

Issue 6	Falkirk Housing Sites	
Development plan reference:	<p><u>Chapter 4 Settlement Statements</u> Falkirk (pages 30 - 31) <u>Appendix 1 Site Schedule</u> Housing – Falkirk (page a1-04,05) Economic Development – Falkirk (page a1-16) Mixed Use – Falkirk (page a1-13) Green Network (page a1-24) <u>Appendix 2 Strategic Growth Area Guidance</u> Falkirk Canal Corridor (page a2-06) Falkirk North (page a2-07) <u>Proposals Map 2</u> Falkirk, Larbert & Stenhousemuir</p>	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
<p>National Grid Properties Ltd (00657) SEPA (00968) Mr George Steel (00869) Forth Valley College (00592) East Stirlingshire Football and Athletic Club Limited (01271) Mr Wesley McPhail (01102) Scottish Canals (00516) Mactaggart and Mickel Ltd (00011) Persimmon Homes (East Scotland) Ltd (00712) Mrs Mitchell (01233)</p>		
Provision of the development plan to which the issue relates:	<p>The allocation of specific sites for housing in Falkirk, as identified in the Falkirk Settlement Statement, and detailed in Appendices 1 and 2.</p>	
Planning authority's summary of the representation(s):		
<p><u>Allocated Housing Site H26 – Etna Road 2, Falkirk</u></p> <p>National Grid Properties Ltd (00657/2001/002):- Whilst the site at Etna Road 2 (H26) is supported, the Major Hazard Consultation Zone at Etna Road is carried over from the Local Plan. It is understood that the Council are seeking to revoke the hazardous substances consent affecting the site on the basis that the major hazard (former gasworks) no longer exists. In the event that this revocation occurs, it is requested that the major hazard consultation zone is removed from the Proposals Map.</p> <p><u>Allocated Housing Site H27 – Cauldhame Farm 1, Falkirk</u></p> <p>SEPA (00968/2001/018):- Objection is made to Proposal H27. Potential nuisance</p>		

issues (in relation to dust, noise and litter, gulls and flies) may arise by siting residential areas in proximity to the West Carron landfill site. Consideration should be given to amending the masterplan in line with the guidance regarding buffer zones in paragraph 217 of SPP (CD01), so as to minimise impacts on future development from the landfill site. This proposal also encroaches upon the River Carron flood envelope therefore this allocation is potentially at medium to high risk of flooding. A flood risk assessment should be required to ensure that no built development takes place on the functional flood plain (or within an area of known flood risk).

Mr George Steel (00869/2001/003):- The site at Cauldhame Farm 1 (H27) is supported. The site is already under construction and the remaining areas are due to be marketed. No significant constraints exist to their development and they are considered effective.

Allocated Housing Site H28 – Cauldhame Farm 2, Falkirk

Mr George Steel (00869/2001/001):- The site at Cauldhame Farm 2 (H28) is supported. The site is a sustainable housing location, which complies with national planning policy, fits with the LDP spatial strategy and is deliverable. The site has been assessed and indicative proposals produced which show that the development can fit into the landscape (RD6.4). A technical assessment has shown that there are no technical barriers to development.

Mr George Steel (00869/2001/002):- Consideration should be given to including an opportunity for a family restaurant as part of Proposal H28 (Cauldhame Farm 2), immediately to the west of the Ronades roundabout (RD6.5). This would improve the range of amenities available to local residents. Other facilities or proposals for restaurants are over a mile away. Such a use could encourage the use of the path network in the area, bring the trees and farm buildings north of Cotland Way into the public realm, and enhance sense of place. Housing or a restaurant would be supported. It is suggested that consultation on the options be carried out at the masterplan stage.

