



Agenda Item 13

**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: FALKIRK COUNCIL

Date: 7 March 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;
- Utilities Report; and
- A Feasibility Report for Provision of a Footway on Sunnyside Road.

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 planned 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 scale of the proposed housing.
- 2.2 The Pre-Determination Hearing was held at Wallacestone Primary School on 30 January 2018 at 7pm. The hearing report is attached as Appendix 1. At the hearing, Council officers and the applicant were heard and objectors to the application reiterated and expanded on the concerns raised in their representations (see paragraph 6.1 of this report). In addition, Members asked questions of officers and requested further information/clarification in response to the concerns raised at the hearing. In response to those concerns, the following comments are made:-

Access/road safety

- The Roads Development Unit has advised that the carriageway of Sunnyside Road, at its narrowest point outside the Nursery, is approximately 4.7 metres, which is not ideal for a local distributor road and bus route. It is acknowledged that cars often park on the north side of Sunnyside Road opposite the Nursery and along to the end of the cottages, meaning that vehicles cannot pass each other and have to stop to give way to oncoming traffic. Again, this is not ideal for such a road, but it does tend to slow the traffic down;

- With the width of Sunnyside Road and the parked vehicles on the north side, forward visibility will be impaired and again vehicles will have to stop and give way to oncoming traffic. The Roads Development Unit has advised that there have been no recorded accidents at this section of road, notwithstanding the reduced visibility;
- The Council's Sustainable Transport Co-ordinator is not aware of any reports to Council of buses having to mount the footway or that bus operators have raised any concerns;
- The required footway alongside the Cricket Club, to complete a missing section of footway, would need to be 2 metres wide. Where there is insufficient road verge to construct a 2 metre wide footway, adjoining land would be required;

Drainage/flood risk

- The Council's flood/drainage consultants have confirmed that the submitted Stage 1 Flood Risk Assessment (desk top) is appropriate for this application for planning permission in principle;
- The current situation is that pluvial (surface) water is routed to an existing culvert from the fields to the west. The Council's flood/drainage consultants have advised that the proposals (roads and houses) would change the flow regime with run off being collected via roof/road gullies and conveyed to the adjacent watercourse via a SUDs basin at a controlled discharge rate. Overflow via the existing culvert is proposed as an emergency overflow, therefore, there should be less water being routed to the culvert than there is currently under normal operations;
- The proposed SUDs facility is designed to convey, not 'soak-away', water. The SUDs basin would serve to temporarily store and release (at a controlled rate) surface water run off gathered from the roads and roofs during storm events. Whether the site is impermeable clay is not an issue in terms of the SUDs strategy;
- The potential effects of measures to address coal mining legacy issues, on ground water/the water table, would have to be considered once the site investigation works have been carried out and the remedial measures identified. The Coal Authority are satisfied that the submitted desktop Mining Risk Assessment is satisfactory for the purposes of this planning application in principle (see paragraph 4.9 of this report);

Schools/nursery

- The proposed development would increase the risk that a small extension would be required at Braes High School during the 2020's. Children's Services have advised that this would be achievable on the existing site;

- Children's Services have advised that pupil yields are based on local developments and are reviewed regularly. They are currently carrying out a review which has identified a slight increase in pupil yields, but not to the extent that the advice on this application would change. Pupil yield ratios will be formally updated in due course following a statutory consultation process;
- The data Children's Services use to project Primary 1 enrolments is supplied annually by the Health Board and represents a count of all pre-school children in each catchment area. The 2011 Census has no value for school roll projections as it is out of date and potentially incomplete;
- The increase in nursery provision from 600 to 1140 hours for every 3 and 4 year olds by 2020 is at the forefront of Children's Services' planning. Existing capacity in local nursery provision will be utilised for this and capacity increased as required. Children's Services have advised that the additional demand from this proposal would be met, but developer contributions would be required towards the necessary investment, which would be additional to what is currently planned;
- Children's Services have advised that the Wallacestone Primary School roll is expected to drop by around 100 pupils (20%) over the next 5 years. The proposed development would generate an estimated 30 to 40 primary pupils, so even factoring in this increase in pupils, space would open up at the school;
- School pupils from the proposed development would utilise the existing footway network through the housing estate to the north, to travel to school. If required, pedestrian refuge may be provided on Standrigg Road along the proposed development frontage to allow safe pedestrian movement across the road;

Healthcare

- The Pre-Determination Hearing Report advised that no response had been received from NHS Forth Valley. At the time of writing of this report, this remains the situation. The local health centre (Polmont Park) is identified in SG11 'Healthcare and New Housing Development', dated November 2015, as having a surplus of 1,032 spaces, after factoring in the estimated 661 patients generated by the additional housing allocations in the area. This surplus would be more than sufficient to cater for the proposed development. However, in the absence of a consultation response, the current position of NHS Forth Valley, with respect to SG11, is not known. Any update in respect of this matter will be provided at the meeting on 7 March;

Housing Land Supply

- The Council's Housing Land Audit is the main mechanism by which the Council monitors housing delivery. The most recent Housing Land Audit 2016/17 identifies a shortfall of 760 units in total, of which 572 are indicated to be private housing and 188 affordable housing. The Housing Land Audit, and the LDP, are based on the Housing Needs and Demand Assessment. This was produced in December 2015, and revised in May 2016, and is based on current demographic projections;
- Based on the Main Issue Report's (MIR) preferred option, there would be a housing land requirement of 5,520 between 2020 to 2030 in LDP2, as opposed to a housing land requirement of 7,907 between 2014 to 2024 in LDP. The housing target may therefore change from 2020 and there may not be a shortfall at this point. However, the outcome of Local Development Plan 2 (LDP2) is presently unknown and the Proposed Plan has not yet been presented to Committee, or in fact been subject to examination, so the Main Issues Report (MIR) figures cannot be relied upon at present;
- The Council is therefore in an interim situation between now and the anticipated date of LDP2 adoption in 2020, where there is a housing land supply shortfall. At this point, LDP2 could well have a revised annual housing target and there will also be allocation of further development sites to assist with housing land supply;
- There are currently two planning applications at Whitecross under consideration (references P/17/0792/PPP and L/17/0797/PPP). There is also a live application at Gilston (reference P/17/0332/PPP). These applications, if approved, could potentially deliver up to a total of 1,100 units. However, these sites could only be considered to contribute to the housing land supply if permission is granted;

Planning History

- The site lies within part of a wider area which has been promoted for development over successive Development Plans. The wider site was not included in any previously adopted Development Plan, for reasons relating to road network capacity, education and landscape impact. The Council received submissions from Gladman promoting the site for housing development, following on from the publication of LDP2 Main Issues Report (MIR) in February 2017.

