

The background of the slide features a large, faint, light blue watermark of the Brighton and Hove coat of arms. It includes a crown at the top with four fleurs-de-lis, a shield with a cross and a ship, and a ribbon at the bottom with the motto 'A NE FOR A'.

AGENDA ITEM

4

**Development of Land for Residential
Development with Associated
Engineering Works and Landscaping
at Land to the North of Wallace Lea
Stables, Standrigg Road, Brightons for
Gladman Developments Ltd -
P/17/0519/PPP**

FALKIRK COUNCIL

Subject: DEVELOPMENT OF LAND FOR RESIDENTIAL
DEVELOPMENT WITH ASSOCIATED ENGINEERING
WORKS AND LANDSCAPING AT LAND TO THE NORTH OF
WALLACE LEA STABLES, STANDRIGG ROAD,
BRIGHTONS FOR GLADMAN DEVELOPMENTS LTD -
P/17/0519/PPP

Meeting: PRE DETERMINATION HEARING

Date: 30 January 2018

Author: DIRECTOR OF DEVELOPMENT SERVICES

Local Members: Ward - Upper Braes

Councillor Gordon Hughes
Councillor James Kerr
Councillor John McLuckie

Community Council: Maddiston
Reddingmuirhead and Wallacestone

Case Officer: Brent Vivian (Senior Planning Officer), Ext. 4935

1. DESCRIPTION OF PROPOSAL / SITE LOCATION

- 1.1 The application is a major development and seeks planning permission in principle for the development of land for residential purposes with associated engineering works and landscaping. The indicative number of dwellinghouses is 114.
- 1.2 The application site extends to approximately 7 hectares and lies to the south of Standrigg Road which defines the existing settlement edge at this location. The Westquarter and Redding Cricket Club ground lies to the east and agricultural land adjoins the site to the west and south. Further to the south is the Gardrum Burn.
- 1.3 The site consists of three arable/pastoral fields, which are each defined by boundary features such as hedgerows and trees. Generally, the site slopes from a high point at the south-western corner to a low point at the north-east corner. However, there is a localised valley which runs through the centre of this site. There is a pond at the eastern boundary, where this localised valley terminates.
- 1.4 The following information has been submitted in support of the application:-
 - Design and Access Statement;
 - Pre-Application Consultation Report;
 - Planning Statement;
 - Economic Benefits Statement;

- Landscape and Visual Impact Assessment;
- Tree Survey and Arboricultural Constraints Report;
- Preliminary Ecological Appraisal;
- Geo- Environmental Assessment;
- Desk Top Mining Study;
- Flood Risk and Drainage Assessment;
- Transport Assessment;
- Noise Assessment;
- Air Quality Assessment;
- Cultural Heritage Impact Assessment; and
- Utilities Report.

1.5 The Design and Access Statement includes an indicative masterplan. It indicates

- 114 dwellinghouses (86 detached, 24 semi-detached and 4 terraced);
- Two new access points from Standrigg Road;
- A primary access route, leading to a series of shared spaces and private drives;
- A foot and cycle path network;
- Retention of existing landscape features and additional planting;
- Green space provision;
- A children's play area;
- An opportunity to connect to a nearby Core Path, and
- Positioning of the Sustainable Urban Drainage (SUDS) at the lowest point of the site.

1.6 The Pre-Application Consultation Report records the following:-

- The public event took the form of two staffed public exhibitions which were held on 27 April 2017 and 25 May 2017 at the Reddingmuirhead Community Centre;
- Approximately 110 members of the public visited the exhibitions;
- A total of 54 feedback questionnaire forms were received by the applicant;
- The responses reflected the general sentiment at the exhibition, with objection to the over-arching principle of the proposal and concern over the impact of the proposal on infrastructure provision and the countryside, and the relationship of the proposal to the local development plan and the plan-led system;
- A number of concerns were raised which has resulted in a review of the proposal and the supporting information, in an effort to address those concerns.

2. REASON FOR COMMITTEE CONSIDERATION

- 2.1 Council consideration and a Pre-Determination Hearing are required for a major development that is significantly contrary to the Development Plan. The proposed development is considered to be significantly contrary to the Falkirk Local Development Plan (LDP), owing to the countryside designation of the site, outwith the defined settlement limits, and the sale of the proposed housing.
- 2.2 The report provides factual and background information in relation to the proposed development. No planning assessment of the proposed is included or implied (this would be prepared after the pre-determination hearing).

3. SITE HISTORY

- 3.1 Proposal of Application Notice PRE/2017/0005/PAN was received on 3 April 2017 for the proposed residential development and associated engineering works. The notice set out the proposals for community consultation and a Pre- Application Consultation Report has been submitted with the application (see paragraph 1.6 above).
- 3.2 Environmental Impact Assessment (EIA) Screening Request PRE/2017/0006/SCREEN was received on 7 April 2017. The screening opinion of the Council's Development Management Unit was that an environmental impact assessment is not required and that the potential impacts of the proposed development could be the subject of targeted assessments as required.

4. CONSULTATIONS

- 4.1 The Roads Development Unit have advised that it would not be appropriate for a development of this size to be served by the existing road network. The existing Sunnyside Road/B805 Maddiston Road junction is substandard and there is a lack of footway access from the site to the B805. They advise that the road layout for the new development would need to be designed and constructed in accordance with the National Roads Development Guide. This could be considered at detailed planning stage (the roads layout shown on the submitted masterplan is only indicative at this stage). They advise that the submitted flood risk and drainage assessment is satisfactory for the purposes of planning permission in principle. A detailed drainage layout and calculations would be required at detailed planning stage. They advise that the natural catchment for the localised shallow valley potentially extends upstream of the western site boundary and would still need to drain somewhere. The drainage solution to address this matter would be considered further at detailed planning stage.
- 4.2 The Environmental Protection Unit have reviewed the noise impact and air quality impact assessments accompanying the application. They advise that the noise impact assessment appears to be satisfactory in terms of the methodology used and the conclusions. They are satisfied with the air quality impact assessment. They have requested a condition requiring the submission of a contaminated land assessment, owing to mining (probable workings), a former tile works, a quarry (clay pit), unknown filled ground and other potential sources of contaminated land within 250 metres of the site.

- 4.3 The Transport Planning Unit have reviewed the submitted Transport Assessment. They advise that the base flows for the morning peak period need to be redone correctly and that the geometry of the various junctions should be reassessed and, in turn, the modelling redone. Due to the substandard nature of the B805 Maddistion Road junction with Sunnyside Road, they advise that improvements would be necessary at this junction, probably in the form of a mini-roundabout. They advise that the existing carriageways and footways on Sunnyside Road are of a reduced standard (i.e. reduced width). In addition, there are sections of Standrigg Road/Sunnyside Road which do not have any footway provision. The carriageway along the side frontage to Standrigg Road should be widened to 6.25 metres, and a 2 metre wide footway should be provided along the site frontage and extended along the frontage of the Cricket Club grounds to tie in with the existing footway on the south side of Sunnyside Road. They advise that the existing traffic calming features on Standrigg Road would have to be altered as a result of the proposed development. It is their view that the current level of bus service (Service F25) would not be suitable to accommodate the proposed development, particularly during the AM and PM peak times. Improvements to the bus service would therefore need to be agreed. They are also of the view that, due to the topography of the area, residents are probably unlikely to walk to Polmont Station but would be more inclined to drive to the station to catch a train. However, there is severe pressure on car-parking at Polmont Station and the F25 bus service is not particularly suitable for accessing the station. At the time of writing this report, further transport information had been submitted by the applicant and was being reviewed by the Transport Planning Unit.
- 4.4 Scottish Water have no objection to the application but highlight that capacity at their water and/or waste water treatment works is unable to be reserved for the proposed development. While there is currently sufficient capacity at the Carron Valley Water Treatment Works and at the Kinneil Kerse 2001 Waste Water Treatment Works, the availability of capacity would be reviewed once a formal connection application is submitted.
- 4.5 The Scottish Environmental Protection Agency (SEPA) have no objection to the application on flood grounds, provided a condition is attached to any grant of planning permission to require approval of the finished floor levels and finished ground levels details. They note that the applicant proposes to install a means of cut-off along the western boundary to capture off-site flows prior to them entering the development. They suggest that this is also considered along the northern boundary, to intercept any run off from the housing development and roads infrastructure to the north. They note that a surface water management strategy would be prepared for the site. Current SEPA guidance should be followed. A construction site license under the Water Environment (Controlled Activities) (Scotland) Regulations 2011 (CAR) for water management across the entire site is likely to be required before construction. They note that the proposed development is not close to any arterial roads or junctions where traffic emissions are likely to be an issue. They are satisfied with the methodology adopted in the air quality impact assessment, but advise that the Council should satisfy itself that the proposed development would not result in any adverse impact on existing nearby traffic routes, thus leading to a deterioration in air quality, and that the dust management plan is implemented during construction to negate future dust emissions from the site.

- 4.6 Children's Services have advised that a development at a scale of 114 dwellinghouses would contribute to capacity issues at Braes High School and in respect of statutory nursery provision. A pro-rata contribution in the sum of £2800 per dwellinghouse is therefore requested, in accordance with the rates set out in the Supplementary Guidance 'Education and New Housing Development' They anticipate that Wallacestone Primary School, St Andrews RC Primary School and St Mungo's RC High School would be able to accommodate the estimated pupil yields from the proposed development.
- 4.7 Corporate and Housing Services, Housing Strategy, have advised that they have not had any discussions about affordable housing at this site and the site is not included in the Strategic Housing Investment Programme (SHIP). If planning permission is granted, they would look to work with the developer to deliver social rented housing at the site.
- 4.8 Falkirk Community Trust, Museum Services, have no objection to the application. They advise that there are no known features of archaeological or historic interest within the area of the proposed development, nor any indications that such feature may be present.
- 4.9 The Coal Authority concur with the recommendations of the Desktop Mining Risk Assessment Report, that past coal mining potentially poses a risk to the proposed development and that intrusive site investigations should be undertaken prior to development, in order to establish the exact situation regarding coal mining legacy issues at the site. As such, they have no objection to the proposed development subject to the imposition of a planning condition(s) to secure the carrying out of intrusive site investigations works and a scheme of remedial works for the mine entry (if present on the site) and the shallow coal workings as appropriate.
- 4.10 NHS Forth Valley have not responded.

5. COMMUNITY COUNCIL

- 5.1 The Brightons Community Council have objected to the application on the following grounds:-
- The description of the site as 'North of Wallace Lea Stables, Rumford' is misleading and should be renamed in all public correspondence;
 - The site is adjacent to Gardrum Burn and the adjacent fields are known locally as a flood plain for this burn when heavy with water;
 - The proposed development site is, in effect, at the same level as Pender Gardens and therefore subject to the same flood risks;
 - The proposal to drain the site into Gardrum Burn has not been subject to detailed site survey or flood modelling. The applicant's documents are based on desk top data and cursory walk over surveys and are therefore of questionable robustness or reliability; and
 - In light of the application by Persimmon Homes East of Scotland, both Standrigg Road applications should be called in by the Scottish Government and determined as a whole.