Allocated Housing Site H32 – Grangemouth Road, Falkirk

Infrastructure Proposal INF23 - Forth Valley College

Green Network Proposal GN10 – East Falkirk Open Space Corridor

Forth Valley College (00592/2001/002):- In respect of site H32, which covers the current Forth Valley College campus at Grangemouth Road, the site-specific designation that establishes the principle of 150 residential units is supported. However, objection is made to some of the site comments in the Site Schedule (Appendix 1). Reference to integration with the masterplan for the Falkirk Gateway should be removed, since this is not considered necessary and Forth Valley College would not want to be tied to timescales and programmes associated with the Falkirk Gateway. Reference to the retention of playing fields and the east/west open space corridor should be removed since this is the surplus part of the site capable of generating receipts for the improvement of the campus. The treatment of this area should be a matter for the masterplan. Reference should be made to a range of potential uses being acceptable on the site.

Forth Valley College (00592/2001/003):- Whilst the references to the redevelopment of the Forth Valley College campus site (H32/INF23) are generally supported, the site should be identified as a 'mixed use' site to allow the surplus land to be developed for a variety of uses which would maximise the likelihood of the college's ambitions for the site to be realised. These should include retail, leisure, entertainment, recreation, cultural or community uses.

Forth Valley College (00592/2001/004):- The spatial strategy for town centres and retailing is noted, including the network of centres. The existing Forth Valley College campus on Grangemouth Road, Falkirk represents a major community/cultural use in the area, and could eventually form a location that could feature in the network of centres in its own right. Site H32 should be amended to allow the possibility of food or non-food retail as part of a mixed use approach to the site. In terms of impact on other centres, some retail distribution and capacity analysis has been undertaken to demonstrate that there is capacity for new retail floorspace in this part of Falkirk, and that the role of existing centres would not be undermined.

Forth Valley College (00592/2001/005):- The new campus for Forth Valley College encompassed by Proposal INF23, and the partnership approach to the delivery of infrastructure endorsed by Policy INF01 is supported. However, a change to the site comments for INF23 is requested emphasising the need for new uses generating capital receipt to assist in the delivery of campus improvements.

Forth Valley College (00592/2001/006):- Any urban open space corridor network should not include the retention of playing fields and an east/west corridor at the existing Forth Valley College campus. The precise scope and extent of the green network route should be subject to detailed consideration at the masterplan stage. The site comments for Proposal GN10 should be amended to emphasise flexibility as to the details of the corridor.

Further information and background to all Forth Valley College's representations is presented in RD6.3.

Allocated Economic Development Site ED07 – Firs Park, Falkirk

East Stirlingshire Football and Athletic Club Limited (01271/2001/001):- The site at Firs Park, Falkirk (ED07) should be allocated for housing rather than economic development. Given the history of the site, there is little likelihood of it being developed for retail or leisure purposes. It is a brownfield site which is suitable for housing, can be serviced, and is close to transport links. Housing use is compatible with the surrounding area. An indicative layout is provided (RD6.6). The former football club use has ceased, and the site does not contribute to open space provision. The reliance of the LDP on large sites which may not be effective is questioned. By contrast this site is effective.

Mr Wesley McPhail (01102/2001/001):- Objection is made to the site at Firs Park (ED07). The proposed development will greatly increase traffic in already busy streets, including Firs Street. There would be an additional burden on local amenities. There would be construction disturbance. The site would be an ideal area for the social amenities needed by the area.

Allocated Mixed Use Site M06 – Portdownie, Falkirk

Scottish Canals (00516/2001/004):- It is not clear why the site comments for Proposal M06 (Portdownie) require the preparation of a site masterplan, when a masterplan has already been produced and approved by Falkirk Council. The Union Inn should be included within the boundary of Proposal M06.

Non Allocated Site – Standalane, Falkirk (MIR Ref FAL/B/03)

Mactaggart and Mickel Ltd (00011/2001/001):- A site at Standalane, Falkirk should be allocated for residential development. Although the site lies within the boundary of the site of the Battle of Falkirk Muir identified in the proposed LDP, there would be little impact on the authenticity of the battlefield. The site is effective, in contrast to a number of allocations in the LDP. The site would represent a well-defined and containable settlement expansion opportunity, which would be masterplanned to knit into the existing urban area (RD6.7). There would be no significant environmental effects. The site has good transport links, and schooling is available at Comely Park Primary School.

