

Ack, 12/03/14, SS

56



Falkirk Council
Development Services
Davids Loan
Falkirk

14 Bonnyview Gardens
Bonnybridge
FK4 1PW

2nd March 2014

Dear Sir,

I wish to support the application for a new distributor road at the Drove location. This will be good for the area, it will make Greenhill Road much safer

Yours faithfully

A solid black rectangular box used to redact the signature of Wayne Harris.

Wayne Harris

16, 12/03/14, 28

57

24 High Street
Bonnybridge
FK4 1DA
7th March 2014

Development Services
Falkirk Council
Abbotsford House
Davids Loan
Falkirk
FK2 7YZ



11 MAR 2014

Dear Sirs,

Planning Application Reference P/14/0046PPP
Distributor Road & Associated Earth Works

I refer to the above application as advertised in the Falkirk Herald and would like to support the new road.

In my opinion, it will benefit the whole community.

Yours sincerely,

A black rectangular box redacting the signature of Ian Wright.

Ian Wright

ck, 12/03/14, 28

58

12 Foxdale Court
Bonnybridge
FK4 2FF
8th March 2014

Development Services
Falkirk Council
Abbotsford House
Davids Loan
Falkirk
FK2 7YZ



Dear Sirs,

Planning Application Ref. P/14/0046PPP
New Road from Greenhill Road to Broomhill Road

I support the proposed new road and look forward to its completion as soon as possible

Yours sincerely,

A solid black rectangular box used to redact the signature of Jack Redmond.

Jack Redmond

Ack, 12/03/14, ES

59



Development Services
Falkirk Council

5 Homefarm Cottages
Droveloan
Denny
Stirlingshire
FK6 5LN
8th March 2014

Dear Sir,

REF P/14/0046 PPP

Further to the advertisement in the Falkirk Herald, regarding the prospective new through road at High Bonnybridge, I hereby confirm my support. I think it will help in relation to the two bad bridges, it can only be good for the area.

Yours faithfully

A solid black rectangular box used to redact the signature of Peter Nicoletti.

Peter Nicoletti

Ack, 12/03/14, SX

60

39 Larbert Road
Bonnybridge
FK4 1EL

10th March 2014

Development Services
Falkirk Council
Abbotsford House
Davids Loan
Falkirk
FK2 7YZ



Dear Sirs,

Planning Application Ref. P/14/0046PPP
New Road from Greenhill Road to Broomhill Road

Further to the article in the Falkirk Herald, I would welcome this new distributor road.

It will be very good for access etc.

Yours sincerely,



James Beveridge

42 Woodburn Crescent
Bonnybridge
FK4 2DJ

11th March 2014

Development Services
Falkirk Council
Abbotsford House
Davids Loan
Falkirk
FK2 7YZ

Dear Sirs,

Distributor Road, Milnquarter Farm, Roman Road, Bonnybridge
Reference P/14/0046PPP

I refer to the article which appeared in the Falkirk Herald regarding the proposed new road which I would like to support. I have lived in the above house for over 40 years and as you will agree I am very familiar with this area and this will benefit the whole of the community and hope that the planners will support this.

Yours sincerely



Frederick Wright



Acc-13/8/14 -
ack

Director of Development Services,
Falkirk Council,
Bainsford,
Falkirk

11/03/2014

Dear Sir,

Planning Application for Distributor Road, Milnquarter Farm, Bonnybridge

Number :- P/14/0046/PPP

I have been asked by my elderly mother to write to you indicating her support for the building of this new road at Bonnybridge. She lives in the area and she feels it will be good for getting the kids to school rather than the long detour they have to make at present.

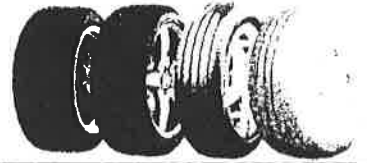
She hopes the Council will give it planning permission and that it is built soon.

Yours sincerely,



56 Abbots Road,
Grangemouth,
FK3 8JE

W.H. TYRES LTD



1 Wellpark Terrace • Bonnybridge • Stirlingshire FK4 1DE TEL. 01324 811 911

Fax 01324 811 922 • email. wh tyres@btconnect.com

Development Services

Falkirk Council

Abbotsford House

David's Loan

Falkirk

FK2 7YZ



Date: 12th March 2014

Dear Sir

Letter of Support

Planning Application, P/14/0046/PPP

Distributor Road and Associated Earth Works

I'd like to offer a letter of support for the recently submitted planning for a distributor road.

In my view this road would benefit the community in the follow ways:

- Provide a relief road and reduce congestion in this area
- Provide a safer route to schools for the local residents children in this area
- Provide a better use for this area which is used for rough grazing

Please acknowledge my letter of support for this application and update me of the outcome of this much needed new road.

Yours faithfully



Mr Hughes



24 Hour Emergency Breakdown Service

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CAUTION: Wheel nuts must be checked after 50km or 30 minutes. This is the sole responsibility of the customer.

