



Agenda Item 5

**DEVELOPMENT OF LAND FOR
RESIDENTIAL USE WITH
ASSOCIATED OPEN SPACE, SITE
DEVELOPMENT WORKS AND
LANDSCAPING AT MIDDLEIRIG FARM,
REDDINGMUIRHEAD, FALKIRK, FK2 0DZ
FOR TAYLOR WIMPEY UK LIMITED -
P/19/0125/PPP**

FALKIRK COUNCIL

Subject: DEVELOPMENT OF LAND FOR RESIDENTIAL USE WITH ASSOCIATED OPEN SPACE, SITE DEVELOPMENT WORKS AND LANDSCAPING AT MIDDLELIG FARM, REDDINGMUIRHEAD, FALKIRK, FK2 0DZ FOR TAYLOR WIMPEY UK LIMITED - P/19/0125/PPP

Meeting: Falkirk Council

Date: 10 June 2019

Author: DIRECTOR OF DEVELOPMENT SERVICES

Local Members: Ward - Lower Braes

Councillor Adanna McCue
Councillor Malcolm Nicol
Councillor Alan Nimmo

Community Council: Reddingmuirhead and Wallacestone

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

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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 use with associated open space, site development works and landscaping.
- 1.2 The application site extends to approximately 11.5 hectares and lies to the south of Shieldhill Road at Reddingmuirhead. The site spans both sides of Fairhaven Terrace and extends to Wallacestone Brae to the east. The site adjoins existing housing to the north. Part of the southern boundary follows the alignment of the Polmont Burn. Agricultural land adjoins the site to the west.
- 1.3 The site consists predominantly of agricultural land. The eastern part of the site incorporates an existing complex of buildings at Middlerig Farm. The site topography generally falls away from the houses adjoining the site to the north towards Polmont Burn.

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

- Design and Access Statement;
- Framework Drawing;
- Pre-Application Consultation Report;
- Planning Statement;
- Housing Land Supply Assessment;
- Landscape and Visual Impact Assessment;
- Landscape Design Statement;
- Tree Survey and Arboricultural Constraints Report;
- Ecological Assessment Report;
- Cultural Heritage Assessment;
- Coal Mining Risk Assessment;
- Ground Condition Assessment;
- Drainage Strategy;
- Flood Risk Assessment;
- Transport Assessment;
- Traffic Management Plan;
- Air Quality Assessment; and
- Utilities Appraisal Report.

1.5 The Design and Access Statement indicates that the concept is to build upon the existing landscape, topography and built environment of the site and the opportunities which those elements provide. The concept includes:-

- A new reinforced edge to the existing settlement which would enhance the quality and character of the Polmont Burn;
- An improvement to the Polmont Burn Corridor, including new landscape, tree planting, open space and parkland;
- An improved network of footpaths and cycleways; and
- A new neighbourhood integrated with the existing community.

1.6 The Design and Access Statement / Framework Drawing also indicate the following:-

- Vehicular access to the site from Fairhaven Terrace and Epworth Gardens;
- Potential to extend the Polmont Open Space Corridor (GN18) through the site along the Polmont Burn;
- Provision of three Character Zones consisting of the West Character Zone, the Park Frontage Character Zone and the East Character Zone;
- An indicative capacity of 200 residential units, 25% of which would be affordable;
- A predominance of 2 storey buildings, in keeping with the majority of existing houses in the area. There may also be the potential for some 2.5 to 3 storey housing and bungalows to provide a range of styles and types;
- Retention of the existing house and stone built steadings (for possible future conversion) at Middlerig Farm; and
- A potential new parking area at the Epworth Gardens end of the site.

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

- The public event took the form of two staffed public exhibitions which were held on 23 October 2018 and 5 February 2019 at Reddingmuirhead Community Centre;
- Both exhibitions were attended by approximately 90 people;
- The consultation exercises were a success in terms of the number of people who attended and in terms of the broad spectrum of comments received;
- There is clearly a significant level of opposition to the proposal with objection to the principle of the proposal and concern over its impact on infrastructure provision, the countryside and the relationship of the proposal to the local development plan system being cited as key concerns; and
- A number of issues were raised by parties which have led to a review of the proposal and the supporting information.

2. REASON FOR COMMITTEE CONSIDERATION

- 2.1 Council consideration and a Pre-Determination Hearing are required for a major development that is significantly contrary to the Development Plan. The proposed development is considered to be significantly contrary to the Falkirk Local Development Plan (LDP), owing to the countryside designation of the site, outwith the defined settlement limits, and the scale of the proposed housing.
- 2.2 The Pre-Determination Hearing was held at Braes High School on 30 April 2019 at 7pm. At the hearing, Council officers and the applicant were heard and members of the public/representatives of the Community Councils reiterated and expanded on the points raised in their representations (see paragraphs 5.1 through to 6.3 of this report). In addition Elected Members asked questions and sought clarification in respect of certain matters. No further information was requested by Elected Members.

3. SITE HISTORY

- 3.1 While the application site has not been the subject of any previous planning applications of relevance to the current proposal, the land on the eastern side of Fairhaven Terrace has been considered for residential development in earlier local plan reviews. The land on the western side of Fairhaven Terrace has not been previously considered. The current application is for a smaller site than previously proposed.

- 3.2 A 4 hectare area encompassing land to the north and south of the Polmont Burn bordered by Epworth Gardens to the north and Wallacestone Brae to the east was promoted for the development of approximately 100 houses in the Polmont and District Local Plan 2nd Review (2001) but was not supported by the Council. Based on a comparative assessment with other sites being promoted at the time, the Reporter appointed to assess the unresolved objections to the plan recommended that the site be excluded from the local plan. However, it was suggested that further consideration be given to its inclusion in any subsequent review if a need for additional housing land was identified. A key conclusion of the Reporter was that, while the site would be prominent in the landscape, it was not considered to represent a major intrusion into the countryside owing to the character of the existing landscape.
- 3.3 A 14.7 hectare area on either side of the Polmont Burn between Reddingmuirhead and Wallacestone was promoted for a residential development comprising 200 to 250 dwellings in the Falkirk Local Plan (2009) but was also not supported by the Council. As was the case previously, the Reporters appointed to consider the unresolved objections recommended the site be excluded from the local plan. The Reporters noted that the area had seen significant housing development in the recent past and that more was proposed. They concluded that it would not be an unreasonable approach to allow all of the development planned to be completed, then to assess the effects of this on the local communities, before considering further options for development in the area. The Reporters did accept that there were attractions in allocating a site for housing in this location. Most notably, it would be contained, at least in part, on three sides by housing. In addition, the Reporters were not persuaded about concerns of coalescence between Wallacestone and Reddingmuirhead, having regard to the coalescence that had already occurred further to the east.
- 3.4 A 14.7 hectare area on either side of the Polmont Burn between Reddingmuirhead and Wallacestone was identified as a “Preferred Housing Site” for the development of approximately 200 houses in the Main Issues Report (MIR) relating to the currently adopted Local Development Plan (2015). The site was subsequently not included in the Proposed Local Development Plan. The Reporter appointed to consider the unresolved objections concluded that the development would form an unsuitable incursion into the countryside, it would not be sympathetic to the character of the adjoining settlements, and would result in the loss of pleasant countryside and the amenity value of the site.
- 3.5 The applicant has submitted that the current scheme being put forward builds on the positive attributes of the overall land holding and addresses concerns previously raised by Reporters. According to the applicant, this has been achieved by containing development on the north side of Polmont Burn only and therefore keeping the land on the southern side of the burn free from development.

- 3.6 Proposal of Application Notice PRE/2018/0011/PAN was received on 4 July 2018 for the proposed residential development with associated open space, site development works and landscaping.
- 3.7 Proposal of Application Notice PRE/2018/0020/PAN was received on 10 December 2018 for the same development proposal. The second notification was made owing to an enlargement of the application site boundaries to include adjoining streets and junctions. The notices set out the proposals for community consultation and a Pre Application Consultation Report accompanies the application (see paragraph 1.7 above).
- 3.8 Environmental Impact Assessment (EIA) Screening Request PRE/2018/0015/SCREEN was received on 14 August 2018. The screening opinion of the Council's Development Management Unit was that an environment impact assessment is not required and the potential impacts of the proposed development could be the subject of targeted assessments as required.

4. CONSULTATIONS

- 4.1 The Council's Roads Development Unit have no objection in principle to the proposed development. Vehicular access to the site is proposed via Fairhaven Terrace and Epworth Gardens. Fairhaven Terrace is constrained by a sub-standard width footway on its east side, however it would be acceptable in principle to have slightly narrowed footways/ carriageway over a short section of this street. The first section of Epworth Gardens is sub-standard in terms of both carriageway and footway width. With the recorded speed of vehicles on Wallacestone Brae and the proximity of the Braeside Place and Epworth Gardens junctions to one another, a mini-roundabout should be installed to take in both junctions. The existing play area at the corner of Wallacestone Brae and Epworth Gardens would thus need to be relocated into the application site and Epworth Gardens realigned to suit. The internal street layout would need to be designed in accordance with the National Roads Development Guide (NRDG). Further information and discussion is required in relation to flood risk and surface water drainage, including the discharge rate to Polmont Burn, details of the Wallacestone Brae and Fairhaven Terrace culverts, potential impacts on adjacent properties and the location of the Sustainable Urban Drainage Systems (SUDS).
- 4.2 The Council's Environmental Protection Unit have requested a contaminated land assessment due to extensive mining and the location of a former filter bed (water works) within the site boundaries and the potential for other sources of contaminated land within 250 metres of the site. Noise need not be a determining factor in considering the application. The submitted air quality assessment is considered to be satisfactory.

- 4.3 The Council's Transport Planning Unit have requested further information in relation to traffic flows and the geometry/constraints of the existing junctions. Once these matters are agreed, the modelling exercise would need to be redone. It would be necessary for the existing footway and carriageway infrastructure on Fairhaven Terrace and Epworth Gardens to be improved to allow suitable access to the site (see 4.1 above). In addition, improvements would be required to the existing public transport facilities in the vicinity of the site, particularly during the AM and PM peak periods (the existing bus service F25 is not a commuter service). Polmont Station is the nearest railway station but residents would be more inclined to drive than walk to this station. There is severe pressure on car-parking at Polmont Station and the existing bus services from the proposed development are not particularly suitable for accessing the station. A residential travel pack, an outline construction traffic management plan and a road safety audit for the new access arrangements on Wallaceston Brae would be required.
- 4.4 Scottish Water have no objection to the application. There is currently sufficient capacity at the Carron Valley Water Treatment Works and the Kinneil Kerse Waste Water Treatment Works. Due to the size of the proposed development, a water impact assessment (WIA) and a drainage impact assessment (DIA) may be required. These assessments would ascertain what, if any, impact the development would have on the existing network and any necessary mitigation measures. The availability of capacity would be reviewed at the time of a formal connection application. According to their records, the development proposals may impact on existing Scottish Water assets. Any identified conflict with Scottish Water assets may be subject to restrictions on proximity of construction.
- 4.5 The Scottish Environmental Protection Agency (SEPA) have objected to the application on the grounds of lack of information in relation to flood risk. They would consider reviewing their objection once clarification is received in relation to the hydraulic modelling and the location of the proposed SUDS facilities. The surface water management proposals should accord with the principles of sustainable urban drainage systems (SUDS) and comply with the Controlled Activities Regulations General Binding Rules 10 and 11. SUDS ponds rather than basins should be used in order to maximise multiple benefits e.g. biodiversity. A construction site licence (CSL) issued by SEPA would be required given the size of the site. A condition should be attached to any grant of planning permission in principle requiring that a National Vegetation Classification is completed for any wetlands identified on the site (e.g. marshy grassland). Results of these findings should be submitted at detailed stage, including a map with the proposed infrastructure overlain on the vegetation maps to clearly show which areas would be impacted and avoided. The routing of roads, tracks or trenches within 100 metres of ground water dependant terrestrial ecosystems should be reconsidered/further assessed. Any proposed stabilisation of the former mine workings by grout would be the subject of an appropriate risk assessment. The pouring of grout below the water table is a controlled activity under General Binding Rule 16 of the Water Environment (Controlled Activities) Scotland Regulations 2011 (CAR).

- 4.6 Scottish Natural Heritage have advised that the location of the proposed development is just over 5 kilometres from the Firth of Forth Special Protection Area (SPA), putting it within foraging distance of pink footed geese, one of the qualifying interests of the SPA. Based on the information in the ecological appraisal report, it is unlikely that the proposal would have a significant effect on any qualifying interest either directly or indirectly. An appropriate assessment is therefore not required. The proposed development would result in the loss of agricultural land and increase coalescence between Reddingmuirhead and Wallacestone to the south-east. The landscape, visual and design documents identify opportunities to integrate the development and the wider Reddingmuirhead area with Polmont Burn and its tributaries which are part of the Falkirk Green Network and Central Scotland Green Network (CSGN). The planned integration of the development within the proposed 'park' could help to make this an attractive place to live and offer local recreational opportunities as well as linking to the wider network in Falkirk and beyond. The proposal to create areas of different character by varying housing density, design, planting etc. is welcomed. The proposed Western Character Zone, at the edge of Reddingmuirhead, is also the edge of urban Falkirk so there is an opportunity here to create a strong and attractive new settlement boundary. The plan to strengthen the existing tree belt which runs south from the B810 Shieldhill Road is noted and the opportunity to enable access to the woodland, to integrate pedestrian routes to and from the B810 and the Polmont Burn, and access the wider green network, should be explored. SNH concur with the proposed mitigation and the carrying out of further surveys for protected species, as summarised in the ecological appraisal report.
- 4.7 The Council's Children's Services have advised that the proposed development, assuming 200 dwellinghouses, would contribute to future capacity issues at Braes High School and in respect of nursery provision. A pro-rotas contribution in accordance with Supplementary Guidance SG10 'Education and New Housing Development' is therefore requested. A revision of SG10 was recently published and is currently out for consultation. When adopted, the agreed changes to the contribution rates should be applied if this application is approved. It is anticipated that Wallacestone Primary School/Shieldhill Primary School, St Andrew's RC Primary School and St Mungo's High School would be able to accommodate the estimate pupil yields from the proposed development.
- 4.8 The Council's Corporate and Housing Services, Housing Strategy, have advised that they have had no approach from the applicant regarding delivery of affordable housing.

- 4.9 Falkirk Community Trust, Museum Services, have advised that the two known sites of historical significance within the proposed development are the farm steading and mill of Middlerig. The buildings of the former appear to be typical of such farm layouts in this part of the district dating from the early 19th century. There is little sign of the buildings incorporating elements of earlier structures, though they probably occupy the same site. As such, a simple standing building survey should be carried out before any work is done on this complex. The mill is more significant as it is an unusual example of a rural watermill. It appears from the plan that this area is to be retained as public open space. If this is the case, the upstanding elements of the mill building should be retained.
- 4.10 The Coal Authority have advised that the submitted coal mining risk assessment correctly identifies the application site as having been subject to past coal mining related activities. The report identifies a risk to the stability of the application site as a result of recorded and probable unrecorded coal mining at shallow depth. The report recommends staged investigations, including intrusive site investigations. It is expected that the intrusive site investigation would determine the presence or otherwise of shallow workings. It is also expected that an attempt would be made to locate and determine the condition of two mine entries potentially within the application site. Although the layout submitted is indicative, the precautionary approach of open space in the eastern part of the site within the vicinity of the two mine entries is welcomed. As such, the Coal Authority have no objection to the proposed development subject to the imposition of planning conditions to secure the carrying out of intrusive site investigation works, the identification of appropriate zones of influence for the mine entries on-site and the definition of suitable 'no build' zones, and the submission of a scheme of remedial works for the mine entries and shallow coal workings.
- 4.11 NHS Forth Valley have advised that the proposed development is located within the catchment of Meadowbank Health Centre, Polmont. This health centre is currently at capacity and the proposed development of approximately 200 units would result in an increase in demand for Primary Care Services in the Polmont area. They would therefore be seeking a financial contribution towards healthcare provision. Further details of developer contribution levels could be provided once the application is determined.
- 4.12 The Scottish Rights of Way and Access Society (Scotsway) have advised that right of way CF88 is affected by the proposed development. They understand that this asserted right of way follows the line of one of the Council's core paths. They welcome improvements to public access networks and note that the application includes a proposal to improve public access across the site and link new routes to those already in existence. It is requested that asserted right of way CF88 remain open and free from obstruction during and after any proposed works.

