



Agenda Item 14

**PROPOSED RESIDENTIAL
DEVELOPMENT, ACCESS,
LANDSCAPING, OPEN SPACE AND
ASSOCIATED WORKS AT LAND TO
THE NORTH OF LOCH VIEW, STIRLING
ROAD, LARBERT, FOR GLADMAN
DEVELOPMENTS LTD - P/17/0632/PPP**

FALKIRK COUNCIL

Subject: PROPOSED RESIDENTIAL DEVELOPMENT, ACCESS, LANDSCAPING, OPEN SPACE AND ASSOCIATED WORKS AT LAND TO THE NORTH OF LOCH VIEW, STIRLING ROAD, LARBERT, FOR GLADMAN DEVELOPMENTS LTD - P/17/0632/PPP

Meeting: FALKIRK COUNCIL

Date: 7 March 2018

Author: DIRECTOR OF DEVELOPMENT SERVICES

Local Members: Ward - Bonnybridge and Larbert

Provost William Buchanan
Councillor David Grant
Councillor Niall Coleman

Community Council: Larbert, Stenhousemuir and Torwood

Case Officer: John Milne (Senior Planning Officer), Ext. 4815

1. DESCRIPTION OF PROPOSAL / SITE LOCATION

- 1.1 The application constitutes a major development and seeks planning permission, in principle, for 60 new homes, of which 25% are proposed to be affordable, with new vehicular access, landscaping and open space.
- 1.2 The site extends to 5.44 Ha, with the proposed development area comprising two distinct parts. The principal application area (extending to 4.4 Ha) sits to the west of Stirling Road, Larbert and is set between an area of open parkland with woodland beyond. Neighbouring residential properties adjoining the eastern boundary of the site comprise one and a half and two storey dwellinghouses. The site is on the edge of land originally part of the Larbert House Estate, which has seen the refurbishment and extension of the B Listed Larbert House, along with the development of new residential dwellinghouses within the grounds. The application site is also located south of Forth Valley Royal Hospital.
- 1.3 The secondary site (extending to 1 Ha) is proposed to accommodate Sustainable Urban Drainage infrastructure and is located to the north of Denny Road. Both sites are outwith the urban area as defined in the Falkirk Local Development Plan (FLDP).
- 1.4 While the application seeks to establish the principle of development of the site, the applicant has submitted supporting information as to the detail of the proposal, including a proposed layout plan, definition of the final number of units and such supporting information as would be expected at a future date, only when the principle of development had been established. These are listed at point 1.6 of the report.

- 1.5 The applicant submits that the planning application responds directly to the identified need to deliver additional homes in the Falkirk Council area due to a shortfall in the effective five year housing land supply as identified in the latest Falkirk 2016/17 Housing Land Audit. The site is viewed by the applicant as a windfall site over and above that included in the adopted Falkirk Local Development Plan and emerging provision.
- 1.6 The following information has been submitted in support of the application:-
- Site location plan
 - Development Framework plan
 - Planning Statement
 - Pre-application consultation (PAC) report
 - Design Statement
 - Landscape and Visual Assessment
 - Education Position Statement
 - Transport Assessment and Stage 1 Safety Audit
 - Heritage Appraisal
 - Economic Impact Statement
 - Archaeological Desk Based Assessment
 - Extended Phase 1 habitat and protected species survey
 - Drainage Assessment and Flood Risk Assessment
 - Noise Impact Assessment and addendum
 - Preliminary Environment Assessment Report
 - Agricultural Land Quality Assessment
 - Tree Survey
- 1.7 The Pre-Application Consultation process was undertaken by the applicant. The Pre-Application Consultation (PAC) Report sets out the process of consultation undertaken and the outcomes. A Proposal of Application Notice (PAN) was submitted to Falkirk Council in respect of a proposed residential development in 2016; setting out the proposed consultation arrangements. An Environmental Impact Assessment (EIA) Screening Opinion was also sought and the planning authority confirmed that the proposed development did not constitute 'EIA development' under the terms of the EIA regulations. During 2016, a public consultation event was held, along with a meeting with the Community Council. Throughout the consultation process, copies of the exhibition boards were available to view online on a dedicated website, the link to which was advertised in the local newspaper. Questionnaires were also available to complete on the website for those wishing to submit comments. As a consequence of the Pre-Application Consultation process, the development proposals evolved to take into account responses received. Due to the time passed, changes to the proposal and addition of a SUDs feature, a second PAN was lodged in 2017 and a subsequent public exhibition took place. Key outcomes of the PAC process have led the applicant to incorporate the following in the submitted proposal:-
- Reduction in the red line application boundary to alleviate fears of a larger scale proposal.
 - Reduction in the development footprint to allow views westwards across parkland from the town.
 - Reduction in unit numbers from 100 to 60 to better fit the townscape.
 - Close analysis of drainage and SUDs to ensure betterment.

- Improved linkages through the site.
- Introduction of a range of housetypes including 1.5 storey.

1.8 The applicant, within the submitted planning statement, has made the following submissions in support of the development concept:-

- The development of the private market dwellings would be delivered by a house builder, with the affordable housing typically either provided on site by, or in partnership with the Council, a registered social landlord (RSL) or by the house builder directly. The affordable housing options might include: social rented, shared equity/shared ownership, discounted low cost or private below market rent housing. The applicant submits that it has experience in a range of options and would work with Falkirk Council to find the most appropriate solution.
- In the event that planning permission were to be granted, the applicant would market the site, and sell to a house builder who would submit the necessary detailed matters specified by condition. It is likely the site would be sold to one house builder, developing at a rate of 30 units per year, i.e. a 2 year built-out project (plus 6 months either side of housebuilding).
- A number of house builders have already expressed interest in acquiring the site, including an indication of anticipated build out rates; providing a strong indicator that the delivery of the site can be secured in the short term.
- The applicant submits that it has a good relationship with the house building industry in Scotland, and planning matters are progressed expeditiously, with applications for matters specified in conditions being submitted as soon after legal agreement is executed and in principle planning permission secured. The land transaction is then completed as soon as planning permission is granted. As the applicant is remunerated upon sale of the land to the house builder, the company ensures transactions are undertaken as quickly as possible, and no land banking takes place.
- The applicant would seek to enter into constructive dialogue to agree obligations for on and off site provisions which are reasonably related in scale and kind to the proposed development and which meet the policy tests set out in Circular 3/2012: Planning Obligations and Good Neighbour Agreements.
- Through good design, and a thorough approach to the application for PPP, the applicant submits that the proposal seeks to achieve a scale of development that is appropriate to its surroundings, of benefit to the local community, suitable to market demand and deliverable in the short term.
- In addition, the applicant has submitted a “Response to Consultation” letter dated 12th February, 2018 (Appendix 3) which can be summarised as:-

- The position is that the 2016/2017 Housing Land Audit (HLA) identifies a shortfall in the 5 year effective housing land supply to a figure of 3.9 years. The applicant contends that the preferred route of Falkirk Council in assessing this proposal falls to FLDP policy HSG01 – Housing Growth – which reflects guidance contained within SPP. The applicant contends that current housing land shortfall means that the tests in SPP should take priority over out-of-date FLDP housing land supply policies.
- As the criteria set within FLDP policy HSG01 – Housing Growth – and SPP notes, the sustainability of the site is of significant weight. The original submission documents consider the sustainability of the site in detail.
- With regard to the consideration of whether a proposal would prejudice the emerging Falkirk Local Development Plan (FLDP2), these tests are established and the applicant contends that the proposal can make a significant contribution towards restoring the required level of housing land supply in the Falkirk area. The proposal is neither so substantial nor are its effects likely to be so significant that granting of planning permission would undermine decisions about the scale, location or phasing of any other new developments which are themselves central to the emerging plan (FLDP2).
- The proposed FLDP2 has not yet been published or consulted upon (although this is expected in May 2018) and this consideration is of limited weight under the tests contained within the SPP.
- The applicant has sought to address matters raised through consultations relating to Landscape and Visual Assessment, Layout and Design (Urban Design), Archaeology, Biodiversity, Noise, Contaminated Land, Air Quality, Education, Transport and Roads, Flooding and Drainage and matters raised by NHS Forth Valley. These are expanded upon within Appendix 3.

- 1.9 In conclusion, the applicant notes comments that the proposal is contrary to the FLDP as the site is not allocated in the adopted plan for residential development nor identified in the Main Issues Report for FLDP2 as a site or area for further residential growth. It is further noted that Falkirk Council does not acknowledge the application is on a sustainable greenfield site.
- 1.10 The applicant contends that Falkirk Council does not have an effective 5 year supply of effective housing land and that Scottish Planning Policy (SPP) should be a significant material consideration in addressing this shortfall. SPP approach to housing land supply, Development Plan policies for the supply of housing land and the SPP approach to decision making where plans are silent or out of date, lend significant support to the proposal.
- 1.11 With regard to public representation to date, the applicant's response to these matters are summarised in part 7b.19 of this report.

2. REASON FOR COMMITTEE CONSIDERATION

- 2.1 Council consideration is 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, owing to the countryside designation of the site and its scale and nature (a housing proposal) within the context of the local area.
- 2.2 The application was subject to an unaccompanied site inspection by Elected Members on the morning of Tuesday 6 February 2018, followed by a Pre-Determination Hearing at Larbert Village Primary School that evening. The report to that Hearing is attached as Appendix 1 and a summary of matters raised in Appendix 2. Where relevant, matters raised at the Pre-Determination Hearing have been included in this report.

3. SITE HISTORY

- 3.1 Proposal of Application Notice reference PRE/2016/0015/PAN - received 7 June 2016 - Proposed Residential Development, Access, Landscaping and Associated Works - Site to the West of Lochview, Stirling Road, Larbert
- 3.2 Proposal of Application Notice reference PRE/2017/0010/PAN - received 24 May 2017 - Proposed Residential Development, Access, Landscaping, Open Space and Associated Works - Land to the North of Lochview, Stirling Road, Larbert.
- 3.3 Request for Environmental Impact Assessment Screening Opinion - PRE/2017/0013/SCREEN - received 22 June 2017 - No Environmental Statement Required - Land to the North of Lochview, Stirling Road, Larbert.
- 3.4 F/2001/0700 - Erection of Residential Accommodation, Therapy Centre and Office - Forth Valley Primary Care (NHS) Trust - Land off Stirling Road, Larbert - Detailed Granted 5 December 2001.
- 3.5 06/1066/FUL - Erection of New Acute Hospital with Associated Access, Landscaping and Parking and Erection of Energy Centre - John Laing Social Infrastructure Ltd - Old Denny Road, Larbert - Detail Granted 9 March 2007.
- 3.6 P/11/0481/LBC - Conversion and Extension of Larbert House to Form 20 Flatted Dwellings, Conversion of the Stable Block to Form 8 Mews Dwellinghouses and Erection of 4 Dwellinghouses - Strathyre Properties Ltd - Larbert House, Stirling Road, Larbert - Listed Building Consent Granted 19 February 2013.
- 3.7 P/11/0485/FUL - Conversion and Extension of Larbert House to Form 20 Flatted Dwellings and Conversion of the Stable Block to Form 8 Mews Dwellinghouses - Strathyre Properties Ltd - Larbert House, Stirling Road, Larbert - Detail Granted (On Appeal) 20 December 2012.
- 3.8 P/11/0486/FUL - Erection of 3 Dwellinghouses – Strathyre Properties Ltd - Larbert House, Stirling Road, Larbert - Detail Granted 13 May 2013.
- 3.9 P/13/0769/FUL - Erection of Maggie's Cancer Caring Centre (Class 10 Non-Residential Institution) - Maggie's Centres - Forth Valley Royal Hospital, Stirling Road, Larbert - Detail Granted 6 March 2014.

4. CONSULTATIONS

- 4.1 Scottish Water has no objection to this planning application; however the applicant should be aware that this does not confirm that the proposed development can currently be serviced, and Scottish Water advise the following:-

Water

- There is currently sufficient capacity in the Carron Valley Water Treatment Works. However, further investigations may be required to be carried out once a formal application has been submitted to Scottish Water.

Foul

- There is currently sufficient capacity in the Dalderse Waste Water Treatment Works. However, further investigations may require to be carried out once a formal application has been submitted to Scottish Water.

The applicant should be aware that Scottish Water is unable to reserve capacity at the water and/or waste water treatment works for their proposed development. Once a formal action application is submitted to Scottish Water after full planning permission has been granted, Scottish Water would review the availability of capacity at that time and advise the applicant accordingly.

Surface Water

- For reasons of sustainability and to protect customers from potential future sewer flooding, Scottish Water would not normally accept any surface water connections into the combined sewer system.

There may be limited exceptional circumstances where Scottish Water would allow such a connection for brownfield sites only, however this would require significant justification from the customer, taking account of various factors including legal, physical and technical challenges.

