

**FALKIRK COUNCIL LOCAL PLAN  
FINALISED DRAFT – DEPOSIT VERSION**

**FINAL PROPOSED  
MODIFICATIONS  
(Committee Draft)**

**June 2010**

## **Falkirk Council Local Plan Finalised Draft - Deposit Version Final Proposed Modifications**

The Falkirk Council Local Plan (Finalised Draft – Deposit Version) was published in April 2007. Objections to the Plan were submitted by a number of parties in the period April to June 2007. In response to the objections, the Council approved a number of proposed pre-inquiry modifications in May 2008, and a further smaller group of modifications related to Hillend Farm, Slamannan in July 2008. The purpose of the pre-inquiry modifications was to resolve objections where possible, or to clarify the Council's position in advance of the consideration of objections at the Local Plan Inquiry. The proposed pre-inquiry modifications were advertised for a period of six weeks, resulting in the submission of some further objections.

The Council appointed Scottish Government reporters to consider all outstanding objections, and a Local Plan Inquiry was held from March to June 2009. The inquiry report, with recommendations on each of the objection issues, was submitted to the Council in March 2010.

Following on from consideration of the inquiry report, the Council has published these final proposed modifications, which should be read in conjunction with the Falkirk Council Local Plan (Finalised Draft - Deposit Version) April 2007. They comprise:

- the pre-inquiry modifications, which were previously published and advertised for objections in 2008, as amended by the Council in the light of the Inquiry Reporters' recommendations; and
- additional modifications made in response to the Inquiry Reporters' recommendations

In addition, the Council has prepared a number of minor drafting and technical modifications. These are largely factual updates which do not materially affect the substance of the policies and proposals in the Local Plan.

# Introduction & Strategy

## Chapter 1: Introduction

### 1.1 The Falkirk Council Area (page 1)

- Paragraph 1.4. Insert the words *"chemicals and"* before *"petrochemicals sector"*.

Reason: In response to objections from KemFine UK Ltd, Firmin Coates Ltd, Syngenta Ltd and Fujifilm Imaging Colorants Ltd, this amendment is to acknowledge that the chemicals sector is of importance in the area.

### 1.2 Plan Period and Review (page 2)

- Paragraph 1.9. Delete *"2012"* and replace with *"2015"*.

Reason: In response to various objections and to take account of the delay to the Local Plan process, the Local Plan period has been extended to 2015.

## Chapter 2: Development Strategy

### 2.1 Falkirk Council Structure Plan (page 7)

- Paragraph 2.1. Delete 2nd and 3rd sentences and replace with *"This document was approved in 2007"*.

Reason: To correct an error.

### 2.2 Falkirk Council Structure Plan (page 7)/Issues for the Local Plan (page 9)

- Paragraph 2.2. 3<sup>rd</sup> bullet point. Insert *"the proportion of"* before *"car trips"*.
- Paragraph 2.5. Transport Network. In the 2<sup>nd</sup> sentence, delete *"congestion, parking and safety"* and replace with *"congestion and parking"*.

Reason: In response to an objection by Steer Davies Gleeve, these amendments are to ensure the text more accurately reflects the SPP.

### 2.3 Issues for the Local Plan (page 8)

Paragraph 2.5. Housing Growth. Delete 2<sup>nd</sup> sentence and replace with *"The Local Plan must translate any shortfall, at least for the period to 2015, into the most appropriate site-specific locations. It must also consider the merits of identifying longer-term sites, in order to ensure continuity of supply."*

Reason: In response to an objection from MacTaggart & Mickel, this amendment acknowledges that the Local Plan must consider the issue of continuity of housing land supply beyond the Local Plan period of 2015.

### 2.4 Issues for the Local Plan (page 9)

- Paragraph 2.5. Major Hazards. Delete 2nd sentence and replace with: *"This may pose particular difficulties for the regeneration of Grangemouth and Bo'ness Town Centres."*

Reason: In response to objections by KemFine UK Ltd, Firmin Coates Ltd, Syngenta Ltd and Fujifilm Imaging Colorants Ltd, this amendment reflects the Reporters' recommendation, and is intended to more accurately reflect the implications of major hazards for the Town Centres.

## Area Wide Policy Framework

### Chapter 3: Environmental Quality

#### 3.1 Design and Energy Use (page 15)

- Paragraph 3.10. Delete 3<sup>rd</sup> sentence and replace with:  
*"Under the Climate Change (Scotland) Act 2009 local development plans must require all new buildings to be designed to avoid a specified and rising proportion of projected greenhouse gas emissions from their use through the installation and operation of low and zero carbon generating technologies. The Council is considering the implications of this requirement, and will bring forward appropriate policies, potentially as Supplementary Planning Guidance, in due course. In the meantime, Policy EQ7 requires developers to consider energy efficiency as a factor in site layout, and to give serious consideration to the incorporation of renewable energy technologies in developments."*

Reason: In response to an objection by SEPA, this amendment is to acknowledge the need to address new guidance on climate change and emissions reductions as set out in the Climate Change (Scotland) Act and the SPP.

#### 3.2 Vacant, Derelict and Contaminated Land (page 16)

- Paragraph 3.15. Delete the words *"controlled waters"* and replace with *"the water environment"*.

Reason: In response to an objection from SEPA, this amendment is to reflect changes to the Contaminated Land (Scotland) Regulations.

#### 3.3 Policy EQ10 Advertisements (page 18)

- Policy EQ19. Delete sub-section (5).
- Policy EQ10. Sub-section 6. Insert *"and rotating/moving advertisements"* after *"advertising hoardings"*.

Reason: In response to an objection from the Outdoor Advertising Association, it is considered that moving/rotating advertisements should be subject to amenity and road safety criteria, rather than being prohibited unconditionally.

#### 3.4 Policy EQ17 Antonine Wall (page 21)

- Policy EQ17, sub-section (2). Insert the word *"adverse"* before *"impact"*. Delete the words *"and complies with other Local Plan policies"* and replace with *"and there is no conflict with other Local Plan policies"*.
- Policy EQ17, sub-section (3). Insert *"as defined on the Proposals Map"* after *"the Antonine Wall"*.

Reason: In response to an objection by Strathclyde Homes, and confirmed by the Reporters' recommendation, Policy EQ17 has been clarified. The amendment brings the policy in line with that contained in the Antonine Wall World Heritage Site nomination document.

#### 3.5 Policy EQ21 Falkirk Greenspace (page 26)

- Paragraph 3.43. Insert at end of paragraph:  
*"Furthermore, the Helix project, which has received Big Lottery Funding under the Living Landmarks programme, will provide a step change to the Greenspace"*

*Initiative within the Falkirk-Grangemouth Green Belt, enabling a much higher level of intervention and transformation in this area".*

- Paragraph 3.44. Insert at end of paragraph:  
*"Policy EQ21 also requires developer contributions to the development of the Falkirk Greenspace from developments in urban fringe locations. The Helix will be a priority for the targeting of contributions. The Council will publish supplementary planning guidance, either as free-standing guidance or as part of the proposed SPGN on Open Space and new Development, to clarify the nature and level of contributions that will be required for the Greenspace Initiative as a whole and for the priority Helix project".*

Reason: This amendment is to reflect the fact that the Helix bid has been successful, is the priority project within the Greenspace and will be a focus for developer contributions sought under Policy EQ21. The reference to supplementary planning guidance reflects the Reporters' recommendation, as further amended by the Council, and is to clarify how further guidance on contributions will be provided.

### **3.6 Biodiversity and Nature Conservation (page 28)**

- Paragraph 3.51. Insert at end of paragraph:  
*"Where development may impact on European Protected Species (e.g. bats, otters and great crested newts), the Habitats Regulations set out three tests which must be satisfied before planning permission can be granted:  
(i) the development is in the interests of public health and safety or for other imperative reasons of overriding public interest, including those of a social and economic nature;  
(ii) there is no satisfactory alternative; and  
(iii) the development will not be detrimental to the maintenance of the species at a favourable conservation status in their natural range."*

Reason: In response to comments by SNH, the amendment is to highlight the three tests which apply to development which may impact on European Protected Species.

### **3.7 Policy EQ24 Ecological Sites and Features (page 28)**

- Policy EQ24, sub-section (5). Insert *"along with provision for its future management"* at the end of the 2<sup>nd</sup> sentence.

Reason: In response to comments by the RSPB, this change is to ensure that, where habitat loss is unavoidable, future management as well as compensation is secured.

### **3.8 Trees and Woodland (page 29)**

- Paragraph 3.56. Delete 5<sup>th</sup> sentence and replace with: *"The Forestry Commission Scotland (FCS) serves as the forestry directorate of the Scottish Government with responsibility for trees and woodland. Landowners must apply to the FCS for a licence to fell growing trees. In addition, local authorities have the power to serve Tree Preservation Orders (TPOs) on trees which are of significant amenity value".*
- Paragraph 3.56. Add at end of paragraph: *"In determining planning applications that involve the loss of woodlands, trees or hedgerows the Council will have regard to their value as an environmental resource and also any significant and clearly defined public benefits from the proposed development".*

Reason: In response to comments by the Forestry Commission, the first amendment is to acknowledge the role of the Forestry Commission in controlling the felling of trees. The second amendment reflects the Reporters' recommendation, and is to clarify how the value of woodlands is to be weighed in making decisions on proposed development.

### 3.9 The Coastal Zone (page 30)

- Paragraph 3.60. Insert at the end of the paragraph: *"In terms of flood risk in the coastal zone, the provisions of the SPP will be important, as will the Indicative Flood Maps published by SEPA which give an indication of areas of flood risk along the coast".*

Reason: In response to an objection by SEPA, this amendment is to acknowledge the role of the flood risk provisions of the SPP and the Indicative Flood Maps in planning for the coastal zone.

### 3.10 Policy EQ29 Outdoor Access (page 32)

- Policy EQ29. Sub-section (2). Insert additional bullet point as follows: *"the need to safeguard protected buildings and archaeological sites in accordance with Policies EQ16 and EQ17."*

Reason: In response to an objection from Historic Scotland, the amendment acknowledges the impact that access provision may have on the archaeological resource.

### 3.11 Policy EQ30 Agricultural Land (page 32)

- Policy EQ30. Insert the words *"the site is allocated for development in the Local Plan or"* after *"will not be permitted unless"*.

Reason: In response to an objection by AWG Property, and as confirmed by the Reporters' recommendation, this amendment is to clarify that the presumption against development of prime agricultural land does not apply where such land is actually allocated for development in the Local Plan.

### 3.12 Additional Policy – Air Quality

- Insert new policy and supporting text as follows:

#### "Air Quality"

*Structure Plan Policy ENV.14 and PAN 51 highlight the role of planning in improving air quality, which can be impacted on by industrial development, traffic and the design of the built environment. Air quality can be a material consideration in determining planning applications. In 2005, an Air Quality Management Area (AQMA) was designated in Grangemouth due to a likely breach of the sulphur dioxide 15 minute mean objective, as specified in the Air Quality (Scotland) Regulations 2000. An action plan, aimed at achieving a reduction in sulphur dioxide levels within the designated area, is being developed.*

#### Policy EQ30A Air Quality

*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 the Grangemouth Air Quality Management Area (AQMA). Air Quality Assessments may be required for developments within the AQMA."*

Reason: In response to an objection by SEPA, it is considered appropriate for the Local Plan to include a policy on air quality.

