



## **Agenda Item 4**

**DEVELOPMENT OF LAND FOR  
RESIDENTIAL USE AT LAND TO  
WEST OF 21 POLMONT PARK,  
POLMONT ROAD, POLMONT FOR  
MANOR FORREST LIMITED -  
P/21/0656/PPP**

**FALKIRK COUNCIL**

**Subject:** DEVELOPMENT OF LAND FOR RESIDENTIAL USE AT  
LAND TO WEST OF 21 POLMONT PARK, POLMONT ROAD  
POLMONT, FOR MANOR FORREST LIMITED -  
P/21/0656/PPP

**Meeting:** PRE DETERMINATION HEARING

**Date:** 15 December 2022

**Author:** DIRECTOR OF PLACE SERVICES

**Local Members:** Ward – Lower Braes

**Councillor Gordon Forrest**  
**Councillor Anne Hannah**  
**Councillor James Kerr**

**Community Council:** Polmont

**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. An indicative site layout accompanies the application showing 48 units.
- 1.2 The application site lies on the north side of the A803 (Polmont Road), to the west of Polmont village. A housing estate lies to the east of the site, Gray Buchanan Park lies to the south on the opposite of the A803, and Polmont Burn and mature woodland lie to the west. To the north of the site is an intermittent row of mature trees and further to the north is a commercial development area including the Klondyke Garden Centre accessed from the A9.
- 1.3 The site extends to 3.5 hectares and comprises open grassland and slopes from the high point in the north-east area of the site towards the north-west and south-west. The low point of the site is in the south-west corner. The land beyond the northern site boundary drops steeply downwards to the commercial area. There is a stone wall along the frontage of the site to the A803. A section of the wall has been removed in recent times to form a metal gated access.

1.4 The following information accompanies the application:

- Pre-application Consultation Report
- Planning Statement
- Archaeological Evaluation
- Flood Risk Assessment and Drainage Strategy
- Phase 1 Geo-environmental Report
- Transport Assessment
- Access Appraisal
- Stage 1 Road Safety Audit

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

- 2.1 A pre-determination hearing is required for an application for a major development that is significantly contrary to the Development Plan. Thereafter consideration of the application by the Council's Planning Committee is required. The proposed development is considered to be significantly contrary to Falkirk Local Development Plan 2 owing to its scale outwith the Polmont village limits, within the countryside and a green belt.
- 2.2 This report provides factual and background information in relation to the proposed development. No planning assessment of the proposal is included or implied (this would be prepared after the pre-determination hearing).

## **3. SITE HISTORY**

- 3.1 Planning application P/15/0051/FUL for Closure of Existing Access and Formation of New Access into Farmland from A803 was refused on 24 April 2015.
- 3.2 Proposal of Application Notice PRE/2020/0003/PAN for Development of Land for Residential Use was received from Gladman Developments Limited on 26 February 2020. The scheduled public consultation event did not take place.
- 3.3 Environmental Impact Assessment (EIA) Screening Request PRE/2020/0004/SCREEN was received from Gladman Developments Limited on 6 March 2020. The request was closed as the applicant advised that the site had been released from their land holdings.
- 3.4 Proposal of Application Notice PRE/2021/0011/PAN for Residential Development and Associated Infrastructure was received from Manor Forrest Limited on 21 June 2021. The Pre-Application Consultation Report advises that a public consultation event took place on 24 August 2021. The event took the form of a web based public meeting (webinar).

- 3.5 The application site has been considered at several consecutive Local Plan/ Local Development Plan Inquiries/ Examinations for housing allocation. Most recently, the site was considered at the Local Development Plan 2 (LDP2) Examination, with the site being proposed for housing for older people. The site was not recommended for inclusion in LDP2 by the Scottish Government Reporter. The Reporter found that:

*'The proposed site sits in the green belt on the western edge of Polmont and at the site inspection I observed that it contributes to the landscape setting of the town. The green belt in this location separates Polmont and Grangemouth by approximately one kilometre; removal of this site would reduce this separation distance by just under 200 metres. This would reduce the effectiveness of the green belt in protecting and enhancing the character and landscape setting of the settlement in this location, particularly when considered in combination with sites BUS03 and BUS23. I also have concerns that it would lead to increased development pressure upon the limited greenfield land that would remain between Polmont and the M9. Given that the site is within the buffer zone of the Antonine Wall World Heritage Site, such pressure could adversely affect the landscape setting of the scheduled monument.'*

*The site is bounded by the housing in Polmont Park to the east, the A803 to the south, and a wooded area to the west. This latter is part of the green network. While development may not necessarily encroach on the woodland, I consider that it would affect the amenity and setting of the network.'*

- 3.6 The Examination Report was considered at the meeting of Falkirk Council on 30 June 2020. The Reporter's recommendation for this site was accepted and it was not included as a housing (age restricted) allocation in LDP2.

#### **4. CONSULTATIONS**

- 4.1 Falkirk Council's Engineering Design Unit have advised that the site lies on the north side of Polmont Road, which is part of the A803 Falkirk to Linlithgow Road. The A803 at the site of the proposed access is a 40mph, two-way, lit carriageway. It has a steep gradient of more than 3% from east to west and is a bus route and the main distributor link road between Polmont and Falkirk. Accident statistics for this section of road display a high average accident severity ratio which would suggest extreme care would be required with any changes to the use of the road. The proposed development would be required to comply with the National Roads Development Guide and Falkirk Council Addendum. The Design Manual for Roads and Bridges (DMRB) is also relevant given that the proposed access is from a main distributor road. The submitted indicative site layout is a hybrid of traditional housing road design, shared surface and Designing Streets, which would not be supported. However, it is appreciated that the layout has been submitted for indicative purposes only but does provide an indication of unit numbers. Parking would be required to be provided in accordance with the National Roads Development Guide.
- 4.2 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 to service the proposed development. However, the availability of capacity would be reviewed once a formal connection application is submitted, and further investigations might be required to confirm capacity. According to their records, the development proposals impact on existing Scottish Water assets. Any conflicts with identified assets may be subject to restrictions on proximity of construction.