In order to avoid costs and delays where a surface water discharge to the combined sewer system is anticipated, the developer should contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request. Scottish Water will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

- 4.2 Falkirk Council's Roads Development Unit has advised that:-

Roads

- Having regard to the submitted road safety audit, available visibility at the location of the proposed access and comment from the Transport Planning Unit on the submitted Transport Assessment, there is no objection in principle to the formation of an access at the location proposed. The type of access, form and location of pedestrian crossing facilities and level of visibility should be secured by condition, for agreement at the detailed planning stage.

- Formation of the access will necessitate alterations to existing traffic regulation orders and potentially the preparation of new orders. All costs shall be borne by the applicant.
- The development layout including parking provision shall accord with the National Roads Development Guide.

Surface Water Drainage/Flooding

- Information submitted in respect of surface water drainage and flood risk has been assessed by the Council's consultants. Further information would be required as part of a future full or a Matters Specified in Conditions application.

4.3 Falkirk Council's Transport Planning Unit has advised that:-

- In terms of cycling accessibility, neither the proposed access onto Stirling Road nor Stirling Road itself has been designed to encourage cycle usage.
- It is accepted that the scale of the development is only likely to have a relatively small impact on the wider network. Therefore, on balance, the submitted Traffic Assessment conclusions for the capacity assessment on the wider road network are now considered to be acceptable.
- The principle of establishing a new priority junction access on A9 Stirling Road in this location is accepted. However, in view of the daily traffic flows now being experienced on Stirling Road, a preference would be for a ghost island priority layout to be provided, incorporating a suitable right turn storage lane. The incorporation of a pedestrian crossing island should also be considered, instead of the proposed controlled pedestrian crossing facility. Any final layout could be considered on further submissions.
- Matters relating to further road safety audits, swept path assessment, provision of a Welcome Travel Pack, adherence to visibility splay and parking requirements could be considered on further submissions or be the subject of planning conditions. Potential costs of Traffic Regulation Orders should be borne by the applicant.

4.4 The Coal Authority has confirmed that the application site does not fall within the defined Development High Risk Area and is located instead within the defined Development Low Risk Area. However, if the proposal is granted planning permission it would be necessary to include the Coal Authority Standing Advice within the Decision Notice as an informative.

4.5 The Scottish Environment Protection Agency (SEPA) initially objected to the application on the grounds of lack of information. Following receipt of further information relating to drainage, SEPA withdrew its objection. This was on the grounds that there would be no connection between drainage ditches within the site and that ground levels would be re-profiled so that drainage would be directed into the development site, away from existing properties on Stirling Road.

- 4.6 Falkirk Council's Environmental Protection Unit advised that a contaminated land assessment would be required owing to the presence of a former timber yard, works, hospital, unknown filled ground and potentially other contaminative activities within 250m of the site. In terms of noise, a planning condition is recommended securing retention of the existing stone built wall at the site boundary, as proposed in the applicant's submitted Environmental Noise Impact Assessment. An addendum to the Assessment has been submitted to specifically address the issue of the breach of the existing stone wall to facilitate vehicular access provision.
- 4.7 In respect of Air Quality, it is advised that the proposed housing development is located outwith any of Falkirk Council's Air Quality Management Areas (AQMA). If the development were to proceed, increased residential traffic could impact on local air quality at nearest sensitive receptors. Construction dust management guidance such as that published by the Institute of Air Quality Management (IAQM) should be considered if planning permission is granted. Care should be taken to minimise any air emissions / suppress dust during the construction phase. The further submission of an Air Quality Assessment report would be required.
- 4.8 Falkirk Council's Children's Services advise that:-

School Catchments

- The site falls within the catchments for Larbert Village Primary School, St Bernadette's RC Primary School, Larbert High School and St Mungo's RC High School.

Impact of Development

- *Larbert Village Primary School*
Based on the current ratio of 0.25 pupils per house Children's Services would expect about 15 children from this development to enroll at Larbert Village Primary School. Larbert Village Primary School is the catchment non-denominational school that most children from this development would attend once built.

The primary school was extended to 2-stream in 2009 and has capacity for over 400 pupils. The roll is currently sitting at 344 and expected to steadily reduce to just over 300 over the next 5 years.

This development can be expected to generate 15-20 pupils, so the school will have enough capacity to accommodate them. No developer contribution is required for primary school capacity.

- *St Bernadette's RC Primary School*
Based on the current ratio of 0.09 pupils per house Children's Services would expect 5-6 children from this development to enrol at St Bernadette's RC Primary School. The school is facing acute capacity risks in the next few years and the proposed development would exacerbate these. The school is only just managing to meet catchment demand within available capacity. A couple more RC baptized pupils at Primary 1 entry each year would require Children's Services to invest in additional classroom capacity. The alternative would be to cap intake and refuse the enrolment of some Catholic children at their local denominational primary.

- Larbert High School*

Based on the current ratio of 0.14 pupils per house Children's Services would expect 8-9 children from this development to enrol at Larbert High School. Investment would be required to address expected capacity to accommodate the proposed development. Larbert High School currently has 1730 pupils. If no more houses are built in the area, the school roll is expected to rise to around 2000 pupils by 2021. Those children are already in the system. With currently anticipated newbuild from ongoing developments, Children's Services expect the roll to peak at over 2,100 pupils by the early to mid 2020's. This will make it Scotland's largest secondary school by some margin.

Children's Services have started extending capacity at the school to accommodate this demand and the necessary works will be ongoing for the next 4-5 years.

All new volume housing developments in the Larbert High School area will exacerbate current pressures and Children's Services request that they contribute on a pro-rata basis towards the necessary investment.

- Nursery Provision*

The scale of the proposed development would require investment in local nursery provision to meet the necessary demand.

The nursery class at Larbert Village Primary School currently has some capacity, but all of this will be needed to meet new statutory duties effectively doubling nursery provision on offer by 2020. Extra capacity will be required for this elsewhere in the area.

Children's Services are investing across all nursery establishments to meet these new duties, in a very short timescale. There is insufficient funding to add surplus capacity to accommodate new housing growth. This will need to be funded from developer contributions.

Conclusion

- Children's Services request that, if this application is approved, it is on the condition that the applicant makes the following pro-rata contribution (in accordance with Supplementary Guidance (SG) 10 'Education and New Housing Development')

• St Bernadette's RC Primary School	£850 per house	= £51,000 for 60 houses
• Larbert High School	£2,100 per house	= £126,000 for 60 houses
• Nursery Provision	£700 per house	= £42,000 for 60 houses
• Total contribution	£3,650 per house	= £219,000 for 60 houses

4.9 Police Scotland advise that a crime risk assessment has been undertaken and results in Low Risk in terms of crime prevention. Advice on a number of measures which could be implemented on site, has been provided and forwarded to the applicant.

4.10 NHS Forth Valley object to the application on the following basis:-

- The site is designated countryside and the proposal for housing must be assessed in terms of relevant Local Plan policies.
- Two housing sites are already allocated in the immediate area (Larbert House - H38 and The Bungalows - H75).
- The subject is a greenfield site not allocated for development within the Local Development Plan.
- The proposal would have an adverse impact on the surrounding area and associated infrastructure, which cannot support this level of housing at this time.
- The proposal would have an adverse impact on the existing NHS services and it has not been demonstrated that the services have the capacity to accommodate this proposal. Should it be proven that there is an identified shortfall in the capacity of NHS Forth Valley Services to accommodate the proposed development and the Council are minded to grant, appropriate funding must be provided by the developer to address the identified shortfall.
- Fundamental concern for NHS Forth Valley is the wellbeing of its patients and the detrimental impacts of this proposal on those patients. The proposed development is situated in an extremely sensitive area, in proximity to the NHS Forth Valley Hospital Complex which includes the new Maggie's Centre and Loch View, catering for patients with learning disabilities and mental health issues. NHS Forth Valley, from a clinical perspective, remains wholly unconvinced that this proposal can co-exist with the existing and longstanding NHS facility at Loch View without significant detrimental impacts on the residents of Loch View.

4.11 Falkirk Council's Keeper of Archaeology and Local History advises that there are no known archaeological sites in the area and has no objections to the proposed development.

5. COMMUNITY COUNCIL

5.1 Larbert, Stenhousemuir and Torwood Community Council object to the proposals, based on:-

- The proposal is contrary to the local plan for the area and also the masterplan for the hospital site.
- There is already considerable housing growth within the local area, negating the requirement for further housing. This includes current large scale developments at Lorne Road and more notably at Kinnaird Village. Furthermore, there has already been additional housing built at the nearby Larbert House Country Estate, with a further development recently agreed for the land beside The Bungalows. The local infrastructure is quite simply lacking and unable to cope with the pressure of the existing and ongoing developments.

- The proposal would reduce the visual green area within the community and have an adverse impact on the healthcare facilities that surround the site. In particular, the viewpoint over the loch was constructed to allow patients a peaceful rehabilitation area to which they could walk with some ease. Notably, the recently constructed Maggie's Centre was built to provide an environment to aid recovery, being surrounded by fields. A busy housing development would not seem to be appropriate in this location.
- Stirling Road and surrounding roads already have gridlock difficulties at certain times of the day, and additional traffic is not what is required. The access road to the proposed development would also affect the emergency services access road.
- The existing infrastructure within the area cannot cope with the current scale of junctions, school capacity (in particular Larbert High) and health provision.
- There have been instances of flooding in the fields identified. Additional housing would worsen the effect on flooding on existing houses.

6. PUBLIC REPRESENTATION

6.1 One letter of support and 84 objections have been received in respect of the application. The concerns raised can be summarised as follows:-

- The proposal is contrary to the local plan for the area and also the masterplan for the hospital site;
- The proposal would reduce the visual green area within the community and have an adverse impact on the healthcare facilities that surround the site. In particular, the viewpoint over the loch was constructed to allow patients a peaceful rehabilitation area to which they could walk with some ease;
- There is already considerable housing growth within the local area, negating the requirement for further housing. This includes current large scale developments at Lorne Road and more notably at Kinnaird Village;
- Stirling Road and surrounding roads already have gridlock difficulties at certain times of the day, and additional traffic is not what is required. The access road to the proposed development would also affect the emergency services access road;
- The existing infrastructure within the area cannot cope with the current scale of junctions, school capacity (in particular Larbert High) and health provision;
- Surface water flooding of the site has been experienced in the past;
- The area of the site is partly "made ground" from previous development and the existing drainage infrastructure is vulnerable to damage and over-capacity. This relates to both foul and surface water drainage;
- The topography of the site makes the existing houses between the site and Stirling Road vulnerable to flooding and issues relating to foul drainage. Further development would only exacerbate this problem;

- The site is not considered sustainable development which would meet the criteria required to meet any shortfall in the 5 year effective land supply across the Falkirk Council area;
- The site is not currently a preferred site for development within the Main Issues Report for Local Development Plan 2;
- The base traffic flows within the Transport Assessment carried out as part of the planning application do not reflect the current traffic flows;
- The Larbert area has seen major growth and change over a sustained period of time, including extensive new housing developments in Inches/Kinnaird, around Foundry Loan, Lorne Road and the Larbert Housing Estate. The growth has also included significant new developments including Forth Valley Royal Hospital, the redevelopment of Stenhousemuir shopping centre and the creation of the M876 slip roads. These developments have resulted in extreme pressure on the existing road network within the Larbert and Stenhousemuir area, which was not designed to cope with the current volume of traffic;
- The road network is already extremely busy and congested with substantial volumes of traffic on Stirling Road, including lengthy queues at peak times;
- The wider road network is not coping with current vehicle volumes, e.g. Main Street/King Street/Tryst Road/Bellsdyke Road;
- The position of the proposed junction into the housing development is adjacent to the ambulance road for FVRH;
- The proposed junction is also opposite the junction for Torwood Avenue and driveways;
- There is currently a bus stop next to the proposed junction which would require to be moved;
- There is no safe crossing particularly for school routes from the new development across Stirling Road;
- There is no pavement on the full west-side, southbound stretch to Larbert Cross;
- There is no safe cycle route from the development;
- Larbert Station is already over capacity for parking with parking overspilling into local housing estates;
- Stirling Road and surrounding streets already accommodate unacceptable levels of overspill parking from Forth Valley Royal Hospital;
- Education provision would be put under additional pressure by this proposal, adversely impacting on school capacities and levels of provision, along with the quality of tuition and opportunities for students;