### 3.13 Ensuring Environmentally Sensitive Mineral Extraction (page 33)

- Paragraph 3.68. Insert additional sentence at end of paragraph:  
*"Falkirk is close to Scotland's largest and the UK's second largest coal fired electricity generating station at Longannet. It continues to play a significant role in meeting Scotland's energy requirement and with technological advances its life is also being extended. It is one of 3 power stations listed as part of the national*

*development for new non-nuclear baseload capacity at other existing power station sites proposed in National Planning Framework 2. With regard to the proximity principle, coal deposits in Falkirk could be of significance in the potential supply of indigenous coal to Longannet”.*

Reason: In response to an objection by Scottish Coal, this amendment reflects the Reporters' recommendation, and is to provide information on the significance of Longannet and the proximity of coal resources to it.

### **3.14 Policy EQ32 General Criteria for Minerals Development (page 33)**

- Policy EQ32. Sub-section (6). Insert the words *“Antonine Wall”* after *“Conservation Area”*. Insert *“EQ17”* after *“EQ16”*.

Reason: In response to an objection by Historic Scotland, this amendment is to ensure that the policy also considers potential impacts on the Antonine Wall World Heritage Site and its setting.

### **3.15 Policy EQ32 General Criteria for Minerals Development (page 33)**

- Policy EQ32. Insert sub-section (7) as follows: *“(7) would have a significant adverse impact on the water environment”*.

Reason: In response to an objection by SEPA, this amendment is to ensure that the policy includes the impact of mineral developments on the water environment as a criterion.

### **3.16 Policy EQ35 Information from Applicants (page 34)**

- Policy EQ35. Sub-section (5). Insert the words *“where known”* after *“details of reserves in surrounding land”*.

Reason: In response to an objection by Scottish Coal, this amendment is to acknowledge that there may be limited information available to applicants.

### **3.17 Guidance on Specific Minerals (page 36)**

- Paragraph 3.78. Insert at the end of paragraph: *“A review of the broad areas of search was completed in 2009. It was found that there was no significant change to the character of these areas since they were originally assessed in 1992 and there was no justification for changing the areas of search at this time”*.

Reason: This amendment reflects the Reporters' recommendation, and is to clarify that a review of the Opencast Coal Broad Area of Search in the Structure Plan has been carried out.

### **3.18 Guidance on Specific Minerals (page 36)**

- Insert new paragraph 3.81 after Policy EQ39 as follows:  
*“National Planning Framework 2 recognises the potential for onshore gas extraction of CBM. Extraction and the provision of associated infrastructure are supported by this local plan, subject to development proposals meeting the requirements of the general minerals (EQ32) and other local plan policies. Two Petroleum, Exploration and Development Licences (PEDLs) were awarded on 1/7/04 (PEDL 133) and 1/7/08 (PEDL 162) covering parts of the Falkirk Council area. The precise area of the local plan covered by the licences is shown in Appendix 6. The licences run for set periods of time covering exploration, appraisal and production, with progression through these phases subject to time limits. The periods are set at 5, 6 and 20 years and can be extended”*.



- Insert Appendix 6 containing map showing PEDL areas for coal bed methane within the Council area.

**Reason:** In response to an objection by Composite Energy, this amendment reflects the Reporters' recommendation, and is to provide information on the coal bed methane resource within the Council area.

## Chapter 4: Sustaining Communities

### 4.1 Housing Land Requirements/Policy SC1 Housing Land Provision (pages 37-38)

- Paragraphs 4.4. Delete 1<sup>st</sup> sentence and replace with: *"The Local Plan aims to provide sufficient housing land to meet the base requirement in each settlement at least until 2015, which is the indicative period of the Local Plan, and to ensure that there is sufficient additional land to allow continuity to supply beyond 2015 up to 2020."*
- Paragraphs 4.5 and 4.6. Delete and replace with:  
*"In most of the settlement areas, a calculation of completions and existing commitments combined with the allowance for windfall and small sites means that the full Structure Plan requirement to 2020 has been met and there is no need for further allocations. Shortfalls in the period to 2015 in Rural South and Rural North have been addressed through new allocations. Further sites have been allocated in Bonnybridge and Banknock, Denny and Polmont to provide additional flexibility and ensure continuity of supply."*
- Delete Table 4.1 and replace as follows:

	Bo'ness	Bonnybridge & Banknock	Denny	Falkirk	Grangemouth	Larbert & Stenhousemuir	Polmont	Rural North	Rural South	Falkirk Council Area
SP requirement to 2020 (inc 10% flexibility)	880	1210	1100	2310	440	2750	2310	605	495	12100
SP requirement to 2015 (inc 10% flexibility)	646	901	808	1691	323	2028	1794	450	364	9005
Completions 2001-2009	603	839	582	1658	94	1196	911	299	129	6311
Commitments (HLA + Other Committed Sites)	355	172	479	709	201	1767	1303	136	268	5390
Windfall/Small Site Allowance (2009-2015)	30	60	90	180	24	102	60	24	24	594
Completions + Commitments + Windfall	988	1071	1151	2547	319	3065	2274	459	421	12265
Shortfall to 2015	-249	-150	-121	-734	4	191	-62	70	28	-1023
New Allocations	0	680	370	0	27	0	100	165	252	1614
Total Completions + Supply	988	1751	1521	2547	346	3065	2374	624	683	13909
SP Requirement Met Until Year	2020	2020	2020	2020	2017	2020	2020	2020	2020	2020
SIRR	*	*	-	-	-	-	-	-	*	-

- Policy SC1, sub-section (1). Delete and replace with:  
*"The Local Plan aims to meet the base housing land requirement of the Falkirk Council Structure Plan in each settlement area at least until 2015, and to ensure that there is sufficient additional land to allow continuity to supply in the overall housing market area in the period beyond 2015 up to 2020. Sites contributing towards the requirement are detailed under the relevant settlement statements".*
- Policy SC1, sub-section (2). Delete sub-section.

Reason: In response to various objections and the Reporters' recommendation, and to reflect delays to the Local Plan process, the Local Plan period has been rolled forward to 2015, whilst recognising the need for continuity of supply to 2020. Consequently, long term development sites are no longer identified, but are brought in as allocated sites. Table 4.1 has been updated to reflect up to date housing completion and supply information, and the Reporters' recommendations on specific housing sites.

#### 4.2 Policy SC2 Windfall Housing Development within the Urban /Village Limit

- Policy SC2. Sub-section (4), insert "water supply, sewage capacity" after "roads and drainage".

Reason: In response to an objection by SEPA, this amendment is to ensure that water supply and sewage capacity are considered as factors in the assessment of windfall housing sites.

#### 4.3 Policy SC4 Special Needs and Affordable Housing

- Paragraph 4.12. Delete penultimate sentence and replace with: "A fundamental requirement is land for affordable housing, and the Council's first preference is for on site provision. If this is deemed to be not achievable, the Council will consider off site provision, or as a last resort, the payment of a commuted sum to contribute to the provision of affordable housing elsewhere in the area".
- Policy SC4. At end of policy, insert:  
*"The Council will apply a sequential approach to the delivery of affordable housing:*
  - *On site provision*
  - *Off site provision*
  - *Commuted sum payment."*

Reason: The amendment reflects the Reporters' recommendation, and clarifies the Council's approach to the delivery of affordable housing, as set out in the SPGN on the topic.

#### 4.4 Additional Policy - Gypsy/Travellers' Sites

- Insert new policy and supporting text as follows:  
"Gypsy/Travellers  
*SPP3: Planning for Housing draws attention to the needs of gypsy/travellers. The Council operates a well-established site for travelling people at Redding, but there is a requirement to set out guidance for dealing with applications for small privately-owned sites. Policy SC4A establishes criteria for assessing such proposals.*

##### Policy SC4A Gypsy/Travellers' Sites

*Proposals for small privately-owned sites to accommodate gypsy/travellers will be permitted where:*

- (1) The site satisfies policies in the Local Plan relating to the protection of the built and natural heritage (EQ12-EQ30) and the protection of public open space (SC12);*
- (2) The site can be appropriately landscaped, such that there will be no adverse effect on the character, appearance and amenity of the area;*
- (3) The site affords an appropriate level of residential amenity and access to community facilities; and*
- (4) Access, parking and other servicing can be provided to a satisfactory standard, and the site is not at risk from flooding, in the terms of Policy ST12".*

- Add the following to Table 3.3 (chapter 3, page 25):  
*"Gypsy/Travellers' Sites SC4A Gypsy/traveller sites"*

Reason: In response to objections by Messrs Marr, Reid and Stewart, and as confirmed by the Reporters' recommendation, it is considered necessary to provide guidance for assessing proposals for gypsy/travellers' sites, as required by the SPP.

#### 4.5 Policy SC10 Existing Community Facilities (page 44)

- Paragraph 4.3. Insert at the end of the paragraph: *"and provides criteria for assessing proposals for new facilities"*.
- Amend Policy SC10 as follows:

*"Policy SC10 Community Facilities"*

*(1) There will be a presumption against the loss of existing community facilities unless the Council is satisfied that there is no longer a need for the facility or an acceptable alternative facility is available; and*

*(2) The provision of new community facilities, including churches and places of worship, will generally be supported provided that:*

- *The proposal is compatible in terms of scale, character and design with the surrounding area;*
- *There is no adverse impact on local amenity*
- *There is good access by public transport, on foot and by cycle; and*
- *It complies with other Local Plan policies."*

Reason: In response to an objection by Grangemouth Gospel Trust, it is considered appropriate to provide criteria against which to judge proposals for new community uses, including churches and places of worship.

#### 4.6 Policy SC11 Developer Contributions to Community Infrastructure (page 45)

- Policy SC11. In sub-section (4), replace *"Circular 12/1996"* with *"Circular 1/2010"*.

Reason: This amendment reflects the Reporters' recommendation, and takes account of publication of new national planning policy guidance on planning agreements.

#### 4.7 Open Space and Recreational Facilities/Policy SC12 Urban Open Space/Policy SC13 Open Space and Play Provision in New Development (pages 45- 46)

- Paragraph 4.27. Delete paragraph and replace with:  
*"National policy guidance on open space and recreational facilities is contained in the SPP and PAN 65: Planning and Open Space. The SPP emphasises the need to protect and enhance open space and states that local authorities should undertake open space audits and prepare open space strategies."*
- Paragraph 4.28. Delete 5<sup>th</sup> sentence and replace with:  
*"The Council has followed up the SPP's requirements by undertaking an open space audit for the Council area, and has formulated an open space strategy to allow a more strategic approach to planning for open space in the area. This sets out appropriate standards, assesses provision in terms of quantity, quality and accessibility, and identifies priorities for improving the open space resource."*
- Paragraph 4.29. Delete final sentence and replace with: *"The open space audit and strategy provides a basis for such assessments"*.
- Policy SC12. Sub-section (2), delete *"or a site-specific local audit of provision in the interim"* and replace with *"and strategy"*.
- Paragraph 4.31. Add at the end of 1<sup>st</sup> sentence: *"and taking account of the various quantitative, qualitative and accessibility standards set out in the Council's Open Space Strategy"*. Delete 2<sup>nd</sup> and 3<sup>rd</sup> sentences.
- Policy SC13. Amend title of policy to *"Open Space and Play Provision in New Development"*.
- Policy SC13. In the 1<sup>st</sup> paragraph, delete 2<sup>nd</sup> sentence and replace with: *"Provision should be informed by the Council's open space audit, and accord with the Open*

*Space Strategy and the SPG Note on Open Space and new Development, based on the following principles:*

- Policy SC13. Sub-section (1), delete and replace with:  
*"Open space and facilities for play and outdoor sport should be provided based upon the quantitative, qualitative and accessibility standards, and the priorities for improvement, set out in the Open Space Strategy".*
- Policy SC13. Sub-section (2), insert additional bullet point as follows:  
*"The open space strategy indicates that there is a sufficient amount of open space in the area, and that priority should be given to qualitative improvements to existing open space".*
- Policy SC13. Sub-section (2). In the 2<sup>nd</sup> bullet point, delete the words *"indicated in Table 4.2"*.
- Delete Table 4.2.