- 4.3 Falkirk Council's Environmental Protection Unit have requested a noise impact assessment to determine the impact of transportation noise on the proposed development. The factual and interpretative reports generated by the geo-technical ground investigation should be made available for review to ensure that no organic soil or contaminated ground conditions were encountered. An Air Quality Impact Assessment (AQIA) is not required for the proposed development after comparison of the submitted Transport Assessment data with the thresholds contained within the Institute of Air Quality Management (IAQM) guidance in relation to AQIA.
- 4.4 Historic Environment Scotland do not object to the application. The proposals may have some effect on the setting of the Antonine Wall World Heritage Site buffer zone and the Antonine Wall and Mumrills fort, Sandy Loans to A905, Scheduled Monument by reducing the amount of undeveloped land to the south of the wall. However, the proposed development would not interrupt key views to or from the wall, and in particular would not restrict intervisibility between different elements forming part of the World Heritage Site. The impact of the proposals is therefore unlikely to be of national significance.
- 4.5 Falkirk Council Museum Services have no objection in principle to some form of development on the site. The site lies in the buffer zone for the Antonine Wall World Heritage Site, but well away from the World Heritage Site itself. It sits on a south-facing slope which should provide visual obscurity from the Roman frontier. Woodland along the top of the ridge provides further screening. If development was to take place here the skyline view from the north should be maintained as it is at present. There are other historic features of note at the site. In the south boundary wall is an early stone mile marker of the late 18th century and this should be preserved in situ. It is the only surviving one of this early date in the Falkirk Council area. Along the west side of the site is the Fairy Glen which contains a right of way associated with a terraced stone track. This appears to be an early road and was to be the main escape route for the population of Grangemouth in the event of bombing during the Second World War. The development should not encroach upon it. There are prehistoric features in the fields to the west of the glen, but the archaeological trial trenching has shown that nothing exists within the area of the proposed development.
- 4.6 Falkirk Council's Transport Planning Unit have reviewed the submitted Transport Assessment and note that the capacity assessment has been carried out based on a ghost island layout for the access with a central right-hand turn. The assessment confirms that this access layout is predicted to have adequate capacity to serve the number of units shown on the indicative site layout (48). Therefore, the proposed access layout is considered acceptable in principle, subject to the detailed design being in accordance with the DMRB and agreed with the Council's Engineering Design Unit. The design should include two central crossing islands on either side of the access/ right turn lane to protect right turning vehicles and allow safe crossing opportunities for pedestrians and cyclists. They have no comments to make on the swept path analysis and Stage 1 Road Safety Audit submitted for the proposed junction design. Two additional bus stops are proposed closer to the development site, which would allow the whole site to be within the required 400 metre walking threshold. This is acceptable in principle subject to the new locations being agreed at the detailed design stage and provision of appropriate bus shelters at the new stops. Footways/ footpaths should be a minimum of 2 metres wide and cycle links should be designed in accordance with the latest Cycling by Design Guidance. A Welcome Travel Pack for residents should be provided in line with the Council's Travel Plan Supplementary Planning Guidance.

- 4.7 Falkirk Council's Flooding Team have reviewed the submitted Flood Risk Assessment and Drainage Strategy. Further information/ clarification is requested in relation to the calculations submitted in support of the indicative drainage strategy. This includes an update of the calculations to show that the proposed SUDS detention basin can attenuate flows for a 100-year flood event + 35% climate change and to reflect the Council's maximum allowable discharge rate. The Flood Risk Assessment is considered acceptable for the purposes of planning in principle.
- 4.8 Falkirk Council Housing Services have noted that the applicant has identified 25% of the units as affordable housing, which is the proportion required by Affordable Housing Policy HC03. This is welcomed as it is expected that the affordable housing units would be delivered on-site. No detail is provided regarding the proposed affordable house types and detailed discussions would be required in relation to this and other matters relevant to affordable housing delivery if the development progresses.
- 4.9 The Scottish Environmental Protection Agency (SEPA) have no objection to the application on flood grounds. The indicative site plan shows that the site is set back from the small watercourse that discharges into the Polmont Burn. If this small watercourse were to come out of bank, then it would flow away from the site. The topographic level information supplied indicates that the site is at a significant height above the Polmont Burn.
- 4.10 Falkirk Council Children's Services have advised that the proposed development would contribute to capacity pressures at St Margaret's Primary School and Graeme High School. In addition, the development would put pressure on statutory nursery provision. Proportionate contributions are therefore requested in accordance with the current indexed rates set out Falkirk Council's Supplementary Guidance SG13 'Developer Contributions'. Based on a development comprising 48 dwellinghouses, the total contribution would be £456,320.64. The contribution would reduce if flats were included in the mix. St Andrew's RC Primary School and St Mungo's High School have sufficient capacity to accommodate the proposed development.