VAT No. 813 7977 96

Morris, John

From: Russell, Craig
Sent: 02 July 2014 15:42
To: adm1dmbscorr
Subject: FW: Notification of Request for Review on Application Ref P/14/0046/PPP
Attachments: ufm57.rtf

No further comment.

Regards,
Craig Russell.

-----Original Message-----

From: roadsdevelopment unit
Sent: 02 July 2014 09:40
To: Russell, Craig
Subject: FW: Notification of Request for Review on Application Ref P/14/0046/PPP

Russell Steedman
Network Co-ordinator
Development Services
Abbotsford House
Davids Loan
Falkirk FK2 7YZ
01324 504830

-----Original Message-----

From: adm1dmbscorr@falkirk.gov.uk [mailto:adm1dmbscorr@falkirk.gov.uk]
Sent: 01 July 2014 15:58
To: roadsdevelopment unit
Subject: Notification of Request for Review on Application Ref P/14/0046/PPP

Please See Attached

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The views and opinions expressed in this e-mail are the senders own and do not necessarily represent the views and opinions of Falkirk Council.



By Email john.morris@falkirk.gov.uk

Mr John Morris
Development Management Unit
Falkirk Council
Abbotsford House
David's Loan
FALKIRK
FK2 7YZ

Longmore House
Salisbury Place
Edinburgh
EH9 1SH

Direct Line: 0131 668 8898
Direct Fax: 0131 668 8765
HS_Heritage_Management_Appeals
@scotland.gsi.gov.uk

Our ref: AMH/3242/10
Our Case ID: 201402051
Your ref: P/14/0046/PPM

15 July 2014

Dear Sirs

**Notification of Planning Review Committee Hearing on:
Milnquarter Farm, Roman Road, Bonnybridge: Distributor Road and
Associated Earth Works**

We have been notified of the above review of the decision to refuse planning permission.

We have made previous comments in relation to this proposal, and I attach a copy of previous correspondence for ease of reference. For the avoidance of doubt, we **maintain our objection** to the proposal on the basis of potential significant adverse impacts upon the setting of the **Antonine Wall, Milnquarter, Roman temporary camp 240m SE of** (Index no. 3242) scheduled monument and on the Outstanding Universal Value (OUV) of the *Frontiers of the Roman Empire (Antonine Wall) World Heritage Site*. The specific reasons for this objection are set out in our letters of 28 February and 02 April 2014.

As previously noted, we do not object to the principle of housing development at Milnquarter, should the potential impacts be properly identified and adequately mitigated through appropriate design. However, we consider that a distributor road and associated infrastructure could have a significant adverse impact on the historic environment. Further information would be required in order to demonstrate what the potential impacts might be. Given these concerns we do not believe that Planning Permission in Principle is an appropriate mechanism for determining these proposals.

Scottish Planning Policy



INVESTING IN PEOPLE



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www.historic-scotland.gov.uk



We consider that the current proposed development is not consistent with Scottish Ministers' *Scottish Planning Policy* (SPP) with regard to the historic environment. Paragraph 118 of SPP states that:

'where works requiring planning permission affect a scheduled monument, the protection of the monument and its setting are important considerations. Development which will have an adverse effect on a scheduled monument or the integrity of its setting should not be permitted unless there are exceptional circumstances'.

Paragraph 120 of SPP goes on to state that;

'planning authorities should protect World Heritage Sites and their settings from inappropriate development ... The immediate setting of a World Heritage Site, important views, and other areas which are important to the site and its protection, should be protected from inappropriate development'.

The proposals could adversely impact on the setting of the World Heritage Site and in our view the exceptional circumstances referred to in paragraph 118 of SPP do not apply in this case.

Scottish Historic Environment Policy

In terms of Scottish Ministers' *Scottish Historic Environment Policy* (SHEP), section 1.15.h indicates that those bodies tasked with the conservation of Scotland's historic environment should have regard to retaining or enhancing the setting of a scheduled monument. We consider that the proposed development could be detrimental to the setting of the scheduled elements of the Antonine Wall in the vicinity.

Falkirk Council's Local Plan Policies

Your Council's *Local Plan* contains a number of policies relevant to the historic environment. These include policy EQ16 which states that;

'scheduled ancient monuments and other identified nationally important archaeological resources shall be preserved in situ, and within an appropriate setting. Developments which have an adverse effect on scheduled monuments or the integrity of their setting shall not be permitted unless there are exceptional circumstances.'

Policy EQ17 of the *Local Plan* then states that;

'there will be a presumption against development within the 'Frontiers of the Roman Empire (Antonine Wall) World Heritage Site' buffer zones, as defined on the Proposals Map, which would have an adverse impact on



the Site and its setting, unless mitigating action to the satisfaction of the Council in consultation with Historic Scotland can be taken to redress the adverse impact, and there is no conflict with other Local Plan policies'.

We concur with your Council's Handling Report of 9 May assessment that the application would be contrary to these policies.

