



# **Agenda Item**

## **13**

**Development of Land for Residential Use, Including Land for a Community Facility, Associated Supporting Infrastructure and Landscaping at Land to the North West of Burnside Cottage, Standrigg Road, Wallacestone for Persimmon Homes Ltd - P/18/0126/PPP**

**FALKIRK COUNCIL**

**Subject:** DEVELOPMENT OF LAND FOR RESIDENTIAL USE,  
INCLUDING LAND FOR A COMMUNITY FACILITY,  
ASSOCIATED SUPPORTING INFRASTRUCTURE AND  
LANDSCAPING AT LAND TO THE NORTH WEST OF  
BURNSIDE COTTAGE, STANDRIGG ROAD,  
WALLACESTONE FOR PERSIMMON HOMES LTD -  
P/18/0126/PPP

**Meeting:** FALKIRK COUNCIL

**Date:** 19 SEPTEMBER 2018

**Author:** DIRECTOR OF DEVELOPMENT SERVICES

**Local Members:** Ward - Upper Braes

**Councillor Gordon Hughes**

**Councillor James Kerr**

**Councillor John McLuckie**

**Community Council:** Reddingmuirhead and Wallacestone, Maddiston and  
Shieldhill and California

**Case Officer:** Katherine Chorley (Planning Officer), Ext. 4704

**1. DESCRIPTION OF PROPOSAL / SITE LOCATION**

- 1.1 The application is a major development and seeks planning permission in principle for the development of land for residential purposes with associated infrastructure works and landscaping and includes a community facility. An indicative number of approximately 200 dwellings is shown.
- 1.2 The application site extends to just over 7 hectares and is made up of two similarly sized parcels of land, split diagonally down the middle by Standrigg Road. The north western site slopes from north to south, down towards Standrigg Road and constitutes farmland. The boundaries are defined by woodland planting to the north and west, Standrigg Road to the south and housing to the east. The property known as Forthview, which is a large detached dwellinghouse is enclosed on three sides by the north western site and sits across the road from the south eastern site.
- 1.3 The south eastern site is generally flatter, although dips steeply down to the Gardrum Burn along the southern boundary. The northern boundaries are defined by Standrigg Road and houses. The boundary to the east is defined by a raised area which was an old railway line. Burnside Cottage would be surrounded on all sides by the development. There are two areas of land to the south west which are in use for what appears to be storage although the approved use is unclear.

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

- Conceptual Masterplan (drawing);
- Landscape Proposals (drawing);
- Sustainable Urban Drainage Strategy;
- Air Quality Assessment;
- Cultural Heritage Report;
- Flood Risk Assessment;
- Landscape and Visual Assessment;
- Phase 1 Habitat Survey;
- Planning Statement;
- Pre-Application Consultation Report;
- Surface Water Strategy;
- Transport Assessment;
- Ground Conditions and Coal Mining Risk Assessment;
- Indicative Footpath Plan, Standrigg Road;
- Design and Access Statement; and
- Energy Statement.

1.5 The Planning Statement includes indicative details of the proposal. It indicates

- Approximately 200 dwellings;
- A community facility;
- 25% affordable homes;
- A new roundabout on Standrigg Road;
- A foot and cycle path network;
- 2 primary access routes, leading to a series of secondary streets and shared spaces;
- Additional planting;
- Open space, play area and cross fit/outdoor gym equipment;
- An opportunity to connect to a nearby Core Path; and
- The position of two sustainable urban drainage ponds at the lowest points of the site.

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

- The public event took the form of a staffed public exhibition which was held on 4 November from 2pm to 7pm at the Reddingmuirhead Community Hall;
- 79 members of the public visited the exhibition;
- A total of 24 feedback questionnaire forms were received by the applicant;
- The responses showed that 61% were unsupportive of the development and 18% were supportive. Positive views were expressed in relation to the need for new private and affordable housing, the retention and enhancement of woodland areas, potential greater expenditure in the area and the upgrading of existing roads. Concerns were noted in relation to the pressures growth in population numbers would have on local health and schooling facilities, roads infrastructure and the loss of countryside;
- A number of concerns were raised which has resulted in a review of the proposal and the supporting information;

- The eastern boundary has been pulled back to align with the old mineral railway and to reduce the scale of development. A larger landscape buffer has been provided between existing properties on Standrigg Road and the play park has been relocated;
- Further consultation beyond the public meeting also took place;
- This included a door-to-door survey in both Wallacestone and California. 90 of 92 people canvassed in California were in favour of the development with 30 of 35 in Wallacestone also in favour.
- Local businesses were also approached in Brightons, Polmont, Rumford and Wallacestone. Some were enthusiastic about the proposals although the number of responses received was limited;
- A community consultation event was carried out with two representatives from each of the affected community councils invited. Representatives from Reddingmuirhead and Wallacestone Community Council and Maddiston Community Council attended. A 'Place Standards' exercise was carried out at this event.

## **2. REASON FOR COMMITTEE CONSIDERATION**

- 2.1 Full Council consideration and a Pre-Determination Hearing (PDH) are required for a major development that is significantly contrary to the Development Plan. The proposed development is considered to be significantly contrary to the Falkirk Local Development Plan (LDP), owing to the scale of the proposed housing within an area designated as countryside which is beyond the defined settlement limits.
- 2.2 The Pre-Determination Hearing was held at Wallacestone Primary School on 7 June 2018 at 7pm. The Hearing Report is attached as Appendix 1. At the hearing, Council officers and the applicant were heard and objectors to the application reiterated and expanded on the concerns raised in their representations (see paragraph 6.1 of this report). In addition, Members asked questions of officers and requested further information/clarification in response to the concerns raised at the hearing. In response, the following comments were made:-

### **Access/Road Safety**

- Clarification was sought on whether the road network could accommodate the additional traffic. Officers advised that the roads in the vicinity were unsuitable and substandard in terms of width and footway provision.

### **Healthcare**

- The Pre-Determination Hearing Report advised that no response had been received from NHS Forth Valley. At the time of writing this report, this remains the situation. A number of requests have been made to NHS Forth Valley for comments. Healthcare provision is dealt with in paragraph 7a.25 - 26 of this report. Any update in respect of this matter will be provided at the meeting of the Full Council.

## **F25 Bus Service Provision**

- There was a request for confirmation as to whether the F25 Bus Service which passes through Wallacestone was to be withdrawn. It has been confirmed that the current situation is that the service is operated under contract to Falkirk Council and the contract expires in August 2020. There are currently no plans to withdraw this service.

## **Housing Land Supply**

- The Council's Housing Land Audit is the main mechanism by which the Council monitors housing delivery. At the time of the PDH, the Housing Land Audit 2016/17 identified a shortfall of 760 units in total, of which 572 were indicated to be private houses and 188 affordable houses. Housing Land Audits are based on Housing Needs and Demand Assessments. The most recent Housing Needs and Demand Assessment was produced in December 2015 and revised in May 2016 and is based on current demographic projections. Since the PDH, a new Housing Land Audit for the period 2017/2018 has been released. This indicates a shortfall of 482 units and an effective supply of 4.3 years. This is an increase in supply, although still below the 5 year requirement.
- Based on the Proposed Plan, approved by the Council on 27<sup>th</sup> August 2018, there would be a housing land requirement for 5,130 units between 2020 and 2030 in Local Development Plan 2 (LDP2), as opposed to a housing land requirement of 7,907 between 2014 and 2024 in LDP1. The housing land requirement is therefore likely to reduce from 2020, and additional allocations will be added to the supply, with a consequential positive impact on any shortfall. However, the final figure will only be confirmed once the Proposed Plan has been through the Examination process and adopted.
- The Council is therefore in an interim situation between now and the anticipated date of LDP2 adoption in 2020, where there is a housing land supply shortfall. At this point, LDP2 could have a revised annual housing target and there will also be allocation of further development sites to assist with housing land supply.
- Other sites which are subject to planning applications were mentioned at the pre-determination hearing. However, only sites which have permission already granted can be considered to contribute to the housing land supply.

## **Other Development Proposals**

- It was raised whether the cumulative impact of other sites could be taken into account given the on-going appeal further along Standrigg/Sunnyside Road. All applications are required to be dealt with and considered on their own merits.

## **Environmental Impact Assessment**

- The proposed development has been screened by the Council's Development Management Unit. The screening opinion was that an environmental impact assessment is not required. Further details are provided in paragraph 3.2 of this report.

## **Education Provision**

- Clarification was requested on the information used to ascertain pupil yield numbers as a resident had indicated that numbers were higher in the Wallacestone area. It was confirmed that a relatively recent housing development in the area had resulted in higher than average pupil numbers. Children's Services carried out modelling based on these higher numbers.
- Wallacestone Primary School was extended in 2006 to cater for a capacity of around 600 pupils. The site is constrained and no further extension of the school is possible. However the school still has capacity. The modelling shows that the school can accommodate a development of this size and there is capacity to accommodate the expected increase in nursery provision.
- The school roll peaked in 2014-2015. Based on the existing pre-school population the levels are expected to drop.
- Braes High School is currently at 90% capacity. This is relatively high and expected to go up with allocated and approved sites. Many High Schools in Falkirk are in a similar situation. A request has been made for a financial contribution to Braes High School and this has been agreed by the applicant. Further assessment of the financial contribution is set out in paragraph 7a.21.

## **Neighbour Notification**

- All properties within 20 metres of the application site were notified by letter.
- In relation to 'Baxter' this property is more than 20m from the site boundary. A letter was sent to 'Brownwell' and it is not clear why the occupants did not receive the letter. An advertisement was also placed in the Falkirk Herald in compliance with the legislation.
- The list of background papers has been updated to include the individual names of those whose comments in support of the application were submitted by the agent/land owner as two documents.

## **Coal Mining Workings**

- A Phase 1 Desk Top Study has been carried out. This has been reviewed by the Council's Environmental Protection Unit and The Coal Authority. Their comments can be found at paragraph 4.19 and 4.40. The report has been found to be acceptable. If permission were to be granted, a number of conditions would be recommended to ensure intrusive site investigations were carried out.

## **Wildlife**

- An Extended Phase 1 Habitat Survey has been carried and reviewed by SNH. Their comments can be found at paragraph 4.41. Further consideration is given in the assessment of the application at 7a.49. The survey is considered acceptable and if the application were to be approved, a number of conditions would be recommended.

- Surveys generally have a validity period of 12-18 months from completion. The survey was dated September 2017. SNH have confirmed the validity period of this survey is 18 months. A new survey would therefore need to be carried out after this period expires.

### **3. SITE HISTORY**

- 3.1 The Proposal of Application Notice PRE/2017/0021/PAN was received on 12 September 2017 for the proposed development of land for residential use. The notice set out the proposals for community consultation. A Pre Application Consultation Report has been submitted with the application (see paragraph 1.6 above).
- 3.2 An Environmental Impact Assessment (EIA) Screening Request PRE/2017/0025/SCREEN was received on 24 November 2017. The screening opinion of the Council's Development Management Unit was that an environmental impact assessment was not required and that the potential impacts of the proposed development could be the subject of targeted assessments as required.

### **4. CONSULTATIONS**

- 4.1 The Roads Development Unit have advised that Standrigg Road is a typical rural de-restricted road with no footways or lighting. Horizontal and vertical geometry of the road does not comply with current standards and visibility from the site could be a problem depending on the access location and type. All information on site layout provided by the applicant is indicative.
- 4.2 To the north east of the site, Standrigg Road is a residential street with sections of carriageway and footway that are of sub-standard width compared to current standards, and with an existing street lighting system that would not conform to current standards. Further east Standrigg Road again becomes a rural road with no footways or lighting and leads to the junction with Maddiston Road that also does not comply with current standards with poor visibility to the north and south. Wallacestone Brae, which runs north from Standrigg Road, also has sub-standard width footways with some sections only having one footway.
- 4.3 To the south of the site, Standrigg Road is a narrow rural road without footways and street lighting, and has horizontal and vertical geometry that does not comply with current standards. The wider rural road network to the south-east and south-west is similar.
- 4.4 The applicants have provided additional drawings. The first showed a proposed 1.5m wide footway along the north side of Standrigg Road between Comyn Drive and Wallacestone Brae, with a small section of footway on the south side opposite the property 'Rukera' (marked on Appendix 2), where the footway on the north side disappears completely. In addition, the applicant has proposed that the footway will be widened at both existing traffic calming features to create sections in excess of 2m wide and at another feature which they will introduce.

- 4.5 The overall proposal would then result in a section of semi-rural road with one footway of 2m width, over roughly 22m out of a total length of 300m. The footway would not be continuous, as at 'Rukera', the footway stops and pedestrians would have to cross to the other side of the road just before a blind summit.
- 4.6 It may be possible to form a sub-standard width footway within the width of the public road. However, the ground levels at the back edge of the footway drop away sharply to the houses of Comyn Drive at various sections and any public footway would have to be retained. This would be difficult to achieve and is not supported by Falkirk Council. There is a section where this verge is retained by a high retaining wall which may not conform to current standards and would likely not be of the specification to retain a footway. A footway along this section could be very difficult to achieve.
- 4.7 The second drawing submitted by the applicants proposed a 1.5m wide footway on the southern verge of Standrigg Road between Comyn Drive and Wallacestone Brae. This may be possible within the confines of the adopted public road. However, this appears to result in the existing carriageway width being reduced at some locations. At the dwelling known as 'Cedar View' (marked on Appendix 2), located at the crest of the hill, there is no footway as the ground appears to have been built on by the owners of the house. At this stage it is not clear who owns this land, the applicants have provided an adoption plan but this is at a scale of 1:4000 and it does not infer ownership rights. Further assessment of the legal position on adoption and ownership would be required. It is possible, given this, that a continuous footway could not be provided. The amended design would result in a 300m length of road with a substandard width footway and carriageway.
- 4.8 Between Wallacestone Brae and the site, the existing carriageway is mostly 5.5m wide, but the southern footway is almost all less than 2m wide with the majority being roughly between 1.4m and 1.5m. The northern footway has some small sections where the footway is at least 2m wide, although the majority is not. A full section of footway, roughly 100m in length, is missing completely between Wallacestone Brae and 'Fernbank' (marked on Appendix 2). The applicants propose a footway along this section, this would be acceptable provided it measured 2m in width.
- 4.9 The proposed site would be served by an immediate roads network which has been formed in a piecemeal way for a semi-rural area and does not comply with current standards. The proposed road improvements, do not bring it to a level that would be considered acceptable. A continuous 2m wide footway and a 5.5m wide carriageway from the site to Comyn Drive would be required. As this has not been shown to be achievable, it would not be appropriate for a development of this size to be served by the existing or proposed road network.
- 4.10 The internal road layout for the new development would need to be designed and constructed in accordance with the National Roads Development Guide. The roads layout shown is not acceptable from a roads point of view. However the plans are only indicative at this stage and it is possible that the issues could be addressed as part of a detailed planning application.
- 4.11 The submitted flood risk and drainage assessment is satisfactory for the purposes of planning permission in principle. A detailed drainage layout and calculations would be required at detailed planning stage.



- 4.12 The Transport Planning Unit (TPU) have reviewed the submitted Transport Assessment. The Transport Assessment (TA) makes reference to the possible use of Bathgate railway station as an alternative to Polmont, given the availability of parking at Bathgate. However, it is unlikely that residents would drive 20 minutes to Bathgate when Polmont railway station is significantly closer.
- 4.13 The existing footways along Standrigg Road and Sunnyside Road are discontinuous and narrow in width in places. A continuous footway should be provided along Standrigg Road to link the development to schools, shops and transport links, the most direct route would be along this road. The footway would need to satisfy the minimum width set out in Roads for All. It has been established that an appropriate width footway cannot be provided.
- 4.14 The applicant makes mention of inducements to encourage residents to use other modes of transport, no details have been provided on what these inducements would be, how they would be managed and for how long they would be available. The applicant has suggested that the F25 bus route could be amended to divert into the site. This would add time to existing user journeys. However the main concern is the need to improve the current timetable.
- 4.15 The junction of Sunnyside Road and the B805 will require improvements on road safety grounds. The increase in traffic flows on Sunnyside Road and the existing junction layout may lead to an increase in the likelihood of accidents. The Council is currently investigating possible junction improvements for this and the adjacent Quarry Brae junction. The developer would be expected to provide a pro-rata contribution to the upgrading of this scheme.
- 4.16 The location, current road layout, footway provision, public transport provision and the semi-rural location confirm that the development does not meet sustainable transport requirements. The developer would be expected to contribute towards improvements to the current F25 bus service, not just support it. The current 2 hourly service does not provide the timetable or level of frequency that would make it a viable alternative to the private car for commuter journeys. In addition, some parts of the site are beyond the 400m walking threshold set out in Scottish Planning Policy. Assessments show that the site is more than a 800m walk to a suitable bus service, the current F25 service not being sufficient.
- 4.17 The developer would be required to provide adequate funding to upgrade the F25 bus service to at least an hourly service so that it would offer a viable alternative to the private car for commuter journeys and trips to other local facilities.
- 4.18 The nearest convenience stores are more than 800m walk away, as are the local schools, health centre, library and sports centre. The site is therefore remote from these local services. The site is remote from existing local facilities and the TA makes no allowance for the Community Facility. There is no information presented on the content of this facility and the impact it may have on the surrounding road network.
- 4.19 The Environmental Protection Unit have reviewed the air quality impact assessment accompanying the application. They have advised that it appears to be satisfactory in terms of the methodology used and the conclusions. A condition in relation to noise during construction is recommended.

- 4.20 A Phase 1 Contaminated Land Survey has been carried out. The conclusions in the document are satisfactory. A condition is recommended in relation to the submission of a Phase 2 contaminated land assessment as recommended in the conclusions of the Phase 1 Survey.
- 4.21 Scottish Water have no objection to the application but highlight that capacity at their water and/or waste water treatment works is unable to be reserved for the proposed development. While there is currently sufficient capacity at the Carron Valley Water Treatment Works and at the Kinneil Kerse Waste Water Treatment Works, the availability of capacity would be reviewed once a formal connection application is submitted.
- 4.22 There is an abandoned water main and combined sewer running through the site.
- 4.23 The Scottish Environmental Protection Agency (SEPA) have advised that they require the heat demand on site to be met from district heating, subject to the outcome of a feasibility statement. The development must enable connection to a heat network or heat producer, unless it can be demonstrated that this would not be feasible. If the Council is minded to grant planning permission in principle SEPA require a condition to secure the submission and approved of an Energy Statement.
- 4.24 SEPA have advised that they have no objections to the proposed development on flood risk grounds. The site does not appear to be in the SEPA Flood Map, however the site is adjacent to a small watercourse and consequently the site may be at risk of flooding. The Gardrum Burn has a catchment less than 3km<sup>2</sup>. The fluvial flood risk from such a minor watercourse has not been modelled or shown on the SEPA Flood Map.
- 4.25 The Flood Risk Assessment (FRA), shows that the predicted 1 in 200 year plus 20% climate change flood extent of the Gardrum Burn will not flow out of the hollow adjacent to the application site. It is stated within the FRA that development should be set back at least 5 to 10m from the edge of the watercourse and that finished floor levels should be set at least 0.6m above the most conservative flood level including blockage. SEPA support this statement.
- 4.26 The nearest infrastructure to the Gardrum Burn is currently shown as the proposed SUDS basins. These lie a minimum of approximately 4 metres above the Gardrum Burn. Therefore there is significant height difference between the burn and the proposed development. As such SEPA have no objection to the proposal.
- 4.27 Surface water would be required to be dealt with by Sustainable Urban Drainage Systems (SUDS). This is in line with Scottish Planning Policy and Water Environment Controlled Activities Regulations.
- 4.28 The waste water to be connected to a public sewer is acceptable. The applicant should consult with Scottish Water (SW) to ensure a connection to the public sewer is available and whether restrictions at the local sewage treatment works will constrain the development. Should a connection to the public sewer not be achievable then SEPA would be required to be re-consulted as any private waste water discharge would require authorisation under Water Environment (Controlled Activities) (Scotland) Regulations 2011 (CAR). Given the size of the development SEPA would have concerns over such an authorisation, which could in turn potentially constrain development at the site.

- 4.29 In relation to sustainable waste management, space should be designated within the planning application site layout to allow for the separation and collection of waste, consistent with the type of development proposed. In the interests of seeking best practice and meeting the requirements of Scottish Planning Policy, we recommend that a site waste management plan (SWMP) is submitted, showing which waste materials are going to be generated and how they are going to be treated and disposed.
- 4.30 SEPA have advised that advice on land contamination issues should be sought from the local authority contaminated land specialists.
- 4.31 The air quality assessment concluded that the impact of the development and committed developments on air quality will be negligible and no mitigation measures for air quality have been recommended. Air quality dispersion models have a degree of uncertainty as they rely on a number of assumptions. In addition, the assessment only covers the proposed site and roads in the immediate vicinity of the development. Although SEPA do not object to this development on air quality grounds, they strongly recommend that good practice to reduce emissions and exposure is incorporated into all developments. As three of Falkirk Council's Air Quality Management Areas are due to transport emissions, SEPA supports the measures outlined in the Planning Statement which encourage active and green travel. In addition to this SEPA would encourage the applicant to commit to installing a number of electric vehicle 7Kw chargers.
- 4.32 Children's Services have advised that the application site falls within the catchments for Wallcestone Primary School, St Andrew's RC Primary, Braes High School and St Mungo's RC High School. The assessment is based on an indicative site capacity of 200 houses. It is anticipated that St Andrew's RC Primary School and St Mungo's RC High School can accommodate pupils from the proposed development.
- 4.33 In relation to Wallacestone Primary School, following detailed analysis it is noted that the pupil/house ratios are high in the recently built housing developments in the catchment area. Modelling has been carried out based on the higher pupil yields. Using this analysis, the existing capacity at the school will accommodate the proposal, with pupil levels remaining below recent peak rolls. A commuted sum would therefore not be required for this school.
- 4.34 Based on the estimated pupil yield of 0.14 pupils per house, an estimated 28 pupils will attend Braes High School. The school is expected to face capacity pressures from 2020 onwards and a pro-rata contribution towards the necessary investment would be expected from this proposal. This would constitute a contribution of £420,000 (200 units at £2,100 per house).
- 4.35 The development would generate an estimated 15-20 nursery pupils, which will put pressure on statutory nursery provision and a pro-rata contribution would be required. Statutory duties for pre-school provision are changing and 3 and 4 year olds will be offered a full day place at nursery from August 2020 rather than the half day currently offered. The £350/day rate in the Supplementary Guidance is based on half-day provision, so is under review and subject to increase. This proposal, would be required to contribute accordingly to meet the new statutory duties. The figure of £700 is a proxy for the effective doubling of this statutory duty, and is subject to review. This would constitute a contribution of £140,000 (200 units at £700 per house).
- 4.36 The total minimum contribution towards education provision would be £560,000.

- 4.37 Corporate and Housing Services, Housing Strategy, have advised that they would welcome discussions with the developer about on site delivery of affordable housing.
- 4.38 The Outdoor Access Team have advised that there is scope to connect directly to the Core Path network. Further information should be provided in relation to how connections would be delivered. The adopted roads/pavements infrastructure within the development site should be well connected at all the key nodes to the existing path network. It is recommended that contributions are taken towards upgrading the core paths that will be connected to the development as the level of usage is likely to change significantly with the creation of the development.
- 4.39 Falkirk Community Trust, Museum Services, have no objection to the application. The large number of small dwellings within this area, mentioned in the cultural assessment report, is unusual and is to be associated with the practice of transhumance and the subsequent exploitation of the coalfield. These were transient sites and their demolition is likely to have removed most of the evidence for their use. In the floor of the steep-sided valley of the Gardrum Burn, there are still structures connected with this period of use. These should be identified and surveyed prior to any development.
- 4.40 The Coal Authority concurs with the recommendations contained within the Phase 1 Desk Study Report; that coal mining legacy potentially poses a risk to the proposed development and that intrusive site investigation works should be undertaken prior to development in order to establish the exact situation regarding coal mining legacy issues on the site. As such, they have no objection to the proposed development, subject to the imposition of a planning condition(s) to secure the carrying out of intrusive site investigations works and a scheme of remedial works.
- 4.41 Scottish Natural Heritage have advised that there are features on the site that provide significant opportunities for placemaking and green networks. There are no natural heritage features of international and national importance on the site. The development site is located well beyond the southern rim of the Falkirk settlement bowl on improved grassland sloping eastwards towards the Gardrum Burn.
- 4.42 The site is surrounded by a strong existing landscape framework offering good place-making opportunities, however this attribute is somewhat outweighed by its location well beyond the rim of the Falkirk settlement bowl. Elements of the Landscape and Visual Report clearly shows that the site is bounded on all sides by features which would provide a good opportunity for integration of the new housing into the wider landscape setting and also to provide links with existing paths and wider green networks. If this site is to be developed, these features should be fully explored for placemaking and green network opportunities. This site provides an opportunity to connect people with nature through the provision of high quality green infrastructure and integrated active travel networks.
- 4.43 The Phase 1 Habitat Survey has been received and the only significant issue is the presence of badgers near the site but the mitigation outlined is adequate to deal with this.
- 4.44 Police Scotland have advised that figures would suggest a low risk in terms of crime / anti-social behaviour in the area. Comments are noted in relation to potential thefts of metal and equipment during construction on site and the need for site security measures during this time. Consideration should be given to the main principles of Crime Prevention Through Environmental Design (CPTED).

- 4.45 Scottish Wildlife Trust have advised that they have no capacity to comment.
- 4.46 Scottish Rights of Way and Access Society have advised that they are not proposing to comment on this occasion.
- 4.47 NHS Forth Valley have not responded.
- 4.48 Scottish Badgers advised that survey findings confirmed their understanding of the location of setts. They raised general concerns regarding the loss of foraging habitat if both P/17/0519/PPP and the current application are approved.

## **5. COMMUNITY COUNCIL**

- 5.1 The Brightons Community Council have objected to the application on the following grounds:-
- The fields downstream are known locally as a flood plain for the burn when heavy with water. The proposed site would cause additional run-off and potential flood risk;
  - Only independent surveys can verify flood risk;
  - Unclassified roads are unsuitable for additional traffic;
  - Pavements and street lighting are insufficient;
  - No plans are given for infrastructure improvements;
  - The area is heavily undermined with unreliable records;
  - Would result in the loss of agricultural land;
  - LDP does not identify the site;
  - The site does not have defendable edges which constitutes ribbon development;
  - in the countryside with loss of wildlife and coalescence of villages;
  - Local infrastructure would be adversely impacted;
  - Adverse impact on residential amenity of neighbouring properties;
  - Overdevelopment of the area;
  - Visual impact of the development;
  - Negative impact on the character of the neighbourhood;
  - It would be overbearing and out of scale and character;
  - Loss of existing views from neighbouring properties;
  - Adverse impact on road safety and convenience of road users and
  - Reports submitted do not provide the detail, integrity or scope that a proposal of this size requires.
- 5.2 The Reddingmuirhead and Wallacestone Community Council have objected to the application on the following grounds:-
- Site is not allocated for development in the Local Development Plan and is contrary to the settlement statement and the Main Issues Report for LDP2 reaffirms this;
  - Even if premise of a lack of an effective 5 year housing land supply is accepted, there are ample reasons to reject the application;
  - Site has previously been considered unacceptable for housing development;
  - Reason for rejection of application P/17/0519/PPP apply equally and more to the current proposal;

- Large majority of properties would be more than 400m from bus links on Wallacestone Brae. This is beyond the limits set out in Scottish Planning Policy. The bus service does not demonstrate access to sustainable transport. Bus links on the B805 are further away and the walking route to this road lacks footpaths. Polmont station is more than 800m away and not a sustainable transport option. The car park and surrounding roads are full early in the morning on working days.
- The application site is not in a sustainable location.
- Several recent appeals to Scottish Ministers have been dismissed for similar reasons.
- Car ownership levels are substantially higher for this area, this is evidence that the development would increase the reliance on the car.
- The need for upgrading works to the footpath along Standrigg Road could not be resolved under application P/17/0519/PPP. An increase in traffic and pedestrians towards the nursery site would raise serious safety concerns.
- Braes High School will be over capacity from 2023 (without any additional housing developments).
- Wallacestone Primary currently operates at 76% capacity, however this does not reflect student experience and there are issues of overcrowding.
- Current role projections exclude children of nursery age. Consideration should be given to whether the school can accommodate the increased demand.
- There is no safe walking route to California Primary School and the school will be at capacity in 2020/2021.
- Pupil yield figures are being reviewed by Children's Services, however they have not been updated in time for this application. Figures represent an under estimation for this local area. A review carried out by a local resident showed significant increases in pupil yields.
- NHS raised concerns about the ability of P/17/0519/PPP to be supported by the existing local health infrastructure. This concern is reflected in the experience of local residents.
- Surprised that an EIA was not required. Consider this to be an error and should be reviewed.
- Apparent badger activity on site which should be fully investigated.
- The Phase 1 Desk Top Study Report is not adequate to meet the requirements of a coal mining risk assessment. Council should be aware that development would cause sterilisation of existing coal reserves under the ground. The hydrogeology assessment does not consider impact of mine workings on the groundwater regime, nor the impact of grouting on the groundwater.
- Approving the development would be prejudicial to the LDP2 consultation process. Approval would support the assertion that the area around the development should become a strategic growth area.
- The applicant argues there is a shortfall in housing land supply, however the community council argue that this apparent shortfall should be considered in the context of other applications and as such there may not be a shortfall in housing land supply.