Non Allocated Site – Glen Farm, Falkirk (MIR Ref FAL/B/02)

Persimmon Homes (East Scotland) Ltd (00712/2001/001):- A site at Glen Farm, Falkirk should be allocated for housing development. The merits of the site are set out a Residential Proposal document (RD6.1). A statement of site effectiveness (RD6.2) confirms that the site is effective, and can assist the Council in meeting the housing requirement and maintaining a 5 year effective land supply. Persimmon Homes has taken into account the Council's concerns about landscape and visual impact and proposes to restrict development to the lower parts of the site, and reduce the capacity from 300 homes to 150.

Non Allocated Site – Darroch House, Falkirk (MIR Ref FAL/B/07)

Mrs Mitchell (01233/2001/001):- A site at Darroch House, Falkirk should be allocated for low density, high quality housing. The SPP requires authorities to provide for a range of house types and there is a shortage of large and high quality houses in the area. Darroch House could meet this need. The site is well-wooded and can be an effective site. With appropriate design, the Conservation Area can be protected. The site is accessible and there would be no infrastructure constraints.

Modifications sought by those submitting representations:

Allocated Housing Site H26 – Etna Road 2, Falkirk

National Grid Properties Ltd (00657/2001/002):- Delete the Major Hazard Consultation Zone at Etna Road, Falkirk, affecting site H26, in the event that the relevant hazardous substances consent is revoked.

Allocated Housing Site H27 – Cauldhame Farm 1, Falkirk

SEPA (00968/2001/018):- Amend proposal H27 as expressed in Appendix 2

'Strategic Growth Area Guidance' by adding additional bullet points to the 'Constraints' section to read: 'A flood risk assessment will be required at Cauldhame Farm 1 to inform the scale, layout and form of development due to the presence of the River Carron and the small watercourse which runs adjacent to the site'; and 'Consideration should be given for the masterplan of the Cauldhame Farm 1 site to be amended so as to minimise impacts on future development from the landfill site through incorporation of buffer zones.'

Allocated Housing Site H28 – Cauldhame Farm 2, Falkirk

Mr George Steel (00869/2001/002):- Amend the guidance associated with site H28 (Appendix 2: Strategic Growth Area Guidance) to allow a possible opportunity for a family restaurant instead of housing on land to the west of Ronades Road roundabout and south of Cotland Way. This is to be subject to market demand, masterplanning and community consultation.

Allocated Housing Site H32 – Grangemouth Road, Falkirk **Infrastructure Proposal INF23 - Forth Valley College** **Green Network Proposal GN10 – East Falkirk Open Space Corridor**

Forth Valley College (00592/2001/002, 003 & 004):- Amend Proposal H32 from housing to a mixed use proposal. Amend the site comments associated with Proposal H32 in the Site Schedule (Appendix 1) to delete reference to integration with the Falkirk Gateway masterplan and retention of playing fields/east-west open space, and to add reference to the acceptability of a range of uses at the site, including college, residential, retail, leisure, entertainment, recreation, cultural and community uses.

Forth Valley College (00592/2001/005):- Amend the site comments for Proposal INF23 in the Site Schedule (Appendix 1) to read as follows: 'Delivery of a new campus as part of a comprehensive redevelopment of the existing site incorporating new uses that will generate capital receipt to assist in the delivery of the new/enhanced education campus facilities'.

Forth Valley College (00592/2001/006):- Amend the site comments associated with Proposal GN10, with addition of an additional bullet point as follows: 'Flexibility exists in relation to the details of the precise location, route and size/width of the corridor. Such issues are to be determined at the planning application/masterplan stage and should not be detrimental to the college redevelopment proposals'.

Allocated Economic Development Site ED07 – Firs Park, Falkirk

East Stirlingshire Football and Athletic Club Limited (01271/2001/001):- Delete Proposal ED07 and allocate the site as a housing proposal for up to 100 units.

Mr Wesley McPhail (01102/2001/001):- Reallocate the site to accommodate social amenities.