5. COMMUNITY COUNCIL

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

- The site is not allocated for development in the current local development plan and is contrary to the Settlement Statement for the Redding, Reddingmuirhead, Wallacestone and Brightons area which indicates no further major development prior to 2024;
- Tested against the current local development plan, and under Scottish Planning Policy, there are ample reasons to reject the application, even if the premise of a lack of an effective 5 year housing land supply is accepted;

Previous Planning Considerations

- While not included in the current local development plan, the site has been promoted by developers for inclusion in local development plans in 2001, 2009 and 2015 (the current plan). Each time the site has been excluded from the local development plan by the Reporters appointed by Scottish Ministers to consider unresolved objections to the Local Development Plan;

Sustainability and Transport

- The size of the site means that a sizable number of properties are likely to be beyond the 400 metre threshold walking distance to a bus stop indicated by Scottish Planning Policy;
- The applicant's apparent willingness to financially support an upgrading of the F25 bus service would not, in itself, mean that this service should be seen as a viable alternative to the use of private vehicles. This is because the route of the F25 is likely to be of limited use to many travellers. The route it takes to Falkirk Town Centre is substantially worse in terms of journey times than can be achieved by private vehicle. In addition the current route is not useful in terms of accessing Polmont Railway Station;
- It is very important to consider the long term future of the F25 service with regards to this application, given that the Council has previously considered its removal;
- The site lies well in excess of the 800 metre limit which Scottish Planning Policy suggests is appropriate for facilitating pedestrian access to a local railway station. The applicant proposes running a shuttle bus to and from the station, but such a service is likely to be of limited appeal to residents, compared to the use of private vehicles (the service is unlikely to match the convenience of using a private vehicle given the range of departure times for trains from the station);
- The lack of reasonable pedestrian access to Polmont Station would likely result in an increase in cars accessing the station. This could be expected to add to existing difficulties with accessing car-parking at the station;

- The proposed development is likely to have a substantial impact on the local road network. The transport assessment cannot be relied upon as accurate as the traffic count used in the assessment (March 2017) is not likely to accurately represent current traffic levels and the expectation of 1.28 cars per property seems notably low;
- The transport statement raises serious concerns about the suitability of Epworth Gardens and Fairhaven Terrace to provide access to the site (notably around the width of the streets and availability of suitable footpaths). No concrete proposals are offered to address these concerns;
- There is no footpath alongside the playpark at Epworth Gardens. Therefore any increase in traffic risks creating increased danger to children using the play park;
- Current road widths and pavement provision at this location appear to fall short of the guidance provided in the National Roads Development Guide (NRDG);
- The transport assessment indicates that the 85 percentile for vehicles travelling to Shieldhill Road (close to Fairhaven Terrace) is circa 38 mph. From a safety point of view, it is important that any proposed traffic arrangements reflect the way roads are used in practice, rather than in theory; hence reflecting the higher speed recorded in the transport assessment;
- The suggested footpath at the west end of the site comes out close to a blind bend. Additionally, it is close to where the speed limit changes from 40mph to 30mph. There have been numerous non-injury accidents at this blind bend and associated summit. The pavement going towards Reddingmuirhead is not continuous on this side and there is no pavement heading west towards Shieldhill on this side. A pedestrian wishing to walk to Shieldhill would have to cross Shieldhill Road close to the blind summit/dangerous bend in order to access the pavement on the opposite side of the road;

Local Infrastructure - Education and Health

- There is an apparent disconnect between the Council's capacity figures and the day to day experiences of students. For example there are issues with overcrowding at Wallacestone Primary School in relation to the main hall, the playground and the pavements;
- There are concerns about what mechanism exists to ensure that the proposed developer contribution for Braes High School is effectively used to maintain student experience within the school;
- The proposed pupil yield used in the planning statement would appear to underestimate educational demand in the local area. Families often actively seek to move to the area resulting in higher pupil yields than the average figures used by the Council;
- The planning statement states that there is sufficient healthcare provision in the Polmont Area. This does not accord with local residents experiences of using Meadowbank Health Centre, which appears highly stretched across all surgeries.

Environmental Impact and Water Drainage

- The area of the proposed development is greenbelt and supports a wide range of wildlife. In addition the area provides a gateway to the wider countryside with footpaths used by walkers and runners amongst others. The loss of this land can therefore be seen as contrary to the objectives of the local development plan, both with regards to maintaining green spaces and encouraging active lifestyles;
- Consideration needs to be given to the extent to which the local drainage system could support the additional demands associated with the proposed development and the environmental impact that would occur should it fail. In the past, the sewer has shown discharge from a bolted flange near to Polmont Burn which resulted in remedial work being required;
- Given the above concerns, it is disappointing that the Council did not request an Environmental Impact Assessment (EIA) with this application. EIA would require applicants to consider their proposal cumulatively alongside other current and reasonably foreseeable applications;

Coal Mining

- The proposed site sits above a number of mine workings and shafts associated with Redding Colliery, in an area designated as high risk for development. The mining report states the need for further investigation before the extent of any remedial work needed to address any risks can be fully understood. It is of great concern to residents that any work intended to address potential issues within the site might have an impact on properties in the nearby vicinity;
- Consideration should be given to how the mine shaft on the site was used as an access point for rescue efforts during the Redding Pit Disaster of 1923. As such the site represents a substantial piece of cultural heritage for the local area, which should be protected from the adverse impact of development;

Prejudice to Local Development Plan 2 (LDP2)

- The development of LDP2 is now at an advanced stage, following the final round of public consultation. The site appears not to have featured in any of the previous discussions in the preparation of LDP2. Such discussions have taken place on the basis that the area around Reddingmuirhead and Wallacestone is not favoured for further residential development, continuing the position of the current LDP;

- The approval of this site would make it difficult to reject further development in the area, side-lining the publicly presented expectation for the area on which residents have based their responses to the consultations around LDP. Such a shift, away from the presumption of no further development, would represent a significant change in the way the area would be considered in planning terms; such strategic planning decisions should be subject to appropriate, long-term, public consultation, which would be undermined by allowing this application so late in the preparation of LDP2;
- The ground condition assessment implies that this application for 200 properties is part of a wider site with potential to support up to 300 properties in total. Approval of this application (contrary to the current and forthcoming local development plans) would make refusal of any subsequent application relating to the remainder of the site difficult. This could result in a piecemeal approach to development which does not fully account for the impacts on the local community;

Five Year Housing Land Supply

- If it is accepted that steps already taken by the Council will address the housing land supply deficit, then it would be justifiable to suggest that a shortfall does not exist and applications contrary to the local development plan need not be considered; and
- If an application is brought forward with a view to addressing an apparent shortfall in the housing land supply, it is necessary to demonstrate that development will occur in a timely manner to correct that shortfall. Given the time needed to see this application to fruition, and the relatively short time until the adoption of LDP2, any shortfall that may currently exist will have been addressed through the new local development plan before the site is developed. It is therefore argued that this application is not an effective solution to any shortfall in housing land deficit that may exist.

5.2 The Shieldhill and California Community Council have lodged a holding objection on the grounds that the proposed development is contrary to the local development plan and the infrastructure does not exist to support further housing development in the area. At the time of writing this report, no further written submissions from this community council had been received.

5.3 The Brightons Community Council have objected to the application on the grounds that the proposed development would impact on the shared infrastructure within the Braes. Their concerns are: -

Education

- Wallacestone Primary School serves the Brighton community and due to continuing Council cuts it is likely that it would not be able to accommodate the additional pupils without increasing class sizes which would be disadvantageous to existing and new pupils;

- The volume of traffic to and from Wallacestone Primary School causing congestion and disruption is presently of great concern to local residents. Increasing the traffic would exacerbate an already difficult and potentially hazardous situation;
- With the additional developments at Maddiston and this new development, it is very likely that there would be future capacity issues at Braes High School;
- With the forthcoming changes to nursery provision, it is highly likely that there would be no additional provision in this area without extra funding;

Health Services

- Meadowbank Health Centre covers the whole of the Braes area serving 30,000 patients with some practices not taking on new patients. An additional 400 plus patients from this development would put additional strain on an already overstretched service and some of the new residents might be turned away;

Public Transport

- The F25 bus service would serve this proposed development and also serves Brightons. It runs every two hours from 0823 to 1823 hours, consequently the new residents requiring connections to the four local train stations would need to use private vehicles in order to commute to work;
- Currently, the two car parks at Polmont Station are full on weekdays and commuters park their cars on adjacent streets and at the health centre and sports complex, causing congestion and great inconvenience to local residents. This new development of 200 houses would exacerbate the parking problems.

Mining

- The site sits above a number of mine workings and shafts associated with Redding Colliery and this gives rise to a number of risks. The primary hazards identified in the coal mining risk assessment are mine entries, voids / packed waste and subsidence. The secondary hazards are associated with mine emissions, fault reaction and fissures, spontaneous combustion, waste effluent and mine water rebound. The whole area of the site lies within a 'Development High Risk Area' which includes one or more coal mining related features with the potential for instability or a degree of risk to the surface from old coal mining operations;

Removal of Green Belt

- The land to the south of Middlerig Farm is situated within a quiet rural area. Development of this land will mean removal of green areas and result in the loss of natural habitat for deer, badgers and foxes that live and graze in this area. The area provides a safe haven for walkers and runners along the footpaths that provide safe and quiet access to the surrounding hills; and

Local Development Plan

- The development is outwith the local development plan. The local development plan notes that Reddingmuirhead, Wallacestone and the surrounding area have been subject to an excessive amount of new housing developments in recent years and recommends the area stay as it is and not have further development that would make even greater demands on the outstretched public services.

6. PUBLIC REPRESENTATION

- 6.1 A total of 498 representations had been received at the time of writing of the Pre-Determination Hearing report. These consisted of 482 objections, 11 letters in support and 5 neutral representations. One of the objections is a petition with 757 names recorded. A further 12 objections have been received since the writing of the Pre-Determination Hearing report.
- 6.2 The main concerns raised in the objections reflect, to a large extent, the issues raised by the local Community Councils (see paragraphs 5.1 to 5.3 above).
- 6.3 The matters raised in the representations in support of the application can be summarised as follows: -
- More housing would benefit the area;
 - The area needs new housing supply to keep up with demand;
 - Would allow young people to enter the property ladder;
 - Younger generations should also have the opportunity to live and raise families in this area;
 - The village has an ageing demographic which needs to be balanced;
 - The development would provide approximately 50 affordable houses which are sorely needed in the Falkirk area;
 - The area is attractive to move to;

- The movement of young people out of the area due to lack of housing does not benefit either the economy or the community;
- Would help support and keep open local businesses;
- Good proximity to the motorway network, three main train stations, schools and other services;
- Close to good schools;
- Lack of public open space in the area so the proposal for a large area of public open space to benefit the whole community is welcomed; and
- Development of the burn would greatly improve the opening up of this currently inaccessible natural space to dog walkers, runners, cyclists, etc.

7. DETAILED APPRAISAL

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

Accordingly,

7a The Development Plan

- 7a.1 The Falkirk Local Development Plan (LDP) was adopted on 16 July 2015. It includes a number of supplementary guidance documents which also have statutory status as part of the Development Plan. The proposed development was assessed against the policies set out below.
- 7a.2 The application site lies within the countryside, outwith the urban limits, as defined in the LDP. Green network opportunity GN18 (Polmont urban space corridors) runs along part of the southern boundary of the site, following the line of the Polmont Burn.
- 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's 2017/2018 Housing Land Audit identified that there was a 4.3 year supply at 31 March 2017, which equated to a shortfall of 482 units. The comments in the submitted housing land supply assessment are noted. The assessment argues that the Council's shortfall identified the 2017/2018 Housing Land Audit is incorrect and is larger than 482 units and has increased by even more since 31 March 2017. It should be noted that the Housing Land Audit is agreed with Homes for Scotland (the 2018/2019 Housing Land Audit is due in June 2019). It should also be noted that the provisions for supporting suitable development under part 2 of the above policy are automatically applied in the event of any shortfall, regardless of the level of shortfall at any particular time.

- 7a.10 In circumstances where there is a shortfall, part 2 of the policy states that the Council will consider supporting sustainable and effective development proposals in the following order of preference: urban capacity sites, additional brownfield sites and sustainable greenfield sites. At the early stages of LDP2, the Council carried out an urban capacity study which identified about 700 units in total which were not included in the Housing Land Audit and could contribute to housing supply in the future. However, it is recognised that only a proportion of this figure would be likely to come forward in the 5 year period. Therefore, in this context it is appropriate to consider sustainable greenfield sites, although the measure of support for the proposed development under the sequential approach of the policy is limited to a degree by its greenfield status.
- 7a.11 The proposed development is considered, in itself, to display some principles of sustainable development, in representing an extension to the existing village and given the reasonably well contained nature of the site (noting however that at the time of writing this report there were outstanding flooding, drainage, roads and transportation matters). The other main sustainability concerns in relation to the proposal relate to broader considerations of settlement growth and coalescence between settlements, landscape impacts, urban form and infrastructure provision, including consideration of future school provision. While there may be a case for an expansion of Reddingmuirhead and Wallacestone in the future, it would be preferable for the impacts of and opportunities for urban expansion in this area to be considered in a co-ordinated way through the local plan review process.
- 7a.12 Under part 2 of the policy, the Council will consider supporting sustainable development proposals that are effective. The tests for assessing effective housing land supply are set out in paragraph 55 of Scottish Government Planning Advice 2/2010 'Affordable Housing and Housing Land Audits'. With respect to these tests, the applicant has submitted that:-
- The site is being promoted for development by a major housebuilder. Subject to the required permissions being granted it is anticipated that the entire site would be developed within three years (60 to 70 units per year);
 - There are no known physical or infrastructure constraints that would prevent the development as proposed;
 - There is no requirement for public funding to make the residential development financially viable, and
 - The site is being promoted by a major national housebuilder on a site which would be attractive to potential purchasers due to its location with the Central Belt and ease of accessibility.

7a.13 The applicant's submissions on effectiveness are noted. However, it is anticipated that the Falkirk Local Development Plan 2 (LDP2) will address the current effective housing land supply issue. Adoption of LDP2 is currently expected in July 2020. In terms of constraints, as previously noted, at the time of writing this report, there were outstanding matters in relation to flooding, drainage, roads and transportation.

7a.14 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.15 The affordable housing requirement for the proposed development is 25%. This equates to 50 units based in an indicative number of 200 units. The details of the affordable housing provision would be assessed against SG12 'Affordable Housing' and secured in a Section 75 Planning Obligation attached to any grant of planning permission in principle.