**Reason:** In response to the publication of the SPP, the completion of the open space audit and strategy, and objections by Communities Scotland, Drumbow Homes, MacTaggart & Mickel and Forth Ports, these amendments are intended to reflect the SPP and to provide a firmer link between the policy and the open space audit and strategy, whilst recognising that detailed guidance is still to be provided through the forthcoming SPG on Open Space and New Development.

## **Chapter 5: Economic Prosperity**

### **5.1 Table 5.1 Strategic Development Opportunities (page 50)**

- Amend entry under 'Specialist Sites' to read:  
*"Grangemouth/Kinnell Kerse ED.GRA1  
Existing Chemical/Petrochemical Sites"*

**Reason:** In response to objections from KemFine UK Ltd, Firmin Coates Ltd, Syngenta Ltd and Fujifilm Imaging Colorants Ltd, this amendment is to clarify that the Strategic Development Opportunity includes the existing chemical and petrochemical sites.

### **5.2 Policy EP2 Land for Business and Industrial Use (page 51)**

- Policy EP2. Insert at the end of sub-section 2:  
*"... and the Glasgow Road Camelon Industrial Area which may include a food retail element to meet local needs as part of the mix".*

**Reason:** In response to an objection by Tesco Stores Limited, it is considered that a foodstore could be beneficial to the regeneration of the wider Glasgow Road industrial area, and replace employment which has been lost in the area.

### **5.3 Policy EP5 Business and Industrial Development in the Countryside (page 52)**

- Policy EP5. In 1<sup>st</sup> sentence, delete *"(Classes 4, 5 and 6)"*.
- Policy EP5. Sub-section 3, delete the word *"existing"* and replace with *"vacant"*.
- Policy EP5. Insert additional sub-section (6) as follows: *"Appropriate leisure and tourism development that accords with Policy EP16"*.

**Reason:** In response to objections from Callendar Estate and Hendersons Chartered Surveyors, these amendments are intended to clarify the scope of the policy.

### **5.4 Policy EP5 Business and Industrial Development in the Countryside (page 52)**

- Policy EP5. At the end of the final sentence insert: *"and built heritage (EQ12-*

EQ18)".

Reason: In response to an objection by Historic Scotland, this amendment is to ensure that impacts on built heritage are taken into account when considering business proposals in the countryside.

**5.5 Policy EP7 New Retail Development (page 54)**

- Paragraph 5.12. In 1<sup>st</sup> sentence, replace "250 sq.m." with "500 sq.m."
- Policy EP7. Sub-sections (1) and (2). Replace "250 sq.m." with "500 sq.m."

Reason: In response to objections by Co-operative Group Property Division, Aldi and Sainsbury, and as confirmed by the Reporters' recommendation, the threshold of 'significance' has been raised to allow more flexibility for the provision of neighbourhood shops outwith the hierarchy of centres.

**5.6 Policy EP8 Neighbourhood and Rural Shops (page 54)**

- Amend policy title to "*Neighbourhood and Rural Shops and Services*".
- Policy EP8. Sub-section (1). Insert "(Class 1)" after "rural shops". Insert "(Class 2)" after "services".
- Paragraph 5.13. In the 1<sup>st</sup> sentence, insert "and services" after "shops".

Reason: In response to an objection by Co-operative Group Property Division, and as confirmed and further modified by the Reporters' recommendation, this amendment is to clarify the use classes covered by Policy EP8.

**5.7 Policy EP16 Leisure and Tourism Development in the Countryside (page 57)**

- Policy EP16. In the final sentence, insert "and built heritage (EQ12-EQ16)" after "natural heritage (EQ19-EQ30)".

Reason: In response to an objection by Historic Scotland, this amendment is to ensure that impacts on built heritage are taken into account when considering leisure and tourism uses in the countryside.

**5.8 Policy EP17 Canals (page 59)**

- Policy EP17. Sub-section (4). In 4<sup>th</sup> bullet point, insert "including Policy ST 12 (Flooding)" after "accords with other Local Plan policies".
- Policy EP17. Sub-section (4). Insert additional bullet point as follows: "ensures there is no detriment to the structural stability of the canal".

Reason: In response to an objection by SEPA, this amendment is to ensure that flood risk is taken into account in assessing proposals for canal-side development.

**5.9 Policy EP18 Major Hazards (page 61)**

- Policy EP18. Insert additional criterion:  
"... (3) the potential impact that the proposals may have upon chemical and petrochemical establishments".

Reason: In response to objections by KemFine UK Ltd, Firmin Coates Ltd, Syngenta Ltd and Fujifilm Imaging Colorants Ltd, this amendment reflects the Reporters' recommendation and is to recognise that the effects of nearby proposed development on the chemical industries are a factor to be assessed and balanced against other factors

#### 5.10 Managing Risk from Major Hazards (page 61)

- Paragraph 5.30. At the end of 1<sup>st</sup> sentence, insert *"and are recognised as such in National Planning Framework 2"*.

Reason: In response to objections by KemFine UK Ltd, Firmin Coates Ltd, Syngenta Ltd and Fujifilm Imaging Colorants Ltd, and as confirmed and further modified by the Reporters' recommendation, this amendment is to acknowledge that the importance of the chemical and petrochemical industries is recognised in NPF2.

#### 5.11 Policy EP19 Hazardous Substances Consent (page 62)

- Policy EP19. In policy and supporting paragraph 5.32 change references to *"hazardous substance consent"* to *"hazardous substances consent"*.

Reason: In response to objections by KemFine UK Ltd, Firmin Coates Ltd, Syngenta Ltd and Fujifilm Imaging Colorants Ltd, this amendment reflects the Reporters' recommendation, and is to correct the terminology.

### Chapter 6: Sustainable Transport & Infrastructure

#### 6.1 Sustainable Transport and Infrastructure – Introduction (page 63)

- Paragraph 6.1. In the 2<sup>nd</sup> sentence, delete *"PAN57"* and replace with *"PAN75"*.

Reason: In response to an objection by Steer Davies Gleeve, this amendment is to correct an error.

#### 6.2 Promoting Sustainable Transport Choices (page 64)

Paragraph 6.4. In the 2<sup>nd</sup> sentence, delete *"the preferred choice"* and replace with *"prioritised"*.

Reason: In response to an objection by Steer Davies Gleeve, this amendment is to ensure the text more accurately reflects the SPP.

#### 6.3 Policy ST2 Pedestrian Travel and Cycling (page 65)

- Policy ST2. In the 2<sup>nd</sup> sentence, insert *"where appropriate"* after *"This will consist of on- and.."*.
- Sub-section (7). In the 2<sup>nd</sup> sentence, delete *"less than"* and replace with *"not more than"*.

Reason: In response to an objection by Steer Davies Gleeve, these amendments are to clarify the text.

#### 6.4 Improving the Road Network (page 68)

- Paragraph 6.19. Insert at end of paragraph:  
*"Grangemouth Freight Hub is listed as one of the national developments in National Planning Framework 2. The development will involve improvements in port, road and rail infrastructure to support the role of Grangemouth as Scotland's largest container port and main freight distribution centre. Grangemouth road and rail access upgrades have been identified by Transport Scotland's Strategic Transport Projects Review (2008) as interventions that reflect the Scottish Government's aspirations for better connections to the rest of the UK"*.

Reason: In response to objection by Forth Ports plc, this amendment reflects the

Reporters' recommendation, and is to provide additional information on the status and content of the Grangemouth Freight Hub within NPF2 and the STPR.

#### **6.5 Improving the Road Network (page 68)**

- Paragraph 6.22. Delete 4<sup>th</sup> sentence and replace with: *"Contributions will be sought from developers and other agencies where necessary"*. Add at the end of paragraph: *"Further work is needed to address longer term capacity problems at M9 Junction 6. Transport Scotland will work with Falkirk Council and other key partners to carry out further studies that develop the interventions identified in the Strategic Transport Projects Review and which will form a key input to realising the National Development aspirations for Grangemouth Freight Hub set out in NPF2"*.

Reason: In response to an objection by Transport Scotland, this amendment is to highlight the issues at M9 Junction 6, further steps that we be needed to address these issues, and the relationship to NPF2.

#### **6.6 Transport Impacts of New Development (page 69)**

- Paragraph 6.23. Insert after 2<sup>nd</sup> sentence: *"Air quality can also be adversely affected, and increased emissions contribute to climate change"*.

Reason: In response to an objection by SEPA, this amendment is to acknowledge that reduction in air quality and climate change are potential transport impacts arising from new development.

#### **6.7 Transport Impacts of New Development (page 69)**

- Paragraph 6.23. At end of paragraph delete *"January 2003"* and replace with *"August 2005"*.
- Paragraph 6.24. Delete 1<sup>st</sup> sentence and replace with: *"In all cases where a transport assessment is requested, the Council will expect developers to identify and provide appropriate mitigation in line with the hierarchy of modes established in the SPP"*.

Reason: In response to an objection by Steer Davies Gleeve, this amendment is to correct an error, and to ensure the text more accurately reflects the approach of the SPP.

#### **6.8 Policy ST7 Transport Assessments (page 70)**

- Policy ST7. Sub-section (1). Delete 2<sup>nd</sup> sentence.

Reason: In response to an objection by Steer Davies Gleeve, this amendment is to ensure the policy more accurately reflects the SPP.

#### **6.9 Sustainable Urban Drainage (page 73)**

- Paragraph 6.37. Delete 3<sup>rd</sup> sentence and replace with: *"However, there is now a general requirement under the Water Environment (Controlled Activities) (Scotland) Regulations 2005 for Sustainable Urban Drainage Systems (SUDS) to be used for all surface water run-off for new developments discharging to the water environment"*.
- Paragraph 6.38. Insert *"under 'Sewers for Scotland 2<sup>nd</sup> Edition'"* after *"which have been constructed to an appropriate standard"*.
- Paragraph 6.38. In 3<sup>rd</sup> sentence, insert *"including the CIRIA C697 SUDS manual"* after *"current published best practice"*.

Reason: In response to an objection by SEPA, this amendment is to ensure reference

is made to the most up-to-date publications on SUDS design.

#### **6.10 Flooding (page 74)**

- Paragraph 6.39. Insert after the 2<sup>nd</sup> sentence: *"which have been identified in greater detail following the publication of the Indicative Flood Map by SEPA."*
- Paragraph 6.39. Delete last sentence and replace with: *"Whilst the risk can often be managed through appropriate mitigation, in some circumstances sustainable flood management or mitigation measures may not be achievable".*
- Paragraph 6.40. Insert after 1<sup>st</sup> sentence: *"In addition to this, the Council uses SEPA's Indicative Flood Map as a strategic tool to identify land that may at risk from flooding".*
- Paragraph 6.40. In the 4<sup>th</sup> sentence, insert *"in accordance with the SPP and the Scottish Government's 4 'A's on flooding"* after *"areas that will obviously be at risk from flooding"*.
- Paragraph 6.40. In the 5<sup>th</sup> sentence, insert *"from all identified sources"* after *"where a planning application is likely to raise a flooding issue"*.

Reason: In response to an objection from SEPA, these amendments are to reference the role of the Indicative Flood Map, to clarify that mitigation of flood risk may not always be possible, to increase reference to the SPP and to emphasise that flood risk may arise from a number of sources.