5.2 The Reddingmuirhead and Wallacestone Community Council have objected to the application on the following grounds:-

- The proposed development cannot be looked at in isolation from Development Site No. 147 Standrigg Road. Consent for one would inevitably lead to consent for the other;
- Both Maddiston and Wallacestone Primary Schools, and the Braes High School, are full to capacity;
- The Meadowbank Health Centre has around 30,000 patients, appointment times in some surgeries can be two weeks plus, and some practices have closed their lists for some treatments;
- The road adjoining the development will be unable to support the additional traffic, leading to an increase in congestion;
- Proximity to Polmont Train station will not necessarily encourage the residents to walk there. The streets surrounding the station are full of parked cars and there is no room for expansion;
- Encouraging increased bus usage would require massive investment to upgrade the quality of buses and the frequency of the service;
- Pedestrian accessibility is extremely poor at present, with parts of Standrigg Road having no pavements at all, causing great danger to those who do walk;
- The development would occupy areas that are currently used by many people on a daily bases for healthy pursuits;
- The area is an area of natural beauty, home to deer, badgers, foxes and bats, which will no longer be seen in their natural habitat;
- The reason the area is so popular at present is being taken away. The views of green pastures will no longer exist. The choice to live in a rural location will no longer exist in the Falkirk Council Area;
- Increased air pollution;
- The development will continue the coalescence of the villages – Brightons, Rumford, Maddiston, California, Wallacestone and Polmont will become one; and
- The development is a non-preferred site in the Main Issues Report, Local Development Plan 2.

6. PUBLIC REPRESENTATION

- 6.1 A total of 161 public representations had been received in response to the application at the time of writing this report. They consist of 158 objections, 2 letters in support and one neutral representation. One of the objections is a petition with 163 names recorded. The matters raised in the representations can be summarised as follows:

Community views/consultation

- No formal notice of the planning application was provided to local residents to make them aware that now is the time to make objections;
- Hold a meeting at the Wallacestone Community Centre;
- There is clear and substantial local opposition to the proposed development;

Local Development Plan (LDP) policy

- The site is not allocated for development in the current local development plan (LDP);
- The site is outwith the town limits and therefore has to be treated as a countryside development; the proposal does not meet the criteria of the LDP to support new housing in the countryside;
- Paragraph 4.52 of the LDP indicates that there are capacity constraints at Wallacestone Primary School and no further settlement expansion is planned;
- There is a presumption against development if it is not included in the LDP;
- The site cannot be considered as windfall development under the LDP as it is not within the Wallacestone village limit;
- There is a presumption in favour of brownfield development over greenfield, and there are alternative brownfield sites being promoted for development which are clearly preferable;
- Uphold the integrity of the LDP;
- The site is not a Falkirk Council preferred site for development in LDP2;
- The preferred approach in the Main Issues Report for LDP2 is for no further growth at Wallacestone, Reddingmuirhead and Redding;

Prematurity/ Prejudice to LDP2

- The application is premature as new sites will be allocated in the new local plan currently being prepared, if required;
- Approval of the application would make the consultation on whether the site should be included in LDP2 redundant;
- Approval of the application would be prejudicial to the LDP2 process as it would de facto support the developer's assertion that the location should become a strategic growth area, whereas the previous consultation was conducted on the basis that the area was not to be considered in this way;
- Approval of the application would make it difficult to reject further developments in the area, side-lining the on-going LDP2 process;
- This would represent a significant shift in the way the area would be considered in planning terms (both in terms of the LDP and the Main issues Report for

LDP2), and should therefore be subject to appropriate, long term, public consultation;

Scottish Planning Policy (SPP)

- The wording in paragraph 33 of SPP does not appear to support a belief that a reduction in the effective housing land supply should immediately override all other planning aspects. Council clearly still maintain some element of judgement when making their final decision;

Planning history

- The land to the south of Standrigg Road was covered by two proposals for consideration during preparation of the current LDP and were rejected;
- Has anything changed to justify a reversal of the previous decision?;

Community facilities/amenities

- There is a lack of community centres, play areas, sports/ leisure areas and other facilities to support the extra houses;
- There is a lack of facilities and amenities in the area;
- Local amenities would come under pressure;
- Lack of facilities within walking distance;
- Lack of after-school childcare facilities;
- There are no children's play facilities other than a sub-standard park;
- Is the applicant going to inject funds into the area for extra facilities?;
- The proposal does not add anything to the amenities of the local area;
- Detrimental effect on cricket club;

Medical/dental facilities

- Impact on Meadowbank Medical Centre;
- The doctors' surgeries are already beyond capacity;
- Do GP surgeries and dental practices have capacity?;
- Long waiting times to get appointments at the local surgery/ dentist practices;
- No mention of healthcare provision in the application;
- There is a problem in recruiting the levels of GP's necessary to provide an adequate service;

Schools/nursery

- Impact on Wallacestone Primary School and Nursery;
- Wallacestone, Maddiston and St Margaret's Primary Schools have capacity problems;
- The local school is at capacity;
- Can the local primary school support more pupils?;
- The enrolment figures presented by the applicant for Wallacestone Primary appear to be at odds with the reality that the school is at maximum capacity;

- Constraints at Wallacestone Primary in terms of access, classroom numbers and lack of facilities (e.g. school hall too small);
- Pupils at the primary school are housed in a variety of extensions to the original building/ temporary portacabins;
- There is no space for further extension of the local primary schools; expansion would reduce playing and open space for the children even further; lack of outdoor play area at the school as it is;
- The local high schools are at capacity;
- Braes High School will be over-capacity in the coming years; it is not sustainable to exacerbate this problem;
- The predictions for educational demand associated with this development could be an under-estimate as the 2011 census suggests that the proportion of households in this area with dependent children is substantially higher than for Scotland as a whole;
- Any spare capacity at Wallacestone Primary would be better used to reduce pressure on Maddiston Primary through rezoning;
- Wallacestone Primary will have to go through rezoning again
- Is a new school planned?;
- Any suggestion to send school children to California cannot be supported;
- Glenbervie Nursery on Sunnyside Road has a significant waiting list;

Drainage/flooding

- Existing drainage/ flooding problems;
- The bottom of the field floods during severe weather; surface water currently flows downhill and collects in this area (sometimes overflowing across the road);
- The proposed housing/ streets will not be able to deal with the existing drainage issue; if the development is consented, a plan must be put in place to upgrade the drainage;
- Concerns about where any flooding associated with the sewer in Standrigg Road would be directed; this sewer has blocked on several occasions and required clearing by Scottish Water;
- The mitigation proposed in the Flood Risk Assessment appears inadequate
- Would a SUDS be able to cope with all the surface water?;
- Proposed SUDS basin has potential to be a hazard or an eyesore;
- The addition of significant amounts of hard surface areas will add to water management issues;
- Will the drainage plans impact on the houses opposite?;
- The slope of the land towards Standrigg Road raises concerns that water could reach the road surface;
- Existing problem with water flow/ drainage at cricket club ground; drainage effects will get worse;
- Excess water flow on the road comes into the club ground;
- The cricket club has spent a significant amount of money trying to improve the drainage of the ground;

- If the proposed development was to worsen the cricket ground in terms of drainage and its ability to drain, this may ultimately result in the club having to sell the ground and relocate;
- Increasing flow in the Gardrum Burn will worsen local erosion problem; will the burn be able to cope with an increase in water?;
- Drainage/ flooding issues require further investigation;

Utilities/infrastructure

- There have already been electricity black-outs and water shut offs in the area; will extra houses make this worse?;
- Overhead electricity cables pose serious concerns;
- Will place a strain on drainage and sewerage systems;
- Problems with existing sewers, resulting in raw sewage at some properties;
- Scottish Water have not actually confirmed whether the proposed use of their water supply systems is acceptable;

Open space/recreational facilities

- The development would not create any links between existing cycle or footpaths, or between any recreational or open spaces;
- Safety concerns with situating the children's play area next to the SUDS pond;

Traffic/access

- Standrigg Road/ Sunnyside Road is already a difficult road to negotiate;
- The road narrows beyond the entrance to the cricket ground and nursery, has a bend and limited visibility, and is in poor condition; this location is a bottleneck;
- The residents of the existing cottages in the area have to park on the street which exacerbates the problems, reducing the road to single track and worsening visibility;
- The road westwards to Wallacestone is also narrow and lacks footpaths;
- The area is already congested, particularly at peak times/ traffic is increasing/ surrounding roads across the whole Braes are struggling to cope with the increase in traffic associated with new developments in the area;
- Road infrastructure cannot cope at present;
- Considerable increase in traffic since nursery opened and from cake decorating business alongside the existing cricket club;
- The T-junction on the B805 (Sunnyside/ Maddiston Roads) has become over-trafficked/lengthy queues during peak traffic;
- The road will not be able to cope with another 100+ houses/ unsuitable for any more traffic;
- Negative impact on the wider road network;
- The Transport Assessment considerably underestimates the existing constraints to the local road network and the impacts of substantial additional traffic generated by the development;
- The sub-standard horizontal/ vertical geometry and visibility on Standrigg Road and an unacceptable increase in congestion on the B805 corridor is highlighted

in the Council's LDP2 Technical Report 2: Site Assessment as a reason for the non-allocation of the proposed housing site at Standrigg Road (Site 147); exactly the same conditions apply in respect of this site

- Inadequate footpath facilities for pedestrians;
- No crossing facilities;
- No effective traffic calming measures in place;
- The Pre-Application Consultation Report states that widening of the road, along the northern border of the cricket club, is not technically feasible;
- Construction traffic is likely to make the condition of the road worse;
- While an increased bus service could be seen as welcome, more buses on an already busy narrow road cannot be welcomed;
- Access to the cricket ground will be compromised;
- The cricket club and nursery share a difficult combined access;
- The traffic counter was in place during the school holidays, at a quiet time, so the results will not be representative of normal traffic;
- Not clear whether the traffic data collected in January 2017 coincided with school term times/important that seasonal variations are considered if not already accounted for;
- Improved visibility will be required at the Sunnyside Road/ A803 junction/a roundabout will be needed at the junction if further houses are built;
- Extensive works to the local road network would be required to mitigate the risks;
- The existing road does not lend itself to redesign/ it will not be possible to widen the roads/pavements beyond the actual site due to existing properties;
- Proposed new access points will only compound existing traffic problems on an already busy road;

Road/pedestrian safety

- The T-junction on the B805 has become dangerous; limited visibility; at least two other roads negotiate the junction, which adds to the danger;
- More traffic will result in more accidents;
- Cars travel too fast, despite the speed bumps;
- Lack of a footpath between the newer houses on Standrigg Road and the cottages on Sunnyside Road is dangerous for pedestrians;
- Increase in pedestrians where there is no footpath/ narrow footpath;
- The road is dangerous, particularly at the cricket ground;
- Insufficient street lighting in this area;
- Safety of existing residents and users of the nursery, cricket club and archery club would be compromised;
- Increased danger to children and pets;
- School crossing is now unsupervised/additional traffic will increase risk to school children/school crossing points will be required;
- The new access points are directly opposite existing driveways which will increase risk to these properties;
- Can Standrigg/ Sunnyside Road safely support the heavy vehicles associated with the construction work?;