5.3 The Shieldhill and California Community Council (SCCC) have objected to the application on the following grounds:-

- Support the objections set out in Reddingmuirhead and Wallacestone Community Council's representations.

- Refute claim that there is a shortage in 5 year effective housing land supply and make reference to a document submitted in evidence for an appeal at another site, elsewhere.
- Request application be determined by Full Council.
- Request made by SCCC, for agents to consult with the Community Council was refused. Agents only offered a closed meeting.
- Reference to site H69, Hillcrest Farm, Shieldhill, in the Local Development Plan having been granted for 65 additional houses over and above the suggested 30 in the Local Development Plan. This creates a development pressure in what is now seen as an infill gap site between two communities (Shieldhill and Reddingmuirhead). Persimmon have advised that there will not be further development in the countryside here but this is not convincing.
- Raise issues with historical allocation of H69.
- Shieldhill is still waiting for the setting out of open space from planning gain associated with the Belmont Avenue open space.
- It would be worthwhile determining the extent of Persimmon Homes development in the Falkirk area and to what extent they have benefitted from 'windfalls'. A development in Etna Road yielded 18 extra units.
- Persimmon Homes did not provide SCCC with information on land interests elsewhere in the Falkirk Area. Falkirk Council has failed to respond to a similar request.
- The F25 bus service does not represent sustainable transport and does not serve the needs of the rural communities. The service is not being supported by Falkirk Council, in relation to Persimmon Homes proposal at Hillcrest, a financial contribution was removed. The F25 service will very likely be withdrawn.
- The development does not represent sustainable development supported by SPP.
- Request that the application is refused.

## 6. PUBLIC REPRESENTATION

- 6.1 A total of 404 representations had been received in response to the application at the time of writing this report. They consist of 253 objections, and 134 in support. In addition to this, the applicant submitted 17 pro-formas from businesses in support of the application. 25 of the letters submitted by the site owner refer to an address on Princess Street, California. This street does not exist. The agents were unable to confirm the reason for this. It is assumed that the occupants live on Princes Street which matches the provided postcode. The matters raised in the representations can be summarised as follows:

### Local Development Plan (LDP) policy

- The application is significantly contrary to the Local Development Plan;
- The site is not in the Local Development Plan
- Development is not in LDP1 and developer should recognise this and not take proposals further;
- There are many sites in the LDP1 which should be considered before this site and there are many sites in the pipeline;
- Development of a greenfield site is not appropriate;
- The Gladman refusal has set a precedent;
- Developers should be redirected to brownfield sites which may also assist in the regeneration of Falkirk Town Centre;
- Why are other sites not being used first;
- Development is not on a gap site;

- Basic principle of the planning system is that it is based on the local development plan;
- Need to sort out the 5 year plan;
- A greenfield site would be lost;
- Development would be on greenbelt;
- Approval of this application could result in appeals being submitted for other applications;
- Settlement Statement for the area says no further expansion to the settlement is planned for this area;
- If supported it could undermine LDP process;
- Contrary to local plan policies on countryside development;

#### Prematurity/Prejudice to LDP2

- Development is not in the LDP2;
- Application is premature given status of LDP2;
- Timing of application implies that an attempt is being made to influence the council to change the current presumption against development. This is undemocratic and unethical;
- Risk of infill development along Standrigg Road;

#### Scottish Planning Policy (SPP)

- In direct contravention of one of the stated qualities which is required to create successful places;
- Development is not economically, environmentally or socially sustainable. Its contrary to Scottish Planning Policy;
- Development conflicts with Scottish Government planning principles;

#### Medical/Dental Facilities

- How will dentists cope as the area is already full;
- Meadowbank Health Centre has over 30,000 patients and some practices are not taking on new patients;
- Health services are more than 1600m from the site;
- Appointments times for doctors have gone from getting an appointment within a few days to up to three weeks;
- Meadowbank offers an excellent service but is close to other practices which cannot manage demand. It would be tragic if the same occurred at Meadowbank.

#### Schools/Nursery

- Local nursery already has a significant waiting list;
- Wallacestone Primary School is already using portable buildings;
- Threat that California School may close and children redirected to Shieldhill;
- Council pupil yield figures for housing are an underestimate;
- During the build process at Wallacestone school children and nursery children were shipped to portacabins at other schools which was stressful;
- Research carried out by individuals has shown that pupil yields from new housing in this area will be higher than expected because of the popularity of the area;
- Wallacestone School is now a three stream school which it was never intended to be, there is overcrowding in the main hall, dining hall and playground;



- It is not appropriate to build further housing within the catchment, if Redding Bank residents could not attend Braes High (The development at Redding Bank was not included in the Braes High catchment);
- There is a lack of land to build additional nursery accommodation at Wallacestone School needed for the doubling of nursery provision in 2020;
- Council figures may suggest that Wallacestone Primary has capacity but this is not the case
- School roll projections give the impression that there is lots of capacity at Wallacestone, this does not include nursery provision;
- Having to transport children to school would cost Falkirk Council money;
- Schools are at/over capacity;
- Access to California Primary School would be via a dangerous twisting road or a woodland path;
- Zoning children in California School would be unthinkable due to increased pollution from cars, winding country road and muddy woodland walk;
- Sending children to California School would ensure that the development did not integrate with Wallacestone;
- Pupil yield calculations are in the process of being re-calculated;
- Braes High School is close to maximum capacity;

#### Roads/Pedestrian Safety

- Pavements are non-existent;
- Sunnyside Road is incapable of taking this volume of traffic, has been neglected and has seen an increase in cars parked on the road at the bend;
- Potential for collisions at the already busy junction at the bottom of Sunnyside Road and top of Wallacestone Brae;
- The inability to address road geometry issues means the development could not be safe and pleasant;
- Witnessed a number of near misses at Sunnyside Road involving vehicles, cyclists and pedestrians;
- Sunnyside Road lacks a pavement;
- There is no scope to widen the carriageway and footpath due to a variety of issues;
- A child was run over by a car outside Wallacestone School;
- Children walk on the road rather than the pavement due to overcrowding of the pavement;
- Council should consider insisting that the developer pays for a school patrol crossing;
- The eastern end of Standrigg Road does not meet road regulations;
- Extra traffic on the road means I would not allow my children to walk to friends which would have a significant impact on their quality of life and potentially health;
- Standrigg Road is in poor condition, there is no pavement and it does not meet road regulation requirements;
- Detrimental impact on safety of children using the roads.
- Low sun glare worsens visibility in winter on the roads;
- Roads are in a bad state of repair;
- Someone will be seriously hurt if the influx of cars and people is not halted;
- Council gives low priority to potholes & road repairs;
- There is a blind summit on Standrigg Road which is a dangerous section of road for pedestrians;

### Traffic/Access

- Potential to have additional 400 cars at peak times is ridiculous;
- Concerns in relation to additional traffic on junction of Station Road and Main Street
- Concerns in relation to additional traffic on junction 4 of M9;
- The nursery business nearby has increased the volume of traffic;
- Projections for car ownership are very low with many residents in the area having two or three cars;
- Roads further away are also likely to be impacted by the development;
- Increased traffic would increase carbon emissions;
- Cake decorating business alongside the cricket club has increased traffic;
- Access to the main A801 is difficult during the hours of travelling to and from work;
- Access in to Sunnyside Drive estate is problematic and it's not clear how this would manage with increased through traffic;
- Teenagers walk to the shops in Rumford and to visit friends, they take the shortest route possible and an increase in traffic with no pavements could risk lives;
- If car counts have been done it should be noted that foot traffic is very seasonal;
- Standrigg Road would have to be widened and upgraded, costing Falkirk Council money;
- Roads can be barely passable in Winter;
- Assessment of impact on traffic appears to be optimistic;
- The development would add around 170 economically active people and 118 building related jobs to a small country road;
- Standrigg Road is a disgrace;
- The junction at Maddiston Road would see an increase in traffic;
- The transport assessment underestimates the number of cars at various points of the assessment and uses data to suit the situation;
- Roads are dangerous in snowy/icy conditions especially when cars park on the road narrowing them further.

### Parking

- Main Street in Brightons is a death trap with parked cars;
- Parking at Polmont station is currently inadequate and any increase only increases safety risks;
- Polmont station can only sensibly be accessed by car;
- No buses connect to the railway station and closest bus route doesn't link with commuter trains.

### Sustainable Transport

- Polmont Station is not realistically accessible without a car due to the steep walk back;
- Occupants are likely to commute to Edinburgh or Glasgow;
- Poor or no bus service;
- Development would deter walkers and cyclists which is contrary to Falkirk Council's Open Space Strategy;
- Financial contributions to bus services would only be a temporary fix
- Bus provision has decreased over the years;
- Other rail stations at Falkirk High and Bathgate are not attractive alternatives as they require 15 and 30 min drives;
- Buses are not a viable alternative to the car or train;

- Polmont station can only sensibly be accessed by car and parking is overcrowded.
- The bus service in the area is very poor;
- No buses on Sundays and the last bus at 6.30pm;
- Bus service only runs in one direction;
- No safe cycle routes are proposed or direct links to cycle networks;
- People are not going to drive to Bathgate to use the train station;
- People on private housing estates do not use buses;
- The local hills make cycling a less preferred option;
- Most shops and services are not within walking distance;
- Few employment options within easy reach of public transport;
- Train and commuter driving to Edinburgh is becoming unsustainable.

#### Drainage/Flooding

- Potential flooding in relation to the Gardrum Burn;
- Potential for flooding;
- Surface drainage from the site would significantly increase water levels in the Gardrum Burn;
- Drainage/water concerns;
- Flooding of Standrigg Road comes from the field surrounding Forthview;
- Development is on a floodplain;
- There is a high water table in the area;
- Impact of SUDS basins on the residents of Burnside Cottage;
- Is Scottish Water vesting the SUDS;
- Erosion of the burn is occurring downstream;
- No consideration has been given to the impact of putting surface drainage in to the burn;
- No consideration given to flooding issues downstream of the development;
- Location of SUDS basins would not be safe for children;
- General concerns in relation to the location and management of the SUDS basins;

#### Utilities/ Infrastructure

- Area cannot cope with more houses;
- Utilities would have to be upgraded, costing Falkirk Council money;
- There has been no major upgrading of drainage, water supplies or electricity all of which have been disrupted in the last 10 years;
- Question the need for the community centre given the lack of support for existing ones;
- No thought has been put in to the proposed community facility;
- Infrastructure is a major concern;
- Sewer system is under enough pressure;
- Development should be required to have solar PV and solar water etc installed;
- Local amenities are poor and insufficient facilities are provided for older children;
- The Council already struggles to maintain the roads;

#### Open Space/Recreational Facilities

- Loss of countryside would have detrimental impact on physical and mental health of residents;
- Recreational benefits of walking in the countryside would be lost;

### Character/Setting/Village Form

- Loss of rural life aspects that people enjoy;
- Loss of green space would result in a bland setting which would not be distinctive;
- Area creates a significant divide between Brightons and Rumford;
- At the moment the built up edge of the site forms a natural boundary;
- The character of the area would be altered from semi-rural to suburban;
- Loss of green open space would render the area suburban and no longer distinctive;
- Additional houses would destroy the community;
- Wallacestone is a rural community which would be swamped by the development;
- Villages in the Braes should be protected for the unique lifestyle they offer;
- Would reduce the greenbelt and rural aspect between Wallacestone, Brightons and California;
- Council will need to consider the environmental and social impact on the surrounding area;
- The existing open areas provide separation from other built up areas, giving a sense of identity;
- The area is already densely populated and additional housing means the Braes area is quickly becoming a town;
- Would remove individuality of the areas people choose to live in;
- Boundary between California and Wallacestone would be eroded.

### Amenity

- Impact on views;
- New buildings would be very close to houses on Standrigg Road, this would be intrusive;
- Development would increase noise, nuisance and traffic for local residents;
- Houses adjacent to the site would be overlooked or overshadowed by trees;

### Landscape/Visual

- Mature trees and hedgerows around the site that would be impacted;
- The current landscape provides a pleasant, open, natural prospect;
- No attempts have been made to integrate it in to the wider village;
- Archaeological evaluation could be required;
- Loss of views from core path.

### Design/Layout/Scale

- Children would have to cross a road to access the play area;
- Development is unlikely to provide the kinds of houses needed in this area (small homes and housing for older people);
- Concerns that development would not be diverse in housing types/sizes;
- Number of houses is excessive on small site;

### Environmental/Ecological

- Would remove habitat of badgers, bats, shrews, birds, deer, foxes and other wildlife;
- Surprised that the proposal did not require an EIA, consider that an EIA should have been carried out;
- Request details of the EIA screening;
- Surrounding wildlife and habitats would be disturbed during construction;

- Habitats in the area will be destroyed and those surrounding it severely impacted;
- Dust and Noise from construction would be blown on to properties;
- Would increase pollution;
- Wildlife will disappear if application is approved;
- Local wildlife including badgers would be made homeless;
- People are already suffering from Nature deficit disorder and taking away more greenspace would add to this;
- There has been no proper assessment of wildlife and environmental damage;
- Detrimental impact on nature;
- Granting of the application would reduce greenbelt and rural aspect and remove habitat for wildlife;
- NO2 measurements are for 2016 only;
- Nursery is not used as a sensitive receptor in the air quality assessment;
- Development would directly affect Rumford West Wildlife Site and yet no EIA was required;
- Survey by independent wildlife organisation should be carried out;
- Preliminary Ecological Appraisal suggested there was no evidence of protected species;
- No plans to mitigate impact of lighting from security lights, street lights etc on animals and humans;
- Noise pollution;
- Concerns raised about the effects of grouting and intrusive works on nearby setts.

#### Ground Conditions

- Development would be a significant barrier to the movement of wildlife;
- Development would reduce biodiversity;
- Loss of habitat for bats and badgers;
- Deer and badgers are common;
- Visible subsidence has occurred in the field to the South of Standrigg Road over the last few years;
- Development would sterilise the land;
- Concerned about the leaking of gas from underground coal workings;
- Sink holes have opened up in previous years;
- The Coal Mining Risk Assessment (CMRA) raises several concerns which need to be addressed;
- Historical mines;
- CMRA does not detail mitigation required, this is a major omission. The proposed Phase 2 is not suitable for the mining issues identified;
- Concerns in relation to the historical coal mining;

#### Housing Need

- There is no housing shortfall, the Council should take in to account what is in the pipeline;
- Other applications under consideration in the area would give a surplus of housing to meet the Council's requirements;
- Recent approvals included houses additional to the LDP1;
- Clearly no demand for housing sites to be developed given other large sites have not been developed yet;
- Recent approvals elsewhere provide 200 additional units not included in the current housing land audit;

- There is no shortage of houses plots due to recent applications elsewhere;
- It is not clear if there is a shortfall in housing land supply or a surplus;
- Taking in to account other applications currently under consideration, there would be no shortfall in housing land supply if these other developments on identified sites were granted;
- Recent approvals at Hillcrest, Etna Road & Retirement accommodation near Maddiston include houses not in the current housing land audit;
- Must take into account sites at Whitecross, Gilston, Maddiston Fire Service Headquarters these would give a surplus;

#### Affordability

- Proposed development would be mostly large detached properties;
- This is a remote location for affordable housing;
- No local amenities to support social housing;

#### Other

- Development would negatively impact on Falkirk Council's Key Performance Indicators;
- Previous development at the east end of Sunnyside Road was granted on the requirement to provide a 5-a-side surface, this has yet to be provided and is an eyesore;
- Under constant attack by greedy developers;
- Loss of surrounding countryside would decrease house values
- Object to the application for the same reasons the Gladman development was refused;
- Application should be refused;
- Much has been stated in the press about Persimmon Homes;
- Views of the countryside would be lost;
- Cannot believe that consideration is being given to this development;
- The immediate area already has substantial development;
- Wallacestone is no longer the rural village it once was;
- Construction work would cause major disruption to local residents;
- Concerns over vibration damage to houses;
- No details of who would be maintaining land;
- Cannot fathom how an appeal can be approved
- Short sighted & small minded if Falkirk's beauty, diversity, wildlife & environment cannot be preserved;
- Disappointed that absent interests exert more influence than residents who engage in lengthy local democratic process.
- Not notified of development despite being located adjacent to field next to site.

#### Comments in Support of the Application

- Support the application;
- Good for community;
- Reduce housing pressures;
- Will provide much needed affordable housing;
- A logical extension to the village;
- Will use relatively low value agricultural land;
- Would not have great impact on surrounding area;
- It would enhance the community;
- The local school needs this [California];

- The development would bring some planning gain which may be used to upgrade roads and amenities;
- Wallacestone area needs to be regenerated and this development would assist;
- Young people from the area cannot afford a house where they grew up, affordable housing will alleviate this;
- Development will improve the area and roads;
- Will make good use of poor agricultural land;
- Will allow young people to stay in the area rather than move away;
- Raise much needed council tax to go towards funding public services;
- Scotland needs more houses;
- Would like to see some affordable housing and retirement bungalows;
- Adequate land in this area for housing;
- No building in this area for a very long time and house prices are prohibitive for young starter families;
- Developer will improve the roads and infrastructure which is needed;
- Will bring added custom for businesses and
- Will result in new job offerings at businesses and in the local community.

## 7. DETAILED APPRAISAL

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

Accordingly,

### 7a The Development Plan

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

7a.2 The application site lies within the countryside, beyond the urban limits, as defined in the LDP. The existing urban boundary is defined by the side and rear gardens of the properties on Standrigg Road. The northern and southern boundaries are defined by the Site of Importance for Nature Conservation to the north and the Rumford West Wildlife site, along the Gardrum Burn, to the South.

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

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

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

#### Thriving Communities

- To facilitate continued population and household growth and the delivery of housing to meet the full range of housing needs;

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

#### Growing Economy

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

#### Sustainable Place

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

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

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



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

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

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

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

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

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

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

- 7a.9 The Council does not currently have a 5 year effective housing land supply. The Council's Housing Land Audit, June 2018, advises that there is a 4.3 year supply which equates to a shortfall of 482 units (see paragraph 7b.6 onwards of this report). In such circumstances, the Council will consider supporting sustainable development proposals that are effective, in the following order of site preference: urban capacity sites; additional brownfield sites; and lastly, sustainable greenfield sites.
- 7a.10 The site is greenfield and therefore is least favoured in terms of the above order of preference. In addition, the location raises other sustainability issues, as there are deficiencies in the local pedestrian infrastructure, acceptable walking distances and public transport links. The pedestrian infrastructure is insufficient to cope with the increased number of users and cannot be upgraded appropriately in a number of locations, as discussed further in this report. The applicant has agreed to a contribution towards upgrading the F25 bus service and this would improve accessibility to public transport. However, the site would remain a significant walking distance from other facilities including schools, shops, healthcare facilities and railway stations. It would not meet the requirements set out in Scottish Planning Policy (SPP) in this regard.
- 7a.11 In terms of 'effectiveness', the tests for assessing effective housing land supply are set out in paragraph 55 of Scottish Government Planning Advice Note 2/2010 'Affordable Housing and Housing Land Audits'. With respect to these tests, the applicant has submitted the following:-
- The site is wholly owned by a single landowner and is the control of a national house builder. Should permission be granted, it is likely that at least 50% of the site would be developed in 5 years. The applicants have provided the following timescales - February 2019 site start with first legal completion in August 2019. 20 units would be completed in 2019, 62 units in 2020. 62 units in 2021 and 56 units in 2022.
  - There are no known constraints on the land that would preclude development as proposed;
  - The previous use of the site has always been agriculture and significant contamination on the site is unlikely;
  - There is no requirement for public funding to make the residential development financially viable;
  - The site is being promoted by a national house builder and this proves the sites marketable location;
  - There are no known infrastructure constraints and the site can be adequately serviced from Standrigg Road; and
  - Housing is the sole preferred use of the land.

Based on the above comments the site would, in part constitute an effective site. Nevertheless, LDP2 will address the current effective housing land supply issue and is expected to be fully adopted by mid-2020 with its weight as a material consideration increasing in the intervening period. The proposed completion of approximately 51 units within the remaining plan period would not significantly reduce the housing land supply deficit in the two years prior to adoption of LDP2. The site start date of February 2019 also appears optimistic given the current position. In addition, it is considered that the site cannot be adequately serviced from Standrigg Road, this is addressed in further detail in this report.

7a.12 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.13 The affordable housing requirement for the proposed development is 25%. This equates to 50 units based on an indicative number of 200. The details of the affordable housing provision would be assessed against SG12 – Affordable Housing and secured in a Section 75 Planning Obligation attached to any grant of planning permission in principle. The applicants have agreed to a 25% provision in accordance with the policy.

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 The submitted Masterplan is indicative only at this stage. The detailed layout, design and density of the proposed development would be considered at detailed planning stage, having regard to SG02 – Neighbourhood Design and the Scottish Government's policy on 'Designing Streets'. The applicant has suggested different densities in different supporting statements, ranging from low to medium, medium and medium to high. The Landscape and Visual Assessment concludes that the landscape has the capacity to 'absorb' a low to medium density housing development. This is repeated in the Planning Statement. The design and access statement suggests a medium density development. However, the further supporting statements refer to the site accommodating a medium to high density development. The Council would encourage a mix of housing types, however this does not require a high density site to achieve an appropriate mix. The site is located on the urban / rural edge and larger blocks are unlikely to be appropriate for this location. The mitigating landscape proposals would need to be allowed space to develop and the design would need to avoid substantial removal of planting in 20 years' time, due to such things as heavy shading of dwellings and dwellings being too close to the mitigating structure planting. Given the level of planting required and the urban/rural fringe location a lower density is the preferred option. The application is for planning permission in principle and as such the layout, density and design can be considered in more detail if permission is granted.

7a.16 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.17 The proposed development is not identified in the LDP as an allocated site and so the LDP does not set out any specific requirements for the site as far as developer contributions are concerned. The general requirements of policies INF04, INF05 and INF06 will apply as appropriate.

7a.18 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.19 The submitted Masterplan indicates a small area of parkland in the western part of the site and some semi-natural open space along the Burn corridor. The requirements for open space are set out in the SG13 – Open Space and New Development. The applicant has provided a more detailed breakdown of open space across the site. This matter would be considered further at the detailed planning stage when a finalised site layout would be available and an assessment made.

7a.20 The Falkirk Open Space Strategy identifies a sports pitch deficit in the area of Wallacestone. It is possible that a proportion of the overall requirement for open space would be met by the payment of a financial contribution towards improving open space locally, although the applicant has suggested sufficient passive and active open space can be provided within the site. Wallacestone Park is identified as a priority in the strategy and the level of usage of the core paths connected to the development is likely to increase significantly following development. The payment could potentially contribute to improvements to these deficiencies. The applicants have confirmed that a sports facility could not be provided within the site due to the sloping nature of the land and the required changes in levels to accommodate a flat pitch.

7a.21 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.22 A financial contribution of £2,100 per house would be required towards improving capacity at Braes High School. This sum has been calculated in accordance with SG10 - Education and New Housing Development. A contribution of £700 per house would be required for nursery provision. The development would generate an estimated 15-20 nursery pupils, which will put pressure on statutory nursery provision. Statutory duties are changing for 3 and 4 year olds who will be offered a full day place at nursery from 2020 rather than the half day provision, so is under review and subject to increase. This proposal would be required to contribute accordingly to meet the new statutory duties. The figure of £700 is a proxy for the effective doubling of this statutory duty, and is subject to review.

7a.23 The contributions would be secured in a Section 75 Planning Obligation attached to any grant of planning permission in principle. No financial contribution is required for Wallacestone Primary School, St Andrews RC Primary School, St Mungo's RC High School. All of these schools have capacity to accommodate the level of development proposed.

7a.24 The total minimum contribution towards education provision would be £560,000.

7a.25 Policy INF06 - Healthcare and New Housing Development states:-

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

7a.26 The local health centre (Polmont Park) is identified in SG11 – Healthcare and New Housing Development as having a surplus capacity of 1032 spaces, after factoring in the estimated 661 patients generated by the additional housing allocations in the area. This surplus would be sufficient to cater for the proposed development. Despite repeated requests, no consultation response has been received from NHS Forth Valley at the time of writing this report.

7a.27 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.28 The development would be required to provide an appropriate standard of pedestrian and cycle facilities within the site. The opportunity to suitably link the development to the wider network is constrained by the lack of footway along sections of Standrigg Road.

7a.29 A continuous 2m wide footway from the site to Comyn Drive would be required. This meets the point at which residents can then cut through the existing housing to reach the primary school. Between the site and Wallacestone Brae, the footway on the southern side is almost all less than 2m wide, the majority being approximately 1.4 to 1.5m. There are small sections of the northern footway which measure 2m, however the majority is not. A full section of footway, roughly 100m in length is missing completely. The development would increase the use of this footway, it would therefore be appropriate to upgrade the existing path and ensure a continuous path is provided to Comyn Drive. The applicants have not agreed to upgrading works to the existing path between the site and Wallacestone Brae, with the exception of the stretch between Fernbank and Wallacestone Brae which is in Council ownership. They have however two options for creating and upgrading the path between Wallacestone Brae and Comyn Drive. The first is a path on the northern side which would be less than 2m wide and require crossing the road and the second would be on the southern side where the path would also be less than 2m wide and potentially result in a narrowing of the carriageway.

7a.30 'Roads for All' and the 'National Roads Development Guidance' state a minimum width for footways of 2m to allow 2 wheelchair users to pass each other. 'Roads for All' adds that in existing constrained locations where obstacles are unavoidable this can be reduced to 1.5m. The applicant has argued that there are unavoidable obstacles along stretches of the road. However the main constraints to achieving the correct width are the consent of third party land owners. This is not considered to constitute a constrained environment with unavoidable obstacles. Obstacles are solid/permanent features. A continuous 2m wide footway between the site and Comyn Drive has not been shown to be achievable. As such the proposal does not provide an adequate standard of pedestrian infrastructure and does not accord with policy INF07.