## **5. COMMUNITY COUNCIL**

- 5.1 Polmont Community Council have objected to the application. The matters raised in their objection are summarised as follows:
- Increase in the traffic volume entering/ exiting A803 Polmont Road especially at peak times and the existing infrastructure will be insufficient to cope with this new demand;
  - The volume of new vehicles that will enter/ exit this proposed development will pose an increased threat to local residents in relation to road safety;
  - Loss of visual amenity to the properties bounding onto this proposed development from Polmont Park - their gardens currently have an open aspect which will be lost;
  - Polmont in certain areas has well documented problems with drainage capacity/ infrastructure and information should be provided by the applicant to determine whether or not this development can be supported through the current treatment works;
  - It is considered that the proposed site currently provides greenspace between Polmont and beyond and should be considered as inappropriate development on land which is outwith the Urban/Village Limits and therefore should not be subject to development;

- Local primary and secondary schools are at capacity already and cannot accommodate any further pupils generated from a development of this size;
- Additional strain on Polmont train station relative to parking of vehicles for commuters/ travellers - there is currently insufficient parking provision at this station, with many vehicles already parking in the surrounding streets and health centre carpark. This proposed development will only exacerbate this situation;
- The health centre/ doctor's surgery is currently at maximum capacity and will not be able to accept any new patients which a housing development of this size will no doubt bring;
- The proposed site sits within the Antonine Wall World Heritage Site Buffer Zone and therefore should not be subject to development;
- The pre-application consultation report is flawed and should be re-issued to all parties concerned. Evidence should be provided by the applicant that the Community Council were notified as suggested. The Community Council received no notice of the online event on 24 August 2021, otherwise they would have raised formal comments at that stage;
- The pre-application consultation report as submitted indicates that different councillors were notified on 18 June 2021 and not the correct ones;
- The applicant has changed during the process. Who is the correct applicant - Gladman Developments Limited or Manor Forrest?

## 6. PUBLIC REPRESENTATION

- 6.1 A total of 12 representations have been received consisting of 11 objections and 1 representation in support. One of the objections is a petition with 5 Polmont Park addresses listed. The matters raised in the representations are summarised as follows:

### Local development plan

- Residential development of this land would run contrary to Local Development Plan 2 (LDP2);
- The land is outwith the urban/ village limits;
- The properties at Polmont Park form the boundary line for Polmont
- The land is designated as Green Belt in LDP2;
- The land is an important area of Green Belt separating Polmont and Laurieston;
- The proposed housing development runs contrary to the principles of development in the countryside set out in LDP2.

### Community consultation

- Was unaware of the consultation event, otherwise would have participated in it.

### Need

- There is no requirement for residential development in this area.

#### Landscape/ visual/ countryside setting

- Impact on existing uninterrupted views of the western skyline and immediate countryside;
- The field forms a natural countryside break between the villages of Polmont and Laurieston;
- The area would feel more built up and less countryside in character
- Loss of village feel to the area;
- The new metal gated access in the middle of the southern boundary wall is not sympathetic in scale or nature and should be removed and the stone wall reinstated;
- The important and historical right of way (Fairy Glen path) at the western edge of the site would feel very urban if the site was developed and some of the nature surrounding it would be lost.

#### Amenity

- Loss of privacy;
- Noise and disturbance which would drastically alter the peace and quiet of the Polmont Park area.

#### Countryside access

- The development would have a negative impact/ impinge upon the Fairy Glen path.

#### Heritage

- The field is in the Antonine Wall World Heritage Site buffer zone and any further development would affect the setting value of this World Heritage Site.

#### Ecology/ biodiversity

- The field is an important wildlife corridor for numerous birds, deer, badger, foxes, rabbits and other small animals;
- Risk to bats and owls;
- Large loss of different types of birds visiting the area if the field is developed;
- Both frogs and toads have been found which suggests newts could also use the space;
- The field provides much needed biodiversity in a highly industrialised area.

#### Drainage/ flooding

- Polmont Park has increasingly been affected by flooding and the current drainage runs through the site – Scottish Water have not yet been able to identify why the flood drains fail and if there is a blockage somewhere;
- Further development is only going to increase pressure on the drainage infrastructure that is already inadequate and not fit for purpose;
- Flood risk to properties on Polmont Park posed by further development;
- The land does not have the best drainage, which suggests that deep foundations would be required;
- Taking away the land would mean the water pooling down onto the A803, Grey Buchanan Park and the gardens of Polmont Park properties;
- The Polmont Road/ Cassells bridge frequently floods and any further runoff from a residential development site would further increase flood risk;
- Any SUDS stormwater drainage design at this location would need to be fully contained and dealt with on-site and not discharged into the local watercourse such as Polmont Burn due to ongoing flooding issues downstream at Beancross and Grangemouth.



#### Traffic/ road safety/ access

- Adding another junction on this busy/ dangerous road with additional houses would mean more traffic and more accidents;
- The road is in a 40 mph zone at present which would need to change to allow safe access to the site;
- It would become even more difficult for pedestrians and vehicles to cross the road;
- The contours of the road restrict visibility, especially at the bridge;
- The only existing legal access to the field is via an opening in the south-west corner of the site near Polmont Burn – a new metal gated access was formed illegally in the middle of the southern boundary wall and should never be used;
- Would add to traffic infrastructure issues along Main Street, Polmont;
- Concerns at additional traffic at Lathallan Roundabout.

#### Infrastructure

- The local primary school, high school and health centre are already at capacity – another residential development in Polmont will only make the situation worse;
- Would exacerbate well known parking problems at Polmont train station.

#### Climate emergency

- In light of COP26, green spaces should be kept as much as possible and provide natural habitat, instead of being given over to development in areas where there is no requirement.

#### Previous development

- A few years ago, a large section of the boundary wall was illegally removed and replaced with a pair of metal gates;
- Previous planning submissions by the developer for this gate were refused, so why has the wall not been returned to its original state?