- Existing safety issues need to be addressed before there is any further development along Standrigg Road;

Parking

- Existing parking problems at Polmont railway station;
- No more capacity for cars to park at the station car-park;
- Streets and other car-parks in the surrounding area of the station are used for parking;
- Increase in commuters, thereby exacerbating the existing parking problem at the station;
- Parking problems around the nursery and cricket club on the narrow road;
- The proposed entry points into the development will effectively destroy the extra parking outside these houses;

Sustainable transport

- Lack of pedestrian access to Sunnyside Road, which is the direct route to Polmont Station;
- The trains are already busy with standing room only;
- Lack of access to facilities other than by private car;
- The existing bus service along Standrigg Road is very infrequent;
- The bus services along the A803 are not easily and safely accessible;
- There is no safe and easy access to cycle paths;
- Nothing in the application to encourage people to leave their cars and use public transport/there are no incentives to reduce car usage;

Character/setting/village form

- Ruin the countryside feel/semi-rural character of the area;
- The site provides a pleasant, open, natural prospect which is key feature of the area;
- Loss of countryside character resulting in a bland suburban setting;
- Nature and scope of proposed development inconsistent with rural green belt setting;
- Continued over-development will lead to destruction of Upper Braes village communities turning them into suburbs of Falkirk/will join up the surrounding villages/loss of community identity;
- There is no development on three sides of the site/Sunnyside Road forms a natural boundary for development/the site provides separation from other built up areas;
- The site does not respect the existing form of the village;
- The development would be a piecemeal and incoherent intrusion into the countryside;

Amenity

- Loss of privacy at front of property;
- Loss of peaceful, tranquil surroundings;

- Increase in noise and traffic;
- The noise survey was carried out at the quietest part of the day it makes no mention of an increase in road traffic noise;
- Quiet conditions are required for cricket and archery;
- Inconvenience/ disruption to local community;
- Increased foot traffic northwards through the existing estate will increase potential for nuisance and disruption;
- Dust, noise, disruption and vibration during construction period;

Landscape/visual

- Loss of countryside outlook;
- Destruction of open landscape/ local landscape character;
- Impact on views;
- Completely obscure views upwards to the horizon;

Design/layout/scale

- Style of housing not in keeping with the local historic style, which uses local stone from the Brightons quarry and slate;
- Number of units out of proportion to this greenfield area;
- Very significant increase in the number of houses in the area;

Environmental/ecological

- Increase in pollution;
- Decrease in air quality;
- An air quality assessment using up-to-date measurements has not been carried out; modelled results are used that have an under-prediction;
- It is understood that the air quality assessment did not include any pollution from home heating;
- Children are more affected by vehicle emissions as they are at a closer height to vehicle exhausts;
- Pollution and environmental impact during construction phase;
- Sustainable energy measures e.g. solar PV and solar water heating should be required;
- Lack of green space;
- Loss of/ impact on green space;
- Impact on environmental quality;
- The site is on green belt land;
- Impact on local wildlife;
- There are bats, badgers, foxes, birds, rabbits, hedgehogs and deer present in the area;
- Are there badger setts on the site?;
- Disturbance to badgers and bats would be an offence under protected species legislation;
- The ecological appraisal is incorrect/ needs to be revisited and revised;
- The badger survey was not taken at the optimum time (February to April);

- The bat survey was undertaken in November, when bats are not active;
- Badger habitats need to be identified and protected;
- A plan is needed to mitigate effects on wildlife;
- The green land provides many ecological advantages;
- The hedgerows are a haven for wildlife;
- There is some remnant ancient woodland;
- Surprised that an Environmental Impact Assessment (EIA) has not been requested by the Council/because an EIA has not been carried out, no consideration has been given to alternative sites;
- What safeguards are in place to protect existing wildlife and green areas?;

Ground conditions

- The coal mining report raises many unanswered questions;
- There are recorded shallow coal mining workings beneath the site which could lead to surface instability and release of potential hazardous gases;
- There is also mention of shaft entry points and an air shaft beneath the surface;
- Do not want to have to look at large injection drills pumping the land full of grout;
- Will the developer cover any subsidence/ structural damage caused to existing properties by large scale ground works?;
- A Coal Mining Risk Assessment is required as the site is within a Development High Risk Area;
- Geological evidence that building on this ground will cause stability issues;

Housing need

- The area does not need 100+ more houses;
- There are already huge numbers of modern housing developments in the area;
- There is a better site at Gilston, which already has the initial access laid in;
- There is no shortage of available sites for development/the designated sites should be used to satisfy housing demand/use brownfield sites;
- The 5 year Housing Land Supply figures in the Council's Housing Land Audit 2016/17 appear to be based on demographic projections from 2010. More recent demographic projections (2012 and 2014 cited in the Council's Housing Demand Analysis) suggest that the growth of households in and around Falkirk will grow less quickly than expected. The Housing Land Supply should be updated to reflect the changing demographic demands;
- Planning appeals across the U.K suggest that it is permissible for Council's to adjust/interpret their housing land supply in terms of local market conditions e.g. to reflect a slow-down of the housing market and more difficulty for developer's to get finance to develop their sites; in practical terms the supply of land is therefore larger than expressed by the developer;
- The recent planning appeal decisions cited by the applicant do little to support the applicant's case;
- Even if there is a situation of a shortfall in effective housing land supply, substantial weight must be given to the hierarchy established in Policy HSG01 of the LDP;

Sustainable development

- Even if the demonstrable Housing Land Supply is less than 5 years, SPP clearly states that the development should only be supported if it is economically, environmentally and socially sustainable. The proposal is not sustainable development, for reasons including those detailed below:-
- The proposed development does nothing to contribute to regeneration. Under the LPD, development of greenfield sites is a last resort;
- There are suitable brownfield sites available for development/ more suitable sites identified for development;
- There is only one (sparse) bus service along Standrigg Road. This service is so infrequent that people will rely on their cars for their daily activities;
- Poor pedestrian access will act as a barrier to the use of the bus services on Maddiston Road;
- An increase in pedestrians on Standrigg Road, where there are substandard pavements/no pavement in part, will raise serious safety concerns;
- The location of the development, up a steep hill from Polmont Railway Station, limits the likely willingness of residents to access the station by foot. Furthermore, there is a lack of available car-parking at the station;
- The applicant is apparently unwilling to offer the support to expand bus provision so there will be no positive benefits on public transport in the area;
- Most shops and other local services, other than a very limited corner shop, are not within walking distances so most people drive;
- There are also few employment opportunities within easy reach by public transport so people commute to work by car;
- The submitted outline masterplan shows only very limited play facilities, which suggests that the development will do nothing to address current difficulties with access to open space areas around Wallacestone and quality local parks;
- The development would reduce the distinctiveness of the community by removing the natural settlement boundary at Standrigg Road and the countryside aspect at this location;
- Negative impacts on the local environment, particularly on wildlife;
- The proposed development would be large detached properties, whereas the main need in the area is for small homes and housing for older people;
- The proposed housing is not 'the right development in the right place';

Health

- Loss of the fields will have a negative impact on the health of local residents;
- Since the creation of the community woodland, there is more cycling, walking, running and horse riding through this area; building at the site would reduce these health benefits;

Health and Safety

- No significant boundary fence to cricket club's land to ensure security and safety;
- A suitable form of fencing would be required to maintain the safety of the archery range;
- The ground would be unusable for archery if the minimum safety distances are not complied with;
- The cricket club's ground next to the site is currently waste land, is very boggy at times and is used to store machinery; as such it would pose a danger to children;

Economic/employment

- The agricultural use of the land contributes to the local economy;

Affordability

- The proposed housing is not affordable or varied housing;

Cumulative impacts

- Additional development proposals should be taken into account in the transport assessment;
- Continuing erosion of green area, especially when another significant development is proposed less than half a mile away on the same narrow country road;

Support for application

- Good news for the area;
- The proposal is for sustainable growth, in keeping with the local environment;
- The accommodation looks desirable;

Others

- Will have a negative impact on prices of existing properties;
- The address of the application is misleading as it refers to land to the north of 'Wallacelea Stables';
- Negative impact on family life and children's right to be active, play and safely explore their community, which is contrary to government's agenda for Scotland's children/children's use of front lawn area will no longer be an option;
- The children of the future have a right to live with wide open space and green areas;
- Potential foundation damage to existing houses caused by construction vehicles not slowing sufficiently over the installed traffic calming;
- The site is currently tenanted farmland and not disused or derelict; and
- Will lead to anti-social behaviour as the proposed development has no facilities;

7. DETAILED APPRAISAL

Under section 25 of the Town and Country Planning (Scotland) Act 1997, as amended, the determination of planning applications for local and major developments shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Accordingly,

7a The Development Plan

7a.1 The Falkirk Local Development Plan (LDP) was adopted on 16 July 2015. It includes a number of supplementary guidance documents which also have statutory status as part of the Development Plan. The proposed development was assessed against the policies set out below.

7a.2 The application site lies within the countryside, outwith the urban limits, as defined in the LDP. The existing urban boundary is defined by Standrigg Road which adjoins the site to the north. An Open Space area, with playing fields, adjoins the site to the east. The Rumford West Wildlife Site, along the Gardrum Burn, lies to the south of the site.

7a.3 The LDP sets out the Council's vision for the Falkirk area. It is:-

'A dynamic and distinctive area at the heart of Central Scotland, characterised by a network of thriving communities and greenspaces and a vibrant and growing economy which is of strategic significance in the national context, providing an attractive and sustainable place in which to live, work, visit and invest'.

7a.4 The key strategic objectives, to achieve the vision, are set out in the LDP. They are:-

Thriving Communities

- To facilitate continued population and household growth and the delivery of housing to meet the full range of housing needs;
- To build sustainable attractive communities which retain a strong identity and sense of place;
- To ensure that infrastructure is provided to meet the transport, education, recreation and healthcare needs of the growing population, and to support the growth of the economy.

Growing Economy

- To develop the area's economic potential and establish it as a major component in the Scottish economy;
- To strengthen the area's transport connections to the rest of Scotland's and global markets;
- To make our town centres vibrant and economically viable focal points within our communities.

Sustainable Place

- To contribute to climate change mitigation and adaptation;
- To extend and improve the green network and protect the area's national heritage;
- To improve the sense of place in our towns and villages and to protect, enhance and promote our historic environments; and
- To manage natural resources and waste sustainably.

7a.5 The key strategic objectives inform the spatial strategy of the LDP. The spatial strategy indicates how the area is intended to grow and develop over the plan period in terms of housing, infrastructure, countryside and green belt, business development, town centres and the green network. The overall strategy will continue to be one of sustainable growth, and the key elements will be:-

- 675 new homes each year on average, distributed around the area, but with a focus on 12 Strategic Growth Areas;
- A diverse portfolio of business sites at 4 Strategic Business Locations, focused on the M9/M876/A801 corridor;
- A range of strategic transport, education, drainage, flood management and healthcare infrastructure to support growth;
- A continuing green belt to maintain the identity of settlements and manage growth;
- A network of Principal, District and Local Centres as the focus for retailing, commercial leisure and services; and
- A multi-functional Falkirk Green Network comprising a number of interconnected components and corridors.