#### **6.11 Policy ST17 Landfill (page 77)**

- Paragraph 6.53. Delete and replace with: *"The existing landfill site at Avondale is the major landfill site serving the Forth Valley area. Planning permission for a major extension was granted in 2008. The need for additional landfill capacity will be kept under review. Approval of reserved matters was also granted in 2008 for a materials recycling facility on adjacent land."*

Reason: This amendment is to update the text relating to waste management facilities and consents at Avondale, in line with the Reporter's recommendation.

#### **6.12 Supporting Sustainable Waste Management (page 78)**

- Paragraph 6.54. Insert new sentence at end of paragraph: *"Landfill sites are not within the scope of Policy ST18"*.

Reason: In response to an objection by Marathi Ltd, and as confirmed by the Reporter's recommendation, this amendment is to clarify that Policy ST18 is intended to cover waste management facilities other than landfill sites.

#### **6.13 Policy ST18 Waste Management Facilities (page 78)**

- Policy ST18. Delete 2<sup>nd</sup> sentence and replace with:  
*"Proposals must:*  
*(1) comply with the objectives of the National Waste Plan;*  
*(2) promote sustainable transport and the proximity principle;*  
*(3) consider the need for the facility;*  
*(4) demonstrate that the impact on the environment and local communities is acceptable; and*  
*(5) comply with other Local Plan policies."*

Reason: In response to an objection by SEPA, this amendment is to ensure that the policy promotes sustainable waste management.

#### **6.14 Renewable Energy (pages 79-80)**

- Paragraph 6.56. Delete 3<sup>rd</sup> sentence and replace with:



*"The SPP requires the planning system to make positive provision for renewables, whilst taking account of the wider environmental implications of such developments."*

- Paragraph 6.59. Delete 4<sup>th</sup> and 5<sup>th</sup> sentences and replace with:  
*"The Council's 2003 Renewable Energy Study mapped this complex range of constraints and concluded that potential was limited to smaller scale facilities of up to 22.5MW. Consequently, it has not been considered appropriate or necessary at this stage to identify specific areas of search, but rather to guide development through the criteria set out in Policy ST21. The implications of the requirement in the SPP to identify broad areas of search for wind farms in excess of 20MW will be reviewed."*

Reason: In response to an objection by Novera Energy, this amendment is to acknowledge the requirements of the SPP, whilst clarifying the reasons why the Council has not, to date, introduced areas of search for larger wind farms.

## Settlement Statements

### Bo'ness

#### 7.1 Bo'ness Profile (page 81)

- Paragraph 1.3. Insert after 1<sup>st</sup> sentence: *"The Scottish Railway Exhibition/Bo'ness & Kinneil Railway, with its outstanding collection and growing visitor numbers, is a significant asset for the town."*

Reason: In response to an objection by the SRPS, this amendment is to further emphasise the significance of this important tourism attraction and museum collection.

#### 7.2 Strategic Context (page 81)/ Housing Land Requirement (page 87)

- Paragraph 2.1. Delete 1<sup>st</sup> sentence of 1<sup>st</sup> bullet point and replace with: *"800 houses to be built in Bo'ness from 2001-2020, with 588 in the Local Plan period to 2015."*
- Paragraph 6.2. Delete table and replace with:

<i>"Requirement 2001-2015 (including 10% flexibility)</i>	<i>646</i>
<i>Completions 2001-2009</i>	<i>603</i>
<i>Commitments (2009/10 HLA + Other Committed Sites)</i>	<i>355</i>
<i>Windfall/Small Sites Allowance (2009-2015) (5 p.a.)</i>	<i>45</i>
 <i>Shortfall to 2015</i>	 <i>-249</i>
<i>New allocations</i>	<i>0"</i>

Reason: The housing land figures have been amended to take account of the rolling forward of the Local Plan period to 2015, and updated housing completion and supply information.

#### 7.3 Key Local Issues (page 82)/Local Plan Summary (page 83)/ Policy BNS1 Bo'ness Town Centre (page 92)

- Paragraph 3.1. Delete 1<sup>st</sup> bullet point and replace with:  
*"The need to reverse the economic and physical decline of the Town Centre and its approaches, through protection of the Town Centre's role, new retail investment and physical improvement of the built fabric and the public realm".*
- Paragraph 4.1. Delete 3<sup>rd</sup> bullet point and replace with:  
*"Regeneration of the Town Centre through protection of the existing centre, encouragement of new investment, and environmental improvement and building restoration works taken forward through the Townscape Heritage Initiative".*
- Paragraph 7.1. Delete 3<sup>rd</sup> and 4<sup>th</sup> sentences and replace with:  
*"It continues to perform an important role for convenience shopping and services. However, the Household Survey (2009) shows that there is still considerable leakage of convenience expenditure and a need for new retail investment to make the Town Centre more attractive to local residents and visitors".*
- Paragraph 7.3. Delete 2<sup>nd</sup> and 3<sup>rd</sup> sentences and replace with:  
*"It encourages investment in existing and new retail facilities in order to maintain the Town Centre's vitality, interest and attractiveness as a shopping destination. The policy identifies a core area within which a mix of Town Centre uses will be appropriate, providing active frontages are maintained. In the secondary area, there are several development opportunities where new retail, commercial, residential or leisure development could benefit the Town Centre, particularly at the eastern end where improving the corridor leading to Bo'ness Station will be particularly important."*
- Policy BNS1. Insert at the end of subsection (1): *"New retail investment consistent with this role will be encouraged".*

Reason: In response to an objection by Tesco Stores Limited, these amendments are to acknowledge that new investment in retail facilities will be an important part of the regeneration of Bo'ness Town Centre.

#### **7.4 Local Plan Summary (page 82)**

- Paragraph 4.1. In the 2<sup>nd</sup> bullet point delete *"Scottish Railway Museum"* and replace with *"Scottish Railway Exhibition"*.

Reason: In response to an objection by the SRPS, this amendment is to correct an error.

#### **7.5 Environmental Enhancement – Town Centre (page 83)**

- Paragraph 5.2. Insert after 2<sup>nd</sup> sentence: *"Creating a quality entrance to Bo'ness Station, with good access for visitors and staff, will be an important factor in redevelopment proposals for this area"*.

Reason: In response to an objection by the SRPS, this amendment is to highlight the importance of securing good access to this major tourist attraction as part of the enhancement to the eastern approach to Bo'ness Town Centre.

#### **7.6 Greenspace Initiative (page 83)**

- Paragraph 5.4. Insert at end of paragraph: *"and the Habitats Regulations will apply to any development on the site."*

Reason: In response to comments from SNH, this amendment is to highlight the relevance of the Habitats Regulations to any development on the western foreshore.

#### **7.7 Opportunities EN.BNS2/3 Kinneil Kerse 1/2 (page 85-86)**

- Opportunities EN.BNS2/3. Insert at the end of both comments sections: *"and the Habitats Regulations will apply to any development of the site (see tests in Policy EQ24(1))"*.

Reason: In response to comments from SNH, these amendments are to highlight the relevance of the Habitats Regulations to any development at Kinneil Kerse and to cross refer to the relevant tests in Policy EQ24.

#### **7.8 Housing – Bo'ness Foreshore (page 87)**

- Paragraph 6.5. In the 4<sup>th</sup> bullet point, delete the words *"which is likely to involve securing additional crossing points over the railway"*.
- Paragraph 6.5. In the 5<sup>th</sup> bullet point, delete the words *"and how the development addresses it as a bad neighbour"* and replace with *"and the environmental and amenity issues created by the operation of the railway and the restoration and maintenance of the SRPS collection"*.

Reason: In response to objections by the SRPS, these amendments are to recognise that the new level crossing proposed to access the foreshore development is likely to be promoted as a replacement rather than an additional railway crossing point, and to avoid the use of the term 'bad neighbour' in relation to the SRPS's activities.

#### **7.9 Housing – Bo'ness Foreshore (page 87)**

- Paragraph 6.5. Delete 8<sup>th</sup> bullet point and replace with:  
*"Resolution of flood risk issues, which may impact on the scale, form and layout of development, through a flood risk assessment, bearing in mind that the site has been identified as being at medium to high risk of flooding. Co-ordination with*

*the Council's Flood Prevention Scheme is required".*

Reason: In response to an objection from SEPA, this amendment is to emphasise the need to address flood risk issues at the site.

#### **7.10 Proposal H.BNS9 Kinglass Farm (page 89)**

- Amend site area from "0.7hectares" to "0.85 hectares"
- Delete comments section and replace with:  
*"The previous requirement that the site be developed for affordable/special needs housing no longer applies. Access to be taken off Drum Road, whilst maintaining pedestrian access to adjacent community woodland."*

Reason: The amendment reflects the Reporters' recommendation, and the Council's acceptance of their view that there is insufficient justification for requiring the reservation of the site for affordable/special needs housing.

#### **7.11 New Opportunity H.BNS15 Bo'ness Foreshore (page 90)**

- Insert new SIRR opportunity site H.BNS15 as follows:  
*"H.BNS15 Boundary Street  
Site Area: 0.07 hectares  
Capacity: Approx 8  
Status: Opportunity – part of SIRR  
Comments: Small opportunity site in prominent location, requiring high quality frontage."*
- On Proposals Map, remove area shown on Map 1 from H.BNS14 and insert this as new site H.BNS15.

Reason: In response to an objection from Manor Forrest, this amendment is to indicate that this small site can be developed independently of the main foreshore site.

#### **7.12 Town Centre (page 92)**

- Paragraph 7.1. Delete 5<sup>th</sup> sentence.

Reason: In response to an objection by SRPS, this amendment is to correct any implied criticism of the SRPS in terms of their efforts to promote the vitality and viability of the Town Centre.

#### **7.13 Policy BNS2 Bo'ness Station (page 93)**

- Amend boundary of Policy BNS2 and Opportunity H.BNS14 to fit with revised boundary of SRPS lease.

Reason: In response to objections by the SRPS and Mr McLeish, this amendment is to ensure that the boundary between the SRPS operational area and the foreshore development site in the Local Plan reflects the revised boundary of land leased to the SRPS.

#### **7.14 Tourism (page 93)**

- Paragraph 7.6. In 2<sup>nd</sup> sentence, delete "60,000 visitors" and replace with "65,000 visitors".
- Paragraph 7.7. Delete paragraph and replace with:  
*"Much has been done in recent years to provide much needed accommodation for the SRPS's collection and to improve visitor facilities and interpretation, with the result that the Bo'ness and Kinneil Railway and Scottish Railway Exhibition now comprises a successful 3 star tourist attraction. A number of initiatives are proposed to further improve the facilities, both SRPS-led and also arising from*

*the foreshore redevelopment proposals. The tourism and business opportunities arising from such initiatives, which offer the prospect of placing Bo'ness Station at the heart of a much larger leisure attraction, are considerable".*

Reason: In response to an objection from the SRPS, this amendment is intended to better reflect the status of these attractions in the Local Plan.

#### **7.15 Opportunity TR.BNS1 Junction 3, M9 (page 96)**

- Amend opportunity title to read "*Junction 3, M9 Burghmuir (Champany)*" in opportunity table and in Table 6.2.

Reason: In response to an objection by Steer Davies Gleeve, this amendment is to clarify the location of the opportunity.

#### **7.16 Opportunity TR.BNS2 Bo'ness Bus Station (page 96)**

- Delete information on opportunity and replace with:  
*"Opportunity: Bus Station Relocation  
Agency: Private  
Comments: Bus station to be relocated as part of foreshore development proposals, allowing existing site to be laid out as open space."*

Reason: In response to an objection by Mr McLeish, the amendment clarifies the nature of changes to Bo'ness Bus Station, as proposed under the foreshore regeneration initiative.