Other Development Proposals

- Reference was made at the Pre-Determination Hearing to a housing proposal by Persimmon Homes, further up Standrigg Road to the west of this development site. It is confirmed that Persimmon Homes served a Proposal of Application Notice on the Council on 12 September 2017, for residential development and associated engineering works and landscaping (reference PRE/2017/0021/PAN). A public event for the proposal was held by the developer on 2 November 2017. At this stage, a planning application has not been received;

Environmental impact assessment (EIA)

- The proposed development has been EIA screened by the Council's Development Management Unit. The screening opinion was that an environmental impact assessment is not required for this proposal (see paragraph 3.2 below). The screening opinion is attached at Appendix 2.

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 has 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 has 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 report prepared for the Pre-Determination Hearing advised that further information had been submitted by the applicant and was being reviewed by the Transport Planning Unit. The Transport Planning Unit has now reviewed this further information and are satisfied that all junctions modelled in the Transport Assessment would operate within capacity, taking into account the traffic generated by the proposed development. They consider that the provision of a 2 metre wide footway along the site, and continuing eastwards to complete a missing section of footway, is required in order to satisfy the requirements of paragraph 287 of Scottish Planning Policy. The applicant would be responsible for the construction of the footway prior to the occupation of the first dwellinghouse on the site.
- 4.4 The Transport Planning Unit has reviewed the submitted Feasibility Report for Provision of a Footway on Sunnyside Road which considers three options and proposes that the applicant provide a footway measuring 1.2 metres to 1.5 metres in width within the existing road boundary on the north side of the road (with the carriageway width being reduced to 5 metres). The provision of a substandard footway, and reduction in the carriageway width, would not be acceptable to the Transport Planning Unit.
- 4.5 In addition, the Transport Planning Unit advise that improvements would be necessary at the B805 Maddiston Road junction with Sunnyside Road, as the proposed development would exacerbate the risk to road safety at this junction. The Roads Design Unit has prepared a possible design for the B805 Maddiston Road junctions with Sunnyside Road and Quarry Brae to determine if a suitable layout could be achieved. The design is currently subject to a road safety audit. If a suitable layout could be achieved, the intention would be for the Council to carry out the improvements to both junctions at the same time and take a contribution from the applicant for the B805 Maddiston Road/Sunnyside Road element of the work. An update in relation to this matter will be provided at the Council meeting.
- 4.6 The Transport Planning Unit also advise that the current level of bus service (Service F25) is not considered to be suitable to accommodate the proposed development, particularly at the AM and PM peak times. Provision of the missing section of footway would provide a direct walking route to the B805, where there are better frequency bus services. In this instance this is the preference rather than taking a financial contribution from the applicant towards increasing the frequency of the F25 bus service.

4.7 Other comments from the Transport Planning Unit are:-

- The carriageway along the site frontage to Standrigg Road should be widened to 6.25 metres;
- The existing traffic calming features on Standrigg Road would have to be altered as a result of the proposed development;
- They are 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; and
- Two bus stances should be provided on the south side of Standrigg Road, including bus shelter, flag pole and timetable case, in suitable locations to match those on the north side of Standrigg Road.

4.8 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.

4.9 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.

- 4.10 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.
- 4.11 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.
- 4.12 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 features may be present.
- 4.13 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.
- 4.14 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 basis 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 at the time of the Pre-Determination Hearing. These consisted of 158 objections, 2 letters in support and one neutral representation. One of the objections is a petition with 163 names recorded. One further objection was received following the Pre-Determination Hearing. 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. The Council clearly still maintains 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 speeds 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 LDP, 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; and
- Falkirk town centre is struggling to survive and the empty properties should be looked at as a priority to encourage people into the town.

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 The Council does not currently have a 5 year effective housing land supply. The Council's Housing Land Audit, June 2017, advises that there is a 3.9 year supply which equates to a shortfall of 760 units. In such circumstances, the Council will consider supporting sustainable development proposals that are effective, in the following order of preference: urban capacity sites; additional brownfield sites; and lastly, sustainable greenfield sites. The site is greenfield and is therefore least preferred in terms of this order of preference. In addition, the location raises other sustainability issues as explained in this report. In terms of 'effectiveness', the tests for assessing effective housing land supply are set out in paragraph 55 of Scottish Government Planning Advice Note 2/2010 'Affordable Housing and Housing Land Audits'. With respect to these tests, the applicant has submitted the following:-

- Housebuilders have expressed interest in the purchase and short term delivery of the site, providing a strong indicator that the delivery of the site can be secured in the short term;
- Recent applications and proposal of application notices in the area also reflect householder demand;
- Upon securing planning permission, the applicant would market the site, selling to a housebuilder who would submit the necessary detailed matters specified by conditions (MSC application). It is likely the site would be sold to one housebuilder;
- The applicant has a good relationship with the house building industry in Scotland, and planning matters are progressed expeditiously; and
- As the applicant is remunerated upon sale of the land to the housebuilder, the company ensures transactions are undertaken as quickly as possible, and no land banking takes place. Their track record of applications and sales across the UK supports this.

However, no information has been submitted by the applicant to demonstrate housebuilder interest in the site or any intention/ commitment by a housebuilder(s) to deliver housing on the site by mid-2020, when LDP2 is anticipated to be in place. (It is anticipated that LDP2 will address the current effective housing land supply issue).

7a.10 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.11 The affordable housing requirement for the proposed development is 25%. This equates to 28 units based on an indicative number of 114 units. The details of the affordable housing provision would be assessed against SG12 'Affordable Housing' and secured in a Section 75 Planning Obligation attached to any grant of planning permission in principle.

7a.12 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.13 The submitted Masterplan is indicative only at this stage. The detailed layout, design and density of the proposed development would be considered at detailed planning stage, having regard to SG2 'Neighbourhood Design' and the Scottish Government's policy on 'Designing Streets'.

7a.14 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.15 The proposed development is not identified in the LDP and so the LDP does not set out any specific requirements for the site as far as developer contributions are concerned. The general requirements of Policies INF04, INF05 and INF06 will apply as appropriate.

7a.16 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.17 The submitted Masterplan indicates areas of active and passive open space which could potentially contribute towards the open space requirement for the proposed development. The requirements for open space are set out in SG13 'Open Space and New Development'. This matter would be considered further at detailed planning stage when a finalised site layout is considered. It is anticipated that a proportion of the overall requirement would be met by the payment of a financial contribution towards improving local open space facilities. This could potentially include improvements to Laurie Park and Wallacestone Park, which are identified in the Council's Open Space Strategy as priorities for improvement. It could also potentially include the provision of a path connection from the south-east corner of the site to Core Path 020/766, on the other side of Gardrum Burn.