7a.31 Footway upgrades are required to link the development to the wider community. Transport Assessment Guidance 2012 produced by Transport Scotland advises that developments should, amongst other things reduce the environmental impact of development by improving sustainable transport choices, by providing safe and easy access to jobs, services and leisure facilities by walking, cycling and public transport. Developments should be accessible by non-car modes.

7a.32 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.33 The current level of bus service (Service F25) along Standrigg Road is not considered to be suitable to serve the proposed development. There are suitable bus services on the B805 Maddiston Road but improvements to the local pedestrian infrastructure all the way to Sunnyside Road would be required to safely access these services, these improvements are not feasible. In addition to this, Maddiston Road is more than 400m from the site and therefore more than the maximum acceptable walking distance stated in SPP. A contribution towards improvements in the service of the F25 would be required. The site is partially within 400m of the bus stop for the F25 service, although the eastern end is more than 400m from the stop. The applicant has agreed to a contribution to service improvements for the F25, increasing the service to an hourly service. However the site would remain a significant distance from other services including local schools, health centre, library and sports centre. The applicant has suggested that the community facility could be a small shop or village hall. They consider that the provision of this facility would reduce walking distances. There are no assurances at this stage regarding the final use of the community facility land. If a small shop was viable in this location, the site would still remain a significant and unacceptable distance from other facilities and services.

7a.34 The applicants have added that the F25 route could be re-routed into the development site and turn at the roundabout. This would make the route longer for existing users.

7a.35 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.36 There is sufficient capacity on the road network to accommodate the level of expected traffic movements from the site. The increase in traffic flows on Sunnyside Road and the existing junction layout may lead to an increase in the likelihood of accidents. The Council is investigating possible junction improvements for this and the adjacent Quarry Brae junction. The developer would be expected to provide a contribution towards the upgrading of the system. The developer has agreed to make a pro-rata financial contribution to the necessary improvement works. It should be noted that the amount would be split between the application site and the neighbouring Standrigg site which is currently at appeal.

7a.37 The site would be a significant distance from railway stations, Polmont station would be the closest although suffers from severe parking pressures. Given the walking distances involved it is likely people would drive to the station. Falkirk High suffers from similar parking pressures and both Falkirk High and Bathgate are not within walking distance. The proposal is not considered to constitute a sustainable development and would increase the reliance on the car.

7a.38 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.39 All surface water would be controlled and treated within 2 basins at the southern end of the site. A detailed strategy and design for the surface water drainage would be required at detailed planning stage. It would be required to comply with Sustainable Urban Drainage principals.

7a.40 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.41 The site lies beyond the Wallacestone urban limits, as defined in the LDP. The proposal is therefore to be assessed against the Housing in the Countryside policy.

7a.42 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.43 The proposal for a large scale housing development, does not comply with any of the circumstances of the policy to support new housing development in the countryside. The application is therefore contrary to this policy.

7a.44 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.45 The site lies in the Central Scotland Green Network. The proposed development affords an opportunity to contribute to the green network through the provision of public open space, new woodland planting, access routes and potential improvements to a core path. This would be a positive consideration in determination of the application.

7a.46 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.47 A detailed landscape and visual assessment has been submitted. The assessment is considered to be accurate and detailed. A limited scale of development could be achieved with appropriate planting. The proposal could be designed to have limited impact on the Gardrum Burn corridor to the south and the Site of Importance for Nature Conservation to the north.

7a.48 Taking in to account all of the mitigation measures required, it is likely that only a smaller number of units could be accommodated on the site. Given the setting of the site it would not be appropriate to accept a reduced level of landscape mitigation to accommodate more development. A high density development or flats would not be in-keeping with the rural edge of a settlement as it would make too distinct a visual transition from countryside to built form. The applicant has advised that the 200 unit was indicative and the masterplan envisaged a mix of housing types with changing densities through the site. The density, layout and design of dwellings could be negotiated further at the detailed stage.

7a.49 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.50 An extended phase 1 habitat survey was carried out in September 2017. The site contained 8 phase 1 habitat types and 58 species of plant were noted. None of the habitats were noted for their rarity, quality or extent. It was recommended that the development does not extend into the Gardrum Burn corridor which contains semi-natural habitats of local value to wildlife.

7a.51 Bats and water voles were not considered a constraint to development. Otters were not noted on the site, however as the species is present in the wider area a high due regard would need to be had for potential for the species to occur. In relation to breeding birds it is appropriate to have a high due regard. Any site preparation works during nesting bird season should only be carried out following completion of a pre-construction breeding bird survey. Breeding birds would not be considered a constraint for development commencing outwith the breeding bird season.

7a.52 In relation to badgers, evidence of activity was noted beyond the boundary of the proposed development. Any development within a set distance of badger setts would require to be completed under licence, approved by SNH. It is not anticipated that a licence will be required. A number of recommendations are made in the submitted badger survey which should be complied with to ensure that the development does not have a detrimental impact on these protected species. A set of conditions requiring further details to be submitted would be appropriate. SNH have confirmed the acceptability of the survey. SNH guidance advises that any pile driving within 100m of the entrance to a badger sett may result in disturbance. This would be assessed further, if a detailed application were to come forward. The proposal therefore complies with policy GN03.

7a.53 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.54 A tree survey was not required at this stage. However at the detailed planning stage further consideration should be given to protecting the existing vegetation. There are no trees of significance on the site. The development complies with policy GN04.

7a.55 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.56 Connections to and from the development should be well served to connect directly to the core path network. It would be appropriate at the detailed application stage to have clarification on how the connections would be delivered and a plan of public access across the site. The infrastructure within the site should be well connected to all the existing path network.

7a.57 As the development would result in an increased use of the core paths, a financial contribution to improving the infrastructure would be appropriate. See paragraph 7a.18 for further assessment of this point. The proposal complies with policy GN05.

7a.58 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.59 The submitted Masterplan indicates a landscape-led approach to place-making. The masterplan landscape principles would be expected to inform the detailed design proposals in order to successfully integrate the development into its surroundings. The design and access statement provides a coherent basis for further design development as the outline design concept meets may key design aspirations for new neighbourhood and streets.

7a.60 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.61 The application details indicate that the requirement for on-site low and zero carbon generating technologies would be met by the provision of photovoltaic panels. The precise details would be considered at the detailed planning stage, having regard to SG15 - Low and Zero Carbon Development.

7a.62 The Scotland Heat Map shows the closest energy supply 2km to the north on Redding Road. This is the CHP/Trigeneration facility. The applicants note that it is not feasible to link to an existing heat network or heat producer. In addition, the applicant does not currently consider that the site is significant enough to warrant a dedicated CHP and district heating scheme in its own right. The more in-depth energy statement required at the detailed planning stage would assess in more detail the feasibility of this and opportunities for future proofing the site to allow connecting pipework to future systems.

7a.63 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.64 The site does not contain prime quality agricultural land. It is also not known to contain carbon rich soils or rare soils.

7a.65 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.66 A Flood Risk Assessment (FRA) has been submitted. The assessment has been reviewed and is considered appropriate. A number of recommendations are made in the assessment which could be incorporated as conditions. The submission of further details in relation to drainage at the detailed stage would be appropriate. The proposal complies with policy RW06.

7a.67 Policy RW07 - Air Quality states:-

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

7a.68 An Air Quality Assessment has been submitted in support of the application and updated with additional information. The Council's Environmental Protection Unit are satisfied with the methodology and conclusions of the assessment. The site does not fall within an Air Quality Management Area. The proposal complies with policy RW07.

### ***Falkirk Council Supplementary Guidance Forming Part of the LDP***

7a.69 The following Falkirk Council Supplementary Guidance is relevant to the application:-

- SG01 'Development in the Countryside';
- SG02 'Neighbourhood Design';
- SG05 'Biodiversity and Development';
- SG06 'Trees and Development';
- SG09 'Landscape Character Assessment and Landscape Designations';
- SG10 'Education and New Housing Development';

- SG11 'Healthcare and New Housing Development';
- SG12 'Affordable Housing';
- SG13 'Open Space and New Development'; and
- SG15 'Low and Zero Carbon Development'.

7a.70 This guidance is referred to in the policy assessment above as appropriate.

## **7b Material Considerations**

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

### ***Scottish Planning Policy***

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

- There is a presumption in favour of development that contributes to sustainable development; and
- Planning should take every opportunity to create high quality places by taking a design-led approach.

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

- Giving due weight to net economic benefit;
- Responding to economic issues, challenges and opportunities, as outlined in local economic strategies;
- Supporting good design and the six qualities of successful places;
- Making efficient use of existing capacities of land, buildings and infrastructure including supporting town centre and regeneration priorities;
- Supporting delivery of accessible housing, business, retailing and leisure development;
- Supporting delivery of infrastructure, for example transport, education, energy, digital and water;
- Supporting climate change mitigation and adaptation including taking account of flood risk;
- Improving health and well-being by offering opportunities for social interaction and physical activity, including sport and recreation;

- Having regard to the principles for sustainable land use set out in the Land Use Strategy;
- Protecting, enhancing and promoting access to cultural heritage, including the historic environment;
- Reducing waste, facilitating its management and promoting resource recovery; and
- Avoiding over-development, protecting the amenity of new and existing development and considering the implications of development for water, air and soil quality.

### Development Management

- 7b.4 SPP advises that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Proposals that accord with up-to-date plans should be considered acceptable in principle and consideration should focus on the detailed matters arising. For proposals that do not accord with up-to-date development plans, the primacy of this plan is maintained, and this SPP and the presumption in favour of development that contributes to sustainable development will be material considerations.
- 7b.5 Where relevant policies in a development plan are out-of date or the plan does not contain policies relevant to the proposal, then the presumption in favour of development that contributes to sustainable development will be a significant material consideration. Decision making should also take into account any adverse impacts that would significantly and demonstrably outweigh the benefits when assessed against the wider policies of the SPP. The same principles should be applied where a development plan is more than 5 years old.
- 7b.6 SPP advises that where a shortfall in the 5 year effective housing land supply emerges, development plan policies for the supply of housing will not be considered up-to-date. The Council's 2017/18 Housing Land Audit, dated June 2018, indicates that there is a 4.3 year effective housing land supply in the Falkirk Council area. This amounts to a shortfall of 482 units in terms of the requirement for a 5 year supply. The presumption in favour of development that contributes to sustainable development will therefore be a significant material consideration in determining this planning application. The principles of sustainable development are set out in paragraph 7b.3 above. Policy HSG01 of the LDP reflects the requirements of SPP and sets out the order of preference for sustainable development proposals as being urban capacity sites, then brownfield sites, and lastly sustainable greenfield sites.
- 7b.7 Where a plan is under review, SPP advises that it may be appropriate in some circumstances to consider whether granting planning permission would prejudice the emerging plan. Such circumstances are only likely to apply where the development proposed is so substantial or its cumulative effect would be so significant, that to grant planning permission would undermine the plan-making process by pre-determining decisions about the scale, location or phasing of new developments that are central to the emerging plan. Prematurity will be more relevant as a consideration the closer the plan is to adoption or approval. The applicant argues that the site would not be substantial and would not prejudice existing or proposed sites in the emerging plan. They consider that the site compensates for non-effective sites in the current and proposed plan and that the plan remains far from adoption.

- 7b.8 Where there are multiple sites emerging in the same general vicinity, as is the case here, then the development plan is the most appropriate vehicle for determining the optimum scale and location of new housing. The issue of prematurity involves a number of factors, scale (including cumulative effects), location, phasing of new developments and how advanced the plan is. The application site is within the Braes and Rural South settlement area where there is considerable development pressure and a large number of competing sites emerging. In the southern edge of Wallacestone/Reddingmuirhead there are potentially 3 sites to consider, one is at appeal (Land to the north of Wallace Lea Stables, Standrigg Road (PPA-240-2054)) and one is the subject of this application. These sites present similar issues and are all ad-hoc settlement extensions to the sprawling urban edge in Upper Braes. Collectively they amount to some 500 units, and represent a strategic choice for the Local Development Plan. The other major strategic choice is the site at Gilston which is also subject to an application to accommodate up to 500 units. These sites and choices, cumulatively, are significant in the overall context of the emerging local development plan.
- 7b.9 Scale should also be considered in the local context. A Strategic Growth Area is regarded by Falkirk Council as a site or group of sites with 200 units or more. This reflects the relatively small and compact nature of the Falkirk Council area. Given the scale of the issues at stake the approval of this site would undermine the plan-making process by pre-determining decisions about the scale, location and phasing of new development, contrary to SPP.

#### Rural Development

- 7b.10 SPP advises that in pressurised areas (easily accessible from Scotland's cities and main towns) where ongoing development pressures are likely to continue, it is important to protect against unsustainable growth in car-based community and the suburbanisation of the countryside. This is particularly so when there are environmental assets such as sensitive landscapes or good quality agricultural land. In such circumstances, a more restrictive approach to new housing development is appropriate, and plans and decision making should generally:-
- Guide most new development to locations within or adjacent to settlements, and
  - Set out the circumstances in which new housing outwith settlements may be appropriate.

#### Enabling Delivery of New Homes

- 7b.11 SPP advises that the planning system should:-
- Facilitate new housing development by identifying a generous supply of land for each housing market area within the plan area to support the achievement of the housing land requirement across all tenures, maintaining at least a 5 year supply of effective housing land at all times;
  - Enable provision of a range of attractive, well designed, energy efficient, good quality housing, contributing to the creation of successful and sustainable places; and
  - Have a sharp focus on the delivery of allocated sites embedded in action programmes, informed by strong engagement with stake-holders.

## Sustainable Transport

- 7b.12 Paragraph 287 of SPP indicates that planning permission should not be granted for significant travel generating uses at locations which could increase reliance on the car and where:-
- Direct links to local facilities via walking and cycling networks are not available or cannot be made available;
  - Access to local facilities via public transport could involve walking more than 400 metres; or
  - The transport assessment does not identify satisfactory ways of meeting sustainable transport requirements.
- 7b.13 'Creating Places' is a policy statement on architecture and placemaking. 'Designing Streets' is a policy statement putting street design at the centre of placemaking.

### ***Falkirk Council Housing Land Audit, June 2017***

- 7b.14 The Council's 2018/19 Housing Land Audit, dated June 2018, indicates that there is a 4.3 year effective housing land supply. This amounts to a shortfall of 482 units in terms of the requirement for a 5 year effective supply. The shortfall reflects the difference between the 5 year housing land target and the effective land supply. In addition to the effective land supply, private windfall and small sites may also make a contribution to the housing land supply.

### ***Falkirk Local Development Plan 2 (LDP2)***

- 7b.15 The Proposed Plan, LDP2 was approved by the Council on 27<sup>th</sup> August 2018. It is planned for publication in late 2018, with submission for examination by Ministers in April 2019 and adoption in 2020.
- 7b.16 In terms of housing, the Proposed Plan indicates the preferred option for the Wallacestone, Redding and Reddingmuirhead area as being 'No further housing development beyond currently allocated sites' It is stated that:-
- 'The communities of Redding and Reddingmuirhead have seen major population growth in recent years through development of Overton and Redding Park. Expressions of interest have been submitted for sites in this area but none are considered to offer logical or desirable options for growth. The preferred approach is not to promote any further growth'.*
- 7b.17 The current application site was submitted for consideration at MIR stage, as part of a larger development site. It was discounted in the MIR as a non-preferred site.

### ***Economic Benefits***

- 7b.18 The applicant has advised that the development would result in an estimated investment of £24 million. During the construction phase this would equate to 280 direct person years of investment, approximately 56 construction jobs per year of construction and approximately 62 indirect and induced jobs each year of construction. During the operational phase the new population could generate approximately £4.3 million spend in each year into the economy.

## ***Consultation Responses***

- 7b.19 The consultation responses are summarised in section 4 of the report. The main issues raised in the consultation responses relate to the suitability of the existing road network to accommodate the proposed development and suitability of the location for access by sustainable methods e.g. walking and public transport. A number of matters were raised which could be the subject of conditions or a Section 75 Planning Obligation attached to the grant of any planning permission in principle.

## ***Representations Received***

- 7b.20 A total of 404 representations had been received in response to the application at the time of writing this report. These consist of 253 objections, 134 letters in support and 17 pro-formas from businesses. In addition, objections have been received from the Brightons Community Council, the Reddingmuirhead and Wallacestone Community Council and the Shieldhill and California Community Council. The concerns raised in the representations are summarised in sections 5 and 6 of the report. They are also material to consideration of the application.
- 7b.21 The main concerns raised in the representations where they relate to planning matters have been considered in the main body of the report and in respect of the relevant policies in the LDP.

## **7c Conclusion**

- 7c.1 The application is a major development and seeks planning permission in principle for residential development in a countryside location. The indicative number of units is 200. Owing to the countryside designation of the site under the LDP, and its scale and nature, the application is assessed as significantly contrary to the LDP. An application is to be determined in accordance with the LDP unless material considerations indicate otherwise.
- 7c.2 In this instance, there are material considerations both for and against the proposed development, having regard to the principles of sustainable development as set out in SPP. The potential benefits include:-
- The economic benefits of the proposal, for example, at the construction phase;
  - The contribution the development could potentially make to addressing the Council's housing land supply shortfall;
  - The creation of a desirable residential environment, following a landscape-led approach, to successfully absorb the development into its setting, at a site that is relatively visually enclosed;
  - The opportunity to contribute to the Central Scotland Green Network through the provision of outdoor access opportunities, public open space and new planting;
  - An opportunity to secure a contribution towards improving local open space facilities which are identified in the Council's Open Space Strategy as priorities for improvement;
  - To provide missing sections of footway on Standrigg Road (although there are significant concerns about the substandard nature of this provision);

- An opportunity to secure a contribution from the applicant towards the carrying out of improvement works at the junction of the B805 with Sunnyside Road as part of a wider scheme involving works to the Quarry Brae junction which would afford a wider benefit;
- The opportunity to provide 25% of units as affordable units; and
- An opportunity to secure improvements to the F25 bus service.

#### 7c.3 Balanced against this:-

- The site is greenfield land in the countryside and beyond the defined settlement limits. Under policy HSG01, the development of urban capacity and brownfield sites is preferable as these are more likely to be sustainable sites and make more efficient use of land;
- Granting the application would be contrary to the settlement strategy for the Redding/Reddingmuirhead/Wallacestone/Brightons area as set out in the LDP. The strategy is for no further settlement expansion at least for the period 2014-2024. This is reiterated in the approved Proposed Local Development Plan 2. One of the reasons for this is due to the scale of growth this area has seen in recent years;
- The existing bus service along Standrigg Road (service F25) is not considered to be suitable to serve the proposed development. Some parts of the site are more than 400m from the bus stop and the service is infrequent. The more regular bus services on the B805 are far in-excess of the 400m maximum set out in the SPP. In addition, access to these buses is along a substandard footway which is missing in places.
- Due to the topography of the area, residents are unlikely to walk to Polmont Station to catch a train and will be more inclined to drive. However there is severe pressure on car parking at Polmont Station and the F25 bus service is not suitable for accessing the station;
- While the proposed development may not, in itself, be so significant to undermine the LDP2 process by pre-determining decisions about strategic growth, granting the application may serve to prejudice the plan making process by giving leverage to the notion that the area should become a strategic growth area and making other applications difficult to resist. This is a matter that should properly be considered through the LDP2 process and should not proceed incrementally. The approved Proposed Plan (LDP2) do not support the creation of a Wallacestone Strategic Growth Area.

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

## **8. RECOMMENDATION**

**8.1 It is therefore recommended that the Council refuse the application for the following reasons:-**

- 1. The application is contrary to Policies CG01 'Countryside' and CG03 'Housing in the Countryside' of the Falkirk Local Development Plan, and to Supplementary Guidance SG01 'Development in the Countryside'. The site lies beyond the Wallacestone urban limits, within the countryside, and none of the circumstances as detailed in Policy CG03, to support new housing in the countryside, are satisfied.**
- 2. The application is not supported by the Settlement Statement for the Redding/Reddingmuirhead/Wallacestone/Brightons area as set out in the Falkirk Local Development Plan. This statement says that no further settlement is planned in this area, at least for the period 2014 to 2024. One of the reasons for this is the scale of growth experienced in these communities over recent years.**
- 3. The application is contrary to Policy INF07 'Walking and Cycling', INF08 'Bus Travel and New Development' and 'INF10' Transport Assessments' of the Falkirk Local Development Plan as an appropriate standard of pedestrian infrastructure, to link the proposed development to the existing footway network in the area and to public bus services, would not be provided, resulting in a development which would not be sited in a sustainable location.**
- 4. The application is not supported by Policy HSG01 'Housing Growth' of the Falkirk Local Development Plan. The Council has a shortfall in the 5 year effective housing land supply and so will consider supporting sustainable development proposals that are effective, in the following order of preference; urban capacity sites; additional brownfield sites; and sustainable greenfield sites. The site is an extensive greenfield site and the proposal does not include an appropriate standard of infrastructure to support sustainable modes of transport.**
- 5. The application is not supported in Scottish Planning Policy (SPP). SPP advises that, in circumstances where there is a shortfall in the 5 year effective housing land supply, the primacy of the development plan is maintained, while a significant material consideration is a presumption in favour of development that contributes to sustainable development. On balance, the proposed development is not considered to sufficiently contribute to sustainable development to justify its approval contrary to the LDP.**



6. **Granting the application may serve to prejudice the plan-making process by giving leverage to the notion that the area should become a Strategic Growth Area, thereby making other applications in the area difficult to resist. The settlement strategy for this area should be properly considered through the Falkirk Local Development Plan 2 (LDP2) process and not, de facto, by decisions on individual planning applications.**

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**Director of Development Services**

**Date: 7 September 2018**

#### **LIST OF BACKGROUND PAPERS**

1. Falkirk Council Local Development Plan, July 2015.
2. SG01 'Development in the Countryside'.
3. SG02 'Neighbourhood Design'.
4. SG05 'Biodiversity and Development'.
5. SG06 'Trees and Development'.
6. SG09 'Landscape Character Assessment and Landscape Designations'.
7. SG10 'Education and New Housing Development'.
8. SG11 'Healthcare and New Housing Development'.
9. SG12 'Affordable Housing'.
10. SG13 'Open Space and New Development'.
11. SG15 'Low and Zero Carbon Development'.
12. Scottish Planning Policy 2014.
13. Creating Places Policy Statement.
14. Designing Streets Policy Statement.
15. Falkirk Local Development Plan 2, Main Issues Report, February 2017.
16. Falkirk Council Housing Land Audit, June 2017 and June 2018.
17. Objection received from Jessica McLaren, 73 Comyn Drive, Wallacestone, Falkirk, FK2 0YR on 17 April 2018.
18. Objection received from Daniel McLaren, 73 Comyn Drive, Wallacestone, Falkirk, FK2 0YR on 17 April 2018.
19. Objection received from James McLaren, 73 Comyn Drive, Wallacestone, Falkirk, FK2 0YR on 17 April 2018.
20. Objection received from Sheona McLaren, 73 Comyn Drive, Wallacestone, Falkirk, FK2 0YR on 17 April 2018.
21. Objection received from Mr T Hamilton, Ellerslie, Standrigg Road, Wallacestone, Falkirk, FK2 0EB on 17 April 2018.

22. Objection received from Mr Alistair Stewart, Hillview, 14 Balmoral Gardens, Brightons, Falkirk, FK2 0JF on 16 March 2018.
23. Objection received from Mrs Elizabeth Cox, 5 Sunnyside Drive, Brightons, Falkirk, FK2 0GG on 28 March 2018.
24. Objection received from Mrs Kirsteen Tait, East Cottage, California, Falkirk, FK1 2DG on 16 March 2018.
25. Objection received from Mr Andrew Irvine, 35 Princes Street, California, Falkirk, FK1 2BX on 27 March 2018.
26. Objection received from Ms Catherine Garner, 91 Waggon Road, Brightons, Falkirk, FK2 0EJ on 17 March 2018.
27. Objection received from Mr P Queen, 1 Comely Park, North Craigs, Rumford, Falkirk, FK2 0RU on 8 April 2018.
28. Objection received from Mr Peter Robinson, 3 Standrigg Avenue, Brightons, Falkirk, FK2 0GL on 21 March 2018.
29. Objection received from Mr Graeme Angus, 51 Comyn Drive, Wallacestone, Falkirk, FK2 0YR on 21 March 2018.
30. Objection received from Mr Ian Angus-Felton, 9 Sunnyside Court, Brightons, Falkirk, FK2 0GF on 21 March 2018.
31. Objection received from Mr Jason Kemp, 17 Standrigg Road, Brightons, Falkirk, FK2 0GN on 21 March 2018.
32. Objection received from Mrs Laura Sime, Holly's View, Wallacestone Brae, Wallacestone, FK2 0DJ on 16 March 2018.
33. Objection received from Mrs Irene Blackburn, Kirkland Cottage, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DJ on 22 March 2018.
34. Objection received from Mrs Diane Kane, Broomieknowe, Standrigg Road, Wallacestone, FK2 0EB on 16 March 2018.
35. Objection received from Mrs Anne Marie Barclay, Meriden, Standrigg Road, Wallacestone, Falkirk, FK2 0EB on 26 March 2018.
36. Objection received from Mrs Gillian Lapsley, 79 Comyn Drive, Wallacestone, Falkirk, FK2 0YR on 16 March 2018.
37. Objection received from Mr Robbie Cochrane, 81 Comyn Drive, Wallacestone, Falkirk, FK2 0YR on 9 April 2018.
38. Objection received from C S Rodger, 26 Crawford Drive, Wallacestone, Falkirk, FK2 0DL on 12 April 2018.
39. Objection received from Irene Rodger, 26 Crawford Drive, Wallacestone, Falkirk, FK2 0DL on 12 April 2018.
40. Objection received from Mr Brian Mcveigh, Duneane, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DJ on 16 April 2018.
41. Objection received from Mrs Juliette Ford, 42 Comyn Drive, Wallacestone, Falkirk, FK2 0YP on 27 March 2018.
42. Objection received from Mrs Paula Hunter, Redwood Lodge, Standrigg Road, Wallacestone, Falkirk, FK2 0EB on 28 March 2018.
43. Objection received from Mr David Lapsley, 33 Crawford Drive, Wallacestone, Falkirk, FK2 0DL on 26 March 2018.
44. Objection received from Mr Thomas O'Neill, 7 Elderslie Drive, Wallacestone, Falkirk, FK2 0DN on 26 March 2018.
45. Support received from Mrs Lynda Stewart, 30 Crawford Drive, Wallacestone, Falkirk, FK2 0DL on 28 March 2018.
46. Objection received from Carole Jones, Thornbank, 117 Waggon Road, Brightons, Falkirk, FK2 0EJ on 27 April 2018.
47. Objection received from Mr Ronald Finlay, 88 Comyn Drive, Wallacestone, Falkirk, FK2 0YP on 28 March 2018.
48. Objection received from Mrs Barbara Finlay, 88 Comyn Drive, Wallacestone, Falkirk, FK2 0YP on 28 March 2018.