7a.6 In response to the Spatial Strategy, the LDP contains a range of strategic policies and supporting policies. The strategic policies of relevance to this application are:-

- Policy HSG01 'Housing Growth';
- Policy CG01 'Countryside';
- Policy GN01 'Falkirk Green Network'; and
- Policy D01 'Placemaking'.

The relevant strategic policies and supporting policies are set out in paragraphs 7a.8 onwards.

7a.7 The Settlement Statement for the Redding/ Reddingmuirhead/ Wallacestone/ Brightons area indicates the following:-

'The existing ongoing opportunities at Overton (H40) and Redding Park (H42) form a Strategic Growth Area which will continue to be developed out over the life of the plan. Given the scale of growth in the communities over recent years, and the capacity constraints at Wallacestone Primary School, no further settlement expansion is planned at least for the period 2014-2024. The Local Centres at Redding and Brightons will be supported as part of the network of centres'.

7a.8 Policy HSG01 - Housing Growth states:-

1. *The Council will aim to achieve an average housing growth of 675 dwellings per year across the Council area over the Plan period, and will ensure that a five year effective land supply is maintained;*
2. *The Council will monitor and update the effective housing land supply figures annually to make sure that a minimum five year supply is maintained at all times. If this Housing Land Audit process identifies a shortfall in the effective land supply, the Council will consider supporting sustainable development proposals that are effective, in the following order of preference:*
 - Urban Capacity sites
 - Additional brownfield sites
 - Sustainable greenfield sites*In doing so, account will be taken of other local development plan policies and of any adverse impacts that would significantly and demonstrably outweigh the benefits of the proposal.*
3. *The overall scale of housing allocations in each settlement area to meet the target level of growth, including flexibility, will be as shown in Figure 3.1.*
4. *The specific sites where new housing will be promoted are listed in the Settlement Statements, and detailed in the Site Schedule in Appendix 1.*
5. *The locations for most significant growth are identified as Strategic growth Areas (SGAs). Within these areas, the preparation of development frameworks, masterplans and briefs, as appropriate, and the co-ordination of social and physical infrastructure provision, will be a particular priority. Site requirements are set out in Appendix 2.*

7a.9 Policy HSG02 - Affordable Housing states:-

New housing developments of 20 units and over will be required to provide a proportion of the units as affordable or special needs housing as set out in Figure 5.1. The approach to provision should comply with Supplementary Guidance SG12 "Affordable Housing".

Figure 5.1 Affordable Housing Requirements in Settlement Areas

Proportion of total site units required to be affordable

Larbert/Stenhousemuir, Polmont Area, Rural North and Rural South - 25%

Bo'ness, Bonnybridge/Banknock, Denny, Falkirk and Grangemouth - 15%

7a.10 Policy HSG04 - Housing Design states:-

The layout, design and density of the new housing development should conform with any relevant site-specific design guidance, Supplementary Guidance SG02 'Neighbourhood Design' and the Scottish Government's policy on 'Designing Streets'. Indicative site capacities in the site schedules may be exceeded where a detailed layout demonstrates that a high quality design solution, which delivers the requisite level of residential amenity, has been achieved.

7a.11 Policy INF02 - Developer Contributions to Community Infrastructure states:-

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

- 1. Specific requirements identified against proposals in the LDP or in development briefs;*
- 2. In respect of open space, recreational, education and healthcare provision, the general requirements set out in Policies INF04, INF05 and INF06;*
- 3. In respect of physical infrastructure any requirements to ensure that the development meets sustainability criteria;*
- 4. In respect of other community facilities, any relevant standards operated by the Council or other public agency; and*
- 5. Where a planning obligation is the intended mechanism for securing contributions, the principles contained in Circular 3/2012.*

In applying the policy, consideration of the overall viability of the development will be taken into account in setting the timing and phasing of payments.

7a.12 Policy INF04 - Open Space and New Residential Development states:-

Proposals for residential development of greater than 3 units will be required to contribute to open space and play provision. Provision should be informed by the Council's open space audit, and accord with the Open Space Strategy and the Supplementary Guidance SG13 on 'Open Space and New Development', based on the following principles:

- 1. New open space should be well designed; appropriately located; functionally sized and suitably diverse to meet different recreational needs in accordance with criteria set out in Supplementary Guidance SG13 'Open Space and New Development'.*
- 2. Where appropriate, financial contributions to off-site provision, upgrading, and maintenance may be sought as a full or partial alternative to direct on-site provision. The circumstances under which financial contributions will be sought and the mechanism for determining the required financial*

contribution is set out in Supplementary Guidance SG13 'Open Space and New Development'.

3. *Arrangements must be made for the appropriate management and maintenance of new open space.*

7a.13 Policy INF05 - Education and New Housing Development states:-

Where there is insufficient capacity within the catchment school(s) to accommodate children from new housing development, developer contributions will be sought in cases where improvements to the school are capable of being carried out and do not prejudice the Council's education policies. The contribution will be a proportionate one, the basis of which is set out in Supplementary Guidance SG10 'Education and New Housing Development'. Where proposed development impacts adversely on Council nursery provision, the resourcing of improvements is also addressed through the Supplementary Guidance.

In circumstances where a school cannot be improved physically and in a manner consistent with the Council's education policies, the development will not be permitted.

7a.14 Policy INF06 - Healthcare and New Housing Development states:-

In locations where there is a deficiency in the provision of health care facilities identified by NHS Forth Valley, developer contributions will be sought to improve the quantity and quality of such provision commensurate with the impact of the new development. The approach to the improvement of primary healthcare provision will be set out in Supplementary Guidance SG11 'Healthcare and New Housing Development'.

7a.15 Policy INF07 - Walking and Cycling states:-

1. *The Council will safeguard and promote the development of the core path network. Where appropriate, developer contributions to the implementation of the network will be sought.*
2. *New development will be required to provide an appropriate standard of pedestrian and cycle infrastructure, including cycle parking, which complies with current Council guidelines and meets the following criteria:*
 - *Where appropriate, infrastructure supporting the two modes of walking and cycling should be combined and support objectives in agreed Travel Plans helping to support active travel;*
 - *Pedestrian and cycle facilities in new developments should offer appropriate links to existing networks in surrounding areas, in particular to facilitate school journeys and provide connections to public transport, as well as links to other amenities and community facilities;*
 - *The surfacing, lighting, design, maintenance and location of pedestrian and cycle routes should promote their safe use. Particular emphasis should be given to the provision of suitable lighting, and the provision of suitably designed and located crossing facilities where routes meet the public road network;*

- Where practical, no pedestrian route should be obstructed by features that render it unsuitable for the mobility impaired.

7a.16 Policy INF08 - Bus Travel and New Development states:-

- 1. New development will be required to provide appropriate levels of bus infrastructure or suitable links to existing bus stops or services, as identified within travel plans, taking account of the 400m maximum walking distance required by SPP. This provision will be delivered through direct funding of infrastructure and/ or the provision of sums to support the delivery of bus services serving the development.*
- 2. Bus infrastructure should be provided at locations and to phasing agreed with the Council, and designed in accordance with the standards set out in current Council guidelines.*
- 3. New development, where appropriate, should incorporate routes suitable for the provision of bus services. Bus facilities within new developments should offer appropriate links to existing pedestrian networks in surrounding areas. Alternatively, new development should be linked to existing bus infrastructure via pedestrian links as described in Policy INF07.*

7a.17 Policy INF10 - Transport Assessments states:-

- 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.*

7a.18 Policy INF12 - Water and Drainage Infrastructure states:-

- 1. New development will only be permitted if necessary sewerage infrastructure is adopted by Scottish Water or alternative maintenance arrangements are acceptable to SEPA.*
- 2. Surface water management for new development should comply with current best practice on sustainable urban drainage systems, including opportunities for promoting biodiversity through habitat creation.*

3. *A drainage strategy, as set out in PAN61, should be submitted with planning applications and must include flood attenuation measures, details for the long term maintenance of any necessary features and a risk assessment.*

7a.19 Policy CG01 - Countryside states:-

The Urban and Village Limits defined on the Proposals Map represent the limit to the expansion of settlements. Land outwith these boundaries is designated as countryside, within which development will be assessed in the terms of the relevant supporting countryside policies (Policies CG03 and CG04), and Supplementary Guidance SG01 'Development in the Countryside'.

7a.20 Policy CG03 - Housing in the Countryside states:-

Proposals for housing development in the countryside of a scale, layout and design suitable for its intended location will be supported in the following circumstances:

1. *Housing required for the pursuance of agriculture, horticulture, or forestry, or the management of a business for which a countryside location is essential;*
2. *Restoration or replacement of houses which are still substantially intact, provided the restored/replacement house is of a comparable size to the original;*
3. *Conversion or restoration of non-domestic farm buildings to residential use, including the sensitive redevelopment of redundant farm steadings;*
4. *Appropriate infill development;*
5. *Limited enabling development to secure the restoration of historic buildings or structures; or*
6. *Small, privately owned gypsy/traveller sites which comply with Policy HSG08.*

Detailed guidance on the application of these criteria will be contained in Supplementary Guidance SG01 'Development in the Countryside'. Proposals will be subject to a rigorous assessment of their impact on the rural environment, having particular regard to policies protecting natural heritage and the historic environment.