7a.18 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.19 A financial contribution of £2,800 per dwellinghouse would be required towards improving capacity at Braes High School and in respect of statutory nursery provision (see paragraph 4.6). This sum has been calculated in accordance with SG10 'Education and New Housing Development'. The contribution would be secured in a Section 75 Planning Obligation attached to any grant of planning permission in principle. No financial contribution is required for Wallacestone Primary School as the roll for this school is expected to drop by around 100 pupils (20%) over the next 5 years. This was explained at the Pre-Determination Hearing.

7a.20 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.21 The local health centre (Polmont Park) is identified in SG11 'Healthcare and New Housing Development' as having a surplus capacity of 1,032 spaces, after factoring in the estimated 661 patients generated by the additional housing allocations in the area. This surplus would be more than sufficient to cater for the proposed development. While the healthcare concerns raised in the objections to the application are noted, no consultation response has been received from NHS Forth Valley. Therefore, the current position of NHS Forth Valley, with respect to SG11, is not known. Any update in respect of this matter will be provided at the Council meeting.

7a.22 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.23 The development would be required to provide an appropriate standard of pedestrian and cycle facilities within the site and to the housing estate on the opposite side of Standrigg Road (to facilitate a safe route to schools). The opportunity to suitably link the development to the wider network is constrained by a lack of continuity of footway along Standrigg Road and Sunnyside Roads. In particular, there is a missing section of footway to the east of the site. The applicant would be required to provide this missing section of footway, in order to link the proposed development to the existing network. However, the applicant's proposals are not to an appropriate standard, as detailed in paragraph 4.3. The application is therefore contrary to this policy.

7a.24 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.25 The current level of bus service (Service F25) along Standrigg Road is not considered to be suitable to serve the proposed development. There are suitable bus services on the B805 Maddiston Road but improvements to the local pedestrian infrastructure would be required to safely access these services (see paragraph 7a.23 above). The nearest bus stops on the B805 are beyond the 400 metres maximum walking distance stated in SPP. In addition, suitable bus infrastructure and pedestrian links in respect of the F25 service would need to be provided to accommodate the new development.

7a.26 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.27 The Council's Transport Planning Unit have reviewed the submitted Transport Assessment and further information. They are satisfied that all of the junctions modelled by the applicant at their request would operate within capacity, taking into account the traffic generated by the proposed development. The Transport Assessment considers sustainable transport modes, i.e. walking, cycling and bus services, and concludes that the site is well located to access a range of local facilities, including schools and shops, via existing pedestrians and cycle facilities in the adjacent residential area. It also concludes that there are regular bus services available in the vicinity of the proposed development, both on Standrigg Road and the B805. Concerns in relation to pedestrian facilities are raised in paragraphs 7a.23 and 7a.25 above.

7a.28 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.29 The proposal is to connect the foulwater to the existing public drainage network. Surface water would be controlled and treated on-site prior to controlled discharge to the Gardrum Burn, at a rate to ensure there is no increase in flood risk. The detailed strategy and design for the surface water drainage, to ensure full compliance with Sustainable Urban Drainage Systems (SUDS) principles, would be required at detailed planning stage.

7a.30 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.31 The site lies beyond the Wallacestone urban limits, as defined in the LDP. The proposal is therefore to be assessed against the 'Housing in the Countryside' policy.

7a.32 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.33 The proposal, for a large scale housing development, does not comply with any of the circumstances of the policy to support new housing development in the countryside. The application is therefore contrary to this policy.

7a.34 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.35 The site lies at the fringe of the Central Scotland Green Network. The proposed development affords an opportunity to contribute to the green network through the provision of public open space, new woodland planting, access routes and a potential link to a Core Path.

7a.36 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.37 The site is located on the northern edge of the 'Slamannan Plateau' Local Landscape Area as defined in SG09 'Landscape Character Assessment and Landscape Designations'. Key characteristics of this landscape type include large scale, open woodland, a complexity and variety in land cover, and a sensitivity to the loss of defining landscape features such as shelterbelts, tree groups, hedgerows and stone walls. The site lies within an area which comprises the fringes of the elevated plateau. The guidelines for this landscape type as detailed in SG09 include; ensuring that new native species structure and screen planting is undertaken in association with settlement expansion; and encouraging retention and management of important landscape elements such as shelterbelts, trees, hedgerows and drystone walls.

7a.38 The submitted Landscape and Visual Impact Assessment (LVIA) concludes that the site has landscape capacity to accommodate residential development. This is accepted. The site is relatively visually enclosed by the natural landform, woodland and existing housing, and there are limited views of it from the wider surrounding area. The LVIA has informed the submitted masterplan which reflects a landscape-led approach by retaining and enhancing existing hedgerow field boundaries, establishing new hedgerows, and avoiding development on the crest of the localised ridgeline. The measures to address landscape and visual impacts would be considered further at detailed planning stage. This should include consideration of robust native species structure planting along the south, west and east boundaries, and avenue planting along the Standrigg Road frontage.

7a.39 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.40 A preliminary ecological appraisal was carried out in December 2016. The survey included a 50 metre buffer beyond the site boundaries. The survey found no evidence of protected species (bats, great crested newts, otter, water vole or badger) within the survey area. An updated protected species survey was carried out in November 2017 and similarly found that there was no evidence of protected species. However, if any protected species were encountered during construction works, all work in the affected area would need to stop pending an ecological assessment. Furthermore, a nesting bird check would be required in the event of any vegetation clearance during the bird nesting season (March to August inclusive). The Gardrum Burn Wildlife Site lies to the south of the proposed development. The ecological appraisal concludes that there are no designated

ecological sites that the connected by form or function to the proposed development site.

7a.41 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.42 A Tree Survey and Arboricultural Constraints report accompanies the application. The tree survey has informed the submitted masterplan and the LVIA suggests that most trees (where safe) and hedgerows would be retained and the original field boundary pattern used to provide a landscape framework for additional reinforcement planting. The tree survey includes a Tree Protection Plan, to ensure that trees are not damaged during the construction process.

7a.43 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.44 The proposed development does not directly affect any existing outdoor access routes. However, it does create an opportunity to provide a path connection to Core Path 020/766 to the south-east of the site. This would necessitate a crossing of the Gardrum Burn. There may be an opportunity to secure an open space contribution towards provision of this path link (see paragraph 7a.17). The submitted masterplan includes a path network within the site. This would provide additional access opportunities within the local area.

7a.45 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.46 The site lies at the urban fringe, within the Central Scotland Network corridor. The submitted masterplan indicates a landscape-led approach to place-making. The masterplan landscape principles would be expected to inform the detailed design proposals in order to successfully integrate the development into its surroundings.