- Larbert High School is already at saturation point with current housing commitments. It is set to be the biggest school in Scotland and one of the biggest in the UK by the mid-2020s;
- There are ongoing capacity pressures within local primary school provision in particular at St Bernadette's and Kinnaird. There remains pressure on capacity at Larbert Village;
- Even if capacity is increased in local schools there remains a shortage of available teaching staff across Scotland;
- The assumption of 34 children appears low for 60 houses;
- The proposal would result in a further loss of open space within the local area;
- The site is included in the recent audit of open space by Falkirk Council which showed that the rate of open space provision within the Larbert and Stenhousemuir area is considerably lower and of a lower quality than the Falkirk average;
- The proposed housing would not be in keeping with current housing styles on Stirling Road;
- The proposed housing would overlook existing housing;
- During construction there would inevitably be increased noise and disruption. This would have a negative impact on existing householders, the NHS Forth Valley Loch View facility and the Maggie's Centre;
- There are unacceptable waiting times for local GP services in the area, which would be exacerbated by further housing provision;
- There would be a negative impact on local heritage and the setting of the nearby listed building and associated grounds of Larbert House;
- Adverse impact on local wildlife and habitat;
- The minimal economic impacts that the site would create as outlined in the assessment do not outweigh the negative impacts the site would have on local transport, infrastructure and education;
- Reference to the Scottish Government's 3rd State of Scotland's Green Space Report;
- The adverse impact that the Loch Green Hospital may have on the development due to the level of noise that may be generated on occasions (fire alarm tests, etc.);
- The adverse impact of the proposals on the green network around Larbert;
- The potential adverse impact of the proposals on the efficiency of the emergency services using the Forth Valley Royal Hospital;

- The initiation of development on more appropriate allocated sites outwith the Larbert area would better contribute to the 5 year effective housing land supply, as well as securing retention of schools through addition to usage;
- The applicant will need the co-operation of third parties to link infrastructure – the roadway to Larbert House will need pipework underneath to feed the proposed SUDs pond;
- The application site still forms part of the active legal agreement achieved with Forth Valley Royal Hospital to manage the estate land;
- The application is contrary to the master plan for the area secured through legal agreement on construction of the Forth Valley Royal Hospital. This community asset has won a number of national awards and should be preserved;
- Larbert and Stenhousemuir have already substantially contributed to the 5 year effective land supply and is, indeed, exceeding the target set for the 5 year period;
- Major growth and projects in the area has resulted in extreme pressure on the existing road network and infrastructure, which was not designed to cope with such expansion;
- The application site forms part of an “island of tranquillity” and is regularly used to encourage pedestrian activity - promoting wellbeing from patients attending the Maggie’s Centre, Forth Valley Royal Hospital and Loch Green Hospital – as well as being a valued asset for the residents of the urbanised area of Larbert and Stenhousemuir. While the proposal would be detrimental in the long term, it would also be detrimental in the short term through noisy construction, construction traffic and development works;
- This is not a required, desirable or sustainable site for housing within the Larbert and Stenhousemuir area. The absolute minimal economic impacts that development on the site would create are not sustainable enough to outweigh the significant negative impacts housing on the site would have on the local community in relation to local transport, infrastructure, open space and education.

6.2 The letter of support received states that all local facilities are within walking distance from the development. The provision of facilities such as health care and schools will surely be included in the Falkirk Council Development Plan and take into account such small scale infill development.

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 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.
- 7a.2 The application site lies within the countryside, outwith the urban limits, as defined in the FLDP. The existing urban boundary as defined in the Local Development Plan is to the south and east.
- 7a.3 The FLDP 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 FLDP. 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; and
- 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 FLDP. 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 FLDP contains a range of strategic policies and supporting policies. The strategic policies of relevance to this application:-

- 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 Larbert and Stenhousemuir advises that:-

- The focus of housing growth in Larbert and Stenhousemuir will remain to the north of the settlement at Bellsdyke Road and Hill of Kinnaird (H36 & H37). This Strategic Growth Area reflects existing housing commitments which focus on the redevelopment of the redundant Bellsdyke Hospital and adjacent greenfield land to the east. With the exception of two further committed housing sites at Lorne Road (H38) and Larbert House/Stables (H39), there are no further significant housing land releases, which allow the surrounding green belt to be maintained.
- There has been much investment in infrastructure to support ongoing growth, including the redevelopment of Stenhousemuir District Centre, the new Forth Valley Royal Hospital, the completion of the Glenbervie Slip Roads and the building of two new primary schools. However, the capacity of Larbert High School remains a key issue, and an extension to the school will be required over the period of the plan (NF24).

- A number of opportunities have been identified to improve the Green Network. Potential exists to improve key open space corridors within the urban area (GN24). To the south there will be continuing improvements to the River Carron corridor (GN08). In North Larbert, green infrastructure will continue to be implemented as part of the Strategic Growth Area. To the east, opportunities exist to improve the landscape structure along the M9 corridor (GN23).
- Larbert and Stenhousemuir have seen major growth and change over recent years, including extensive new housing, new schools, the new Forth Valley Royal Hospital and the redevelopment of the shopping centre. The major placemaking challenge over the plan period remains the successful delivery of quality places within the residential and employment growth areas of North Larbert, and the continuing enhancement of greenspace in and around the urban area.

4.48 Figure 4.11 - Larbert and Stenhousemuir Housing Allocation

2014 - 2024			2024 - 2034
Existing Supply Sites	New Proposals	Total	Growth Potential
894	15	909	Medium

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 2016/17 Housing Land Audit (HLA) does identify a shortfall in the 5 year effective land supply of 760 units (572 are indicated to be private housing and 188 affordable housing) for the whole of the Falkirk Council area. The Stirling Road site can therefore be considered as a potential site to help address this shortfall in the housing land supply, but only if it meets the criteria set out in FLDP Policy HSG01- Housing Growth, which reflects guidance contained in Scottish Planning Policy (SPP) (2014).

7a.10 The applicant puts forward the proposition that this site could be considered as meeting this criteria in full. However, this is not accepted. The site is outwith the defined urban area and is not brownfield in character. The third sequential test is whether the site is considered to be a sustainable greenfield site.

7a.11 For the avoidance of doubt, the Falkirk Local Development Plan offers the following definitions:-

“Greenfield Site; Land which has never been previously developed or used for an urban use e.g. agricultural land or land used for recreation.”

“Sustainable Development; Development that meets the needs of the present without compromising the ability of future generations to meet their own needs (The Brundtland Definition. Our Common Future, The World Commission on Environment and Development, 1987)”

7a.12 Paragraph 28 of SPP (2014) is very clear that ‘The aim is to achieve the right development in the right place; it is not to allow development at any cost’ and paragraph 29 of SPP sets out guidance on sustainable development. This element is considered further in part 7b.2 of this report.

7a.13 It is considered that the site does not represent a sustainable greenfield site for the following reasons:

- It would adversely impact on the setting of Larbert House and Stables which are category B listed buildings, within a designed landscape.
- Development would urbanise this parkland asset which contributes to local cultural heritage and the local historic environment.
- The site forms an integral part of former Larbert House estate and is included on Falkirk Council's Non-Inventory of Designed Landscapes (see Policy D12 Historic Gardens and Designed Landscape - Part 7a.55 of this report) and SG09 Landscape Character Assessment and Landscape Designations.
- Development would erode a large an area of greenspace and adversely impact on the landscape character of the estate and wider settlement.
- The site forms part of the parkland which is well used by the local community for informal access, contributing to the health & wellbeing of the community and patients & staff from Forth Valley Royal Hospital.
- It would adversely impact on the Maggie's Centre (cancer support centre) which has been recently developed in this location to benefit from the peaceful surroundings of the parkland. Recent development in the immediate parkland setting seeks to contribute to the grouping of health care facilities and benefits from that setting.
- The loss of agricultural land is to be resisted, albeit the quality of the land has been adversely impacted by either the management of that land or damage/erosion to the existing field drain infrastructure. This has resulted in anecdotal evidence of flooding on the site, necessitating the introduction of a drainage ditch on the eastern boundary.

In addition to the concerns that the application site does not meet the criteria to be a sustainable greenfield site, Policy HSG01 requires that proposals brought forward to meet a housing shortfall must be effective. In this case there is no house builder attached to the proposal and it is an application for the principle of development. While a substantial amount of supporting information has been submitted on the current application, this would not negate the need – should this application be approved subject to legal agreement - for an additional planning application (Matters Subject of Condition or Full) to be submitted thereafter. Whilst the site may be in a marketable location it is considered unlikely to deliver any housing units until 2019 at the earliest.

7a.14 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.15 The application site clearly falls out with the urban village limit of Larbert as defined in the Falkirk Local Development Plan and can be considered to be within a countryside location.

7a.16 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.17 The proposal is not considered to comply with any of the circumstances, as detailed above, to support new housing in the countryside. The application is therefore contrary to this policy.

7a.18 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.19 The application seeks to link with established footpath networks already established throughout the parkland area. However, In respect of the Master Plan and Management Framework prepared by Forth Valley Health Board and secured through S75 Legal Agreement attached to the development of the Forth Valley Royal Hospital, the application site area is designated for retention of agricultural use and does not form part of the strategic development of the parkland for housing development purposes. Contribution through the application to the existing network is limited and may be dependent on third party agreement. The application is not considered to significantly enhance the established Green Network nor introduce elements of improvement. The application site is already identified through a masterplan as a contributor to the recreational setting of the parkland through retention as agricultural land.

7a.20 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.21 The proposal does not comply with the settlement strategy for Larbert and Stenhousemuir set out in the FLDP. The focus of housing growth is to the north of the settlement area at Bellsdyke and Hill of Kinnaird. This reflects existing housing commitments which focus on the redevelopment of the redundant Bellsdyke Hospital and adjacent greenfield land (H36 & H37). This development is ongoing with completion not expected until 2023/2024. In addition, there are housing sites identified within the Estate relating to the rehabilitation of the listed Larbert House and Stables with some enabling development (H39), as well as a small infill opportunity at Pretoria Road (H75) and redevelopment of a brownfield site at Lorne Road (H38). This strategy of consolidation recognises the scale of recent and ongoing growth and the known capacity issues at Larbert High School. The strategy of low growth has been carried forward into the Main Issues Report for the emerging LDP2 (published in February 2017) which outlines that the preferred strategy is not to promote any further large scale growth in Larbert and Stenhousemuir.

7a.22 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.23 The applicant is aware of the requirement for Affordable Housing on the site and is willing to participate in a legal agreement to secure this matter, should the application be minded to grant. This would be based on the 60 residential units promoted through the current application, to which a 25% commitment would be required. Any further details relating to this matter would be the subject of further analysis.

7a.24 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.25 While the application seeks the principle of development, the applicant has submitted supporting information regarding the layout and design of the proposed residential development, albeit at an illustrative level. The Design Statement provides a comprehensive analysis of the main northern site and its context and sets out clear design principles which have been applied to the development framework; design comments are based on the illustrative layout plan, although it is appreciated that it is indicative only at this stage.

7a.26 In general terms, the proposed scale and massing of housing proposed reflects established housing in the vicinity. Terraced housing proposed in the southern sector is not in keeping with local building patterns as their scale and massing introduces too much variety to street elevations which should be designed as interesting and varied to some degree but predominantly should be coherent compositions. Single or semi detached units are recommended instead to complement a garden suburb concept recommended for this parkland site.

7a.27 In concluding consideration of the supporting information, it is considered that the proposed development on the two fields which lie to the east of the loch will impact on a key design feature of the historic designed landscape comprising the view from Larbert House over the “ha – ha” to the circular woodland planting and the wooded areas adjacent to Stirling Road. Although there has been some reduction in the wooded areas due to modern housing development along the edge of Stirling Road, the original designed vista is perceivable on site.

7a.28 If the application site was to be considered for development, it is recommended that design issues raised in the analysis of the Design statement are addressed by further design iterations.

7a.29 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.30 The applicant has been made aware of consultation responses to date and has expressed a willingness to enter into a legal agreement to secure any matter deemed appropriate for such an agreement. Not least, this would include commuted payments towards education provision, securing affordable housing, securing appropriate levels of active and passive open space provision on the site and commuted payments towards roads infrastructure or traffic management provision.

7a.31 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.32 While the indicative housing layout and supporting documents indicate a level of on-site provision, this matter would be subject to legal agreement and further review if the application is progressed to a minded to grant decision.

7a.33 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.34 As informed by the consultation response from Children's Services (see part 4.8 of this report) there is no objection to the application based on school capacity. However, if a minded to grant planning permission decision is taken, a commuted payment to address these matters would be required.

7a.35 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.36 This planning application seeks the principle of housing development on the site but an indicative housing layout and supporting information accompanies the proposals. In reference to that indicative layout, pedestrian linkages could be integrated to existing provision, although there are no indicators that cycle provision could be created or integrated to a similar degree. However, it is possible that these matters could be addressed at further iteration of the layout design. The provision of Travel Plans could also be subject to further submissions.

7a.37 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.38 A degree of analysis has taken place on the submitted application and indicators are that bus travel arrangements, including new bus stop provision, could be achieved subject to further submissions.

7a.39 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.40 The applicant has submitted a Transport Assessment and this has been the subject of review by Falkirk Council's Transport Planning Unit. There are no objections to the application, subject to further submissions.