The Handling Report also notes that the application is contrary to the *Frontiers of the Roman Empire (Antonine Wall) World Heritage Site Supplementary Planning Guidance*, which your Council is a signatory to.

Notification of Scottish Ministers

If the Planning Review Committee is minded to grant consent for this application, Scottish Ministers may need to be notified of the decision. Section 2 (iv) of the Annex to the *Scottish Planning Series Planning Circular 3* (2009) appears to relate to the present case (<http://www.scotland.gov.uk/Publications/2009/03/27112705/10>). You should also be aware of the implications of the *Town and Country Planning (Neighbouring Planning Authorities and Historic Environment) (Scotland) Direction 2014* (<http://www.scotland.gov.uk/Resource/0045/00453780.pdf>) with regard to notification to Scottish Ministers.

Further information

If the Planning Review Committee has specific questions, we will be happy to provide further submissions to clarify our position. If the Committee members feel that it would be helpful, we would also be happy to send a representative to the session or to attend a site visit.

Yours sincerely

William Kidd
Heritage Management Business Support Officer

Morris, John

From: Alastair Bell <mcleanbell@btconnect.com>
Sent: 30 July 2014 16:09
To: Morris, John
Cc: 'fiona stewart'
Subject: P/14/0046/PPP - Milnquarter Farm

John,

I refer to your letter of 18th July concerning my client's appeal to the Planning Review Committee. I note that Historic Scotland continues to object to this proposal for a new road. However, while HS considers the road "could have a significant adverse on the historic environment" at no time does it identify what that adverse impact would be.

I note that Historic Scotland is prepared to send a representative to a hearing session and I consider that would be appropriate so the members of the Committee could hear exactly what these concerns are.

Regards,

Alastair

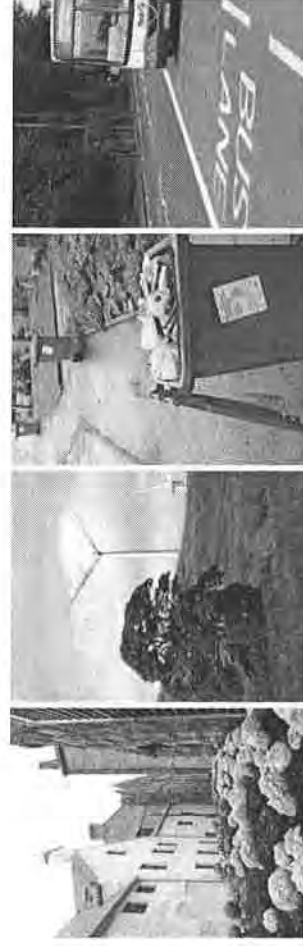
Design, Placemaking & the Historic Environment

Design and Placemaking

- 5.90 Improving design quality and creating attractive, distinctive places through new development is a key aim of the LDP. A hierarchy of policies, guidance and design tools will be used including:
- ❖ An overarching sustainable design principles policy;
 - ❖ Detailed design policies;
 - ❖ Topic based supplementary guidance;
 - ❖ Development briefs and development frameworks generally prepared by the Council;
 - ❖ Masterplans generally prepared by developers; and
 - ❖ Design statements prepared by developers to accompany planning applications.

Sustainable Design Principles

- 5.91 Overarching design principles are set out in Policy D02. These pinpoint the overall themes which should be addressed at an early stage in the formulation of development proposals. In larger developments, masterplans will be required to ensure that these themes have been properly integrated in a co-ordinated and comprehensive manner. Figure 5.3 highlights the relevant policies in the LDP, supplementary guidance, and other guidance produced by the Council and others which amplify these principles.



5.92

Policy D02 Sustainable Design Principles

New development will be required to achieve a high standard of design quality and compliance with principles of sustainable development. Proposals should accord with the following principles:

1. **Natural and Built Heritage.**
Existing natural, built or cultural heritage features should be identified, conserved, enhanced and integrated sensitively into development;
 2. **Urban and Landscape Design.**
The scale, siting and design of new development should respond positively and sympathetically to the site's surroundings, and create buildings and spaces that are attractive, distinctive, welcoming, adaptable, safe and easy to use;
 3. **Accessibility.**
Development should be designed to encourage the use of sustainable, integrated transport and to provide safe access for all users;
 4. **Climate Change & Resource Use.**
Development should promote the efficient use of natural resources and the minimisation of greenhouse gas emissions through energy efficient design, choice and sourcing of materials, reduction of waste, recycling of materials and exploitation of renewable energy;
 5. **Infrastructure.**
Infrastructure needs and their impacts should be identified and addressed by sustainable mitigation techniques, with particular regard to drainage, surface water management, flooding, traffic, road safety and noise; and
 6. **Maintenance.**
Proposals should demonstrate that provision will be made for the satisfactory future management and maintenance of all public areas, landscaping and infrastructure.
- Masterplans will be required for significant development proposals requiring a co-ordinated approach to design and infrastructure, and should demonstrate how the above principles have been incorporated into the proposals. Masterplans should be informed by a development framework or brief where relevant.