Allocated Mixed Use Site M06 – Portdownie, Falkirk

Scottish Canals (00516/2001/004):- Amend site comments associated with Proposal M06 (Portdownie) in the Site Schedule to recognise that a masterplan has recently been undertaken for the site. Amend the site boundary of Proposal M06 on the Proposals Map include the Union Inn.

Non Allocated Site – Standalane, Falkirk (MIR Ref FAL/B/03)

Mactaggart and Mickel Ltd (00011/2001/001):- Insert additional site at Standalane, Falkirk as a housing proposal.

Non Allocated Site – Glen Farm, Falkirk (MIR Ref FAL/B/02)

Persimmon Homes (East Scotland) Ltd (00712/2001/001):- Insert additional site at Glen Farm, Falkirk as a housing proposal.

Non Allocated Site – Darroch House, Falkirk (MIR Ref FAL/B/07)

Mrs Mitchell (01233/2001/001):- Insert additional site at Darroch House, Falkirk as a housing proposal.

Summary of responses (including reasons) by planning authority:

As background to the Council's response on this issue, the general approach to the allocation of housing sites in Falkirk is outlined in Appendix 2 of Technical Paper 3 (Revised): Housing Requirements and Provision (CD22, pages 23-25). An update to the existing housing land supply figures in Figure 3.1 of the Proposed LDP, informed by the 2012/2013 Housing Land Audit, has also been undertaken (CD23).

Allocated Housing Site H26 – Etna Road 2, Falkirk

National Grid Properties Ltd (00657/2001/002):- The Council has indeed commenced the process of revocation of the hazardous substances consent associated with the site, and is supportive of the revocation. However, there is no firm timescale for the conclusion of this process, and in the meantime, the major hazard consultation zone on the Proposals Map cannot be removed. Should the revocation be confirmed prior to the Reporter's consideration of the issue, the Council would have no objection to the change being recommended by the Reporter.

Allocated Housing Site H27 – Cauldhame Farm 1, Falkirk

SEPA (00968/2001/018):- Proposal H27 (Cauldhame Farm 1) comprises the remaining phases of the large Mungal/Cauldhame development which was first allocated in the Falkirk Local Plan in 2000, granted outline planning permission with a masterplan in 2003 (CD69), and carried forward into the Falkirk Council Local Plan in 2010. The majority of the development is complete. Of the remaining phases represented by H27, the western portion, closest to West Carron landfill, was granted detailed consent in 2012 and is under construction. Only the eastern portion requires further detailed permission, and this is more

than 250 metres from West Carron landfill (CD71). Given these circumstances, there is no practical scope to amend the masterplan or the development or to create a buffer zone to West Carron, as referred to in the SPP.

As regards flood risk issues, a very minor part of H27 lies within the 1:200 year flood envelope associated with the River Carron (CD70). This affects the site which has already been granted detailed planning permission. Flood risk has already been considered through the planning application, and the small area in question is part of a landscaped area. The remaining area of H27 is outwith the flood envelope and has no flooding issues.

For these reasons, the Council does not agree to modify the plan in response to this representation.

Allocated Housing Site H28 – Cauldhame Farm 2, Falkirk

Mr George Steel (00869/2001/002):- The Council has included Proposal H28 (Cauldhame Farm 2) as a significant new allocation in the LDP. It represents a further extension of the current Mungal/Cauldhame Farm residential expansion, the remaining phases of which are identified as site H27. Collectively, the sites form the Falkirk North Strategic Growth Area.

The Council has reservations about identifying the roadside site within H28 as a restaurant opportunity. Whilst this could add interest and diversity to the residential development, the need for an additional opportunity in the area is questionable. There are already restaurants at the Beefeater on the Rosebank roundabout, the Copper Top in Camelon Local Centre, and a café/restaurant in the struggling Carron Centre. There is also a long-standing opportunity for a further restaurant business as part of the conversion of the Rosebank Distillery, identified in the LDP under Proposal ED08. For this reason, the Council does not agree to modify the plan in response to this representation.