7a.16 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.17 The submitted design and access statement, and framework drawing, provide a broad picture of the layout, principal streets, open space network and access opportunities. The detailed layout, design and density of the proposed development would be considered at detailed planning stage, having regard to SG2 'Neighbourhood Design' and the Scottish Government's policy on 'Designing Streets'.

7a.18 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.19 The application site is not identified in the LDP as a housing allocation 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.20 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.21 The submitted framework drawing indicates substantial areas of open space including an extensive green corridor along the Polmont Burn. The requirements for open space are set out in SG13 'Open space and New Development'. The provision of open space, to satisfy the SG, would be considered further at detailed planning stage, but compliance with the general principles of the framework drawing would be expected. The Falkirk Open Space Strategy identifies a parkland deficit in the area of Reddingmuirhead. The park proposed as part of the open space provision would meet the priority action in the strategy. The provision of a new mini-roundabout at the junction of Wallacestone Brae and Epworth Gardens would require land-take from the existing play area site at the corner of this junction. This would provide an opportunity to relocate the play area to a nearby location within the application site, and improve the facility on offer.

7a.22 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.23 A financial contribution would be required towards improving capacity at Braes High School and local nursery provision (see paragraph 4.7). The contribution would be calculated in accordance with SG10 'Education and New Housing Development' (£2450 per dwellinghouse). In addition, an additional £350 per dwellinghouse would be applied in light of the Government's proposal to double the number of nursery hours on offer to 3 and 4 year olds from August 2020. Alternatively, the rates of revised SG10 would be applied if the revision is adopted before the application is determined. As detailed in paragraph 4.7, it is projected that Wallacestone Primary School/Shieldhill Primary School, St Andrew's RC Primary School and St Mungo's High School would be able to accommodate the estimated pupil yields from the proposed development. Primary school pupils from the proposed development would be split between Wallacestone Primary School (eastern part of the site) and Shieldhill Primary School (western part of the site). Shieldhill is a separate village to the west of the site.

7a.24 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.25 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. Potential additional patients are calculated at the rate of 2.24 per household. However, NHS Forth Valley have advised that the health centre is currently at capacity and the proposed development would result in an increase in demand for Primary Care Services in the Polmont area (see paragraph 4.11). A financial contribution towards healthcare provision is therefore requested. SG11 is out of date, insofar as it refers to this health centre having surplus capacity. This is due to the cumulative impact of new housing proposals not taken into account in the figures.

7a.26 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.27 The development would be required to provide an appropriate standard of pedestrian and cycle facilities within the site and to existing networks in the area. This would include improvements to the existing footpath provision on Fairhaven Terrace and Elspeth Gardens. The proposed development also provides an opportunity for additional access opportunities and links to the existing Core Path Network. However, it is noted that primary school pupils walking from the site to Shieldhill Primary School would have to cross Shieldhill Road as there is no existing footpath to Shieldhill on the south side of the road. The submitted design and access statement indicates a potential path link to Shieldhill Road at the north-west corner of the site. This would provide a direct and convenient link to Shieldhill Road but would connect to it at a bend. A concern raised in the public representations is that this would be a dangerous point at which to cross the road to access the footpath to Shieldhill.

7a.28 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.29 The existing bus service along Shieldhill Road (Service F25) is not considered to be adequate to serve the proposed development, as it is not a commuter service and is not particularly suitable for accessing Polmont railway station. In order to provide appropriate public transport to serve the proposed development, the applicant proposes to either pay a financial contribution to improve the existing F25 service or provide a dedicated shuttle service. The latter is a potentially attractive option as it could address some of the constraints of the existing F25 service by providing a more direct and frequent service to key destinations in the local area at times which also accommodate commuters. The options and the details of the provision would need to be considered and agreed as part of a Section 75 planning obligation attached to any grant of planning permission in principle. Most of the site is within 400 metres walking distance of existing bus stops. The location of any additional bus stops/bus infrastructure would be considered at detailed planning stage.

7a.30 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.31 The Council's Transport Planning Unit have reviewed the submitted transport assessment and requested further information in relation to traffic flows and the geometry/constraints of the existing junctions. Once these matters are agreed, the modelling exercise would need to be redone. At the time of writing this report, a revised and updated transport assessment was subject to review by the Council. Any update in relation to this matter will be provided at the meeting.

7a.32 The transport assessment considers sustainable transport modes i.e. walking, cycling and bus services, and notes that the site is centrally located close to local facilities and amenities. Walking, cycling and bus services are considered in paragraphs 7a.27 and 7a.29 above. It is recognised that improvements to local bus services would be required to promote the use of public transport over the private car in this area. In addition, a residential travel pack would be required to encourage sustainable travel choices for new residents.

7a.33 As detailed in paragraph 4.1, the identified mitigation measures include the provision of a new mini-roundabout at the Wallacestone Brae/Epworth Gardens junction, taking in Braeside Place also. This would deliver road safety benefits by slowing traffic speeds on Wallacestone Brae and improving visibility at Epworth Gardens. The detailed proposals would need to be considered as part of a Section 75 Planning Obligation attached to any grant of planning permission in principle and would also be subject to road safety audits.

7a.34 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.35 Scottish Water have advised that Kinneil Kerse Waste Water Treatment Works currently has sufficient capacity but that a drainage impact assessment may be required to determine any impacts of the proposed development on the existing network and any necessary mitigation measures.

7a.36 The submitted drainage strategy indicates that surface water from the development would be conveyed to Sustainable Urban Drainage Systems (SUDS) for treatment and attenuation prior to controlled discharge to Polmont Burn. The SUDS features would be located at key low points throughout the site and integrated with the landscape proposals to enhance amenity, biodiversity and habitat, while protecting water quality. The Roads Development Unit have requested further drainage information including further consideration of the proposed discharge rate to the burn. Any update in relation to drainage matters will be provided at the meeting.

7a.37 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.38 The site lies outwith the Reddingmuirhead urban limits, within the countryside, as defined in the LDP. The proposed therefore requires assessment against the 'Housing in the Countryside' policy.

7a.39 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.40 The proposal, for a major housing development, does not comply with any of the circumstances to support new housing development in the countryside. The application is therefore contrary to this policy.

7a.41 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.42 The site lies within the Central Scotland Green Network. While the proposal, for a major housing development, would, by definition, significantly reduce the open space character of the site, the proposal also provides opportunities to enhance and improve access to the Polmont Burn corridor through the provision of a new park. The extent of this area is shown on the submitted framework drawing.

7a.43 Policy GN02 - Landscape states:-

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

- 7a.44 The site is located at the eastern fringe of the 'Castlecary/Shieldhill Plateau Farmland' Local Landscape Area as defined in SG09 'Landscape Character Assessment and Landscape Designations'. Key characteristics of this landscape type include extensive views to the north and views to the area from the north. The area also forms an important part of the setting of settlements. The character of the area has a particularly high sensitivity to tall or large structures, and there is also sensitivity to loss of existing defining landscape elements such as woodland cover, shelterbelts, hedgerows and stone walls.
- 7a.45 The submitted landscape appraisal indicates that the site lies within the shallow valley of the Polmont Burn. The landscape strategy for the proposed development includes protecting the burn corridor, providing a visually contained setting for the development, protecting the skyline at the western end of the village and providing a robust western edge, and protecting and strengthening the existing woodland and hedgerows. These measures are supported by the guidance for this landscape type (see paragraph 7a.44 above).
- 7a.46 The submitted landscape and visual impact assessment includes photomontages from a number of local viewpoints and concludes that the proposed development would appear as an extension to the existing urban edge which is contained by land form and woodland. This containment would avoid buildings appearing in the skyline ridges. In addition, a primary benefit of the proposed development would be the enhancement of the Polmont Burn corridor and creation of a park. The conclusions of the assessment are noted.
- 7a.47 Scottish Natural Heritage have noted that the proposed development would increase coalescence between Reddingmuirhead and Wallacestone. In response to this, the applicant has drawn on the conclusions of the Scottish Government Reporter on objections to the 2015 Falkirk Local Development Plan, who concluded that the Polmont Burn offered containment potential for development. The proposed development therefore builds on these comments by maintaining a protective buffer zone next to the Polmont Burn which, accordingly to applicant, would ensure that the settings of both Reddingmuirhead and Wallacestone would be enhanced and their further coalescence prevented. While this is not necessarily disputed, there would be the potential for further increases in coalescence if other land were to be made available. In that regard, it can be noted that the boundaries of the site west of Fairhaven Terrace are less defensible than those defined by the Polmont Burn in the eastern part of the site. Broader considerations of landscape impacts, urban form and coalescence are best considered in a co-ordinated way through the development plan review process.

7a.48 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.49 An extended Phase 1 habitat survey was carried out in March 2017 and an updated extended Phase 1 survey was carried out in October 2018, along with a preliminary roost assessment in relation to bats in the buildings at Middlerig Farm. A badger and otter survey was also carried out with the updated extended Phase 1 survey. The survey work confirmed the presence of otter and badger at the site, while it was also found that the site could potentially support roosting, foraging and commuting bats, and nesting birds. The survey noted that the location of the badger sites had informed the overall layout of the development. Further survey work would be required should the development progress to detailed stage. The proposed greenspace corridor provides an opportunity to deliver mitigation, compensatory and biodiversity enhancement measures. Scottish Natural Heritage have accepted that the proposal is unlikely to have any significant effect on the qualifying interest (pink footed geese) of the Firth of Forth Special Protection Area (SPA).

7a.50 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.51 A tree survey and arboriculture constraints report accompanies the application. The survey identified field boundary trees, predominantly beech and in generally poor condition, as well as trees along the north bank of the burn, comprising mature alder and ash in satisfactory condition. The framework drawing has been informed by the existing trees and tree retention/compensatory new planting would be considered further at detailed planning stage.

7a.52 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.53 Core Path 0197/12 'Fairhaven Terrace' passes through the application site in a north-south direction. The Scottish Rights of Way and Access Society (Scotsway) have requested that this path remain open and free from obstruction during and after any proposed works. In addition, they welcome the proposals to secure additional outdoor access opportunities as part of the development.

7a.54 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.55 The site lies within the Central Scotland Green Network and therefore provides a key opportunity for place-making within the area. The principles of the masterplanning including the green space provision would be expected to inform the detailed design proposals in order to successfully integrate the development into its surroundings.

7a.56 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.57 As stated in paragraph 7a.17, the submitted design and access statement, and framework drawing, provide a broad picture of the layout, principal streets, open space network and access opportunities. Further detail in relation to siting, density, design, street layout, public spaces and green infrastructure would be required as part of more detailed planning. The provision of public art would also be considered at detailed stage.

7a.58 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.59 The submission of a site-wide energy statement could be the subject of a condition attached to any grant of planning permission in principle. As part of this, the potential for decentralised energy generation should be considered including information as to whether the site could be 'future proofed' in terms of the provision of pipework to allow for future connections to a heat network.

7a.60 Policy D08 - Sites of Archaeological Interest states:-

- 1. Scheduled ancient monuments and other identified nationally important archaeological resources will be preserved in situ, and within an appropriate setting. Developments which have an adverse effect on scheduled monuments or the integrity of their setting will not be permitted unless there are exceptional circumstances;*
- 2. All other archaeological resources will be preserved in situ wherever feasible. The Council will weigh the significance of any impacts on archaeological resources and their settings against other merits of the development proposals in the determination of planning applications; and*
- 3. Developers may be requested to supply a report of an archaeological evaluation prior to determination of the planning application. Where the case for preservation does not prevail, the developer shall be required to make appropriate and satisfactory provision for archaeological excavation, recording, analysis and publication, in advance of development.*

7a.61 A desk-based cultural heritage assessment accompanies the application. The assessment concludes that there is uncertain or low potential for the presence of remains on the site dating from the medieval period or pre-medieval period. Throughout the post-medieval period the site has been in agricultural use and it is possible that below ground remains of a 16th century farmstead or an earlier post-medieval farmstead may exist on the site. Falkirk Community Trust, Museum Services, have advised that the two known sites of significance within the proposed development are the farm steading and mill at Middlerig, and that earlier structures possibly occupied the same site. Accordingly, a standard building survey should be carried out before any work is done to the complex. In addition, the upstanding elements of the mill building should be retained. It is accepted that the proposed development would have no impact on the Union Canal Scheduled Monument.

7a.62 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.63 The application site does not contain any prime quality agricultural land. In addition, it is not known to contain any carbon rich soils or rare soils.

7a.64 Policy RW05 - The Water Environment states:-

The Council recognises the importance of the water environment within the Council area in terms of its landscape, ecological, recreational and land drainage functions. Accordingly:

1. *The Council will support the development of measures identified within the Forth Area River Basin Management Plan designed to improve the ecological status of the water environment;*
2. *Opportunities to improve the water environment by: opening out previously culverted watercourses; removing redundant water engineering installations; and restoring the natural course of watercourses should be exploited where possible;*
3. *There will be a general presumption against development which would have a detrimental effect on the integrity and water quality of aquatic and riparian ecosystems, or the recreational amenity of the water environment, or which would lead to deterioration of the ecological status of any element of the water environment. Where appropriate, development proposals adjacent to a waterbody should provide for a substantial undeveloped and suitably landscaped riparian corridor to avoid such impacts;*
4. *There will be a general presumption against any unnecessary engineering works in the water environment including new culverts, bridges, watercourse diversions, bank modifications or dams; and*
5. *The water environment will be promoted as a recreational resource, (subject to the requirements of policy GN03 (1) for Natura 2000 Sites), with existing riparian access safeguarded and additional opportunities for ecological enhancement, access and recreation encouraged where compatible with nature conservation objectives.*

7a.65 The Polmont Burn lies along the southern boundary of part of the site, A substantial open space corridor is proposed along the burn as shown on the framework drawing. There could be a requirement for a construction site license issued by SEPA under the Water Environment (Controlled Activities) (Scotland) Regulations (CAR) which would consider potential impacts on water quality.

7a.66 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.67 A flood risk assessment accompanies the application. The assessment investigates the potential flood risk within the area of the development site from all sources including rivers, surface water, ground water and coastal sources. The assessment concludes that the overall flood risk to the proposed development is low and there are no proposals for development in the two areas identified by SEPA as being at possible risk of flooding. These two areas are at the north-east corridor where the land is boggy and at risk of surface water flooding, and along the Polmont Burn where there is a risk of fluvial flooding. SEPA have objected to the application on flood grounds and will consider reviewing their objection once clarification is received in relation to the hydraulic modelling and the location of the proposed SUDs facilities (see paragraph 4.5). In addition, the Council's Roads Development Unit have requested further information including details in relation to nearby restrictions to the Polmont Burn namely the culverts under Wallacestone Brae and Fairhaven Terrace (see paragraph 4.1).

7a.68 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.69 An air quality assessment accompanies the application. The assessment concludes that predicted concentrations of nitrogen dioxide (NO₂) and particulate matter (PM₁₀ and PM_{2.5}) are below the relevant air quality objectives at all of the chosen receptor locations with the proposed development in place. The overall conclusion is that there are no air quality constraints to the proposed development and no additional mitigation is required to reduce the direct effects of the development on local air quality. The application site is not in an air quality management area (AQMA). The Council's Environmental Protection Unit are satisfied with the assessment.

7a.70 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.*

7a.71 The applicant has indicated that they are committed to minimising the production of waste and recycling waste materials on-site where possible. A suitably worded condition could be attached to any grant of planning permission in principle to ensure that the terms of the conditions are dealt with at detailed planning stage. This would include consideration of waste storage and recycling facilities.

Falkirk Council Supplementary Guidance Forming Part of the LDP

7a.72 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.73 This guidance is referred to in the policy assessment above (paragraph 7a.8 to 7a.71) 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.

