

# **FALKIRK COUNCIL LOCAL PLAN**

## **STATEMENT OF DECISIONS ON OBJECTIONS TO THE FINAL PROPOSED MODIFICATIONS**

**OCTOBER 2010**



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<b>Objector:</b>	Airth Castle Ltd
<b>Subject of Objection</b>	Opportunity H.AIR7 Castle View, Airth (Modification 15.2)
<b>Summary of Objection:</b>	
<p>The objector objects to the reduction in the capacity of Proposal H.AIR7 to 115 from 140 in order to accommodate the new allocation at Airth Castle South. Provision of the higher capacity would reduce any requirement for residential development in the sensitive countryside location to the south of Airth Castle.</p>	
<b>Related to matter already considered at inquiry?</b>	Yes
<b>Decision:</b>	Not to accept the objection
<b>Reason:</b>	
<p>The Council's proposed reduction in the capacity of H.AIR7 is to take account of the landscape sensitivity of the site, and was supported by the reporters' recommendation. It is not considered that there have been any significant changes in circumstances or new issues raised in the objection which would warrant reconsideration of the matter by the Council.</p>	

<b>Objector:</b>	Airth Castle Ltd
<b>Subject of Objection</b>	Additional Housing Proposal - Airth Castle South, Airth (Modification 15.4)
<b>Summary of Objection:</b>	
<p>The objector objects to the inclusion of a site at Airth Castle South as a housing allocation. Attention is drawn to the reporters' recommendation to delete the site. Objection is made on grounds of loss of amenity to Airth Castle Hotel and consequent economic impacts on the village and the area; the impact on the setting of Category A listed building (Airth Castle) and scheduled ancient monument (Airth Old Church), and other listed structures in the vicinity, a position which is supported by Historic Scotland's letter of objection; conflict with other local plan designations and policies; the fact that the site is considered an inappropriate extension of the village limit into the countryside/agricultural land; conflict with the TPO designation surrounding the site; traffic and flood risk impacts; and site stability issues.</p>	

<b>Related to matter already considered at inquiry?</b>	Yes
<b>Decision:</b>	Not to accept the objection
<b>Reason:</b>	
<p>Notwithstanding the reporter's recommendation, the Council decided that it was appropriate to make a small allocation at Airth Castle South, which was more limited than that supported by the Council at the local plan inquiry, and confined to the northern part of the site. It was considered that the reduction in the size of the site addressed the reporters' principal concerns about impact on the setting of Airth Castle and Airth Old Church. It is not considered that there have been any significant changes in circumstances or new issues raised in the objection which would warrant reconsideration of the matter by the Council.</p>	

<b>Objector:</b>	<b>Murdoch Smith and Mr A Young</b>
<b>Subject of Objection</b>	<b>Additional Housing Proposal – Letham West (Modification 20.1)</b>
<b>Summary of Objection:</b>	
<p>The objector objects to the continued use of the term 'Letham West' to describe the allocation as it appears to place geographical limits on the site search. The supporting text states that all possible options would be reviewed through the SPG process to identify the most appropriate location for the new development of 30-40 houses.</p>	
<b>Related to matter already considered at inquiry?</b>	Yes
<b>Decision:</b>	To accept the objection and change the name of the allocation to 'Letham, as a further minor technical modification to the local plan
<b>Reason:</b>	
<p>It is acknowledged that the name 'Letham West' does not reflect the intent of the modification which is, as stated in the comments section, to review all potential development opportunities in and adjacent to the village. Renaming the allocation 'Letham' is considered appropriate. This is considered to be a minor technical change which will be added to the list of minor technical and drafting modifications.</p>	

<b>Objector:</b>	<b>Muirhouses Amenity Association</b>
<b>Subject of Objection</b>	<b>Traffic Calming – Carriden Brae, Bo'ness (Modification 22.1)</b>
<b>Summary of Objection:</b>	
<p>The objector considers that the modification is inadequate in relation to the problems which exist on Carriden Brae. The Local Plan should include a commitment to actions to alleviate the shortcomings of the road. Mention is made of the physical limitations of the road in relation to the traffic it carries, and the fact that the cemetery, and various tourist attractions in Bo'ness will increase traffic on it. There is concern about the impact of heavy vehicles on the structure of houses. The possibility of a weight restriction is raised.</p>	

<b>Related to matter already considered at inquiry?</b>	Yes
<b>Decision:</b>	Not to accept the objection
<b>Reason:</b>	
<p>The reporters' decision on this issue was that whilst a recognition of the problem could be inserted in the Local Plan, the Local Plan was not the appropriate mechanism for assessing the merits of, and priority to be attached to, traffic calming on Carriden Brae. The Council supports this view.</p>	

<b>Objector:</b>	<b>Larbert, Stenhousemuir &amp; Torwood Community Council</b>
<b>Subject of Objection</b>	<b>Additional Housing Proposal – McLaren Park, Torwood (Modification 26.1)</b>
<b>Summary of Objection:</b>	
<p>The objector objects to the allocation of land for housing purposes at McLaren Park, Torwood. Objection is made on the grounds that the village is growing through creeping development without the infrastructure to support it. Concern is expressed about encroachment on woodland areas which were understood to be protected</p>	
<b>Related to matter already considered at inquiry?</b>	Yes
<b>Decision:</b>	Not to accept the objection
<b>Reason:</b>	
<p>The reporters' decision on this issue was that the site was suitable for a small housing development, and that development of the site would not constitute urban sprawl, and would be sympathetic to the settlement's character. This was in the context of his wider view that some additional sites should be allocated to augment the housing land supply in the local plan as a whole. The Council has accepted this view. It is not considered that there have been any significant changes in circumstances or new issues raised in the objection which would warrant reconsideration of the matter by the Council.</p>	