49. Objection received from Mr Kenneth Dagger, 58 Comyn Drive, Wallacestone, Falkirk, FK2 0YP on 28 March 2018.
50. Objection received from M Wood, Tirol, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DH on 28 March 2018.
51. Objection received from Mrs Anne Roberts, Shildaig, Standrigg Road, Wallacestone, Falkirk, FK2 0EB on 28 March 2018.
52. Objection received from Mr Alan Roberts, Shildaig, Standrigg Road, Wallacestone, Falkirk, FK2 0EB on 28 March 2018.
53. Objection received from Ms Nicola Niven, 6 Portree Crescent, Polmont, Falkirk, FK2 0PA on 29 March 2018.
54. Objection received from Miss Laura Grant, 3 Standrigg Road, Brightons, Falkirk, FK2 0GN on 29 March 2018.
55. Objection received from Mr Stephen Small, 18 Sunnyside Avenue, Brightons, Falkirk, FK2 0GE on 29 March 2018.
56. Objection received from Mr Paul Toghil, 19 Standrigg Avenue, Brightons, Falkirk, FK2 0GL on 29 March 2018.
57. Objection received from Mr Gordon Cook, 7 Standrigg Road, Brightons, Falkirk, FK2 0GN on 28 March 2018.
58. Objection received from Mr Danny Callaghan, 2 Nobel View, Reddingmuirhead, Falkirk, FK2 0EF on 26 March 2018.
59. Support received from Mr John Stewart, 30 Crawford Drive, Wallacestone, Falkirk, FK2 0DL on 28 March 2018.
60. Objection received from Mr Frank Fortune, 15 Standrigg Gardens, Brightons, Falkirk, FK2 0GJ on 30 March 2018.
61. Objection received from Mrs Sarah Thomson, 2 Standrigg Gardens, Brightons, Falkirk, FK2 0GJ on 30 March 2018.
62. Objection received from Ms Louise Allen, 40 Polwarth Avenue, Brightons, Falkirk, FK2 0HL on 30 March 2018.
63. Objection received from Mr Richard Scott, 24 Sunnyside Avenue, Brightons, Falkirk, FK2 0GE on 30 March 2018.
64. Objection received from Miss Claire Gosling, Avondon, Standrigg Road, Wallacestone, FK2 0EB on 30 March 2018.
65. Objection received from Mr Paul Strain, 80 Comyn Drive, Wallacestone, Falkirk, FK2 0YP on 31 March 2018.
66. Objection received from Mrs Arwa Wilson, 1 Sunnyside Drive, Brightons, Falkirk, FK2 0GG on 28 March 2018.
67. Objection received from Mr William Wilson, 1 Sunnyside Drive, Brightons, Falkirk, FK2 0GG on 28 March 2018.
68. Objection received from Mrs Lynne Tonner, Torran Mor, 41 Comyn Drive, Wallacestone, Falkirk, FK2 0YR on 28 March 2018.
69. Objection received from Mrs Fiona Dawson, 21 Crawford Drive, Wallacestone, Falkirk, FK2 0DL on 27 March 2018.
70. Objection received from Mr Greg Barr, 3 Standrigg Avenue, Brightons, Falkirk, FK2 0GL on 27 March 2018.
71. Objection received from Dr Judith Nieman, 4 Standrigg Gardens,, Brightons,, Falkirk, FK2 0GJ on 30 March 2018.
72. Objection received from Dr Carolyn Lowe, 9 Sunnyside Cottages, Sunnyside Road, Brightons, Falkirk, FK2 0RP on 2 April 2018.
73. Objection received from Mr Roddy Htet-Khin, 27 Standrigg Road, Brightons, Falkirk, FK2 0GN on 2 April 2018.
74. Objection received from Mrs Georgina Stevenson, 17 Sunnyside Drive, Brightons, Falkirk, FK2 0GG on 28 March 2018.

75. Support received from Mr Chrisyopher Wheeler, 7 Rosebank Gardens, Wallacestone, Falkirk, FK2 0GB on 28 March 2018.
76. Objection received from Mr Kevin Mcghee, Avondon, Standrigg Road, Wallacestone, Falkirk, FK2 0EB on 29 March 2018.
77. Objection received from Mr John Grant, 3 Standrigg Road, Brightons, Falkirk, FK2 0GN on 29 March 2018.
78. Objection received from Mrs Elaine Grant, 3 Standrigg Road, Brightons, Falkirk, FK2 0GN on 29 March 2018.
79. Objection received from Mrs Penny Toghill, 19 Standrigge Avenue, Brightons, Falkirk, FK2 0GL on 29 March 2018.
80. Objection received from Mr Derick Turner, Camusfearna, 81 Waggon Road, Brightons, Falkirk, FK2 0EJ on 3 April 2018.
81. Objection received from Mrs Mary Turner, Camusfearna, 81 Waggon Road, Brightons, Falkirk, FK2 0EJ on 3 April 2018.
82. Objection received from Gillian Turner, Langarric, 53 Anderson Crescent, Shieldhill, Falkirk, FK1 2ED on 3 April 2018.
83. Objection received from Helen Scott, 19 Sunnyside Drive, Brightons, Falkirk, FK2 0GG on 3 April 2018.
84. Objection received from George Burt, 19 Sunnyside Drive, Brightons, Falkirk, FK2 0GG on 3 April 2018.
85. Objection received from Mrs Doris Lindsay, 83 Comyn Drive, Wallacestone, Falkirk, FK2 0YR on 3 April 2018.
86. Objection received from Mr Martin Lindsay, 83 Comyn Drive, Wallacestone, Falkirk, FK2 0YR on 3 April 2018.
87. Objection received from Mrs L McNab, 85 Comyn Drive, Wallacestone, Falkirk, FK2 0YR on 3 April 2018.
88. Objection received from Eileen Samson, 9 Standrigg Avenue, Brightons, Falkirk, FK2 0GL on 3 April 2018.
89. Objection received from David Samson, 9 Standrigg Avenue, Brightons, Falkirk, FK2 0GL on 3 April 2018.
90. Objection received from Christine Samson, 9 Standrigg Avenue, Brightons, Falkirk, FK2 0GL on 3 April 2018.
91. Objection received from Mr Daniel Laurie, Cedar Grove, Standrigg Road, Wallacestone, Falkirk, FK2 0EB on 3 April 2018.
92. Objection received from Mr Andrew Taylor, Fernbank, Standrigg Road, Wallacestone, Falkirk, FK2 0EB on 2 April 2018.
93. Objection received from Mr W Parker, 3 Comely Terrace, Brightons, Falkirk, FK2 0JD on 3 April 2018.
94. Objection received from S Forrie, Tantallon, Standrigg Road, Wallacestone, Falkirk, FK2 0EB on 3 April 2018.
95. Objection received from Owner/Occupier, Hawthorn Lodge, Standrigg Road, Wallacestone, Falkirk, FK2 0EB on 3 April 2018.
96. Objection received from Stuart McCulloch, Braeside Cottage, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DH on 3 April 2018.
97. Objection received from Mrs J Russell, Novara, 105 Waggon Road, Brightons, Falkirk, FK2 0EJ on 3 April 2018.
98. Objection received from Margaret Foley, Errigal, Standrigg Road, Wallacestone, Falkirk, FK2 0EB on 3 April 2018.
99. Objection received from Mrs Joyce Scott, Caberfeidh, 63 Waggon Road, Brightons, Falkirk, FK2 0EL on 3 April 2018.
100. Objection received from Mr David Scott, Caberfeidh, 63 Waggon Road, Brightons, Falkirk, FK2 0EL on 3 April 2018.

101. Objection received from Helen Gray, Rosebank Cottage South Side, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DJ on 3 April 2018.
102. Objection received from Katie Horne, Crimmon, Standrigg Road, Wallacestone, Falkirk, FK2 0EB on 3 April 2018.
103. Objection received from Mr Peter Williamson, 5 Braeside Place, Wallacestone, Falkirk, FK2 0DD on 3 April 2018.
104. Objection received from Mrs Elizabeth Williamson, 5 Braeside Place, Wallacestone, Falkirk, FK2 0DD on 3 April 2018.
105. Objection received from Callum Oliphant, 72 Lawers Crescent, Polmont, Falkirk, FK2 0QU on 3 April 2018.
106. Objection received from Mrs Jemima McIntosh, 1 - 3 Paterson Tower, Seaton Place, Falkirk, FK1 1TJ on 3 April 2018.
107. Objection received from Dr Diana Raj, 18 Sunnyside Avenue, Brightons, Falkirk, FK2 0GE on 29 March 2018.
108. Objection received from Ms Shirl Quinn, 25 Comyn Drive, Wallacestone, Falkirk, FK2 0YR on 30 March 2018.
109. Objection received from Mr Hamish Grant, 20 Sunnyside Drive, Brightons, Falkirk, FK2 0GG on 31 March 2018.
110. Objection received from Mr Gavin Cowie, 9 Sunnyside Drive, Brightons, Falkirk, FK2 0GG on 2 April 2018.
111. Objection received from Reddingmuirhead and Wallacestone Community Council, FAO Dr Paul Norris on 3 April 2018.
112. Objection received from Mr Gerald Lowe, 13 Woodland Way, Denny, FK6 5NY on 3 April 2018.
113. Objection received from Mrs Tracey Macintyre, Westbroom Cottage, Shieldhill Road, Falkirk, FK2 0DU on 16 March 2018.
114. Objection received from J Oliphant, Cairnpark, Standrigg Road, Wallacestone, Falkirk, FK2 0EB on 3 April 2018.
115. Objection received from Joyce Hanna, Moidart, Waggon Road, Brightons, Falkirk, FK2 0EJ on 3 April 2018.
116. Objection received from James Hanna, Moidart, Waggon Road, Brightons, Falkirk, FK2 0EJ on 3 April 2018.
117. Objection received from Patricia E Howieson, Netherstone, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DJ on 3 April 2018.
118. Objection received from Blair Myles Howieson, Netherstone, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DJ on 3 April 2018.
119. Objection received from David Macnab, 85 Comyn Drive, Wallacestone, Falkirk, FK2 0YR on 3 April 2018.
120. Objection received from Mrs Parker, 3 Comely Terrace, Brightons, Falkirk, FK2 0JD on 3 April 2018.
121. Objection received from Dr I McLuckie, 63B Comyn Drive, Wallacestone, Falkirk, FK2 0YR on 3 April 2018.
122. Objection received from Mrs J McLuckie, 63B Comyn Drive, Wallacestone, Falkirk, FK2 0YR on 3 April 2018.
123. Objection received from L J Morris, Rosebank Cottage North Side, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DJ on 3 April 2018.
124. Objection received from Nilson Allardyce, Mar Lodge, Standrigg Road, Wallacestone, Falkirk, FK2 0EB on 3 April 2018.
125. Objection received from Ann Henderson, The Brackens, 3 Strangs Place, California, Falkirk, FK1 2BF on 3 April 2018.
126. Objection received from John Henderson, The Brackens, 3 Strangs Place, California, Falkirk, FK1 2BF on 3 April 2018.

127. Objection received from Annette Bell, 11 Arneil Place, Brightons, Falkirk, FK2 0NJ on 3 April 2018.
128. Objection received from Duncan Mundie, 43 Comyn Drive, Wallacestone, Falkirk, FK2 0YR on 3 April 2018.
129. Objection received from Margaret Mundie, 43 Comyn Drive, Wallacestone, Falkirk, FK2 0YR on 3 April 2018.
130. Objection received from John Cowan Blair, 47 Comyn Drive, Wallacestone, Falkirk, FK2 0YR on 3 April 2018.
131. Objection received from Linda Kathryn Blair, 47 Comyn Drive, Wallacestone, Falkirk, FK2 0YR on 3 April 2018.
132. Objection received from Virginia J Dagger, 58 Comyn Drive, Wallacestone, Falkirk, FK2 0YP on 3 April 2018.
133. Objection received from A Wood, Tirol, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DH on 3 April 2018.
134. Objection received from Irene McKenna, 3 Arneil Place, Brightons, Falkirk, FK2 0NJ on 4 April 2018.
135. Objection received from John McKenna, 3 Arneil Place, Brightons, Falkirk, FK2 0NJ on 3 April 2018.
136. Objection received from Mrs Diane Kane, Broomieknowe, Standrigg Road, Wallacestone, Falkirk, FK2 0EB on 3 April 2018.
137. Objection received from Mr Derek P Kane, Broomieknowe, Standrigg Road, Wallacestone, Falkirk, FK2 0EB on 3 April 2018.
138. Objection received from Mr J B Begg, Wynsway, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DH on 3 April 2018.
139. Objection received from Mr G P Lenihan, Wynsway, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DH on 3 April 2018.
140. Objection received from Mr C M Lenhan, Wynsway, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DH on 3 April 2018.
141. Objection received from Mrs H Begg, Wynsway, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DH on 3 April 2018.
142. Objection received from Owner/Occupier, Lorina, Standrigg Road, Wallacestone, Falkirk, FK2 0EB on 3 April 2018.
143. Objection received from Mrs Joy McCulloch, Braeside Cottage, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DH on 3 April 2018.
144. Objection received from Mr J Hunter, 2 Crawford Drive, Wallacestone, Falkirk, FK2 0DL on 3 April 2018.
145. Objection received from Mrs Y Dawkins, 40 Princes Street, California, Falkirk, FK1 2BX on 3 April 2018.
146. Objection received from Mr Tony Dawkins, 40 Princes Street, California, Falkirk, FK1 2BX on 3 April 2018.
147. Objection received from T J Thompson, South Muir Farm, Standrigg Road, Wallacestone, Falkirk, FK2 0EA on 3 April 2018.
148. Objection received from Dale Thompson, South Muir Farm, Standrigg Road, Wallacestone, Falkirk, FK2 0EA on 3 April 2018.
149. Objection received from Stephen Thompson, South Muir Farm, Standrigg Road, Wallacestone, Falkirk, FK2 0EA on 3 April 2018.
150. Objection received from Elizabeth Houston, South Muir Farm, Standrigg Road, Wallacestone, Falkirk, FK2 0EA on 3 April 2018.
151. Objection received from James Anderson, Hallandale, Standrigg Road, Wallacestone, Falkirk, FK2 0EB on 3 April 2018.
152. Objection received from Evelyn Anderson, Hallandale, Standrigg Road, Wallacestone, Falkirk, FK2 0EB on 3 April 2018.

153. Objection received from Mr Bruce King, 1 Comyn Drive, Wallacestone, Falkirk, FK2 0YR on 3 April 2018.
154. Objection received from Mrs Olive King, 1 Comyn Drive, Wallacestone, Falkirk, FK2 0YR on 3 April 2018.
155. Objection received from Mr Colin Meecer, 47 Sunnyside Avenue, Brightons, Falkirk, FK2 0GE on 3 April 2018.
156. Objection received from Mr John Stevenson, 96 Comyn Drive, Wallacestone, Falkirk, FK2 0YP on 8 April 2018.
157. Objection received from Mrs Janice Smith, 2 Comyn Drive, Wallacestone, Falkirk, FK2 0YP on 4 April 2018.
158. Objection received from Mr L Ford, 42 Comyn Drive, Wallacestone, Falkirk, FK2 0YP on 4 April 2018.
159. Objection received from Shona Bowden, 5 Crawford Drive, Wallacestone, Falkirk, FK2 0DL on 4 April 2018.
160. Objection received from Mr George Dalgleish, Dunvegan, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DJ on 4 April 2018.
161. Objection received from Adele Dalgleish, Dunvegan, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DJ on 4 April 2018.
162. Objection received from Mr Michael Smith, 2 Comyn Drive, Wallacestone, Falkirk, FK2 0YP on 4 April 2018.
163. Support received from Mrs Joanne Woods, 8 Rosebank Gardens, Wallacestone, Falkirk, FK2 0GB on 19 April 2018.
164. Objection received from Mrs Alison Corbett, Maemar, 55 Waggon Road, Brightons, Falkirk, FK2 0EL on 6 April 2018.
165. Objection received from Mrs J Morrison, 94 Comyn Drive, Wallacestone, Falkirk, FK2 0YP on 23 April 2018.
166. Objection received from Mr Ian Moir, Danbia, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DJ on 16 April 2018.
167. Objection received from Susanne Moir, Danbia, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DJ on 16 April 2018.
168. Objection received from Bianca Moir, Danbia, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DJ on 16 April 2018.
169. Objection received from Carole Jones on 26 April 2018.
170. Objection received from Valerie Roberts, 1 Sunnyside Avenue, Brightons, Falkirk, FK2 0GE on 26 April 2018.
171. Objection received from Jayne Johnston, 1 Standrigg Gardens, Brightons, Falkirk, FK2 0GJ on 2 May 2018.
172. Objection received from Angus Johnston, 1 Standrigg Gardens, Brightons, Falkirk, FK2 0GJ on 2 May 2018.
173. Objection received from Mr Graeme Imrie, 30 Sunnyside Avenue, Brightons, Falkirk, FK2 0GE on 26 April 2018.
174. Objection received from Ms Aileen Mcrorie, 28 Sunnyside Avenue, Brightons, Falkirk, FK2 0GE on 26 April 2018.
175. Objection received from Mr Mark Lang, 86 Comyn Drive, Wallacestone, Falkirk, FK2 0YP on 16 March 2018.
176. Objection received from Mrs Susan King, 2 Sunnyside Court, Brightons, Falkirk, FK2 0GF on 22 March 2018.
177. Objection received from Mr John Barclay, Meriden, Standrigg Road, Wallacestone, Falkirk, FK2 0EB on 26 March 2018.
178. Objection received from Miss Kirsty Lethardy, 5 Forthview Gardens, Waggon Road, Brightons, FK2 0EQ on 26 March 2018.

179. Objection received from Mr Brian Mooney, 57 Sunnyside Avenue,, Falkirk, FK2 0GE on 26 March 2018.
180. Support received from Mr Robert Curran, 17 Merville Crescent, California, Falkirk, FK1 2DA on 17 March 2018.
181. Objection received from Mrs Maureen Hill, 10 Standrigg Gardens, Brightons, Falkirk, FK2 0GJ on 27 March 2018.
182. Objection received from Mr Robert Brown, Brae Cottage, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DJ on 26 March 2018.
183. Objection received from Mrs Rebecca Gilbert, 53 Wallace Brae Drive, Reddingmuirhead, Falkirk, FK2 0FB on 16 March 2018.
184. Objection received from Mrs Lorna Crozier, 64 Comyn Drive, Wallacestone, Falkirk, FK2 0YP on 27 March 2018.
185. Objection received from Mrs Margaret Smith, 17 Crawford Drive, Wallacestone, Falkirk, FK2 0DL on 2 April 2018.
186. Objection received from Mrs Sandra Hallows, 23 Standrigg Road, Brightons, Falkirk, FK2 0GN on 2 April 2018.
187. Objection received from Dr Per Dullforce, 9 Sunnyside Cottages, Sunnyside Road, Brightons, Falkirk, FK2 0RP on 3 April 2018.
188. Objection received from Mr Michael Tonner, Torran Mor, 41 Comyn Drive, Wallacestone, Falkirk, FK2 0YR on 28 March 2018.
189. Objection received from Mr William McNee, The Conifers, 4 Comyn Drive, Wallacestone, Falkirk, FK2 0YP on 6 April 2018.
190. Objection received from Elizabeth Anne McNee, The Conifers, 4 Comyn Drive, Wallacestone, Falkirk, FK2 0YP on 6 April 2018.
191. Objection received from Mr John Stevenson, 62 Comyn Drive, Wallacestone, Falkirk, FK2 0YP on 6 April 2018.
192. Objection received from Mrs Diane Stevenson, 62 Comyn Drive, Wallacestone, Falkirk, FK2 0YP on 6 April 2018.
193. Objection received from Mr Allan Hutton, Schihallion, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DH on 6 April 2018.
194. Objection received from Mr Brian Hill, 10 Standrigg Gardens, Brightons, Falkirk, FK2 0GJ on 27 March 2018.
195. Objection received from Mrs Paula Irvine, 35 Princes Street, California, Falkirk, FK1 2BX on 27 March 2018.
196. Objection received from Mr David Cox, 5 Sunnyside Drive, Brightons, Falkirk, FK2 0GG on 27 March 2018.
197. Objection received from Mrs Alison Mitchell, 12 Sunnyside Court, Brightons, Falkirk, FK2 0GF on 28 March 2018.
198. Objection received from Mrs Yvonne Robertson, 13 Crawford Drive, Wallacestone, Falkirk, FK2 0DL on 11 April 2018.
199. Objection received from Mrs Jennifer Simpson, Chez Nous, 98 Comyn Drive, Wallacestone, Falkirk, FK2 0YP on 16 April 2018.
200. Objection received from Mrs Marie Short, 8 Standrigg Gardens, Brightons, Falkirk, FK2 0GJ on 28 March 2018.
201. Objection received from Miss Kari Wilson, Hawthorndean, Wallacestone Brae, Wallacestone, FK2 0DQ on 28 March 2018.
202. Support received from Mr David Wheeler, 7 Rosebank Gardens, Wallacestone, Falkirk, FK2 0GB on 28 March 2018.
203. Objection received from Ms Mhairi Stewart, 26 Goodman Place, Maddiston, Falkirk, FK2 0NB on 4 April 2018.
204. Objection received from Mr Frazer Simpson, 98 Comyn Drive, Wallacestone, Falkirk, FK2 0YP on 16 April 2018.



205. Objection received from Mrs Isobel Gorton, 5 Standrigg Road, Brightons, Falkirk, FK2 0GN on 16 April 2018.
206. Objection received from Anke Wood, Red Beeches, Standrigg Road, Wallacestone, Falkirk, FK2 0EE on 9 April 2018.
207. Objection received from Mr Douglas Mentipty, 59 Comyn Drive, Wallacestone, Falkirk, FK2 0YR, on 9 April 2018.
208. Objection received from Mrs Anne Mentipty, 59 Comyn Drive, Wallacestone, Falkirk, FK2 0YR on 9 April 2018.
209. Objection received from Anne Beaumont, 61 Comyn Drive, Wallacestone, Falkirk, FK2 0YR on 9 April 2018.
210. Objection received from Allan Beaumont, 61 Comyn Drive, Wallacestone, Falkirk, FK2 0YR on 9 April 2018.
211. Objection received from Andrew Wood, Red Beeches, Standrigg Road, Wallacestone, Falkirk, FK2 0EE on 9 April 2018.
212. Objection received from Miss Rachael Barr, 3 Standrigg Avenue, Brightons, Falkirk, FK2 0GL on 27 March 2018.
213. Objection received from Miss Julie Mullens, 17 Standrigg Road, Brightons, Falkirk, FK2 0GN on 21 March 2018.
214. Objection received from Mrs Susan Barr, 3 Standrigg Avenue, Brightons, Falkirk, FK2 0GL on 27 March 2018.
215. Objection received from Mrs Angela Mcveigh, Duneane, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DJ on 16 April 2018.
216. Objection received from Margaret Henderson, Dunchuach, 8 Elderslie Drive, Wallacestone, Falkirk, FK2 0DN on 11 April 2018.
217. Objection received from Mr J G Henderson, Dunchuach, 8 Elderslie Drive, Wallacestone, Falkirk, FK2 0DN on 11 April 2018.
218. Objection received from Mary Donachie, 75 Comyn Drive, Wallacestone, Falkirk, FK2 0YR on 11 April 2018.
219. Objection received from Jenny Donachie, 75 Comyn Drive, Wallacestone, Falkirk, FK2 0YR on 11 April 2018.
220. Objection received from Mr Andrew Donachie, 75 Comyn Drive, Wallacestone, Falkirk, FK2 0YR on 11 April 2018.
221. Objection received from Lauren Donachie, 75 Comyn Drive, Wallacestone, Falkirk, FK2 0YR on 11 April 2018.
222. Objection received from Mrs M Hamilton, Ellerslie, Standrigg Road, Wallacestone, Falkirk, FK2 0EB on 17 April 2018.
223. Objection received from Barbara McIntyre, 40 Crawford Drive, Wallacestone, Falkirk, FK2 0DL on 11 April 2018.
224. Objection received from Robert Thomson, Hawthorn Lodge, Standrigg Road, Wallacestone, Falkirk, FK2 0EB on 3 April 2018.
225. Objection received from E M Baird, Whitesiderigg Cottage, Standrigg Road, Wallacestone, Falkirk, FK2 0EB on 3 April 2018.
226. Objection received from Nora Erskine, Corinthia, Standrigg Road, Wallacestone, Falkirk, FK2 0EB on 3 April 2018.
227. Objection received from Mrs Frances Laurie, Cedar Grove, Standrigg Road, Wallacestone, Falkirk, FK2 0EB on 3 April 2018.
228. Objection received from Ian Forrie, Tantallon, Standrigg Road, Wallacestone, Falkirk, FK2 0EB on 3 April 2018.
229. Objection received from Monique Bostock, Slioch, Standrigg Road, Wallacestone, Falkirk, FK2 0EB on 3 April 2018.
230. Objection received from Marlene Allardyce, Mar Lodge, Standrigg Road, Wallacestone, Falkirk, FK2 0EB on 3 April 2018.

231. Objection received from Mr Greg Barclay, Meriden, Standrigg Road, Wallacestone, Falkirk, FK2 0EB on 4 April 2018.
232. Objection received from Allan Foster, Errigal, Standrigg Road, Wallacestone, Falkirk, FK2 0EB on 3 April 2018.
233. Objection received from Wendy Horne, Crimmon, Standrigg Road, Wallacestone, Falkirk, FK2 0EB on 3 April 2018.
234. Objection received from Roddy & Beverly Keith, Candida, Standrigg Road, Wallacestone, Falkirk, FK2 0EB on 13 April 2018.
235. Objection received from Owner/Occupier, Burnside, Standrigg Road, Wallacestone, Falkirk, FK2 0EB on 13 April 2018.
236. Objection received from Mr Richard Robertson, 57 Comyn Drive, Wallacestone, Falkirk, FK2 0YR on 25 April 2018.
237. Objection received from Ms Christina Robertson, 57 Comyn Drive, Wallacestone, Falkirk, FK2 0YR on 25 April 2018.
238. Objection received from Mrs Catriona Lamb, 2 Standrigg Avenue, Brightons, Falkirk, FK2 0GL on 31 March 2018.
239. Objection received from Mr Martin Lamb, 2 Standrigg Avenue, Brightons, Falkirk, FK2 0GL on 31 March 2018.
240. Objection received from Ann Macleod, Four Winds, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DJ on 4 May 2018.
241. Objection received from N M Macleod, Four Winds, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DJ on 4 May 2018.
242. Objection received from Mrs Birgit Fortune, 15 Standrigg Gardens, Brightons, FK2 0GJ on 31 March 2018.
243. Objection received from Mrs Elaine Brown, Clandara, Standrigg Road, Wallacestone, FK2 0EB on 20 March 2018.
244. Objection received from Mrs Catherine O'Neill, 7 Elderslie Drive, Wallacestone, Falkirk, FK2 0DN on 26 March 2018.
245. Support received from Mrs Jane Wheeler, 7 Rosebank Gardens, Wallacestone, Falkirk, FK2 0GB on 28 March 2018.
246. Objection received from Mrs Wendy MacPherson, 5 Sunnyside Court, Brightons, Falkirk, FK2 0GF on 31 March 2018.
247. Support received from Ms Gillian Frickleton, Jasmine Cottage, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DH on 3 April 2018.
248. Objection received from Dr William MacPherson, 5 Sunnyside Court, Brightons, Falkirk, FK2 0GF on 1 April 2018.
249. Objection received from Mrs Susan Taylor, Fernbank, Standrigg Road, Wallacestone, Falkirk, FK2 0EB on 2 April 2018.
250. Objection received from Mrs Gael Love, 6 Sunnyside Court, Falkirk, FK2 0GF on 3 April 2018.
251. Objection received from Dr Hugh Hunter, Redwood Lodge, Standrigg Road, Wallacestone, Falkirk, FK2 0EB on 28 March 2018.
252. Objection received from Mr Myles Gorton, 5 Standrigg Road, Brightons, Falkirk, FK2 0GN on 16 April 2018.
253. Objection received from Mr Ian Hamilton, 2 Sunnyside Avenue, Brightons, Falkirk, FK2 0GE on 30 March 2018.
254. Objection received from Ms Aileen Mcrorie, 28 Sunnyside Avenue, Brightons, Falkirk, FK2 0GE on 30 March 2018.
255. Objection received from Mrs Agnes McAlpine, Arisaig, Standrigg Road, Wallacestone, Falkirk, FK2 0EB on 30 March 2018.
256. Objection received from Mrs Rachel Gilmour, 1 Craigmuir, Sunnyside Road, Brightons, FK2 0RW on 27 March 2018.