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.

Sustainable Transport

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

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

Place-making

- 7b.11 'Creating Places' is a policy statement on architecture and place making. 'Designing Streets' is a policy statement putting street design at the centre of place making. Scottish Government and Cosla have recently agreed a joint statement on the Place Principle, promoting place-making at locality level.

Falkirk Council Housing Land Audit, June 2018

- 7b.12 As stated in paragraph 7b.6, the Council's 2017/18 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 (2,893 Units) and the effective land supply (2615 units). In addition to the effective land supply (2,893 units), private windfall and small sites may also make a contribution to the housing land supply.

Falkirk Local Development Plan 2 (LDP2)

- 7b.13 LDP2 is advancing towards adoption which is currently expected in July 2020. The Main Issues Report (MIR) was published in February 2017 and the MIR consultation concluded in May 2017. Proposed LDP2 was published in September 2018 and the consultation period ran from 27 September 2018 until 23 November 2018. The representations on Proposed LDP2 are due to be considered by the Council on 26 June 2019. LDP2 will be adopted following consideration by Scottish Ministers of the unresolved representations to the Plan.
- 7b.14 Proposed LDP2 provides the most up to date indication of the Council's views in relation to Development Plan policy and constitutes a material consideration in determination of planning applications.
- 7b.15 Proposed LDP2 sets out a housing land requirement of 5130 units between 2020 and 2030 as opposed to the housing land requirement of 7907 units between 2014 and 2024 in the LDP. The housing land requirement may therefore reduce from 2020, with additional allocations being added to the supply and a consequential positive impact on any shortfall. However, the situation will only be confirmed once the Proposed Plan has been through the Examination process carried out by Scottish Ministers, and adopted.
- 7b.16 Under Proposed LDP2, the application lies outside the urban limits, within the countryside. The Settlement Statement for the Wallacestone, Redding and Reddingmuirhead area under Proposed LDP2 is:-

'Wallacestone, Redding and Reddingmuirhead have seen substantial growth over the last 30 years, resulting in the full or partial coalescence of settlements. Large sites at Overton and Redding Park have been largely completed, and a site at Hillcrest, carried over from LDP1 remains. Growth under the LDP2's spatial strategy is now focused elsewhere which will allow these communities to consolidate, while acknowledging pressure on the local road network and schools.'

7b.17 The applicant has objected to Proposed LDP2 in respect of both the housing target/supply and the non-allocation of the site as a housing opportunity within the urban limits. In addition, there are a number of other representations in relation to Wallacestone, Redding and Reddingmuirhead. These include representations both in support, and objecting to, the settlement statement for this area.

Planning History

7b.18 The planning history for the site is summarised in section 3 of the report. While the application site has not been the subject of any previous planning applications of relevance to the current proposal, the eastern portion of the site has been considered for residential development in local plan reviews. On each occasion the proposal for residential development was rejected by the Council and in turn by the Scottish Government Reporter appointed to assess the unresolved objections to the plan. The findings of the respective Reporters were not entirely consistent with one another as detailed in paragraphs 3.2 to 3.4. The applicant has submitted that the current application builds on the overall attributes of the land holding and addresses concerns previously raised by Reporters by containing the development to the north side of Polmont Burn only and creating a parkland corridor along the burn, and so preventing coalescence between Wallacestone and Reddingmuirhead at this location. This issue of coalescence is considered in paragraph 7a.47 above.

Consultation Responses

7b.19 The consultation responses are summarised in section 4 of the report. A number of matters raised by consultees remained outstanding at the time of writing this report, pending the submission/review of further information. These matters related to flood risk, surface water drainage, roads and transportation. In addition, a number of matters were raised in the consultation responses which could be the subject of planning conditions or a Section 75 Planning Obligation attached to any grant of planning permission in principle.

Representations Received

7b.20 The Community Council and public representations are referred to in sections 5 and 6 of the report. A total of 510 representations had been received at the time of writing this report. These consisted of 494 objections, 11 letters in support and 5 neutral representations. One of the objections is a petition with 757 names recorded. The Community Councils that have objected to the application are Reddingmuirhead and Wallacestone, Brightons, and Shieldhill and California.

7b.21 The main concerns raised in the representations that are material to the planning application are considered in the policy assessment in this report.

7. CONCLUSION

- 7c.1 The application is a major development and seeks planning permission in principle for residential development at a countryside location. The indicative number of units is 200 units. Owing to the countryside designation of the site under the LDP, and its scale and nature, the application was assessed as potentially significantly contrary to the LDP. Accordingly a Pre-Determination Hearing was held and the application is required to be determined by full Council.
- 7c.2 A planning application is to be determined in accordance with the LDP unless material considerations indicate otherwise. The material planning considerations in this instance include Scottish Planning Policy (SPP), the proposed Falkirk Local Development Plan 2 (LDP2), the effective housing land supply, the consultation responses, the representations received and the planning history for the site.
- 7c.3 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. As stated in this report, the Council has an effective housing land supply shortfall. According to the Council's Housing Land Audit 2017/2018, the shortfall is 482 units, which equates to a 4.3 year effective housing land supply. Proposed LDP2 seeks to address this shortfall.
- 7c.4 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. This means that policies and decisions should be guided by the principles set out in paragraph 7b.3. SPP also indicates that decision making should take into account any adverse impacts that would significantly and demonstrably outweigh the benefits when assessed against the wider policy of SPP.
- 7c.5 In this case the proposed development has both benefits and costs, having regard to the principles set out in SPP. The potential benefits include:-
- The economic benefits of the proposal, for example, at the construction stage;
 - The contribution the development could potentially make to the effective housing land supply, noting however that Proposed LDP2, anticipated for adoption in July 2020, seeks to address the current 5 year effective housing land supply shortfall;
 - The creation of a desirable residential environment, following a landscape led approach, at the edge of the existing village and at a site which benefits from visual containment, particularly to the east of Fairhaven Terrace;

- An opportunity to strengthen and enhance the Polmont Burn corridor and public access opportunities through the provision of a new park and pedestrian cycle linkages;
- An opportunity to address a parkland deficit in the area as identified in the Falkirk Open Space Strategy;
- An opportunity to rationalise the existing road layout through the provision of a new mini-roundabout on Wallacestone Brae, taking in the Epworth Gardens and Braeside Place junctions. It is anticipated that this would afford a wider benefit, particularly in relation to road safety; and
- The applicant's proposed option of a shuttle bus service has the potential to afford a wider community benefit if it provides a direct and frequent service to key destinations in the local area at times which also accommodate commuters.

7c.6 Balanced against this:-

- The site is greenfield land in the countryside, outwith the urban limits as defined in the LDP. The development of urban capacity sites and additional brownfield sites are preferable as they are more likely to be sustainable sites and make more efficient use of land;
- The proposal represents a large scale housing development at odds with the settlement strategy for the area and which would increase coalescence between Reddingmuirhead and Wallacestone. A more sustainable approach would be for the impacts of and opportunities for urban expansion in this area to be considered in a co-ordinated way through the local plan review process. In this way the broader considerations of settlement growth and coalescence between settlements, landscape impacts, urban form and infrastructure provision could be assessed in the round, and the most optimal long term solutions devised;
- From a safety point of view, primary school pupils walking from the site to Shieldhill Primary School would have to cross Shieldhill Road as there is no existing footpath to Shieldhill village on the south side of the road. The most direct and convenient point at which to access Shieldhill Road from the western portion of the site (if walking to Shieldhill village) would be at the north-west corner of the site. However, a concern raised in the public representations is that this would be a dangerous point at which to cross the road due to the bend in the road; and
- Due to the topography of the area, residents are probably unlikely to walk to Polmont Station to catch a train and would be more inclined to drive. However, there is severe pressure on car parking at Polmont Station and the F25 bus service is not particularly suitable for accessing the station (noting, however, that the applicant's proposed option of a shuttle bus service has the potential to address deficiencies with the F25 service).

- 7c.7 The proposed development therefore displays some principles of sustainable development and not others. On balance, it is not considered that the presumption in favour of sustainable development justifies a departure from the development plan in this instance.
- 7c.8 Under the LDP, the settlement strategy for the Redding/Reddingmuirhead/Wallacestone and Brightons area is for no further settlement expansion in this area at least for the period 2014 to 2024. One of the reasons for this is due to the scale of growth this area has been in recent years. Granting the application would therefore be contrary to the settlement strategy for this area. The same theme is continued in Proposed LDP2 which states that growth under LDP2's spatial strategy is now focused elsewhere, which will allow the Wallacestone, Redding and Reddingmuirhead communities to consolidate, while acknowledging pressures on the local road network and schools. Proposed LDP2 is a material consideration in determining this application.
- 7c.9 SPP advises that it may be appropriate in some circumstances to consider whether granting planning permission would prejudice the emerging plan (see paragraph 7b.7). While the proposed development may not, in itself, be so significant to prejudice the LDP2 process by pre-determining decisions about strategic growth, granting the application (for a major housing development) could make it difficult to resist other applications which in combination may result in growth in the area of a strategic nature. The settlement strategy for this area should be properly considered through the local plan review process and not, de facto, by decisions on individual planning applications.
- 7c.10 The overall conclusion is that the application should be resisted and the primacy of the Development Plan should be maintained. The application is therefore recommended for refusal. There are not considered to be any material considerations to otherwise justify granting planning permission.
- 7c.11 As noted in the report, there were outstanding flooding, drainage, roads and transportation matters at the time of writing this report. Any update in relation to these matters will be provided at the meeting, as well as any implications of these matters on the recommended reasons for refusal.

8. RECOMMENDATION

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

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

2. The application is contrary to the Settlement Statement for the Redding/Reddingmuirhead/Wallacestone and Brightons area as set out in the Falkirk Local Development Plan. This statement says that no further settlement expansion is planned in this area, at least for the period 2014 to 2024. One of the reasons for this is because of the scale of growth experienced in these communities over recent years. This theme is continued in Proposed LDP2.
3. The application is considered, on balance, to be contrary to Policy HSG01 'Housing Growth' of the Falkirk Local Development Plan. The Council currently has a shortfall in the 5 year effective housing land supply and so will consider further releases of land for sustainable and effective development proposals 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 represents a large scale housing development at odds with the settlement strategy for the area and which would increase coalescence between Reddingmuirhead and Wallacestone. A more sustainable approach would be for the impacts of and opportunities for urban expansion in this area to be considered in a co-ordinated way through the local plan review process. In this way the broader considerations of settlement growth and coalescence between settlements, landscape impacts, urban form and infrastructure provision, including school provision, the road network and pedestrian/cycle facilities, could be assessed in the round, and the most optimal long term solutions devised.
4. Granting the application (for a major housing development) could make it difficult to resist other applications which in combination may result in growth in the area of a strategic nature. The settlement strategy for this area should be properly considered through the local plan review process and not, de facto, by decisions on individual planning applications.

.....
pp Director of Development Services

Date: 31 May 2019

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. Proposed Falkirk Local Development Plan 2, September 2018.
16. Falkirk Council Housing Land Audit, June 2018.
17. List of Representations Received (see attached).

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

LIST OF REPRESENTATIONS RECEIVED

Objection received from Sandra Alexander, 71 Wester Newlands Drive, Reddingmuirhead, Falkirk, FK2 0ZX on 2 April 2019

Objection received from Mrs J Allardyce, 33 Maranatha Crescent, Brightons, Falkirk, FK2 0DF on 3 April 2019

Objection received from Mr Ross Anderson, 29 Reddingrig Place, Reddingmuirhead, Falkirk, FK2 0ZQ on 2 April 2019

Objection received from Ms Caroline Anderson, Taradon, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DH on 2 April 2019

Objection received from A Anderson, Learig, Redding Road, Reddingmuirhead, Falkirk, FK2 0DP on 3 April 2019

Objection received from Mr John A Anderson, Jamarlotte House, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DT on 2 April 2019

Objection received from Ms Jennifer Anderson, Jamarlotte House, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DT on 2 April 2019

Objection received from G Andrews, 25 Crawford Drive, Wallacestone, Falkirk, FK2 0DL on 2 April 2019

Objection received from C Andrews, 25 Crawford Drive, Wallacestone, Falkirk, FK2 0DL on 2 April 2019

Objection received from Mr Ian Angus-Felton, 9 Sunnyside Court, Brightons, Falkirk, FK2 0GF on 29 March 2019

Objection received from P Argyle, Learig, Redding Road, Reddingmuirhead, Falkirk, FK2 0DP on 3 April 2019

Objection received from Mrs Donna Armstrong, 49 Singers Place, Dennyloanhead, Bonnybridge, FK4 1FD on 2 April 2019

Objection received from Dr Darren Asquith, Caol Ila, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DH on 2 April 2019

Objection received from Ms Freya Asquith, Caol Ila, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DH on 2 April 2019

Objection received from Ms Ashley Asquith, Caol Ila, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DH on 2 April 2019

Objection received from Mr David Avery, 3 Fairhaven Terrace, Reddingmuirhead, Falkirk, FK2 0DX on 2 April 2019

Objection received from Ms Lesley Avery, 3 Fairhaven Terrace, Reddingmuirhead, Falkirk, FK2 0DX on 2 April 2019

Objection received from Mr Rickie Bailie, 34 Glamis Gardens, Polmont, Falkirk, FK2 0YJ on 2 April 2019

Objection received from Jean Baillie, 5 Oak Hill View, Maddiston, Falkirk, FK2 0DB on 2 April 2019

Objection received from Mr Charlie Baillie, 5 Oak Hill View, Maddiston, Falkirk, FK2 0DB on 2 April 2019

Objection received from Mr Kenny Baird, Muirrigg Cottage, Redding Road, Reddingmuirhead, Falkirk, FK2 0DP on 2 April 2019

Objection received from Mr William Baird, Northmuir, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DU on 2 April 2019

Objection received from Rhian Bankier, Grangeview, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DU on 1 April 2019

Objection received from Rae Bankier, Glencrag, Redding Road, Brightons, Falkirk, FK2 0HG on 1 April 2019

Objection received from Craig Bankier, Glencrag, Redding Road, Brightons, Falkirk, FK2 0HG on 1 April 2019

Objection received from Mr Brian Begg, Wynsway, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DH on 2 April 2019

Objection received from Mrs Helene Begg, Wynsway, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DH on 2 April 2019

Objection received from H Beggs, 2 Polmontside Square, Wallacestone, Falkirk, FK2 0DG on 2 April 2019

Objection received from Harry Beggs, 2 Polmontside Square, Wallacestone, Falkirk, FK2 0DG on 2 April 2019

Objection received from Mr Iain Beggs, 2 Polmontside Square, Wallacestone, Falkirk, FK2 0DG on 2 April 2019

Objection received from Denise Beggs, 2 Polmontside Square, Wallacestone, Falkirk, FK2 0DG on 2 April 2019

Objection received from Lisa Beggs, 2 Polmontside Square, Wallacestone, Falkirk, FK2 0DG on 2 April 2019

Objection received from Mr Alistair Bell, 20 The Grange, Brightons, Falkirk, FK2 0SS on 3 April 2019

Objection received from Ms Allison Bell, 20 The Grange, Brightons, Falkirk, FK2 0SS on 3 April 2019

Objection received from Ms Kirsten Bell, 20 The Grange, Brightons, Falkirk, FK2 0SS on 3 April 2019

Objection received from Edna Bennett, Dunedin, 99C Waggon Road, Brightons, Falkirk, FK2 0EJ on 2 April 2019

Objection received from Mr Ian Bennett, Dunedin, 99C Waggon Road, Brightons, Falkirk, FK2 0EJ on 2 April 2019

