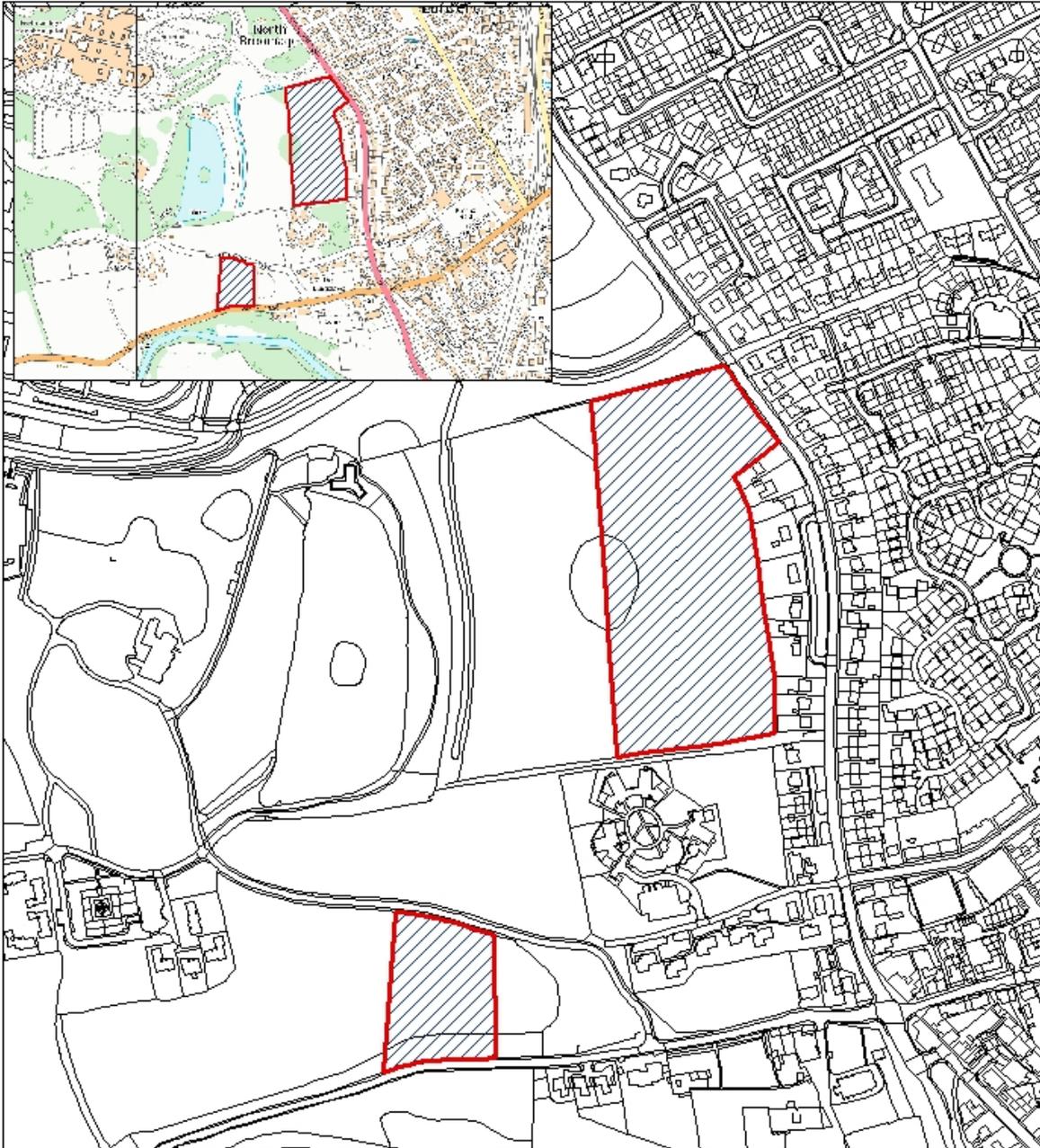


Planning Committee

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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Appendix 2 - Summary of matters raised at the Pre-Determination Hearing.