#### Support

- Support the building of new houses in the Polmont area.

## **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 Falkirk Local Development Plan 2 (LDP2) was adopted on 7 August 2020. The proposed development will be assessed against the policies set out below.

7a.2 The application site lies outwith the Polmont village limits, within the countryside and a green belt, as defined in LDP2. The site also lies with the Antonine Wall World Heritage Site Buffer Zone.

7a.3 The spatial strategy as set out in LDP2 sees a continuity with previous plans, with the bulk of new housing being on sites which have previously been allocated. Most communities will have a level of housing growth, while the focus will be on 12 Strategic Growth Areas. The Settlement Statement in LDP2 for the Braes and Rural South area indicates that the population of the Lower Braes area has been relatively stable over the last 5 years, with relatively little housebuilding. Land at Gilston has been a long-standing business site and now constitutes a new Strategic Growth Area with potential for up to 500 houses.

7a.4 Policy PE01 - Placemaking states:-

*Development proposals should promote the six qualities of successful places as defined in Scottish Planning Policy by addressing the following principles:*

*1. Distinctive*

- Existing natural and historic environment features should be identified, conserved, enhanced and integrated sensitively into development. Further guidance is set out in Policies PE05-PE27, and accompanying Supplementary Guidance SG07- SG12;*
- The scale, siting and design of new development should respond positively and sympathetically to the site's surroundings, and create a coherent structure of buildings, streets and public spaces that are attractive, distinctive and create a sense of identity within the development. Further guidance is set out in SG02 'Neighbourhood Design';*
- Development should include landscaping and green infrastructure which enhances, structures and unifies the development, assists integration with its surroundings, manages surface water sustainably, and contributes, where appropriate, to the wider green network. Further guidance is set out in SG05 'Green Infrastructure and New Development';*
- Developments of a significant scale should contribute to public art either through a contribution to an existing local project, or through provision of public art within the development, guided by a strategy prepared by the developer in consultation with the Council and Falkirk Community Trust. Further guidance is set out within SG13 'Developer Contributions' and the public art procurement guide produced by Falkirk Community Trust.*

*2. Safe and pleasant*

- Development 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 provision of safe access for all. Further guidance is set out in SG02 'Neighbourhood Design';*
- Development should not exacerbate existing air quality issues or introduce new sources of pollution which impact on local air quality without appropriate mitigation.*

### *3. Easy to move around and beyond*

- *Development should be designed to encourage the use of active travel and sustainable, integrated transport. Further guidance is set out in Policies IR05-IR07;*
- *Development should build on the existing network of paths, edges, nodes, districts and landmarks to create places that people can navigate easily around.*

### *4. Welcoming*

- *Streets and public spaces should have buildings fronting them or, where this is not possible, a high quality hard or soft landscape treatment. Further guidance is set out in SG02 'Neighbourhood Design'.*

### *5. Adaptable*

- *Development should be designed to consider how people use places differently, for example depending on age or degree of personal mobility;*
- *Where appropriate, development should provide a mix of building densities, tenures and typologies where a variety of diverse but compatible uses can be integrated.*

### *6. Resource efficient*

- *In support of climate change mitigation, development should promote the efficient use of natural resources and the minimisation of greenhouse gas emissions through: energy efficient design; choice and sourcing of materials; reduction of waste; recycling of materials and incorporating space to separate materials at source; incorporation of low and zero carbon generating technologies and integration into neighbourhood and district heating networks. Further guidance is set out in Policies IR12-IR14;*
- *In support of climate change adaptation, infrastructure needs and their impacts should be identified and addressed by sustainable mitigation techniques, with particular regard to drainage, surface water management, flooding, traffic, road safety and noise;*
- *Provision should be made for the satisfactory future management and maintenance of all public areas, landscaping and infrastructure.*

#### **7a.5 Policy PE02 - Placemaking Tools states:-**

*The use of design and placemaking tools will be required to raise the standard of design and embed the six qualities of successful place in new development:*

- 1. Development frameworks will generally be required for large, multi phased developments, where the co-ordination of a series of sites within a growth area is necessary;*

2. *Masterplans should be prepared for all development sites where a co-ordinated approach to design is necessary. Masterplans should conform to any relevant development framework, or other planning brief, and should be accompanied, where appropriate, by a design statement which demonstrates how the six qualities of successful places and the principles in Policy PE01 have been achieved;*
3. *Where major development is proposed, developers will be expected to engage constructively with local communities and utilise local knowledge and feedback in the design of proposals. The use of the Place Standard and interactive design workshops will be encouraged.*

7a.6 Policy PE05 – Antonine Wall states:-

*The Council will seek to retain, protect, preserve and enhance the Antonine Wall, its associated archaeology, character and setting. Accordingly:*

1. *There will be a presumption against development which would have an adverse impact on the 'Frontiers of the Roman Empire (Antonine Wall) World Heritage Site' as defined on the Proposals Map;*
2. *There will be a presumption against development within the 'Frontiers of the Roman Empire (Antonine Wall) World Heritage Site' buffer zones, as defined on the Proposals Map, which would have an adverse impact on the Site and its setting, unless mitigating action to the satisfaction of the Council in consultation with Historic Environment Scotland can be taken to redress the adverse impact, and there is no conflict with other LDP policies; and*
3. *Supplementary Guidance SG11 'Frontiers of the Roman Empire (Antonine Wall) World Heritage Site' will be applied in assessing development proposals along the line, or affecting the setting, of the Antonine Wall.*

7a.7 Policy PE06 - Archaeological Sites states:-

1. *Scheduled 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 economic, social and environmental 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.08 Policy PE13 - Green and Blue Network states:-