7a.47 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.48 The design statement indicates that the requirement for on-site low and zero generating technologies (LZCGT) would be met by the provision of photovoltaic panels. The precise details of the provision would be considered at detailed planning stage, having regard to SG15 'Low and Zero Carbon Development'.

7a.49 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.50 The site does not contain prime quality agricultural land. It is also not known to contain carbon rich soils or rare soils.

7a.51 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.52 Based on the submitted Flood Risk Assessment, the two main potential sources of flooding are from groundwater and pluvial (surface water) sources. The risk of groundwater flooding is in the south-east corner of the site, but this area is proposed as public open space and includes the SUDS basin. The final location/finished floor levels in close proximity to this corner should be confirmed by monitoring of groundwater levels. The current situation is that surface water run-off is routed from the site to an existing outlet on the eastern site boundary leading to Gardrum Burn via the Cricket Club drainage. This regime would change as the surface water from the development would be routed to and temporarily stored within a SUDS basin and released (at a controlled rate) to Gardrum Burn. As part of the surface water strategy, an emergency overflow facility to the existing outlet (culvert) is proposed. In its capacity as an emergency outlet, there should be less water being routed to the culvert than at present under normal operations. The site contains a shallow valley function which extends further west of the site and may convey sheet water from the adjacent fields. It would therefore be necessary to include measures in the design to provide a continued means of drainage of the adjacent land. These measures would need to be finalised at detailed planning stage.

7a.53 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.

7a.54 An air quality assessment has been submitted in support of the application. The assessment advises that the main pollutant concentrations of concern are nitrogen dioxide and particulate matter generated by traffic. The model used in the assessment predicted no significant change in nitrogen dioxide or particulate matter levels as a result of the proposed development. The Council's Environmental Protection Unit are satisfied with the methodology and conclusions of the assessment. The site does not fall within an Air Quality Management Area.

Falkirk Council Supplementary Guidance Forming Part of the LDP

7a.55 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'.

7a.56 This guidance is referred to in the policy assessment above (paragraphs 7a.8 to 7a.54) as appropriate.

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 suburbanisation 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.

Sustainable Transport

7b.10 Paragraph 287 of SPP indicates that planning permission should not be granted for significant travel generating uses at locations which could increase reliance on the car and where:-

- Direct links to local facilities via walking and cycling networks are not available or cannot be made available;
- Access to local facilities via public transport could involve walking more than 400 metres; or
- The transport assessment does not identify satisfactory ways of meeting sustainable transport requirements.

7b.11 '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.12 As stated in paragraph 7b.6, 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.13 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.14 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'.

7b.15 The MIR identified the creation of a new Wallacestone Strategic Growth Area, involving greenfield expansion at Standrigg Road, as an alternative strategy to the preferred option.

7b.16 The current application site was not submitted for consideration at MIR stage. It was promoted by the applicant after publication of the MIR in February 2017.

Consultation Responses

7b.17 The consultation responses are summarised in section 4 of this report. The main issues raised in the consultation responses relate to the suitability of the existing road network to accommodate the proposed development and the suitability of the location for access by sustainable transport modes, e.g. walking and public transport. A number of matters were raised in the consultation responses which could be the subject of conditions of a Section 75 Planning Obligation attached to any grant of planning permission.

Representations Received

7b.18 A total of 162 public representations have been received in response to the application. These consist of 159 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.

7b.19 The main concerns raised in the representations have been considered in paragraph 2.2 and in respect of the relevant policies of the LDP.

7c. Conclusion

7c.1 The application is a major development and seeks planning permission in principle for residential development in a countryside location. The indicative number of units is 114. Owing to the countryside designation of the site under the LDP, and its scale and nature, the application is assessed as significantly contrary to the LDP. An application is to be determined in accordance with the LDP unless material considerations indicate otherwise.

7c.2 In this instance, there are material considerations both for and against the proposed development, having regard to the principles of sustainable development as set out in SPP (see paragraph 7b.3). The potential benefits include:-

- The economic benefits of the proposal, for example, at the construction phase;
- The contribution the development could potentially make to addressing the Council's housing land supply shortfall;
- The creation of a desirable residential environment, following a landscaped approach, to successfully absorb the development into its setting, at a site that is relatively visually enclosed;
- An opportunity to contribute to the Central Scotland Green Network, at this urban fringe location, through the provision of outdoor access opportunities, public open space and new planting;
- An opportunity to secure a contribution from the applicant towards improving local open space facilities including Laurie Park and Wallacestone Park, which are identified in the Council's Open Space Strategy as priorities for improvement; and
- The provision of a missing section of footway along Sunnyside Road (however there are significant concerns with the applicant's proposals, which are to provide a sub-standard footway width and a reduction in the carriageway width);
- An opportunity to secure a contribution from the applicant towards the carrying out of improvement works at the junction of the B805 with Sunnyside Road as part of a wider scheme involving works to the Quarry Brae junction which would afford a wider benefit.

7c.3 Balanced against this:-

- The site is greenfield land in the countryside and outwith the defined settlement limits. Under Policy HSG01 'Housing Growth' of the LDP, the development of urban capacity and brownfield sites are preferable as they are more likely to be sustainable sites and make more efficient use of land;
- Granting the application would be contrary to the Settlement Strategy for the Redding/Reddingmuirhead/Wallacestone/Brightons area as set out in the LDP. The strategy is for no further settlement expansion at least for the period 2014-2024. This is reiterated in the MIR for LDP2. One of the reasons for this is due to the scale of growth this area has seen in recent years;

- The existing bus service along Standrigg Road (Service F25) is not considered to be suitable to serve the proposed development. The direct route to the bus services on the B805 Maddiston Road is along Sunnyside Road. While the nearest bus stops on the B805 are beyond the minimum 400 metres walking distance stated in SPP, on balance, the preference is to rely on the better frequency bus services on the B805 rather than taking a financial contribution from the applicant towards increasing the frequency of the F25 bus service. However, there is a missing section of footway along Sunnyside Road and the applicant's proposals for provision of the missing section of footway are not considered to be acceptable;
- Due to the topography of the area, residents are probably unlikely to walk to Polmont Station to catch a train and will be more inclined to drive. However, there is severe pressure on car- parking at Polmont Station and the F25 bus service is not particularly suitable for accessing the station. (However, this is the same situation for many housing developments within the area); and
- While the proposed development may not, in itself, be so significant to undermine the LDP2 process by pre-determining decisions about strategic growth, granting the application may serve to prejudice the plan making process by giving leverage to the notion that the area should become a Strategic Growth Area and making other applications difficult to resist. This is a matter that should properly be considered through the LDP2 process and should not proceed incrementally. The MIR for LDP2 does not support the creation of a Wallacestone Strategic Growth Area (see also paragraphs 7b.7 and 7b.13 to 7b.16).