This is a summary of matters raised at the meeting and may include issues already submitted on the application to date. This is not a minute of the meeting.

- 1 Clarification was sought as to the general approach to School roles and capacity issues in the Larbert area. The consultation response from Children's Services in part 4.8 of the report has been augmented.
- 2 Clarification was sought as the applicant's assertions with regard to the 5 year effective housing land supply across the Falkirk Council area. A response to this matter is included in part 7b.6 of the report.
- 3 Clarification was sought as the context of the application site with regard to Falkirk Council's audit of Open Space. A response to this matter is included in part 7b.15 of the report.
- 4 Clarification was sought as to the potential impact of the site with regard to air quality. The consultation response from Environmental Health in part 4.7 of the report has been augmented.
- 5 Clarification was sought as to the predicted traffic generation levels of the Forth Valley Royal Hospital and the surveyed traffic generation levels to date. The consultation response from the Transport Planning Unit in part 7b.19 of this report has been augmented.
- 6 Clarification was sought as the relevance of Falkirk Local Development Plan policy CG03 - Housing in the Countryside. This policy has been addressed in part 7a.17 of the report.
- 7 Additional representation was made opposing the application as to;-
 - a) Reference to the Scottish Government's 3rd State of Scotland's Green Space Report
 - b) The potential adverse impact on the health and wellbeing of patients in the Maggie's Forth Valley facility, the Loch Green Hospital facility and the Forth Valley Royal Hospital facility, as well as erosion of medical services to the current residents of Larbert.
 - c) 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.)
 - d) The adverse impact of the proposals on the green network around Larbert
 - e) The potential adverse impact of the proposals on the efficiency of the emergency services using the Forth Valley Royal Hospital
 - f) 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.
 - g) The site is prone to flooding.
 - h) 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.
 - i) The application is contrary to Development Plan policy.
 - j) The application site still forms part of the active legal agreement achieved with Forth Valley Royal Hospital to manage the estate land.
 - k) The site is out with the urban boundary and considered land in the countryside.

- l) The site is not identified as a preferred site for Housing in the Main Issues Report of the forthcoming LDP2.
- m) 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.
- n) Approval of the application would create an unacceptable precedent for additional housing in this area of Larbert and Stenhousemuir.
- o) 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.
- p) 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.
- q) Base traffic flows within the Transport Assessment are flawed.
- r) The proposed junction arrangement will have conflict with Torwood Avenue, residential driveways and bus stop provision. Pavement provision is limited and there are no safe cycle routes from the development. Car parking issues in the immediate area of the application site are apparent.
- s) Impact of the development on local schools is a major concern, adversely impacting on school capacities and levels of provision, along with the quality of tuition and opportunities for students.
- t) Available open space provision in the area is of a low quality and will be exacerbated by the proposed housing development.
- u) The wildlife and habitat quality of the area will be diminished, as well as the negative impact on the setting of Larbert House - a "B" listed structure.
- v) 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 or 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.
- w) 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.

Matters raised in part 7 have been included in part 7b.19 of this report "Representations" and responded to accordingly.

Falkirk Council
Development Management – John Milne
Abbotsford House
David's Loan
Falkirk
FK2 7YZ

12 February 2018

Dear Mr Milne,

**APPLICATION: P/17/0632/PPP
PROPOSED RESIDENTIAL DEVELOPMENT, ACCESS, LANDSCAPING, OPEN SPACE AND
ASSOCIATED WORKS AT LAND AT STIRLING ROAD, LARBERT**

With the extended target determination date and associated pre-agenda reporting deadlines fast approaching, we write provide a response to matters raised by consultees.

The Planning Policy response, received 18 December 2017, pulls together a variety of departmental consultations, and whilst its' content is heavily redacted, our planning application submission fully address the issues raised.