#### **7.17 Opportunity TR.BNS3 Bo'ness Foreshore (page 96)**

- Opportunity TR.BNS3. Delete last sentence and replace with: "*The Habitats Regulations will apply to any detailed proposal (see tests in Policy EQ24(1))*".

Reason: In response to comments from SNH, this amendment is to highlight the relevance of the Habitats Regulations to this opportunity, and to cross refer to the relevant tests in Policy EQ24.

### **Bonnybridge & Banknock**

#### **8.1 Strategic Context (page 97)/ Local Plan Summary (page 98)/Housing Land Requirement (page 100)**

- Paragraph 2.1. Delete 1<sup>st</sup> bullet point and replace with "*1100 houses to be built in the area from 2001-2020 with 819 in the Local Plan period to 2015*".
- Paragraph 4.1 (page 98). Delete 1<sup>st</sup> bullet point and replace with: "*Meeting the housing requirement through expansion in the corridor between Haggs and Dennyloanhead, and at Milnquarter Farm, Bonnybridge*". Delete 2<sup>nd</sup> bullet point.
- Paragraph 6.2. Delete table and replace with:

<i>"Requirement 2001-2015 (including 10% flexibility)</i>	<i>901</i>
<i>Completions 2001-2009</i>	<i>839</i>
<i>Commitments (2006/07 HLA + Other Committed Sites)</i>	<i>172</i>
<i>Windfall/Small Sites Allowance (2009-2015) (10 p.a.)</i>	<i>60</i>
<i>Shortfall to 2015</i>	<i>-150</i>
<i>New allocations</i>	<i>680"</i>
- Paragraph 6.3 (page 101). Delete first three sentences and replace with: "*In the Bonnybridge/Dennyloanhead/ Longcroft area there is no quantitative need to allocate new sites in the period up to 2015. However, the building rates through the early years of the Structure Plan period have been faster than*

*expected and there is considered to be a need to allocate additional sites to maintain a continuity of housing land supply throughout the Local Plan period and beyond. One large new allocation has been made at Dennyloanhead, with a further allocation at Milnquarter Farm, and three further smaller sites between Hags and Longcroft to provide an additional element of flexibility and to permit the logical rounding off of the urban settlement limits."*

- Paragraph 6.4 (page 101). Delete paragraph.

**Reason:** The housing land figures and associated text have been amended to take account of the rolling forward of the Local Plan period to 2015, updated housing completion and supply information, the bringing forward of the Dennyloanhead site as a new allocation rather than a long term development site, and a further new allocation at Milnquarter Farm which has been recommended by the Reporters.

## **8.2 Antonine Wall World Heritage Site (WHS) Buffer Zone – Banknock**

- Amend boundary of Antonine Wall WHS Buffer Zone at Banknock as shown in Map 2.

**Reason:** In response to an objection by Historic Scotland, the WHS Buffer Zone is amended to reflect the boundary as shown in the WHS nomination document.

## **8.3 Banknock SIRR (page 102)**

- Paragraph 6.10. Insert after 1<sup>st</sup> sentence: *"This includes European Protected Species and the Habitats Regulations will therefore apply"*.
- Paragraph 6.11. Delete 5<sup>th</sup> bullet point and replace with: *"Addressing potential impacts on protected wildlife species, including satisfying the three tests of the Habitats Regulations in respect of European Protected Species"*.

**Reason:** In response to comments from SNH, this amendment is to highlight the relevance of the Habitats Regulations to any development within the Banknock SIRR

### **Banknock SIRR (page 102)**

- ## **8.4**
- Paragraph 6.11. Insert additional bullet point: *"A strategy for mitigating the impact that the development may have on the setting of the Antonine Wall World Heritage Site"*.

**Reason:** In response to an objection by Historic Scotland, this change is intended to ensure that the setting of the Antonine Wall is addressed in the development framework for the Banknock SIRR.

## **8.5 Proposal H.B&B1 Greenhill Road, Bonnybridge (page 102)**

- Delete site H.B&B1, and adjust Urban Limit to follow the boundary of the Milnquarter Roman camp Scheduled Ancient Monument as shown in Map 3.

**Reason:** In response to an objection by Historic Scotland, the Urban Limit is amended to exclude land within a Scheduled Ancient Monument. The deletion of site H.B&B1 is to reflect the fact that the site is now completed.

## **8.6 Opportunity H.B&B13 Bankier Distillery, Banknock (page 104)**

- Insert at end of comments: *"Site has been identified as being at medium to high risk of flooding. A flood risk assessment and drainage impact assessment will be required. These assessments may influence the scale, layout and form of development."*

**Reason:** In response to an objection from SEPA, this amendment is to emphasise the

need to address flood risk issues at the site.

#### **8.7 Additional Housing Proposal – H.B&B\* Garngrew Road, Haggs (page 105)**

- Insert new housing proposal H.B&B\* on Proposals Map, as shown on Map 4, and in text under 'Opportunities – SIRR' as follows:  
*"H.B&B\*: Garngrew Road, Haggs  
Site Area: 0.5 hectares  
Capacity: 4-5 units  
Developer: Private  
Status: Opportunity – part of SIRR  
Comments: Housing development should create strong frontage along Glenview Avenue. Potential noise impact from the adjacent motorway should be adequately mitigated to acceptable levels. Development of site will not be subject to the wider SIRR development framework."*
- Amend Haggs Urban Limit as shown on Map 4.
- Amend SIRR boundary as shown on Map 4.

Reason: In response to an objection by AS Brown, this site is seen as an acceptable infill.

#### **8.8 Additional Housing Proposal – H.B&B\* Milnquarter Farm, Bonnybridge (page 104)**

- Insert new housing proposal H.B&B\* on Proposals Map, as shown on Map 3, and in text under 'New Allocations' as follows:  
*"H.B&B\* Milnquarter Farm, Bonnybridge  
Site Area: 5.3 hectares  
Capacity: 80 units  
Developer: Private  
Status: New Allocation  
Comments: The site is partly within the Antonine Wall World Heritage Site Buffer Zone, and there will be a requirement to demonstrate that there will be no adverse impact on the Antonine Wall World Heritage Site and its setting, with particular reference to the relationship between the Roman camp and the Antonine Wall. This may require the retention of the western part of the site as open space. There will be a requirement to provide a proportionate financial contribution towards the improvement of educational facilities (including design as well as build costs), and education capacity constraints may affect the precise timing of development on site. Proposals must also address all possible effects of rail noise; safeguard a 6 metre wide maintenance strip along the railway line for the possible future Bonnybridge railway station; address any on site flood risk through the development layout; consider linking Broomhill Road to Greenhill Road, thereby improving accessibility to the local primary schools; and consider future management options for the Milnquarter SINC, which is excluded from the allocation (including its possible use as open space). A planning brief is required for the site."*
- Amend Bonnybridge Urban Limit as shown on Map 3.

Reason: In response to objections by Manor Forrest, this amendment reflects the Reporters' recommendations on sites at Milnquarter Farm and Broomhill Road, and the Council's acceptance that this is a logical rounding off of the Urban Limit, and that it is appropriate to allocate these sites for housing, with suitable caveats, particularly in relation to the setting of the Antonine Wall World Heritage Site. The amendment also includes a further adjustment of the Urban Limit to exclude the Roman camp at Milnquarter, which is a Scheduled Ancient Monument, in response to an objection by Historic Scotland.

#### 8.9 Opportunity H.B&B21 Dennyloanhead (page 106)

- Amend Opportunity H.B&B21 from Long Term Development Opportunity to New Allocation.
- Amend boundary of H.B&B21 as shown in Map 5. Incorporate H.B&B2 into H.B&B21 and delete as a separate site.
- Amend text as follows:  
*"H.B&B21 Longcroft/Dennyloanhead  
Site Area: 29 hectares  
Capacity: 500 units  
Developer: Private  
Status: New Allocation  
Comments: Development brief and masterplan required. Design will have to address access issues and the visual impact of the development on rising ground. There may also be a history of poor ground stability and land contamination. Provision will have to be made for social and physical infrastructure. Developer contributions will be raised in accordance with the tests set out in national planning policy guidance. A proportionate contribution will be required towards the Denny Eastern Access Road."*
- Amend Dennyloanhead Urban Limit to include Opportunity H.B&B21 as shown on Map 5.

**Reason:** In response to an objection by MacTaggart & Mickel, and as confirmed and modified by the Reporters' recommendation, the change to the site boundary will allow improved access to the site. Bringing forward the site will also enable the continuity of housing land supply in the area to be maintained.

#### 8.10 Opportunity ED.B&B1 Bonnybridge Town Centre (page 109)

- Insert at end of comments: *"Site has been identified as being at medium to high risk of flooding. A flood risk assessment and drainage impact assessment will be required. These assessments may influence the scale, layout and form of development."*

**Reason:** In response to an objection from SEPA, this amendment is to emphasise the need to address flood risk issues at the site.

#### 8.11 Bonnybridge Urban Limit - Broomhill Road

- Amend Bonnybridge Urban Limit at Broomhill Road to incorporate St Helen's Parish Church as shown in Map 6.

**Reason:** In response to objection by Commercial Estates Group, this is considered to be a more logical boundary to the settlement.

### Denny

#### 9.1 Strategic Context (page 111)/ Local Plan Summary (page 112)/Housing Land Requirement (page 114)

- Paragraph 2.1. Delete 1<sup>st</sup> bullet point and replace with *"1000 houses to be built in the Denny and Dunipace area from 2001-2020 with 734 in the Local Plan period to 2015"*.
- Paragraph 4.1. Delete 3<sup>rd</sup> and 4<sup>th</sup> bullet points and replace with: *"Meeting Structure Plan housing requirements through existing commitments, together with new allocations at Mydub Farm and Broad Street"*.
- Paragraph 6.2. Delete table and replace with:  
*"Requirement 2001-2015 (including 10% flexibility) 808"*



Completions 2001-2009	582
Commitments (2009/10 HLA + Other Committed Sites)	479
Windfall/Small Sites Allowance (2009- 2015) (15 p.a.)	90
Shortfall to 2015	-121
New allocations	370"

- Paragraphs 6.3, 6.4 and 6.5. Delete and replace with:  
*"Existing commitments and windfall sites are expected to fulfil the housing land requirement up to 2020. The high expectation of windfall is largely based on the expected housing output from the Carrongrove Mill site. Whilst no new allocations are strictly required in Denny, additional sites are being brought forward at Mydub and Broad Street to provide additional flexibility and continuity in the supply, and to deliver specific key objectives for the town. The need to expedite the building of the Denny Eastern Access Road is considered to justify the bringing forward of the Mydub site at an early stage, whilst at Broad Street, the conversion of a site previously allocated for business development into a mixed use site, including housing, will create a more viable and appropriate opportunity, capable of contributing more fully to the regeneration of the town".*

Reason: The housing land figures and associated text have been amended to take account of the rolling forward of the Local Plan period to 2015, updated housing completion and supply information, and the bringing forward of the Mydub site as a new allocation rather than a long term development site, as recommended by the Reporters.

## 9.2 Opportunity H.DEN4 Stirling Street (East), Dunipace (page 115)

- Insert at end of comments: *"Site has been identified as being at medium to high risk of flooding. A flood risk assessment and drainage impact assessment will be required. These assessments may influence the scale, layout and form of development."*

Reason: In response to an objection from SEPA, this amendment is to emphasise the need to address flood risk issues at the site.