257. Objection received from Miss Lauren Hunter, Redwood Lodge, Standrigg Road, Falkirk, FK2 0EB on 2 April 2018.
258. Objection received from Mr Steven Mitchell, 12 Sunnyside Court, Brightons, Falkirk, FK2 0GF on 29 March 2018.
259. Objection received from Mr Iain Laird, 5 Standrigg Avenue, Brightons, Falkirk, FK2 0GL on 30 March 2018.
260. Objection received from Mrs Wendy Pargeter, 14 Sunnyside Drive, Brightons, Falkirk, FK2 0GG on 30 March 2018.
261. Objection received from Mr Ross Hendry, 26 Sunnyside Drive, Brightons, Falkirk, FK2 0GG on 30 March 2018.
262. Objection received from Mr Tony Pargeter, 14 Sunnyside Drive, Brightons, Falkirk, FK2 0GG on 30 March 2018.
263. Objection received from Miss Kelowna Dickson, 2 Jarvie Road, Redding, Falkirk, FK2 9FD on 2 April 2018.
264. Objection received from Mr John Brown, Clandara, Standrigg Road, Wallacestone, FK2 0EB on 20 March 2018.
265. Objection received from Mrs Lisa Hendry, 26 Sunnyside Drive, Brightons, Falkirk, FK2 0GG on 30 March 2018.
266. Objection received from Mrs Emma Scott, 24 Sunnyside Avenue, Brightons, Falkirk, FK2 0GE on 30 March 2018.
267. Objection received from Mr David Smith, 17 Crawford Drive, Wallacestone, Falkirk, FK2 0DL on 2 April 2018.
268. Objection received from Mrs Marcia Angus, 51 Comyn Drive, Wallacestone, Falkirk, FK2 0YR on 30 March 2018.
269. Objection received from Mr Robbie Young, 77 Wallace Brae Drive, Reddingmuirhead, Falkirk, FK2 0FB on 2 April 2018.
270. Objection received from Miss Alexandra Harvey, 87 Coymn Drive, Wallacestone, Falkirk, FK2 0YR on 2 April 2018.
271. Support received from Mr James Buckie, 8 Epworth Gardens, Reddingmuirhead, Falkirk, FK2 0DW on 11 April 2018.
272. Support received from Mr John Sneddon, 39 School Road, Redding, Falkirk, FK2 9XU on 11 April 2018.
273. Support received from Mr Gilbert Mackenzie, 65 Comyn Drive, Wallacestone, Falkirk, FK2 0YR on 11 April 2018.
274. Support received from Miss Amanda Sneddon, 8 Epworth Gardens, Reddingmuirhead, Falkirk, FK2 0DW on 11 April 2018.
275. Support received from Mr Gavin Johnston, 8 Rosebank Gardens, Wallacestone, Falkirk, FK2 0GB on 11 April 2018.
276. Support received from Mrs Joanne Woods, 8 Rosebank Gardens, Wallacestone, Falkirk, FK2 0GB on 11 April 2018.
277. Support received from ML Matthew Heeps, 12 Melville Terrace, California, Falkirk, FK1 2DB on 11 April 2018.
278. Support received from Miss Lauren Hamilton, 12 Melville Terrace, California, Falkirk, FK1 2DB on 11 April 2018.
279. Support received from Miss Donna Ewine, 9 Queens Drive, California, Falkirk, FK1 2BU on 11 April 2018.
280. Support received from Miss Mhairi Hamilton, 9 Queens Drive, California, Falkirk, FK2 2BU on 11 April 2018.
281. Support received from Ms Pauline Craig, 9 Abercairney Crescent, Maddiston, Falkirk, FK2 0NS on 11 April 2018.
282. Support received from Mr Alexander Heeps, 17 Belmont Avenue, Shieldhill, Falkirk, FK1 2BS on 11 April 2018.

283. Support received from Ms Mhari McDougal, 11 Merville Terrace, California, Falkirk, FK1 2DB on 11 April 2018.
284. Support received from Mr James Brown, 23 Cruickshank Drive, Shieldhill, Falkirk, FK1 2DS on 11 April 2018.
285. Support received from Mr Alexander Brown, 30 Mamre Drive, California, Falkirk, FK1 2BP on 11 April 2018.
286. Support received from Mrs Gillian Frickleton, Jasmine Cottage, Wallacestone, Falkirk, FK2 0DH on 11 April 2018.
287. Support received from Ms Libby McNeil, Hawthorne Lodge, Standrigg Road, Wallacestone, Falkirk, FK2 0EB on 11 April 2018.
288. Support received from Mr Giles Dinsmore, 63 Comyn Drive, Wallacestone, Falkirk, FK2 0YR on 11 April 2018.
289. Support received from Mrs Linda Laing, 78 Comyn Drive, Wallacestone, Falkirk, FK2 0YP on 11 April 2018.
290. Support received from Mrs Lynn Dinsmore, 63 Comyn Drive, Wallacestone, Falkirk, FK2 0YR on 11 April 2018.
291. Support received from Mr Robert Marshall, Forthview Cottage, Wallacestone, Falkirk, FK2 0DH on 11 April 2018.
292. Support received from Ms Jean Marshall, Forthview Cottage, Wallacestone, Falkirk, FK2 0DH on 11 April 2018.
293. Support received from Mrs Georgina Baird, Edelweiss, Wallacestone, Falkirk, FK2 0EB on 11 April 2018.
294. Support received from Mr Gary Scott, Kaygar, Standrigg Road, Wallacestone, Falkirk, FK2 0EB on 11 April 2018.
295. Support received from Miss Katy-Jane Baird, Kaygar, Standrigg Road, Wallacestone, Falkirk, FK2 0EB on 11 April 2018.
296. Support received from Mr John Mitchell, 38 Crawford Drive, Wallacestone, Falkirk, FK2 0DL on 11 April 2018.
297. Support received from Mrs Susan Mitchell, 38 Crawford Drive, Wallacestone, Falkirk, FK2 0DL on 11 April 2018.
298. Support received from Mrs Jacqueline Spinks, 22 Elderslie Drive, Wallacestone, Falkirk, FK2 0DN on 11 April 2018.
299. Support received from Mr Alexander Thomson, Broomhill, Wallacestone, Falkirk, FK2 0DJ on 11 April 2018.
300. Support received from Mr James Craig, 19 Elderslie Drive, Wallacestone, Falkirk, FK2 0DN on 11 April 2018.
301. Support received from Mrs Janet A Houston, South Muir Farm, Standrigg Road, Wallacestone, Falkirk, FK2 0DJ on 11 April 2018.
302. Support received from Mr James Oswald, 34 Crawford Drive, Wallacestone, Falkirk, FK2 0DL on 11 April 2018.
303. Support received from Ms Janet Leadbetter, 19 Mamre Drive, California, Falkirk, FK1 2BP on 11 April 2018.
304. Support received from Mr Richard Clark, 21 Mamre Drive, California, Falkirk, FK1 2DB on 11 April 2018.
305. Support received from Mrs Elizabeth Baxter, 11 Rosemead Terrace, California, Falkirk, FK1 2DB on 11 April 2018.
306. Support received from Miss Jean Reid, Greenbank, Princes Street, California, Falkirk, FK1 2BX on 11 April 2018.
307. Support received from Miss Elizabeth Reid, Greenbank, Princes Street, California, Falkirk, FK1 2BX on 11 April 2018.
308. Support received from Mr David Spears, 14 Princess Street, California, Falkirk, FK1 2BX on 11 April 2018.

309. Support received from Mr Ian McIndoe, 42 Princess Street, California, Falkirk, FK1 2BX on 11 April 2018.
310. Support received from Ms Diane Kane, 5 Church Road, California, Falkirk, FK1 2BD on 11 April 2018.
311. Support received from Mr Stuart Osborne, 22 Princess Street, California, Falkirk, FK1 2BX on 11 April 2018.
312. Support received from Mr James Wilson, 5 Mamre Drive, California, Falkirk, FK1 2BP on 11 April 2018.
313. Support received from Mrs Wendy Brown, 36 Mamre Drive, California, Falkirk, FK1 2BP on 11 April 2018.
314. Support received from Mr Alistair Baxter, 11 Rosemead Terrace, California, Falkirk, FK1 2BD on 11 April 2018.
315. Support received from Mr Christopher Paul, 7 Queens Drive, California, Falkirk, FK1 2BU on 11 April 2018.
316. Support received from Ms Irene Wilson, 5 Mamre Drive, California, Falkirk, FK1 2BP on 11 April 2018.
317. Support received from Ms Lorraine Marszol, 3 Mamre Drive, California, Falkirk, FK1 2BP on 11 April 2018.
318. Support received from Mr John Reilly, The Jays, Mamre Drive, California, Falkirk, FK1 2BP on 11 April 2018.
319. Support received from Mr Craig Wilson, 36 Princess Street, California, Falkirk, FK1 2BX on 11 April 2018.
320. Support received from Ms Linda Connell, 23 Queens Drive, California, Falkirk, FK1 2BU on 11 April 2018.
321. Support received from Mr Ian Paterson, Heather House, Strangs Place, California, Falkirk, FK1 2BF on 11 April 2018.
322. Support received from Mrs Agnes Smith, 6 California Terrace, California, Falkirk, FK1 2DD on 11 April 2018.
323. Support received from Mr Mac Akhtar, 22 California Terrace, California, Falkirk, FK1 2DD on 11 April 2018.
324. Support received from Ms Linda Nimmo, 13 California Terrace, California, Falkirk, FK1 2DD on 11 April 2018.
325. Support received from Mr Martin Lindsay, 20 California Terrace, California, Falkirk, FK1 2DD on 11 April 2018.
326. Support received from Mr James McDonald, 26 Merville Crescent, California, Falkirk, FK1 2DA on 11 April 2018.
327. Support received from Mrs Shirley Hunter, 59 Mamre Drive, California, Falkirk, FK1 2BP on 11 April 2018.
328. Support received from Mrs Helen Anderson, 32 Merville Crescent, California, Falkirk, FK1 2DA on 11 April 2018.
329. Support received from Mr James Christie, 17 Princess Street, California, Falkirk, FK1 2BX on 11 April 2018.
330. Support received from Mrs Evelyn McDonald, 26 Merville Crescent, California, Falkirk, FK1 2DA on 11 April 2018.
331. Support received from Mrs Sandra Bryce, Taransay, Rosemead Terrace, California, Falkirk, FK1 2BB on 11 April 2018.
332. Support received from Mr David Sneddon, 1B Church Road, California, Falkirk, FK1 2BD on 11 April 2018.
333. Support received from Mrs Glenda Dickson, 12 Church Road, California, Falkirk, FK1 2BD on 11 April 2018.
334. Support received from Mrs Ivy Ewing, 17 Church Road, California, Falkirk, FK1 2BD on 11 April 2018.

335. Support received from Mr James Leckie, 11 Church Road, California, Falkirk, FK1 2BD on 11 April 2018.
336. Support received from Mrs Evangela Steel, 16 Church Road, California, Falkirk, FK1 2BD on 11 April 2018.
337. Support received from Mr John Cooper, 21 Church Road, California, Falkirk, FK1 2BD on 11 April 2018.
338. Support received from Mr David Leishman, 37 Church Road, California, Falkirk, FK1 2BD on 11 April 2018.
339. Support received from Mr James Gardiner, 32 Church Road, California, Falkirk, FK1 2BD on 11 April 2018.
340. Support received from Mr Stephen Fry, 39A Church Road, California, Falkirk, FK1 2BD on 11 April 2018.
341. Support received from Mr Gordon Boyd, Pendower Cottage, California, Falkirk, FK1 2DG on 11 April 2018.
342. Support received from Ms Elizabeth A Easton, 26 Mamre Drive, California, Falkirk, FK1 2BP on 11 April 2018.
343. Support received from Mr Jacqueline Taylor, 24 Mamre Drive, California, Falkirk, FK1 2BP on 11 April 2018.
344. Support received from Mr Deborah Laing, 16 Mamre Drive, California, Falkirk, FK1 2BP on 11 April 2018.
345. Support received from Ms Norah Howie, 14 Mamre Drive, California, Falkirk, FK1 2BP on 11 April 2018.
346. Support received from Mr Slanomir Bernacki, 15 Mamre Drive, California, Falkirk, FK1 2BP on 11 April 2018.
347. Support received from Mr Scott Paterson, 3 Merville Crescent, California, Falkirk, FK1 2DA on 11 April 2018.
348. Support received from Mr John White, 18 Merville Crescent, California, Falkirk, FK1 2DA on 11 April 2018.
349. Support received from Mr John McMillan, 9 Merville Crescent, California, Falkirk, FK1 2DA on 11 April 2018.
350. Support received from Mrs Catherine Davidson, 11 Merville Crescent, California, Falkirk, FK1 2DA on 11 April 2018.
351. Support received from Mrs Christine McMillan, 9 Merville Crescent, California, Falkirk, FK1 2DA on 11 April 2018.
352. Support received from Mrs Marion Lowrie, 20 Merville Crescent, California, Falkirk, FK1 2DA on 11 April 2018.
353. Support received from Mr Thomas Williamson, 25 Merville Crescent, California, Falkirk, FK1 2DA on 11 April 2018.
354. Support received from Mrs Leanne Harley, 27 Merville Crescent, California, Falkirk, FK1 2DA on 11 April 2018.
355. Support received from Mr John Wallace, 30 Merville Crescent, California, Falkirk, FK1 2DA on 11 April 2018.
356. Support received from Mr Thomas Graham, 1 Merville Terrace, California, Falkirk, FK1 2DB on 11 April 2018.
357. Support received from Mr Cameron Burt, 2 Merville Terrace, California, Falkirk, FK1 2DB on 11 April 2018.
358. Support received from Mr Andrew Tuck, 3 Merville Terrace, California, Falkirk, FK1 2DB on 11 April 2018.
359. Support received from Ms Claire L Williams, 13 Merville Terrace, California, Falkirk, FK1 2DB on 11 April 2018.
360. Support received from Mrs Charlotte Broadley, 7 Ebenezer Place, California, Falkirk, FK1 2DE on 11 April 2018.

361. Support received from Mrs Christina Campbell, 2 Ebenezer Place, California, Falkirk, FK1 2DE on 11 April 2018.
362. Support received from Mrs Marie Kennedy, Pendower Cottage, California, Falkirk, FK1 2DG on 11 April 2018.
363. Support received from Mr Makhtar Mohammed, 22 California Terrace, California, Falkirk, FK1 2DD on 11 April 2018.
364. Support received from Ms Carole McCulloch, 20 Princess Street, California, Falkirk, FK1 2BX on 11 April 2018.
365. Support received from Mr Henry Dick, 9 Princess Street, California, Falkirk, FK1 2BX on 11 April 2018.
366. Support received from Ms Hannah Moffit, 15 Merville Crescent, California, Falkirk, FK1 2DA on 11 April 2018.
367. Support received from Ms Shirley Bickerton, 28 Princess Street, California, Falkirk, FK1 2BX on 11 April 2018.
368. Support received from Ms Shirley Kirk, 12 Princess Street, California, Falkirk, FK1 2BX on 11 April 2018.
369. Support received from Mrs Catherine Wallace, 15 Princess Street, California, Falkirk, FK1 2BX on 11 April 2018.
370. Support received from Mrs Rita Melville, 16 Princess Street, California, Falkirk, FK1 2BX on 11 April 2018.
371. Support received from Mr John Melville, 16 Princess Street, California, Falkirk, FK1 2BX on 11 April 2018.
372. Support received from Mr Ross McKinnon, 18 Princess Street, California, Falkirk, FK1 2BX on 11 April 2018.
373. Support received from Mr John Waugh, 23 Princess Street, California, Falkirk, FK1 2BX on 11 April 2018.
374. Support received from Ms Claire Lawson, 23 Princess Street, California, Falkirk, FK1 2BX on 11 April 2018.
375. Support received from Mr Bruce Tulloch, 25 Princess Street, California, Falkirk, FK1 2BX on 11 April 2018.
376. Support received from Mr Alan Wallace, 29 Princess Street, California, Falkirk, FK1 2BX on 11 April 2018.
377. Support received from Mr Keith Houston, 30 Princess Street, California, Falkirk, FK1 2BX on 11 April 2018.
378. Support received from Mr Alexander Carson, 32 Princess Street, California, Falkirk, FK1 2BX on 11 April 2018.
379. Support received from Mrs Margaret Penman, 38 Princess Street, California, Falkirk, FK1 2BX on 11 April 2018.
380. Support received from Ms Melissa Ross, 46 Princess Street, California, Falkirk, FK1 2BX on 11 April 2018.
381. Support received from Mr Michael Henderson, 54 Princess Street, California, Falkirk, FK1 2BX on 11 April 2018.
382. Support received from Mr James Gray, 52 Princess Street, California, Falkirk, FK1 2BX on 11 April 2018.
383. Support received from Mrs Mary Henderson, 54 Princess Street, California, Falkirk, FK1 2BX on 11 April 2018.
384. Support received from Mr Graham Honeyman, 4 Princes Street, California, Falkirk, FK1 2BX on 11 April 2018.
385. Support received from Mr David Mitchell, 6 Princess Street, California, Falkirk, FK1 2BX on 11 April 2018.
386. Support received from Ms Nicole Hunter, 51 Mamre Drive, California, Falkirk, FK2 2BP on 11 April 2018.

387. Support received from Mrs Hayley Maxwell, 20 Elderslie Drive, California, Falkirk, FK2 0DN on 11 April 2018.
388. Support received from Mr Gregor Maxwell, 20 Elderslie Drive, California, Falkirk, FK2 0DN on 11 April 2018.
389. Support received from Mr Greig Dewar, 8 Crawford Drive, Wallacestone, Falkirk, FK2 0DL on 11 April 2018.
390. Support received from Mrs Shona Dewar, 8 Crawford Drive, California, Falkirk, FK2 0DL on 11 April 2018.
391. Support received from Mr Steve Adamson, 17 Elderslie Drive, Wallacestone, Falkirk, FK2 0DN on 11 April 2018.
392. Support received from Mrs Margaret Adamson, 17 Elderslie Drive, California, Falkirk, FK2 0DN on 11 April 2018.
393. Support received from Ms Eleanor Bow, 1 Brooke Street, Grangemouth, Falkirk, FK3 8SY on 11 April 2018.
394. Support received from Mrs Helen Sneddon, 39 School Road, Redding, Falkirk, FK2 9XN on 11 April 2018.
395. Support received from Ms Sheena Huntley, 12 Elderslie Drive, Wallacestone, Falkirk, FK2 0DN on 11 April 2018.
396. Support received from Mr John Huntley, 12 Elderslie Drive, Wallacestone, Falkirk, FK2 0DN on 11 April 2018.
397. Support received from The Canalside Pub and Grill on 18 May 2018.
398. Support received from Wonder Wheels Falkirk on 18 May 2018.
399. Support received from Judy Williams Interiors on 18 May 2018.
400. Support received from Braes Equestrian Country Store on 18 May 2018.
401. Support received from Taylor William Letting and Estate Agents on 18 May 2018.
402. Support received from Head for It on 18 May 2018.
403. Support received from McFarlane's Fish and Chicken Bar on 18 May 2018.
404. Support received from MGW Seafoods Ltd on 18 May 2018.
405. Support received from Kitchen and Bathroom Studio on 18 May 2018.
406. Support received from Chnique Salon, on 18 May 2018.
407. Support received from Plumbing and Heating Supplies and Repairs on 18 May 2018.
408. Support received from California Mini Market on 18 May 2018.
409. Support received from Jessica James Shop on 18 May 2018.
410. Support received from Principal Hairdressers on 18 May 2018.
411. Support received from Fast Snax on 18 May 2018.
412. Support received from 1<sup>st</sup> Klass Barbers on 18 May 2018.
413. Support received from Four in One Fast Food Ltd on 18 May 2018.
414. Support received from Mr Scott Gardiner, 4 Queens Drive, California, Falkirk, FK1 2BU on 18 April 2018.
415. Support received from Mrs Shiona McDonald, 15 Elderslie Drive, California, Falkirk, FK2 0DN on 18 April 2018.
416. Support received from Mr James McDonald, 15 Elderslie Drive, California, Falkirk, FK2 0DN on 18 April 2018.
417. Support received from Mr George Brown, 53 Mamre Drive, California, Falkirk, FK1 2BP on 18 April 2018.
418. Objection received from Mrs Lorna King, Baxter, Standrigg Road, Wallacestone, FK2 OE[B] on 11 June 2018.
419. Objection received from Mr Ian King, Baxter, Standrigg Road, Wallacestone, FK2 OEB on 11 June 2018.
420. Objection received from Mrs Shirley Young, Sunnybank, 1 Arneil Place, Brightons, Falkirk on 10 June 2018.



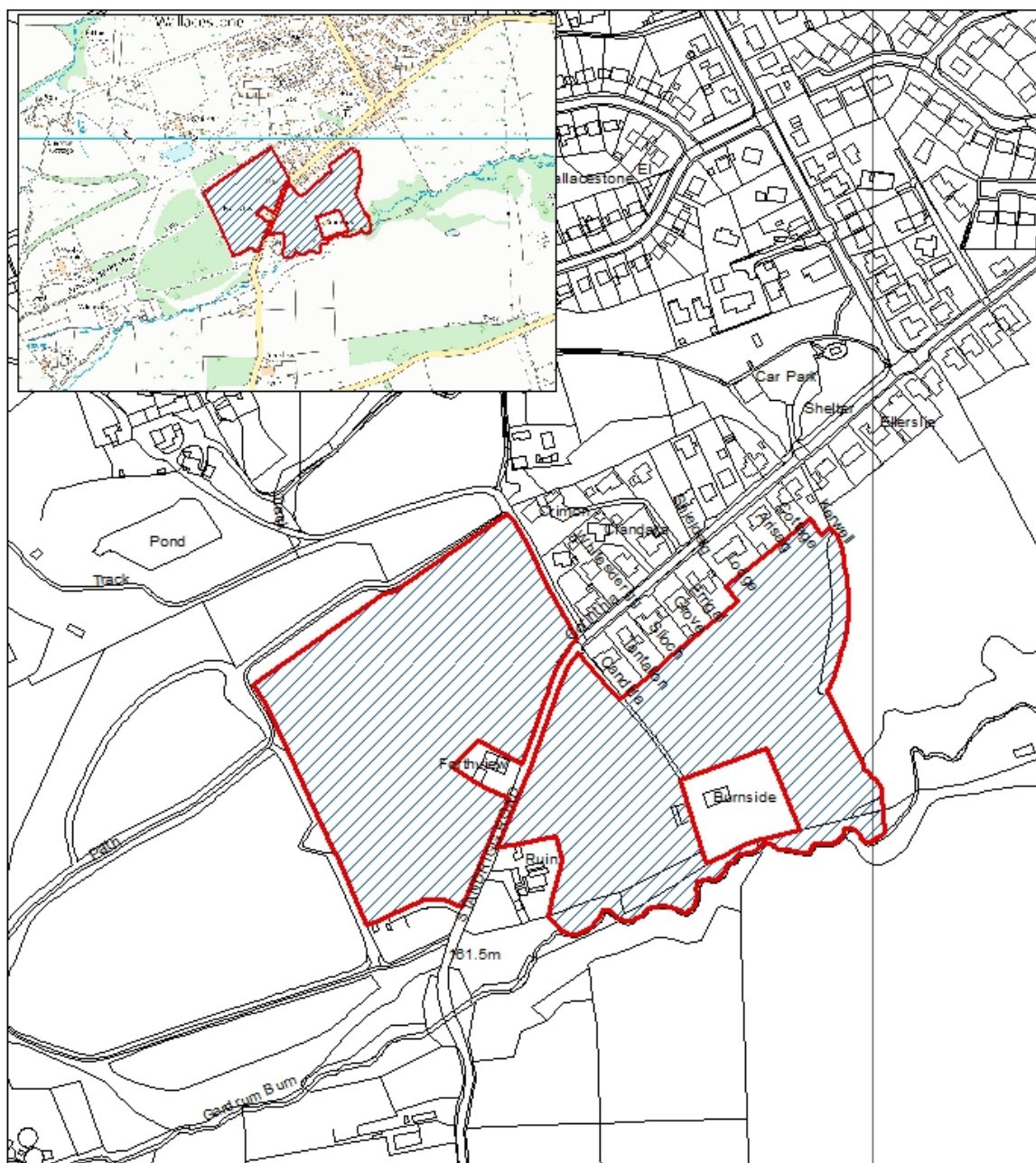
421. Objection received from Mr Kevin Lees, Braehead, Princes Street, California, Falkirk on 10 June 2018.
422. Objection received from Mr Stephen Welsh, 30 Comyn Drive, Wallacestone, Falkirk on 4 June 2018.
423. Objection received from Mrs Gillian Myles, 34 Sunnyside Avenue, Brightons, Falkirk on 30 May 2018.
424. Objection received from N M Macleod, Fourwinds, Wallacestone Brae, FK2 ODJ on 4 May 2018.

Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504704 and ask for Katherine Chorley, Planning Officer.

# Falkirk Council

## Planning Application Location Plan **P/18/0126/PPP**

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



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**FALKIRK COUNCIL**

**Subject:** DEVELOPMENT OF LAND FOR RESIDENTIAL USE,  
INCLUDING LAND FOR A COMMUNITY FACILITY,  
ASSOCIATED SUPPORTING INFRASTRUCTURE AND  
LANDSCAPING AT LAND TO THE NORTH WEST OF  
BURNSIDE COTTAGE, STANDRIGG ROAD,  
WALLACESTONE FOR PERSIMMON HOMES LTD -  
P/18/0126/PPP

**Meeting:** PRE DETERMINATION HEARING

**Date:** 7 June 2018

**Author:** DIRECTOR OF DEVELOPMENT SERVICES

**Local Members:** Ward - Upper Braes

Councillor Gordon Hughes  
Councillor James Kerr  
Councillor John McLuckie

**Community Council:** Reddingmuirhead and Wallacestone, Maddiston and  
Shieldhill and California

**Case Officer:** Katherine Chorley (Planning Officer), Ext. 4704

**1. DESCRIPTION OF PROPOSAL / SITE LOCATION**

- 1.1 The application is a major development and seeks planning permission in principle for the development of land for residential purposes with associated infrastructure works and landscaping and includes a community facility. An indicative number of approximately 200 dwellings is shown.
- 1.2 The application site extends to just over 7 hectares and is made up of two similarly sized parcels of land, split diagonally down the middle by Standrigg Road. The north western site slopes from north to south, down towards Standrigg Road and constitutes farmland. The boundaries are defined by woodland planting to the north and west, Standrigg Road to the south and housing to the east. The property known as Forthview, which is a large detached dwellinghouse is enclosed on three sides by the north western site and sits across the road from the south eastern site.
- 1.3 The south eastern site is generally flatter, although dips steeply down to the Gardrum Burn along the southern boundary. The northern boundaries are defined by the Standrigg Road and houses. The boundary to the east is defined by a raised area which was an old railway line. Burnside Cottage would be surrounded on all sides by the development. There are two areas of land to the south west which are in use for what appears to be storage although the approved use is unclear.

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

- Conceptual Masterplan (drawing);
- Landscape Proposals (drawing);
- Sustainable Urban Drainage Strategy;
- Air Quality Assessment;
- Cultural Heritage Report;
- Flood Risk Assessment;
- Landscape and Visual Assessment;
- Phase 1 Habitat Survey;
- Planning Statement;
- Pre-Application Consultation;
- Surface Water Strategy;
- Transport Assessment;
- Ground Conditions and Coal Mining Risk Assessment;
- Design and Access Statement; and
- Energy Statement.