<b>Objector:</b>	<b>Torwood Community Woodlands (including 76 name petition)</b>
<b>Subject of Objection</b>	<b>Additional Housing Proposal – McLaren Park, Torwood (Modification 26.1)</b>
<b>Summary of Objection:</b>	
<p>The objectors object to the allocation of land for housing purposes at McLaren Park, Torwood. Objection is made on the grounds that the Council's draft Local Plan did not propose any change to the settlement boundary of Torwood, and this should be upheld; there is no housing need in Torwood, as there is considerable housebuilding elsewhere in the vicinity; the desirability and potential marketability of the site is not in itself a valid planning issue; the 'rounding off' of the settlement boundary will erode the rural character of the village; a balance is needed between policy objectives such that rural and</p>	

countryside areas are protected from development; the site is an integral part of the wider network of habitats around the village; the brownfield site in the Torwood (i.e. the school) should be developed in preference to greenfield sites; and planning permission has been refused on other nearby sites on grounds that there was no need for housing in this location.

<b>Related to matter already considered at inquiry?</b>	Yes
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<b>Decision:</b>	Not to accept the objection
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**Reason:**

The reporters' decision on this issue was that the site was suitable for a small housing development, and that development of the site would not constitute urban sprawl, and would be sympathetic to the settlement's character. This was in the context of his wider view that some additional sites should be allocated to augment the housing land supply in the local plan as a whole. The Council has accepted this view. It is not considered that there have been any significant changes in circumstances or new issues raised in the objection which would warrant reconsideration of the matter by the Council.

<b>Objector:</b>	<b>James and Isobel Paton</b>
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<b>Subject of Objection</b>	<b>Additional Housing Proposal – McLaren Park, Torwood (Modification 26.1)</b>
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**Summary of Objection:**

The objector objects to the allocation of land for housing purposes at McLaren Park, Torwood. Objection is made on the grounds that the Council's draft Local Plan did not propose any change to the settlement boundary of Torwood, and this should be upheld; there is no housing need in Torwood, as there is considerable housebuilding elsewhere in the vicinity; the desirability and potential marketability of the site is not in itself a valid planning issue; the 'rounding off' of the settlement boundary will erode the rural character of the village; a balance is needed between policy objectives such that rural and countryside areas are protected from development; the site is an integral part of the wider network of habitats around the village; the brownfield site in the Torwood (i.e. the school) should be developed in preference to greenfield sites; and planning permission has been refused on other nearby sites on grounds that there was no need for housing in this location.

<b>Related to matter already considered at inquiry?</b>	Yes
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<b>Decision:</b>	Not to accept the objection
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**Reason:**

The reporters' decision on this issue was that the site was suitable for a small housing development, and that development of the site would not constitute urban sprawl, and would be sympathetic to the settlement's character. This was in the context of his wider view that some additional sites should be allocated to augment the housing land supply in the local plan as a whole. The Council has accepted this view. It is not considered that there have been any significant changes in circumstances or new issues raised in the objection which would warrant reconsideration of the matter by the Council.

<b>Objector:</b>	<b>Gordon Millar</b>
<b>Subject of Objection</b>	<b>Additional Housing Proposal – McLaren Park, Torwood (Modification 26.1)</b>
<b>Summary of Objection:</b>	
<p>The objector objects to the allocation of land for housing purposes at McLaren Park, Torwood. Objection is made on the grounds that there is no need for further housing in Torwood, as acknowledged by the Council in other recent decisions; brownfield sites, such as Torwood School, should be developed in preference to greenfield sites; and the development is not wanted by local residents.</p>	
<b>Related to matter already considered at inquiry?</b>	Yes
<b>Decision:</b>	Not to accept the objection
<b>Reason:</b>	
<p>The reporters' decision on this issue was that the site was suitable for a small housing development, and that development of the site would not constitute urban sprawl, and would be sympathetic to the settlement's character. This was in the context of his wider view that some additional sites should be allocated to augment the housing land supply in the local plan as a whole. The Council has accepted this view. It is not considered that there have been any significant changes in circumstances or new issues raised in the objection which would warrant reconsideration of the matter by the Council.</p>	

<b>Objector:</b>	<b>Mr &amp; Mrs J G Bell</b>
<b>Subject of Objection</b>	<b>Additional Housing Proposal – McLaren Park, Torwood (Modification 26.1)</b>
<b>Summary of Objection:</b>	
<p>The objector objects to the allocation of land for housing purposes at McLaren Park, Torwood. Objection is made on the grounds that there is no requirement for any further housing in Torwood; this site, which is surrounded by woodland, is important for wildlife; and the brownfield site in the village should be developed rather than allowing greenfield development.</p>	
<b>Related to matter already considered at inquiry?</b>	Yes
<b>Decision:</b>	Not to accept the objection
<b>Reason:</b>	
<p>The reporters' decision on this issue was that the site was suitable for a small housing development, and that development of the site would not constitute urban sprawl, and would be sympathetic to the settlement's character. This was in the context of his wider view that some additional sites should be allocated to augment the housing land supply in the local plan as a whole. The Council has accepted this view. It is not considered that there have been any significant changes in circumstances or new issues raised in the objection which would warrant reconsideration of the matter by the Council.</p>	