1. *The Council will support the delivery of the Central Scotland Green Network in the Falkirk area, and Falkirk Greenspace: A Strategy for Our Green Network, through the development and enhancement of a multi-functional network of green and blue components and corridors as set out in the Spatial Strategy;*
2. *Within the green and blue network the key priorities of biodiversity, outdoor access, landscape character enhancement, climate change, placemaking and serving disadvantaged communities will be promoted, with particular reference to the opportunities detailed in the Proposals and Opportunities Schedule; and*
3. *New development should contribute to the green and blue network, where appropriate, through the integration of green infrastructure into masterplans or through enabling opportunities for green and blue network improvement on adjacent land, in accordance with SG05 'Green Infrastructure and New Development'.*
4. *The seven community growing sites identified at Appendix 1 (Proposal GN24) shall be safeguarded from development unless proposals can demonstrate, on a case-by-case basis, that there is no longer a proven demand for allotment space.*

7a.09 Policy PE14 - Countryside:-

1. *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. Development in the countryside will be assessed in terms of the relevant countryside policies for specific uses (HC05 and JE05);*
2. *Development proposals in the countryside for uses not covered by policies for specific uses will only be permitted where:*
  - *It can be demonstrated that they require a countryside location;*
  - *They constitute infill development; or*
  - *They utilise appropriate existing buildings.*

*Detailed guidance on the application of these criteria will be contained in Supplementary Guidance SG01 Development in the Countryside;*

3. *Development proposals in the countryside should additionally demonstrate that their scale, siting and design is such that there will be no significant adverse impact on the rural environment, having regard to other policies on the natural and historic environment, and design guidance in Supplementary Guidance SG01 'Development in the Countryside'.*

7a.10 Policy PE15 - Green Belt states:-

1. The following areas are designated as Green Belt:
  - *Falkirk/Stenhousemuir/Grangemouth/Laurieston Corridor;*
  - *Polmont/Grangemouth/Bo'ness/Linlithgow Corridor;*
  - *Falkirk/Larbert/Denny/Bonnybridge Corridor;*
  - *Callendar Park and Woods.*
2. The purpose of the Green Belt is:
  - *To direct development to the most appropriate locations and support regeneration;*
  - *To protect and enhance the character, landscape setting and identity of the settlement, including maintaining their visual separation;*
  - *To protect and provide access to open space.*
3. *Within the Green Belt, development will not be permitted unless it can be demonstrated that the proposal satisfies the relevant countryside policies, and it can be demonstrated that it will not undermine any of the purposes of the Green Belt as set out in (2) above.*

7a.11 Policy PE17 - Open Space and New Development states:-

*New development should contribute positively to the provision of open space in the area and support the objectives of the Open Space Strategy. Accordingly:*

1. *Where appropriate, proposals for new development should include public open space to create a sense of place, integrate the site with the wider green network, promote physical activity, sport and active travel, enhance biodiversity, and manage water within the site; and*
2. *Where the quantity, quality or accessibility of recreational and sport open space and play facilities in the locality is insufficient to meet the recreational needs of proposed new residential development, as informed by the standards in the Open Space Strategy, the proposal should address the identified deficiencies through either the provision of new on-site recreational and sport open space, or contributions to the improvement of off-site open space.*

*The detailed planning and design of new open space within new developments, including the methodology for determining and addressing recreational open space deficiencies, should accord with SG05 'Green Infrastructure and New Development'.*

7a.12 Policy PE18 - Landscape states:-

- 1. The Council will seek to protect and enhance landscape character and enhance landscape quality throughout the Council area in accordance with Supplementary Guidance SG09 'Landscape Character Assessment and Landscape Designations';*
- 2. Development within Local Landscape Areas should be designed to minimise any adverse effects on the landscape character and scenic interest for which the area is designated ; and*
- 3. Development proposals which are likely to have significant landscape and visual effects must be accompanied by a landscape and visual assessment demonstrating that, with appropriate mitigation, a satisfactory landscape fit will be achieved.*

7a.13 Policy PE19 - 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 interests 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, there are imperative reasons of overriding public interest, including of a social or economic nature and compensatory measures are provided to ensure that the overall coherence of the Natura network is protected. 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 for 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 significant adverse effects are clearly outweighed by social, environmental 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, and 8 of the Wildlife and Countryside Act 1981 (as amended); or badgers as per section 10 of the Protection of Badgers Act 1992, 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 on the Proposals Map and 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, local habitat or local species population 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, habitat or species of significant local 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 or fragmentation is unavoidable, the creation of replacement habitat to compensate for any negative impacts will be required, along with provision for its future management. Where adverse impacts on locally important species are unavoidable, measures to protect and enhance the wider local population of that species will be required; and*
6. *All development proposals should conform to Supplementary Guidance SG07 'Biodiversity and Development'.*

7a.14 Policy PE20 - Trees, Woodland and Hedgerows states:-

1. *There will be a presumption against the removal of safe and healthy trees, non-commercial woodlands or hedgerows, where such removal would be detrimental to landscape, local amenity, nature conservation, recreation or historic environment interests, or erosion and natural flood management. Criteria in the Scottish Government's policy on Control of Woodland Removal will be used to determine the acceptability of woodland removal;*
2. *Ancient, long-established and semi-natural woodland, including sites identified in the Scottish Ancient Woodland Inventory, will be protected as a resource of irreplaceable value;*
3. *In areas covered by a Tree Preservation Order (TPO) or Conservation Area, development will not be permitted unless it can be proven that the proposal will not adversely affect the longevity, health or stability of trees, or their landscape, biodiversity or historic value. Where appropriate, other endangered trees or woodlands which have amenity, cultural or historic importance will be protected through the designation of further TPOs;*
4. *Development which is likely to affect trees should comply with Supplementary Guidance SG06 'Trees and Development'. A Tree Survey and Tree Constraints Plan will be required to inform the design, together with a 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 on site comprising similar species and numbers to the trees and hedgerows removed;*