1.5 The Planning Statement includes indicative details of the proposal. It indicates

- Approximately 200 dwellings;
- A community facility;
- 25% affordable homes;
- A new roundabout on Standrigg Road;
- A foot and cycle path network;
- 2 primary access routes, leading to a series of secondary streets and shared spaces;
- Additional planting;
- Open space, play area and cross fit/outdoor gym equipment;
- An opportunity to connect to a nearby Core Path, and
- Positioning of two sustainable urban drainage ponds at the lowest points of the site.

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

- The public event took the form of a staffed public exhibition which was held on 4 November from 2pm to 7pm at the Reddingmuirhead Community Hall;
- 79 members of the public visited the exhibition;
- A total of 24 feedback questionnaire forms were received by the applicant;
- The responses showed that 61% were unsupportive of the development and 18% were supportive. Positive views were expressed in relation to the need for new private and affordable housing, the retention and enhancement of woodland areas, potential greater expenditure in the area and the upgrading of existing roads. Concerns were noted in relation to the pressures growth in population numbers would have on local health and schooling facilities, roads infrastructure and the loss of countryside;
- A number of concerns were raised which has resulted in a review of the proposal and the supporting information;
- The eastern boundary has been pulled back to align with the old mineral railway and to reduce the scale of development. A larger landscape buffer has been provided between existing properties on Standrigg Road and the play park has been relocated;
- Further consultation beyond the public meeting also took place;

- This included a door-to-door survey in both Wallacestone and California. 90 of 92 people canvassed in California were in favour of the development with 30 of 35 in Wallacestone also in favour.
- Local businesses were also approached in Brightons, Polmont, Rumford and Wallacestone. Some were enthusiastic about the proposals although the number of responses received was limited.
- A community consultation event was carried out with two representatives from each of the affected community councils invited. Representatives from Reddingmuirhead and Wallacestone Community Council and Maddiston Community Council attended. A 'Place Standards' exercise was carried out at this event.

## **2. REASON FOR COMMITTEE CONSIDERATION**

- 2.1 Full Council consideration and a Pre-Determination Hearing are required for a major development that is significantly contrary to the Development Plan. The proposed development is considered to be significantly contrary to the Falkirk Local Development Plan (LDP), owing to the scale of the proposed housing within an area designated as countryside, outwith the defined settlement limits.
- 2.2 The 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).
- 2.3 The purpose of the pre-determination hearing is to provide the applicants and those who have made representations with an opportunity to be heard before a planning decision is taken at a later date at a further meeting of the Full Council. After the predetermination hearing a further report will be prepared by officers. The further report will provide an assessment of the application and a recommendation for the Full Council to consider before determining the application.

## **3. SITE HISTORY**

- 3.1 Proposal of Application Notice PRE/2017/0021/PAN was received on 12 September 2017 for the proposed development of land for residential use. The notice set out the proposals for community consultation. A Pre Application Consultation Report has been submitted with the application (see paragraph 1.6 above).
- 3.2 Environmental Impact Assessment (EIA) Screening Request PRE/2017/0025/SCREEN was received on 24 November 2017. The screening opinion of the Council's Development Management Unit was that an environmental impact assessment was not required and that the potential impacts of the proposed development could be the subject of targeted assessments as required.

## **4. CONSULTATIONS**

- 4.1 The Roads Unit have advised that Standrigg Road is a typical rural de-restricted road with no footways or lighting. The horizontal and vertical geometry of the road does not comply with current standards and visibility from the site could be a problem depending on the access location and type.

- 4.2 To the north east of the site, Standrigg Road is a residential street with sections of carriageway and footway that are of sub-standard width compared to current standards, and with an existing street lighting system that would not conform to current standards. Further east Standrigg Road again becomes a rural road with no footways or lighting and leads to the junction with Maddiston Road that also does not comply with current standards with poor visibility to the north and south. Wallacestone Brae, which runs north from Standrigg Road, also has sub-standard width footways with some sections only having one footway.
- 4.3 To the south of the site, Standrigg Road is a narrow rural road without footways and street lighting, and has horizontal and vertical geometry that does not comply with current standards. The wider rural road network to the south-east and south-west is similar.
- 4.4 Beyond the site no improvement or upgrading is proposed to the surrounding roads and footways, and it would seem unlikely that any would be achievable. It is therefore, not appropriate for a development of this size to be served by the existing road network.
- 4.5 The road layout for the new development would need to be designed and constructed in accordance with the National Roads Development Guide. This could be considered at detailed planning stage. The roads layout shown is not acceptable from a roads point of view. The roads layout shown on the submitted masterplan is only indicative at this stage and issues raised could be addressed as part of a detailed planning application.
- 4.6 The submitted flood risk and drainage assessment is satisfactory for the purposes of planning permission in principle. A detailed drainage layout and calculations would be required at detailed planning stage.
- 4.7 The Transport Planning Unit (TPU) have provisionally reviewed the submitted Transport Assessment. The Transport Assessment (TA) makes reference to the possible use of Bathgate railway station as an alternative to Polmont given the availability of parking at Bathgate. However, it is the opinion of the Transport Planning Unit that it is unlikely that residents would drive 20 minutes to Bathgate when Polmont Railway Station is significantly closer.
- 4.8 The existing footways along Standrigg Road and Sunnyside Road are discontinuous in places and also narrow in width in places. A continuous footway should be provided along Standrigg Road and Sunnyside Road to link the development to the B805. The footway must satisfy the minimum width set out in Roads for All.
- 4.9 The applicant makes mention of inducements to encourage residents to use other modes of transport, no details have been provided on what these inducements will be, how they will be managed and for how long they will be available.
- 4.10 Detailed analysis of the junctions in question has still to be carried out. Notwithstanding this, the junction of Sunnyside Road and the B805 will require improvements on road safety grounds. The increase in traffic flows on Sunnyside Road and the existing junction layout may lead to an increase in the likelihood of accidents. The Council is currently investigating possible junction improvements for this and the adjacent Quarry Brae junction. The developer would be expected to provide for the upgrade to the Sunnyside Road junction.

- 4.11 The location, current road layout, footway provision, public transport provision and the semi-rural location confirm that the development does not meet sustainable transport requirements. The developer would be expected to contribute towards improvements to the current F25 bus service not just support it. The current 2 hourly service does not provide the timetable or level of frequency that make it a viable alternative to the private car for commuter journeys. In addition, some parts of the site are beyond the 400m walking threshold. The walking isochrones confirm that the site is outwith 800m of a suitable bus service. The F25 does not provide a frequent enough service to be considered as a suitable bus service for this site.
- 4.12 The developer will be required to provide adequate funding to upgrade the F25 bus service to at least an hourly service so that it will offer a viable alternative to the private car for commuter journeys and trips to other local facilities.
- 4.13 The nearest convenience stores are well outside the 800m isochrones as are the local schools, health centre, library and sports centre. The site is therefore remote from these local services. The site is remote from existing local facilities and the Transport Assessment makes no allowance for the Community Facility. The Community Facility is referenced in the LDP section of the TA as a counter to the site assessment carried out by TPU as part of the LDP2 process, but, there is no information presented on the content of this facility and the impact it may have on the surrounding road network.
- 4.14 The Environmental Protection Unit have reviewed the air quality impact assessment accompanying the application. They advise that the air quality assessment appears to be satisfactory in terms of the methodology used and the conclusions. A condition in relation to noise during construction is recommended.
- 4.15 A Phase 1 Contaminated Land Survey has been carried out. The Environmental Protection Unit have requested a condition requiring the submission of a Phase 2 contaminated land assessment as recommended in the conclusions of the Phase 1 survey.
- 4.16 Scottish Water have no objection to the application but highlight that capacity at their water and/or waste water treatment works is unable to be reserved for the proposed development. While there is currently sufficient capacity at the Carron Valley Water Treatment Works and at the Kinneil Kerse Waste Water Treatment Works, the availability of capacity would be reviewed once a formal connection application is submitted. There is an abandoned water main and combined sewer running through the site.
- 4.17 The Scottish Environmental Protection Agency (SEPA) have advised that they require the heat demand on site is met from district heating, subject to the outcome of a feasibility statement. The development must enable connection to a heat network or heat producer, unless it can be demonstrated that this would not be feasible. If the Council is minded to grant planning permission in principle SEPA require a condition to secure the submission and approved of an Energy Statement.
- 4.18 SEPA have advised that they have no objections to the proposed development on flood risk grounds. The site does not appear to be in the SEPA Flood Map, however the site is adjacent to a small watercourse and consequently the site may be at risk of flooding. The Gardrum Burn has a catchment less than 3km<sup>2</sup>. The fluvial flood risk from such a minor watercourse has not been modelled or shown on the SEPA Flood Map.

- 4.19 The Flood Risk Assessment (FRA), shows that the predicted 1 in 200 year plus 20% climate change flood extent of the Gardrum Burn will not flow out of the hollow adjacent to the application site. It is stated within the FRA that development should be set back at least 5 to 10m from the edge of the watercourse and that finished floor levels should be set at least 0.6m above the most conservative flood level including blockage. SEPA support this statement.
- 4.20 The nearest infrastructure to the Gardrum Burn is currently shown as the proposed SUDS basins. These lie a minimum of approximately 4 metres above the Gardrum Burn. Therefore there is significant height difference between the burn and the proposed development. As such SEPA have no objection to the proposal.
- 4.21 Surface water would be required to be dealt with by Sustainable Urban Drainage Systems (SUDS). This is in line with Scottish Planning Policy and Water Environment Controlled Activities Regulations.
- 4.22 The waste water to be connected to a public sewer is acceptable. The applicant should consult with Scottish Water (SW) to ensure a connection to the public sewer is available and whether restrictions at the local sewage treatment works will constrain the development. Should a connection to the public sewer not be achievable then SEPA would be required to be re-consulted as any private waste water discharge would require authorisation under Water Environment (Controlled Activities) (Scotland) Regulations 2011 (CAR). Given the size of the development SEPA would have concerns over such an authorisation, which could in turn potentially constrain development at the site.
- 4.23 In relation to sustainable waste management, space should be designated within the planning application site layout to allow for the separation and collection of waste, consistent with the type of development proposed. In the interests of seeking best practice and meeting the requirements of Scottish Planning Policy, SEPA recommend that a site waste management plan (SWMP) is submitted, showing which waste materials are going to be generated and how they are going to be treated and disposed.
- 4.24 SEPA have advised that advice on land contamination issues should be sought from the local authority contaminated land specialists.
- 4.25 The air quality assessment concluded that the impact of the development and committed developments on air quality will be negligible and no mitigation measures for air quality have been recommended. Air quality dispersion models have a degree of uncertainty as they rely on a number of assumptions. In addition, the assessment only covers the proposed site and roads in the immediate vicinity of the development. Although SEPA do not object to this development on air quality grounds, they strongly recommend that good practice to reduce emissions and exposure is incorporated into all developments. As three of Falkirk Council's Air Quality Management Areas are due to transport emissions SEPA supports the measures outlined in the Planning Statement which encourage active and green travel. In addition to this SEPA would encourage the applicant to commit to installing a number of electric vehicle 7Kw chargers.



- 4.26 Children's Services have advised that the application site falls within the catchments for Wallacestone Primary School, St Andrew's RC Primary, Braes High School and St Mungo's RC High School. The assessment is based on an indicative site capacity of 200 houses. It is anticipated that St Andrew's RC Primary School and St Mungo's RC High School can accommodate pupils from the proposed development.
- 4.27 In relation to Wallacestone Primary School, following detailed analysis it is noted that the pupil/house ratios are high in the recently built housing developments in the catchment area. Modelling has been carried out based on the higher pupil yields. Using this analysis, the existing capacity at the school will accommodate the proposal, with pupil levels remaining below recent peak rolls. A commuted sum would therefore not be required.
- 4.28 Based on the estimated pupil yield of 0.14 pupils per house, an estimated 28 pupils will attend Braes High School. The school is expected to face capacity pressures from 2020 onwards and a pro-rata contribution towards the necessary investment would be expected from this proposal. This would constitute a contribution of £420,000 (200 units at £2,100 per house).
- 4.29 The development would generate an estimated 15-20 nursery pupils, which will put pressure on statutory nursery provision and a pro-rata contribution would be required. Statutory duties for pre-school provision are changing and 3 and 4 year olds will be offered a full day place at nursery from August 2020 rather than the half day currently offered. The £350/day rate in the Supplementary Guidance is based on half-day provision, so is under review and subject to increase. This proposal, would be required to contribute accordingly to meet the new statutory duties. The figure of £700 is a proxy for the effective doubling of this statutory duty, and is subject to review. This would constitute a contribution of £140,000 (200 units at £700 per house).
- 4.30 The total minimum contribution towards education provision would be £560,000.
- 4.31 Corporate and Housing Services, Housing Strategy, have advised that they would welcome discussions with the developer about on site delivery of affordable housing.
- 4.32 The Outdoor Access Team have advised that there is scope to connect directly to the Core Path network. Further information should be provided in relation to how connections would be delivered. The adopted roads/pavements infrastructure within the development site should be well connected at all the key nodes to the existing path network. It is recommended that contributions are taken towards upgrading the core paths that will be connected to the development as the level of usage is likely to change significantly with the creation of the development.
- 4.33 Falkirk Community Trust, Museum Services, have no objection to the application. The large number of small dwellings within this area, mentioned in the cultural assessment report, is unusual and is to be associated with the practice of transhumance and the subsequent exploitation of the coalfield. These were transient sites and their demolition is likely to have removed most of the evidence for their use. In the floor of the steep-sided valley of the Gardrum Burn, there are still structures connected with this period of use. These should be identified and surveyed prior to any development.

- 4.34 The Coal Authority concurs with the recommendations contained within the Phase 1 Desk Study Report; that coal mining legacy potentially poses a risk to the proposed development and that intrusive site investigation works should be undertaken prior to development in order to establish the exact situation regarding coal mining legacy issues on the site. As such, they have no objection to the proposed development, subject to the imposition of a planning condition(s) to secure the carrying out of intrusive site investigations works and a scheme of remedial works.
- 4.35 Scottish Natural Heritage have advised that there are features on the site that provide significant opportunities for placemaking and green networks. There are no natural heritage features of international and national importance on the site. The development site is located well beyond the southern rim of the Falkirk settlement bowl on improved grassland sloping eastwards towards the Gardrum Burn.
- 4.36 The site is surrounded by a strong existing landscape framework offering good placemaking opportunities, however this attribute is somewhat outweighed by its location well beyond the rim of the Falkirk settlement bowl. Elements of the Landscape and Visual Report clearly shows that the site is bounded on all sides by features which would provide a good opportunity for integration of the new housing into the wider landscape setting and also to provide links with existing paths and wider green networks. If this site is to be developed, these features should be fully explored for placemaking and green network opportunities. This site provides an opportunity to connect people with nature through the provision of high quality green infrastructure and integrated active travel networks.
- 4.37 The Phase 1 Habitat Survey has been received and the only significant issue is the presence of badgers near the site but the mitigation outlined is adequate to deal with this.
- 4.38 Police Scotland have advised that figures would suggest a low risk in terms of crime / anti-social behaviour in the area. Comments are noted in relation to potential thefts of metal and equipment during construction on site and the need for site security measures during this time. Consideration should be given to the main principles of Crime Prevention Through Environmental Design (CPTED).
- 4.39 Scottish Wildlife Trust have advised that they have no capacity to comment.
- 4.40 Scottish Rights of Way and Access Society have advised that they are not proposing to comment on this occasion.
- 4.41 NHS Forth Valley have not provided a consultation response at the time of writing this report. If a consultation response is received following this, an update will be provided at the hearing.

## **5. COMMUNITY COUNCIL**

- 5.1 The Brightons Community Council have objected to the application on the following grounds:-
- The fields downstream are known locally as a flood plain for the burn when heavy with water. The proposed site would cause additional run-off and potential flood risk;
  - Only independent surveys can verify flood risk;

- Unclassified roads are unsuitable for additional traffic;
- Pavements and Street lighting are insufficient;
- No plans are given for infrastructure improvements;
- The area is heavily undermined with unreliable records;
- Would result in the loss of agricultural land;
- LDP does not identify the site;
- 
- The site does not have defensible edges which constitutes ribbon development;
- In the countryside with loss of wildlife and coalescence of villages;
- Local infrastructure would be adversely impacted;
- Adverse impact on residential amenity of neighbouring properties;
- Overdevelopment of the area;
- Visual impact of the development;
- Negative impact on the character of the neighbourhood;
- It would be overbearing and out of scale and character;
- Loss of existing views from neighbouring properties;
- Adverse impact on road safety and convenience of road users and
- Reports submitted do not provide the detail, integrity or scope that a proposal of this size requires.

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

- Site is not allocated for development in the Local Development Plan and is contrary to the settlement statement and the Main Issues Report for LDP2 reaffirms this;
- Even if premise of a lack of an effective 5 year housing land supply is accepted, there are ample reasons to reject the application;
- Site has previously been considered unacceptable for housing development;
- Reason for rejection of application P/17/0519/PPP apply equally and more to the current proposal;
- Large majority of properties would be more than 400m from bus links on Wallacestone Brae. This is beyond the limits set out in Scottish Planning Policy. The bus service does not demonstrate access to sustainable transport. Bus links on the B805 are further away and the walking route to this road lacks footpaths. Polmont station is more than 800m away and not a sustainable transport option. The car park and surrounding roads are full early in the morning on working days.
- The application site is not in a sustainable location.
- Several recent appeals to Scottish Ministers have been dismissed for similar reasons.
- Car ownership levels are substantially higher for this area, this is evidence that the development would increase the reliance on the car.
- The need for upgrading works to the footpath along Standrigg Road could not be resolved under application P/17/0519/PPP. An increase in traffic and pedestrians towards the nursery site would raise serious safety concerns.
- Braes High School will be over capacity from 2023 (without any additional housing developments).
- Wallacestone Primary currently operates at 76% capacity, however this does not reflect student experience and there are issues of overcrowding.

- Current role projections exclude children of nursery age. Consideration should be given to whether the school can accommodate the increased demand.
- There is no safe walking route to California Primary School and the school will be at capacity in 2020/2021.
- Pupil yield figures are being reviewed by Children's Services, however they have not been updated in time for this application. Figures represent an under estimation for this local area. A review carried out by a local resident showed significant increases in pupil yields.
- NHS raised concerns about the ability of P/17/0519/PPP to be supported by the existing local health infrastructure. This concern is reflected in the experience of local residents.
- Surprised that an EIA was not required. Consider this to be an error and should be reviewed.
- Apparent badger activity on site which should be fully investigated.
- The Phase 1 Desk Top Study Report is not adequate to meet the requirements of a coal mining risk assessment. Council should be aware that development would cause sterilisation of existing coal reserves under the ground. The hydrogeology assessment does not consider impact of mine workings on the groundwater regime, nor the impact of grouting on the groundwater.
- Approving the development would be prejudicial to the LDP2 consultation process. Approval would support the assertion that the area around the development should become a strategic growth area.
- The applicant argues there is a shortfall in housing land supply, however RWCC argue that this apparent shortfall should be considered in the context of other applications and as such there may not be a shortfall in housing land supply.

5.3 The Shieldhill and California Community Council(SCCC) have objected to the application on the following grounds:-

- Support the objections set out in Reddingmuirhead and Wallacestone Community Council's representations.
- Refute claim that there is a shortage in 5 year effective housing land supply and make reference to a document submitted in evidence for an appeal at another site, elsewhere.
- Request application be determined by Full Council.
- Request made by SCCC, for agents to consult with the Community Council was refused. Agents only offered a closed meeting.
- Reference to site H69, Hillcrest Farm, Shieldhill, in the Local Development Plan having been granted for 65 additional houses over and above the suggested 30 in the Local Development Plan. This creates a development pressure in what is now seen as an infill gap site between two communities (Shieldhill and Reddingmuirhead). Persimmon have advised that there will not be further development in the countryside here but this is not convincing.
- Raise issues with historical allocation of H69.
- Shieldhill is still waiting for the setting out of open space from planning gain associated with the Belmont Avenue open space.
- It would be worthwhile determining the extent of Persimmon Homes development in the Falkirk area and to what extent they have benefitted from 'windfalls'. A development in Etna Road yielded 18 extra units.
- Persimmon Homes did not provide SCCC with information on land interests elsewhere in the Falkirk Area. Falkirk Council has failed to respond to a similar request.

- The F25 bus service does not represent sustainable transport and does not serve the needs of the rural communities. The service is not being supported by Falkirk Council, in relation to Persimmon Homes proposal at Hillcrest, a financial contribution was removed. The F25 service will very likely be withdrawn.
- The development does not represent sustainable development supported by SPP.
- Request that the application is refused.

## 6. PUBLIC REPRESENTATION

- 6.1 A total of 255 public representations had been received in response to the application at the time of writing this report. They consist of 245 objections, 9 letters in support and 1 neutral representation. In addition to this, the applicant submitted 132 pro-formas from residents and 17 from businesses, in support of the application. The matters raised in the representations can be summarised as follows:

### Local Development Plan (LDP) policy

- The application is significantly contrary to the Local Development Plan;
- The site is not in the Local Development Plan
- Development is not in LDP1 and developer should recognise this and not take proposals further;
- There are many sites in the LDP1 which should be considered before this site and there are many sites in the pipeline;
- Development of a greenfield site is not appropriate;
- The Gladman refusal has set a precedent;
- Developers should be redirected to brownfield sites which may also assist in the regeneration of Falkirk Town Centre;
- Why are other sites not being used first;
- Development is not on a gap site;
- Basic principle of the planning system is that it is based on the local development plan;
- Need to sort out the 5 year plan;
- A greenfield site would be lost;
- Development would be on greenbelt;
- Approval of this application could result in appeals being submitted for other applications;
- Settlement Statement for the area says no further expansion to the settlement is planned for this area;
- If supported it could undermine LDP process;
- Contrary to local plan policies on countryside development;

### Prematurity/Prejudice to LDP2

- Development is not in the LDP2;
- Application is premature given status of LDP2;
- Timing of application implies that an attempt is being made to influence the council to change the current presumption against development. This is undemocratic and unethical;
- Risk of infill development along Standrigg Road;

### Scottish Planning Policy (SPP)

- In direct contravention of one of the stated qualities which is required to create successful places;
- Development is not economically, environmentally or socially sustainable. Its contrary to Scottish Planning Policy;
- Development conflicts with Scottish Government planning principles;

### Medical/Dental Facilities

- How will dentists cope as the area is already full;
- Meadowbank Health Centre has over 30,000 patients and some practices are not taking on new patients;
- Health services are more than 1600m from the site;
- Appointments times for doctors have gone from getting an appointment within a few days to up to three weeks;
- Meadowbank offers an excellent service but is close to other practices which cannot manage demand. It would be tragic if the same occurred at Meadowbank.

### Schools/Nursery

- Local nursery already has a significant waiting list;
- Wallacestone Primary School is already using portable buildings;
- Threat that California School may close and children redirected to Shieldhill;
- Council pupil yield figures for housing are an underestimate;
- During the build process at Wallacestone school children and nursery children were shipped to portacabins at other schools which was stressful;
- Research carried out by individuals has shown that pupil yields from new housing in this area will be higher than expected because of the popularity of the area;
- Wallacestone School is now a three stream school which it was never intended to be, there is overcrowding in the main hall, dining hall and playground;
- It is not appropriate to build further housing within the catchment, if Redding Bank residents could not attend Braes High (The development at Redding Bank was not included in the Braes High catchment);
- There is a lack of land to build additional nursery accommodation at Wallacestone School needed for the doubling of nursery provision in 2020;
- Council figures may suggest that Wallacestone Primary has capacity but this is not the case
- School roll projections give the impression that there is lots of capacity at Wallacestone, this does not include nursery provision;
- Having to transport children to school would cost Falkirk Council money;
- Schools are at/over capacity;
- Access to California Primary School would be via a dangerous twisting road or a woodland path;
- Zoning children in California School would be unthinkable due to increased pollution from cars, winding country road and muddy woodland walk;
- Sending children to California School would ensure that the development did not integrate with Wallacestone;
- Pupil yield calculations are in the process of being re-calculated;
- Braes High School is close to maximum capacity;

### Roads/Pedestrian Safety

- Pavements are non-existent;
- Sunnyside Road is incapable of taking this volume of traffic, has been neglected and has seen an increase in cars parked on the road at the bend;
- Potential for collisions at the already busy junction at the bottom of Sunnyside Road and top of Wallacestone Brae;
- The inability to address road geometry issues means the development could not be safe and pleasant;
- Witnessed a number of near misses at Sunnyside Road involving vehicles, cyclists and pedestrians;
- Sunnyside Road lacks a pavement;
- There is no scope to widen the carriageway and footpath due to a variety of issues;
- A child was run over by a car outside Wallacestone School;
- Children walk on the road rather than the pavement due to overcrowding of the pavement;
- Council should consider insisting that the developer pays for a school patrol crossing;
- The eastern end of Standrigg Road does not meet road regulations;
- Extra traffic on the road means I would not allow my children to walk to friends which would have a significant impact on their quality of life and potentially health;
- Standrigg Road is in poor condition, there is no pavement and it does not meet road regulation requirements;
- Detrimental impact on safety of children using the roads.
- Low sun glare worsens visibility in winter on the roads;
- Roads are in a bad state of repair;
- Someone will be seriously hurt if the influx of cars and people is not halted;
- Council gives low priority to potholes & road repairs;

### Traffic/Access

- Potential to have additional 400 cars at peak times is ridiculous;
- Concerns in relation to additional traffic on junction of Station Road and Main Street
- Concerns in relation to additional traffic on junction 4 of M9;
- The nursery business nearby has increased the volume of traffic;
- Projections for car ownership are very low with many residents in the area having two or three cars;
- Roads further away are also likely to be impacted by the development;
- Increased traffic would increase carbon emissions;
- Cake decorating business alongside the cricket club has increased traffic;
- Access to the main A801 is difficult during the hours of travelling to and from work;
- Access in to Sunnyside Drive estate is problematic and it's not clear how this would manage with increased through traffic;
- Teenagers walk to the shops in Rumford and to visit friends, they take the shortest route possible and an increase in traffic with no pavements could risk lives;
- If car counts have been done it should be noted that foot traffic is very seasonal;
- Standrigg Road would have to be widened and upgraded, costing Falkirk Council money;
- Roads can be barely passable in Winter;

- Assessment of impact on traffic appears to be optimistic;
- The development would add around 170 economically active people and 118 building related jobs to a small country road;
- Standrigg Road is a disgrace;
- The junction at Maddiston Road would see an increase in traffic;
- The transport assessment underestimates the number of cars at various points of the assessment and uses data to suit the situation;

#### Parking

- Main Street in Brightons is a death trap with parked cars;
- Parking at Polmont station is currently inadequate and any increase only increases safety risks;
- Polmont station can only sensibly be accessed by car;

#### Sustainable Transport

- Polmont Station is not realistically accessible without a car due to the steep walk back;
- Occupants are likely to commute to Edinburgh or Glasgow;
- Poor or no bus service;
- Development would deter walkers and cyclists which is contrary to Falkirk Council's Open Space Strategy;
- Financial contributions to bus services would only be a temporary fix
- Bus provision has decreased over the years;
- Other rail stations at Falkirk High and Bathgate are not attractive alternatives as they require 15 and 30 min drives;
- Buses are not a viable alternative to the car or train;
- Polmont station can only sensibly be accessed by car and parking is overcrowded.
- The bus service in the area is very poor;
- No buses on Sundays and the last bus at 6.30pm;
- Bus service only runs in one direction;
- No safe cycle routes are proposed or direct links to cycle networks;
- People are not going to drive to Bathgate to use the train station;
- People on private housing estates do not use buses;
- The local hills make cycling a less preferred option;
- Most shops and services are not within walking distance;
- Few employment options within easy reach of public transport;