A few points that we wish to reinforce are:

Settlement Strategy – the settlement strategy relates to LDP. The adopted LDP is out of date as a consequence of the most up to date Housing Land Supply position and the emerging LDP is a material consideration, however priority in determining this application must be given to SPP, as set out in our Planning Statement.

In their policy response, and at the PDH, the Council accept that the 2016/17 HLA does identify a shortfall in the 5-year effective housing land supply (of 3.9 years). Their route in assessing this proposal falls to adopted LDP Policy HSG01 – Housing Growth “which reflects guidance contained within SPP.” The current housing land shortfall means that the tests in SPP do apply, and in fact, take priority to out-of-date development plan housing land supply policies.

Whilst the intention of policy HSG01 is material to the consideration of the application, insofar as it aims to monitor and manage the delivery of an appropriate level of housing in Falkirk, the sequential preference of sites is outweighed by the SPP presumption in favour of development that contributes to sustainable development.

In any case, where a site, such as the application site, is assessed by the planning authority to fall under the final criteria in an order of preference, that does not, of itself mean the site is unacceptable. As the criteria in HSG01, and more importantly, SPP notes, the sustainability of the site is a consideration of significant weight. The original submission considers the sustainability of the site in detail, so it is not our intention to restate that here.

Local Development Plan 2

With regard to the SPP consideration of whether a proposal would prejudice the emerging plan, the SPP test is set out in § 34. The proposal can make a significant contribution towards restoring the required level of housing land supply in Falkirk, the proposal is neither so substantial, nor are its effects likely to be so significant that granting it planning permission would undermine decisions about the scale, location or phasing of any other new developments which are themselves central to the emerging plan. We would also note that as the Proposed LDP has not yet been published or consulted upon (expected in May 2018), this consideration is of limited weight under the same SPP test.

Landscape and Visual

The LVA report as submitted, along with detailed photographic visualisations, provide the reader with an assessment of the potential impacts of development of this site, demonstrating and concluding these to be limited in terms of level of effect and contained within the local area (LVA page 24).

Specific comments raised in the consultation response are addressed in a technical addendum to the LVA, attached.

Layout and Design – Urban Design

All matters of design detail are noted for attention at the AMSC stage. We note the positive assessment against SG02 Design Principles, including the following: – the proposed layout takes account of key features of the context including key views to Larbert House and surviving, original features such as the ha ha and the overall designed landscape setting, the surrounding built form on Stirling Road, local street patterns and existing green infrastructure. The indicative street layout and areas of open space have been arranged to take advantage of potential views over proposed parkland to the north and the grounds of Larbert House to the west.

Given the above, and associated further assessment, which concludes that “the Heritage Appraisal appears fairly comprehensive in terms of making a reasonable case for development,” the somewhat contradictory points of objection relating to SG09, and LDP Policy D12 are taken from the Landscape Officer’s response. The accompanying Heritage Appraisal, which assesses the impact of the proposal upon the historic environment, includes assessment against these policy considerations. When read as part of the wider planning application submission, the Heritage report fully demonstrates that:

The proposed residential development is in part of the former historic estate of Larbert House. This estate has undergone considerable change and fragmentation during the 20th century as use changed from private domestic use to recreational and healthcare. The estate now forms part of a larger hospital estate with substantial private developments within the immediate setting of Larbert House. These healthcare and private developments have considerably fragmented the historic estate associated with Larbert House.

The proposed development site is located on the periphery of the historic estate in an area that did not obviously form part of the designed landscape. The siting of the development area and the development boundary has been located to minimise the impact on historic landscape features including key views.

The Development Framework proposes a layout and design response sensitive to the historic estate, responding to key features with new planting and in its layout and massing. The proposed development will not impact on key landscape feature of the wider historic estate nor will it have a detrimental effect on the setting of the Category-B listed Larbert House.

Archaeology

No objection to the proposal, and we note the officer's assessment that: The setting of Larbert House has been heavily compromised by the construction of the hospital and in more recent years of the Maggie's Centre.