Objection received from Ms Isabel Bennie, Millview Cottage, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DT on 2 April 2019

Intimation of Support received from Mrs Aileen Bennie, 4A Mary Street, Laurieston, Falkirk, FK2 9PW on 25 March 2019

Intimation of Support received from Mrs Fiona Binnie, 5 Gardrum Gardens, Shieldhill, Falkirk, FK1 2TB on 26 March 2019

Objection received from Mr and Mrs Binnie, 5 Nobel View, Reddingmuirhead, Falkirk, FK2 0EF on 5 April 2019

Objection received from Mr Scott Black, 2 Fairhaven Terrace, Reddingmuirhead, Falkirk, FK2 0EG on 31 March 2019

Objection received from Mrs Susan Black, 2 Fairhaven Terrace, Reddingmuirhead, Falkirk, FK2 0EG on 31 March 2019

Objection received from Miss Katie Black, 2 Fairhaven Terrace, Reddingmuirhead, Falkirk, FK2 0EG on 31 March 2019

Objection received from Miss Megan Black, 2 Fairhaven Terrace, Reddingmuirhead, Falkirk, FK2 0EG on 31 March 2019

Objection received from Caroline Blackburn, 40 Epworth Gardens, Reddingmuirhead, Falkirk, FK2 0DW on 9 April 2019

Objection received from Miss Caroline Blackburn, 40 Epworth Gardens, Reddingmuirhead, Falkirk, FK2 0DW on 29 March 2019

Objection received from Mrs Irene Blackburn, Kirkland Cottage, Wallacestone Brae, Falkirk, FK2 0DJ on 29 March 2019

Objection received from Mrs Janice Blackley, Orchardia, 2 South Craigs Road, Rumford, Falkirk, FK2 0SF on 31 March 2019

Objection received from Margaret Blackley, 14 Fairhaven Terrace, Reddingmuirhead, Falkirk, FK2 0DX on 3 April 2019

Objection received from Ms Lorna Blair, 19 Newlands Road, Brightons, Falkirk, FK2 0DE on 2 April 2019

Objection received from H Boath, 25 Wallace Brae Bank, Reddingmuirhead, Falkirk, FK2 0FW on 12 April 2019

Objection received from Lesley Booth, 44 Epworth Gardens, Reddingmuirhead, Falkirk, FK2 0DW on 2 April 2019

Objection received from Mr Stuart Hale Booth, 21 Randolph Crescent, Brightons, Falkirk, FK2 0HA on 4 April 2019

Objection received from Aneka Hale Booth, 21 Randolph Crescent Brightons Falkirk FK2 0HA on 2 April 2019

Objection received from Charis Borg-Grech, 20 Wallacestone Brae, Wallacestone, Falkirk, FK2 0DQ on 15 April 2019

Objection received from Fiona Borg-Grech, 20 Wallacestone Brae, Wallacestone, Falkirk, FK2 0DQ on 29 March 2019

Objection received from Paul Borg-Grech, on 20 March 2019

Objection received from Alex Borg-Grech, 20 Wallacestone Brae, Wallacestone, Falkirk, FK2 0DQ on 22 March 2019

Objection received from Mr Paul Borg-Grech, 20 Wallacestone Brae, Wallacestone, Falkirk, FK2 0DQ on 19 March 2019

Intimation of Support received from Mrs Nicola Bridgeman, 20 Lyoncross, Dennyloanhead, Falkirk, FK4 1UG on 25 March 2019

Objection received from Mr A Briscoe, 4 Epworth Gardens, Reddingmuirhead, Falkirk, FK2 0DW on 28 March 2019

Objection received from Mr John Brown, Clandara, Standrigg Road, Wallacestone, Falkirk, FK2 0EB on 31 March 2019

Objection received from Mr Roy Brown, Myrtle, Park Avenue, Brightons, Falkirk, FK2 0JE on 3 April 2019

Objection received from Mrs Elaine Brown, Clandara, Standrigg Road, Wallacestone, Falkirk, FK2 0EB on 31 March 2019

Objection received from R Bruce, 6 Fairhaven Terrace, Reddingmuirhead, Falkirk, FK2 0EG on 2 April 2019

Objection received from Mr Gilbert Bruce, 4 Nobel View, Reddingmuirhead, Falkirk, FK2 0EF on 3 April 2019

Objection received from Ms Helen Buchanan, 30 Philip Street, Falkirk, FK2 7JE on 2 April 2019

Objection received from Mr William Buchanan, 30 Philip Street, Falkirk, FK2 7JE on 2 April 2019

Objection received from Mr Iain Buchanan, 20 Castings Court, Falkirk, FK2 7BA on 2 April 2019

Objection received from Mr Mathew Buchanan, Acredale, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DT on 2 April 2019

Objection received from Ms Zoe Buchanan, Acredale, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DT on 2 April 2019

Objection received from Mr Mathew Buchanan, Acredale, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DT on 2 April 2019

Objection received from Mr David Buglass, Claymore, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DH on 2 April 2019

Objection received from Ms Susan Buglass, Claymore, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DH on 2 April 2019

Objection received from Mr Ben Buglass, Claymore, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DH on 2 April 2019

Objection received from Ms Hollie Buglass, Claymore, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DH on 2 April 2019

Objection received from Mr Alan Burke, Caberfeidh, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DT on 2 April 2019

Objection received from Ms Zoe Burt, Craigtoun, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DT on 5 April 2019

Objection received from Mr Danny Callaghan, 2 Nobel View, Reddingmuirhead, Falkirk, FK2 0EF on 2 April 2019

Objection received from Steven Callander, 40 Epworth Gardens, Reddingmuirhead, Falkirk, FK2 0DW on 9 April 2019

Objection received from Mr Graham Campbell, Elderston Cottage, Redding Road, Redding on 2 April 2019

Objection received from Mr Colin Campbell, 18 Ochil View, Shieldhill, Falkirk, FK1 2DP on 2 April 2019

Objection received from Mr Scott Campbell, 4 Westquarter Avenue, Westquarter, Falkirk, FK2 9SJ on 2 April 2019

Objection received from Ms Jacqueline Campbell, Jamarlotte House, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DT on 31 March 2019

Objection received from Mrs K Campbell, 1 Epworth Gardens, Reddingmuirhead, Falkirk, FK2 0DW on 2 April 2019

Objection received from Master F Campbell, 1 Epworth Gardens, Reddingmuirhead, Falkirk, FK2 0DW on 2 April 2019

Objection received from Mr J Campbell, 1 Epworth Gardens, Reddingmuirhead, Falkirk, FK2 0DW on 2 April 2019

Objection received from Ms Helen Churchill, Sonachan, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DU on 3 April 2019

Objection received from Mr Alan Churchill, Sonachan, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DU on 3 April 2019

Objection received from Scott Clark, Grangeview, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DU on 1 April 2019

Objection received from Mr W Clarkson, 567 Main Street, Stenhousemuir, Larbert, FK5 4QD on 2 April 2019

Objection received from Mrs I Clarkson, 567 Main Street, Stenhousemuir, Larbert, FK5 4QD on 2 April 2019

Objection received from Ms Rachel Collins, Garneylees, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DH on 2 April 2019

Objection received from Mr Christopher Collins, Garneylees, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DH on 2 April 2019

Objection received from Mr William Connell, 15 Park Avenue, Laurieston, Falkirk, FK2 9LG on 4 April 2019

Objection received from Mr Murdo Connachie, 18 Buchanan Gardens, Polmont, Falkirk, FK2 0UT on 26 March 2019

Objection received from Kate Connachie, on 5 April 2019

Objection received from Ms Kate Connachie, Innisfree, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DT on 2 April 2019

Objection received from Mr Stewart Cook, 3 Milldam Road, Caldercruix, ML6 7PD on 2 April 2019

Objection received from Mr Kim Cranmer, Innisfree, Shieldhill Road, Reddingmuirhead, FK2 0DT on 1 April 2019

Objection received from Mr Kim Cranmer, Innisfree, Shieldhill Road, Reddingmuirhead, FK2 0DT on 1 April 2019

Objection received from Mr Jamie Cranmer, Innisfree, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DT on 26 March 2019

Objection received from Martin Crich, 9 Wallace Brae Bank, Reddingmuirhead, Falkirk, FK2 0FW on 1 April 2019

Objection received from Anne Cunningham, 10 Wallacestone Brae, Wallacestone, Falkirk, FK2 0DQ on 2 April 2019

Objection received from Mr Antony Curran, 27 Wester Newlands Drive, Reddingmuirhead, Falkirk, FK2 0ZX on 2 April 2019

Objection received from Mr Jim Cutaia, 46 Wesley Place, Reddingmuirhead, Falkirk, FK2 0DS on 28 March 2019

Objection received from C Cuthbertson, 41 Wallace Brae Bank, Reddingmuirhead, Falkirk, FK2 0FW on 2 April 2019

Objection received from C Dale, Cheline, 4 South Craigs Road, Rumford, Falkirk, FK2 0SF on 2 April 2019

Objection received from Ms Sian Lisa Danes, 12 Newlands Road, Brightons, Falkirk, FK2 0DE on 2 April 2019

Objection received from Mr Steven Darling, 24 Crawford Drive, Wallacestone, Falkirk, FK2 0DL on 2 April 2019

Objection received from Mr Cameron Deans, 18 Craigmillar Place, Stenhousemuir, Larbert, FK5 4UB on 2 April 2019

Objection received from Alex Derks, 4 Crawford Drive, Wallacestone, Falkirk, FK2 0DL on 2 April 2019

Objection received from Mr Christopher Devoy, The White House, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DT on 2 April 2019

Objection received from Isobel Devoy, The White House, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DT on 2 April 2019

Objection received from Mr Colin Dick, 12 Kennard Road, Brightons, Falkirk, FK2 0HH on 2 April 2019

Objection received from Claire Dickson, 33 Crawford Drive, Wallacestone, Falkirk, FK2 0DL on 2 April 2019

Objection received from Ms Olivia Donnet, 7 Bevenden Grove, Dunblane on 2 April 2019

Objection received from Ms Tracey Downes, 10 Briar Brae, Brightons, Falkirk, FK2 0HR on 2 April 2019

Objection received from D Dunbar, 42 Wesley Place, Reddingmuirhead, Falkirk, FK2 0DS on 3 April 2019

Objection received from Ms Fiona Dunbar, 42 Wesley Place, Reddingmuirhead, Falkirk, FK2 0DS on 3 April 2019

Objection received from Milliam Duncan, 67 Wester Newlands Drive, Reddingmuirhead, Falkirk, FK2 0ZX on 2 April 2019

Objection received from Mr James Duncan, Limerigg Cottage, Slamannan Road, Limerigg, Falkirk, FK1 3BN on 2 April 2019

Objection received from Ms Lynda Duncan, Limerigg Cottage, Slamannan Road, Limerigg, Falkirk, FK1 3BN on 5 April 2019

Objection received from Ms Courtney Duncan, 11 Barleyhill, Bonnybridge, FK4 1AH on 2 April 2019

Objection received from Mr Andrew Duncan, Bonnyvale, 59 Main Street, Bonnybridge, FK4 1AL on 2 April 2019

Objection received from Ms Melanie Duncan, Bonnyvale, 59 Main Street, Bonnybridge, FK4 1AL on 2 April 2019

Objection received from Mr Ricky Duncan, Bonnyvale, 59 Main Street, Bonnybridge, FK4 1AL on 2 April 2019

Objection received from Ms A Eadie, Iona, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DT on 2 April 2019

Objection received from Mr Stewart Edington, 1 Richmond Drive, Brightons, Falkirk, FK2 0HJ on 3 April 2019

Objection received from Ms Debra Eland, 13 Newlands Road, Brightons, Falkirk, FK2 0DE on 2 April 2019

Objection received from Mr Graeme Elliott, 66 Donaldson Road, Redding, Falkirk, FK2 9TF on 2 April 2019

Objection received from Mr Tom Evans, 22 Maranatha Crescent, Brightons, Falkirk, FK2 0DF on 2 April 2019

Objection received from Rhona Fairgrieve, 20 Crawford Drive, Wallacestone, Falkirk, FK2 0DL on 2 April 2019

Objection received from J.D. Fairgrieve, 20 Crawford Drive, Wallacestone, Falkirk, FK2 0DL on 2 April 2019

Objection received from Ms Angela Ferguson, Woodgrove, Falkirk, FK1 2DH on 4 April 2019

Objection received from Mr David Ferrie, 29 Lendrick Drive, Maddiston, Falkirk, FK2 0GW on 2 April 2019

Objection received from Mr Andrew Forbes, Glenbank, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DT on 28 March 2019

Objection received from Mr George Forrester, 9 Newlands Road, Brightons, Falkirk, FK2 0DE on 2 April 2019

Objection received from Mr Frank Fortune, 15, Standrigg Gardens, Falkirk, FK2 0GJ on 2 April 2019

Objection received from Mr Alan Fraser, Little Acre, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DH on 2 April 2019

Objection received from Ms Audrey Fraser, Little Acre, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DH on 2 April 2019

Objection received from Ms Kerry Fraser, 11 Sharp Terrace, Grangemouth, FK3 8PH on 2 April 2019

Objection received from Mr Paul Fraser, 12 Woodlands Drive, Brightons, Falkirk, FK2 0TF on 2 April 2019

Objection received from Mr William Frickleton, Oak Grove, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DH on 2 April 2019

Objection received from Mrs Helen Frickleton, Oak Grove, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DH on 2 April 2019

Objection received from Mr Grant Fullerton, The Orchard, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DT on 25 March 2019

Objection received from Ms Janet Galloway, Craigard, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DU on 2 April 2019

Objection received from Mr Brian Gemmell, 10 Wallacelea, Falkirk, FK2 0AJ on 16 April 2019

Objection received from Mrs Catherine Gemmell, 10 Wallacelea, Falkirk, FK2 0AJ on 16 April 2019

Objection received from Lesley Gibb, Faucheldreoch House, Main Street, Standburn, Falkirk, FK1 2HS on 2 April 2019

Objection received from Mr Robert Gillespie, 4 Fairhaven Terrace, Reddingmuirhead, Falkirk, FK2 0EG on 17 March 2019

Objection received from Gerald Goss, Jalna, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DT on 2 April 2019

Objection received from Ms Jean Goss, Jalna, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DT on 2 April 2019

Objection received from Mr Paul Graham, 34 Bowyett, Torphichen, EH48 4LZ on 2 April 2019

Objection received from J Grant, Lynwood, 95 Waggon Road, Brightons, Falkirk, FK2 0EJ on 1 April 2019

Objection received from Miss Emma Greenshields, 77 Easton Drive, Shieldhill, Falkirk, FK1 2DR on 19 March 2019

Objection received from M Greig, 31 Wester Newlands Drive, Reddingmuirhead, Falkirk, FK2 0ZX on 2 April 2019

Objection received from Anne E Grimwood, 8 Fairhaven Terrace, Reddingmuirhead, Falkirk, FK2 0EG on 2 April 2019

Objection received from Mrs Agnes Groves, 16 Turret Drive, Polmont, Falkirk, FK2 0QW on 28 March 2019

Objection received from Mr Darren Hale, 44 Epworth Gardens, Reddingmuirhead, Falkirk, FK2 0DW on 4 April 2019

Objection received from Jane Hall, Pinsmar, 35 Crawford Drive, Wallacestone, Falkirk, FK2 0DL on 2 April 2019

Objection received from Mrs Valerie Hallows, Brightons Community Council, Brightons, FK2 on 1 April 2019