7c.4 SPP advises that in circumstances where there is a shortfall in the 5 year effective housing land supply, the priority of the Development Plan is maintained, while a significant material consideration is a presumption in favour of development that contributes to sustainable development. Drawing all of the above matters together, it is considered that the LDP position, along with the issues raised in relation to sustainability and prejudice to LDP2, outweigh the potential benefits of the proposed development. Accordingly, the application is recommended for refusal.

8. RECOMMENDATION

8.1 It is therefore recommended that the Council refuse the application for the following reason(s):-

- 1. The application is contrary to Policies CG01 'Countryside' and CG03 'Housing in the Countryside' of the Falkirk Local Development Plan, and to Supplementary Guidance SG01 'Development in the Countryside'. The site lies outwith the Wallacestone urban limits, within the countryside, and none of the circumstances as detailed in Policy CG03, to support new housing in the countryside, are satisfied.**

2. The application is not supported by the Settlement Statement for the Redding/Reddingmuirhead/Wallacestone/Brightons area as set out in the Falkirk Local Development Plan. This statement says that no further settlement is planned in this area, at least for the period 2014 to 2024. One of the reasons for this is because of the scale of growth experienced in these communities over recent years.
3. The application is contrary to Policy INF07 'Walking and Cycling' of the Falkirk Local Development Plan as an appropriate standard of pedestrian infrastructure, to link the proposed development to the existing footway network in the area and to public bus services, would not be provided.
4. The application is not supported by Policy HSG01 'Housing Growth' of the Falkirk Local Development Plan. The Council has a shortfall in the 5 year effective housing land supply and so will consider supporting sustainable development proposals that are effective, in the following order of preference: urban capacity sites; additional brownfield site; and sustainable greenfield sites. The site is an extensive greenfield site and the proposal does not include an appropriate standard of infrastructure to support sustainable modes of transport.
5. The application is not supported in Scottish Planning Policy (SPP). SPP advises that in circumstances where there is a shortfall in the 5 year effective housing land supply, the primacy of the Development Plan is maintained, while a significant material consideration is a presumption in favour of development that contributes to sustainable development. On balance, the proposed development is not considered to sufficiently contribute to sustainable development to justify its approval contrary to the LDP.
6. Granting the application may serve to prejudice the plan-making process by giving leverage to the notion that the area should become a Strategic Growth Area, thereby making other applications in the area difficult to resist. The settlement strategy for this area should be properly considered through the Falkirk Local Development Plan 2 (LDP2) process and not, de facto, by decisions on individual planning applications.

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PP Director of Development Services

Date: 26 February 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, FK2 0EL 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, FK2 0EL 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 Road, 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, FK2 0GE 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, FK2 0GJ 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 Zoab Sabir, "Aashiyan", 53 Comyn Drive, Wallacestone, Falkirk, FK2 0YR on 10 December 2017.
142. Objection received from Mr Zoab 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, Wallacestone, 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 Standrigg 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 Toghill, 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.
182. Objection received from Mrs Fiona Tierney, 8 Belmont Avenue, Shieldhill, Falkirk, FK1 2BS on 1 February 2018.

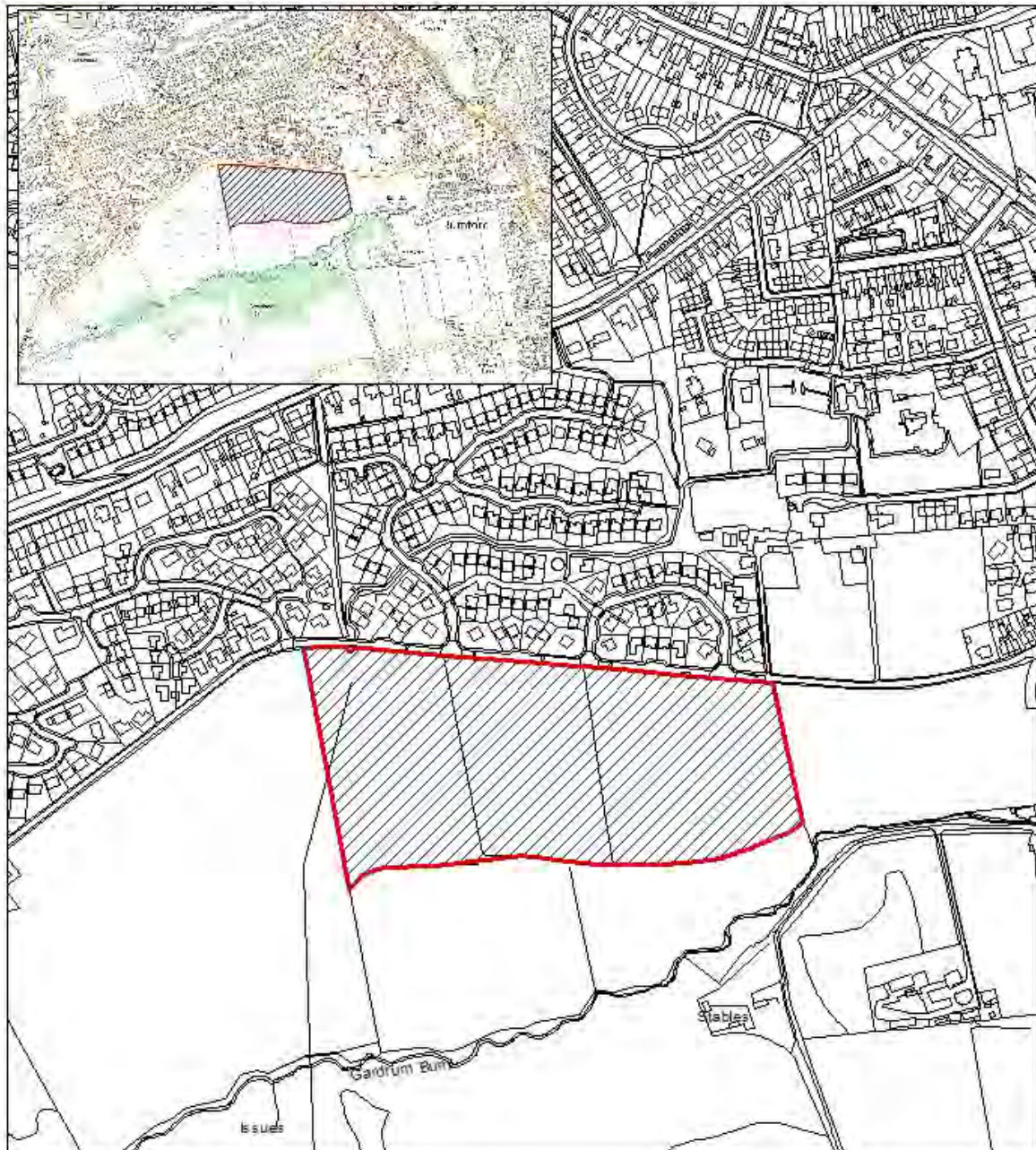
Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504935 and ask for Brent Vivian, Senior Planning Officer.