5.93 Figure 5.3 Sustainable Design Principles – Supporting Policies/Guidance

Supporting Policies		Supporting Guidance	Examples of Information Required
Natural and Built Heritage	GN01 Falkirk Green Network GN02 Landscape GN03 Biodiversity & Geodiversity GN04 Trees Woodland & Hedgerows D07 Antonine Wall D08 Sites of Archaeological Interest D09 Listed Buildings D10 Conservation Areas D11 Areas of Townscape Value D12 Historic Gardens and Designed Landscapes D13 Battlefield Sites D14 Canals RW05 Waterbodies	Conservation Area Appraisals and Management Plans SG05 Biodiversity and Development SG06 Trees and Development SG07 Antonine Wall SG08 Local Nature Conservation and Geodiversity Sites SG09 Landscape Character and Assessment	EIAs Landscape and Visual Assessments Environmental Surveys/Audits Management Plans for Habitats and Species Tree Surveys
	Urban and Landscape Design D01 Placemaking D03 Urban Design HSG04 Housing Design HSG05 Infill Development and Subdivision of Plots HSG07 House Extensions and Alterations INF04 Open Space and New Residential Development	Designing Streets Green Infrastructure: Design and Placemaking PAN44: Fitting New Housing Development into the Landscape PAN67: Housing Quality PAN68: Design Statements PAN72: Housing in the Countryside PAN77: Designing Safer Places PAN78: Inclusive Design SG01 Development in the Countryside SG02 Housing Layout and Design SG03 House Extensions and Alterations SG16 Design Guidance for Listed Buildings and Non-Listed Buildings in Conservation Areas SPG Design Statements	Masterplans Design Statements Landscape Plans Public Art Strategies
Accessibility	GN05 Outdoor Access INF07 Walking & Cycling INF08 Bus Travel and New Development	Transport Assessment and Implementation: A Guide Roads Design Guidance and Construction Standards SPG Travel Plans	Transport Assessments Travel Plans Safety Audits
Climate Change & Resource Use	D04 Low Carbon Development RW01 Renewable Energy RW09 Waste Reduction in New Development	SG14 Spatial Framework for Wind Energy Development SG15 Low & Zero Carbon Development Managing Waste in Housing and Commercial Developments	Site Waste Management Plans
Infrastructure	INF10 Transport Assessments INF12 Water and Drainage Infrastructure RW05 Waterbodies RW06 Flooding	Transport Assessment and Implementation: a Guide Roads Design Guidance and Construction Standards SPG Flooding and SUDS	Transport Assessments Drainage Strategies SUDS Design Flood Risk Assessments
Maintenance	Reference in Various Policies		Maintenance Agreements and Schedules

The Historic Environment

5.103 Much of the Falkirk area's sense of place derives from its historic environment, including a rich diversity of architectural, cultural, historic and archaeological assets. Government policy and guidance is set out in the Scottish Historic Environment Policy (SHEP) and the SPP. The Council's overall approach to the conservation and enhancement of the historic environment is set out in the Built Heritage Strategy. The key assets which will be given policy protection are indicated below.

5.104 Antonine Wall. The Antonine Wall was inscribed as part of the Frontiers of the Roman Empire World Heritage Site in 2008. A common policy and Supplementary Guidance has been adopted by the five planning authorities who cover the route of the Wall. A Management Plan has also been prepared.

5.105 Archaeological Sites. There are around 100 Scheduled Ancient Monuments within the Council area. In addition, other sites of regional or local importance are recorded in the Sites and Monuments Record maintained by the Council's archaeologist.

5.106 Listed Buildings. There are over 300 listed buildings and structures in the Council areas, the largest concentrations being in Falkirk, Bo'ness and Airth/Dunmore.

5.107 Conservation Areas. There are currently nine within the Council area including two Town Centres (Falkirk and Bo'ness); two Victorian suburbs (Arnothill and Dollar Park, Falkirk and Grange, Bo'ness) and five estate/industrial villages (Airth, Allandale, Dunmore, Letham and Muirhouses). Conservations Area Appraisals and Management Plans have been prepared and will be relevant to the consideration of proposals.

5.108 Areas of Townscape Value. These represent other townscapes of historic or architectural interest which, although not designated as Conservation Areas, merit recognition and will be assessed for possible future Conservation Area status.

5.109 Historic Gardens and Designed Landscapes. There are three sites within the Council area listed in the 'Inventory of Historic Gardens and Designed Landscapes'. Guidance on these, and identification of locally important non-inventory sites, will be pursued through Supplementary Guidance SG09 'Landscape Character and Assessment'.

5.110 Battlefield Sites. Three sites within the 'Inventory of Historic Battlefields' lie partly or wholly within the Council area. The second Battle of Falkirk covers a substantial area to the south of the town, whilst parts of the Battles of Linlithgow Bridge and Kilsyth lie at the eastern and western end, respectively, of the Council area.