7a.41 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.42 The application has been the subject of review by both Scottish Water and the Scottish Environment Protection Agency (SEPA) and no objections on these policy grounds have been raised. Further review has been undertaken by colleagues in Falkirk Council's Roads and Design, to which no objection to the proposals has been raised. However, these matters would be the subject of further submission should the decision be taken to grant planning permission.

7a.43 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.44 Consideration of this policy is expanded upon within part 7a.55 of this report, given the reference to Special Landscaped Areas. A Landscape and Visual Appraisal (LVA) has been provided in support of this application. The document details methodology, planning context, the current baseline landscape, details potential effects and mitigation, details effects on landscape elements, landscape character and details effects on visual amenity as a result of the proposals. The LVA and the assessments of effects generally appear to be reasonable, with the exception of the effects on the designed landscape around Larbert House in relation to effects on the designed landscape.

7a.45 The two open fields to the east of the loch which extend to what is now Stirling Road are clearly a component of the designed landscape and an important part of one of the intended 'key' principle open views from Larbert House and its surrounds. This is evident from the orientation of the house, the circular woodland planted areas on field boundaries and the woodland belt alongside Stirling Road (all as shown on the historic maps), plus the presence of the 'ha-ha' which still remains between the two fields ('Ha-ha' = a ditch with a gradual slope on one side and a vertical stone wall on the other which acts as a barrier to grazing animals without the need for a fence to interrupt views, and this was designed historically to be an invisible livestock barrier in the principle views from a country house set within a designed landscape). This principle view from Larbert House and its surrounds (in addition to the view to the church) was intended to be eastwards across the loch to the open grazing meadow / parkland and then across the 'ha-ha' and tree groups to the next meadow / parkland area, and onto and beyond the original boundary shelterbelt planting alongside Stirling Road (the latter forming a distant screen and possibly delineating the boundary). Although the woodland planting alongside the route of the Stirling Road has been lost and partially replaced by housing, this view is still evident on site.

7a.46 It is therefore considered that the development would have an adverse effect on the designed landscape and support for further development in this location on landscape grounds is not conclusive.

7a.47 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.48 There are no biodiversity or geodiversity sites of formal designation likely to be adversely effected by the proposals.

7a.49 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.50 A tree survey has been provided and four trees are advised for removal, but these appear to be just outside the application boundary and within the ownership of the adjacent land owner. The tree survey also provides a tree protection plan, showing the position of temporary protective fencing required to prevent root damage during any work on site. These matters and the precise planting proposals may be subject to further iteration of the intended layout and further detailed submissions, should planning permission be forthcoming.

7a.51 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.52 The introduction of pathways through the proposed housing development could potentially integrate the proposed development with the existing pathway network throughout the parkland area. The application site is currently privately owned with no pedestrian access, the site being used for agricultural purposes. There are no additional outdoor access opportunities presented by the application other than linkage to existing provision through access across land currently in private ownership.

7a.53 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.54 Conformity to this policy would be dependent on further information being submitted by the applicant should planning permission be forthcoming. The application seeks the principle of development and while substantial supporting information has been submitted, this aspect requires further detailed appraisal.

7a.55 Policy D12 - Historic Gardens and Designed Landscapes states:-

1. *There will be a presumption against development which would adversely affect the character or setting of sites identified in the 'Inventory of Gardens and Designed Landscapes in Scotland', as identified on the Proposals Map.*
2. *The value of other historic gardens and designed landscapes not listed in the Inventory will be given due weight in the planning process, having regard to their historical significance, integrity and condition. Non-inventory sites will be identified within Supplementary Guidance SG09 'Landscape Character Assessment and Landscape Designations'.*
3. *The Council will seek to encourage sensitive restoration and management of historic gardens and designed landscapes.*

7a.56 Larbert House is a listed building, but its surrounding designed landscape is not listed in the national 'Inventory of Gardens and Designed Landscapes in Scotland' due to the site not meeting the high criteria scores set by Historic Environment Scotland for inclusion in the national inventory. However, Larbert House and its surrounds (as a designed landscape) are very highly locally valued and fully accessible to local residents, users of Forth Valley Hospital and users of the new Maggie's Centre beside the loch. The area contains many designed landscape elements as well as retaining views out to open fields to the east and to countryside to the south and south west. Larbert House grounds are listed in Supplementary Guidance SG09 as a local 'non-inventory' designed landscape. Components of this designed landscape are Larbert House as the central feature, orientated to ensure specific views from it, the surrounding woodland, open parkland / meadows, "ha-ha"s, tree groups, the loch, former stables, the driveway / approaches, paths, and garden areas. Driveways, approaches and paths will have generally historically been designed to enable specific views. It is accepted that designed landscapes change over time due to encroachment of development, tree / woodland growth partially blocking some views and that redesign occurs. However, in this instance, it is considered that the main views from Larbert House (as the central feature of the designed landscape) and its immediate surrounds and approaches should be maintained and protected in accordance with the original design. Although views of existing housing development alongside Stirling Road, as seen from around Larbert House and the south driveway are already present, the new proposal would result in:

- Closer views of new development, (located within the designed landscape) as seen from the vicinity of Larbert House, the southern driveway, and the area around the loch.
- Further loss of the open rural character of the land to the east of the loch as a designed feature, and to which certain views within the designed landscape were designed to be focussed towards.

It is concluded that these combined effects of development would have an adverse effect on the designed landscape and the proposal could not be supported with regard to this policy.

7a.57 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.58 The applicant has submitted a Soils and Agricultural Assessment as supporting information, which concludes that while the site is identified as being capable of producing a wide range of crops, current assessment has demonstrated that the site is more accurately categorised as grazing land and not prime agricultural land.

7a.59 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.60 The application site has been the subject of consideration by SEPA and Falkirk Council's Roads and Drainage. No objections to the proposals have been made on flood risk.

Falkirk Council Supplementary Guidance Forming Part of the LDP

7a.61 The following Falkirk Council Supplementary Guidance is relevant or potentially relevant to the application:-

- SG01 'Development in the Countryside';
- 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.62 Accordingly, the application fails to accord with the provisions of the Falkirk council Local Development Plan.

7b Material Considerations

The material consideration to be assessed are Scottish Planning Policy, demand for the new development, the Falkirk Council Housing Land Audit, Falkirk Local Development Plan 2, Falkirk Council Open Space Strategy, consultation response and representations received.

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 contribute 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 currently 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. Where there is a shortfall in supply, SPP considers the relevant policies of the local Development Plan to be out of date and the presumption in favour of development to contribute to sustainable development will 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 on-going development pressures are likely to continue, it is important to protect against unsustainable growth in car-based commuting 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.

7.b10 The linkage between SPP policy and Falkirk Local Development Plan policy HSG01 – Housing Growth – has already been explored and the considerations to that policy also apply to the terms contained within the SPP. Policy HSG01 reflects the matters promoted through the SPP. The proposed site is out with the settlement boundary of Larbert and Stenhousemuir and development for housing is considered contrary to Falkirk Local Development Plan (approved July 2015). Whilst it is acknowledged there is a Council wide shortfall in the housing land supply identified in the Housing Land Audit 16/17, this site does not meet the sequential criteria set out in Policy HSG01 – Housing Growth. It is considered that Stirling Road is not a sustainable greenfield site, given the settlement strategy for Larbert and Stenhousemuir, and the significant heritage, landscape and infrastructure impacts as reviewed above.

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. The indicative housing layout submitted by the applicant has been subject to limited review and, where appropriate, comment on this element has been provided.

Need/Demand for the Proposed Development

7b.12 The need/demand for a proposal can be a material planning consideration. The applicant has made submissions in relation to this matter (see paragraph 1.6). However, reference to Falkirk Council’s 5 year effective housing land supply have already been examined throughout this report and the criteria for appropriate development reviewed through Falkirk Council Local Plan policy HSG01 – Housing Growth – and Scottish Planning Policy (SPP). The case by the applicant is not considered to outweigh the provision of the FLDP.

Falkirk Council Housing Land Audit, June 2017

7b.13 As stated in paragraph 7b.6 of this report, the Council’s 2016/17 Housing Land Audit, dated June 2017, indicates that there is currently 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 current 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 (FLDP2)

7b.14 FLDP 2 is at a relatively early stage in the process. The Main Issues Report (MIR) was published for consultation in February 2017 for 12 weeks. The Proposed Plan is planned for publication in May 2018, with submission for examination by Ministers in April 2019 and adoption anticipated in 2020. While representation has been made that the site should be included as an appropriate addition to housing land opportunities, this position has not been supported by the Planning Authority. It is appreciated that this consultation process has not been progressed to conclusion and it may be considered premature for the applicant to give weight to this submission at this early stage.

Falkirk Council Open Space Strategy

7.b15 The application site is located in an audited area of open space. The Larbert and Stenhousemuir area has a significantly lower rate of open space provision than the Council wide average and contains a large amount of semi-public open space such as Falkirk Tryst Golf and Cricket Clubs and Larbert Cemetery which makes the availability of fully public open space even more acute. Quality of open space is a more significant issue as the settlement area has the second lowest average quality of open space, second lowest percentage of the total number of open spaces which scored good or better in the fitness for purpose assessment and the lowest percentage of the total area of open space scoring good or better in the fitness for purpose assessment. Larbert and Stenhousemuir should therefore be one of the Council's highest investment priorities for open space.

Consultation Responses

7b.16 The consultation responses are summarised in Section 4 of the report. These responses are material to consideration of the application. Matters raised through consultation have been summarised and recommendations have been noted.

7b.17 In the response from the NHS Forth Valley (NHFV), many of the points raised have been addressed through part 7b.19 of this report. Falkirk Council's Supplementary Guidance 11 - Healthcare and New Housing Development – identifies 3 main geographical areas of concern but notes that with regard to Larbert/Stenhousemuir "NHS FV has not currently identified any locations where GP services' capacity would be pressurised by new housing development". While the introduction of an unplanned major housing proposal may alter this position, it should be noted that no empirical evidence has been submitted to support the position that there is an identified shortfall in the capacity of NHS Forth Valley Services to accommodate the proposed development. While the consultee proposes that if the Council are minded to grant planning permission, appropriate funding must be provided by the developer to address the identified shortfall, at this juncture no evidence of need has been submitted for review and this aspiration may not meet the required tests set out in Circular 3/2012; Planning Obligations and Good Neighbour Agreements.

Representation Received

7b.18 One letter of support and 84 objections to the application were received. The concerns raised in the objection and support are summarised in Section 6 and are also material to the consideration of the application.

7.b19 In response to matters raised, it may be noted that;-

- The application is considered to be contrary to Falkirk Local Plan policies in relation to development outwith the urban area and unable to meet policies with regard to the countryside location.
- The application is contrary to the SSNH Masterplan and Management Framework prepared by Forth Valley Health Board.
- The level of new housing and infrastructure projects in the Larbert and Stenhousemuir area is noted and acknowledged.
- The adverse impact of the proposal in terms of the established parkland and views to/from Larbert House are noted and acknowledged.
- The potential adverse impact on the existing health care facilities in the immediate area in terms of amenity to patients or visitors is noted and acknowledged.
- The value of the existing parkland to visitors from Larbert and Stenhousemuir is noted and acknowledged.
- The location of the proposed access road and potential impact of the proposal with regard to traffic generation has not been raised as a concern through consultation responses.
- The impact of the proposals on education provision has not been raised as a concern through consultation response.
- No flooding issues have been raised as a concern through consultation responses.
- While raised as a concern through consultation response, the potential impact of the proposals on levels of healthcare provision in the Larbert and Stenhousemuir area have not been evidenced or quantified.
- The justification of the proposals in light of the acknowledge shortfall of the 5 year effective housing land supply is not supported.
- The site is not considered to be sustainable in terms of SPP or Falkirk Council Local Development Plan policies.
- In relation to the existing car park at Larbert Railway Station, this is proposed to be extended by redesigning the bus turning area that is no longer used. The current layout has 22 marked spaces. An additional 40 spaces will be provided at this location and another 7 spaces elsewhere in the existing car park. The bus turning facility will have a new capacity of 62 marked spaces with an additional 7 spaces provided elsewhere.

- In relation to trip generation envisaged at the Forth Valley Royal Hospital, the current level of trips generated by the hospital is between 2 and 2.5 times the predicted flows. The initial NHSFV predicted flows were accepted by Falkirk Council as part of the planning permission being granted. The acceptance was predicated on an effective Travel Plan being put in place. Since 2010 an additional 478 car parking spaces have been provided by the hospital. This along with the higher than predicted car usage has contributed to the uplift in the initial NHSFV predicted flows. Notwithstanding the above, the analysis carried out for this development included the most recent traffic flows on the A9 corridor which includes the current level of trips generated by the Hospital.
- Potential construction noise and disruption caused by any new development could be limited through planning condition and monitoring.
- Details regarding house types, cycle route provision, position of houses in relation to existing dwellinghouses, road crossing and bus stop provision, third party agreement to secure pathway connections, open space provision on-site and landscape enhancement could, if members are minded to approve the application, be subject to further submissions or iteration of the indicative layout submitted.