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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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 planned 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 Maddiston 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 speeds 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 Mcorrie, 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

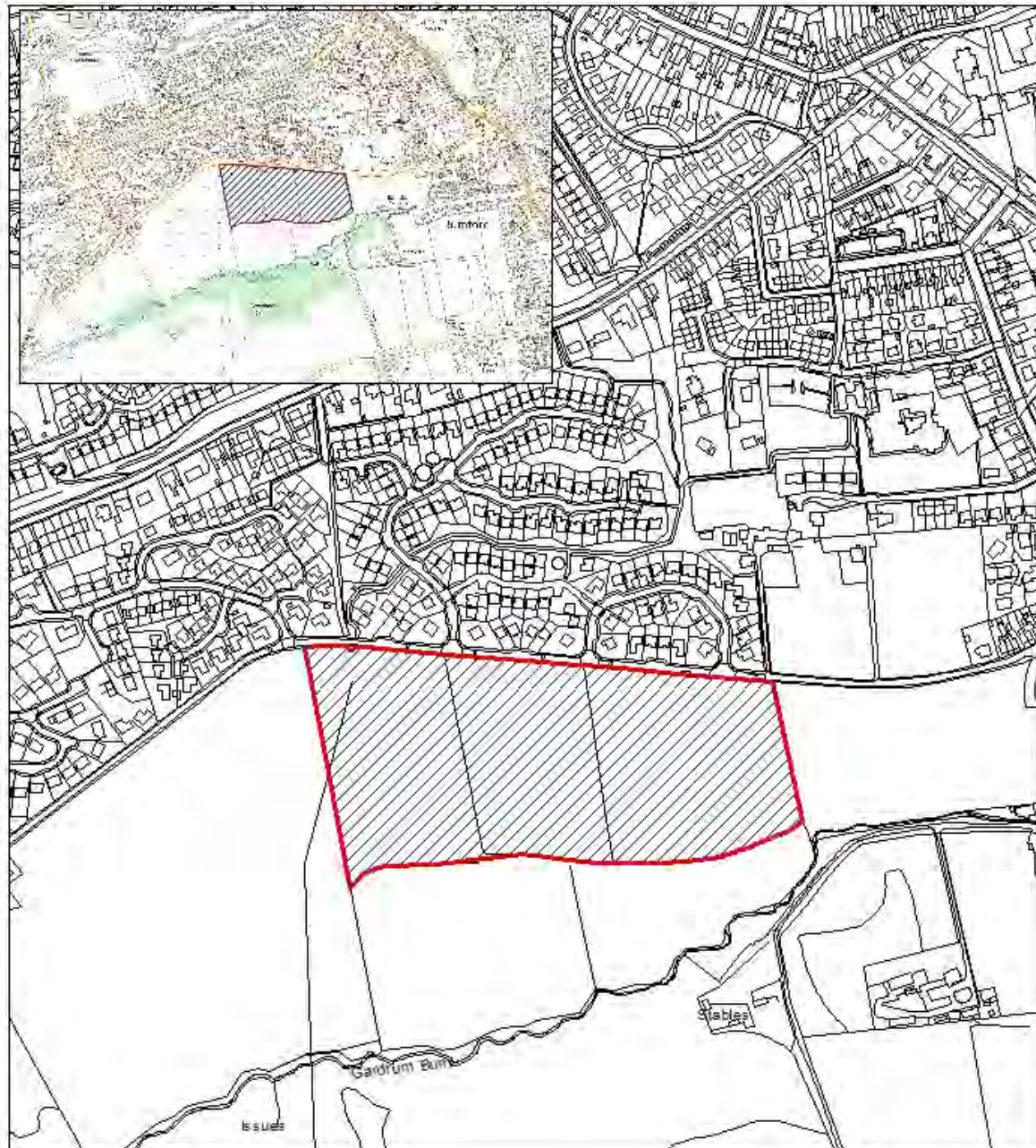
Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504935 and ask for Brent Vivian, Senior Planning Officer.

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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The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011
Screening Opinion

Development:	Residential Development with Associated Engineering Works and Landscaping
Location:	Land to the North of Wallace Lea Stables, Rumford
Reference No:	PRE/2017/0006/SCREEN
<p>Reason for classification as Schedule 2 Development (see Schedule 2 of EIA Regulations)</p> <p>Description of development from Column 1:</p> <p>10. Infrastructure projects (b) Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas;</p> <p>Applicable Thresholds/Criteria from Column 2 The area of works exceeds 0.5 hectare.</p>	
<p>Consideration of Whether Development has Significant Environmental Effects (see Schedule 3 of EIA Regulations)</p> <p><u>1. Characteristics of development</u> (having regard to: size; cumulative effects; use of natural resources; production of waste; pollution and nuisances; risk of accidents)</p> <p>The proposal is for residential development and associated engineering works and landscaping. The site extends to 7.8 hectares. No indication is given in the screening request of potential number of units. The site is greenfield, agricultural land and some of the field boundaries are lined with trees/ bushes. There would be potential cumulative effects with existing/ proposed housing sites in the local area. The main characteristics of the development would be permanent landscape changes, visual impacts, construction related impacts and normal activities associated with residential land use post-construction. These impacts are well understood in the context of a housing development.</p> <p><u>2. Location of development</u> (having regard to: existing land use; relative abundance, quality and regenerative capacity of natural resources in the area; absorption capacity of the natural environment; areas in which the environmental quality standards laid down in community legislation have already been exceeded; densely populated areas; landscapes of historical, cultural or archaeological significance)</p>	

<p>The site consists of open agricultural land. It lies to the south of Sunnyside Road and is adjacent to existing residential properties. Sunnyside Road forms the edge of the settlement limits for Rumford at this location. The site is bounded by open/ agricultural land to the west and south. There is an Open Space area adjoining to the east. Gardrum Burn and a Wildlife Site lie further to the south. Beyond that to the south is Green Network Opportunity GN16. This opportunity provides for landscape enhancement to improve the setting of the Lower Braes villages. The site is within a coal mining high risk area.</p> <p><u>3. Characteristics of the potential impact</u> (having regard to: the extent of the impact; the transfrontier nature of the impact; the magnitude and complexity of the impact; the probability of the impact; the duration, frequency and reversibility of the impact.</p> <p>The main impacts would be the permanent visual/ landscape change from open agricultural land to an urban housing environment. There would be short-term construction related issues such as noise, heavy traffic and dust. Post construction, the impacts would relate to normal residential activities including the traffic generated by a housing development. There may be some potential for sensitivity to farm activities arising from proximity to agricultural land. The potential impacts are considered to be fairly localised and not of a complexity or magnitude to warrant an EIA.</p>	
<p>EIA required? (i.e. is development likely to have significant environmental effects?)</p>	<p>No</p>
<p>Reasons: The potential impacts on the environment are not considered to be significant for the purposes of EIA. They will be fairly localised and are not of a complexity or magnitude that cannot be adequately addressed through the application process as supported by targeted assessments as required.</p>	