5.111

Policy D07 Antonine Wall

The Council will seek to retain, protect, preserve and enhance the Antonine Wall, its associated archaeology, character and setting. Accordingly:

1. There will be a presumption against development which would have an adverse impact on the 'Frontiers of the Roman Empire (Antonine Wall) World Heritage Site' as defined on the Proposals Map;
2. There will be a presumption against development within the 'Frontiers of the Roman Empire (Antonine Wall) World Heritage Site' buffer zones, as defined on the Proposals Map, which would have an adverse impact on the Site and its setting, unless mitigating action to the satisfaction of the Council in consultation with Historic Scotland can be taken to redress the adverse impact, and there is no conflict with other LDP policies; and
3. Supplementary Guidance SG07 'Frontiers of the Roman Empire (Antonine Wall) World Heritage Site' will be applied in assessing development proposals along the line, or affecting the setting, of the Antonine Wall.



5.112

Policy D08 Sites of Archaeological Interest

1. Scheduled ancient monuments and other identified nationally important archaeological resources will be preserved in situ, and within an appropriate setting. Developments which have an adverse effect on scheduled monuments or the integrity of their setting will not be permitted unless there are exceptional circumstances;
2. All other archaeological resources will be preserved in situ wherever feasible. The Council will weigh the significance of any impacts on archaeological resources and their settings against other merits of the development proposals in the determination of planning applications; and
3. Developers may be requested to supply a report of an archaeological evaluation prior to determination of the planning application. Where the case for preservation does not prevail, the developer shall be required to make appropriate and satisfactory provision for archaeological excavation, recording, analysis and publication, in advance of development.

5.113

Policy D09 Listed Buildings

The Council supports the sustainable re-use and management of the historic built environment, and on that basis there is a presumption against demolition or any other works that would adversely affect the special interest or setting of a listed building. The Council recognises, however, that listed buildings will require alteration, extension and adaptation from time to time to remain in beneficial use and encourages creative and sensitive development where there are no such adverse effects. Accordingly:

1. The layout, design, materials, scale, siting and use of any development affecting a listed building, or its setting, including extensions, replacement windows, doors, roofs, rainwater goods, boundary treatments and other features, shall be appropriate to the character and appearance of the building and its setting, and should conform to Supplementary Guidance SG16 'Design Guidance for Listed Buildings and Non-Listed Buildings in Conservation Areas'.
2. Proposals for the total or substantial demolition of a listed building will only be supported where it is demonstrated beyond reasonable doubt that every effort has been made by all concerned to find practical ways of keeping it. In particular it should be demonstrated that:
 - the existing building is no longer of special interest;
 - the existing building is incapable of physical repair and re-use, as shown by the submission and verification of a thorough structural condition report;
 - the costs of repair and re-use are such that it is not economically viable. Supporting evidence should include a full economic appraisal, evidence that grant aid is not able to meet any funding deficit, and evidence that the building has been actively marketed at a reasonable price and for a period reflecting its location, condition and possible viable uses without finding a restoring purchaser; or
 - the demolition of the building is essential for the delivery of significant economic benefits for the local or wider community.
3. RCAHMS will be formally notified of all proposals to demolish listed buildings to enable features to be recorded.

Transport Impacts of New Development

- 5.47** New developments impact on the local and strategic road network through the introduction of new journeys. Air quality can also be adversely affected, and increased emissions contribute to climate change. As part of the development management process, the Council will require the submission of transport assessments, including travel plans, safety audits and other appropriate studies to identify likely impacts on the transport network and the mitigation measures required.
- 5.48** Travel plans will be integral to the transport assessment process. Appropriately scoped travel plans, focussing on the use of public transport, cycling and walking, will be central to the completion of transport assessments, and used in support of the mitigation measures proposed to address the issues identified in the assessment. Council guidance on the preparation of travel plans is available.

5.49

Policy INF10 Transport Assessments

1. The Council will require transport assessments of developments where the impact of the development on the transport network is likely to result in a significant increase in the number of trips, and is considered likely to require mitigation. The scope of transport assessments will be agreed with the Council and in the case of impact on trunk roads, also with Transport Scotland.
2. Transport assessments will include travel plans and, where necessary, safety audits of proposed mitigation measures and assessment of the likely impacts on air quality as a result of proposed development. The assessment will focus on the hierarchy of transport modes, favouring the use of walking, cycling and public transport over use of the car.
3. The Council will only support development proposals where it is satisfied that the transport assessment and travel plan has been appropriately scoped, the network impacts properly defined and suitable mitigation measures identified.

Parking

- 5.50** Parking is a critical element in the consideration of the use of the car for journeys and as such can be used as an effective management tool in the control of car use.
- 5.51** Falkirk Town Centre remains the primary location of pressure on parking capacity at peak times. Given the constrictions of space in the town centre and along its feeder radial routes the Council will continue to operate a presumption against new public parking in the town centre, and will resist changes in provision as long as the vitality and viability of the centre is maintained. Park and ride facilities will be promoted where these can act to offset travel demand and suitable sites can be identified.
- 5.52** Outside Falkirk Town Centre there are more localised parking issues at some District and Local Centres and around some railway stations. The Council will continue to tackle these through a mixture of management and new provision, where appropriate.
- 5.53** More generally parking in new development should conform to the maximum parking standards in the SPP. Falkirk Council will apply these new standards as appropriate in the transport assessment process. The Council's minimum standards, set out in the document 'Design Guidelines and Construction Standards for Roads in the Falkirk Area', will still be relevant.