#### Drainage/Flooding

- Potential flooding in relation to the Gardrum Burn;
- Potential for flooding;
- Surface drainage from the site would significantly increase water levels in the Gardrum Burn;
- Drainage/water concerns;
- Flooding of Standrigg Road comes from the field surrounding Forthview;
- Development is on a floodplain;
- There is a high water table in the area;
- Impact of SUDS basins on the residents of Burnside Cottage;
- Is Scottish Water vesting the SUDS;
- Erosion of the burn is occurring downstream;



- No consideration has been given to the impact of putting surface drainage in to the burn;
- No consideration given to flooding issues downstream of the development;
- Location of SUDS basins would not be safe for children;
- General concerns in relation to the location and management of the SUDS basins;

#### Utilities/ Infrastructure

- Area cannot cope with more houses;
- Utilities would have to be upgraded, costing Falkirk Council money;
- There has been no major upgrading of drainage, water supplies or electricity all of which have been disrupted in the last 10 years;
- Question the need for the community centre given the lack of support for existing ones;
- No thought has been put in to the proposed community facility;
- Infrastructure is a major concern;
- Sewer system is under enough pressure;
- Development should be required to have solar PV and solar water etc installed;
- Local amenities are poor and insufficient facilities are provided for older children;
- The Council already struggles to maintain the roads;

#### Open Space/Recreational Facilities

- Loss of countryside would have detrimental impact on physical and mental health of residents;
- Recreational benefits of walking in the countryside would be lost;

#### Character/Setting/Village Form

- Loss of rural life aspects that people enjoy;
- Loss of green space would result in a bland setting which would not be distinctive;
- Area creates a significant divide between Brightons and Rumford;
- At the moment the built up edge of the site forms a natural boundary;
- The character of the area would be altered from semi-rural to suburban;
- Loss of green open space would render the area suburban and no longer distinctive;
- Additional houses would destroy the community;
- Wallacestone is a rural community which would be swamped by the development;
- Villages in the Braes should be protected for the unique lifestyle they offer;
- Would reduce the greenbelt and rural aspect between Wallacestone, Brightons and California;
- Council will need to consider the environmental and social impact on the surrounding area;
- The existing open areas provide separation from other built up areas, giving a sense of identity;
- The area is already densely populated and additional housing means the Braes area is quickly becoming a town;
- Would remove individuality of the areas people choose to live in;

### Amenity

- Impact on views;
- New buildings would be very close to houses on Standrigg Road, this would be intrusive;
- Development would increase noise, nuisance and traffic for local residents;
- Houses adjacent to the site would be overlooked or overshadowed by trees;

### Landscape/Visual

- Mature trees and hedgerows around the site that would be impacted;
- The current landscape provides a pleasant, open, natural prospect;
- No attempts have been made to integrate it in to the wider village;
- Archaeological evaluation could be required;

### Design/Layout/Scale

- Children would have to cross a road to access the play area;
- Development is unlikely to provide the kinds of houses needed in this area (small homes and housing for older people);
- Concerns that development would not be diverse in housing types/sizes;
- Number of houses is excessive on small site;

### Environmental/Ecological

- Would remove habitat of badgers, bats, shrews, birds, deer, foxes and other wildlife;
- Surprised that the proposal did not require an EIA, consider that an EIA should have been carried out;
- Request details of the EIA screening;
- Surrounding wildlife and habitats would be disturbed during construction;
- Habitats in the area will be destroyed and those surrounding it severely impacted;
- Dust and Noise from construction would be blown on to properties;
- Would increase pollution;
- Wildlife will disappear if application is approved;
- Local wildlife including badgers would be made homeless;
- People are already suffering from Nature deficit disorder and taking away more greenspace would add to this;
- There has been no proper assessment of wildlife and environmental damage;
- Detrimental impact on nature;
- Granting of the application would reduce greenbelt and rural aspect and remove habitat for wildlife;
- NO2 measurements are for 2016 only;
- Nursery is not used as a sensitive receptor in the air quality assessment;
- Development would directly affect Rumford West Wildlife Site and yet no EIA was required;
- Survey by independent wildlife organisation should be carried out;
- Preliminary Ecological Appraisal suggested there was no evidence of protected species;
- No plans to mitigate impact of lighting from security lights, street lights etc on animals and humans;
- Noise pollution;
- Concerns raised about the effects of grouting and intrusive works on nearby setts.

### Ground Conditions

- Development would be a significant barrier to the movement of wildlife;
- Development would reduce biodiversity;
- Loss of habitat for bats and badgers;
- Deer and badgers are common;
- Visible subsidence has occurred in the field to the South of Standrigg Road over the last few years;
- Development would sterilise the land;
- Concerned about the leaking of gas from underground coal workings;
- Sink holes have opened up in previous years;
- The Coal Mining Risk Assessment (CMRA) raises several concerns which need to be addressed;
- Historical mines;
- CMRA does not detail mitigation required, this is a major omission. The proposed Phase 2 is not suitable for the mining issues identified;
- Concerns in relation to the historical coal mining;

### Housing Need

- There is no housing shortfall, the Council should take in to account what is in the pipeline;
- Other applications under consideration in the area would give a surplus of housing to meet the Council's requirements;
- Recent approvals included houses additional to the LDP1;
- Clearly no demand for housing sites to be developed given other large sites have not been developed yet;
- Recent approvals elsewhere provide 200 additional units not included in the current housing land audit;
- There is no shortage of house plots due to recent applications elsewhere;
- It is not clear if there is a shortfall in housing land supply or a surplus;
- Taking in to account other applications currently under consideration, there would be no shortfall in housing land supply if these other developments on identified sites were granted;
- Recent approvals at Hillcrest, Etna Road & Retirement accommodation near Maddiston include houses not in the current housing land audit;
- Must take into account sites at Whitecross, Gilston, Maddiston Fire Service Headquarters. These would give a surplus;

### Affordability

- Proposed development would be mostly large detached properties;
- This is a remote location for affordable housing;
- No local amenities to support social housing;

### Other

- Development would negatively impact on Falkirk Council's Key Performance Indicators;
- Previous development at the east end of Sunnyside Road was granted on the requirement to provide a 5-a-side surface, this has yet to be provided and is an eyesore;
- Under constant attack by greedy developers;
- Loss of surrounding countryside would decrease house values
- Object to the application for the same reasons the Gladman development was refused;
- Application should be refused;

- Much has been stated in the press about Persimmon Homes;
- Views of the countryside would be lost;
- Cannot believe that consideration is being given to this development;
- The immediate area already has substantial development;
- Wallacestone is no longer the rural village it once was;
- Construction work would cause major disruption to local residents;
- Concerns over vibration damage to houses;
- No details of who would be maintaining land;
- Cannot fathom how an appeal can be approved
- Short sighted & small minded if Falkirk's beauty, diversity, wildlife & environment cannot be preserved;

#### Comments in Support of the Application

- Support the application;
- Good for community;
- Reduce housing pressures;
- Will provide much needed affordable housing;
- A logical extension to the village;
- Will use relatively low value agricultural land;
- Would not have great impact on surrounding area;
- It would enhance the community;
- The local school needs this [California];
- The development would bring some planning gain which may be used to upgrade roads and amenities;
- Wallacestone area needs to be regenerated and this development would assist;
- Young people from the area cannot afford a house where they grew up, affordable housing will alleviate this;
- Development will improve the area and roads;
- Will make good use of poor agricultural land;
- Will allow young people to stay in the area rather than move away;
- Raise much needed council tax to go towards funding public services;
- Scotland needs more houses;
- Would like to see some affordable housing and retirement bungalows;
- Adequate land in this area for housing;
- No building in this area for a very long time and house prices are prohibitive for young starter families;
- Developer will improve the roads and infrastructure which is needed;
- Will bring added custom for businesses and
- Will result in new job offerings at businesses and in the local community.

## **7. DETAILED APPRAISAL**

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

Accordingly,

## 7a The Development Plan

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

7a.2 The application site lies within the countryside, beyond the urban limits, as defined in the LDP. The existing urban boundary is defined by the side and rear gardens of the properties on Standrigg Road. A site of importance for nature conservation bounds the site to the north and the Rumford West Wildlife Site, along the Gardrum Burn, lies to the south.

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 and global markets;
- To make our town centres vibrant and economically viable focal points within our communities.

### Sustainable Place

- To contribute to climate change mitigation and adaptation;
- To extend and improve the green network and protect the area's national heritage;

- To improve the sense of place in our towns and villages and to protect, enhance and promote our historic environments; and
- To manage natural resources and waste sustainably.

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

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

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

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

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

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

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

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

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

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

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

*Figure 5.1      Affordable Housing Requirements in Settlement Areas*

*Proportion of total site units required to be affordable*

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

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

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

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

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

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

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

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

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

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

- 1. New open space should be well designed; appropriately located; functionally sized and suitably diverse to meet different recreational needs in accordance with criteria set out in Supplementary Guidance SG13 'Open Space and New Development'.*



2. *Where appropriate, financial contributions to off-site provision, upgrading, and maintenance may be sought as a full or partial alternative to direct on-site provision. The circumstances under which financial contributions will be sought and the mechanism for determining the required financial contribution is set out in Supplementary Guidance SG13 'Open Space and New Development'.*
3. *Arrangements must be made for the appropriate management and maintenance of new open space.*

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

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

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

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

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

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

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

*- The surfacing, lighting, design, maintenance and location of pedestrian and cycle routes should promote their safe use. Particular emphasis should be given to the provision of suitable lighting, and the provision of suitably designed and located crossing facilities where routes meet the public road network;*

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

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

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

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

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

#### **7a.18 Policy INF11 - Parking states:-**

*The Council will manage parking provision as an integral part of wider transport planning policy to ensure that road traffic reduction, public transport, walking, cycling and safety objectives are met.*

1. *The scale of public parking provision in Falkirk Town Centre will be maintained broadly at its current level and any proposed change to parking provision will be assessed against its effect on the vitality and viability of the centre.*
2. *The feasibility of promoting Park and Ride facilities on the road corridors into Falkirk Town Centre will continue to be investigated.*
3. *Parking in District and Local Centres will be managed to promote sustainable travel and the role of the centres.*
4. *New parking will be provided to support the strategic role of railway stations, with priority given to new provision at Falkirk High. Where possible, the provision of new off street parking facilities will be associated with traffic management and other measures to reduce uncontrolled on-street parking.*
5. *The maximum parking standards set out in the SPP will be applied to new development, where relevant, in tandem with the Council's minimum standards. Where the minimum standards cannot be met, developer contributions to enhance travel plan resources may be required in compensation.*

**7a.19 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.20 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.21 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.22 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.23 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.24 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.25 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.26 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.27 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.28 Policy D02 - Sustainable Design Principles states:-

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

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

*Masterplans will be required for significant development proposals requiring a co-ordinated approach to design and infrastructure, and should demonstrate how the above principles have been incorporated into the proposals.*

*Masterplans should be informed by a development framework or brief where relevant.*

7a.29 Policy D03 - Urban Design states:-

*New development should create attractive and safe places for people to live, work and visit. Accordingly:*

1. *Development proposals should conform with any relevant development framework, brief or masterplan covering the site. Residential proposals should conform with Supplementary Guidance SG02 'Neighbourhood Design';*
2. *The siting, density and design of new development should create a coherent structure of streets, public spaces and buildings which respects and complements the site's context, and creates a sense of identity within the development;*
3. *Street layout and design should generally conform with the Scottish Government's policy document 'Designing Streets';*
4. *Streets and public spaces should have buildings fronting them or, where this is not possible, a high quality architectural or landscape treatment;*
5. *Development proposals should include landscaping and green infrastructure which enhances, structures and unifies the development, assists integration with its surroundings, and contributes, where appropriate, to the wider green network;*
6. *Development proposals should create a safe and secure environment for all users through the provision of high levels of natural surveillance for access routes and public spaces; and*
7. *Major development proposals should make provision for public art in the design of buildings and the public realm.*

7a.30 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.31 Policy RW02 - Mineral Resources states:-**

1. *The preferred area of search for surface coal mining is identified on Map 5.1. Proposals for surface coal mining in the area of search will be supported where they are proven to be environmentally acceptable. Proposals must also comply with Policy RW03 and other LDP policies.*
2. *No new quarries, or extensions to existing workings, will be permitted for the extraction of construction aggregates. Proposals for the extraction of non-aggregate construction materials, such as dimension stone, will be considered having regard to the overall scale of development proposed, as well as compliance with the requirements of Policy RW03.*
3. *The extraction of coal bed methane will only be supported where it is proven to be environmentally acceptable, having regard to Policy RW03 and other LDP policies.*
4. *The sterilisation through development of mineral resources which are likely to be capable of environmentally acceptable extraction will not be permitted.*

**7a.32 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.33 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.34 Policy RW07 - Air Quality states:-

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

7a.35 Policy RW09 - Waste Reduction in New Development states:-

*All new development (including residential, commercial, business and industrial uses) should seek to minimise the production of construction waste and seek to recycle as much waste as possible, in accordance with the Zero Waste Plan. Proposals should:*

- 1. Identify the amount of construction waste to be produced and recycled;*
- 2. Identify what measures are proposed to reduce the production of construction waste and to maximise the use of recycled materials on site;*
- 3. Include appropriate provision for the collection and storage of waste and recyclable materials, including composting facilities.*
- 4. Locate communal recycling facilities in an accessible and convenient location.*

**Falkirk Council Supplementary Guidance Forming Part of the LDP**

7a.36 The following Falkirk Council Supplementary Guidance is relevant to the application:-

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

**7b Material Considerations**

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

**Scottish Planning Policy**

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

- There is a presumption in favour of development that contributes to sustainable development; and
- Planning should take every opportunity to create high quality places by taking a design-led approach.

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

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

#### Development Management

7b.4 SPP advises that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Proposals that accord with up-to-date plans should be considered acceptable in principle and consideration should focus on the detailed matters arising. For proposals that do not accord with up-to-date development plans, the primacy of this plan is maintained, and this SPP and the presumption in favour of development that contributes to sustainable development will be material considerations.

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

### Rural Development

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

### Enabling Delivery of New Homes

- 7b.9 SPP advises that the planning system should:-
- Facilitate new housing development by identifying a generous supply of land for each housing market area within the plan area to support the achievement of the housing land requirement across all tenures, maintaining at least a 5 year supply of effective housing land at all times;

- Enable provision of a range of attractive, well designed, energy efficient, good quality housing, contributing to the creation of successful and sustainable places; and
- Have a sharp focus on the delivery of allocated sites embedded in action programmes, informed by strong engagement with stake-holders.

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

### ***Falkirk Council Housing Land Audit, June 2017***

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

### ***Falkirk Local Development Plan 2 (LDP2)***

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

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

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

The current application site was submitted for consideration at MIR stage but considered a non-preferred site.

### ***Consultation Responses***

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

## ***Representations Received***

- 7b.15 A total of 255 public representations had been received in response to the application at the time of writing this report. These consist of 245 objections, 9 letters in support and 1 neutral. In addition, the applicant submitted 132 pro-formas from residents and 17 from businesses in support of the application. Objections have been received from the Brightons Community Council, Reddingmuirhead and Wallacestone Community Council and Shieldhill and California Community Council. The concerns raised in the representations are summarised in sections 5 and 6 of the report. They are also material to consideration of the application.

## **8. SUMMARY**

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



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**Director of Development Services**

**Date: 28 May 2018**

## **LIST OF BACKGROUND PAPERS**

1. Falkirk Council Local Development Plan, July 2015
2. SG01 'Development in the Countryside'
3. SG02 'Neighbourhood Design'
4. SG05 'Biodiversity and Development'.
5. SG06 'Trees and Development'
6. SG09 'Landscape Character Assessment and Landscape Designations'
7. SG10 'Education and New Housing Development'
8. SG11 'Healthcare and New Housing Development'
9. SG12 'Affordable Housing'
10. SG13 'Open Space and New Development'
11. SG15 'Low and Zero Carbon Development'
12. Scottish Planning Policy 2014
13. Creating Places Policy Statement
14. Designing Streets Policy Statement
15. Falkirk Local Development Plan 2, Main Issues Report, February 2017
16. Falkirk Council Housing Land Audit, June 2017
17. Objection received from Jessica McLaren, 73 Comyn Drive, Wallacestone, Falkirk, FK2 0YR, on 17 April 2018

18. Objection received from Daniel McLaren, 73 Comyn Drive, Wallacestone, Falkirk, FK2 0YR, on 17 April 2018
19. Objection received from James McLaren, 73 Comyn Drive, Wallacestone, Falkirk, FK2 0YR, on 17 April 2018
20. Objection received from Sheona McLaren, 73 Comyn Drive, Wallacestone, Falkirk, FK2 0YR, on 17 April 2018
21. Objection received from Mr T Hamilton, Ellerslie, Standrigg Road, Wallacestone, Falkirk, FK2 0EB, on 17 April 2018
22. Objection received from Mr Alistair Stewart, 14 Balmoral Gardens, Brightons, Falkirk, FK2 0JF on 16 March 2018
23. Objection received from Mrs Elizabeth Cox, 5, Sunnyside Drive, Brightons, Falkirk, FK2 0GG on 28 March 2018
24. Objection received from Mrs Kirsteen Tait, East Cottage, California, Falkirk, FK1 2DG on 16 March 2018
25. Objection received from Mr Andrew Irvine, 35 Princes Street, California, Falkirk, FK1 2BX on 27 March 2018
26. Objection received from Ms Catherine Garner, 91 Waggon Road, Brightons, Falkirk, FK2 0EJ on 17 March 2018
27. Objection received from Mr P Queen, 1 Comely Park, North Craigs Rumford, Falkirk, FK2 0RU on 8 April 2018
28. Objection received from Mr Peter Robinson, 3 Standrigg Gardens, Brightons, FK2 0GJ on 21 March 2018
29. Objection received from Mr Graeme Angus, 51 Comyn Drive, Wallacestone, Falkirk, FK2 0YR on 21 March 2018
30. Objection received from Mr Ian Angus-Felton, 9 Sunnyside Court, Brightons, Falkirk, FK2 0GF on 21 March 2018
31. Objection received from Mr Jason Kemp, 17 Standrigg Road, Brightons, Falkirk, FK2 0GN on 21 March 2018
32. Representation received from Mrs Laura Sime, Holly's View, Wallacestone Brae, Wallacestone, FK2 0DJ on 16 March 2018
33. Objection received from Mrs Irene Blackburn, Kirkland Cottage, Wallacestone Brae, Wallacestone, FK2 0DJ on 22 March 2018
34. Objection received from Mrs Diane Kane, Broomieknowe, Standrigg Road, Wallacestone, FK2 0EB on 16 March 2018
35. Objection received from Mrs Anne Marie Barclay, Meriden, Standrigg Road, Wallacestone, Falkirk, FK20EB on 26 March 2018
36. Objection received from Mrs Gillian Lapsley, 79 Comyn Drive, Wallacestone, Falkirk, FK2 0YR on 16 March 2018
37. Objection received from Mr Robbie Cochrane, 81 Comyn Drive, Wallacestone, Falkirk, FK2 0YR on 9 April 2018
38. Objection received from C S Rodger, 26 Crawford Drive, Wallacestone, Falkirk, FK2 0DL, on 12 April 2018
39. Objection received from Irene Rodger, 26 Crawford Drive, Wallacestone, Falkirk, FK2 0DL, on 12 April 2018
40. Objection received from Mr Brian Mcveigh, Duneane, Wallacestone Brae, Falkirk, FK2 0DJ on 16 April 2018
41. Objection received from Mrs Juliette Ford, 42 Comyn Drive, Wallacestone, Falkirk, FK2 0YP on 27 March 2018
42. Objection received from Mrs Paula Hunter, Redwood Lodge, Standrigg Road, Wallacestone, Falkirk, FK2 0EB on 28 March 2018
43. Objection received from Mr David Lapsley, 33, Crawford Drive, Wallacestone, Falkirk, FK2 0DL on 26 March 2018



44. Objection received from Mr Thomas O'Neill, 7 Elderslie Drive, Wallacestone, Falkirk, FK2 0DN on 26 March 2018
45. Support received from Mrs Lynda Stewart, 30 Crawford Drive, Wallacestone, Falkirk, FK2 0DL on 28 March 2018
46. Objection received from Mr Ronald Finlay, 88 Comyn Drive, Wallacestone, Falkirk, FK2 0YP, on 28 March 2018
47. Objection received from Mrs Barbara Finlay, 88 Comyn Drive, Wallacestone, Falkirk, FK2 0YP, on 28 March 2018
48. Objection received from Mr Kenneth Dagger, 58 Comyn Drive, Wallacestone, Falkirk, FK2 0YP, on 28 March 2018
49. Objection received from M. Wood, Tirol, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DH, on 28 March 2018
50. Objection received from Mrs Anne Roberts, Shieldaig, Standrigg Road, Wallacestone, Falkirk, FK2 0EB, on 28 March 2018
51. Objection received from Mr Alan Roberts, Shieldaig, Standrigg Road, Wallacestone, Falkirk, FK2 0EB, on 28 March 2018
52. Objection received from Ms Nicola Niven, 6 Portree Crescent, Polmont, Falkirk, FK2 0PA on 29 March 2018
53. Objection received from Miss Laura Grant, 3 Standrigg Road, Brightons, Falkirk, FK2 0GN on 29 March 2018
54. Objection received from Mr Stephen Small, 18 Sunnyside Avenue, Brightons, Falkirk, FK2 0GE on 29 March 2018
55. Objection received from Mr Paul Toghil, 19 Standrigg Avenue, Brightons, Falkirk, FK2 0GL on 29 March 2018
56. Objection received from Mr Gordon Cook, 7 Standrigg Road, Brightons, Falkirk, FK2 0GN on 28 March 2018
57. Objection received from Mr Danny Callaghan, 2 Nobel View, Reddingmuirhead, Falkirk, FK2 0EF on 26 March 2018
58. Support received from Mr John Stewart, 30 Crawford Drive, Wallacestone, Falkirk, FK2 0DL on 28 March 2018
59. Objection received from Mr Frank Fortune, 15 Standrigg Gardens, Brightons, Falkirk, FK2 0GJ on 30 March 2018
60. Objection received from Mrs Sarah Thomson, 2 Standrigg Gardens, Brightons, Falkirk, FK2 0GJ on 30 March 2018
61. Objection received from Ms Louise Allen, 40 Polwarth Avenue, Brightons, Falkirk, FK20HL on 30 March 2018
62. Objection received from Mr Richard Scott, 24 Sunnyside Avenue, Brightons, Falkirk, FK2 0GE on 30 March 2018
63. Objection received from Miss Claire Gosling, Avondon, Standrigg Road, Wallacestone, FK2 0EB on 30 March 2018
64. Objection received from Mr Paul Strain, 80 Comyn Drive, Wallacestone, Falkirk, FK2 0YP on 31 March 2018
65. Objection received from Mrs Arwa Wilson, 1 Sunnyside Drive, Brightons, FK2 0GG on 28 March 2018
66. Objection received from Mr William Wilson, 1 Sunnyside Drive, Brightons, FK20GG on 28 March 2018
67. Objection received from Mrs Lynne Tonner, Torran Mor, 41 Comyn Drive, Wallacestone, Falkirk, FK2 0YR on 28 March 2018
68. Objection received from Mrs Fiona Dawson, 21 Crawford Drive, Wallacestone, Falkirk, FK2 0DL on 27 March 2018
69. Objection received from Mr Greg Barr, 3 Standrigg Avenue, Brightons, Falkirk, FK2 0GL on 27 March 2018

70. Objection received from Dr Judith Nieman, 4 Standrigg Gardens, Brightons, Falkirk, FK2 0GJ on 30 March 2018
71. Objection received from Dr Carolyn Lowe, 9 Sunnyside Cottages, Sunnyside Road, Brightons, Falkirk, FK2 0RP on 2 April 2018
72. Objection received from Mr Roddy Htet-Khin, 27 Standrigg Road, Brightons, Falkirk, FK2 0GN on 2 April 2018
73. Objection received from Mrs Georgina Stevenson, 17 Sunnyside Drive, Brightons, Falkirk, FK2 0GG on 28 March 2018
74. Support received from Mr Chrisyopher Wheeler, 7 Rosebank Gardens, Wallacestone, Falkirk, FK2 0GB on 28 March 2018
75. Objection received from Mr Kevin Mcghee, Avondon, Standrigg Road, Wallacestone, FK2 0EB on 29 March 2018
76. Objection received from Mr John Grant, 3 Standrigg Road, Brightons, Falkirk, FK2 0GN on 29 March 2018
77. Objection received from Mrs Elaine Grant, 3 Standrigg Road, Brightons, Falkirk, FK2 0GN on 29 March 2018
78. Objection received from Mrs Penny Toghill, 19 Standrigg Avenue, Brightons, Falkirk, FK2 0GL on 29 March 2018
79. Objection received from Mr Derick Turner, Camusfearna, 81 Waggon Road, Brightons, Falkirk, FK2 0EJ, on 3 April 2018
80. Objection received from Mrs Mary Turner, Camusfearna, 81 Waggon Road, Brightons, Falkirk, FK2 0EJ, on 3 April 2018
81. Objection received from Gillian Turner, Langarric, 53 Anderson Crescent, Shieldhill, Falkirk, FK1 2ED, on 3 April 2018
82. Objection received from Helen Scott, 19 Sunnyside Drive, Brightons, Falkirk, FK2 0GG, on 3 April 2018
83. Objection received from George Burt, 19 Sunnyside Drive, Brightons, Falkirk, FK2 0GG, on 3 April 2018
84. Objection received from Mrs Doris Lindsay, 83 Comyn Drive, Wallacestone, Falkirk, FK2 0YR, on 3 April 2018
85. Objection received from Mr Martin Lindsay, 83 Comyn Drive, Wallacestone, Falkirk, FK2 0YR, on 3 April 2018
86. Objection received from Mrs L McNab, 85 Comyn Drive, Wallacestone, Falkirk, FK2 0YR, on 3 April 2018
87. Objection received from Eileen Samson, 9 Standrigg Avenue, Brightons, Falkirk, FK2 0GL, on 3 April 2018
88. Objection received from David Samson, 9 Standrigg Avenue, Brightons, Falkirk, FK2 0GL, on 3 April 2018
89. Objection received from Christine Samson, 9 Standrigg Avenue, Brightons, Falkirk, FK2 0GL, on 3 April 2018
90. Objection received from Mr Daniel Laurie, Cedar Grove, Standrigg Road, Wallacestone, Falkirk, FK2 0EB, on 3 April 2018
91. Objection received from Mr Andrew Taylor, Fernbank, Standrigg Road, Wallacestone, Falkirk, FK2 0EB on 2 April 2018
92. Objection received from Mr W Parker, 3 Comely Terrace, Brightons, Falkirk, FK2 0JD, on 3 April 2018
93. Objection received from S Forrie, Tantallon, Standrigg Road, Wallacestone, Falkirk, FK2 0EB, on 3 April 2018
94. Objection received from Owner/Occupier, Hawthorn Lodge, Standrigg Road, Wallacestone, Falkirk, FK2 0EB, on 3 April 2018
95. Objection received from Stuart McCulloch, Braeside Cottage, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DH, on 3 April 2018