5. *The enhancement and management of existing woodland and hedgerows will be encouraged. Where the retention of a tree group or woodland area is integral to a development proposal, developers will be required to prepare and implement an appropriate Management Plan;*
6. *The provision of new trees and woodland in association with new development will be encouraged in accordance with Supplementary Guidance SG05 'Green Infrastructure and New Development'; and*
7. *There will be a preference for the use of locally native species in new and replacement planting schemes, or other species where these are integral to an historic landscape.*

7a.15 Policy PE22 - 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. Development proposals adjacent to a waterbody should provide for an appropriate 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 PE19 (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.16 Policy PE24 - Flood Management states:-

1. *The Council will support the delivery of the objectives and actions set out in the Local Flood Risk Management Strategies and Local Flood Risk Management Plans covering the area. There will be a presumption against development which would prejudice the implementation of the relevant actions.*
2. *Development proposals will be assessed against the Flood Risk Framework set out in Scottish Planning Policy, with development being avoided in locations at medium to high flood risk, unless it accords with the criteria set out in the Framework. 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;*
  - *Result in a use more vulnerable to flooding or with a larger footprint than any previous development on site; or*
  - *Lead to an increase in the probability of flooding elsewhere.*
3. *Development proposals on land identified as being at medium to high risk from any source of flooding, and low to medium risk areas as identified by the Flood Risk Framework, or where other available information suggests there may be a risk, including proposals to restore the natural course of watercourses, will be required to provide a flood risk assessment in accordance with SEPA's Technical Flood Risk Guidance for Stakeholders 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 (including any development permitted in medium to high risk areas (that accords with the exceptions in the Flood Risk Framework) or is located in adjacent low to medium risk areas).*
4. *Development proposals on previously developed land which is at risk of flooding will be limited to uses which are of equal or less vulnerability as defined by SEPA's Land Use Vulnerability Guidance.*
5. *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.17 Policy HC01 - Housing Land states:-

1. *The housing supply target is 6,894 homes for the period 2017–2030. To meet this target, the Council will support residential development as indicated generally in the Spatial Strategy and as detailed in the Proposals and Opportunities Schedule and Settlement Statements, and on suitable windfall sites which satisfy Policy HC02.*
2. *The Council will maintain at least 5 years' supply of effective housing land to ensure that the Housing Supply Target is met in full over the development plan period. The Housing Land Audit is the primary source of evidence for monitoring the availability of effective housing land. If, during the period of the plan, a shortfall in the 5 year supply of effective land emerges, additional sites for housing will be supported where the proposal would constitute sustainable development, having regard to the relevant criteria in Scottish Planning Policy and other LDP policies. In such circumstances, the scale of the proposed development relative to the scale of the shortfall will be a material consideration. The Council may also impose specific time limits on any planning permissions granted, to ensure that housing is delivered to a timescale that will address the identified shortfall.*

7a.18 Policy HC03 - Affordable Housing states:-

*Housing developments of 20 units and over will provide affordable housing as set out below. The approach to provision should comply with Supplementary Guidance SG06 'Affordable Housing'.*

*Settlement Areas of Larbert/Stenhousemuir; Rural North; Braes; and Rural South - affordable housing on site - 25%*

*Settlement Areas of Bo'ness; Bonnybridge and Banknock; Denny; Falkirk; and Grangemouth - 15%*

7a.19 Policy HC04 - Housing Density and Site Capacity states:-

1. *The density and overall capacity of housing sites should be determined by a site planning process, based on the placemaking principles set out in Policy PE01, and in particular prior consideration of:*
  - *The context of the site and the character of the surrounding area;*
  - *Existing natural and built features which require to be retained within an appropriate setting;*
  - *Open space, flooding and surface water management, and other green infrastructure requirements;*
  - *Landscape impacts and associated mitigation requirements;*
  - *Other site constraints; and*
  - *Residential amenity, with particular regard to privacy, daylighting and suitable provision of private garden ground.*

2. *Where housing capacity figures set out in the Proposals and Opportunities Schedule have yet to be informed by an approved detailed masterplan, they will be regarded as indicative, pending the preparation of such a masterplan. However, where a proposed site capacity exceeds that set out in the Schedule, this will need to be fully justified through a design statement, which addresses Policy PE01 and the factors listed in sub section (1) above.*

7a.20 Policy HC05 - 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 that the restored/ replacement house is of a suitable size and design;*
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 HC09.*

*Detailed guidance on the application of these criteria will be contained in Supplementary Guidance SG01 'Development in the Countryside'.*

7a.21 Policy IR02 - Developer Contributions states:-

*Developers will be required to contribute to the provision, upgrading and, where appropriate, the maintenance of infrastructure where development will create or exacerbate deficiencies in, or impose significantly increased burdens on, existing infrastructure. The types of infrastructure where contributions may be required are set out in Table 4.1. The nature, scale and phasing of developer contributions will be determined by:*

1. *Guidance and contribution rates set out in SG13 'Developer Contributions';*
2. *Site specific requirements set out in the LDP or relevant development brief; and*
3. *The principles contained in Circular 3/2012 'Planning Obligations and Good Neighbour Agreements'.*