The applicant has responded to comments received to date as follows;-

- Maggie's Centre - the sensitivity of this neighbouring use is, of course, wholly recognised. Whilst the applicant is unaware of any specific objection on behalf of the charity itself, the applicant observes that none of the windows look directly towards the proposed site area and the presence of new housing in the area will not change the character or outlook in the direction of the application site – residential.
- RVH Masterplan - The application site is privately owned farmland with no public access. The site has passed out of the residual estate into private ownership. Aspirations for the site included the purchase of the land and provision for both active and informal recreational uses associated with a large urban park. While this is no longer possible, the applicant asserts that land to the west of the site will remain undeveloped in order to maintain the strategic green network/Open Space Strategy.
- Pedestrian Crossing Point - this will be provided on Stirling Road.
- Larbert Railway Station - the site is some 1,100m from the station.
- S75 - An agreement in principle can be established to secure matters relating to Education, Affordable Housing, Transport and Roads matters.

7c Conclusion

- 7c.1 The proposed site lies outwith the settlement boundary of Larbert and Stenhousemuir and development for housing is considered contrary to Falkirk Local Development Plan (approved July 2015). Whilst it is acknowledged there is a Council wide shortfall in the housing land supply identified in the Housing Land Audit 16/17, this site does not meet the sequential criteria set out in Policy HSG01 – Housing Growth. It would therefore be difficult to support the case that Stirling Road is a sustainable greenfield site, given the settlement strategy for Larbert and Stenhousemuir, and the significant heritage, landscape and infrastructure impacts and discussed above. Policy HSG01 - Housing Growth - is informed by Scottish Planning Policy (SPP) and therefore, the proposal is not considered to meet the criteria or strategic aims within the SPP.
- 7c.2 The application has the potential to undermine the Falkirk Local Plan 2 (FLDP2) process by pre-determining decisions regarding the Larbert and Stenhousemuir housing growth strategy. Little weight, if any, can be given to representation to FLDP2 through submission of site 133 – the application site - as this, to date, is considered a non-preferred housing site in the Main Issues Report (February 2017) and is at a relatively early stage in this process.

8. RECOMMENDATION

- 8.1 **It is recommended that Council refuses the application for the following reasons:-**
1. **The application is contrary to Falkirk Local Development Plan (FLDP) policy CG01 - Countryside - and CG03 - Housing in the Countryside - and to Falkirk Council Supplementary Guidance SG01 - Development in the Countryside - as the site lies outwith the Larbert and Stenhousemuir urban limits, within the countryside and it has not been demonstrated that any of the circumstances as detailed in policy CG03, to support new housing in the countryside, are satisfied.**
 2. **The application is contrary to Falkirk Local Development Plan policy GN01 - Green Network - in that the proposal is not considered to contribute to the established green network in the area and contrary to an established masterplan previously established through legal agreement (attached to 06/1066/FUL - Erection of New Acute Hospital with Associated Access, Landscaping and Parking and Erection of Energy Centre, Old Denny Road, Larbert).**
 3. **The application is not supported by FLDP Policy HSG01 - Housing Growth. Falkirk Council has a shortfall in the 5 year effective housing land supply and will consider supporting sustainable development proposals that are effective, in the following order of preference; urban capacity sites; additional brownfield sites; and sustainable greenfield sites. The application site is a greenfield site and not considered to meet the definition of sustainable development.**

4. **The application is not supported in terms of Scottish Planning Policy 2014(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. The proposed development is not considered to contribute to sustainable development.**

pp
Director of Development Services

Date: 26 February 2018

LIST OF BACKGROUND PAPERS

1. Falkirk Local Development Plan, July 2015.
2. SG01 'Development in the Countryside'.
3. SG05 'Biodiversity and Development'.
4. SG06 'Trees and Development'.
5. SG09 'Landscape Character Assessment and Landscape Designation'.
6. SG10 'Education and New Housing Development'.
7. SG11 'Healthcare and New Housing Development'.
8. SG12 'Affordable Housing'.
9. SG13 'Open Space and New Development'.
10. SG15 'Low and Zero Carbon Development'.
11. Scottish Planning Policy 2014.
12. Creating Places Policy Statement.
13. Designing Streets Policy Statement.
14. Falkirk Local Development Plan 2, Main Issues Report, February 2017.
15. Falkirk Council Housing Land Audit, June 2017.
16. Falkirk Council Open Space Strategy
17. 06/1066/FUL - RSNH Masterplan and Management Framework.
18. Objection received from Mrs Lisa Harkness, 6 Torwood Avenue, Larbert, FK5 4NG on 26 October 2017.
19. Objection received from Mrs Jean Dewar, 100 Stirling Road, Larbert, FK5 4EB on 26 October 2017.
20. Objection received from Mr Ben Parker, 1 Murray Place, Larbert, FK5 4XY on 14 November 2017.
21. Objection received from Mr Alistair Taylor, 96 Stirling Road, Larbert, FK5 4NF on 13 November 2017.
22. Objection received from James and Marie Welsh, 29 Stirling Road, Larbert, FK5 4NE on 22 November 2017.
23. Objection received from Mr Ronald Swan, 94 Stirling Road, Larbert, FK5 4NF on 15 November 2017.

24. Objection received from Mr Peter Deans, Parkneuk, 37 Stirling Road, Larbert, FK5 4NE on 15 November 2017.
25. Objection received from Mr Andrew Guy, 27 Stirling Road, Larbert, FK5 4NE on 28 November 2017.
26. Objection received from Mr John Paul Hughes, Belhaven, 88 Stirling Road, Larbert, FK5 4NF on 12 February 2018.
27. Objection received from Mr Colin Marshall, Ashmore, 35 Stirling Road, Larbert, FK5 4NE on 26 October 2017.
28. Objection received from Dr O S Ghobrial, 33 Stirling Road, Larbert, FK5 4NE on 14 November 2017.
29. Objection received from Mrs C Murphy, 22 Bruce Drive, Stenhousemuir, Larbert, FK5 4DD on 25 October 2017.
30. Objection received from Ms Elaine Mackie, 48 Arthur's Drive, Stenhousemuir, Larbert, FK5 4DS on 26 October 2017.
31. Objection received from Mr Kevin Craig, 8 Friendship Gardens, Carronshore, Falkirk, FK2 8HY on 26 October 2017.
32. Objection received from Mrs Colleen Hurren, 69 Beech Crescent, Larbert, FK5 3EX on 13 November 2017.
33. Objection received from Ms Yvonne Weir, 92 Stirling Road, Larbert, FK5 4NF on 14 November 2017.
34. Objection received from Mr Sandy Grainger, 53 Rankin Drive, Falkirk, FK2 8RF on 25 October 2017.
35. Objection received from Mrs Clare Richardson, 69 Valeview, Stenhousemuir, Larbert, FK5 3BZ on 25 October 2017.
36. Objection received from Miss Jennifer Jamieson, 80 Corrie Avenue, Stenhousemuir, Larbert, FK5 4UY on 25 October 2017.
37. Objection received from Mrs Rachel Bell, 90 Russell Hill Court, Main Street, Larbert, FK5 3AU on 25 October 2017.
38. Objection received from Mrs Linda Cheape, 29 Galloway Street, Falkirk, FK1 1LB on 25 October 2017.
39. Objection received from Mrs Nicola-Jane Brown, 10 Strang Place, Larbert, FK5 4GS on 25 October 2017.
40. Objection received from Mr James Harkness, 6 Torwood Avenue, Larbert, FK5 4NG on 26 October 2017.
41. Objection received from Miss Claire Gibson, Flat 3, 11 Crown Crescent, Larbert, FK5 4XP on 26 October 2017.
42. Objection received from Mrs Gillian Fraser, 2 Raeburn Road, Larbert, FK5 4GU on 28 October 2017.
43. Objection received from Mr Robert Hunter, 40 Vale View, Stenhousemuir, FK5 3BX on 26 October 2017.
44. Objection received from Ms Lorna Samuel, 25 Pretoria Road, Larbert, FK5 4NB on 26 October 2017.
45. Objection received from Mr Alan Rothead, 247 Main Street, Larbert, FK5 4RA on 26 October 2017.
46. Objection received from Mrs Elaine Wright, 71 Carronview, Stenhousemuir, Larbert, FK5 3HY on 29 October 2017.
47. Objection received from Mr Brian Cox, 92 Stirling Road, Larbert, FK5 4NF on 14 November 2017.
48. Objection received from Mrs Anne Hunter, 40 Valeview, Stenhousemuir, Larbert, FK5 3BX on 26 October 2017.
49. Objection received from Mr Stuart Thomson, 126 Main Street, Larbert, FK5 3LA on 13 November 2017.
50. Objection received from Mrs Alyson Parker, 1 Murray Place, Larbert, FK5 4XY on 14 November 2017.

51. Objection received from Mr Colin Marshall, Ashmore, 35 Stirling Road, Larbert, FK5 4NE on 22 November 2017.
52. Objection received from Larbert, Stenhousemuir & Torwood Community Council, FAO Yvonne Weir, c/o Norvia, 92 Stirling Road, Larbert, FK5 4NF on 28 November 2017.
53. Objection received from Christopher and Eleanor Collins, 8 Guthrie Crescent, Larbert, FK5 4GE on 15 November 2017.
54. Objection received from Mr David Gibson, 80 Stirling Road, Larbert, FK5 4NF on 13 November 2017.
55. Objection received from Mr Caroline Gibson, 80 Stirling Road, Larbert, FK5 4NF on 13 November 2017.
56. Objection received from Mr Alan Lapsley, 7 Guthrie Crescent, Larbert, FK5 4GE on 14 November 2017.
57. Objection received from Mr David Davies, 20 Stirling Road, Larbert, FK5 4ND on 14 November 2017.
58. Objection received from Mr Logan Selvey, 28 Sarti Terrace, Larbert, FK5 4TD on 26 October 2017.
59. Objection received from Mrs Elaine Laurenson, 21 Stirling Road, Larbert, FK5 4NE on 14 November 2017.
60. Objection received from Margaret Yates, Mayfield, 42 Stirling Road, Larbert, FK5 4NF on 15 November 2017.
61. Objection received from Mr Jim Yates, Mayfield, 42 Stirling Road, Larbert, FK5 4NF on 15 November 2017.
62. Objection received from Catherine Deans, Parkneuk, 37 Stirling Road, Larbert, FK5 4NE on 15 November 2017.
63. Objection received from Miss Angela Hunter, 28 Sarti Terrace, Larbert, FK5 4TD on 26 October 2017.
64. Objection received from Miss Alyssa Selvey, 28 Sarti Terrace, Larbert, FK5 4TD on 26 October 2017.
65. Objection received from Mrs Ruth McQuet, 52 Cotland Drive, Falkirk, FK2 7GN on 26 October 2017.
66. Objection received from Mrs Jennifer Forsyth, 2/4, 7 Bath Street, Glasgow, G2 1HS on 26 October 2017.
67. Objection received from Miss Sharyn Kemp, 13 Arthur's Drive, Stenhousemuir, Larbert, FK5 4DP on 26 October 2017.
68. Objection received from Mrs Claire Morrison, 13 South Broomage Avenue, Larbert, FK5 3LF on 26 October 2017.
69. Support received from Mr Brian Seamens, 15 Burns Avenue, Larbert, FK5 4FB on 26 October 2017.
70. Objection received from Mr George Dillet, 2 Inglis Place, Larbert, FK5 4ZJ on 13 November 2017.
71. Objection received from Mrs Joanne Stewart, 17 Wilkie Place, Larbert, FK5 4GW on 26 October 2017.
72. Objection received from Mrs Doreen Harley, 20 Bramble Avenue, Larbert, FK5 4ZL on 26 October 2017.
73. Objection received from Mrs Claire Benson, 79 Burnhead Road, Larbert, FK5 4BD on 26 October 2017.
74. Objection received from Mr Ken Bleakley, 31 Stirling Road, Larbert, FK5 4NE on 28 October 2017.
75. Objection received from Mr David Lewis, Addison Gardens, Larbert, FK5 4ZH on 13 November 2017.
76. Objection received from Mrs Diane Ross, 52 Stirling Road, Larbert, FK5 4NF on 13 November 2017.
77. Objection received from Mr Stevie Parker, 1 Murray Place, Larbert, FK5 4XY on 14 November 2017.