## 9.3 Opportunity H.DEN11 Broad Street (page 116)

- Amend Opportunity H.DEN5 as follows:  
*"H.DEN11 Broad Street (East of Winchester Avenue/Springfield Road)  
Site area: 12.4 (including ED.DEN5)  
Capacity: Approx 70+ (to be confirmed by masterplan)  
Developer: Private  
Status: New Allocation  
Comments: H.DEN11 should be developed in association with ED.DEN5 through a comprehensive masterplan covering the entire site. . Site has been identified as being at medium to high risk of flooding. A flood risk assessment will be required. This assessment may influence the scale, layout and form of development. Part of site is used by a European protected species (otters). The precise areas affected by these constraints should be identified as part of the masterplan exercise, and they should be excluded from the development envelope. The exact areas to be used for housing and business/industry should be identified on the masterplan. It is expected that an area of 3-3.5ha of the developable area will be required for business/industry, and that the balance will be developed for housing. A robust boundary treatment is to be created on the northern boundary adjacent with the sewage works, and appropriate separation provided between industry and housing uses. The masterplan should take account of the potential for odour from the sewage works. Access to the housing area is to be taken from the new roundabout on Broad Street/Falkirk Road. Access to the business/industry area is to be taken from Winchester Avenue. A financial contribution will be required towards the Denny Eastern Access Road."*
- Amend Opportunity H.DEN11 on the Proposals Map as shown in Map 7.

Reason: In response to an objection by Hallam Land Management Ltd, this amendment reflects the Reporters' recommendation, and is to acknowledge the need to plan the housing and business sites together, and to take account of the various constraints in arriving at the optimum configuration for development. In response to an objection by SEPA, this amendment is also to emphasise the need to address flood risk issues at the site.

#### 9.4 Opportunity H.DEN12 Mydub, Denny (page 117)

- Amend Opportunity H.DEN12 as follows:  
*"H.DEN12 Mydub, Denny  
Site area: Approx 15 hectares  
Capacity: 300  
Developer: Private  
Status: New Allocation  
Comments: The development of the site is linked to and dependent on the construction of the new Denny Eastern Access Road, to which financial contributions will be required. The scale and phasing of contributions, which will include the provision of land to facilitate construction of the DEAR, will be set out in SPG. Appropriate contributions to other necessary social, physical and environmental infrastructure will be sought, including contributions to the Falkirk Greenspace, as required by Policy EQ21. A development brief and masterplan are required for the allocation, which should precisely define the line of the eastern boundary of the development, and ensure that a robust edge of provided to the settlement."*
- Insert boundary for H.DEN12 and extend Urban Limit as shown on Map 8.

Reason: In response to objections by Gladedale, the amendment reflects the Reporters' recommendation and the Council's acceptance that it is appropriate to allocate the site for housing.

#### 9.5 Additional Housing Proposal – Nethermain Road/Castlerankine Road, Denny (page 116)

- Insert new housing proposal H.DEN\* on Proposals Map, as shown on Map 9, and in text under 'Opportunities' as follows:  
*"H.DEN\*: Nethermain Road/Castlerankine Road  
Site Area: 0.75 hectares  
Capacity: To be determined  
Developer: Private  
Status: Opportunity  
Comments: This site forms a modest infill opportunity for housing. Existing play area to be replaced and improved either within new development, or relocated to adjacent open space. North western part of site has been identified as being at medium to high risk of flooding. A flood risk assessment and drainage impact assessment will be required. These assessments may influence the scale, layout and form of development. Contribution to DEAR will also be required."*

Reason: In response to an objection by Henry Boot Developments, this site is seen as an appropriate additional housing opportunity, providing additional flexibility in the supply and assisting in cross-funding of the Town Centre regeneration. Provided the play area is relocated, the site is not considered to have a significant impact on the open space resource in the vicinity.

#### 9.6 Additional Housing Proposal – Duke Street, Denny (page 116)

- Insert new housing proposal H.DEN\* on Proposals Map, as shown on Map 10, and in text under 'Opportunities' as follows:  
*"H.DEN\*: Duke Street (West)"*

Site Area: 0.5 hectares  
 Capacity: To be determined  
 Developer: Private  
 Status: New Allocation  
 Comments: *This site forms a modest infill opportunity for housing. Noise assessment required due to proximity of site to the motorway and this may place constraints on the development. Contribution to DEAR will also be required.*

**Reason:** In response to an objection by Henry Boot Developments, this site is seen as an appropriate additional housing opportunity, providing additional flexibility in the supply and assisting in cross-funding of the Town Centre regeneration. The site is not considered to have a significant impact on the open space resource in the vicinity.

#### 9.7 Opportunity ED.DEN2 Winchester Avenue Industrial Estate 1 (page 120)

- Insert at end of comments: *"Site has been identified as being at medium to high risk of flooding. A flood risk assessment will be required. This assessment may influence the scale, layout and form of development."*

**Reason:** In response to an objection by SEPA, this amendment is to emphasise the need to address flood risk issues at the site.

#### 9.8 Opportunity ED.DEN5 East of Winchester Avenue/Springfield Road (page 121)

- Amend Opportunity ED.DEN2 as follows:  
*"ED.DEN5 East of Winchester Avenue/Springfield Road (Broad Street)  
 Opportunity: Business/Industrial Development  
 Site area: 12.4 (including H.DEN11)  
 Agency Private/Falkirk Council  
 Comments: ED.DEN5 should be developed in association with H.DEN11 through a comprehensive masterplan covering the entire site. Site has been identified as being at medium to high risk of flooding. A flood risk assessment will be required. This assessment may influence the scale, layout and form of development. Part of site is used by a European protected species (otters). The precise areas affected by these constraints should be identified as part of the masterplan exercise, and they should be excluded from the development envelope. The exact areas to be used for housing and business/industry should be identified on the masterplan. It is expected that an area of 3-3.5ha of the developable area will be required for business/industry, and that the balance will be developed for housing. A robust boundary treatment is to be created on the northern boundary adjacent with the sewage works, and appropriate separation provided between industry and housing uses. The masterplan should take account of the potential for odour from the sewage works. Access to the housing area is to be taken from the new roundabout on Broad Street/Falkirk Road. Access to the business/industry area is to be taken from Winchester Avenue."*
- Insert symbol for ED.DEN2 as shown on Map 7.

**Reason:** In response to an objection by Hallam Land Management Ltd, this amendment reflects the Reporters' recommendation, and is to acknowledge the need to plan the housing and business sites together, and to take account of the various constraints in arriving at the optimum configuration for development. In response to an objection by SEPA, this amendment is also to emphasise the need to address flood risk issues at the site.

#### 9.9 Opportunity ED.DEN5 Carrongrove Mill (page 121)

- Insert new housing opportunity H.DEN\* on Proposals Map as a symbol alongside ED.DEN6, and in text under 'Opportunities' as follows:  
*"H.DEN\*: Carrongrove Mill  
 Site Area: 15.4 hectares"*

Capacity: 173

Developer: Private

Status: Opportunity

Comments: *Housing development as part of mixed use redevelopment of former paper mill (see also Opportunity ED.DEN6), including woodland management and access provision. Planning brief for site was approved in March 2007. Council minded to grant detailed planning permission."*

- Amend Opportunity ED.DEN6 as follows:

*"ED.DEN6 Carrongrove Mill*

*Opportunity: Housing/Business/Woodland Management/Access*

*Site area: 15.4 hectares*

*Agency Private*

*Comments: Business component of mixed use development of former paper mill (see also H.DEN\*), including woodland management and access provision. Planning brief for site was approved in March 2007. Council minded to grant detailed planning permission."*

Reason: To update the planning status of this opportunity and to reflect the housing component of the mixed use opportunity in the relevant section of the settlement statement.

#### **9.10 Opportunity TR.DEN1 Denny Eastern Access Road (page 122)/Road Network (page 121)**

- Amend indicative line of road on Proposals Map as shown on Map 8.
- In comments section and replace with: *"New bypass road required to accommodate address capacity problems at Denny Cross which will be further exacerbated by new development. Phase 1 from Broad Street to the new Denny High School has been completed, funded by Falkirk Council. Remainder of route will require to be developer funded. The Council will publish supplementary planning guidance to clarify for all parties how the proposed road will be delivered. Impacts on Herbertshire Playing Fields, and on protected species in the area will have to be appropriately mitigated".*
- Paragraph 8.3. Delete last two sentences and replace with: *"Phase 1 of the road connects from the A883 Broad Street to the entrance of the new Denny High School, and has been completed. It has been funded by the Council. The remainder of the road will connect through to Glasgow road and is expected to be developer funded. The council will publish supplementary planning guidance to clarify for all parties how the proposed road will be delivered".*

Reason: In response to an objection by Gladedale, these amendments reflect the Reporters' recommendations, and the Council's acceptance that this is an appropriate indicative line for the Denny Eastern Access Road, and that supplementary planning guidance is a suitable means for clarifying funding arrangements for the road.

#### **9.11 Green Belt Boundary – Mydub**

- Amend Green Belt boundary to align with proposed new line for the Denny Eastern Access road (TR.DEN1) as shown on Map 8.

Reason: In response to an objection by Gladedale, this amendment reflects the Reporters' recommendation and takes account of the revised line of the Denny Eastern Access Road, which is considered to provide a robust long term boundary for the Green Belt in this location.

**10.1 Strategic Context (page 123)/Housing – Housing Land Requirement (page 130)**

- Paragraph 2.1. Delete 1<sup>st</sup> bullet point and replace with *“2100 houses to be built in Falkirk from 2001-2020, with 1538 in the Local Plan period up to 2015.”*
- Paragraph 6.2. Delete table and replace with:
 

<i>“Requirement 2001-2015 (including 10% flexibility)</i>	<i>1691</i>
<i>Completions 2001-2009</i>	<i>1658</i>
<i>Commitments (2009/10 HLA + Other Committed Sites)</i>	<i>709</i>
<i>Windfall/Small Sites Allowance (2009-2015) (30 p.a.)</i>	<i>180</i>
<i>Shortfall to 2015</i>	<i>-734</i>
<i>New allocations</i>	<i>0”</i>
- Paragraph 6.3. Delete and replace with: *“The substantial supply of land in Falkirk , which is sufficient to meet the Structure Plan requirement to 2020 with considerable flexibility, means there is no need to allocate new sites. The supply is a varied one, comprising the greenfield commitment at Mungall/Cauldhame, and a range of brownfield sites.”*

Reason: The housing land figures and associated text have been amended to take account of the rolling forward of the Local Plan period to 2015, and updated housing completion and supply information.

**10.2 Key Local Issues (page 124)/Housing – Housing Land Requirement (page 130)/Policy FAL3 Falkirk & District Royal Infirmary Site (page 135)**

- Paragraph 3.1. Insert new bullet point: *“The need to ensure the high quality redevelopment of the Falkirk & District Royal Infirmary Site.”*
- Paragraph 6.4. Insert after the 1<sup>st</sup> sentence: *“Of particular significance is the likelihood of much of the Falkirk & District Royal Infirmary site becoming available for development, and the Tamfourhill canalside regeneration opportunity, both of which have the potential to make a significant contribution to future housing supply in Falkirk”.*
- Paragraph 6.12. Delete 4<sup>th</sup> sentence and replace with: *“However, a significant proportion of the land is likely to be declared surplus to requirements and a comprehensive redevelopment of the site is to take place incorporating a mix of uses”.*
- Paragraph 6.12. Insert additional sentence at end of paragraph: *“The successful redevelopment of this site is a priority for Falkirk Council”.*
- Policy FAL3. Insert the words *“such as housing and appropriate compatible uses”* after *“the Council will support redevelopment for alternative uses”.*

Reason: In response to an objection by NHS Forth Valley, these amendments are to acknowledge the importance of the FRI site, and the likelihood of housing being a key component in the development mix.