Allocated Housing Site H32 – Grangemouth Road, Falkirk **Infrastructure Proposal INF23 - Forth Valley College** **Green Network Proposal GN10 – East Falkirk Open Space Corridor**

Forth Valley College (00592/2001/002); (00592/2001/003); (00592/2001/004); (00592/2001/005); (00592/2001/006):- The Forth Valley College site, on Grangemouth Road, Falkirk, has been identified as a residential proposal in the Proposed LDP (H32), coupled with a new college campus (INF23). This was in response to a representation to the MIR by Forth Valley College (CD72). Proposal INF23 is shown as a symbol within the site to reflect that the location and extent of the new campus, and of the surplus land to be released for housing, is still to be determined in detail. The site is also affected by green network proposal GN10 for a greenspace corridor.

Forth Valley College are seeking a mixed use allocation for the site, and specifically, the inclusion of food and non-food retail within the mix. The Council consider that residential use is the most appropriate use for the surplus land, and that the identification of a retail opportunity would be inappropriate and contrary to the spatial strategy, which directs such uses to the network of centres (Policy TC01, page 19). Although adjacent to the proposed commercial centre at the

Falkirk Gateway (Proposal ED03), the site is outwith the network of centres. In terms of food retailing, the Council's capacity study shows that there is no spare convenience shopping capacity within Falkirk (CD30, Paragraphs 7.3 - 7.10). There is extensive provision and choice of foodstores in the town, and the focus of the spatial strategy as expressed in Policy TC01 is rather to strengthen food retailing in specific District and Local Centres (page 19). Only food retailing of a neighbourhood scale might be appropriate (less than 1,000 sq.m. as per Policy TC03 (page 57). In terms of non-food and commercial leisure/tourism uses, provision has already been made for such uses in the Falkirk Gateway.

Objection is made to the LDP's requirement that the masterplan for site H32 integrates with the masterplan for the adjacent Falkirk Gateway. This is considered desirable in order to ensure that appropriate links are made between these major sites, particularly access and greenspace connections. It is recognised that the respective masterplans may come forward at different times, and that it would be unreasonable to expect the progress of H32 to have to await the Falkirk Gateway masterplan. However, masterplanning for the Gateway is underway in association with the Council's Tax Increment Finance (TIF) initiative, and the likelihood is that a framework will be in place for the Gateway, prior to the commencement of masterplanning for H32.

Objection is also made to references to the retention of playing fields and an east/west greenspace corridor within H32, as part of the green network Proposal GN10. These references are considered to be appropriate. Proposal GN10 represents a key strategic opportunity to create a greenspace corridor linking the Helix to the east through to the edge of Falkirk Town Centre in the west. Site H32 has an important role to play in this. H32 currently includes playing fields, and the retention of playing field provision as part of this green corridor is required in accordance with the SPP (CD01, paragraph 156). The LDP does not specify the width of the corridor.

Forth Valley College seek recognition within the comments on Proposal INF23 that new uses generating capital receipt are needed to assist the delivery of the campus. This is not considered necessary or appropriate. The funding of the new college campus, and the role of capital receipts from the sale of land, are a matter for the college, not the development plan.

For these reasons, the Council does not agree to modify the plan in response to these representations.

Allocated Economic Development Site ED07 – Firs Park, Falkirk

East Stirlingshire Football and Athletic Club Limited (01271/2001/001):- Site ED07 (Firs Park), which is the former ground of East Stirlingshire FC, is allocated for business/leisure/retail development in the Proposed LDP. This broadly reflects its current allocation in the Falkirk Council Local Plan (CD10), although general business use has been added to the current non-food retail/leisure. Outline planning permission for residential development on the site was previously refused by the Council in 2008 (ref P/07/0318/OUT), and a subsequent appeal dismissed (CD73). The site was considered at the Falkirk Council Local Plan Inquiry, with the Reporters recommending that the site be left unallocated (CD12, pages 166-169). A PPP application in 2013 for residential use (ref.