78. Objection received from Mrs May Niven, 25 Stirling Road, 31 Bank Street, Larbert, FK5 4NE on 29 October 2017.
79. Objection received from Mrs Pamela Laing, 3 Eardley Place, Larbert, FK5 4AS on 28 October 2017.
80. Objection received from Mrs Sharon Captain, 37 Dollar Avenue, Falkirk, FK2 7LF on 26 October 2017.
81. Objection received from Mrs Hazel McEwan, 72 Carronview, Stenhousemuir, Larbert, FK5 3HY on 26 October 2017.
82. Objection received from Mr Rob Lowe, 8 Cambus Avenue, Larbert, FK5 4WP on 26 October 2017.
83. Objection received from Mr Derek McLay, 5 Torwood Avenue, Larbert, FK5 4NG on 31 October 2017.
84. Objection received from Mr Tom Wright, 39 Stirling Road, Larbert, FK5 4NE on 27 October 2017.
85. Objection received from Mrs Jean Salmond, 29A Stirling Road, Larbert, FK5 4NE on 2 November 2017.
86. Objection received from Mr Sam McNeish, Lyneriach, 19 Stirling Road, Larbert, FK5 4NE on 5 November 2017.
87. Objection received from Yvonne Weir, Norvia, 92 Stirling Road, Larbert, FK5 4NF on 8 February 2018.
88. Objection received from Yvonne Weir, Norvia, 92 Stirling Road, Larbert, FK5 4NF on 7 February 2018.
89. Objection received from Miss Jade Dollard, 52 Crozier Crescent, Larbert, FK5 4AR on 8 February 2018.
90. Representation received from Mrs Ann Hamilton, Ash Cottage, 12 Stirling Road, Larbert, FK5 4AF on 7 February 2018.
91. Objection received from Mrs Gemma McAusland, 20 Guthrie Crescent, Larbert, FK5 4GE on 8 February 2018.
92. Objection received from Mr Alastair McAusland, 20 Guthrie Crescent, Larbert, FK5 4GE on 9 February 2018.
93. Objection received from Mrs Jean Dewar, 100 Stirling Road, Larbert, FK5 4EB on 7 February 2018.
94. Objection received from Kelly Ann Hughes, Belhaven, 88 Stirling Road, Larbert, FK5 4NF on 12 February 2018.
95. Objection received from Miss Suzanne Millar, 25 Lorne Road, Larbert, Falkirk, FK5 4AT on 8 February 2018.
96. Objection received from Mr Chris Grodzicki, 11 Elliot Place, Larbert, FK5 4GL on 9 February 2018.
97. Objection received from Mr Douglas Dewar, 100 Stirling Road, Larbert, FK5 4EB on 26 October 2017.
98. Objection received from Mrs Sarah Barron, 106 Wallace Street, Falkirk, FK2 7DX on 26 October 2017.
99. Objection received from Mr Douglas Dewar, 100 Stirling Road, Larbert, FK5 4EB on 7 February 2018.
100. Objection received from Mr Graeme Laurenson, 21 Stirling Road, Larbert, FK5 4NE on 7 February 2018.
102. Objection received from Mr Russell Grant, 18 Graham Avenue Larbert, Larbert, FK5 4PF on 6 February 2018.
102. Objection received from Ms Ruth Smyth, 10 Raeburn Road, Larbert, FK5 4GU on 8 February 2018.

103. Appendix 1 - PDH Report.
104. Appendix 2 - Summary of Objections.
105. Appendix 3 - Submission by Gladman Developments Ltd.

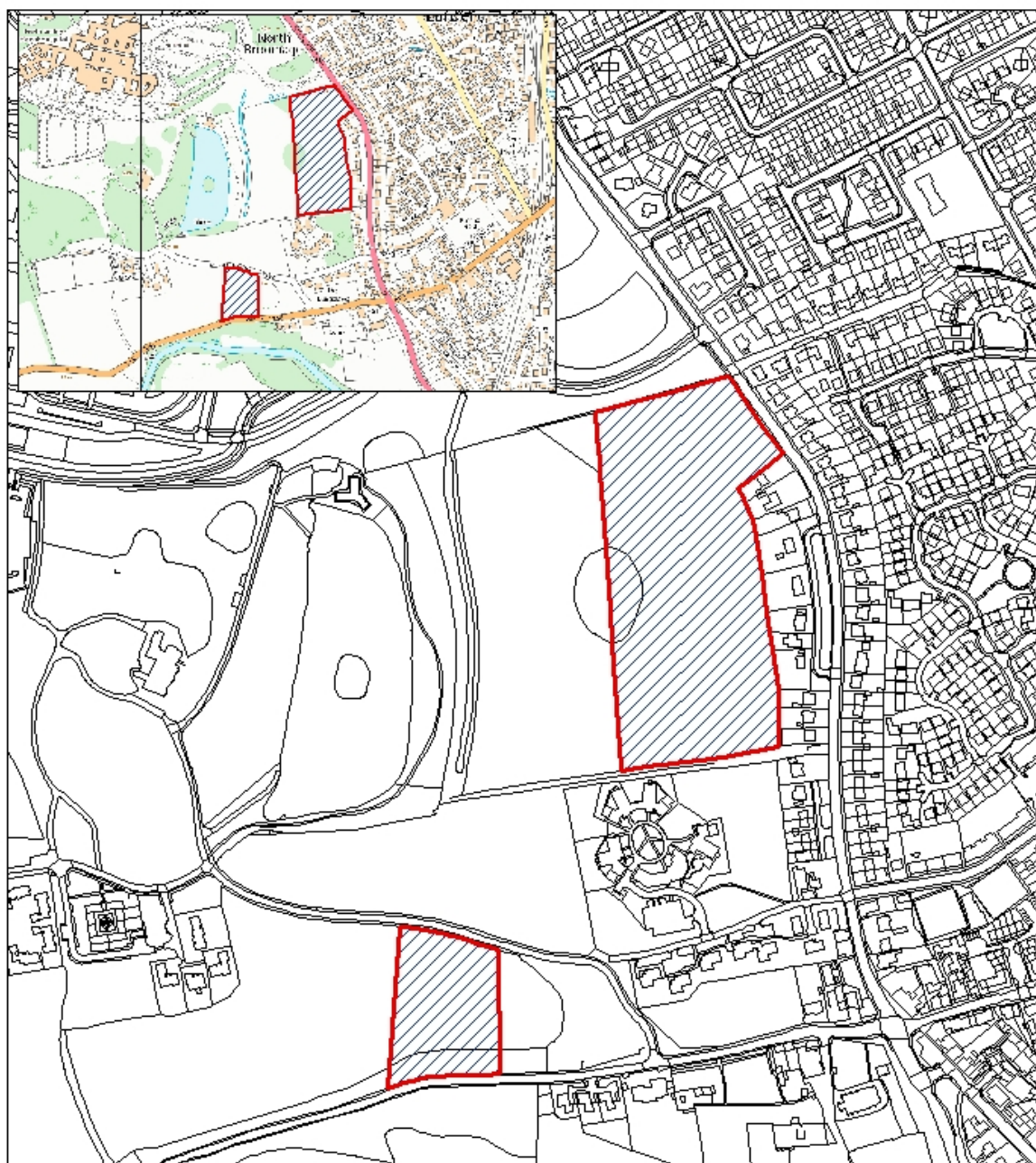
Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504815 and ask for John Milne, Senior Planning Officer.

Planning Committee

Planning Application Location Plan

P/17/0632/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: PROPOSED RESIDENTIAL DEVELOPMENT, ACCESS, LANDSCAPING, OPEN SPACE AND ASSOCIATED WORKS AT LAND TO THE NORTH OF LOCH VIEW, STIRLING ROAD, LARBERT FOR GLADMAN DEVELOPMENTS LTD - P/17/0632/PPP

Meeting: PRE-DETERMINATION HEARING

Date: 6 February 2018

Author: DIRECTOR OF DEVELOPMENT SERVICES

Local Members: Ward - Bonnybridge and Larbert

Provost Billy Buchanan
Councillor David Grant

Community Council: Larbert, Stenhousemuir and Torwood

Case Officer: John Milne (Senior Planning Officer), Ext. 4815

1. DESCRIPTION OF PROPOSAL / SITE LOCATION

- 1.1 The application constitutes a major development and seeks planning permission in principle for 60 new homes, of which 25% are proposed to be affordable, with new vehicular access, landscaping and open space.
- 1.2 The site extends to 5.44 Ha, with the proposed development area comprising two distinct parts. The principal application area (extending to 4.4 Ha) sits to the west of Stirling Road, Larbert and is set between an area of open parkland with woodland beyond. Neighbouring residential properties adjoining the eastern boundary of the site comprise one and a half and two storey dwellinghouses. The site is on the edge of land originally part of the Larbert House Estate, which has seen the refurbishment and extension of the B Listed Larbert House, along with the development of new residential dwellinghouses within the grounds. The application site is also located south of Forth Valley Royal Hospital.
- 1.3 The secondary site (extending to 1 Ha) is proposed to accommodate Sustainable Urban Drainage infrastructure and is located to the north of Denny Road. Both sites are outwith the urban area as defined in the Falkirk Local Development Plan.
- 1.4 The applicant submits that the planning application responds directly to the identified need to deliver additional homes in the Falkirk Council area due to a shortfall in the effective five year housing land supply as identified in the latest Falkirk 2016/17 Housing Land Audit. The site is viewed, by the applicant, as a windfall site over and above that included in the adopted Local Development Plan and emerging provision.

1.5 The following information has been submitted in support of the application:-

- Site location plan
- Development framework plan
- Planning Statement
- Pre-application consultation (PAC) report
- Design statement
- Landscape and Visual Assessment
- Education Position Statement
- Transport Assessment
- Heritage Appraisal
- Economic Impact Statement
- Archaeological Desk Based Assessment
- Extended Phase 1 habitat and protected species survey
- Drainage assessment and flood risk assessment
- Noise Impact Assessment
- Preliminary Environment Assessment Report
- Agricultural Land Quality Assessment
- Tree Survey

1.6 The Pre-Application Consultation process was undertaken by the applicant. The Pre-Application Consultation (PAC) Report sets out the process of consultation undertaken and the outcomes. A Proposal of Application Notice (PAN) was submitted to Falkirk Council in respect of a proposed residential development in 2016; setting out the proposed consultation arrangements. An Environmental Impact Assessment (EIA) Screening Opinion was also sought and the planning authority confirmed that the proposed development did not constitute 'EIA development' under the terms of the EIA regulations. During 2016, a public consultation event was held, along with a meeting with the Community Council. Throughout the consultation process, copies of the exhibition boards were available to view online on a dedicated website, the link to which was advertised in the local newspaper. Questionnaires were also available to complete on the website for those wishing to submit comments. As a consequence of the Pre-Application Consultation process, the development proposals evolved to take into account responses received. Due to the time passed, changes to the proposal and addition of a SUDs feature, a second PAN was lodged in 2017, and a subsequent public exhibition took place. Key outcomes of the PAC process have led the applicant to incorporate the following in the submitted proposal:-

- Reduction in the red line application boundary to alleviate fears of a larger proposal.
- Reduction in the development footprint to allow views westwards across parkland from the town.
- Reduction in unit numbers from 100 to 60 to better fit the townscape.
- Close analysis of drainage and SUDs to ensure betterment.
- Improved linkages through the site.
- Introduction of a range of housetypes including 1.5 storey.

1.7 The applicant, within the submitted planning statement, has made the following submissions in support of the development concept:-

- The development of the private market dwellings would be delivered by a house builder, with the affordable housing typically either provided on site by, or in partnership with the Council, a registered social landlord (RSL) or by the house builder directly. For the affordable housing options might include: social rented, shared equity/shared ownership, discounted low cost or private below market rent housing. The applicant submits that it has experience in a range of options and would work with Falkirk Council to find the most appropriate solution.
- In the event that planning permission were to be granted, the applicant would market the site, sell to a house builder who would submit the necessary detailed matters specified by condition. It is likely the site would be sold to one house builder, developing at a rate of 30 units per year, i.e. a 2 year built-out project (plus 6 months either side of housebuilding).
- A number of house builders have already expressed interest in acquiring the site, including an indication of anticipated build out rates; providing a strong indicator that the delivery of the site can be secured in the short term.
- The applicant submits that it has a good relationship with the house building industry in Scotland, and planning matters are progressed expeditiously, with applications for matters specified in conditions being submitted as soon after legal agreement is executed and in principle planning permission secured. The land transaction is then completed as soon as planning permission is granted. As the applicant is remunerated upon sale of the land to the house builder, the company ensures transactions are undertaken as quickly as possible, and no land banking takes place.
- The applicant would seek to enter into constructive dialogue to agree obligations for on and off site provisions which are reasonably related in scale and kind to the proposed development and which meet the policy tests set out in Circular 3/2012: Planning Obligations and Good Neighbour Agreements.
- Through good design, and a thorough approach to the application for PPP, the applicant submits that the proposal seeks to achieve a scale of development that is appropriate to its surroundings, of benefit to the local community, suitable to market demand and deliverable in the short term.