Objection received from J Hamilton, 22 Wallace Brae Bank, Reddingmuirhead, Falkirk, FK2 0FW on 2 April 2019

Objection received from C Hamilton, 22 Wallace Brae Bank, Reddingmuirhead, Falkirk, FK2 0FW on 2 April 2019

Objection received from Ms Alison Harkness, 191 Grahamsdyke Street, Laurieston, Falkirk, FK2 9LT on 2 April 2019

Objection received from Mr Evan Harkness, 191 Grahamsdyke Street, Laurieston, Falkirk, FK2 9LT on 2 April 2019

Objection received from Mr Aaron Harkness, 191 Grahamsdyke Street, Laurieston, Falkirk, FK2 9LT on 2 April 2019

Objection received from Mr Andrew Harkness, 191 Grahamsdyke Street, Laurieston, Falkirk, FK2 9LT on 2 April 2019

Objection received from Mr Alan Haston, 28 Marshall Drive, California, Falkirk, FK1 2AB on 21 March 2019

Objection received from Mrs Nyree Heggie, Col-Eryn Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DU on 31 March 2019

Objection received from Mr Josh Heggie, Col-Eryn Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DU on 31 March 2019

Objection received from Mr Colin Heggie, Col-Eryn, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DU on 19 March 2019

Objection received from Miss Megan Heggie, Col-Eryn Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DU on 31 March 2019

Objection received from Ms Carol Anne Henderson, 8 Forthview Terrace, Reddingmuirhead, Falkirk, FK2 0DR on 3 April 2019

Objection received from Mrs E Henderson, 4 Richmond Drive, Brightons, Falkirk, FK2 0HJ on 3 April 2019

Objection received from Mr Michael Hill, 52 Pennelton Place, Bo'ness, EH51 0PE on 2 April 2019

Objection received from Shirley Hill, 1 Wallacestone Brae, Wallacestone, Falkirk, FK2 0DQ on 2 April 2019

Objection received from Ivett Hirling, 42 Epworth Gardens, Reddingmuirhead, Falkirk, FK2 0DW on 2 April 2019

Objection received from Miss Charlene-Anne Honey, 46 Epworth Gardens, Reddingmuirhead, Falkirk, FK2 0DW on 28 March 2019

Objection received from Brooke Horsburgh, 53 Hawthorn Drive, Banknock, Bonnybridge, FK4 1LF on 2 April 2019

Objection received from Mr Patrick Hume, 14 Primrose Avenue, Grangemouth, FK3 8YD on 2 April 2019

Objection received from Mr Jamie Hunter, 74 Halket Crescent, Carronshore, Falkirk, FK2 8FB on 2 April 2019

Objection received from Ms Karin Hunter, 21 Maranatha Crescent, Brightons, Falkirk, FK2 0DF on 2 April 2019

Objection received from Mr James Hunter, 21 Maranatha Crescent, Brightons, Falkirk, FK2 0DF on 2 April 2019

Objection received from Oskar James, 46 Polmont Road, Laurieston, Falkirk, FK2 9QJ on 2 April 2019

Objection received from Mr Roy James, Millfield North Lodge, Main Street, Polmont, Falkirk, FK2 0PS on 2 April 2019

Objection received from Brock James, 46 Polmont Road, Laurieston, Falkirk, FK2 9QJ on 2 April 2019

Objection received from Sam James, 46 Polmont Road, Laurieston, Falkirk, FK2 9QJ on 2 April 2019

Objection received from Ms Linda Jarvie, Stroma, 10 Fairhaven Terrace, Reddingmuirhead, Falkirk, FK2 0DX on 2 April 2019

Objection received from Mr Jim Jarvie, Stroma, 10 Fairhaven Terrace, Reddingmuirhead, Falkirk, FK2 0DX on 2 April 2019

Objection received from Mr Greg Jarvie, Stroma, 10 Fairhaven Terrace, Reddingmuirhead, Falkirk, FK2 0DX on 2 April 2019

Objection received from Ms Holly Jarvie, Stroma, 10 Fairhaven Terrace, Reddingmuirhead, Falkirk, FK2 0DX on 2 April 2019

Objection received from Mrs Charlene Jenkins, 34 Lendrick Drive, Maddiston, Falkirk, FK2 0GW on 28 March 2019

Objection received from Miss Cara Jenkins, 34 Lendrick Drive, Maddiston, Falkirk, FK2 0GW on 28 March 2019

Objection received from Gill Jenkins, The Poppies, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DU on 2 April 2019

Objection received from Mr John Jenkins, 12 Gairloch Crescent, Redding, Falkirk, FK2 9XB on 28 March 2019

Objection received from Mrs Thomasina Jenkins, 12 Gairloch Crescent, Redding, Falkirk, FK2 9XB on 28 March 2019

Objection received from Mr Alan Jenkins, 34 Lendrick Drive, Maddiston, Falkirk, FK2 0GW on 28 March 2019

Objection received from Mr John Jenkins, 46 Epworth Gardens, Reddingmuirhead, Falkirk, FK2 0DW on 28 March 2019

Objection received from Mr Hugh Jenkins, The Poppies, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DU on 2 April 2019

Objection received from Mr Jack Jenkins, 46 Epworth Gardens, Reddingmuirhead, Falkirk, FK2 0DW on 28 March 2019

Objection received from Mrs Anne Johnman, 2 Braeside Place, Wallacestone, Falkirk, FK2 0DD on 28 March 2019

Objection received from Mr Raymond Johnman, 2 Braeside Place, Wallacestone, Falkirk, FK2 0DD on 28 March 2019

Objection received from Mr Ian Johnman, 2 Braeside Place, Wallacestone, Falkirk, FK2 0DD on 28 March 2019

Objection received from T Johnston, 68 Union Place, Brightons, Falkirk, FK2 0FH on 28 March 2019

Objection received from Ms Karen Johnston, 15 Canalside Drive, Reddingmuirhead, Falkirk, FK2 0FA on 2 April 2019

Objection received from Mr W Johnston & Mrs V Smith, Cramond, 10 Nobel View, Reddingmuirhead, Falkirk, FK2 0EF on 26 March 2019

Objection received from Mrs Eleanor Kania, Graywell Cottage, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DT on 1 April 2019

Objection received from Mr Fred Kania, Graywell Cottage, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DT on 1 April 2019

Objection received from Mr James Keenan, 14 Wallacestone Brae, Wallacestone, Falkirk, FK2 0DQ on 2 April 2019

Objection received from Mr and Mrs James Keir, 5 Fairhaven Terrace, Reddingmuirhead, Falkirk, FK2 0DX on 5 April 2019

Representation received from Kay Keith, 12 Greenwells Drive, Brightons, Falkirk, FK2 0ST on 29 March 2019

Objection received from Ms Pamela Kelly, Pearwood Cottage, Sunnyside Road, Brightons, Falkirk, FK2 0RW on 2 April 2019

Objection received from Mr James Kelly, Pearwood Cottage, Sunnyside Road, Brightons, Falkirk, FK2 0RW on 2 April 2019

Objection received from Mr Jason Kemp, 17 Standrigg Road, Brightons, Falkirk, FK2 0GN on 2 April 2019

Objection received from Mr Craig Kennedy, 11 Carrongrove Avenue, Carron, Falkirk, FK2 8NG on 2 April 2019

Objection received from Mr John Kidd, 35 Jamieson Avenue, Stenhousemuir, Larbert, FK5 4TX on 2 April 2019

Objection received from Ms Isobel Kidd, 35 Jamieson Avenue, Stenhousemuir, Larbert, FK5 4TX on 2 April 2019

Objection received from Ms Laura Kirby, 92 Wester Newlands Drive, Reddingmuirhead, Falkirk, FK2 0ZX on 2 April 2019

Objection received from Mr Martin Kirby, Rhimsdale, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DU on 2 April 2019

Objection received from Mr Bobby Kirby, 92 Wester Newlands Drive, Reddingmuirhead, Falkirk, FK2 0ZX on 2 April 2019

Objection received from Ms Elisabeth Kirby, Rhimsdale, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DU on 2 April 2019

Objection received from Ms Amanda Lam, 34 Glamis Gardens, Polmont, Falkirk, FK2 0YJ on 2 April 2019

Representation received from Craig & Karen Lawrence, Sunbeam Cottage, Fairhaven Terrace, Reddingmuirhead, Falkirk, FK2 0EA on 27 March 2019

Objection received from Ms Abbie Lawson, 12 Standrigg Gardens, Brightons, Falkirk, FK2 0GJ on 2 April 2019

Objection received from Ms Jemma Lawson, 23 St. Margarets Gardens, Polmont, Falkirk, FK2 0JL on 2 April 2019

Objection received from Mrs S Lees, 88 Main Street, Shieldhill, Falkirk, FK1 2DT on 5 April 2019

Objection received from Kal Leishman, 14 Wallacestone Brae, Wallacestone, Falkirk, FK2 0DQ on 2 April 2019

Objection received from Elizabeth Leishman Keenan, 14 Wallacestone Brae, Wallacestone, Falkirk, FK2 0DQ on 2 April 2019

Objection received from Mr Gary Lenihan, 3 Dundee Court, New Carron, Falkirk, FK2 7SL on 2 April 2019

Objection received from Mr Alfie Lenihan, 3 Dundee Court, New Carron, Falkirk, FK2 7SL on 2 April 2019

Objection received from Ms Carly Lenihan, 3 Dundee Court, New Carron, Falkirk, FK2 7SL on 2 April 2019

Objection received from Mr C Lenihan, Wynsway, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DH on 2 April 2019

Objection received from Mr Harry Lenihan, Wynsway, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DH on 2 April 2019

Objection received from Mr Alex Lenihan, Wynsway, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DH on 2 April 2019

Objection received from Ms Siobhan Lenihan, Wynsway, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DH on 2 April 2019

Objection received from Ms Abby Leonard, 29 Union Place, Brightons, Falkirk, FK2 0FG on 2 April 2019

Objection received from Dr D E Lester, 5 Rosebank Gardens, Wallacestone, Falkirk, FK2 0GB on 28 March 2019

Objection received from Justine Lim, Ochilview, Newlands Road, Reddingmuirhead, Falkirk, FK2 0DY on 5 April 2019

Objection received from K MacDonald, 29 Muirhead Place, Reddingmuirhead, Falkirk, FK2 0GX on 2 April 2019

Objection received from Ms Kelly MacRobbie, 24 McGarvie Drive, Redding, Falkirk, FK2 9FR on 5 April 2019

Objection received from Mrs Tracey Anne Macintyre, West Broom Cottage, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DU on 19 March 2019

Objection received from Mr Liam Macintyre, West Broom Cottage, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DU on 2 April 2019

Objection received from Ms Tracey Macintyre, West Broom Cottage, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DU on 2 April 2019

Objection received from Mr Arran Macintyre, West Broom Cottage, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DU on 2 April 2019

Objection received from Mr Liam Macintyre, West Broom Cottage, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DU on 19 March 2019

Objection received from Robert D C Mackay, Grantwell, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DU on 1 April 2019

Representation received from Robert & Lorna Mackay, Grantwell, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DU on 22 March 2019

Objection received from Mrs Lorna J Mackay, Grantwell, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DU on 1 April 2019

Objection received from Mr Rhys Maclean, 35 Newlands Road, Brightons, Falkirk, FK2 0DE on 2 April 2019

Objection received from CJ Maitland, 7 Wallacestone Brae, Wallacestone, Falkirk, FK2 0DQ on 2 April 2019

Intimation of Support received from Miss Shona Marshall, 12 Antonine Gate, Allandale, FK4 2HS on 25 March 2019

Objection received from Ms Lynn Marshall, Elmbank Cottage, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DT on 3 April 2019

Objection received from Ms Christie Marshall, Elmbank Cottage, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DT on 3 April 2019

Objection received from Mr Hector Maxwell, Southview, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DU on 20 March 2019

Objection received from Mrs Christine Maxwell, Southview, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DU on 20 March 2019

Objection received from G McAra, 3 Polmontside Square, Wallacestone, Falkirk, FK2 0DG on 2 April 2019

Objection received from L McAra, 3 Polmontside Square, Wallacestone, Falkirk, FK2 0DG on 2 April 2019

Objection received from Mr Michael McCarroll, 10 Maranatha Crescent, Brightons, Falkirk, FK2 0DF on 2 April 2019

Intimation of Support received from Mrs Linda McClymont, Am Bealach, Springbank Crescent, Dunblane, FK15 9AP on 18 March 2019

Objection received from Helen McCombe, Glenbank, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DT on 1 April 2019

Objection received from Stuart McCulloch, Braeside Cottage, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DH on 29 March 2019

Objection received from Joy McCulloch, Braeside Cottage, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DH on 29 March 2019

Objection received from Mr Harry McEwan, Parkfield, Marchmont Avenue, Polmont, Falkirk, FK2 0XR on 2 April 2019

Objection received from Ms Nicola McFarlane, Bluebell, 10 Campbell Drive, Larbert, FK5 4PR on 2 April 2019

Objection received from Mr Robert McFarlane, Bluebell, 10 Campbell Drive, Larbert, FK5 4PR on 2 April 2019

Objection received from Mr Craig McFarlane, Bluebell, 10 Campbell Drive, Larbert, FK5 4PR on 2 April 2019

Objection received from Miss Ina McFeat, 10 James Street, Laurieston, Falkirk, FK2 9PY on 28 March 2019

Intimation of Support received from Miss Joanne McGinty, 30 Mavisbank Avenue, Shieldhill, Falkirk, Fk1 2EU on 23 March 2019

Objection received from Mr J McGovern, 1 Nobel View, Reddingmuirhead, Falkirk, FK2 0EF on 1 April 2019

Objection received from Rosemary McGovern, 1 Nobel View, Reddingmuirhead, Falkirk, FK2 0EF on 1 April 2019

Objection received from Mrs May McNally, Drumsonnis, 7 Fairhaven Terrace, Reddingmuirhead, Falkirk, FK2 0DX on 26 March 2019

Objection received from Mr McNally, Drumsonnis, 7 Fairhaven Terrace, Reddingmuirhead, Falkirk, FK2 0DX on 26 March 2019

Objection received from Sara McIntyre, 12 Kennard Road, Brightons, Falkirk, FK2 0HH on 2 April 2019

Objection received from Lynn McLellan, 2 Wallacestone Brae, Wallacestone, Falkirk, FK2 0DQ on 2 April 2019

Objection received from Angela McLeod, 21 Crawford Drive, Wallacestone, Falkirk, FK2 0DL on 2 April 2019

Objection received from J McLeod, 21 Crawford Drive, Wallacestone, Falkirk, FK2 0DL on 2 April 2019

Objection received from L McLeod, 1 Sandybanks, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DT on 3 April 2019

Objection received from Mrs Audrey McLeod, 6 Rosebank Gardens, Wallacestone, Falkirk, FK2 0GB on 2 April 2019

Objection received from Miss Kirsty McLeod, 6 Rosebank Gardens, Wallacestone, Falkirk, FK2 0GB on 2 April 2019

Objection received from Mr John McLeod, 6 Rosebank Gardens, Wallacestone, Falkirk, FK2 0GB on 2 April 2019

Objection received from Miss Nicola J McLeod, 6 Rosebank Gardens, Wallacestone, Falkirk, FK2 0GB on 2 April 2019

Objection received from Mr Robert McNee, 25 Lochside Cottages, Woodburn Avenue, Redding, Falkirk, FK2 9YH on 2 April 2019

Objection received from Kelly McNie, 66 Wester Newlands Drive, Reddingmuirhead, Falkirk, FK2 0ZX on 2 April 2019