IMPROVING DESIGN QUALITY AND STANDARDS

Sustainable Design Principles

- 3.1 The contribution of good design to quality of life, and the role of planning in delivering it, has been highlighted in the Government's policy statement 'Designing Places', published in 2001. Design quality has also been identified as a key strategic issue by the Structure Plan.
- 3.2 If growth and development are to be sustainable, as the strategy implies, then greater priority needs to be accorded to a range of design factors which influence the development's long-term impact on the environment and quality of life. Policy EQ1 highlights the key areas where attention to good design will be accorded particular importance in assessing development proposals. The accompanying Table 3.1 illustrates how these principles link through to other policies in the Local Plan, and to other local and national guidance.

EQ1 SUSTAINABLE DESIGN PRINCIPLES

New development will be required to achieve a high standard of design quality and compliance with principles of sustainable development. Proposals should accord with the following principles:

- (1) **Natural and Built Heritage**
Existing natural, built or cultural heritage features should be identified, conserved, enhanced and integrated sensitively into development;
- (2) **Urban and Landscape Design**
The scale, siting and design of new development should respond positively and sympathetically to the site's surroundings, and create buildings and spaces that are attractive, safe and easy to use;
- (3) **Accessibility**
Development should be designed to encourage the use of sustainable, integrated transport and to provide safe access for all users;
- (4) **Resource Use**
Development should promote the efficient use of natural resources, and take account of life cycle costs, in terms of energy efficient design, choice and sourcing of materials, reduction of waste, recycling of materials and exploitation of renewable energy;
- (5) **Infrastructure**
Infrastructure needs and their impacts should be identified and addressed by sustainable mitigation techniques, with particular regard to drainage, surface water management, flooding, traffic, road safety and noise; and
- (6) **Maintenance**
Proposals should demonstrate that provision will be made for the satisfactory future management and maintenance of all public areas, landscaping and infrastructure.

- 3.4 It is important that sustainable design principles are properly integrated at an early stage in the design process. Masterplans and development briefs have a key role to play in this. For specific development sites, the Local Plan indicates whether a current brief, masterplan or development framework exists, or whether preparation of one is an outstanding requirement. General design advice will also be provided through the Council's series of Supplementary Planning Guidance Notes, which is being developed on an ongoing basis. Table 3.1 highlights relevant additional guidance. Pre-application discussions will also be important in determining the key issues.

Re-Use of Unlisted Buildings

- 3.42 There are many traditional buildings in the Council area which, although not listed, are of architectural merit and make a contribution to the townscape or landscape. Policy EQ15 states the Council's more general support for retention and re-use of such buildings, where practical.

3.43

EQ15 RE-USE OF BUILDINGS

The Council will generally support the re-use or conversion of existing vacant buildings of architectural and townscape merit, provided that the building is structurally sound and capable of beneficial conversion, and an acceptable internal layout and level of amenity can be provided.

Archaeology

- 3.44 There are around 100 Scheduled Ancient Monuments within the Council area, as listed in Appendix 4. A high proportion of these relate to the Roman period and are associated with the Antonine Wall. Other important sites include Blackness Castle, Kinneil House and the two canals. These sites of national importance are protected by the Scottish Ministers and Scheduled Monument Consent is required for any development affecting them. In addition, other sites of regional or local importance are recorded in the Sites and Monuments Record which is maintained by the Council's archaeologist.

- 3.45 The SPP sets out the Government's planning policy regarding archaeological remains. It is supplemented by PAN 42, which provides good practice to planning authorities on the handling of archaeological matters within the planning process. Policy EQ16 implements this advice, providing for the protection of archaeological sites and their settings, and for excavation and recording in the event of development being permitted on such sites.

3.46

EQ16 SITES OF ARCHAEOLOGICAL INTEREST

- (1) Scheduled ancient monuments and other identified nationally important archaeological resources shall be preserved in situ, and within an appropriate setting. Developments which have an adverse effect on scheduled monuments or the integrity of their setting shall not be permitted unless there are exceptional circumstances;
- (2) All other archaeological resources shall be preserved in situ wherever feasible. The Council will weigh the significance of any impacts on archaeological resources and their settings against other merits of the development proposals in the determination of planning applications; and
- (3) Developers may be requested to supply a report of an archaeological evaluation prior to determination of the planning application. Where the case for preservation does not prevail, the developer shall be required to make appropriate and satisfactory provision for archaeological excavation, recording, analysis and publication, in advance of development.