2. REASON FOR COMMITTEE CONSIDERATION

- 2.1 Council consideration is 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, owing to the countryside designation of the site and its scale and nature (a housing proposal) within the context of the local area.
- 2.2 This report provides factual and background information in relation to the proposed development. No planning assessment of the proposal is included or implied (this would be prepared after the pre-determination hearing).

3. SITE HISTORY

- 3.1 Proposal of Application Notice reference PRE/2017/0010/PAN - received 24 May 2017 - Proposed Residential Development, Access, Landscaping, Open Space and Associated Works - Land to the North of Lochview, Stirling Road, Larbert.
- 3.2 Request for Environmental Impact Assessment Screening Opinion - PRE/2017/0013/SCREEN - received 22 June 2017 - No Environmental Statement required - Land to the North of Lochview, Stirling Road, Larbert.

4. CONSULTATIONS

- 4.1 Scottish Water has no objection to this planning application; however the applicant should be aware that this does not confirm that the proposed development can currently be serviced, and Scottish Water advise the following:-

Water

- There is currently sufficient capacity in the Carron Valley Water Treatment Works. However, further investigations may be required to be carried out once a formal application has been submitted to Scottish Water.

Foul

- There is currently sufficient capacity in the Dalderse Waste Water Treatment Works. However, further investigations may require to be carried out once a formal application has been submitted to Scottish Water.

The applicant should be aware that Scottish Water is unable to reserve capacity at the water and/or waste water treatment works for their proposed development. Once a formal action application is submitted to Scottish Water after full planning permission has been granted, Scottish Water would review the availability of capacity at that time and advise the applicant accordingly.

Surface Water

- For reasons of sustainability and to protect customers from potential future sewer flooding, Scottish Water would not normally accept any surface water connections into the combined sewer system.

There may be limited exceptional circumstances where Scottish Water would allow such a connection for brownfield sites only, however this would require significant justification from the customer, taking account of various factors including legal, physical and technical challenges.

In order to avoid costs and delays where a surface water discharge to the combined sewer system is anticipated, the developer should contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request. Scottish Water will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

4.2 Falkirk Council's Roads Development Unit have advised that:-

Roads

- Information comprising amended access and pedestrian crossing proposals was received on Friday 19 January 2017. At the time of writing this report this has not been reviewed.

Surface Water Drainage/Flooding

- Information submitted in respect of surface water drainage and flood risk has been assessed by the Council's consultants. Further information would be required as part of a future full or MSC application.

4.3 Falkirk Council's Transport Planning Unit are undertaking a review of the submitted proposals, and this is ongoing.

4.4 The Coal Authority has confirmed that the application site does not fall within the defined Development High Risk Area and is located instead within the defined Development Low Risk Area. However, if the proposal is granted planning permission it would be necessary to include the Coal Authority Standing Advice within the Decision Notice as an informative.

4.5 The Scottish Environment Protection Agency (SEPA) initially objected to the application on the grounds of lack of information. Following receipt of further information relating to drainage SEPA withdrew its objection. This being on the grounds that there would be no connection between drainage ditches within the site and that ground levels would be re-profiled so that drainage would be directed into the development site, away from existing properties on Stirling Road.

4.6 Falkirk Council's Environmental Protection Unit have advised that a contaminated land assessment would be required, owing to the presence of a former timber yard, works, hospital, unknown filled ground and potentially other contaminative activities within 250m of the site. In terms of noise, a planning condition is recommended securing retention of the existing stone built wall at the site boundary, as proposed in the applicant's submitted Environmental Noise Impact Assessment. There are no comments regarding air quality.

4.7 Falkirk Council's Children's Services advise that:-

School Catchments

- The site falls within the catchments for Larbert Village Primary School, St Bernadette's RC Primary School, Larbert High School and St Mungo's RC High School.

Impact of Development

- *Larbert Village Primary School*
Based on the current ratio of 0.25 pupils per house Children's Services would expect about 15 children from this development to enrol at Larbert Village Primary School. The school currently has sufficient capacity to accommodate this development.

- *St Bernadette's RC Primary School*
Based on the current ratio of 0.09 pupils per house Children's Services would expect 5-6 children from this development to enrol at St Bernadette's RC Primary School. The school is facing acute capacity risks in the next few years and the proposed development would exacerbate these.
- *Larbert High School*
Based on the current ratio of 0.14 pupils per house Children's Services would expect 8-9 children from this development to enrol at Larbert High School. Investment would be required to address expected capacity to accommodate the proposed development.
- *Nursery Provision*
The scale of the proposed development would require investment in local nursery provision to meet the necessary demand.

Conclusion

- Children's Services request that, if this application is approved, it is on the condition that the applicant makes the following pro-rata contribution (in accordance with Supplementary Guidance (SG) 10 'Education and New Housing Development')

- St Bernadette's RC Primary School £850 per house = £51,000 for 60 houses
- Larbert High School £2,100 per house = £126,000 for 60 houses
- Nursery Provision £700 per house = £42,000 for 60 houses
- **Total contribution £3,650 per house = £219,000 for 60 houses**

4.8 Police Scotland advise that a crime risk assessment has been undertaken and results in Low Risk in terms of crime prevention. Advice on a number of measures which could be implemented on site, has been provided and forwarded to the applicant.

4.9 NHS Forth Valley object to the application on the following basis:-

- The site is designated countryside and the proposal for housing must be assessed in terms of relevant Local Plan policies.
- Two housing sites are already allocated in the immediate area (Larbert House - H38 and The Bungalows - H75).
- The subject is a greenfield site not allocated for development within the Local Development Plan.
- The proposal would have an adverse impact on the surrounding area and associated infrastructure, which cannot support this level of housing at this time.
- The proposal would have an adverse impact on the existing NHS services and it has not been demonstrated that the services have the capacity to accommodate this proposal. Should it be proven that there is an identified shortfall in the capacity of NHS Forth Valley Services to accommodate the proposed development and the Council are minded to grant, appropriate funding must be provided by the developer to address the identified shortfall.

- A fundamental concern for NHS Forth Valley is the wellbeing of its patients and the detrimental impacts of this proposal on those patients. The proposed development is situated in an extremely sensitive area, in proximity to the NHS Forth Valley Hospital Complex which includes the new Maggie's Centre and Loch View, catering for patients with learning disabilities and mental health issues. NHS Forth Valley, from a clinical perspective, remains wholly unconvinced that this proposal can co-exist with the existing and longstanding NHS facility at Loch View without significant detrimental impacts on the residents of Loch View.

5. COMMUNITY COUNCIL

5.1 Larbert, Stenhousemuir and Torwood Community Council object to the proposals, based on:-

- The proposal is contrary to the local plan for the area and also the masterplan for the hospital site.
- There is already considerable housing growth within the local area, negating the requirement for further housing. This includes current large scale developments at Lorne Road and more notably at Kinnaird Village. Furthermore, there has already been additional housing built at the nearby Larbert House Country Estate, with a further development recently agreed for the land beside the bungalows. The local infrastructure is quite simply lacking and unable to cope with the pressure of the existing and ongoing developments.
- The proposal would reduce the visual green area within the community and have an adverse impact on the healthcare facilities that surround the site. In particular, the viewpoint over the loch was constructed to allow patients a peaceful rehabilitation area to which they could walk with some ease. Notably, the recently constructed Maggie's Centre was built to provide an environment to aid recovery, being surrounded by fields. A busy housing development would not seem to be appropriate in this location.
- Stirling Road and surrounding roads already have gridlock difficulties at certain times of the day, and additional traffic is not what is required. The access road to the proposed development would also affect the emergency services access road.
- The existing infrastructure within the area cannot cope with the current scale of junctions, school capacity (in particular Larbert High) and health provision.
- There have been instances of flooding in the fields identified. Additional housing would worsen the effect on flooding on existing houses.

6. PUBLIC REPRESENTATION

6.1 One letter of support and 70 objections have been received in respect of the application. The concerns raised can be summarised as follows:-

- The proposal is contrary to the local plan for the area and also the masterplan for the hospital site.

- The proposal would reduce the visual green area within the community and have an adverse impact on the healthcare facilities that surround the site. In particular, the viewpoint over the loch was constructed to allow patients a peaceful rehabilitation area to which they could walk with some ease.
- There is already considerable housing growth within the local area, negating the requirement for further housing. This includes current large scale developments at Lorne Road and more notably at Kinnaird Village.
- Stirling Road and surrounding roads already have gridlock difficulties at certain times of the day, and additional traffic is not what is required. The access road to the proposed development would also affect the emergency services access road.
- The existing infrastructure within the area cannot cope with the current scale of junctions, school capacity (in particular Larbert High) and health provision.
- Surface water flooding of the site has been experienced in the past.
- The area of the site is partly "made ground" from previous development and the existing drainage infrastructure is vulnerable to damage and over-capacity. This relates to both foul and surface water drainage.
- The topography of the site makes the existing houses between the site and Stirling Road vulnerable to flooding and issues relating to foul drainage. Further development would only exacerbate this problem.
- The site is not considered sustainable development which would meet the criteria required to meet any shortfall in the 5 year effective land supply across the Falkirk Council area.
- The site is not currently a preferred site for development within the Main Issues Report for Local Development Plan 2.
- The base traffic flows within the Transport Assessment carried out as part of the planning application do not reflect the current traffic flows.
- The Larbert area has seen major growth and change over a sustained period of time, including extensive new housing developments in Inches/Kinnaird, around Foundry Loan, Lorne Road and the Larbert Housing Estate. The growth has also included significant new developments including Forth Valley Royal Hospital, the redevelopment of Stenhousemuir shopping centre and the creation of the M876 slip roads. These developments have resulted in extreme pressure on the existing road network within the Larbert and Stenhousemuir area, which was not designed to cope with the current volume of traffic.
- The road network is already extremely busy and congested with substantial volumes of traffic on Stirling Road, including lengthy queues at peak times.
- The wider road network is not coping with current vehicle volumes, e.g. Main Street/King Street/Tryst Road/Bellsdyke Road.
- The position of the proposed junction into the housing development is adjacent to the ambulance road for FVRH.

- The proposed junction is also opposite the junction for Torwood Avenue and driveways.
- There is currently a bus stop next to the proposed junction which would require to be moved.
- There is no safe crossing particularly for school routes from the new development across Stirling Road.
- There is no pavement on the full west-side, southbound stretch to Larbert Cross.
- There is no safe cycle route from the development.
- Larbert Station is already over capacity for parking with parking overspilling into local housing estates.
- Stirling Road and surrounding streets already accommodate unacceptable levels of overspill parking from Forth Valley Royal Hospital.
- Education provision would be put under additional pressure by this proposal.
- Larbert High School is already at saturation point with current housing commitments. It is set to be the biggest school in Scotland and one of the biggest in the UK by the mid-2020s.
- There are ongoing capacity pressures within local primary school provision in particular at St Bernadette's and Kinnaird. There remains pressure on capacity at Larbert Village.
- Even if capacity is increased in local schools there remains a shortage of available teaching staff across Scotland.
- The assumption of 34 children appears low for 60 houses.
- The proposal would result in a further loss of open space within the local area.
- The site is included in the recent audit of open space by Falkirk Council which showed that the rate of open space provision within the Larbert and Stenhousemuir area is considerably lower and of a lower quality than the Falkirk average.
- The proposed housing would not be in keeping with current housing styles on Stirling Road.
- The proposed housing would overlook existing housing.
- During construction there would inevitably be increased noise and disruption. This would have a negative impact on existing householders, the NHS Forth Valley Lochview facility and the Maggie's Centre.
- There are unacceptable waiting times for local GP services in the area, which would be exacerbated by further housing provision.

- There would be a negative impact on local heritage and the setting of the nearby listed building and associated grounds of Larbert House.
- Adverse impact on local wildlife and habitat.
- The minimal economic impacts that the site would create as outlined in the assessment do not outweigh the negative impacts the site would have on local transport, infrastructure and education.

6.2 The letter of support states that all local facilities are within walking distance from the development. The provision of facilities such as health care and schools will surely be included in the Falkirk Council Development Plan and take into account such small scale infill development.

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.

Falkirk Local Development Plan

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 requires to be, or potentially requires to be assessed against the provisions of the LDP 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 as defined in the Local Development Plan is to the south and east.