Objection received from Ms L.A. Fiona McPhait, 7 McCracken Court, California, Falkirk, FK1 2AD on 2 April 2019

Objection received from Mr Jamie McGarry, 9 Polwarth Avenue, Brightons, Falkirk, FK2 0HQ on 28 March 2019

Objection received from Ms Wilma Miller, 9 Grange Place, Redding, Falkirk, FK2 9UP on 2 April 2019

Objection received from Mr Ivan Miller, 9 Grange Place, Redding, Falkirk, FK2 9UP on 2 April 2019

Objection received from Mr Alan Miller, 1 Lyness Court, Millfield Drive, Polmont, Falkirk, FK2 0SQ on 2 April 2019

Objection received from Morag Miller, 1 Lyness Court, Millfield Drive, Polmont, Falkirk, FK2 0SQ on 2 April 2019

Objection received from Mr Alan Miller, Leaside, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DT on 2 April 2019

Objection received from Dawn Miller, Leaside, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DT on 2 April 2019

Objection received from Danielle Miller, Leaside, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DT on 2 April 2019

Objection received from HRJ Miller & Peter Miller, Reddingrigg, 9 Nobel View, Reddingmuirhead, Falkirk, FK2 0EF on 29 March 2019

Objection received from Mrs Alison Mitchell, 12 Sunnyside Court, Brightons, Falkirk, FK2 0GF on 1 April 2019

Objection received from Mr John Mitchell, 38 Crawford Drive, Wallacestone, Falkirk, FK2 0DL on 2 April 2019

Objection received from S.E. Mitchell, 38 Crawford Drive, Wallacestone, Falkirk, FK2 0DL on 2 April 2019

Objection received from Ms Jan Mitchell, C/o 11 Salmon Inn Park, Polmont, Falkirk, FK2 0JQ on 2 April 2019

Objection received from M Moffat, 63 Wester Newlands Drive, Reddingmuirhead, Falkirk, FK2 0ZX on 2 April 2019

Objection received from Mr Robert Moodie, An Cala, Fairhaven Terrace Reddingmuirhead, Falkirk, FK2 0DX on 28 March 2019

Objection received from Ms Robyn Moodie, Glenbegg House, Ercall Road, Brightons, Falkirk, FK2 0RS on 2 April 2019

Objection received from Deborah Moodie, Glenbegg House, Ercall Road, Brightons, Falkirk, FK2 0RS on 2 April 2019

Objection received from Mrs Anne Moodie, An Cala, Fairhaven Terrace Reddingmuirhead, Falkirk, FK2 0DX on 28 March 2019

Objection received from Ms Mary Morland, Kerseview, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DT on 28 March 2019

Objection received from Mr William Morland, Kerseview, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DT on 28 March 2019

Objection received from A Morrison, Learig, Redding Road, Reddingmuirhead, Falkirk, FK2 0DP on 3 April 2019

Objection received from Miss Julie Mullens, 17 Standrigg Road, Brightons, Falkirk, FK2 0GN on 2 April 2019

Objection received from Louise Murphy, 73 Thomson Drive, Redding, Falkirk, FK2 9GN on 2 April 2019

Objection received from Mr Brian Murphy, 73 Thomson Drive, Redding, Falkirk, FK2 9GN on 2 April 2019

Objection received from A & M Nicol, 6 Nobel View, Reddingmuirhead, Falkirk, FK2 0EF on 3 April 2019

Objection received from D Nimmo, 11 Muirhead Place, Reddingmuirhead, Falkirk, FK2 0GX on 2 April 2019

Objection received from D Nisbet, Canadiana, Redding Road, Reddingmuirhead, Falkirk, FK2 0DP on 2 April 2019

Objection received from Ms Nic Niven, 6 Portree Crescent, Polmont, Falkirk, FK2 0PA on 27 March 2019

Objection received from Ms Jane Norval, 35 Maranatha Crescent, Brightons, Falkirk, FK2 0DF on 2 April 2019

Objection received from Diane Oliver, Treyarnon, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DT on 2 April 2019

Objection received from Mr Martin Oliver, Braehead, 1 Main Street, Shieldhill, Falkirk, FK1 2DZ on 2 April 2019

Objection received from Ms Angela Oliver, Braehead, 1 Main Street, Shieldhill, Falkirk, FK1 2DZ on 2 April 2019

Objection received from Ms Allison Oliver, 8 Newlands Road, Brightons, Falkirk, FK2 0DE on 2 April 2019

Objection received from Mr Joseph R Oliver, Treyarnon, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DT on 2 April 2019

Objection received from Owner / Occupier, 33 Newlands Road, Brightons, Falkirk, FK2 0DE on 2 April 2019

Objection received from Owner / Occupier, 65 Wester Newlands Drive, Reddingmuirhead, Falkirk, FK2 0ZX on 2 April 2019

Objection received from Owner / Occupier, 49 Wester Newlands Drive, Reddingmuirhead, Falkirk, FK2 0ZX on 2 April 2019

Objection received from Owner / Occupier, 8 Maranatha Crescent, Brightons, Falkirk, FK2 0DF on 2 April 2019

Objection received from Owner / Occupier, 9 Hanlon Gardens, Rumford, Falkirk, FK2 0US on 2 April 2019

Objection received from Owner / Occupier, 37 Newlands Road, Brightons, Falkirk, FK2 0DE on 2 April 2019

Objection received from Owner / Occupier, 21 Newlands Road, Brightons, Falkirk, FK2 0DE on 2 April 2019

Objection received from Owner / Occupier, 14 Newlands Road, Brightons, Falkirk, FK2 0DE on 2 April 2019

Objection received from Owner / Occupier, 39 Wester Newlands Drive, Reddingmuirhead, Falkirk, FK2 0ZX on 2 April 2019

Objection received from Owner / Occupier, Muirrigg Cottage, Redding Road, Reddingmuirhead, Falkirk, FK2 0DP on 2 April 2019

Objection received from Owner / Occupier, 7 Reddingrig Court, Reddingmuirhead, Falkirk, FK2 0BA on 4 April 2019

Objection received from Owner / Occupier, 3 Reddingrig Court, Reddingmuirhead, Falkirk, FK2 0BA on 2 April 2019

Objection received from Owner / Occupier, 27 Reddingrig Place, Reddingmuirhead, Falkirk, FK2 0ZQ on 4 April 2019

Objection received from Owner / Occupier, 23 Reddingrig Place, Reddingmuirhead, Falkirk, FK2 0ZQ on 2 April 2019

Objection received from Owner / Occupier, 12 Maranatha Crescent, Brightons, Falkirk, FK2 0DF on 2 April 2019

Objection received from Owner / Occupier, 13 Maranatha Crescent, Brightons, Falkirk, FK2 0DF on 2 April 2019

Objection received from Owner / Occupier, 5 Maranatha Crescent, Brightons, Falkirk, FK2 0DF on 2 April 2019

Objection received from Owner / Occupier, 25 Maranatha Crescent, Brightons, Falkirk, FK2 0DF on 2 April 2019

Objection received from Owner / Occupier, 28 Maranatha Crescent, Brightons, Falkirk, FK2 0DF on 2 April 2019

Objection received from Owner / Occupier, Cheline, 4 South Craigs Road, Rumford, Falkirk, FK2 0SF on 2 April 2019

Objection received from Owner / Occupier, An Cala, Fairhaven Terrace, Reddingmuirhead, Falkirk, FK2 0DX on 3 April 2019

Objection received from Owner / Occupier, Learig, Redding Road, Reddingmuirhead, Falkirk, FK2 0DP on 3 April 2019

Objection received from Owner / Occupier, 10 Forthview Terrace, Reddingmuirhead, Falkirk, FK2 0DR on 3 April 2019

Objection received from Owner / Occupier, 2 Sandybanks, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DT on 3 April 2019

Objection received from Owner / Occupier, 11 Fairhaven Terrace, Reddingmuirhead, Falkirk, FK2 0DX on 3 April 2019

Objection received from Owner / Occupier, 26 Wesley Place, Reddingmuirhead, Falkirk, FK2 0DS on 5 April 2019

Objection received from Owner/Occupier, 25 Muirhead Place, Reddingmuirhead, Falkirk, FK2 0GX on 2 April 2019

Objection received from Owner/Occupier, 18 Muirhead Place, Reddingmuirhead, Falkirk, FK2 0GX on 2 April 2019

Objection received from Owner/Occupier, 19 Wester Newlands Drive, Reddingmuirhead, Falkirk, FK2 0ZX on 2 April 2019

Objection received from Owner/Occupier, 8 North Muir Avenue, Reddingmuirhead, Falkirk, FK2 0GS on 2 April 2019

Objection received from Owner/Occupier, 6 Tantallon Drive, Carron, Falkirk, FK2 8DJ on 2 April 2019

Objection received from Owner/Occupier, 6 Tantallon Drive, Carron, Falkirk, FK2 8DJ on 2 April 2019

Objection received from Owner/Occupier, Fasgadh, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DT on 2 April 2019

Objection received from Owner/Occupier, Sandaig, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DU on 4 April 2019

Objection received from Owner/Occupier, Brucefield, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DT on 2 April 2019

Objection received from Owner/Occupier, La Porte, 9 Fairhaven Terrace, Reddingmuirhead, Falkirk, FK2 0DX on 2 April 2019

Objection received from Owner/Occupier, Thistlebank, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DT on 2 April 2019

Objection received from Owner/Occupier, 42 Epworth Gardens, Reddingmuirhead, Falkirk, FK2 0DW on 2 April 2019

Objection received from Owner/Occupier, La Porte, 9 Fairhaven Terrace, Reddingmuirhead, Falkirk, FK2 0DX on 2 April 2019

Objection received from M Paterson, 1 Maranatha Crescent, Brightons, Falkirk, FK2 0DF on 2 April 2019

Objection received from Mrs M Paterson, Helmsley, 28 Crawford Drive, Wallacestone, Falkirk, FK2 0DL on 2 April 2019

Objection received from Rachel Paterson, 6 Reddingrig Place, Reddingmuirhead, Falkirk, FK2 0ZQ on 2 April 2019

Objection received from Jemma Paterson, 29 Lendrick Drive, Maddiston, Falkirk, FK2 0GW on 2 April 2019

Objection received from Mr J Paterson, Helmsley, 28 Crawford Drive, Wallacestone, Falkirk, FK2 0DL on 2 April 2019

Objection received from A Pender, 51 Wester Newlands Drive, Reddingmuirhead, Falkirk, FK2 0ZX on 2 April 2019

Objection received from L Peoples, Maybank, Redding Road, Reddingmuirhead, Falkirk, FK2 0DP on 2 April 2019

Objection received from R Peoples, Maybank, Redding Road, Reddingmuirhead, Falkirk, FK2 0DP on 2 April 2019

Objection received from K Philip, 3 Craigievar Avenue, Carron, Falkirk, FK2 8DQ on 2 April 2019

Objection received from Mr Roy Philip, 21 McNally Crescent, Falkirk, FK2 7GY on 2 April 2019

Objection received from Ms Kay Purves, Neckar, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DH on 2 April 2019

Objection received from Mr Colin Purves, Neckar, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DH on 2 April 2019

Objection received from Ms Gillian Purves, Neckar, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DH on 2 April 2019

Objection received from Mr Alan Purves, Neckar, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DH on 2 April 2019

Objection received from Agnes Pyle, Alta, 113 Waggon Road, Brightons, Falkirk, FK2 0EJ on 2 April 2019

Objection received from Mr Gordon Pyle, Alta, 113 Waggon Road, Brightons, Falkirk, FK2 0EJ on 2 April 2019

Objection received from Mr P Queen, 1 Comely Park, North Craigs, Rumford, Falkirk, FK2 0RU on 26 March 2019

Objection received from Mr Alexander Rae, Rivendell, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DU on 3 April 2019

Objection received from Mr John Rankine, 11 Barleyhill, Bonnybridge, FK4 1AH on 2 April 2019

Objection received from Mr John Rankine, 11 Barleyhill, Bonnybridge, FK4 1AH on 2 April 2019

Objection received from Reddingmuirhead & Wallacestone Community Council, on 5 April 2019

Objection received from Allison Regan, Solas, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DH on 29 March 2019

Objection received from Amanda Regan, Solas, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DH on 29 March 2019

Intimation of Support received from Mr Andrew Reid, 77 Mariner Road, Camelon, Falkirk, FK1 4LE on 26 March 2019

Objection received from Mr J Richardson, Iona, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DT on 2 April 2019

Objection received from Ms Nicola Riley, 25 Anderson Crescent, Shieldhill, Falkirk, FK1 2ED on 5 April 2019

Objection received from Lynne D Robertson, 10 Newlands Road, Brightons, Falkirk, FK2 0DE on 1 April 2019

Objection received from Lucy A Robertson, 10 Newlands Road, Brightons, Falkirk, FK2 0DE on 1 April 2019

Representation received from Ben L Robertson, 10 Newlands Road, Brightons, Falkirk, FK2 0DE on 1 April 2019

Objection received from Mr Paul Robertson, 13 Crawford Drive, Wallacestone, Falkirk, FK2 0DL on 2 April 2019

Objection received from Yvonne Robertson, 13 Crawford Drive, Wallacestone, Falkirk, FK2 0DL on 2 April 2019

Objection received from Janet Robertson, 5 Wallacestone Brae, Wallacestone, Falkirk, FK2 0DQ on 2 April 2019

Objection received from Irene A.H Rodger, 26 Crawford Drive, Wallacestone, Falkirk, FK2 0DL on 2 April 2019

Objection received from C S Rodger, 26 Crawford Drive, Wallacestone, Falkirk, FK2 0DL on 2 April 2019

Objection received from Ms Emma Ronnay, 13 Wester Newlands Drive, Reddingmuirhead, Falkirk, FK2 0ZX on 2 April 2019

Objection received from Erin Rooney, 11 Fairhaven Terrace, Reddingmuirhead, Falkirk, FK2 0DX on 2 April 2019

Objection received from Mrs Senga Rooney, 11 Fairhaven Terrace, Reddingmuirhead, Falkirk, FK2 0DX on 2 April 2019

Objection received from Mr Craig Rooney, 11 Fairhaven Terrace, Reddingmuirhead, Falkirk, FK2 0DX on 26 March 2019

Objection received from J Ross, 91 Lawers Crescent, Polmont, Falkirk, FK2 0QT on 2 April 2019

Objection received from C Ross, 91 Lawers Crescent, Polmont, Falkirk, FK2 0QT on 2 April 2019

Objection received from Miss Lesley Scaife, The Orchard, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DT on 25 March 2019

Objection received from Alan Scobbie, 10 Kennard Road, Brightons, Falkirk, FK2 0HH on 2 April 2019

Objection received from Mr Alex Scott, Niaroo, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DH on 2 April 2019

Objection received from Mrs J Scott, Niaroo, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DH on 2 April 2019

Objection received from C Scott, Niaroo, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DH on 2 April 2019

Objection received from Mrs Annettee Scott, Nuestra Casa, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DH on 2 April 2019

Objection received from Mr Alan Scott, Nuestra Casa, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DH on 2 April 2019

Objection received from Mrs M Scott, 47 Erskine Hill, Polmont, Falkirk, FK2 0UH on 2 April 2019

Objection received from Mr T Scoullar, 10 Crawford Drive, Wallacestone, Falkirk, FK2 0DL on 4 April 2019

Objection received from Ms Sharon Shanks, Silverleigh, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DT on 5 April 2019

Objection received from Mr William Sharp, 20 Maranatha Crescent, Brightons, Falkirk, FK2 0DF on 2 April 2019