7a.21 Policy GN01 - Falkirk Green Network states:-

1. *The Council will support the Central Scotland Green Network in the Falkirk area through the development and enhancement of a multi-functional network of green components and corridors as defined in Map 3.5.*
2. *Within the green network, biodiversity, habitat connectivity, active travel, recreational opportunities, landscape quality, placemaking, sustainable economic development and climate change adaptation will be promoted, with particular reference to the opportunities set out in the Settlement Statements, and detailed in the Site Schedule in Appendix 1.*

3. *New development, and in particular the strategic growth areas and strategic business locations, should contribute to the green network, where appropriate, through the integration of green infrastructure into masterplans or through enabling opportunities for green network improvement on nearby land.*

7a.22 Policy GN02 - Landscape states:-

1. *The Council will seek to protect and enhance landscape character and quality throughout the Council area in accordance with Supplementary Guidance SG09 'Landscape Character Assessment and Landscape Designations.*
2. *Priority will be given to safeguarding the distinctive landscape quality of the Special Landscape Areas identified on the Proposals Map.*
3. *Development proposals which are likely to have a significant landscape impact must be accompanied by a landscape and visual assessment demonstrating that, with appropriate mitigation, a satisfactory landscape fit will be achieved.*

7a.23 Policy GN03 - Biodiversity and Geodiversity states:-

The Council will protect and enhance habitats and species of importance, and will promote biodiversity and geodiversity through the planning process. Accordingly:

1. *Development likely to have a significant effect on Natura 2000 sites (including Special Protection Areas, Special Areas of Conservation, and Ramsar Sites) will be subject to an appropriate assessment. Qualifying features of a Natura 2000 site may not be confined to the boundary of a designated site. Where an assessment is unable to conclude that a development will not adversely affect the integrity of the site, development will only be permitted where there are no alternative solutions, and there are imperative reasons of overriding public interest. These can be of a social or economic nature except where the site has been designated for a European priority habitat or species. Consent can only be issued in such cases where the reasons for overriding public interest relate to human health, public safety, beneficial consequences of primary importance for the environment or other reasons subject to the opinion of the European Commission (via Scottish Ministers).*
2. *Development affecting Sites of Special Scientific Interest will not be permitted unless it can be demonstrated that the overall objectives of the designation and the overall integrity of the designated area would not be compromised, or any adverse effects are clearly outweighed by social or economic benefits of national importance.*
3. *Development likely to have an adverse effect on European protected species, a species listed in Schedules 5, 5A, 6, 6A and 8 of Wildlife and Countryside Act 1981 (as amended), or a species of bird protected under the Wildlife and Countryside Act 1981 (as amended) will only be permitted where the applicant can demonstrate that a species licence is likely to be granted.*

4. *Development affecting Local Nature Reserves, Wildlife Sites, Sites of Importance for Nature Conservation and Geodiversity Sites (as identified in Supplementary Guidance SG08 'Local Nature Conservation and Geodiversity Sites'), and national and local priority habitats and species (as identified in the Falkirk Local Biodiversity Action Plan) will not be permitted unless it can be demonstrated that the overall integrity of the site, habitat or species will not be compromised, or any adverse effects are clearly outweighed by social or economic benefits of substantial local importance.*
5. *Where development is to be approved which could adversely affect any site or species of significant nature conservation value, the Council will require appropriate mitigating measures to conserve and secure future management of the relevant natural heritage interest. Where habitat loss is unavoidable, the creation of replacement habitat to compensate for any losses will be required, along with provision for its future management.*
6. *All development proposals should conform to Supplementary Guidance SG05 'Biodiversity and Development'.*

7a.24 Policy GN04 - Trees, Woodland and Hedgerows states: -

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

1. *Felling detrimental to landscape, amenity, nature conservation or recreational interests will be discouraged. In particular ancient, long-established and semi-natural woodlands will be protected as a habitat resource of irreplaceable value;*
2. *In an area covered by a Tree Preservation Order (TPO) or a Conservation Area, development will not be permitted unless it can be proven that the proposal will not adversely affect the longevity, stability or appearance of the trees. Where necessary, endangered trees and woodlands will be protected through the designation of further TPOs;*
3. *Development which is likely to affect trees should comply with Supplementary Guidance SG06 'Trees and Development', including the preparation where appropriate of a Tree Survey, Constraints Plan, and Tree Protection Plan. Where development is permitted which will involve the loss of trees or hedgerows of amenity value, the Council will normally require replacement planting appropriate in terms of number, size, species and position;*
4. *The enhancement and management of existing woodland and hedgerows will be encouraged. Where the retention of a woodland area is integral to a development proposal, developers will normally be required to prepare and implement an appropriate Management Plan; and*
5. *There will be a preference for the use of appropriate local native species in new and replacement planting schemes, or non-native species which are integral to the historic landscape character.*

7a.25 Policy GN05 - Outdoor Access states:-

The Council will seek to safeguard, improve and extend the network of outdoor access routes, with particular emphasis on the core path network, and routes which support the development of the Green Network. When considering development proposals, the Council will:

- 1. Safeguard the line of any existing or proposed access route affected by the development, and require its incorporation into the development unless a satisfactory alternative route can be agreed;*
- 2. Seek to secure any additional outdoor access opportunities which may be achievable as a result of the development; and*
- 3. Where an access route is to be temporarily disrupted, require the provision of an alternative route for the duration of construction work and the satisfactory reinstatement of the route on completion of the development.*

7a.26 Policy D01 - Placemaking states: -

The following locations are regarded as key opportunities for placemaking within the area, within which there will be a particular emphasis on high quality design and environmental enhancement:

- 1. Strategic Housing Growth Areas & Business Locations*
- 2. Town and Village Centres*
- 3. Town Gateways and Major Urban Road Corridors*
- 4. Canal Corridor*
- 5. Central Scotland Green Network*

7a.27 Policy D04 - Low and Zero Carbon Development states: -

- 1. All new buildings should incorporate on-site low and zero carbon-generating technologies (LZCGT) to meet a proportion of the overall energy requirements. Applicants must demonstrate that 10% of the overall reduction in CO2 emissions as required by Building Standards has been achieved via on-site LZCGT. This proportion will be increased as part of subsequent reviews of the LDP. All proposals must be accompanied by an Energy Statement which demonstrates compliance with this policy. Should proposals not include LZCGT, the Energy Statement must set out the technical or practical constraints which limit the application of LZCGT. Further guidance will be contained in Supplementary Guidance SG15 'Low and Zero Carbon Development'. Exclusions from the requirements of this policy are:
 - Proposals for change of use or conversion of buildings;*
 - Alterations and extensions to buildings;*
 - Stand-alone buildings that are ancillary and have an area less than 50 square metres;*
 - Buildings which will not be heated or cooled other than by heating provided solely for the purpose of frost protection;*
 - Temporary buildings with consent for 2 years or less; and*
 - Where implementation of the requirement would have an adverse impact on the historic environment as detailed in the Energy Statement or accompanying Design Statement.**
- 2. The design and layout of development should, as far as possible, seek to minimise energy requirements through harnessing solar gain and shelter;*

3. *Decentralised energy generation with heat recycling schemes (combined heat and power and district heating) will be encouraged in major new developments, subject to the satisfactory location and design of associated plant. Energy Statements for major developments should include an assessment of the potential for such schemes.*

7a.28 Policy RW04 - Agricultural Land, Carbon Rich Soils and Rare Soils states:-

1. *Development involving the significant permanent loss of prime quality agricultural land (Classes 1, 2 and 3.1), carbon rich soils (basin peat, blanket bog, peat alluvium complex, peaty podzols and peaty gleys) and rare soils (podzols, humus iron podzols and saltings) will not be permitted unless:*
 - *The site is specifically allocated for development in the LDP; or*
 - *Development of the site is necessary to meet an overriding local or national need where no other suitable site is available.*
2. *Planning applications for development which is likely to disturb areas of carbon rich or rare soil will be required to submit a soil or peat management plan which demonstrates that:*
 - *the areas of highest quality soil or deepest peat have been avoided;*
 - *any disturbance, degradation or erosion has been minimised through mitigation; and*
 - *any likely release of greenhouse gas emissions caused by disturbance is offset*

7a.29 Policy RW06 - Flooding states:-

1. *Development on the functional flood plain should be avoided. In areas where there is significant risk of flooding from any source (including flooding up to and including a 0.5% (1 in 200 year) flood event), development proposals will be assessed against advice and the Flood Risk Framework in the SPP. There will be a presumption against new development which would:*
 - *be likely to be at risk of flooding;*
 - *increase the level of risk of flooding for existing development; or*
 - *result in a use more vulnerable to flooding or with a larger footprint than any previous development on site.*
2. *Development proposals on land identified as being at risk from flooding, or where other available information suggests there may be a risk, will be required to provide a flood risk assessment that demonstrates that:*
 - *any flood risks can be adequately managed both within and outwith the site;*
 - *an adequate allowance for climate change and freeboard has been built into the flood risk assessment;*

- *access and egress can be provided to the site which is free of flood risk; and*
 - *water resistant materials and forms of construction will be utilised where appropriate.*
3. *Where suitably robust evidence suggests that land contributes or has the potential to contribute towards sustainable flood management measures development will only be permitted where the land's sustainable flood management function can be safeguarded.*

7a.30 Policy RW07 - Air Quality states:-

The Council will seek to contribute to the improvement of air quality. Impacts on air quality will be taken into account in assessing development proposals, particularly within Air Quality Management Areas (AQMAs). An Air Quality Assessment may be required for developments that are within AQMAs or where the proposed development may cause or significantly contribute towards a breach of National Air Quality Standards. Development proposals that result in either a breach of National Air Quality Standards or a significant increase in concentrations within an existing AQMA will not be permitted unless there are over-riding issues of national or local importance.

Falkirk Council Supplementary Guidance Forming Part of the LDP

7a.31 The following Falkirk Council Supplementary Guidance is relevant to the application:-

- SG01 'Development in the Countryside';
- SG02 'Neighbourhood Design';
- SG05 'Biodiversity and Development';
- SG06 'Trees and Development';
- SG09 'Landscape Character Assessment and Landscape Designations';
- SG10 'Education and New Housing Development';
- SG11 'Healthcare and New Housing Development';
- SG12 'Affordable Housing';
- SG13 'Open Space and New Development'; and
- SG15 'Low and Zero Carbon Development'.

7b Material Considerations

7b.1 The following considerations are considered to be relevant or potentially relevant to the determination of the application:-

Scottish Planning Policy

7b.2 Scottish Planning Policy (SPP) 2014 sets out national planning policies for the development and use of land. SPP recognises that the planning system has a vital role to play in delivering high quality places for Scotland and contributing towards sustainable economic growth. It contains the following two principal policies:-

- There is a presumption in favour of development that contributes to sustainable development; and

- Planning should take every opportunity to create high quality places by taking a design-led approach.

7b.3 In terms of 'sustainable development', SPP advises that the planning system should support economically, environmentally and socially sustainable places by enabling development that balances the costs and benefits of a proposal over the longer term. The aim is to achieve the right development in the right place; it is not to allow development at any cost. This means that policies and decisions should be guided by the following principles:-

- Giving due weight to net economic benefit;
- Responding to economic issues, challenges and opportunities, as outlined in local economic strategies;
- Supporting good design and the six qualities of successful places;
- Making efficient use of existing capacities of land, buildings and infrastructure including supporting town centre and regeneration priorities;
- Supporting delivery of accessible housing, business, retailing and leisure development;
- Supporting delivery of infrastructure, for example transport, education, energy, digital and water;
- Supporting climate change mitigation and adaptation including taking account of flood risk;
- Improving health and well-being by offering opportunities for social interaction and physical activity, including sport and recreation;
- Having regard to the principles for sustainable land use set out in the Land Use Strategy;
- Protecting, enhancing and promoting access to cultural heritage, including the historic environment;
- Reducing waste, facilitating its management and promoting resource recovery; and
- Avoiding over-development, protecting the amenity of new and existing development and considering the implications of development for water, air and soil quality.