P/13/0234/PPP) is pending.

The site is in a derelict condition and the Council is supportive of its redevelopment. However, the Council's preferred use is for business. The site lies on the edge of Central Retail Park, within the Town Centre boundary, and would provide a central and accessible site for a range of business-type uses. As such it forms a useful element within the employment land supply. Although East Stirlingshire FC indicates that there has been no interest in its redevelopment of retail use, evidence of sustained unsuccessful marketing of the site for wider business use has not been provided. It is recognised that there is a level difference between the site and the Central Retail Park access road. However, this is not insurmountable. For these reasons, the Council does not agree to modify the plan in response to these representations.

Mr Wesley McPhail (01102/2001/001):- Mr. McPhail's concerns appear to relate to construction impacts, traffic impacts, and additional burden on local amenities resulting from redevelopment of the site. If the site is redeveloped for business use, as proposed by the plan, access would be from the Central Retail Park service road, which would minimise impact on local roads such as Firs Street. Business use would not place any additional burden on local amenities. The site is in a derelict state and its redevelopment would be beneficial for the local environment.

Allocated Mixed Use Site M06 – Portdownie, Falkirk

Scottish Canals (00516/2001/004):- It is recognised that a masterplan has been prepared for the Portdownie mixed use site (M06) (CD74), to support the PPP application which was submitted in 2010 (ref. P/10/0512/PPP). The application has a 'minded to grant' decision from the Council in 2011, subject to a Section 75 Obligation which has not yet been concluded. Notwithstanding this, it is still appropriate to record the need for a masterplan in the comments for site M06. The PPP consent has not yet been issued, and so the masterplan does not yet have formal approved status. It is also possible that, once the Council/Scottish Canals engage a development partner for the scheme, a revised masterplan may be required. For this reason, the Council does not agree to modify the plan in response to this representation.

As regards the inclusion of the Union Inn within the boundary of M06, the building itself is Category B-listed and whilst it is expected to link strongly into the Portdownie development, it will not be redeveloped itself. This is the reason for not including it within the site boundary. However, if the Reporter is minded to recommend that the plan be amended in line with this representation, the Council would not have an issue with this. Scottish Canals has not provided an alternative boundary, but arguably, if the M06 boundary is to reflect the masterplan (CD74), it should also include the car parking and some open space immediately to the east of the Inn.

Non Allocated Site – Standalane, Falkirk (MIR Ref FAL/B/03)

Mactaggart and Mickel Ltd (00011/2001/001):- The Council does not consider the Standalane site to be an appropriate housing allocation. The site was subject to site assessment (CD21, site ref FAL/B/03) and was identified in the MIR as a

non-preferred site. The site was also considered, and rejected, at the previous Falkirk Council Local Plan Inquiry in 2009 (CD12, page 161-164).

Standalane lies centrally within the site of the Battle of Falkirk Muir (Falkirk II), as identified within Historic Scotland's Inventory of Historic Battlefields (CD75), and on the LDP Proposals Map. Protection is given to the battlefield by Policy D13 (page 67). Prior to the Inventory, the battlefield was protected in successive Local Plans, but with a tighter boundary that still included Standalane (CD10, map 3). The entry in the Inventory confirms Standalane to be an integral part of the battlefield site. This is further confirmed in a statement by Geoff Bailey, the Council's Keeper of Archaeology & Local History, who is an acknowledged authority on the battle (CD76). MacTaggart & Mickel's evidence on the battlefield takes no account of the extensive commentary in the Inventory. The Council's view is that the development of the site at Standalane would have an adverse effect on the battlefield and the appreciation of the landscape and course of the battle. This was the main reason why the Reporters recommended that the site should not be allocated in the Falkirk Council Local Plan.

The site lies within the catchment of Comely Park Primary School, which continues to be subject to serious capacity pressures (CD25). There is insufficient capacity in the school to accommodate the children who would be generated from a development of this scale. Scope for extension of Comely Park School is limited. 'Pre-zoning' of the site to an alternative school (in this case Hallglen Primary School) is a possibility, but this involves a statutory process, the outcome of which is uncertain.