- 3.47 The Antonine Wall, together with its associated camps and forts, is the most significant archaeological feature within the Council area, running from Castlecary in the west to Bo'ness in the east. The wall was constructed in the second century AD as the northern boundary of the Roman Empire, and the Council area contains some of the best preserved stretches.

Archaeology

- 3.48 In 2008, the Antonine Wall was inscribed as part of the Frontiers of the Roman Empire World Heritage Site (WHS). The local authorities are committed to working with the Scottish Government, in particular Historic Scotland, in order to achieve the appropriate level of protection for the Wall, and have agreed a uniform planning policy for the Wall, which is contained in Policy EQ17. The policy has the intention of protecting the archaeological remains, the line and setting of the Wall, as an ancient monument of international importance.

3.49

EQ17 ANTONINE WALL

The Council will seek to retain, protect, preserve and enhance the Antonine Wall, its associated archaeology, character and setting. Accordingly:

- (1) There will be a presumption against development which would have an adverse impact on the 'Frontiers of the Roman Empire (Antonine Wall) World Heritage Site' as defined on the Proposals Map;
- (2) There will be a presumption against development within the the 'Frontiers of the Roman Empire (Antonine Wall) World Heritage Site' buffer zones, as defined on the Proposals Map, which would have an adverse impact on the Site and its setting, unless mitigating action to the satisfaction of the Council in consultation with Historic Scotland can be taken to redress the adverse impact, and there is no conflict with other Local Plan policies; and
- (3) The Council, in association with partner Councils and Historic Scotland, will prepare Supplementary Planning Guidance on the criteria which will be applied in determining planning applications for development along the line, or within the setting, of the Antonine Wall.

Historic Gardens and Designed Landscapes

- 3.50 In 1988, Historic Scotland and Scottish Natural Heritage compiled an 'Inventory of Historic Gardens and Designed Landscapes', and work to update this initial survey is continuing. Sites are selected on the basis of historical, horticultural, arboricultural, ecological and scenic interest. Development affecting such sites is subject to consultation with both agencies.
- 3.51 At present, three sites within the Council area are included in the Inventory - Callendar Park, Dunmore Park and the Pineapple, Dunmore. However, there may be others such as Larbert House which are also worthy of protection. Policy EQ18 therefore extends to all such sites which may have national, regional or local importance.

3.52

EQ18 HISTORIC GARDENS AND DESIGNED LANDSCAPES

There will be a general presumption against development which would adversely affect the character or setting of sites identified in the 'Inventory of Gardens and Designed Landscapes in Scotland' and other historic gardens and landscapes of national, regional or local significance. The Council will seek to encourage sensitive management of historic gardens and designed landscapes.

3.53

Protecting and Enhancing the Built Heritage - Actions and Indicators**Actions:**

- Produce Conservation Area Appraisals and Management Plans/Design Guidance/Enhancement Programmes where appropriate
- Appraise Areas of Townscape Value as candidate Conservation Areas

Indicators:

- Number of Conservation Area Appraisals/Management Plans completed
- Investment in building restoration/public realm works in Conservation Areas
- Listed buildings brought back into use/demolished

Archaeology

- 3.48 In 2008, the Antonine Wall was inscribed as part of the Frontiers of the Roman Empire World Heritage Site (WHS). The local authorities are committed to working with the Scottish Government, in particular Historic Scotland, in order to achieve the appropriate level of protection for the Wall, and have agreed a uniform planning policy for the Wall, which is contained in Policy EQ17. The policy has the intention of protecting the archaeological remains, the line and setting of the Wall, as an ancient monument of international importance.

3.49

EQ17 ANTONINE WALL

The Council will seek to retain, protect, preserve and enhance the Antonine Wall, its associated archaeology, character and setting. Accordingly:

- (1) There will be a presumption against development which would have an adverse impact on the 'Frontiers of the Roman Empire (Antonine Wall) World Heritage Site' as defined on the Proposals Map;
- (2) There will be a presumption against development within the the 'Frontiers of the Roman Empire (Antonine Wall) World Heritage Site' buffer zones, as defined on the Proposals Map, which would have an adverse impact on the Site and its setting, unless mitigating action to the satisfaction of the Council in consultation with Historic Scotland can be taken to redress the adverse impact, and there is no conflict with other Local Plan policies; and
- (3) The Council, in association with partner Councils and Historic Scotland, will prepare Supplementary Planning Guidance on the criteria which will be applied in determining planning applications for development along the line, or within the setting, of the Antonine Wall.

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Protecting and Enhancing the Built Heritage - Actions and Indicators

Actions:

- Produce Conservation Area Appraisals and Management Plans/Design Guidance/Enhancement Programmes where appropriate
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Indicators:

- Number of Conservation Area Appraisals/Management Plans completed
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Re-Use of Unlisted Buildings

- 3.42 There are many traditional buildings in the Council area which, although not listed, are of architectural merit and make a contribution to the townscape or landscape. Policy EQ15 states the Council's more general support for retention and re-use of such buildings, where practical.