Development Management

- 7b.4 SPP advises that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Proposals that accord with up-to-date plans should be considered acceptable in principle and consideration should focus on the detailed matters arising. For proposals that do not accord with up-to-date development plans, the primacy of this plan is maintained, and this SPP and the presumption in favour of development that contributes to sustainable development will be material considerations.
- 7b.5 Where relevant policies in a development plan are out-of date or the plan does not contain policies relevant to the proposal, then the presumption in favour of development that contributes to sustainable development will be a significant material consideration. Decision Making should also take into account any adverse impacts that would significantly and demonstrably outweigh the benefits when assessed against the wider policies of the SPP. The same principles should be applied where a development plan is more than 5 years old.
- 7b.6 SPP advises that where a shortfall in the 5 year effective housing land supply emerges, development plan policies for the supply of housing will not be considered up-to-date. The Council's 2016/17 Housing Land Audit, dated June 2017, indicates that there is a 3.9 year effective housing land supply in the Falkirk Council area. This amounts to a shortfall of 760 units in terms of the requirement for a 5 year supply. The presumption in favour of development that contributes to sustainable development will therefore be a significant material consideration in determining this planning application. The principles of sustainable development are set out in paragraph 7b.3 above. Policy HSG01 of the LDP reflects the requirements of SPP and sets out the order of preference for sustainable development proposals as being urban capacity sites, then brownfield sites, and lastly sustainable greenfield sites.
- 7b.7 Where a plan is under review, SPP advises that it may be appropriate in some circumstances to consider whether granting planning permission would prejudice the emerging plan. Such circumstances are only likely to apply where the development proposed is so substantial or its cumulative effect would be so significant, that to grant planning permission would undermine the plan-making process by pre-determining decisions about the scale, location or phasing of new developments that are central to the emerging plan. Prematurity will be more relevant as a consideration the closer the plan is to adoption or approval.

Rural Development

- 7b.8 SPP advises that in pressurised areas (easily accessible from Scotland's cities and main towns) where ongoing development pressures are likely to continue, it is important to protect against unsustainable growth in car-based community and the suburbanation of the countryside. This is particularly so when there are environmental assets such as sensitive landscapes or good quality agricultural land. In such circumstances, a more restrictive approach to new housing development is appropriate, and plans and decision making should generally:-
- Guide most new development to locations within or adjacent to settlements, and
 - Set out the circumstances in which new housing outwith settlements may be appropriate.

Enabling Delivery of New Homes

7b.9 SPP advises that the planning system should:-

- Facilitate new housing development by identifying a generous supply of land for each housing market area within the plan area to support the achievement of the housing land requirement across all tenures, maintaining at least a 5 year supply of effective housing land at all times;
- Enable provision of a range of attractive, well designed, energy efficient, good quality housing, contributing to the creation of successful and sustainable places; and
- Have a sharp focus on the delivery of allocated sites embedded in action programmes, informed by strong engagement with stake-holders.

7b.10 'Creating Places' is a policy statement on architecture and place making. 'Designing Streets' is a policy statement putting street design at the centre of place making.

Falkirk Council Housing Land Audit, June 2017

7b.11 As stated in paragraph 7b.6 of this report, the Council's 2016/17 Housing Land Audit, dated June 2017, indicates that there is a 3.9 year effective housing land supply. This amounts to a shortfall of 760 units in terms of the requirement for a 5 year effective supply. The shortfall reflects the difference between the 5 year housing land target (3375 units) and the effective land supply (2615 units). In addition to the effective land supply (2615 units), private windfall and small sites may also make a contribution to the housing land supply.

Falkirk Local Development Plan 2 (LDP2)

7b.12 LDP2 is at a relatively early stage in the process, with the Main Issues Report (MIR) having been published in February 2017 and the MIR consultation being concluded in May. The Proposed Local Development Plan 2 is planned for publication in mid 2018, with submission for examination by Ministers in April 2019 and adoption in 2020.

7b.13 In terms of housing, the MIR indicates the preferred option for the Wallacestone, Redding and Reddingmuirhead area as being 'No further housing development beyond currently allocated sites' It is stated that:-

'The communities of Redding and Reddingmuirhead have seen major population growth in recent years through development of Overton and Redding Park. Expressions of interest have been submitted for sites in this area but none are considered to offer logical or desirable options for growth. The preferred approach is not to promote any further growth'.

The current application site was not submitted for consideration at MIR stage.

Consultation Responses

7b.14 The consultation responses are summarised in section 4 of the report. These responses are material to consideration of the application.

Representations Received

7b.15 A total of 161 public representations had been received in response to the application at the time of writing this report. These consist of 158 objections, 2 letters in support and one neutral representation. In addition, objections have been received from the Brightons Community Council and the Reddingmuirhead and Wallacestone Community Council. The concerns raised in the representations are summarised in sections 5 and 6 of the report. They are also material to consideration of the application.

8. SUMMARY

8.1 This report provides factual and background information in relation to the proposed development and no assessment is included or implied in the report. A full assessment of the planning issues raised will be presented to a subsequent meeting of the Council, following consideration of the matters discussed at this Hearing.

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PP Director of Development Services

Date: 17 January 2018

LIST OF BACKGROUND PAPERS

1. Falkirk Council Local Development Plan, July 2015.
2. SG01 'Development in the Countryside'.
3. SG02 'Neighbourhood Design'.
4. SG05 'Biodiversity and Development'.
5. SG06 'Trees and Development'.
6. SG09 'Landscape Character Assessment and Landscape Designations'.
7. SG10 'Education and New Housing Development'.
8. SG11 'Healthcare and New Housing Development'.
9. SG12 'Affordable Housing'.
10. SG13 'Open Space and New Development'.
11. SG15 'Low and Zero Carbon Development'.
12. Scottish Planning Policy 2014.
13. Creating Places Policy Statement.
14. Designing Streets Policy Statement.
15. Falkirk Local Development Plan 2, Main Issues Report, February 2017.
16. Falkirk Council Housing Land Audit, June 2017.
17. Objection received from Mrs Paula Aikman, 61 Waggon Road, Brightons, Falkirk, FK20EL on 21 November 2017
18. Objection received from Ms Louise Allen, 40 Polwarth Avenue, Brightons, Falkirk, FK2 0HL, on 25 August 2017
19. Objection received from Mrs Marcia Angus, 51 Comyn Drive, Wallacestone, Falkirk, FK2 0YR, on 21 November 2017
20. Objection received from Mr Ian Angus-Felton, 9 Sunnyside Court, Brightons, Falkirk, FK2 0GF, on 15 August 2017
21. Objection received from Mrs Rachael Angus-Felton, 9 Sunnyside Court, Brightons, Falkirk, FK2 0GF, on 23 August 2017
22. Objection received from Mr Ian Angus-Felton, 9 Sunnyside Court, Brightons, Falkirk, FK2 0GF, on 23 August 2017

23. Objection received from Ms Steph Arbuckle, 72 Comyn Drive, Wallacestone, Fk2 0YP on 29 August 2017
24. Objection received from Mr Umar Aslam, 5 Cuillin Court, Hallglen, Falkirk, FK1 2QG on 23 August 2017
25. Objection received from Mrs Teresa Baird, 28 Manor Wynd, Maddiston, Falkirk, FK2 0AP on 29 August 2017
26. Objection received from Mr John Bannaghan, 23 Comyn Drive, Wallacestone, FK2 0YR on 3 September 2017
27. Objection received from Mrs Vikki Betty, 7 Sunnyside Avenue, Brightons, Falkirk, FK2 0GE, on 24 August 2017
28. Support received from Mr Campbell Braid, 21 Standrigg Road, Brightons, Falkirk, FK2 0GN on 16 August 2017
29. Objection received from Mr Mark Brown, 1 Standrigg Road, Brightons, Falkirk, FK2 0GN on 23 August 2017
30. Objection received from Mrs Sarah Bull, 36 Craigs Crescent, Rumford, Falkirk, FK2 0EN on 23 August 2017
31. Objection received from Mrs Lyn Callahan, 31 Standrigg Gardens, Brightons, Falkirk, FK2 0GJ, on 24 August 2017
32. Objection received from Mr Harry Campbell, 25 Comyn Drive, Wallacestone, FK2 0YR on 24 August 2017
33. Objection received from Mr Martin Carmichael, 41 Sunnyside Avenue, Brightons, Falkirk, FK2 0GE, 24 August 2017
34. Objection received from Mr Chris Carswell, 15 Sunnyside Drive, Brightons, Falkirk, FK2 0GG on 30 November 2017
35. Objection received from Ms Kate Christie, 19 Standrigg Road, Brightons, Falkirk, FK2 0GN on 24 August 2017
36. Objection received from Mr Gordon Cook, 7 Standrigg Road, Brightons, Falkirk, FK2 0GN on 15 August 2017
37. Objection received from Mrs Julie Cook, 7 Standrigg Road, Brightons, Falkirk, FK2 0GN on 3 September 2017
38. Objection received from Mr Gordon Cook, 7 Standrigg Road, Brightons, Falkirk, FK2 0GN, on 31 August 2017
39. Objection received from Mr Douglas Corbett, Maemar, 55 Waggon Road, Brightons, Falkirk, FK20EL on 25 November 2017
40. Objection received from Mr Gavin Cowie, 9 Sunnyside Drive, Falkirk, FK2 0GG on 4 September 2017
41. Objection received from Mr Martin Crow, 22 Comyn Drive, Wallacestone, FK2 0YH on 21 November 2017
42. Objection received from Mrs Catriona Currie, 59 Stevenson Avenue, Polmont, FK2 0GU on 24 August 2017
43. Objection received from Mrs Linzi Curtis, 3 Main Street, Brightons, Falkirk, FK2 0JY on 28 November 2017
44. Objection received from Mrs Virginia Dagger, 58 Comyn Drive, Wallacestone, Falkirk, FK2 0YP on 21 November 2017
45. Objection received from Mr Kenneth Dagger, 58 Comyn Drive, Wallacestone, Falkirk, FK2 0YP on 21 November 2017
46. Objection received from Mrs Fiona Davidson, 29 Ercall Road, Brightons, Falkirk, FK2 0RL on 29 August 2017
47. Objection received from Mrs Avril Davidson, Inglewood, Redding Road, Falkirk, FK2 0HG on 29 August 2017
48. Objection received from Mr Andrew Donachie, 75 Comyn Drive, Wallacestone, Falkirk, FK2 0YR on 18 December 2017