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; and
- 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:-

- 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 Larbert and Stenhousemuir advises that:-

- The focus of housing growth in Larbert and Stenhousemuir will remain to the north of the settlement at Bellsdyke Road and Hill of Kinnaird (H36 & H37). This Strategic Growth Area reflects existing housing commitments which focus on the redevelopment of the redundant Bellsdyke Hospital and adjacent greenfield land to the east. With the exception of two further committed housing sites at Lorne Road (H38) and Larbert House/Stables (H39), there are no further significant housing land releases, which allow the surrounding green belt to be maintained.
- There has been much investment in infrastructure to support ongoing growth, including the redevelopment of Stenhousemuir District Centre, the new Forth Valley Royal Hospital, the completion of the Glenbervie Slip Roads and the building of two new primary schools. However, the capacity of Larbert High School remains a key issue, and an extension to the school will be required over the period of the plan (NF24).
- A number of opportunities have been identified to improve the Green Network. Potential exists to improve key open space corridors within the urban area (GN24). To the south there will be continuing improvements to the River Carron corridor (GN08). In North Larbert, green infrastructure will continue to be implemented as part of the Strategic Growth Area. To the east, opportunities exist to improve the landscape structure along the M9 corridor (GN23).
- Larbert and Stenhousemuir have seen major growth and change over recent years, including extensive new housing, new schools, the new Forth Valley Royal Hospital and the redevelopment of the shopping centre. The major placemaking challenge over the plan period remains the successful delivery of quality places within the residential and employment growth areas of North Larbert, and the continuing enhancement of greenspace in and around the urban area.

4.48 Figure 4.11 - Larbert and Stenhousemuir Housing Allocation

2014 - 2024			2024 - 2034
Existing Supply Sites	New Proposals	Total	Growth Potential
894	15	909	Medium

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 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.10 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.11 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.12 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.13 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.14 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.15 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.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 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.18 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.19 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.20 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.21 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.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 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.27 Policy D12 - Historic Gardens and Designed Landscapes states:-

1. *There will be a presumption against development which would adversely affect the character or setting of sites identified in the 'Inventory of Gardens and Designed Landscapes in Scotland', as identified on the Proposals Map.*
2. *The value of other historic gardens and designed landscapes not listed in the Inventory will be given due weight in the planning process, having regard to their historical significance, integrity and condition. Non-inventory sites will be identified within Supplementary Guidance SG09 'Landscape Character Assessment and Landscape Designations'.*
3. *The Council will seek to encourage sensitive restoration and management of historic gardens and designed landscapes.*

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*

Falkirk Council Supplementary Guidance Forming Part of the LDP

7a.30 The following Falkirk Council Supplementary Guidance is relevant or potentially relevant to the application:-

- SG01 'Development in the Countryside';
- 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 contribute 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 currently 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. Where there is a shortfall in supply, SPP considers the relevant policies of the local development plan to be out of date and the presumption in favour of development to contribute to sustainable development will 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 on-going development pressures are likely to continue, it is important to protect against unsustainable growth in car-based commuting 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.

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.

Need/Demand for the Proposed Development

7b.11 The need/demand for a proposal can be a material planning consideration. The applicant has made submissions in relation to this matter (see paragraph 1.4).

Falkirk Council Housing Land Audit, June 2017

7b.12 As stated in paragraph 7b.6 of this report, the Council's 2016/17 Housing Land Audit, dated June 2017, indicates that there is currently 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 current 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 LDP 2 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.

Consultation Responses

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

Representation Received

7b.15 One letter of support and 70 objections to the application were received. The concerns raised in the objection and support are summarised in Section 6 and 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 this 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: 26 January 2018

LIST OF BACKGROUND PAPERS

1. Falkirk Local Development Plan, July 2015.
2. SG01 'Development in the Countryside'.
3. SG05 'Biodiversity and Development'.
4. SG06 'Trees and Development'.
5. SG09 'Landscape Character Assessment and Landscape Designation'.
6. SG10 'Education and New Housing Development'.
7. SG12 'Affordable Housing'.
8. SG13 'Open Space and New Development'.
9. SG15 'Low and Zero Carbon Development'.
10. Scottish Planning Policy 2014.
11. Creating Places Policy Statement.
12. Designing Streets Policy Statement.
13. Falkirk Local Development Plan 2, Main Issues Report, February 2017.
14. Falkirk Council Housing Land Audit, June 2017.
15. Objection received from Mrs Sarah Barron, 106 Wallace Street, Falkirk, FK2 7DX on 26 October 2017.
16. Objection received from Mrs Rachel Bell, 90 Russell Hill Court, Main Street, Larbert, FK5 3AU on 25 October 2017.
17. Objection received from Mrs Claire Benson, 78 Burnhead Road, Larbert, FK5 4BD on 26 October 2017.
18. Objection received from Mr Ken Bleakley, 31 Stirling Road, Larbert, FK5 4NE on 28 October 2017.
19. Objection received from Mrs Nicola-Jane Brown, 10 Strang Place, Larbert, FK5 4GS on 25 October 2017.
20. Objection received from Mrs Sharon Captain, 37 Dollar Avenue, Falkirk, FK2 7LF on 26 October 2017.
21. Objection received from Mrs Linda Cheape, 29 Galloway Street, Falkirk, FK1 1LB on 25 October 2017.
22. Objection received from Christopher and Eleanor Collins, 8 Guthrie Crescent, Larbert, FK5 4GE on 15 November 2017.
23. Objection received from Mr Brian Cox, 92 Stirling Road, Larbert, FK5 4NF on 14 November 2017.
24. Objection received from Mr Kevin Craig, 8 Friendship Gardens, Carronshore, Falkirk, FK2 8HY on 26 October 2017.
25. Objection received from Mr David Davies, 20 Stirling Road, Larbert, FK5 4ND on 14 November 2017.
26. Objection received from Mr Peter Deans, Parkneuk, 37 Stirling Road, Larbert, FK5 4NE on 15 November 2017.
27. Objection received from Catherine Deans, Parkneuk, 37 Stirling Road, Larbert, FK5 4NE on 15 November 2017.

28. Objection received from Mrs Jean Dewar, 100 Stirling Road, Larbert, FK5 4EB on 26 October 2017.
29. Objection received from Mr Douglas Dewar, 100 Stirling Road, Larbert, FK5 4EB on 26 October 2017.
30. Objection received from Mr George Dillet, 2 Inglis Place, Larbert, FK5 4ZJ on 13 November 2017.
31. Objection received from Mrs Jennifer Forsyth, 2/4, 7 Bath Street, Glasgow, G2 1HS on 26 October 2017.
32. Objection received from Mrs Gillian Fraser, 2 Raeburn Road, Larbert, FK5 4GU on 28 October 2017.
33. Objection received from Dr O S Ghobrial, 33 Stirling Road, Larbert, FK5 4NE on 14 November 2017.
34. Objection received from Miss Claire Gibson, Flat 3, 11 Crown Crescent, Larbert, FK5 4XP on 26 October 2017.
35. Objection received from Mr David Gibson, 80 Stirling Road, Larbert, FK5 4NF on 13 November 2017.
36. Objection received from Mrs Caroline Gibson, 80 Stirling Road, Larbert, FK5 4NF on 13 November 2017.
37. Objection received from Mr Sandy Grainger, 53 Rankin Drive, Falkirk, FK2 8RF on 25 October 2017.
38. Objection received from Mr Andrew Guy, 27 Stirling Road, Larbert, FK5 4NE on 28 November 2017.
39. Objection received from Mr James Harkness, 6 Torwood Avenue, Larbert, FK5 4NG on 26 October 2017.
40. Objection received from Mrs Lisa Harkness, 6 Torwood Avenue, Larbert, FK5 4NG on 26 October 2017.
41. Objection received from Mrs Doreen Harley, 20 Bramble Avenue, Larbert, FK5 4ZL on 26 October 2017.
42. Objection received from Mr Robert Hunter, 40 Vale View, Stenhousemuir, Larbert, FK5 3BX on 26 October 2017.
43. Objection received from Mrs Anne Hunter, 40 Vale View, Stenhousemuir, Larbert, FK5 3BX on 26 October 2017.
44. Objection received from Miss Angela Hunter, 28 Sarti Terrace, Larbert, FK5 4TD on 26 October 2017.
45. Objection received from Mrs Colleen Hurren, 69 Beech Crescent, Larbert, FK5 3EX on 13 November 2017.
46. Objection received from Miss Jennifer Jamieson, 80 Corrie Avenue, Larbert, FK5 4UY on 25 October 2017.
47. Objection received from Miss Sharyn Kemp, 13 Arthur's Drive, Stenhousemuir, Larbert, FK5 4DP on 26 October 2017.
48. Objection received from Mrs Pamela Laing, 3 Eardley Place, Larbert, FK5 4AS on 28 October 2017.
49. Objection received from Mr Alan Lapsley, 7 Guthrie Crescent, Larbert, FK5 4GE on 14 November 2017.
50. Objection received from Larbert, Stenhousemuir & Torwood Community Council, FAO Yvonne Weir, c/o Norvia, 92 Stirling Road, Larbert, FK5 4NF on 28 November 2017.
51. Objection received from Mrs Elaine Laurenson, 21 Stirling Road, Larbert, FK5 4NE on 14 November 2017.
52. Objection received from Mr David Lewis, Addison Gardens, Larbert, FK5 4ZH on 13 November 2017.
53. Objection received from Mr Rob Lowe, 8 Cambus Avenue, Larbert, FK5 4WP on 26 October 2017.

54. Objection received from Ms Elaine Mackie, 48 Arthur's Drive, Stenhousemuir, Larbert, FK5 4DS on 26 October 2017.
55. Objection received from Mr Colin Marshall, Ashmore, 35 Stirling Road, Larbert, FK5 4NE on 26 October 2017.
56. Objection received from Mr Colin Marshall, Ashmore, 35 Stirling Road, Larbert, FK5 4NE on 22 November 2017.
57. Objection received from Mrs Hazel McEwan, 72 Carronview, Stenhousemuir, Larbert, FK5 3HY on 26 October 2017.
58. Objection received from Mr Derek McLay, 5 Torwood Avenue, Larbert, FK5 4NG on 31 October 2017.
59. Objection received from Mr Sam McNeish, Lyneriachm 19 Stirling Road, Larbert, FK5 4NE on 5 November 2017.
60. Objection received from Mrs Ruth McQuet, 52 Cotland Drive, Falkirk, FK2 7GN on 26 October 2017.
61. Objection received from Mrs Claire Morrison, 13 South Broomage Avenue, Larbert, FK5 3LF on 26 October 2017.
62. Objection received from Mrs C Murphy, 22 Bruce Drive, Stenhousemuir, Larbert, FK5 4DD on 25 October 2017.
63. Objection received from Mrs May Niven, 25 Stirling Road, 31 Bank Street, Larbert, FK5 4NE on 29 October 2017.
64. Objection received from Mr Ben Parker, 1 Murray Place, Larbert, FK5 4XY on 14 November 2017.
65. Objection received from Mrs Alyson Parker, 1 Murray Place, Larbert, FK5 4XY on 14 November 2017.
66. Objection received from Mr Stevie Parker, 1 Murray Place, Larbert, FK5 4XY on 14 November 2017.
67. Objection received from Mrs Diane Ross, 52 Stirling Road, Larbert, FK5 4NF on 13 November 2017.
68. Objection received from Mrs Clare Richardson, 69 Valeview, Stenhousemuir, Larbert, FK5 3BZ on 25 October 2017.
69. Objection received from Mr Alan Rothead, 247 Main Street, Larbert, FK5 4RA on 26 October 2017.
70. Objection received from Mrs Jean Salmond, 29A Stirling Road, Larbert, FK5 4NE on 2 November 2017.
71. Objection received from Ms Lorna Samuel, 25 Pretoria Road, Larbert, FK5 4NB on 26 October 2017.
72. Support received from Mr Brian Seamens, 15 Burns Avenue, Larbert, FK5 4FB on 26 October 2017.
73. Objection received from Mr Logan Selvey, 28 Sarti Terrace, Larbert, FK5 4TD on 26 October 2017.
74. Objection received from Miss Alyssa Selvey, 28 Sarti Terrace, Larbert, FK5 4TD on 26 October 2017.
75. Objection received from Mrs Joanne Stewart, 17 Wilkie Place, Larbert, FK5 4GW on 26 October 2017.
76. Objection received from Mr Ronald Swan, 94 Stirling Road, Larbert, FK5 4NF on 15 November 2017.
77. Objection received from Mr Alistair Taylor, 96 Stirling Road, Larbert, FK5 4NF on 13 November 2017.
78. Objection received from Mr Stuart Thomson, 126 Main Street, Larbert, FK5 3LA on 13 November 2017.
79. Objection received from Ms Yvonne Weir, 92 Stirling Road, Larbert, FK5 4NF on 14 November 2017.

80. Objection received from James and Marie Welsh, 29 Stirling Road, Larbert, FK5 4NE on 22 November 2017.
81. Objection received from Mrs Elaine Wright, 71 Carronview, Stenhousemuir, Larbert, FK5 3HY on 29 October 2017.
82. Objection received from Mr Tom Wright, 39 Stirling Road, Larbert, FK5 4NE on 27 October 2017.
83. Objection received from Margaret Yates, Mayfield, 42 Stirling Road, Larbert, FK5 4NF on 15 November 2017.
84. Objection received from Mr Jim Yates, Mayfield, 42 Stirling Road, Larbert, FK5 4NF on 15 November 2017.

Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504815 and ask for John Milne, Senior Planning Officer.