**10.3 Arnothill Conservation Area (page 126)**

Paragraph 5.7, Arnothill Conservation Area. Delete 3<sup>rd</sup> and 4<sup>th</sup> sentences and replace with:

*“The large houses and gardens have prompted pressure for sub-division and backland development, which in the past has not always been sympathetic to the character of the Conservation Area. Further infill development will be resisted except where it can be proved that this will not erode its distinctive character. A character appraisal has been undertaken, including a review of the Conservation Area boundaries, and a management plan will be prepared.”*

Reason: In response to various objections, this amendment, as confirmed by the

Reporters' recommendation, is to clarify the Council's intent to maintain the character of Arnohill Conservation Area and to provide an update on the character appraisal.

#### 10.4 Opportunity EN.FAL9 Roughcastle (page 130)

- In comments section, delete 2<sup>nd</sup> sentence and replace with:  
*"Proximity to the Falkirk Wheel, Forth & Clyde Canal, Roman heritage and the area's extensive community woodland resource provides opportunities for the development of a 'country park', on both sides of the main Glasgow-Edinburgh railway line, including further access improvements, a range of countryside recreation activities, interpretation and tourism facilities. Area links to Opportunity EN.FAL8 Bantaskine Park. Sensitivity required in relation to the Antonine Wall World Heritage Site and scheduled ancient monuments. The Council will encourage a collaborative approach amongst the relevant landowners to the development and management of the area."*
- Add further EN.FAL9 symbol as shown on Map 11.

Reason: In response to an objection by TPS Planning, and as confirmed and further modified by the Reporters' recommendation, this amendment is to add further emphasis to the recreational and tourism opportunities which exist at Roughcastle, and to confirm their wider spatial extent.

#### 10.5 Additional Housing Opportunity – Lime Road, Falkirk (page 133)

- Insert new housing Opportunity H.FAL\* on Proposals Map, as shown on Map 12, and in text under 'Opportunities' as follows:  

<i>"H.FAL*</i>	<i>Lime Road</i>
<i>Site area:</i>	<i>0.38 hectares</i>
<i>Capacity:</i>	<i>Unknown</i>
<i>Developer:</i>	<i>Private</i>
<i>Status:</i>	<i>Opportunity</i>
<i>Comments:</i>	<i>Opportunity to regenerate this small chemical works site. Development should take account of the adjacent Tamfourhill regeneration proposals. Contamination is present on site and remediation needs to be carried out. Account also needs to be taken of potential contamination in the surrounding area."</i>

Reason: In response to an objection by Siboro Ltd, this amendment reflects the Reporters' recommendation, and the Council's acceptance that the site should be allocated for housing.

#### 10.6 Opportunity ED.FAL6 Firs Park (page 141)

- Delete Opportunity ED.FAL6 from text and also from Table 5.1.

Reason: In response to an objection by Ogilvie Homes, and as confirmed by the Reporters' recommendation, it is recognised that designating the site exclusively as a retail opportunity is no longer appropriate, given that the opportunities for integrating it into the Retail Park now appear limited.

#### 10.7 Road Corridors (page 125)/Road Network (page 144)

- Paragraph 5.2. Delete 2<sup>nd</sup> sentence.
- Paragraph 8.1. Delete last sentence.

Reason: In response to objections by Lawson Ramsay and various residents, this amendments, as confirmed and modified by the Reporters' recommendation is to acknowledge that traffic congestion and environmental problems of similar magnitude exist on both the A803 Glasgow/Camelon Road and the B902 Grahams Road.

#### 10.8 Opportunity TR.FAL11 Falkirk Orbital – Laurieston Road (page 147)

- In comments section, delete the words “on or”. Insert additional sentence:  
“Railway solum to be safeguarded for possible reopening as operational track”.

Reason: In response to comments from Network Rail, this amendment is to ensure that the provision of the proposed new path does not prejudice the possible reopening of the railway line.

#### 10.9 Falkirk Urban Limit – Kingseat Place, Falkirk

- Amend Falkirk Urban Limit at Kingseat Place as shown on Map 13.

Reason: This amendment reflects the Reporters’ recommendation, and represents a logical minor adjustment of Urban Limit to take account of a recently built house.

#### 10.10 Green Belt Boundary – East of Falkirk Stadium

- Amend Green Belt boundary to include land to the east of the Falkirk Stadium, as shown on Map 14.

Reason: In response to an objection by Robert Menzies, this amendment reflects the Reporters’ recommendation, and the Council’s acceptance that the site forms a logical part of the Green Belt.

### Grangemouth

#### 11.1 Strategic Context (page 149)/ Housing Land Requirement (page 153)

- Paragraph 2.1. Delete 1<sup>st</sup> bullet point and replace with: “400 houses to be built in Grangemouth from 2001-2020, with 294 in the Local Plan period to 2015.”

- Paragraph 6.2. Delete table and replace with:

<i>“Requirement 2001-2015 (including 10% flexibility)</i>	<i>323</i>
<i>Completions 2001-2009</i>	<i>94</i>
<i>Commitments (2009/10 HLA + Other Committed Sites)</i>	<i>201</i>
<i>Windfall/Small Sites Allowance (2009-2015) (4 p.a.)</i>	<i>24</i>

<i>Shortfall to 2015</i>	<i>4</i>
<i>New allocations</i>	<i>27”</i>

- Paragraph 6.3 – 6.6. Delete and replace with:

*“Grangemouth has had a high windfall rate over recent years because of the age of the previous Local Plan. It is anticipated that there will continue to be a limited amount of windfall which, together with commitments and limited new allocations, which cover the Structure Plan requirement to 2015*

*“Given health and safety factors and other constraints, it is not proposed to identify further sites to meet the Structure Plan requirement to 2020. The scale of additional housing required beyond 2015 is limited, and it is expected that windfall sites will continue to make a contribution to housing land supply in the area.”*

Reason: The housing land figures and associated text have been amended to take account of the rolling forward of the Local Plan period to 2015, and updated housing completion and supply information. The addition of a windfall figure for Grangemouth recognises the likely ongoing element of windfall housing within the area.

## 11.2 Key Local Issues (page 150)/Natural Heritage (page 151)

- Paragraph 3.1. Insert additional bullet point: *"The need to improve air quality and the presence of the Air Quality Management Area"*.
- Insert new paragraph after paragraph 5.7 as follows:

### "Air Quality"

*In 2005, an Air Quality Management Area (AQMA) was designated in Grangemouth around the petrochemical and chemical complex due to a likely breach of the sulphur dioxide 15 minute mean objective, as specified in the Air Quality (Scotland) Regulations 2000. An action plan, aimed at achieving a reduction in sulphur dioxide levels within the designated area, is being developed. Development proposals falling within the AQMA may require an Air Quality Assessment, and this may influence the scale and layout of the development"*.

Reason: In response to an objection by SEPA, this amendment is to acknowledge and make reference to the air quality issue which exists in Grangemouth.

## 11.3 Environmental Enhancement (page 151)

- Paragraph 5.1. Delete 1<sup>st</sup> sentence and replace with: *"The priority area for environmental improvements in Grangemouth should be the Town Centre"*.

Reason: In response to an objection by Forth Ports plc, the reference to the Grangemouth Docks Strategic Development Opportunity in relation to the Town Centre is deleted to acknowledge completion of the ASDA foodstore.

## 11.4 Nature Conservation and Biodiversity (page 151)

- Paragraph 5.6. In 1<sup>st</sup> sentence, delete *"mudflats"* and replace with *"habitats"*.

Reason: In response to comments by SNH, this amendment is to acknowledge that there are other important habitats other than mudflats in the SPA.

## 11.5 Proposal H.GRA4 Chisholm Place (page 154)

- Insert at end of comments: *"Site has been identified as being at medium to high risk of flooding. A flood risk assessment will be required. This assessment may influence the scale, layout and form of development."*

Reason: In response to an objection from SEPA, this amendment is to emphasise the need to address flood risk issues at the site.

## 11.6 Proposal H.GRA5 Oxbang Road (page 154)

- Amend Proposal H.GRA5 as follows:  
    *"H.GRA5           Oxbang Road*  
    *Site area:       1 hectare*  
    *Capacity:       20*  
    *Developer:      Falkirk Council/Private*  
    *Status:          Proposal*  
    *Comments:      Part of school grounds comprising open space/general sports area. The loss of the general sports area requires to be addressed either by replacing it with a new one, or upgrading an existing one, all in line with national planning policy guidance. A bus turning area should be provided and the design of the housing should respect the surrounding residential properties. Site has been identified as being at medium to high risk of flooding. A flood risk assessment will be required. This assessment may influence the scale, layout and form of development."*
- Amend boundary of ED.GRA8 as shown on Map 15.



Reason: In response to objections from Sport Scotland and SEPA, this amendment reflects the Reporters' recommendation and is intended to reduce the impact of the site on school playing fields, and to emphasise the need to address flood risk issues at the site.

**11.7 Opportunity H.GRA6 Grangemouth Docks (page 155)**

- Delete Opportunity H.GRA6.

Reason: In response to an objection by Forth Ports plc, and as confirmed, by the Reporters' recommendation, the opportunity is deleted to recognise Forth Ports' intended focus on port related industrial/storage uses, rather than mixed use.

**11.8 Grangemouth Docks (page 157)**

- Paragraph 7.8. Delete paragraph. Insert replacement paragraph after paragraph 7.16 as follows:

*"Major Hazards*

*The presence of the established chemical and petrochemical industries in Grangemouth gives rise to a number of major hazard consultation zones, the outer envelope of which is shown on the Proposals Map. Development proposals within these areas will be subject to assessment of their health and safety implications and Policy EP18 will be applied."*

Reason: In response to objections from KemFine UK Ltd, Firmin Coates Ltd, Syngenta Ltd and Fujifilm Imaging Colorants Ltd, this amendment is to clarify references to major hazards in Grangemouth.

**11.9 Existing Business and Industrial Uses (page 157)**

- Paragraph 7.11. Delete 2<sup>nd</sup> sentence and replace with: *"There is also an extensive area around the KemFine, Syngenta, Firmin Coates and Fujifilm complexes."*

Reason: In response to objections from KemFine UK Ltd, Syngenta Ltd, Firmin Coates Ltd and Fujifilm Imaging Colorants Ltd, the amendment is to clarify the names of the companies represented in this area.

**11.10 Opportunity ED.GRA1 Grangemouth/Kinneil Kerse (page 159)**

- Opportunity ED.GRA1. Insert at end of comments: *"The Habitats Regulations will apply to any detailed proposal (see tests in Policy EQ24(1)). Site has been identified as being at medium to high risk of flooding. A flood risk assessment and drainage impact assessment will be required. These assessments may influence the scale, layout and form of development."*

Reason: In response to comments by SNH and an objection by SEPA, this amendment is to highlight the relevance of the Habitats Regulations to this opportunity, and to emphasise the need to address flood risk issues at this site.

**11.11 Key Local Issues (page 150)/Local Plan Summary (page 150)/Grangemouth Docks (page 157)/Opportunities ED.GRA2/3/4 Grangemouth Docks (page 159)**

- Paragraph 3.1. Delete 1<sup>st</sup> bullet point and replace with: *"Ensuring appropriate redevelopment of vacant land in the Docks and expansion of the port."*
- Paragraph 4.1. Delete 2<sup>nd</sup> bullet point and replace: *"Promoting redevelopment of the vacant land in the Docks primarily for port-related business and industry"*.
- Paragraph 7.7. Delete 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> sentences and replace with: *"Zones 2, 3 and 4 are identified for port-related general industry and storage"*.