49. Objection received from Dr Per Dullforce, 9 Sunnyside Cottages, Sunnyside Road, Brightons, Falkirk, FK2 0RP on 3 September 2017
50. Objection received from Mrs Juliette Ford, 42 Comyn Drive, Wallacestone, Falkirk, FK2 0YP on 21 November 2017
51. Objection received from Mrs B Fortune, 15 Standrigg Gardens, Brightons, Fk2 0GJ on 24 August 2017
52. Objection received from Mr Frank Fortune, 15 Standrigg Gardens, Brightons, Falkirk, FK2 0GJ 3 September 2017
53. Objection received from Mrs Helen Galvin, 16 Standrigg Gardens, Brightons, Falkirk, Fk2 0GJ on 15 August 2017
54. Objection received from Mrs Gwen Grant, 2 Kennard Road, Brightons, Falkirk, FK2 0HH, 29 August 2017
55. Objection received from Mr Hamish Grant, 20 Sunnyside Drive, Brightons, Falkirk, FK2 0GG on 26 August 2017
56. Objection received from Miss Laura Grant, 3 Standrigg Road, Brightons, Falkirk, FK2 0GN on 16 August 2017
57. Objection received from Mrs Sandra Hallows, 23 Standrigg Road, Brightons, Falkirk, FK2 0GN, on 3 September 2017
58. Objection received from Ms Rosie Hamilton, 32 Victoria Place, Brightons, FK2 0TZ on 3 September 2017
59. Objection received from Mr Loudon Hamilton, 89 Comyn Drive, Wallacestone, Falkirk, FK2 0YR, on 21 November 2017
60. Objection received from Mr Ian Hamilton, 2 Sunnyside Avenue, Brightons, Falkirk, FK2 0GE on 3 September 2017
61. Objection received from Mr Ross Hendry, 26 Sunnyside Drive, Falkirk, FK2 0GG on 24 August 2017
62. Objection received from Mrs Lisa Hendry, 26 Sunnyside Drive, Brightons, Falkirk, FK2 0GG on 3 September 2017
63. Objection received from Mrs Maureen Hill, 10 Standrigg Gardens, Brightons, Falkirk, FK2 0GJ on 15 August 2017
64. Objection received from Mrs Dawn Hill, 3 Sunnyside Court, Brightons, Falkirk, FK2 0GF on 29 August 2017
65. Objection received from Ms Sandra Hill-Smith, 40 Pirleyhill Drive, Shieldhill, Falkirk, FK1 2EA on 14 September 2017
66. Objection received from Mr Steven Homer, 25 Standrigg Gardens, Brightons, Falkirk, FK2 0GJ on 24 August 2017
67. Objection received from Mrs June Homer, 25 Standrigg Gardens, Brightons, Falkirk, FK2 0GJ on 31 August 2017
68. Objection received from Mrs June Homer, 25 Standrigg Gardens, Brightons, Falkirk, FK2 0GJ on 16 August 2017
69. Objection received from Miss Molly Horsley, 19 Comyn Drive, Wallacestone, FK2 0YR on 23 August 2017
70. Objection received from Mr Roddy Htet-Khin, 27 Standrigg Road, Brightons, Falkirk, FK2 0GN on 21 August 2017
71. Objection received from Mrs Susan Imrie, 30 Sunnyside Avenue, Brightons, Falkirk, FK2 0GE, on 24 August 2017
72. Objection received from Mr Graeme Imrie, 30 Sunnyside Avenue, Brightons, Falkirk, Fk2 0GE on 24 August 2017
73. Objection received from Mrs Melanie Innes, 127 Tiree Crescent, Polmont, FK2 0XB on 23 August 2017
74. Support received from Mrs Natalie Jardine, Westpark, Maddiston Road, Brightons, Falkirk, FK2 0JJ on 31 August 2017
75. Objection received from Mrs Fiona Johnston, 5 Cricket Place, Brightons, FK2 0HZ on 3 September 2017

76. Objection received from Mr Jason Kemp, 17 Standrigg rd, Brightons, Falkirk, FK2 0GN on 26 August 2017
77. Objection received from Mrs Susan King, 2 Sunnyside Court, Brightons, Falkirk, FK2 0GF on 24 August 2017
78. Objection received from Mr Christopher King, 2 Sunnyside Court, Brightons, Falkirk, FK2 0GF on 3 September 2017
79. Objection received from Mr Iain Laird, 5 Standrigg Avenue, Brightons, Falkirk, FK2 0GL on 18 December 2017
80. Objection received from Mrs C Lamb, 2, Standrigg Avenue, Brightons, FK2 0GL on 23 August 2017
81. Objection received from Mr Martin Lamb, 2 Standrigg Avenue, Brightons, Falkirk, FK2 0GL received on 23 August 2017
82. Objection received from Mr Mark Lang, 86 Comyn Drive, Wallacestone, Falkirk, FK2 0YP, on 29 August 2017
83. Objection received from Mrs Gillian Lapsley, 79 COMyn Drive, Wallacestone, Falkirk, FK2 0YR on 22 November 2017
84. Objection received from Mrs Jill Lister, 19 Standrigg Gardens, Brightons, Falkirk, FK2 0GJ on 25 August 2017
85. Objection received from Mr Gary Love, 37 Comyn Drive, Wallacestone, Falkirk, FK2 0YR, on 23 August 2017
86. Objection received from Mrs Clare Love, 37 Comyn Drive, Wallacestone, Falkirk, FK2 0YR, on 23 August 2017
87. Objection received from Mrs Gael Love, 6 Sunnyside Court, Brightons, FK2 0GF received on 23 August 2017
88. Objection received from Dr Carolyn Lowe, 9 Sunnyside Cottages, Sunnyside Road, Brightons, Falkirk, FK2 0RP on 3 September 2017
89. Objection received from Dr Paul Lowe, 2A Garvald Road, Denny, FK65NP received on 4 September 2017
90. Objection received from Mr Gerald Lowe, 13 Woodland Way, Denny, FK6 5NY on 4 September 2017
91. Objection received from Mr Ryan Lynas, 14 Comyn Drive, Wallacestone, FK2 0YP on 23 August 2017
92. Objection received from Ms Susan MacArthur, 3 Elderslie Drive, Wallacestone, Falkirk, FK2 0DN received on 22 November 2017
93. Objection received from Dr William MacPherson, 5 Sunnyside Court, , Brightons, Falkirk, FK2 0GF on 3 September 2017
94. Objection received from Mrs Wendy MacPherson, 5 Sunnyside Court, Brightons, Falkirk, FK2 0GF on 24 August 2017
95. Objection received from Mr Clifford Mann, 38 Sunnyside Avenue, Brightons, FK2 0GE on 24 August 2017
96. Objection received from Dr Carolyn McEwan, 31 Wallace Brae Drive, Reddingmuirhead, Falkirk, FK2 0FB on 29 August 2017
97. Objection received from Mrs Mary McGhee, 91 Comyn Drive, Wallacestone, Falkirk, FK2 0YR on 29 November 2017
98. Objection received from Mr Stephen McGinlay, 15 Standrigg Road, Brightons, FK2 0GN on 3 September 2017
99. Objection received from Mrs Zoë McGinlay, 15 Standrigg Road, Brightons, Falkirk, FK2 0GN, on 3 September 2017
100. Objection received from Mrs Fiona McLean, 45 Sunnyside Ave, Brightons, FK2 0GE on 24 August 2017
101. Objection received from Mr David McLean, 45 Sunnyside Ave, Brightons, FK2 0GE on 24 August 2017
102. Representation received from William and Anne McNee, The Conifers, 4 Comyn Drive, Wallacestone, Falkirk, FK2 0YP, on 5 September 2017

103. Objection received from Mr Nathan McNinch, 25 Standrigg Road, Brightons, FK2 0GN on 15 August 2017
104. Objection received from Mrs Angela McVeigh, Duneane, Wallacestone Brae, Falkirk, FK2 0DJ on 22 November 2017
105. Objection received from Mr Brian McVeigh, Duneane, Wallacestone Brae, Falkirk, Fk2 0DJ on 22 November 2017
106. Objection received from Ms Aileen Mcrorie, 28 Sunnyside Avenue, Brightons, Falkirk, FK1 0GE on 24 August 2017
107. Objection received from Mrs Louise Meikleham, 16 Sunnyside Avenue, Brightons, FK2 0GE on 24 August 2017
108. Objection received from Mrs Nicola Mitchell, 49, Sunnyside Avenue, Falkirk, FK2 0GE on 24 August 2017
109. Objection received from Mrs Alison Mitchell, 12 Sunnyside Court, Brightons, Falkirk, FK2 0GF on 23 August 2017
110. Objection received from Mr Steven Mitchell, 12 Sunnyside Court, Brightons, FK2 0GF on 1 September 2017
111. Objection received from Mrs Amanda Mooney, 57 Sunnyside Ave, Brightons, Falkirk, FK2 0GE on 3 September 2017
112. Objection received from Mr Brian Mooney, 57 Sunnyside Avenue, Brightons, Falkirk, FK2 0GE on 5 September 2017
113. Objection received from Mr Gregor Morgan, 17, Wallace Brae Court, Reddingmuirhead, Falkirk on 24 August 2017
114. Objection received from Miss Julie Mullens, 17 Standrigg Road, Falkirk, FK2 0GN received on 26 August 2017
115. Objection received from Mrs Gillian Myles, 34 Sunnyside Ave, Brightons, Falkirk, FK2 0YL on 24 August 2017
116. Objection received from Mrs Christine Nadin, 10 Comyn Drive, Wallacestone, Falkirk, FK2 0YP on 1 September 2017
117. Objection received from Dr Judith Nieman, 4 Standrigg Gardens, Brightons, Falkirk, FK2 0GJ on 2 September 2017
118. Objection received from Mr Fraser Nisbet, 37 Sunnyside Avenue, Brightons, FK20GE on 15 August 2017
119. Objection received from Dr Paul Norris, 4 Standrigg Gardens, Brightons, Falkirk, FK2 0GJ on 28 August 2017
120. Objection received from Mrs Edna Oliver, 36 Battock Road, Brightons, Falkirk, FK2 0TT on 10 December 2017
121. Objection received from Mrs Lynne Outterson, 11 Sunnyside Avenue, Brightons, Falkirk, FK2 0GE on 30 August 2017
122. Objection received from Mr Jonathan Outterson, 11 Sunnyside Avenue, Brightons, Falkirk, FK2 0GE on 31 August 2017
123. Objection received from Mr Gabriele Panozzo, 36 Sunnyside Avenue, Brightons , Falkirk, FK2 0GE on 16 August 2017
124. Objection received from Gabriele Panozzo, Community Against The Standrigg Development, Gabriele@panozzo.co.uk on 14 August 2017
125. Objection received from Mr Tony Pargeter, 14 Sunnyside Drive, Brightons, Falkirk, FK2 0GG on 1 September 2017
126. Objection received from Mrs Wendy Pargeter, 14 Sunnyside Drive, Brightons, Falkirk, FK2 0GG on 1 September 2017
127. Objection received from Mr Alan Paton, 30 Sunnyside Drive, Brightons, Falkirk, FK2 0GG on 3 September 2017
128. Objection received from Mr Martin Pickersgill, 7 Sunnyside Court, Brightons, Falkirk, FK2 0GF on 14 December 2017
129. Objection received from Brightons Community Council, c/o Mr Peter Queen, 1 Comely Park, North Craigs, Falkirk, FK2 0RU on 10 September 2017