Substantial provision of housing land has been made in Falkirk, with new greenfield and brownfield sites augmenting the existing land supply. The spatial strategy focuses on two Strategic Growth Areas, Falkirk North and the Falkirk Canal Corridor, where growth can be accommodated through consolidation of the urban area and regeneration, on accessible, more centrally located sites. There is therefore no need to allocate this extension of the urban area into the countryside in terms of meeting housing requirements.

For these reasons, the Council does not agree to modify the plan in response to this representation.

Non Allocated Site – Glen Farm, Falkirk (MIR Ref FAL/B/02)

Persimmon Homes (East Scotland) Ltd (00712/2001/001):- The Council does not consider the Glen Farm site to be an appropriate housing allocation. The site was subject to site assessment (CD21, site ref FAL/B/02) and was identified in the MIR as a non-preferred site. The site was also considered, and rejected, at the previous Falkirk Council Local Plan Inquiry in 2009 (CD12, page 164-166).

The site represents a major intrusion into the countryside to the south of Falkirk. Its slopes are visible over a wide area, and development would have significant adverse impacts on the landscape setting of the town. The Glen Burn provides a robust and logical edge to the urban area in this vicinity; development of the site would breach this natural boundary and extend the town up to southern side of the valley for the first time. South Falkirk has been a focus for green network development as part of the Falkirk Greenspace Initiative (CD77), including path

routes in the vicinity of Glen Farm. The Milk Barn, a successful new farm diversification project at Glen Farm, has taken advantage of this recreational amenity. Development of the site would have an adverse impact on the character and enjoyment of the green network.

The site lies within the catchment of Comely Park Primary School, which continues to be subject to serious capacity pressures (CD25). Comments made about school capacity for the Standalane site above, are also applicable to the Glen Farm site.

The site assessment has identified the accessibility of the site as being low. It also highlights that significant off-site road works are likely to be required to secure vehicular access.

Substantial provision of housing land has been made in Falkirk, with new greenfield and brownfield sites augmenting the existing land supply. The spatial strategy focuses on two Strategic Growth Areas, Falkirk North and the Falkirk Canal Corridor, where growth can be accommodated through consolidation of the urban area and regeneration, on accessible, more centrally located sites. There is therefore no need to allocate this extension of the urban area into the countryside in terms of meeting housing requirements.

For these reasons, the Council does not agree to modify the plan in response to this representation.

Non Allocated Site – Darroch House, Falkirk (MIR Ref FAL/B/07)

Mrs Mitchell (01233/2001/001):- The Council does not consider the Darroch House site to be an appropriate housing allocation. The site was subject to site assessment (CD21, site ref FAL/B/07) and was identified in the MIR as a non-preferred site.

The site comprises the grounds of Darroch House, a large Victorian villa standing in a mature landscaped setting within the Arnohill and Dollar Park Conservation Area. The site is accessed off Camelon Road via a driveway adjacent to a lodge house. Two modern houses have been built within the grounds. Mature woodland lies around the edge of the site, with a number of parkland trees in the centre. The site typifies the character of the Dollar Park part of the Conservation Area, i.e. large sandstone villas standing in extensive grounds, as highlighted in the Conservation Area Appraisal (CD78) and Management Plan (CD79).

The infilling of the site with significant new housing is likely to have significant impacts on the character of the Conservation Area. There will be impacts on the character and setting of the house, and adverse impacts on woodland, particularly on the frontage with Camelon Road where a new access would have to be formed, and the existing masonry wall removed. It is possible that a very small number of dwellinghouses could be sensitively introduced into the grounds without significant adverse effects on the Conservation Area, but this would have to be demonstrated through a detailed design, and assessed against the appropriate detailed policies of the plan. An allocation, which would establish the principle of volume housebuilding within the site, is therefore inappropriate. For this reason, the Council does not agree to modify the plan in response to this

representation.

Reporter's conclusions:

Reporter's recommendations: