside so potentially negative impact on landscape setting, and biodiversity. Uncertain negative impact on water quality due to risk of flooding.	Potential for community woodland project in conjunction with housing development. Ensure landscape treatment provides buffer and access links to canal. Need for brief. Flood Risk Assessment required to address flood risk issues.
<b>H.B&amp;B* Gargrew Road, Haggs Housing</b>	Opportunity site. Part of SIRR	=	=	=	=	=	X	=	X ?	X ?	=	Greenfield site, giving negative impact on landscape and land/soil. Peripheral location mitigated to some degree by good access to bus services and neighbourhood centre on Kilsyth Road. Proximity to M80 may have negative effect on liveability through increased risk of noise impact.	Landscaped edge required along southern boundary. Consideration should be given to mitigation of potential noise impact from M80 in design of housing.

PROPOSAL	STATUS/ BACKGROUND	ENVIRONMENTAL STOCK CRITERIA										COMMENTARY & RECOMMENDATIONS	KEY SUCCESS FACTORS/ MITIGATION
		1	2	3	4	5	6	7	8	9	10		
<b>ED.B&amp;B1 Bonnybridge Town Centre</b> Mixed use Development	Outline Planning Permission – in part	√	=	=	√	X ?	√	=	=	√	√	Promotes beneficial reuse of brownfield site/redundant buildings. Supports vitality and viability of town centre which should have positive impact on transport energy efficiency, air quality, liveability and cultural heritage. Possible positive impact on land/soil if policy prevents out of town retailing on greenfield sites. Uncertain negative impact on water quality due to risk of flooding.	High quality design/conversion to maximise positive visual impact on the town centre. Address relationship with canal and provide links to towpath. Flood risk assessment required that may influence the size and layout of the final scheme.

## **DENNY & DUNNIPACE**

### **Settlement Policy Approach Description**

Delete 1st bullet point and replace with:

"Housing requirements to be met through infill within the existing Urban Limit, including a major opportunity arising from the relocation of the High School."

### **Settlement Policy Options/Alternatives Considered**

#### Housing

Delete 1st paragraph and replace with:

"The principal new housing opportunities are the existing High school site and land formerly allocated as part of the Winchester Avenue industrial estate expansion. The High School is a largely brownfield infill site which will become available when the school relocates. The Winchester Avenue site has arisen as a consequence of reducing the size of the industrial allocation, with housing the logical alternative use. A previous local plan allocation at Broompark/Avonbank has been de-allocated due to flood risk identified during consultation. A large site at Mydub was considered for long term expansion in the latter part of the Structure Plan period, but was rejected when it became apparent that sufficient sites within the Urban Limit were available to meet the housing requirement for the Denny & Dunipace area."

### **Settlement Proposals**

Amend opportunity H.DEN11 from opportunity to new allocation.

Delete opportunity H.DEN12.

PROPOSAL	STATUS/ BACKGROUND	ENVIRONMENTAL STOCK CRITERIA										COMMENTARY & RECOMMENDATIONS	KEY SUCCESS FACTORS/ MITIGATION
		1	2	3	4	5	6	7	8	9	10		
		Transport Energy	Built Energy	Biodiversity	Air Quality	Water Quality	Land & Soil	Minerals	Landscape Etc	Liveability	Cultural Heritage		
<b>H.DEN4 Stirling Street (East), Dunipace Housing</b>	Previous Local Plan Allocation	=	=	=	=	X ?	√	=	=	√	=	Brownfield site with potential contamination issues therefore positive impact for land/soil and liveability. Adjacent to watercourse so flooding issues may have to be assessed. Uncertain negative impact on water quality due to risk of flooding.	Contamination and potential flood risk issues to be assessed in a flood risk assessment.
<b>H.DEN* Nethermain s Road, Denny Housing</b>	Opportunity site	=	=	X ?	=	X ?	X	=	X ?	X ?	=	Infill development on site comprising play area and public open space therefore negative effect on land & soil and potential negative effects on liveability, landscape and biodiversity. Uncertain negative impact on water quality due to risk of flooding.	Final design should include improved play facilities to replace those currently on site. Investigation of biodiversity potential of on site trees is necessary with appropriate mitigation to avoid negative impact on biodiversity. Potential flood risk issues to be assessed in a flood risk assessment.

PROPOSAL	STATUS/ BACKGROUND	ENVIRONMENTAL STOCK CRITERIA										COMMENTARY & RECOMMENDATIONS	KEY SUCCESS FACTORS/ MITIGATION
		1	2	3	4	5	6	7	8	9	10		
<b>H.DEN*</b> <b>Duke Street,</b> <b>Denny</b> Housing	Opportunity site	=	=	X ?	=	=	X	=	X ?	X ?	=	Infill development on site comprising public open space therefore negative effect on land & soil and potential negative effects on liveability, landscape and biodiversity. Proximity to M80 may have further negative effect on liveability through increased risk of noise impact.	Consideration should be given to potential noise impact on living conditions from M80 during design of housing. Investigation of biodiversity potential of on site trees is necessary with appropriate mitigation to avoid negative impact on biodiversity.
<b>ED.DEN2</b> <b>Winchester</b> <b>Avenue 1</b> Industrial/ Business	Opportunity site within industrial estate.	?	=	=	?	X ?	=	=	=	=	=	Impact depends on specific occupier. Transport/air quality factors are only factors likely to be affected. Uncertain negative impact on water quality due to risk of flooding.	Occupier should be appropriate the character of the industrial estate. A flood risk assessment will be required which may influence the scale layout and design of the development.

## Summary of Impact

Delete 1<sup>st</sup> bullet point and replace with:

“Housing expansion is focussed mainly on brownfield and infill sites within the urban envelope giving generally positive impacts. The proposed Denny Eastern Access Road gives a range of negative impacts, particularly in relation to land/soil, landscape, and transport energy efficiency, although it may give localised positive benefits in terms of relieving congestion and improving liveability in and around the Town Centre”.

## **FALKIRK**

### **Settlement Policy Approach Description**

Delete 5th bullet point and replace with:

Existing industrial areas retained for business use apart from canal-side areas at Tamfourhill and Grahamston where changes of use would be permitted and the former Glasgow Road, Camelon site where an element of food retail would be permitted as part of the land use mix.

### **Settlement Policy Options/Alternatives Considered**

#### Housing

Delete 1st paragraph and replace with:

"Chosen option is to consolidate housing within the existing Urban Limit, with no further outward residential growth. This is on the basis of the very substantial existing land supply which meets Structure Plan requirements at least to 2019, and the historically high output of brownfield sites from the town which may be expected to continue. Options for expansion are in any case very limited given the presence of the Green Belt to the north, east and now west of the town."

### **Settlement Proposals**

Delete Opportunity ED.FAL6

PROPOSAL	STATUS/ BACKGROUND	ENVIRONMENTAL STOCK CRITERIA										COMMENTARY & RECOMMENDATIONS	KEY SUCCESS FACTORS/ MITIGATION
		1	2	3	4	5	6	7	8	9	10		
		Transport Energy	Built Energy	Biodiversity	Air Quality	Water Quality	Land & Soil	Minerals	Landscape Etc	Liveability	Cultural Heritage		
<b>TR.FAL11 Falkirk Laurieston Road Pedestrian/ Cycle Route</b>		√	=	=	√	=	=	=	√	=	=	Positive benefits for transport energy efficiency, air quality and landscape access.	Ensure linkages into the rest of the network are secured. Railway solum to be safeguarded for possible reopening as operational track.

## GRANGEMOUTH

### Settlement Policy Approach Description

Delete 2<sup>nd</sup> and 6<sup>th</sup> bullet points and replace with:

“Development of Grangemouth Docks primarily for port-related industrial activity.

### Settlement Proposals

Delete Opportunity H.GRA6

Delete Opportunity TR.GRA2

PROPOSAL	STATUS/ BACKGROUND	ENVIRONMENTAL STOCK CRITERIA										COMMENTARY & RECOMMENDATIONS	KEY SUCCESS FACTORS/ MITIGATION
		1	2	3	4	5	6	7	8	9	10		
		Transport Energy	Built Energy	Biodiversity	Air Quality	Water Quality	Land & Soil	Minerals	Landscape Etc	Liveability	Cultural Heritage		
<b>H.GRA4 Chisholm Place Housing</b>	Redevelopment on the site of Council flats.	√	=	=	=	X ?	√	=	=	√	=	Brownfield site suggests positive impacts on land and soil quality as well as a positive effect on liveability. Uncertain negative impact on water quality due to risk of flooding.	A flood risk assessment will be required. This may influence the scale, layout and form of the development.

PROPOSAL	STATUS/ BACKGROUND	ENVIRONMENTAL STOCK CRITERIA										COMMENTARY & RECOMMENDATIONS	KEY SUCCESS FACTORS/ MITIGATION
		1	2	3	4	5	6	7	8	9	10		
<b>H.GRA5 Oxgang Road Housing</b>	Development on part of school grounds declared surplus to requirements	=	=	? X	=	X ?	X	=	X	X	=	Uncertain impacts of a negative nature on biodiversity as the site will develop a previously green space. Negative impacts on land/soil and landscape quality due to development of greenfield site. Negative impact on liveability due to loss of greenspace. Uncertain negative impact on water quality due to risk of flooding.	A flood risk assessment will be required. This may influence the scale, layout and form of the development.
<b>ED.GRA1 G'mouth/ Kinneil Kerse Petrochemical Industry</b>	National Planning Guidelines site. Site to be safeguarded for petrochemical development as indicated in SPP2: Economic Development.	X	X	X ?	X	X ?	X	X	X	?	=	Large greenfield site giving wide range of negative or potentially negative impacts due to scale and nature of site, and the type of activity proposed. Impact on adjacent to Firth of Forth SPA would have to be considered and the Habitats Regulations will apply to any detailed proposal. Site has been identified as being at medium to high risk of flooding so uncertain negative impacts water quality anticipated..	Updated development brief required to provide guidance on mitigating wide range of impacts. Project based appropriate assessment required to address detailed impact on SPA. A flood risk assessment and drainage impact assessment will be required. These assessments may influence the scale, layout and form of development.

POLICY	STATUS/ BACKGROUND	ENVIRONMENTAL STOCK CRITERIA										COMMENTARY & RECOMMENDATIONS	KEY SUCCESS FACTORS/ MITIGATION
		1	2	3	4	5	6	7	8	9	10		
<b>ED.GRA2 G'mouth Docks – Zone 2</b> Port related general industrial/ storage	Opportunity for port related general industrial/storag e	√ X	=	?	√ X	X ?	√	=	=	X ?	=	Increased industry/warehousing associated with port activities will increase freight traffic giving negative impacts for traffic energy efficiency, air quality and liveability. However, rail/port access gives potential for moving freight off the road giving potential benefits in these areas also. Site has been identified as being at medium to high risk of flooding so uncertain negative impacts water quality are anticipated.	Project based appropriate assessment required to address the potential impact to the SPA and the Habitat Regulations will apply to any detailed proposal. A flood risk assessment and drainage impact assessment will be required. These assessments may influence the scale, layout and form of development.
<b>ED.GRA3 G'mouth Docks – Zone 3</b> Port related general industrial/ storage	Opportunity for port related general industrial/storag e	√ X	=	?	√ X	X ?	√	=	=	X ?	=	Increased industry/warehousing associated with port activities will increase freight traffic giving negative impacts for traffic energy efficiency, air quality and liveability. However, rail/port access gives potential for moving freight off the road giving potential benefits in these areas also. Site has been identified as being at medium to high risk of flooding so uncertain negative impacts water quality are anticipated.	Project based appropriate assessment required to address the potential impact to the SPA and the Habitat Regulations will apply to any detailed proposal. A flood risk assessment and drainage impact assessment will be required. These assessments may influence the scale, layout and form of development.

PROPOSAL	STATUS/ BACKGROUND	ENVIRONMENTAL STOCK CRITERIA										COMMENTARY & RECOMMENDATIONS	KEY SUCCESS FACTORS/ MITIGATION
		1	2	3	4	5	6	7	8	9	10		
<b>ED.GRA4 G'mouth Docks – Zone 4</b> Port related general industrial/ storage	Opportunity for port related general industrial/storag e	√ X	=	?	√ X	X ?	√	=	=	X ?	=	Increased industry/warehousing associated with port activities will increase freight traffic giving negative impacts for traffic energy efficiency, air quality and liveability. However, rail/port access gives potential for moving freight off the road giving potential benefits in these areas also. Site has been identified as being at medium to high risk of flooding so uncertain negative impacts water quality are anticipated.	Project based appropriate assessment required to address the potential impact to the SPA and the Habitat Regulations will apply to any detailed proposal. A flood risk assessment and drainage impact assessment will be required. These assessments may influence the scale, layout and form of development.
<b>ED.GRA5 South Bridge Street</b> Industry/ Storage/Ret ail	Opportunity	X	=	=	X	X ?	√	=	=	√ ?	=	Brownfield site so positive impact for land/soil. Potential for significant improvement to townscape but dependent on design. Increased traffic generation, particularly if developed for retail. Health and safety considerations. Site has been identified as being at medium to high risk of flooding so uncertain negative impacts water quality are anticipated.	Essential that development provides a quality frontage to the main road. A flood risk assessment and drainage impact assessment will be required. These assessments may influence the scale, layout and form of development.

PROPOSAL	STATUS/ BACKGROUND	ENVIRONMENTAL STOCK CRITERIA										COMMENTARY & RECOMMENDATIONS	KEY SUCCESS FACTORS/ MITIGATION
		1	2	3	4	5	6	7	8	9	10		
<b>ED.GRA6 Glensburgh Road</b> Class 4 Business/ Tourism/ Motor Retail	Opportunity	X	=	=	X	X ?	X	=	X ?	=	X ?	Greenfield site, formerly Green Belt, so negative impact on land/soil and potentially landscape. Traffic generation dependent on scale and nature of activity, but site not particularly accessible. Site includes line of the Forth & Clyde canal so possible implications for cultural heritage. Site has been identified as being at medium to high risk of flooding so uncertain negative impacts water quality are anticipated.	Development brief would be beneficial. Presence and status of Forth and Clyde Canal needs clarification. A flood risk assessment and drainage impact assessment will be required. These assessments may influence the scale, layout and form of development.
<b>ED.GRA7 Earls Gate Park</b> General Industrial/ Storage/Mot or Retail	Opportunity	=	=	=	=	X ?	√	=	=	=	=	Site within an existing industrial area. Opportunity to share power and effluent treatment could minimise resource use. Impacts depend on details and nature of the use. Site has been identified as being at medium to high risk of flooding so uncertain negative impacts water quality are anticipated..	A flood risk assessment and drainage impact assessment will be required. These assessments may influence the scale, layout and form of development.
<b>TR.GRA5 Dalgrain Road – Glensburgh</b> Upgrading of path	Opportunity	√	=	X ?	√	=	=	=	=	√	=	Positive impacts for transport energy efficiency, air quality and liveability. Uncertain negative impacts on biodiversity.	Implications of Habitats Regulations to be considered.

PROPOSAL	STATUS/ BACKGROUND	ENVIRONMENTAL STOCK CRITERIA										COMMENTARY & RECOMMENDATIONS	KEY SUCCESS FACTORS/ MITIGATION
		1	2	3	4	5	6	7	8	9	10		
<b>TR.GRA7 River Carron Navigation Improvements</b>	Canalisation of part of the River Carron	√	=	? X	√	? X	=	=	? √	√	=	Project will improve access to the Lowland Canals and Positive impacts for transport energy, air quality and liveability. The project will involve the creation of cycle path and footpath networks providing a missing link between Grangemouth and the Forth and Clyde Canal providing the opportunity for reducing traffic movements. Possible negative impacts on biodiversity and water quality. Positive impacts of an uncertain magnitude on landscape quality. Opportunities exist to improve a little used industrial landscape but extent of improvement will not be known until more detailed plans come forward.	EIA should concentrate on minimising negative impacts upon water quality and biodiversity. Landscaping scheme should concentrate on improving landscape quality along entire length of canalisation project. Project may require appropriate assessment if it is likely to affect the Forth of Forth SPA and the Habitats Regulations will apply to any detailed proposal

## **LARBERT & STENHOUSEMUIR**

### **Settlement Policy Approach Description**

Delete 1st bullet point and replace with:

"Major expansion identified for North Larbert comprising the redevelopment of the former Bellsdyke Hospital and on greenfield land at Hill of Kinnaird to the east. Development to comprise housing, community uses (including new primary school), open space and business use."

### **Settlement Proposals**

Delete H.L&S12 Falkirk Road, Larbert

Change Opportunity H.L&S13 Hill of Kinnaird, to H.L&S12 Hill of Kinnaird and change status from a Long Term Housing Development Opportunity to an opportunity.

## **POLMONT**

### **Settlement Policy Approach Description**

Delete 1st bullet point and replace with:

" Housing requirements (1794 in the Local Plan period to 2015 including 10% flexibility) met through existing commitments, particularly large sites at Overton, Redingmuirhead, Parkhall Farm and Sunnyside Road. Green Belt boundaries maintained."

### **Settlement Policy Options/Alternatives Considered**

#### Housing

Delete 1st paragraph and replace with:

"Given that nearly all Structure Plan housing requirements up to 2020 were covered by existing commitments, there was no need to consider options for further housing land releases. However, amendments to the draft FCLP include the enlargement of Parkhall site to accommodate the site for a new school."

## Settlement Proposals

PROPOSAL	STATUS/ BACKGROUND	ENVIRONMENTAL STOCK CRITERIA										COMMENTARY & RECOMMENDATIONS	KEY SUCCESS FACTORS/ MITIGATION
		1	2	3	4	5	6	7	8	9	10		
		Transport Energy	Built Energy	Biodiversity	Air Quality	Water Quality	Land & Soil	Minerals	Landscape Etc	Liveability	Cultural Heritage		
<b>H.POL20 Station Road, Polmont Housing</b>	Opportunity Planning application submitted	=	=	X	=	X ?	X	=	X	?	=	Open space area incorporating woodland and burn, therefore negative effects on biodiversity, landscape/open space, land/soil. Site has been identified as being at medium to high risk of flooding so uncertain negative impacts water quality are anticipated.	Limited mitigation possible if all of site is developed. A flood risk assessment and drainage impact assessment will be required. These assessments may influence the scale, layout and form of development.

## **RURAL**

### **Settlement Policy Approach Description**

Delete 3rd bullet point and replace with:

“Rural North housing requirements to 2020 met through new allocations at Airth and Letham.

### **Settlement Policy Options/Alternatives Considered**

#### Housing

Delete 4th paragraph and replace with:

" In the Rural North area, a shortfall in the housing land requirement necessitated the allocation of additional housing sites. Airth was considered to be the most appropriate and sustainable location for housing growth in terms of its scale and range of facilities. A site at Letham was also selected. Other villages were considered, but were not considered as appropriate, Skinflats on account of flooding, landscape and Green Belt issues, Torwood on account of its small scale, lack of facilities and infrastructure constraints."

## Settlement Proposals

PROPOSAL	STATUS/ BACKGROUND	ENVIRONMENTAL STOCK CRITERIA										COMMENTARY & RECOMMENDATIONS	KEY SUCCESS FACTORS/ MITIGATION
		1	2	3	4	5	6	7	8	9	10		
		Transport Energy	Built Energy	Biodiversity	Air Quality	Water Quality	Land & Soil	Minerals	Landscape Etc	Liveability	Cultural Heritage		
<b>EN.RUR1 Skinflats</b> Potential Local Nature Reserve	One of several possible sites for LNR designation within the Council area	=	=	?	=	=	=	=	√	=	=	Designation of LNR would promote landscape access but impacts on the Firth of Forth SSSI and SPA of promoting access are uncertain.	Promotion of access should not compromise the need to protect the designated site. The Habitats Regulations will apply to any detailed development proposal.

**AIRTH**

**Settlement Proposals**

Delete Opportunity H.AIR6

PROPOSAL	STATUS/ BACKGROUND	ENVIRONMENTAL STOCK CRITERIA										COMMENTARY & RECOMMENDATIONS	KEY SUCCESS FACTORS/ MITIGATION
		1	2	3	4	5	6	7	8	9	10		
		Transport Energy	Built Energy	Biodiversity	Air Quality	Water Quality	Land & Soil	Minerals	Landscape Etc	Liveability	Cultural Heritage		
<b>ED.AIR1 Main St Business/ Industrial use</b>	Opportunity	=	=	X ?	=	=	√ X	=	X ?	=	?	Redevelopment of existing business site with some possible expansion onto adjacent undeveloped land, therefore mixed impact on land/soil and possible negative impact on landscape. Site is covered by TPO and development could adversely affect trees. Possible impact on the setting of Airth Castle.	Detailed landscape plan and tree survey required to safeguard protected trees and mitigate landscape impact. Proposals should be of a scale as to minimise impact on the setting of Airth Castle.

PROPOSAL	STATUS/ BACKGROUND	ENVIRONMENTAL STOCK CRITERIA										COMMENTARY & RECOMMENDATIONS	KEY SUCCESS FACTORS/ MITIGATION
		1	2	3	4	5	6	7	8	9	10		
<b>H.AIR7 Castle View Housing</b>	Opportunity for up to 115 units	X	=	X ?	X	?	X	=	X	=	X ?	Large greenfield site involving expansion along escarpment. Area covered by TPO. Negative environmental effects on land/soil, landscape, transport energy and air quality. Possible negative effects on biodiversity	Development brief required which needs to address the potential visual impact of development on the setting of the village and the surrounding landscape. This should be informed by a landscape and visual assessment. Proposals should be of a scale and design as to minimise impact on the setting of Airth Castle. It is vital that existing woodland is retained, improved and managed as a screen to the east, with new planting to define the edge of the village to the west. Path network connections should encourage people to walk down to the village. Potential archaeological constraints need to be clarified.
<b>H.AIR* Airth Castle Housing</b>	Opportunity	=	=	X ?	=	X ?	X	=	X	=	X ?	Medium sized greenfield housing opportunity on site covered by a Tree Preservation Order and close to a Category A listed building. Negative environmental effects therefore predicted for biodiversity, land/soil, landscape and cultural heritage. Part of the site has been identified as being at medium to high risk of flooding so uncertain negative impacts water quality are anticipated.	Detailed landscape plan and tree survey required to safeguard protected trees and mitigate landscape impact. Proposals should be of a scale and design as to minimise impact on the setting of Airth Castle. A flood risk assessment and drainage impact assessment will be required. These assessments may influence the scale, layout and form of development. Investigation of biodiversity potential of site necessary with appropriate mitigation to avoid negative impact on biodiversity.

## **Summary of Impact**

Delete 1st bullet point and replace with:

" The proposed development site at Castle View, which will extend the village along the escarpment, will potentially have negative effects on landscape. Careful site planning will be needed to ensure that impacts are mitigated."

Add new bullet point::

"The proposed development site south of Airth Castle will potentially have negative effects on cultural heritage. Careful site planning and design will be needed to ensure that proposals are of a scale which minimises impact on the setting of the Category A listed Airth Castle."

## **ALLANDALE**

### **Settlement Proposals**

Delete Opportunity ED.ALL1

### **Summary of Impact**

Delete 1st bullet point and replace with:

"Redevelopment of the brickworks site, which is included within the Village Limit, will have positive environmental benefits, although traffic could increase locally."