130. Objection received from Brightons Community Council, c/o Mr Peter Queen, 1 Comely Park, North Craigs , Rumford, Falkirk, FK2 0RU on 10 September 2017
131. Objection received from Brightons Community Council, c/o Mr Peter Queen, 1 Comely Park, North Craigs Runford, Falkirk, FK2 0RU on 10 September 2017
132. Objection received from Mrs Tracey Rae, 20 Wallace Brae Rise, Reddingmuirhead, Falkirk, FK2 0GD on 29 August 2017
133. Objection received from Dr Diana Raj, 18 Sunnyside Avenue, Brightons, Falkirk, FK2 0GE on 1 September 2017
134. Objection received from Reddingmuirhead and Wallacestone Community Council, FAO Anne Marie Barclay, Treasurer, RMH & WS on 5 October 2017
135. Objection received from Mrs Elaine Reid, 27 Craig's Crescent, Rumford, FALKIRK, FK2 0ET on 30 August 2017
136. Objection received from Mrs Valerie Roberts, 1 Sunnyside Avenue, Brightons, FaLkirk, FK2 0GE received on 3 September 2017
137. Objection received from Mrs Jules Robinson, 3 Standrigg Gardens, Brightons, Falkirk, FK2 0GJ on 1 September 2017
138. Objection received from Mr Peter Robinson, 3 Standrigg Gardens, Brightons, FK20GJ on 3 September 2017
139. Objection received from Miss Kathryn Rosevear, 35 Sunnyside Avenue, Brightons, FK2 0GE received on 16 August 2017
140. Objection received from Dr Nahid Sabir, "Aashiyan", 53 Comyn Drive, Wallacestone, Falkirk, FK2 0YR on 10 December 2017
141. Objection received from Mr Zoaib Sabir, "Aashiyan", 53 Comyn Drive, Wallacestone, Falkirk, FK2 0YR on 10 December 2017
142. Objection received from Mr Zoaib H. Sabir, Aashiyan, 53 Comyn Drive, Wallacestone, Falkirk, FK2 0YR, on 14 December 2017
143. Objection received from Dr. Nahid Sabir, Aashiyan, 53 Comyn Drive, Wallacestone, Falkirk, FK2 0YR, on 14 December 2017
144. Objection received from Mrs Emma Scott, 24 Sunnyside Avenue, Brightons, Falkirk, FK2 0GE on 23 August 2017
145. Objection received from Mr Richard Scott, 24 Sunnyside Avenue, Brightons, Falkirk, FK2 0GE on 1 September 2017
146. Objection received from Mrs Lisa Sheehan, 16 Forgie Crescent, Maddiston, Falkirk, FK2 0NA received on 24 August 2017
147. Objection received from Mr Rory Sheehan, 16 Forgie Crescent, Maddiston, Falkirk, FK2 0NA, on 24 August 2017
148. Objection received from Mr Anthony Sime, Holly's View, Wallacestone Brae, Falkirk, FK2 0DJ on 2 September 2017
149. Objection received from Mr Frazer Simpson, 98 Comyn Drive, Wallacestone, Falkirk, FK2 0YP on 28 November 2017
150. Objection received from Mrs Jennifer Simpson, 98 Comyn Drive, Wallacestone, Falkirk, FK2 0YP on 28 November 2017
151. Objection received from Mr Stephen Small, 18 Sunnyside Avenue, Brightons, Falkirk, FK2 0GE on 1 September 2017
152. Objection received from Mrs Antonia Smillie, 2 Hillview Road, Brightons, Falkirk, FK2 0HU on 25 August 2017
153. Objection received from Mrs Janice Smith, 2 Comyn Drive, Wallacestone, Falkirk, FK2 0YP, on 29 August 2017
154. Objection received from Mr Michael Smith, 2 Comyn Drive, Wallacestone, Falkirk, FK2 0YP on 29 August 2017
155. Objection received from Mrs Diane Stevenson, 62 Comyn Drive, Wallacesone, Falkirk, FK2 0YP on 22 November 2017
156. Objection received from Mr John Stevenson, 62 Comyn Drive, Wallacestone, Falkirk, FK2 0YP on 22 November 2017

157. Objection received from Mr Alex Stewart, 10 Arneil Place, Brightons, Falkirk, FK2 0NJ on 20 November 2017
158. Objection received from D Stewart, Anchorage, 9 Elderslie Drive, Wallacestone, Falkirk, FK2 0DN, on 27 November 2017
159. Objection received from Eleanor Stewart, Anchorage, 9 Elderslie Drive, Wallacestone, Falkirk, FK2 0DN, on 27 November 2017
160. Objection received from Ms Valeria Surgenor, 9 Standrigg Road, Brightons, Falkirk, FK2 0GN, on 5 September 2017
161. Objection received from Mrs Gillian Surphlis, 6 Standrigg Gardens, Brightons, Falkirk, FK2 0GJ, on 3 September 2017
162. Objection received from Mr David Surphlis, 6 Standrigg Garden, Falkirk, FK2 0GJ on 3 September 2017
163. Objection received from Miss Isla Sutherland, 14 Standrigg Gardens, Brightons, Falkirk, FK2 0GJ, on 15 August 2017
164. Objection received from Mr Stephen Sutton, 10 Milne Drive, Redding, Falkirk, FK2 9GT received on 4 September 2017
165. Objection received from Mrs Helen Sutton, 10 Milne Dr, Redding, Falkirk, FK2 9GT on 23 August 2017
166. Objection received from Mrs Susan Taylor, Fernbank, Standrigg Road, Wallacestone, FK2 0EB on 24 August 2017
167. Objection received from Mrs Sheena Taylor, 17 Woodlands Drive, Brightons, Falkirk, FK2 0TF on 29 August 2017
168. Objection received from Miss Moira Taylor, 4 Howard Street, 4 Howard Street, Falkirk, FK1 5JG on 3 September 2017
169. Objection received from Mr Sarah Thomson, 2 Standrigg gardens, Brightons, Falkirk, FK2 0GJ on 3 September 2017
170. Objection received from Mr David Thomson, 2 Standridd Gardens, Brightons, Falkirk, FK2 0GJ on 3 September 2017
171. Objection received from Mr Thomas Todd, 28 Sunnyside Avenue, Brightons, Falkirk, FK2 0GE, on 24 August 2017
172. Objection received from Mr Paul Toghil, 19 Standrigg Avenue, Brightons, Falkirk, FK2 0GL on 15 August 2017
173. Objection received from Mr Michael Tonner, Torran Mor, 41 Comyn Drive, Wallacestone, Falkirk, FK2 0YR on 23 November 2017
174. Objection received from Mrs Lynne Tonner, 41 Comyn Drive, Wallacestone, Falkirk, FK2 0YR on 23 November 2017
175. Objection received from Mr Michael Tonner, 41 Comyn Drive, Wallacestone, Falkirk, FK2 0YR on 23 November 2017
176. Objection received from Mr John Travers, 35 Sunnyside Avenue, Brightons, FK2 0GE on 24 August 2017
177. Objection received from Ms Sheena Walker, 6 Comyn Drive, Brightons, Falkirk, FK2 0YR on 2 September 2017
178. Objection received from Ms Edel Walsh, 27 Standrigg Road, Brightons, FK2 0GN on 30 August 2017
179. Objection received from Mrs Frances Watson, 9 Standrigg Road, Brightons, Falkirk, FK2 0GN, on 5 September 2017
180. Objection received from Mr David Whitmarsh, 14 Standrigg Avenue, Brightons, Falkirk, FK2 0GL on 2 September 2017
181. Objection received from Mrs Arwa Wilson, 1 Sunnyside Drive, Falkirk, FK2 0GG on 23 August 2017

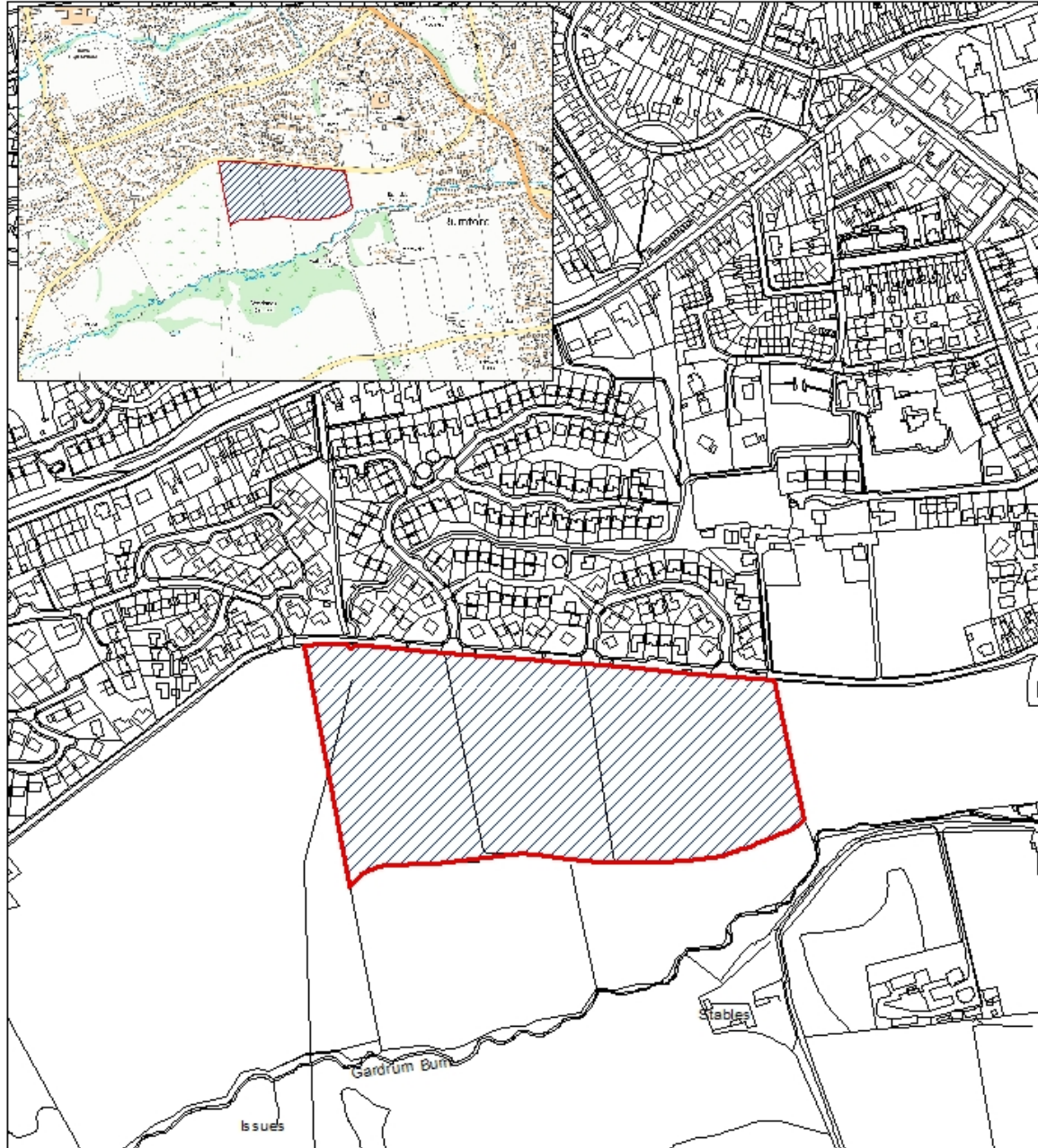
Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504935 and ask for Brent Vivian, Senior Planning Officer.

Planning Committee

Planning Application Location Plan

P/17/0519/PPP

This plan is for location purposes only. It should not be interpreted as an exact representation of the application site.



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