Biodiversity

The original appraisal demonstrated the low value of the recorded habitats and found no evidence of protected species within the survey area.

Reference to nesting buzzards within the site by third parties is not evidenced, either through our own survey work or any other means. In any case, no trees are proposed to be removed, and should they require to be in future, this would be done outwith the breeding bird season and only after an ornithologist has given the appropriate clearance.

Noise

No objection from EHO, subject to conditions. An addendum to the originally submitted noise report was lodged (09/02/18), and concludes a neutral impact upon future residents, which can be addressed via suspensive condition relating to the detailed scheme design at the AMSC stage.

NHS Forth Valley

Points of policy objection are disputed as per the case as set out in the Planning Statement.

Impact of infrastructure relating to local NHS services is disputed, Larbert is not identified as an area of pressure in SG11: Healthcare and New Housing Development, and we understand NHSFV made no submission to the contrary during the preparation of this document (as advised by FC Planning).

Concerns regarding potential operational issues at adjacent facility at Loch View as a result of the development are noted. Gladman met with the NHS at the pre-application stage and as a result, development to the southern boundary has been pulled back and a substantial landscape buffer included. This buffer can be imposed via condition of a detailed design. We suggest perceived impacts would be similar to or in fact less than the adjoining and recently consented NHS scheme to the south, as referenced in the representation (LDP site H75 – currently subject of a Notice of Intention to Consent (DPEA Appeal ref. PPA-240-2052).

Contaminated Land

Conditions noted.

Air Quality

Not within an Air Quality Management Area and as such no air quality assessment report was required. No comment/objection from EHO (29/11/18).

Education

We note that the Council makes no objection to the proposal, provided approval of the application is on the condition that the applicant makes a pro-rata contribution to the relevant catchment schools (in accordance with SG10: Education and New Housing Development).

The total number of children anticipated to be generated from this proposal has been calculated on the basis of the Council's pupil product ratios. Whilst in principle, the development has been specifically assessed and designed to a maximum capacity of 60 new homes. Capacity issues within the local education system are recognised and as such we are willing to accept a restriction on the number of units, in addition to the contributions requested.

Transport and Roads

Following the submission of additional information, we note the content of the TPU consultation response dated 9th February, which confirms that the proposed site access is acceptable and that the traffic generated by the residential development will have only a marginal impact on the road network in the area. The response does highlight some actions and points of detail (such as swept path analysis, stage 2 RSA, TROs and Welcome Travel Packs) that will require to be dealt with via condition at the AMSC stage.

Flooding and Drainage

SEPA – no objection per e-mail from Sean Caswell 09/01/18.

Flooding officer/ CH2M – final report from CH2M (acting on behalf of Falkirk Council Flooding) received 17/1/18 confirms no objection and proposes a condition in respect of maintenance access for ditches which are retained on site.

Public Representations

With respect to the public representations, we note the comments received from the Council, and those received during our pre-application consultation, which have informed the final scheme as submitted.

We would also wish to respond to the key issues raised by the public at the Pre-Determination Hearing Issues:

Maggie's Centre – the sensitivity of this neighbouring use is of course, wholly recognised. Whilst we are unaware of any specific objection on behalf of the charity itself, we would offer the following comments. The building is designed as a sanctuary, in this case, taking advantage of view south over the Loch and to the north towards the Ochil Hills. The building is well enclosed by mature trees and none of the windows look directly towards the proposed site area. The presence of new housing in the area will no change the character of the outlook in this direction – residential.

RVH Masterplan – Queries regarding the status of the application site have been raised. As clarified by the Policy officer at the PDH, this is privately owned farmland, with no public access granted at present.

The masterplan was developed on behalf of the Forth Valley Health Board for the RSNH landholding. It is our understanding that the RSNH Masterplan and Management Framework document (2008) was required by Falkirk Council in meeting the requirements of the Section 75 agreement attached to the planning permission for the Forth Valley Royal Hospital. It provides a masterplan for the future