96. Objection received from Mrs J Russell, Novara, 105 Waggon Road, Brightons, Falkirk, FK2 0EJ, on 3 April 2018
97. Objection received from Margaret Foley, Errigal, Standrigg Road, Wallacestone, Falkirk, FK2 0EB, on 3 April 2018
98. Objection received from Mrs Joyce Scott, Caberfeidh, 63 Waggon Road, Brightons, Falkirk, FK2 0EL, on 3 April 2018
99. Objection received from Mr David Scott, Caberfeidh, 63 Waggon Road, Brightons, Falkirk, FK2 0EL, on 3 April 2018
100. Objection received from Helen Gray, Rosebank Cottage South Side, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DJ, on 3 April 2018
101. Objection received from Katie Horne, Crimmon, Standrigg Road, Wallacestone, Falkirk, FK2 0EB, on 3 April 2018
102. Objection received from Mr Peter Williamson, 5 Braeside Place, Wallacestone, Falkirk, FK2 0DD, on 3 April 2018
103. Objection received from Mrs Elizabeth Williamson, 5 Braeside Place, Wallacestone, Falkirk, FK2 0DD, on 3 April 2018
104. Objection received from Callum Oliphant, 72 Lawers Crescent, Polmont, Falkirk, FK2 0QU, on 3 April 2018
105. Objection received from Mrs Jemima McIntosh, 1 - 3 Paterson Tower, Seaton Place, Falkirk, FK1 1TJ, on 3 April 2018
106. Objection received from Dr Diana Raj, 18 Sunnyside Avenue, Brightons, Falkirk, FK2 0GE on 29 March 2018
107. Objection received from Ms Shirl Quinn, 25 Comyn Drive, Wallacestone, Falkirk, FK2 0YR on 30 March 2018
108. Objection received from Mr Hamish Grant, 20 Sunnyside Drive, Brightons, Falkirk, FK2 0GG on 31 March 2018
109. Objection received from Mr Gavin Cowie, 9 Sunnyside Drive, Brightons, Falkirk, FK2 0GG on 2 April 2018
110. Objection received from Reddingmuirhead and Wallacestone Community Council, FAO Dr Paul Norris on 3 April 2018
111. Objection received from Mr Gerald Lowe, 13 Woodland Way, Denny, FK65NY on 3 April 2018
112. Objection received from Mrs Tracey Macintyre, Westbroom Cottage, Shieldhill Road, Falkirk, FK2 0DU on 16 March 2018
113. Objection received from J Oliphant, Cairnpark, Standrigg Road, Wallacestone, Falkirk, FK2 0EB, on 3 April 2018
114. Objection received from Joyce Hanna, Moidart, Waggon Road, Brightons, Falkirk, FK2 0EJ, on 3 April 2018
115. Objection received from James Hanna, Moidart, Waggon Road, Brightons, Falkirk, FK2 0EJ, on 3 April 2018
116. Objection received from Patricia E Howieson, Netherstone, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DJ, on 3 April 2018
117. Objection received from Blair Myles Howieson, Netherstone, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DJ, on 3 April 2018
118. Objection received from David Macnab, 85 Comyn Drive, Wallacestone, Falkirk, FK2 0YR, on 3 April 2018
119. Objection received from Mrs Parker, 3 Comely Terrace, Brightons, Falkirk, FK2 0JD, on 3 April 2018
120. Objection received from Dr I McLuckie, 63B Comyn Drive, Wallacestone, Falkirk, FK2 0YR, on 3 April 2018
121. Objection received from Mrs J McLuckie, 63B Comyn Drive, Wallacestone, Falkirk, FK2 0YR, on 3 April 2018

122. Objection received from L.J. Morris, Rosebank Cottage North Side, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DJ, on 3 April 2018
123. Objection received from Nilson Allardyle, Mar Lodge, Standrigg Road, Wallacestone, Falkirk, FK2 0EB, on 3 April 2018
124. Objection received from Ann Henderson, The Brackens, 3 Strangs Place, California, Falkirk, FK1 2BF, on 3 April 2018
125. Objection received from John Henderson, The Brackens, 3 Strangs Place, California, Falkirk, FK1 2BF, on 3 April 2018
126. Objection received from Annette Bell, 11 Arneil Place, Brightons, Falkirk, FK2 0NJ, on 3 April 2018
127. Objection received from Duncan Mundie, 43 Comyn Drive, Wallacestone, Falkirk, FK2 0YR, on 3 April 2018
128. Objection received from Margaret Mundie, 43 Comyn Drive, Wallacestone, Falkirk, FK2 0YR, on 3 April 2018
129. Objection received from John Cowan Blair, 47 Comyn Drive, Wallacestone, Falkirk, FK2 0YR, on 3 April 2018
130. Objection received from Linda Kathryn Blair, 47 Comyn Drive, Wallacestone, Falkirk, FK2 0YR, on 3 April 2018
131. Objection received from Virginia J Dagger, 58 Comyn Drive, Wallacestone, Falkirk, FK2 0YP, on 3 April 2018
132. Objection received from A Wood, Tirol, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DH, on 3 April 2018
133. Objection received from Irene McKenna, 3 Arneil Place, Brightons, Falkirk, FK2 0NJ, on 4 April 2018
134. Objection received from John McKenna, 3 Arneil Place, Brightons, Falkirk, FK2 0NJ, on 3 April 2018
135. Objection received from Mrs Diane Kane, Broomieknowe, Standrigg Road, Wallacestone, Falkirk, FK2 0EB, on 3 April 2018
136. Objection received from Mr Derek P Kane, Broomieknowe, Standrigg Road, Wallacestone, Falkirk, FK2 0EB, on 3 April 2018
137. Objection received from Mr J. B. Begg, Wynsway, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DH, on 3 April 2018
138. Objection received from Mr G.P. Lenihan, Wynsway, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DH, on 3 April 2018
139. Objection received from Mr C.M. Lenhan, Wynsway, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DH, on 3 April 2018
140. Objection received from Mrs H Begg, Wynsway, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DH, on 3 April 2018
141. Objection received from Owner/Occupier, Lorina, Standrigg Road, Wallacestone, Falkirk, FK2 0EB, on 3 April 2018
142. Objection received from Mrs Joy McCulloch, Braeside Cottage, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DH, on 3 April 2018
143. Objection received from Mr J Hunter, 2 Crawford Drive, Wallacestone, Falkirk, FK2 0DL, on 3 April 2018
144. Objection received from Mrs Y Dawkins, 40 Princes Street, California, Falkirk, FK1 2BX, on 3 April 2018
145. Objection received from Mr Tony Dawkins, 40 Princes Street, California, Falkirk, FK1 2BX, on 3 April 2018
146. Objection received from T.J. Thompson, South Muir Farm, Standrigg Road, Wallacestone, Falkirk, FK2 0EA, on 3 April 2018
147. Objection received from Dale Thompson, South Muir Farm, Standrigg Road, Wallacestone, Falkirk, FK2 0EA, on 3 April 2018

148. Objection received from Stephen Thompson, South Muir Farm, Standrigg Road, Wallacestone, Falkirk, FK2 0EA, on 3 April 2018
149. Objection received from Elizabeth Houston, South Muir Farm, Standrigg Road, Wallacestone, Falkirk, FK2 0EA, on 3 April 2018
150. Objection received from James Anderson, Hallandale, Standrigg Road, Wallacestone, Falkirk, FK2 0EB, on 3 April 2018
151. Objection received from Evelyn Anderson, Hallandale, Standrigg Road, Wallacestone, Falkirk, FK2 0EB, on 3 April 2018
152. Objection received from Mr Bruce King, 1 Comyn Drive, Wallacestone, Falkirk, FK2 0YR, on 3 April 2018
153. Objection received from Mrs Olive King, 1 Comyn Drive, Wallacestone, Falkirk, FK2 0YR, on 3 April 2018
154. Objection received from Mr Colin Meecer, 47, Sunnyside Avenue, Brightons, Fk2 0GE on 3 April 2018
155. Objection received from Mr John Stevenson, 96 Comyn Drive, Wallacestone, Falkirk, FK2 0YP on 8 April 2018
156. Objection received from Mrs Janice Smith, 2 Comyn Drive, Wallacestone, Falkirk, FK2 0YP, on 4 April 2018
157. Objection received from Mr L Ford, 42 Comyn Drive, Wallacestone, Falkirk, FK2 0YP, on 4 April 2018
158. Objection received from Shona Bowden, 5 Crawford Drive, Wallacestone, Falkirk, FK2 0DL, on 4 April 2018
159. Objection received from Mr George Dalglish, Dunvegan, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DJ, on 4 April 2018
160. Objection received from Adele Dalglish, Dunvegan, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DJ, on 4 April 2018
161. Objection received from Mr Michael Smith, 2 Comyn Drive, Wallacestone, Falkirk, FK2 0YP, on 4 April 2018
162. Objection received from Mrs Alison Corbett, Maemar, Waggon Road, Falkirk, FK2 0EL on 6 April 2018
163. Objection received from Mrs J Morrison, 94 Comyn Drive, Wallacestone, Falkirk, FK2 0YP, on 16 April 2018
164. Objection received from Mr Ian Moir, Danbia, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DJ, on 16 April 2018
165. Objection received from Susanne Moir, Danbia, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DJ, on 16 April 2018
166. Objection received from Bianca Moir, Danbia, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DJ, on 16 April 2018
167. Objection received from Mr Mark Lang, 86 Comyn Drive, Wallacestone, FK2 0YP on 16 March 2018
168. Objection received from Mrs Susan King, 2 Sunnyside Court, Brightons, Falkirk, FK2 0GF on 22 March 2018
169. Objection received from Mr John Barclay, Meriden, Standrigg Road, Wallacestone, Falkirk, FK2 0EB on 26 March 2018
170. Objection received from Miss Kirsty Lethardy, 5 Forthview Gardens, Waggon Road, Brightons, FK2 0EQ on 26 March 2018
171. Objection received from Mr Brian Mooney, 57 Sunnyside Avenue, Falkirk, FK2 0GE on 26 March 2018
172. Support received from Mr Robert Curran, 17 Merville Crescent, California, Falkirk, FK1 2DA on 17 March 2018
173. Objection received from Mrs Maureen Hill, 10 Standrigg Gardens, Brightons, Falkirk, FK2 0GJ on 27 March 2018

174. Objection received from Mr Robert Brown, Brae Cottage, Wallacestone Brae, Falkirk, FK2 0DJ on 26 March 2018
175. Objection received from Mrs Rebecca Gilbert, 53 Wallace Brae Drive, Reddingmuirhead, Falkirk, FK2 0FB on 16 March 2018
176. Objection received from Mrs Lorna Crozier, 64 Comyn Drive, Wallacestone, Falkirk, FK2 0YP on 27 March 2018
177. Objection received from Mrs Margaret Smith, 17 Crawford Drive, Wallacestone, Falkirk, FK2 0DL on 2 April 2018
178. Objection received from Mrs Sandra Hallows, 23 Standrigg Road, Brightons, Falkirk, FK2 0GN on 2 April 2018
179. Objection received from Dr Per Dullforce, 9 Sunnyside Cottages, Sunnyside Road, Brightons, Falkirk, FK2 0RP on 3 April 2018
180. Objection received from Mr Michael Tonner, Torran Mor, 41 Comyn Drive, Wallacestone, Falkirk, FK2 0YR on 28 March 2018
181. Objection received from Mr William McNee, The Conifers, 4 Comyn Drive, Wallacestone, Falkirk, FK2 0YP, on 6 April 2018
182. Objection received from Elizabeth Anne McNee, The Conifers, 4 Comyn Drive, Wallacestone, Falkirk, FK2 0YP, on 6 April 2018
183. Objection received from Mr John Stevenson, 62 Comyn Drive, Wallacestone, Falkirk, FK2 0YP, on 6 April 2018
184. Objection received from Mrs Diane Stevenson, 62 Comyn Drive, Wallacestone, Falkirk, FK2 0YP, on 6 April 2018
185. Objection received from Mr Allan Hutton, Schihallion, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DH, on 6 April 2018
186. Objection received from Mr Brian Hill, 10 Standrigg Gardens, Brightons, Falkirk, FK2 0GJ on 27 March 2018
187. Objection received from Mrs Paula Irvine, 35 Princes Street, California, Falkirk, FK1 2BX on 27 March 2018
188. Objection received from Mr David Cox, 5, Sunnyside Drive, Brightons, Falkirk, FK2 0GG on 27 March 2018
189. Objection received from Mrs Alison Mitchell, 12 Sunnyside Court, Brightons, Falkirk, FK2 0GF on 28 March 2018
190. Objection received from Mrs Yvonne Robertson, 13 Crawford Drive, Wallacestone, Falkirk, FK2 0DL on 11 April 2018
191. Objection received from Mrs Jennifer Simpson, 98 Comyn Drive, Wallacestone, Falkirk, FK2 0YP on 16 April 2018
192. Objection received from Mrs Marie Short, 8 Standrigg Gardens, Brightons, Falkirk, FK2 0GJ on 28 March 2018
193. Objection received from Miss Kari Wilson, Hawthorndean, Wallacestone Brae, Wallacestone, FK2 0DQ on 28 March 2018
194. Support received from Mr David Wheeler, 7 Rosebank Gardens, Wallacestone, Falkirk, FK2 0GB on 28 March 2018
195. Objection received from Ms Mhairi Stewart, 26 Goodman Place, Maddiston, Falkirk, FK2 0NB on 4 April 2018
196. Objection received from Mr Frazer Simpson, 98 Comyn Drive, Wallacestone, Falkirk, FK2 0YP on 16 April 2018
197. Objection received from Mrs Isobel Gorton, 5 Standrigg Road, Brightons, Falkirk, FK2 0GN on 16 April 2018
198. Objection received from Anke Wood, Red Beeches, Standrigg Road, Wallacestone, Falkirk, FK2 0EE, on 9 April 2018
199. Objection received from Mr Douglas Mentipty, 59 Comyn Drive, Wallacestone, Falkirk, FK2 0YR, on 9 April 2018

200. Objection received from Mrs Anne Mentipty, 59 Comyn Drive, Wallacestone, Falkirk, FK2 0YR, on 9 April 2018
201. Objection received from Anne Beaumont, 61 Comyn Drive, Wallacestone, Falkirk, FK2 0YR, on 9 April 2018
202. Objection received from Allan Beaumont, 61 Comyn Drive, Wallacestone, Falkirk, FK2 0YR, on 9 April 2018
203. Objection received from Andrew Wood, Red Beeches, Standrigg Road, Wallacestone, Falkirk, FK2 0EE, on 9 April 2018
204. Objection received from Miss Rachael Barr, 3 Standrigg Avenue, Brightons, Falkirk, FK2 0GL on 27 March 2018
205. Objection received from Miss Julie Mullens, 17 Standrigg Road, Falkirk, FK20GN on 21 March 2018
206. Objection received from Mrs Susan Barr, 3 Standrigg Avenue, Brightons, Falkirk, FK2 0GL on 27 March 2018
207. Objection received from Mrs Angela Mcveigh, Duneane, Wallacestone Brae, Falkirk, FK2 0DJ on 16 April 2018
208. Objection received from Margaret Henderson, Dunchuach, 8 Elderslie Drive, Wallacestone, Falkirk, FK2 0DN, on 11 April 2018
209. Objection received from Mr J G Henderson, Dunchuach, 8 Elderslie Drive, Wallacestone, Falkirk, FK2 0DN, on 11 April 2018
210. Objection received from Mary Donachie, 75 Comyn Drive, Wallacestone, Falkirk, FK2 0YR, on 11 April 2018
211. Objection received from Jenny Donachie, 75 Comyn Drive, Wallacestone, Falkirk, FK2 0YR, on 11 April 2018
212. Objection received from Mr Andrew Donachie, 75 Comyn Drive, Wallacestone, Falkirk, FK2 0YR, on 11 April 2018
213. Objection received from Lauren Donachie, 75 Comyn Drive, Wallacestone, Falkirk, FK2 0YR, on 11 April 2018
214. Objection received from Mrs M Hamilton, Ellerslie, Standrigg Road, Wallacestone, Falkirk, FK2 0EB, on 17 April 2018
215. Objection received from Barbara McIntyre, 40 Crawford Drive, Wallacestone, Falkirk, FK2 0DL, on 11 April 2018
216. Objection received from Robert Thomson, Hawthorn Lodge, Standrigg Road, Wallacestone, Falkirk, FK2 0EB, on 3 April 2018
217. Objection received from E M Baird, Whitesiderigg Cottage, Standrigg Road, Wallacestone, Falkirk, FK2 0EB, on 3 April 2018
218. Objection received from Nora Erskine, Corinthia, Standrigg Road, Wallacestone, Falkirk, FK2 0EB, on 3 April 2018
219. Support received from Mr John Baird, Standrigg, California, Falkirk, FK1 2DG, on 11 April 2018 including 132 Pro-formas from residents and 17 from businesses.
220. Objection received from Mrs Frances Laurie, Cedar Grove, Standrigg Road, Wallacestone, Falkirk, FK2 0EB, on 3 April 2018
221. Objection received from Ian Forrie, Tantallon, Standrigg Road, Wallacestone, Falkirk, FK2 0EB, on 3 April 2018
222. Objection received from Monique Bostock, Slioch, Standrigg Road, Wallacestone, Falkirk, FK2 0EB, on 3 April 2018
223. Objection received from Marlene Allardyle, Mar Lodge, Standrigg Road, Wallacestone, Falkirk, FK2 0EB, on 3 April 2018
224. Objection received from Mr Greg Barclay, Meriden, Standrigg Road, Wallacestone, Falkirk, FK2 0EB, on 4 April 2018
225. Objection received from Allan Foster, Errigal, Standrigg Road, Wallacestone, Falkirk, FK2 0EB, on 3 April 2018

226. Objection received from Wendy Horne, Crimmon, Standrigg Road, Wallacestone, Falkirk, FK2 0EB, on 3 April 2018
227. Objection received from Roddy & Beverly Keith, Candida, Standrigg Road, Wallacestone, Falkirk, FK2 0EB, on 13 April 2018
228. Objection received from Owner/Occupier, Burnside, Standrigg Road, Wallacestone, Falkirk, FK2 0EB, on 13 April 2018
229. Objection received from Mrs Catriona Lamb, 2 Standrigg Avenue, Brightons, Falkirk, FK2 0GL on 31 March 2018
230. Objection received from Mr Martin Lamb, 2 Standrigg Avenue, Brightons, Falkirk, FK2 0GL on 31 March 2018
231. Objection received from Mrs Birgit Fortune, 15 Standrigg Gardens, Brightons, FK2 0GJ on 31 March 2018
232. Objection received from Mrs Elaine Brown, Clandara, Standrigg Road, Wallacestone, FK2 0EB on 20 March 2018
233. Objection received from Mrs Catherine O'Neill, 7 Elderslie Drive, Wallacestone, Falkirk, FK2 0DN on 26 March 2018
234. Support received from Mrs Jane Wheeler, 7 Rosebank Gardens, Wallacestone, Falkirk, FK2 0GB on 28 March 2018
235. Objection received from Mrs Wendy MacPherson, 5 Sunnyside Court, Brightons, Falkirk, FK2 0GF on 31 March 2018
236. Support received from Ms Gillian Frickleton, Jasmine Cottage, Wallacestone Brae, Falkirk, FK20DH on 3 April 2018
237. Objection received from Dr William MacPherson, 5 Sunnyside Court, Brightons, Falkirk, FK2 0GF on 1 April 2018
238. Objection received from Mrs Susan Taylor, Fernbank, Standrigg Road, Wallacestone, Falkirk, FK2 0EB on 2 April 2018
239. Objection received from Mrs Gael Love, 6 Sunnyside Court, Falkirk, FK2 0GF on 3 April 2018
240. Objection received from Dr Hugh Hunter, Redwood Lodge, Standrigg Road, Wallacestone, Falkirk, FK2 0EB on 28 March 2018
241. Objection received from Mr Myles Gorton, 5, Standrigg Road, Brightons, Falkirk, FK2 0GN on 16 April 2018
242. Objection received from Mr Ian Hamilton, 2 Sunnyside Avenue, Brightons, Falkirk, FK2 0GE on 30 March 2018
243. Objection received from Ms Aileen Mcrorie, 28, Sunnyside Avenue, Brightons, FK2 0GE on 30 March 2018
244. Objection received from Mrs Agnes McAlpine, Arisaig, Standrigg Road, Wallacestone, FK2 0EB on 30 March 2018
245. Objection received from Mrs Rachel Gilmour, 1 Craigmuir, Sunnyside Road, Brightons, FK2 0RW on 27 March 2018
246. Objection received from Miss Lauren Hunter, Redwood Lodge, Standrigg Road, Falkirk, FK2 0EB on 2 April 2018
247. Objection received from Mr Steven Mitchell, 12 Sunnyside Court, Brightons, Falkirk, FK2 0GF on 29 March 2018
248. Objection received from Mr Iain Laird, 5 Standrigg Avenue, Brightons, Falkirk, FK2 0GL on 30 March 2018
249. Objection received from Mrs Wendy Pargeter, 14 Sunnyside Drive, Brightons, Falkirk, FK2 0GG on 30 March 2018
250. Objection received from Mr Ross Hendry, 26 Sunnyside Drive, Brightons, Falkirk, FK2 0GG on 30 March 2018
251. Objection received from Mr Tony Pargeter, 14 Sunnyside Drive, Brightons, Falkirk, FK2 0GG on 30 March 2018



252. Objection received from Miss Kelowna Dickson, 2 Jarvie Road, Redding, Falkirk, FK2 9FD on 2 April 2018
253. Objection received from Mr John Brown, Clandara, Standrigg Road, Wallacestone, FK2 0EB on 20 March 2018
254. Objection received from Mrs Lisa Hendry, 26 Sunnyside Drive, Brightons, Falkirk, FK2 0GG on 30 March 2018
255. Objection received from Mrs Emma Scott, 24 Sunnyside Avenue, Brightons, Falkirk, FK2 0GE on 30 March 2018
256. Objection received from Mr David Smith, 17 Crawford Drive, Wallacestone, Falkirk, FK2 0DL on 2 April 2018
257. Objection received from Mrs Marcia Angus, 51 Comyn Drive, Wallacestone, Falkirk, FK2 0YR on 30 March 2018
258. Objection received from Mr Robbie Young, 77 Wallace Brae Drive , Reddingmuirhead, Falkirk, FK2 0FB on 2 April 2018
259. Objection received from Miss Alexandra Harvey, 87 Coymn Drive, Wallacestone, Falkirk, FK2 0YR on 2 April 2018
260. Objection received from Ann Macleod, Four Winds, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DJ on 4 May 2018
261. Objection received from N M Macleod, Four Winds, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DJ on 4 May 2018
262. Objection received from Jayne Johnston, 1 Standrigg Gardens, Brightons, Falkirk, FK2 0GJ on 2 May 2018
263. Objection received from Angus Johnston, 1 Standrigg Gardens, Brightons, Falkirk, FK2 0GJ on 2 May 2018
264. Objection received from Dr Carolyn Lowe, 9 Sunnyside Cottages, Brightons, Falkirk, FK2 0RP on 30 April 2018
265. Objection received from Carole Jones, Thornbank, 117 Waggon Road, Brightons, Falkirk, FK2 0EJ on 27 April 2018
266. Objection received from Mrs Aileen Mcrorie, 28 Sunnyside Avenue, Brightons, Falkirk, FK2 0GE on 26 April 2018
267. Objection received from Mr Graeme Imrie, 30 Sunnyside Avenue, Brightons, Falkirk, FK2 0GE on 26 April 2018
268. Objection received from Valerie Roberts, 1 Sunnyside Avenue, Brightons, Falkirk, FK2 0GE on 26 April 2018
269. Objection received from Mr Richard Robertson, 57 Comyn Drive, Wallacestone, Falkirk, FK2 0YR on 25 April 2018
270. Objection received from Ms Christina Robertson, 57 Comyn Drive, Wallacestone, Falkirk, FK2 0YR on 25 April 2018
271. Objection received from Mrs Joanne Woods, 8 Rosebank Gardens, Wallacestone, Falkirk, FK2 0GB on 19 April 2018

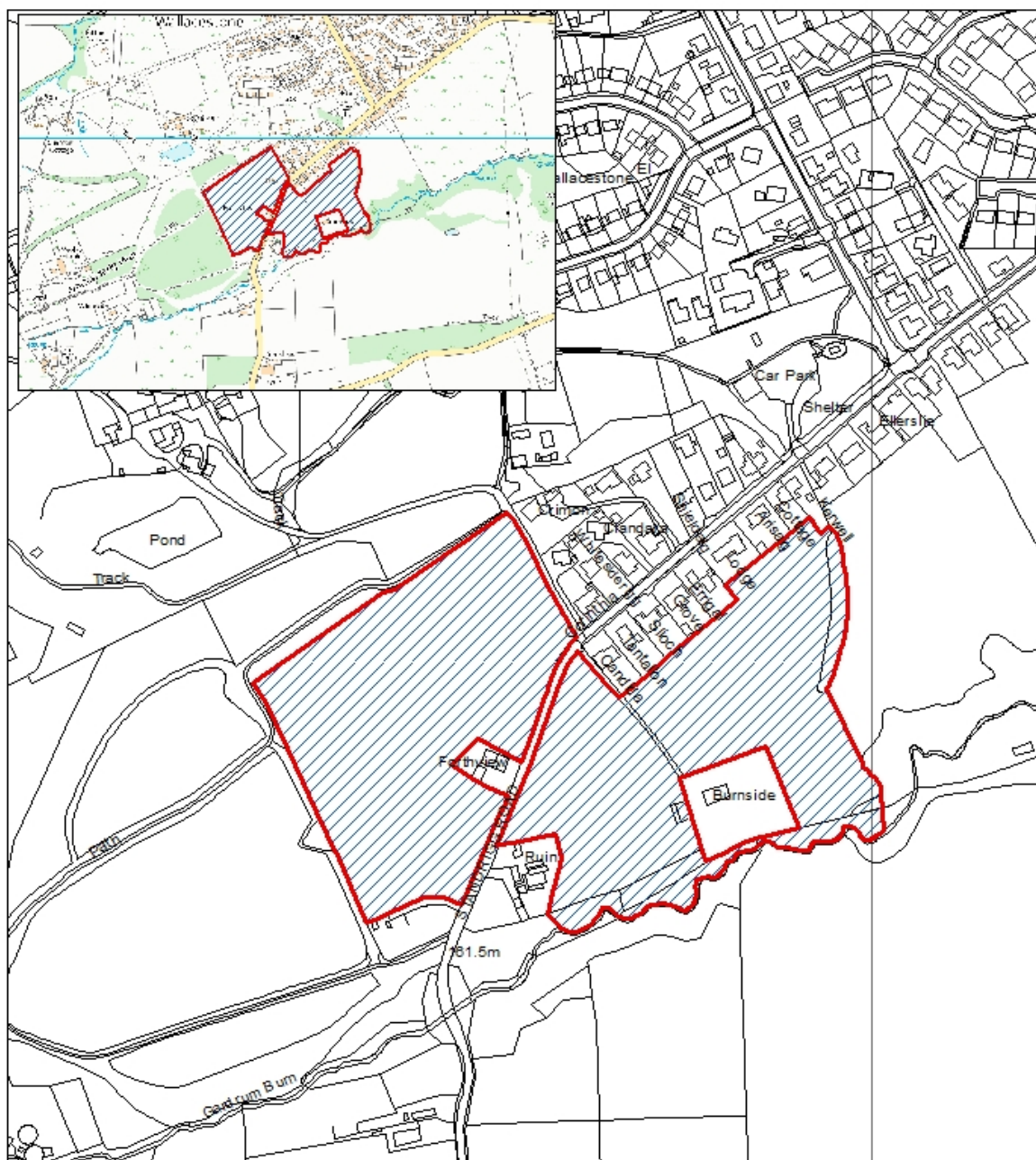
Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504704 and ask for Katherine Chorley, Planning Officer.

# Planning Committee

## Planning Application Location Plan

**P/18/0126/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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