## **CALIFORNIA**

Delete Proposal H.CAL4

### **Summary of Impact**

Delete 1st bullet point and replace with:

"Additional site at Church Road records negative effects, but scale is limited and mitigation should be possible.. The new site raises some concerns about the defensibility of the village limit."

## LETHAM

### Settlement Proposals

PROPOSAL	STATUS/ BACKGROUND	ENVIRONMENTAL STOCK CRITERIA										COMMENTARY & RECOMMENDATIONS	KEY SUCCESS FACTORS/ MITIGATION
		1	2	3	4	5	6	7	8	9	10		
		Transport Energy	Built Energy	Biodiversity	Air Quality	Water Quality	Land & Soil	Minerals	Landscape Etc	Liveability	Cultural Heritage		
<b>H.LET*</b> <b>Letham</b> <b>West</b> Housing	Opportunity	X	=	X ?	X	=	X	=	X	=	X ?	Large scale greenfield housing opportunity on a site adjacent to Letham conservation area. Negative effects on transport energy, air quality, land/soil and landscape. Potential negative effects on cultural heritage and biodiversity.	Development brief required which needs to address the potential visual impact of development on the setting of the village and the surrounding landscape. Proposals should be of a scale and design as to minimise impact on conservation area and the open carse landscape. Detailed landscape plan required to mitigate landscape impact .Investigation of biodiversity potential of site necessary with appropriate mitigation to avoid negative impact on biodiversity.

### Summary of Proposals

Delete 1st bullet point and replace with:

"The large development site at Letham West will potentially have negative effects on land/soil, cultural heritage and landscape. Preparation of a Council approved development brief will determine the proposed scale of development and will be critical in mitigating potential adverse impacts on the conservation area and the carse landscape. "

## LIMERIGG

### Settlement Proposals

PROPOSAL	STATUS/ BACKGROUND	ENVIRONMENTAL STOCK CRITERIA										COMMENTARY & RECOMMENDATIONS	KEY SUCCESS FACTORS/ MITIGATION
		1	2	3	4	5	6	7	8	9	10		
		Transport Energy	Built Energy	Biodiversity	Air Quality	Water Quality	Land & Soil	Minerals	Landscape Etc	Liveability	Cultural Heritage		
H.LIM* Slamannan Road 3 Housing	Opportunity	X	=	=	X	=	√	=	X ?	√	=	Medium scale brownfield housing opportunity. Negative effects on transport energy and air quality through increased traffic movements. Potentially negative effects on landscape due to the unusual urban form created by the allocation. Positive effects on land/soil and liveability through potential removal of contamination and improved visual amenity.	Investigation and remediation of on site contamination required. Structure planting required around edge of site required to mitigate impact on landscape.

### Summary of Impact

Delete 1<sup>st</sup> bullet point and replace with:

"The two proposed housing sites give rise to potentially significant impacts on the surrounding landscape which will require careful mitigation.."

# SHIELDHILL

## Settlement Proposals

PROPOSAL	STATUS/ BACKGROUND	ENVIRONMENTAL STOCK CRITERIA										COMMENTARY & RECOMMENDATIONS	KEY SUCCESS FACTORS/ MITIGATION
		1	2	3	4	5	6	7	8	9	10		
		Transport Energy	Built Energy	Biodiversity	Air Quality	Water Quality	Land & Soil	Minerals	Landscape Etc	Liveability	Cultural Heritage		
<b>H.SHIE2 Reddingm rhead Road. Housing</b>	New Allocation	X	=	? X	=	=	X	=	X	=	=	Small Greenfield infill opportunity suitable for frontage development only. Small area of mixed woodland to the north east of the site may have some biodiversity potential which should be investigated. Negative impacts on landscape and land and soil due to loss of greenfield land and negative impacts on transport energy due to rural location.	Frontage development along Shieldhill Road is essential to avoid negative impacts on townscape quality. Investigation of biodiversity potential of wooded area and hedgerow frontage necessary with appropriate mitigation to avoid negative impact on biodiversity.

## **SLAMANNAN**

### **Settlement Proposals**

Delete Opportunity H.SLA5 "Blinkbonnie Terrace South"