*In assessing applications where developer contributions are required, the economic viability of proposals will be taken into account as a material consideration where supported by a Development Viability Statement. Developer contributions for education and open space will be waived for flatted residential development, or conversions of buildings for residential use, of up to 50 units within town centre boundaries.*

7a.22 Policy IR03 - Education and New Housing Development states:-

*Where there will be insufficient capacity within catchment schools to accommodate children from proposed new housing development, or where Council nursery provision will be adversely affected, developer contributions will be sought in line with Policy IR02 to mitigate these impacts. In the rare circumstances where such mitigation cannot be achieved in a manner which is consistent with the Council's education policies, the proposed development will not be supported.*

7a.23 Policy IR05 - Travel Hierarchy and Transport Assessment states:-

- 1. Development proposals should support a hierarchy of travel which maximises the extent to which its travel demands are met first through walking, then cycling, then public transport and finally through use of private cars.*
- 2. Transport assessments will be required for development proposals where the impact of the development on the transport network is likely to result in an increase in the number of trips, such that there will be significant impact on the operation of the transport network, requiring mitigation. Assessments will focus on the hierarchy of travel and should include, where appropriate:*
  - Travel plans;*
  - Safety audits of proposed mitigation measures; and*
  - Air quality impact assessments.*
- 3. The Council will only support development proposals where the transport assessment and travel plan have been appropriately scoped, the network impacts properly defined, and suitable mitigation measures identified.*

7a.24 Policy IR06 - Active Travel states:-

- 1. The Council will safeguard, improve and extend the network of active travel routes, with particular emphasis on the core path network. Development proposals should contribute to active travel infrastructure, either through direct provision or developer contributions, and should address the following requirements, as appropriate:*
  - Support objectives set out in Travel Plans;*
  - Support the Falkirk Greenspace Strategy by improving the extent and connectivity of routes within the green network;*
  - Safeguard and improve existing active travel routes affected by the development, including the provision of temporary alternative routes where routes are disrupted by construction;*

- *Provide linkages to the existing active travel network in the vicinity of the site and to schools, community facilities, local amenities and public transport; and*
  - *Provide appropriate additional infrastructure such as cycle parking, seating and signage.*
2. *The design of routes, including line, construction, surfacing, and, where appropriate, lighting should be specified within proposals and should:*
- *Be appropriate to the location and intended use of the routes;*
  - *Facilitate, where appropriate, access to a wide range of users including pedestrians, cyclists and the mobility impaired;*
  - *Promote ease of maintenance; and*
  - *Meet relevant standards where routes are to be adopted by the Council.*

7a.25 Policy IR07 - Bus Travel states:-

*Development should benefit from good access to bus services, taking account of the 400 metre maximum walking distance required by Scottish Planning Policy. Measures to secure this should be assessed and agreed through Travel Plans and may include:*

1. *Links to existing bus stops, or the provision of new bus stops*
2. *In the case of larger developments, inclusion of routes suitable for provision of bus services through the development; and*
3. *Provision of financial contributions to support the delivery of bus services serving the development.*

7a.26 Policy IR09 - Parking states:-

1. *The parking standards in the National Roads Development Guide will be applied to new development, subject to the local variations approved by the Council.*
2. *Parking in town and local centres will be managed to support the role of the centres whilst promoting sustainable travel. Proposed changes to parking provision in centres will be assessed against the effect on their vitality and viability.*
3. *New car parking provided as part of significant new commercial or community uses should incorporate electric vehicle charging points.*

7a.27 Policy IR10 - Drainage Infrastructure states:-

1. *Necessary sewerage infrastructure associated with new development should either be adopted by Scottish Water or have alternative maintenance arrangements which are acceptable to SEPA. Connection to the public sewer is the most sustainable option and will ensure that any pollution risk to the environment is minimised.*
2. *Surface water management for new development should comply with current best practice on Sustainable Urban Drainage Systems (SUDS), where appropriate forming an integral part of the development's landscape structure as set out within Supplementary Guidance SG05 'Green Infrastructure and New Development'. SUDS will be required to meet the specifications as detailed in the most recent version of Sewers for Scotland should the developer wish the surface water system to vest in Scottish Water.*
3. *For developments that involve a change of use and/or redevelopment, wherever possible, opportunities should be taken to retrofit SUDS.*
4. *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. The strategy should follow the latest version of the SUDS Manual.*

7a.28 Policy IR13 - 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 12% 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 is contained in Supplementary Guidance SG14 Renewable and Low Carbon Energy. 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 the other sustainability aspects of the current Sections 6 and 7 of the current Building Standards Technical Handbook.*

7a.29 Policy IR14 - Heat Networks states:-

1. *Decentralised energy generation with heat recovery, and district heating systems, 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 viability for such schemes. Scotland's Heat Map and applicable local Council strategies should inform this assessment.*
2. *Where the provision of a local energy centre or district heating system is not feasible, developers should futureproof their sites where possible for connection to future heat networks. The installation of pipework to the curtilage of development and safeguarding of piperuns within developments to allow future connection will be required unless the submitted Energy Statement, informed by Scotland's Heat Map and local Council strategies, demonstrates that there are financial or technical barriers to installation. SG14 'Renewable and Low-Carbon Energy', sets out guidance on heat networks and the matters Energy Statements are expected to address.*

7a.30 Policy IR18 - Waste Management in New Development states:-

*All development should minimise waste during construction and operation, particularly through site waste management. The layout and design of development should provide for the collection and storage of waste and recyclable materials, including composting facilities and the vehicular collection of waste.*

## **7b Material Considerations**

- 7b.1 The material planning considerations to be assessed in determining this planning application are Scottish Planning Policy, Falkirk Council Supplementary Guidance, the consultation responses, the public representations, the planning history for the site, and Revised Draft National Planning Framework 4 (NPF4).