Part 2 (For use in more complex screening opinions)

Further detail on the assessment against the Schedule 3 criteria is provided below:

1. CHARACTERISTICS OF THE DEVELOPMENT	Yes/no Briefly describe
(a) Size of the development	
Will the development be out of scale with the existing environment?	<p>No. The proposal is adjacent to the existing Rumford settlement boundary and represents a sizeable extension to the urban area. However, the size is not significant in the context of the scale of the existing urban environment.</p> <p>The scale, massing, height etc. of the proposed house types would be assessed at detailed planning stage.</p>
Will it lead to further consequential development or works (e.g. new roads, extraction of aggregate, provision of new water supply, generation or transmission of power, increased housing and sewage disposal)?	<p>Yes. There will be a requirement for new infrastructure works including connections to existing infrastructure.</p>

(b) Cumulation with other development	
Are there potential cumulative impacts with other existing development or development not yet begun but for which planning permission exists?	Yes. There is the potential for cumulative impacts, in particular with existing development and land to the south-west which is identified in the LDP2 Main Issues Report as a Non-Preferred Housing Site (147). Such impacts include visual and impacts on the local road network.
Should the application for this development be regarded as an integral part of a more substantial project? If so, can related developments which are subject to separate applications proceed independently?	The proposal can be considered as a stand-alone housing development.
(c) Use of natural resources	
<p>Will construction or operation of the development use natural resources such as land, water, materials or energy, especially any resources which are non-renewable or in short supply?</p> <ul style="list-style-type: none"> • land (especially undeveloped or agricultural land)? • water? • minerals? • aggregates? • forests and timber? • energy including electricity and fuels? • any other resources? 	<p>The principle resource will be land. A relatively small amount of agricultural land would be lost and the site is not identified as being of high quality for agriculture.</p> <p>The construction would involve the use of timber/aggregates and energy.</p>
(d) Production of waste	
<p>Will the development produce wastes during construction or operation or decommissioning?</p> <ul style="list-style-type: none"> • spoil, overburden or mine wastes? • municipal waste (household and/or commercial)? • hazardous or toxic wastes (including radioactive)? • other industrial process wastes? • surplus product? • sewage sludge or other sludges from effluent treatment? • construction or demolition wastes? • redundant machinery or equipment? • contaminated soils or other material? • agricultural wastes? • any other solid wastes? • liquid or solid wastes in suspension? 	<p>Yes, the proposal would produce the normal waste expected during construction but this is not likely to be toxic or hazardous.</p> <p>A Construction Management Plan would ensure that the waste, contamination and direct impacts on the environment are minimised.</p> <p>It is expected that the site would be subject to cut and fill with excess material minimised and used elsewhere.</p> <p>Upon completion of the housing, there would be normal household waste.</p>

(e) Pollution and nuisances	
<p>Will the development release pollutants or any hazardous, toxic or noxious substances to air?</p> <p>Emissions from:</p> <ul style="list-style-type: none"> • combustion of fossil fuels from stationary or mobile sources? • production processes? • materials handling including storage or transport? • construction activities including plant & equipment? • dust or odours from handling of materials including construction materials, sewage & waste? • incineration of waste? • burning of waste in open air (e.g. slash material, construction debris)? • any other sources 	<p>There would be construction noise and activities and a degree of construction related pollution, but these can be mitigated by compliance with construction and environmental codes of practice.</p>
<p>Is there a potential risk from:</p> <ul style="list-style-type: none"> • leachates? • Escape of wastes or other products/by-products that may constitute a contaminant in the environment? 	<p>There is some standing water in the middle of the site at its eastern end.</p> <p>There are no water bodies adjoining the site. Gardrum Burn lies approximately 100 metres to the south at its nearest point.</p> <p>The risks to the water environment are considered to be small and able to be controlled.</p>
<p>Will the development cause noise and vibration or release of light, heat energy or electromagnetic radiation?</p> <ul style="list-style-type: none"> • from operation of equipment e.g. engines, ventilation plant, crushers? • from industrial or similar processes? • from blasting or piling? • from construction or operational traffic? • from lighting or cooling systems? • from sources of electromagnetic radiation (effects on nearby sensitive equipment as well as people)? • from any other sources? 	<p>There would be noise arising from the operation of earthmoving and compaction plant on the site, and normal construction noise arising from the house building.</p>
(f) Risk of accidents, having regard in particular to substances technologies used	
<p>Will there be a risk of accidents during construction or operation of the development which could have effects on people or the environment?</p> <ul style="list-style-type: none"> • from explosions, spillages, fires etc from storage, handling, use or production of hazardous or toxic substances? • from events beyond the limits of normal environmental protection e.g. failure of pollution control systems? • from any other causes? 	<p>Any potential risks in relation to previous coal mining on the site would have to be addressed in a coal mining risk assessment.</p>

<ul style="list-style-type: none"> • could the development be affected by natural disasters causing environmental damage (e.g. floods, earthquakes, landslip, etc)? 	
<p>Will the development involve use, storage, transport, handling or production of substances or materials which could be harmful to people or the environment (flora, fauna, water supplies)?</p> <ul style="list-style-type: none"> • use of hazardous or toxic substances ? • potential changes in occurrence of disease or effect on disease carriers (e.g. insect or water borne diseases)? • effect on welfare of people (e.g. change of living conditions) • effects on vulnerable groups (e.g. the elderly)? 	No.
<p>Other characteristics: potential physical changes (topography, land use, changes in waterbodies etc) from construction, operation or decommissioning of the development</p>	
<ul style="list-style-type: none"> • permanent or temporary change in land use, landcover or topography including increases in intensity of land use? • clearance of existing land, vegetation & buildings? • Peat land disturbance and/ or degradation leading to; carbon release, damage to habitats, affecting land stability or hydrology? • creation of new land uses? • pre-construction investigations e.g. boreholes, soil testing? • construction or demolition works? • temporary sites or housing for construction workers? • above ground buildings, structures or earthworks including linear structures, cut & fill or excavations? • underground works including mining or tunnelling? • reclamation works? • dredging? • coastal structures (seawalls, piers)? • offshore structures? • production and manufacturing processes? • facilities for storage of goods or materials? • facilities for treatment or disposal of solid wastes or liquid effluents? • facilities for long term housing of operational workers? • new road, rail or sea traffic during construction or operation? 	<p>The proposal would result in a permanent change in land use, creation of new, more intensive, urban land uses, and changes in topography.</p> <p>There would be site investigations and construction works, above ground buildings and earthworks, and new road infrastructure over a confined area. There would be a limited increase in traffic as a result of construction and operation, and more people coming to the site.</p> <p>Any drainage impacts would have to be assessed in a flood risk assessment and drainage strategy as appropriate.</p> <p>Any impacts on native species would have to be assessed through submission of ecological supporting information. A landscape strategy would also be required which would include consideration of the opportunity to retain and reinforce existing vegetation.</p> <p>The site is within a coal mining high risk area and a coal mining risk assessment would be required.</p> <p>There may be some disturbance to pockets of peat but is anticipated that the peat would be of low value and the impact not significant.</p>