Objection received from Ms Sophie Shaw, 13 St. Margarets Gardens, Polmont, Falkirk, FK2 0JL on 2 April 2019

Objection received from Ms Rebecca Shaw, 13 St. Margarets Gardens, Polmont, Falkirk, FK2 0JL on 2 April 2019

Objection received from Ms Elisha Shaw, 14 St. Margarets Gardens, Polmont, Falkirk, FK2 0JL on 2 April 2019

Objection received from Catriona Shaw, 13 St. Margarets Gardens, Polmont, Falkirk, FK2 0JL on 2 April 2019

Objection received from Shieldhill and Californian Community Council, FAO Maria Montinaro on 4 April 2019

Objection received from Ian & Margaret Shottliff, 8 Nobel View, Reddingmuirhead, Falkirk, FK2 0EF on 26 March 2019

Objection received from Mrs L Sime, Holly's View, Wallacestone Brae, Wallacestone, FK2 0DJ on 29 March 2019

Intimation of Support received from Mrs Tracey Sinclair, 27 Pender Gardens, Rumford, Falkirk, FK2 0BJ on 26 March 2019

Intimation of Support received from Mr Neil Sinclair, 27 Pender Gardens, Rumford, Falkirk, FK2 0BJ on 25 March 2019

Objection received from Ms Emma Skirton, 3 Poolewe Drive, Redding, Falkirk, FK2 9XA on 2 April 2019

Objection received from Mrs Lindsey Slessor, 47 Wester Newlands Drive, Reddingmuirhead, Falkirk, FK2 0ZX on 2 April 2019

Objection received from Mr Chris Slessor, 47 Wester Newlands Drive, Reddingmuirhead, Falkirk, FK2 0ZX on 2 April 2019

Objection received from Mr James Smith, 36 Wesley Place, Reddingmuirhead, Falkirk, FK2 0DS on 2 April 2019

Objection received from Ms Hayley Smith, 106 Union Place, Brightons, Falkirk, FK2 0FH on 2 April 2019

Objection received from Ms Jacqueline Smith, 106 Union Place, Brightons, Falkirk, FK2 0FH on 2 April 2019

Objection received from Mr Richard Smith, 106 Union Place, Brightons, Falkirk, FK2 0FH on 2 April 2019

Objection received from Mr Aaron Smith, 106 Union Place, Brightons, Falkirk, FK2 0FH on 2 April 2019

Objection received from Mr Brian Sneddon, 2 Epworth Gardens, Reddingmuirhead, Falkirk, FK2 0DW on 21 March 2019

Objection received from Ms Linzi Sneddon, 11 Salmon Inn Park, Polmont, Falkirk, FK2 0JQ on 2 April 2019

Objection received from Mr Rory Sneddon, 11 Salmon Inn Park, Polmont, Falkirk, FK2 0JQ on 2 April 2019

Objection received from Ms Lucy Sneddon, 11 Salmon Inn Park, Polmont, Falkirk, FK2 0JQ on 2 April 2019

Objection received from Ms Elizabeth Sneddon, 5 Grenville Court, Falkirk, FK1 5JA on 3 April 2019

Objection received from Mr James Sneddon, 5 Grenville Court, Falkirk, FK1 5JA on 3 April 2019

Objection received from Ms Ashleigh Spence, 9 Gareloch Avenue, Airdrie, ML6 6SH on 2 April 2019

Objection received from M Stedman, 19 Wester Newlands Drive, Reddingmuirhead, Falkirk, FK2 0ZX on 2 April 2019

Objection received from Caitlin Steel, 3 Cochrane Grove, Redding, Falkirk, FK2 9GQ on 2 April 2019

Objection received from Jennifer Steel, 3 Cochrane Grove, Redding, Falkirk, FK2 9GQ on 2 April 2019

Objection received from David Stewart, 32 Howieson Avenue, Bo'ness, EH51 9JG on 2 April 2019

Objection received from Mr Bryce Stewart, 8 Forthview Terrace, Reddingmuirhead, Falkirk, FK2 0DR on 3 April 2019

Objection received from Ms Gail Stirling, 114 Easton Drive, Shieldhill, Falkirk, FK1 2DW on 2 April 2019

Objection received from Mr Forbes Stirling, 114 Easton Drive, Shieldhill, Falkirk, FK1 2DW on 2 April 2019

Objection received from Ms Lara Stirling, 114 Easton Drive, Shieldhill, Falkirk, FK1 2DW on 2 April 2019

Objection received from Ms Susan Stoddart, 23 Newlands Road, Brightons, Falkirk, FK2 0DE on 2 April 2019

Objection received from Ms Alberta Stow, 18 Forthview Terrace, Reddingmuirhead, Falkirk, FK2 0DR on 3 April 2019

Objection received from R Stow, 18 Forthview Terrace, Reddingmuirhead, Falkirk, FK2 0DR on 3 April 2019

Objection received from Bethany Strang, Millburn Cottage, Fairhaven Terrace, Reddingmuirhead, Falkirk, FK2 0EA on 1 April 2019

Objection received from Kelsi Strang, Millburn Cottage, Fairhaven Terrace, Reddingmuirhead, Falkirk, FK2 0EA on 1 April 2019

Objection received from Dawn Strang, Millburn Cottage, Fairhaven Terrace, Reddingmuirhead, Falkirk, FK2 0EA on 1 April 2019

Objection received from Cory Strang, Millburn Cottage, Fairhaven Terrace, Reddingmuirhead, Falkirk, FK2 0EA on 1 April 2019

Objection received from Alan Sutherland, Lindale, 99 Waggon Road, Brightons, Falkirk, FK2 0EJ on 29 March 2019

Objection received from Lynette Sutherland, Lindale, 99 Waggon Road, Brightons, Falkirk, FK2 0EJ on 29 March 2019

Objection received from Mr Kevin Swift, Rumah, Shieldhill Road, Reddingmuirhead, FK2 0DU on 18 March 2019

Objection received from Miss A Tattersall, 4 Epworth Gardens, Reddingmuirhead, Falkirk, FK2 0DW on 28 March 2019

Intimation of Support received from Miss Jean Taylor, 35/9 Bellevue Road, Edinburgh, EH7 4DL on 26 March 2019

Objection received from Mrs Yvonne Telford, Ardchiavaig, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DT on 2 April 2019

Objection received from Lee Thomson, 24 Craigmillar Place, Stenhousemuir, Larbert, FK5 4UB on 2 April 2019

Objection received from Stephen Thornton, Ochilview, Newlands Road, Reddingmuirhead, Falkirk, FK2 0DY on 5 April 2019

Objection received from Mr Nicholas Tomlinson, Neckar, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DH on 2 April 2019

Objection received from Jean Travers, 3 Wallacestone Brae, Wallacestone, Falkirk, FK2 0DQ on 2 April 2019

Representation received from Diane Walker, 18 Epworth Gardens, Reddingmuirhead, Falkirk, FK2 0DW on 14 March 2019

Objection received from Justine Wallace, 18 Wallacestone Brae, Wallacestone, Falkirk, FK2 0DQ on 1 April 2019

Objection received from Derek Wallace, 18 Wallacestone Brae, Wallacestone, Falkirk, FK2 0DQ on 1 April 2019

Objection received from Ms Elizabeth Walton, Daval, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DT on 2 April 2019

Objection received from Mr John Walton, Daval, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DT on 2 April 2019

Objection received from Mr Greg Warner, Fern House, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DU on 27 March 2019

Objection received from Marlyn Warner, Fern House, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DU on 27 March 2019

Objection received from Mr Ryan Warner, Fern House, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DU on 27 March 2019

Objection received from Mr Craig Warner, Fern House, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DU on 27 March 2019

Objection received from Mr Barry Warner, Fern House, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DU on 27 March 2019

Objection received from Mr & Mrs W Warner, 1 Fairhaven Terrace, Reddingmuirhead, Falkirk, FK2 0DX on 27 March 2019

Objection received from W M Warner, 1 Fairhaven Terrace, Reddingmuirhead, Falkirk, FK2 0DX on 27 March 2019

Objection received from M Warner, Windyridge, Shieldhill Road, Falkirk, FK2 0DU on 2 April 2019

Objection received from N Warner, Windyridge, Shieldhill Road, Falkirk, FK2 0DU on 2 April 2019

Objection received from Catherine Warner, 22 Crawford Drive, Wallacestone, Falkirk, FK2 0DL on 2 April 2019

Intimation of Support received from Mr Mark Weston, 3 Canalside Drive, Reddingmuirhead, Falkirk, FK2 0FA on 26 March 2019

Objection received from A Whyte, 8 Muirhead Court, Reddingmuirhead, Falkirk, FK2 0ZZ on 3 April 2019

Objection received from Ms Pauline Whyte, 8 Muirhead Court, Reddingmuirhead, Falkirk, FK2 0ZZ on 3 April 2019

Objection received from Suzanne Williamson, 7 Wallace Brae Rise, Reddingmuirhead, Falkirk, FK2 0GD on 2 April 2019

Objection received from Mrs E Wilson, 53 Hope Park Gardens, Bathgate, EH48 2RD on 2 April 2019

Objection received from Ms Jacqueline Wilson, 11 Maranatha Crescent, Brightons, Falkirk, FK2 0DF on 2 April 2019

Objection received from Mrs E D Wilson, 35 Roberts Avenue, Polmont, Falkirk, FK2 0UU on 2 April 2019

Objection received from Mr G A Wilson, 35 Roberts Avenue, Polmont, Falkirk, FK2 0UU on 2 April 2019

Objection received from S Wilson, 3 Sandybanks, Shieldhill Road, Reddingmuirhead, Falkirk, FK2 0DT on 3 April 2019

Objection received from Mr William Wilson, 1 Sunnyside Drive, Brightons, FK2 0GG on 30 March 2019

Objection received from Kari Wilson, Hawthorndean, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DQ on 2 April 2019

Objection received from Mrs Arwa Wilson, 1 Sunnyside Drive, Brightons, FK2 0GG on 30 March 2019

Objection received from Anne Wilson, 15 Forthview Gardens, Brightons, Falkirk, FK2 0EQ on 2 April 2019

Objection received from Elaine Wond, 76 Comyn Drive, Wallacestone, Falkirk, FK2 0YP on 2 April 2019

Objection received from Mrs M Wood, Tirol, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DH on 2 April 2019

Objection received from Mr A Wood, Tirol, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DH on 2 April 2019

Objection received from Mr C Wood, Tirol, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DH on 2 April 2019

Objection received from Mr A Wood, Tirol, Wallacestone Brae, Wallacestone, Falkirk, FK2 0DH on 2 April 2019

Objection received from Ms Brenda Woods, 14 St. Margarets Gardens, Polmont, Falkirk, FK2 0JL on 2 April 2019

Objection received from Ms Alanna Woods, 14 St. Margarets Gardens, Polmont, Falkirk, FK2 0JL on 2 April 2019

Objection received from Mr Tony Woods, 14 St. Margarets Gardens, Polmont, Falkirk, FK2 0JL on 2 April 2019

Objection received from Mr Gregor Wright, 74 Comyn Drive, Wallacestone, Falkirk, FK2 0YP on 2 April 2019

Objection received from Ms Morag Wright, 74 Comyn Drive, Wallacestone, Falkirk, FK2 0YP on 4 April 2019

Objection received from Mr James Wright, 129 Tiree Crescent, Polmont, Falkirk, FK2 0XB on 2 April 2019

Objection received from Ms Zoe Wright, 129 Tiree Crescent, Polmont, Falkirk, FK2 0XB on 2 April 2019

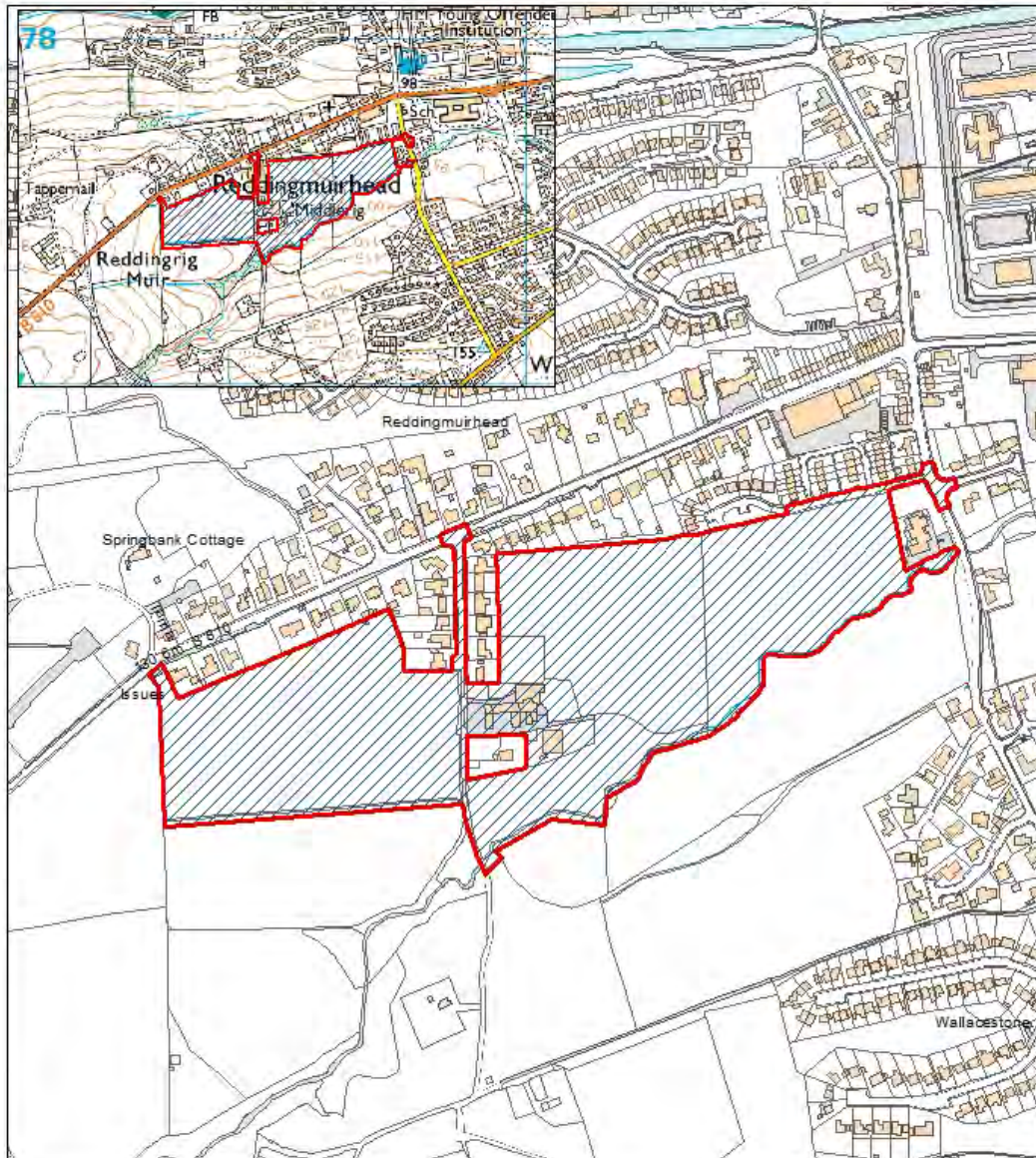
Objection received from Ms Sasha Wright, 129 Tiree Crescent, Polmont, Falkirk,
FK2 0XB on 2 April 2019

Planning Committee

Planning Application Location Plan

P/19/0125/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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