### ***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
  - Planning should take every opportunity to create high quality places by taking a design-led approach



7b.3 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
- Avoiding over-development, protecting the amenity of new and existing development and considering the implications of development for water, air and soil quality

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 the plan is maintained, and 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 not up-to-date or the plan does not contain policies relevant to the proposal, 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. 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.

7b.6 The Falkirk Council 2021/22 Housing Land Audit (HLA) indicates that that Council has a 4.8 year effective housing land supply. This amounts to a shortfall in the 5 year effective supply of 122 units. The HLA uses the Council's housing land requirement to calculate the effective housing land supply. The presumption under SPP in favour of development that contributes to sustainable development will therefore be a significant material consideration in determining this application.

7b.7 SPP also 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
- Have a sharp focus on the delivery of allocated sites embedded in action programmes, informed by strong engagement with stake-holders

### ***Falkirk Council Supplementary Guidance***

7b.8 The following adopted Falkirk Council Supplementary Guidance (SG) is relevant to the application:-

- SG01 'Development in the Countryside'
- SG02 'Neighbourhood Design'
- SG05 'Green Infrastructure and New Development'
- SG06 'Affordable Housing'
- SG07 'Biodiversity and Development'
- SG09 'Landscape Character Assessment and Landscape Designations'
- SG10 'Trees and Development'
- SG13 'Developer Contributions'
- SG14 'Renewable and Low Carbon Energy'

7b.9 Draft Supplementary Guidance SG11 'Frontiers of the Roman Empire (Antonine Wall) World Heritage Site' is also relevant to the application.

### ***Consultation Responses***

7b.10 The consultation responses are summarised in section 4 of the report. These responses are material to determination of the application and will be considered in the planning assessment to be presented to a subsequent meeting of the Planning Committee.

### ***Representations Received***

7b.11 The representations are summarised in sections 5 and 6 of the report. They are also material to determination of the application and will be considered in the planning assessment to be presented to a subsequent meeting of the Planning Committee.

### ***Planning History***

7b.12 The relevant planning history for the site is set out in section 3 of the report. The planning history is also material to determination of the application and will be considered in the planning assessment to be presented to a subsequent meeting of the Planning Committee.

### ***National Planning Framework 4 (NPF4)***

7b.13 NPF4 was laid before the Scottish Parliament on 8 November 2022 for approval. As it has not completed its parliamentary process only limited weight can be attached to it as a material consideration in the determination of this application.

## **8. HUMAN RIGHTS AND EQUALITY ASSESSMENT**

- 8.1 The Human Rights Act 1998 and the Equality Act 2010 are required to be considered in the report to be prepared for a subsequent meeting of the Planning Committee.

## **9. SUMMARY**

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

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**pp Director of Place Services**

**Date:** 7 December 2022

### **LIST OF BACKGROUND PAPERS**

1. Falkirk Council Local Development Plan 2, August 2020.
2. SG01 'Development in the Countryside'.
3. SG02 'Neighbourhood Design'.
4. SG05 'Green Infrastructure and New Development'.
5. SG06 'Affordable Housing'.
6. SG07 'Biodiversity and Development'.
7. SG09 'Landscape Character Assessment and Landscape Designations'.
8. SG10 'Trees and Development'.
9. SG13 'Developer Contributions'.
10. SG14 'Renewable and Low Carbon Energy'.
11. Draft SG11 'Frontiers of the Roman Empire (Antonine Wall) World Heritage Site'.
12. Scottish Planning Policy 2014.
13. Falkirk Council Housing Land Audit, 2021/22.

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**

Objection received from Robert Tait, 18 Polmont Park, Polmont, Falkirk, FK2 0XT, on 2 December 2021

Representation received from Alex Parsley & Katie Wardell, 23 Polmont Park, Polmont, Falkirk, FK2 0XT, on 13 December 2021

Objection received from Alexander & Elizabeth Corrigan, 20 Polmont Park, Polmont, Falkirk, FK2 0XT, on 13 December 2021

Objection received from Mr Justin Wade, 13 Polmont Park, Polmont, Falkirk, FK2 0XT, on 4 December 2021

Objection received from Mr Jamie O'Hagan, 19 Polmont Park, Polmont, Falkirk, FK2 0XT, FK2 0XT on 28 November 2021

Objection received from Mrs Rosemary Taylor, 7 Rodel Drive, Polmont, Falkirk, FK2 0XL on 3 December 2021

Objection received from Polmont Community Council, FAO Michael Stuart on 2 December 2021

Objection received from Paul Devoy, 14 Polmont Park, Polmont, Falkirk, FK2 0XT, on 25 November 2021

Objection received from Mrs Shona Welton, 27 Cranshaws Drive, Redding, Falkirk, FK2 9UY, on 6 December 2021

Objection received from Mr Murray Rankine, 32 Polmont Park, Polmont, Falkirk, FK20XT on 7 December 2021

Objection received from Mr Duncan Ross, 2 Miller Park, Polmont, Falkirk, FK2 0UJ, FK2 0UJ on 16 March 2022

Intimation of Support received from Mrs Emily Reid, 2a Marchmont Avenue, Polmont, Falkirk, FK2 0PW, FK2 0PW on 3 March 2022

Objection received from Mrs Kathleen Jardine, 23 Breadalbane place, Polmont, Stirling, Fk20rf, Fk20rf on 8 March 2022

# Planning Committee

## Planning Application Location Plan

**P/21/0656/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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