<ul style="list-style-type: none"> • new road, rail, air, waterborne or other transport infrastructure including new or altered routes and stations, ports, airports etc? • closure or diversion of existing transport routes or infrastructure leading to changes in traffic movements? • new or diverted transmission lines or pipelines? • impounding, damming, culverting, realignment or other changes to the hydrology of watercourses or aquifers? • stream crossings • abstraction or transfers of water from ground or surface waters? • changes in waterbodies or the land surface affecting drainage or run-off? • transport of personnel or materials for construction, operation or decommissioning? • long term dismantling or decommissioning or restoration works? • ongoing activity during decommissioning which could have an impact on the environment? • influx of people to an area either temporarily or permanently? • introduction of alien species? • loss of native species or genetic diversity? • any other changes? 	
2 LOCATION OF THE DEVELOPMENT	
(a) Existing land use	
Are there existing land uses on or around the location which could be affected by the development, e.g. homes, gardens, other private property, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, water catchments, functional floodplains, mining or quarrying?	Yes. The site lies in the countryside and adjoins the existing Rumford urban area. As such, the main land uses affected would be agriculture, the existing settlement and sensitive receptors in the surrounding countryside. The effects are not considered to be significant for the purpose of EIA. .
Are there any areas on or around the location which are occupied by sensitive land uses e.g. hospitals, schools, places of worship, community facilities, which could be affected?	Yes. There are playing fields and a children's nursery approximately 200 to 250 metres to the east. The nearest school is approximately 250 metres to the north.
Is the development located in a previously undeveloped area where there will be loss of greenfield land?	Yes. There will be the loss of greenfield, agricultural land.

(b) Relative abundance, quality and regenerative capacity of natural resources in the area	
<p>Are there any areas on or around the location which contain important, high quality or scarce resources which could be affected by the development?</p> <ul style="list-style-type: none"> • groundwater resources • surface waters • forestry • agriculture • fisheries • tourism • minerals 	No.
(c) Absorption capacity of the natural environment	
<p>Are there any areas on or around the location which are protected under international or national or local legislation for their ecological, landscape, cultural or other value, which could be affected by the development?</p>	<p>A locally designated Wildlife Site lies approximately 50 metres to the south at its nearest point to the site.</p> <p>There is a Site of Importance for Nature Conservation (SINC) approximately 500 metres to the west.</p> <p>The proposed development would have no direct impacts on these designations. Any indirect impacts could be addressed through the submission of relevant supporting information.</p>
<p>Are there any other areas on or around the location which are important or sensitive for reasons of their ecology</p> <ul style="list-style-type: none"> • wetlands, watercourses or other waterbodies • the coastal zone • mountains, forests or woodlands • nature reserves and parks 	There is a watercourse nearby as noted previously.
<p>Are there any areas on or around the location in which species and habitats of Local Biodiversity Action Plan importance are present?</p>	There are locally designated sites nearby as noted previously.
<p>Are there any areas on or around the location which are used by protected, important or sensitive species of fauna or flora e.g. for breeding, nesting, foraging, resting, overwintering, migration, which could be affected?</p>	No.
<p>Are there any inland, coastal, marine or underground waters on or around the location which could be affected?</p>	There is a watercourse nearby as noted previously
<p>Are there any groundwater source protection zones or areas that contribute to the recharge of groundwater resources?</p>	No.

Are there any areas or features of high landscape or scenic value on or around the location which could be affected?	No.
Are there any routes or facilities on or around the location which are used by the public for access to recreation or other facilities, which could be affected?	No.
Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected?	No.
Is the development in a location where it is likely to be highly visible to many people?	No.
Are there any areas or features of historic or cultural importance on or around the location which could be affected?	No.
Are there any areas on or around the location which are already subject to pollution or environmental damage e.g. where existing legal environmental standards are exceeded, which could be affected?	No.
Is the location of the development susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g. temperature inversions, fogs, severe winds, which could cause the development to present environmental problems?	No.
CHARACTERISTICS OF THE POTENTIAL IMPACT	
Main potential impacts are the visual impact of the new housing and standard construction-related impacts such as noise and dust.	
(a) Extent of the impact	
Will the effect extend over a large area?	No. Any impacts would be fairly localised.
Will many people be affected?	The adjoining settlement area and sensitive receptors in the surrounding countryside may be affected during the temporary construction phase.
(b) Transboundary nature of the impact	
Will there be any potential for transboundary impact?	No.

(c) Magnitude and complexity of the impact	
Will there be a large change in environmental conditions?	No.
Will the effect be unusual in the area or particularly complex?	No.
Will many receptors other than people (fauna and flora, businesses, facilities) be affected?	No.
Will valuable or scarce features or resources be affected?	No.
Is there a risk that environmental standards will be breached?	Low risk.
Is there a risk that protected sites, areas, features will be affected?	No. No direct impacts on designated sites are anticipated.
(d) Probability of the impact	
Is there a high probability of the effect occurring?	The visual impact of the housing is certain.
Is there a low probability of a potentially highly significant effect?	No.
(e) Duration, frequency and reversibility of the impact	
Will the effect continue for a long time?	The visual impact will be permanent. Construction-related impacts will be temporary.
Will the effect be permanent rather than temporary?	The visual impact will be permanent. Construction-related impacts will be temporary.
Will the impact be continuous rather than intermittent?	Yes.
If intermittent, will it be frequent rather than rare?	
Will the impact be irreversible?	The visual impact will be irreversible.
Will it be difficult to avoid or reduce or repair or compensate for the effect?	The visual impact is capable of mitigation through design and layout. Construction related impacts are capable of mitigation through compliance with construction and environmental codes of practice.