3.43

EQ15 RE-USE OF BUILDINGS

The Council will generally support the re-use or conversion of existing vacant buildings of architectural and townscape merit, provided that the building is structurally sound and capable of beneficial conversion, and an acceptable internal layout and level of amenity can be provided.

Archaeology

- 3.44 There are around 100 Scheduled Ancient Monuments within the Council area, as listed in Appendix 4. A high proportion of these relate to the Roman period and are associated with the Antonine Wall. Other important sites include Blackness Castle, Kinneil House and the two canals. These sites of national importance are protected by the Scottish Ministers and Scheduled Monument Consent is required for any development affecting them. In addition, other sites of regional or local importance are recorded in the Sites and Monuments Record which is maintained by the Council's archaeologist.

- 3.45 The SPP sets out the Government's planning policy regarding archaeological remains. It is supplemented by PAN 42, which provides good practice to planning authorities on the handling of archaeological matters within the planning process. Policy EQ16 implements this advice, providing for the protection of archaeological sites and their settings, and for excavation and recording in the event of development being permitted on such sites.

3.46

EQ16 SITES OF ARCHAEOLOGICAL INTEREST

- (1) Scheduled ancient monuments and other identified nationally important archaeological resources shall be preserved in situ, and within an appropriate setting. Developments which have an adverse effect on scheduled monuments or the integrity of their setting shall not be permitted unless there are exceptional circumstances;
- (2) All other archaeological resources shall be preserved in situ wherever feasible. The Council will weigh the significance of any impacts on archaeological resources and their settings against other merits of the development proposals in the determination of planning applications; and
- (3) Developers may be requested to supply a report of an archaeological evaluation prior to determination of the planning application. Where the case for preservation does not prevail, the developer shall be required to make appropriate and satisfactory provision for archaeological excavation, recording, analysis and publication, in advance of development.

- 3.47 The Antonine Wall, together with its associated camps and forts, is the most significant archaeological feature within the Council area, running from Castlecary in the west to Bo'ness in the east. The wall was constructed in the second century AD as the northern boundary of the Roman Empire, and the Council area contains some of the best preserved stretches.

Transport Impacts of New Development

- 6.32 New developments impact on the local and strategic road network. Congestion, safety and access impacts can be created through the introduction of new journeys onto the transport network. Air quality can also be adversely affected, and increased emissions contribute to climate change. As part of the development management process, Falkirk Council will require the submission of transport assessments, including travel plans, safety audits and other appropriate studies to identify likely impacts on the transport network and the mitigation measures required. Transport assessments will be undertaken in line with the "Guide to Transport Assessment in Scotland", published in August 2005.
- 6.33 In all cases where a transport assessment is requested, the Council will expect developers to identify and provide appropriate mitigation in line with the hierarchy of modes established in the SPP. In line with the guidance on transport assessments, any analysis completed of the transport impact of a proposed development will assess how individual trips can be addressed to minimise adverse impacts.
- 6.34 The use of public transport, cycling and walking will be central to the completion of transport assessments. Travel plans will, therefore, be integral to the transport assessment process. Appropriately scoped travel plans will be included in each assessment, and used in support of the mitigation measures proposed to address the issues identified in the assessment. Where requested, developers will also complete safety audits of the proposed mitigation measures.

6.35

ST7 TRANSPORT ASSESSMENTS

- (1) Falkirk Council will require transport assessments of developments where the impact of that development on the transport network is considered likely to require mitigation. In all cases, this mitigation.
- (2) Transport assessments will include travel plans and, where necessary, safety audits of proposed mitigation measures and assessment of the likely impacts on air quality as a result of proposed development.
- (3) Developers will agree the scope of the assessment with Falkirk Council, then undertake the assessment in accordance with the scoping. In all cases, the assessment will focus on the hierarchy of transport modes, favouring the use of walking, cycling and public transport over unnecessary use of the car.
- (4) The Council will only grant planning permission where it is satisfied that the transport assessment and travel plan has been appropriately scoped, the network impacts properly defined and suitable mitigation measures identified.

Transport Safety

- 6.36 Safety is a vital aspect of the development and use of transport systems. Falkirk Council works with other Local Authorities, the Roads Accident Investigation Unit and Central Scotland Police, amongst others, in promoting transport safety.
- 6.37 The Council will continue to bring forward schemes that address particular safety issues or promote a wider safety for the travelling public. These include works at sites or on routes where significant patterns of accidents are identified. Such works can include redesign, new signing or surfacing, or the introduction of traffic calming. Other safety measures may arise from the provision of safer routes to school, walking or cycling links to employment or residential areas, or safety audits for new or revised designs.

6.38

ST8 TRANSPORT SAFETY

- 1) Falkirk Council will require safety audits of new schemes where appropriate. These will be undertaken in line with the Institute of Highway and Transportation's "Guidelines for the Safety Audit of Highways".
- (2) Developers will provide or contribute to the provision of safety based infrastructure where this is agreed through the scoping for Transport Assessments, Freight Partnerships or other appropriate processes.