- Opportunity ED.GRA2. Amend supporting information as follows:  
*"Opportunity: Port Related General Industrial/Storage  
 Site Area: 3.2 hectares  
 Agency: Forth Ports  
 Comments: Land identified for port related development. A transport assessment would be required, and off-site contributions to upgrading of motorway junctions may be required. Proposals must have no adverse impact on the integrity of the adjacent Firth of Forth SPA. The Habitats Regulations will apply to any detailed proposal (see tests in Policy EQ24(1)). Site has been identified as being at medium to high risk of flooding. A flood risk assessment and drainage impact assessment will be required. These assessments may influence the scale, layout and form of development."*
- Opportunity ED.GRA3. Amend supporting information as follows:  
*"Opportunity: Port Related General Industrial/Storage  
 Site Area: 8.9 hectares  
 Agency: Forth Ports  
 Comments: Land identified for port related development. The retention and setting of the old Docks should be taken into account in the development of the area. A transport assessment would be required, and off-site contributions to upgrading of motorway junctions may be required. Proposals must have no adverse impact on the integrity of the adjacent Firth of Forth SPA. The Habitats Regulations will apply to any detailed proposal (see tests in Policy EQ24(1)). Site has been identified as being at medium to high risk of flooding. A flood risk assessment and drainage impact assessment will be required. These assessments may influence the scale, layout and form of development."*
- Opportunity ED.GRA4. Amend supporting information as follows:  
*"Opportunity: Port Related General Industrial/Storage  
 Site Area: 35.3 hectares  
 Agency: Forth Ports  
 Comments: Land identified for port related development. A transport assessment would be required, and off-site contributions to upgrading of motorway junctions may be required. Proposals must have no adverse impact on the integrity of the adjacent Firth of Forth SPA. Project based appropriate assessment may be required for discrete projects once more detail on uses is available. The Habitats Regulations will apply to any detailed proposal (see tests in Policy EQ24(1)). Site has been identified as being at medium to high risk of flooding. A flood risk assessment and drainage impact assessment will be required. These assessments may influence the scale, layout and form of development."*

**Reason:** In response to objection by Forth Ports plc, and as confirmed and further modified by the Reporters' recommendation, these amendments are to recognise Forth Ports' intended focus on port related industrial/storage uses, rather than mixed use, and to otherwise update guidance on the development of these sites. In response to objections from SEPA, reference has been made to flood risk issues. In response to an objection by Grangemouth Community Council, reference to accessing these sites other than from Earls Road has been removed as inappropriate. In response to comments by SNH, reference is made to the Habitats Regulations to highlight their relevance to these opportunities.

#### **11.12 Opportunities ED.GRA5/6 South Bridge Street/Glensburgh Road (pages 159-160)**

- Insert at end of comments: *"Site has been identified as being at medium to high risk of flooding. A flood risk assessment and drainage impact assessment will be required. These assessments may influence the scale, layout and form of development."*

**Reason:** In response to an objection from SEPA, this amendment is to emphasise the need to address flood risk issues at these sites.

**11.13 Opportunity ED.GRA7 Earls Gate Park (pages 160)**

- Under 'Agency', delete "Kemfine UK Ltd" and replace with "KemFine UK Ltd".

Reason: In response to an objection by Kemfine UK Ltd, this amendment is to correct an error in the company's name.

**11.14 Opportunity ED.GRA7 Earls Gate Park (pages 160)**

- Insert at end of comments: *"Site has been identified as being at medium to high risk of flooding. A flood risk assessment will be required. This assessment may influence the scale, layout and form of development."*

Reason: In response to an objection from SEPA, this amendment is to emphasise the need to address flood risk issues at this site.

**11.15 Proposal ED.GRA8 Earls Road (page 160)**

- Amend Proposal ED.GRA8 as follows:  
"ED.GRA8 Earls Gate Park Phase 2  
Opportunity Business/Industry  
Site Area 14.05 hectares  
Agency KemFine UK Ltd/SEFV  
Comments Site would be suitable for use classes 4, 5, and 6, with an opportunity to share spare capacity in power and effluent treatment. Development of the site should retain the woodland area and important trees. The loss of sports facilities requires to be addressed either by replacing them with new ones, or upgrading existing ones, all in line with national planning policy guidance. Other matters which potentially have to be addressed include flooding, access, and European protected species. Any proposals for hazardous substance consent will require to be assessed under Policy EP19".
- Amend boundary of ED.GRA8 as shown on Map 16.

Reason: In response to an objection by KemFine UK Ltd, this amendment reflects the Reporters' recommendation and the Council's acceptance that it is appropriate to extend the site, with suitable provision for mitigation relating the sports facilities and woodland protection.

**11.16 Opportunity ED.GRA9 Wood Street (page 160)**

- Insert additional sentence at the end of the comments section: *"Proximity to major hazards will require HSE issues to be taken into account in developing this site".*

Reason: In response to objections from KemFine UK Ltd, Firmin Coates Ltd, Syngenta Ltd and Fujifilm Imaging Colorants Ltd, it is acknowledged that the site is close to a major hazard and this should be taken into account in the development of the site.

**11.17 Opportunity TR.GRA2 Bo'ness Road (page 162)**

- Delete Opportunity TR.GRA2.
- Paragraph 8.2. Delete paragraph.
- Paragraph 8.3. In the 1<sup>st</sup> sentence, delete the words "two schemes" and replace with "scheme".
- Table 6.2 (page 69). Delete TR.GRA2 from list of Road Improvement Proposals and Opportunities.

Reason: In response to objections by Mr Colin McGregor and Grangemouth Community Council, this amendment reflects the fact that there are currently no plans

to pursue this project.

**11.18 Opportunity TR.GRA5 Dalgain Road – Glensburgh Road (page 163)**

- Insert at end of comments: *“Possible impacts on European Protected Species, and consequent implications of Habitats Regulations, to be considered.”*

Reason: In response to comments by SNH, this amendment is to acknowledge that there may be European Protected Species issues with this opportunity.

**11.19 Opportunities TR.GRA6/TR.GRA8 M9 Junctions 5 and 6 (page 163)**

- Opportunity TR.GRA6. Delete comments section and replace with: *“Junction identified as requiring upgrade to cope with projected traffic growth. Appraisal has identified specific mitigation measures which would resolve capacity issues over the term of this Local Plan. Signalisation likely to control staggered junction at Glensburgh. Signals and road widening at Earlsgate roundabout. Developer contributions required from major developments contributing to growth in the vicinity. All contributions will be raised in accordance with national planning policy guidance. Longer term solutions will be pursued through STPR and the National Development mechanism set out in NPF2.”*
- Opportunity TR.GRA8. In comments section delete 2nd and 3rd sentences and replace with: *“Junction identified as requiring upgrade to cope with projected traffic growth. Appraisal has identified specific mitigation measures which would resolve capacity issues over the term of this Local Plan. Signalisation and road widening likely on entry arms with possible dedicated left turning lane connecting M9 and A9. Developer contributions required from major developments contributing to growth in the vicinity. All contributions will be raised in accordance with national planning policy guidance. Junction 5 operates largely in tandem with Junction 6 and specific measures for Junction 5 to deal with longer term traffic growth will be identified consequential to the STPR and the National Development related work referred to in Opportunity TR.GRA6”.*

Reason: In response to an objection by Transport Scotland, and as confirmed and modified by the Reporters’ recommendation, this amendment reflects and clarifies the outcome of traffic modelling work which has been carried out, and the approach to the improvement of these junctions.

**11.20 Opportunity TR.GRA7 River Carron Navigational Improvements (page 163)**

- Insert at end of comments: *“The Habitats Regulations will apply to any detailed proposal (see tests in Policy EQ24(1)).”*

Reason: In response to comments from SNH, this amendment is to highlight the relevance of the Habitats Regulations to this opportunity.

**Larbert & Stenhousemuir**

**12.1 Strategic Context (page 165)/ Local Plan Summary (page 166)/Housing Land Requirement (page 170)**

- Paragraph 2.1. Delete 1<sup>st</sup> sentence of 1<sup>st</sup> bullet point and replace with: *“2500 houses to be built in Larbert and Stenhousemuir from 2001-2020, with 1844 in the Local Plan period to 2015.”*
- Paragraph 4.1. In 1<sup>st</sup> bullet point, delete *“housing to meet growth requirements up to 2012”.*
- Paragraph 4.1. Delete 2<sup>nd</sup> bullet point and replace with: *“Promote the development of Hill of Kinnaird for medium to long term housing growth.”*

- Paragraph 6.2. Delete table and replace with:
 

<i>Requirement 2001-2015 (including 10% flexibility)</i>	2028
<i>Completions 2001-2009</i>	1196
<i>Commitments (2006/07 HLA + Other Committed Sites)</i>	3065
<i>Windfall/Small Sites Allowance (2009-2015) (17 p.a.)</i>	102
<i>Shortfall to 2015</i>	191
<i>New allocations</i>	0"
- Paragraphs 6.3, 6.4 and 6.5. Delete and replace with:
 

*"The large committed sites at Bellsdyke and Hill of Kinnaird, together with three former foundry sites and anticipated further windfall sites, will meet the housing land requirement for the Structure Plan period up to 2020, and beyond."*

Reason: The housing land figures and associated text have been amended to take account of the rolling forward of the Local Plan period to 2015, and updated housing completion and supply information. Amendments in respect of Bellsdyke/Hill of Kinnaird are to reflect the fact that Hill of Kinnaird is now a commitment rather than a long-term opportunity.

## 12.2 Green Belt Boundary – Roughlands Farm, Stenhousemuir (page 169)

- Paragraph 5.16. Insert at end of paragraph: "Roughlands Farm and adjoining land west of Webster Avenue will be taken out of the Green Belt and left outwith the Urban Limit for Stenhousemuir and within the countryside".
- Amend boundary of Green Belt at Roughlands Farm as shown in Map 15.

Reason: In response to an objection by Redrow Homes, this amendment reflects the Reporters' recommendation and the Council's acceptance that Webster Avenue can form a robust alternative boundary for the Green belt in this location

## 12.3 Opportunity EN.L&S2 Royal Scottish National Hospital, Larbert (page 169)

- Opportunity EN.L&S2. Delete comments section and replace with : *"RSNH Development Framework and RSNH Master Plan and Management Framework provide further guidance, and confirm the opportunity to improve and manage the residual land at RSNH as a woodland park, integrated as part of the Greenspace Initiative."*
- Paragraph 5.15. Delete last sentence.

Reason: In response to an objection from John Laing plc, this amendment updates the commentary in line with the RSNH Masterplan and Management Framework which is now approved.

## 12.4 Opportunity EN.L&S3 Walled Garden, RSNH, Larbert (page 170)

- Opportunity EN.L&S3. Delete comments section and replace with: *"RSNH Development Framework and RSNH Master Plan and Management Framework provide further guidance. Former walled garden, covered by Larbert House listing. Restoration of walled garden must be secured in association with adjacent development sites (H.L&S11)."*

Reason: In response to an objection from John Laing plc, this amendment updates the commentary in line with the RSNH Masterplan and Management Framework which is now approved.

## 12.5 Opportunity H.L&S11 Stables/Development Sites, RSNH, Larbert (page 173)

- Opportunity H.L&S11. Insert additional sentence at the end of the comments section: *"RSNH Development Framework and RSNH Master Plan and Management Framework provide further guidance. Stable block is covered by*

*Larbert House listing. Restoration of the listed buildings must be secured in conjunction with the development sites. Other appropriate uses would include healthcare and business”.*

Reason: In response to an objection from John Laing plc, this amendment updates the commentary in line with the RSNH Masterplan and Management Framework which is now approved.

#### **12.6 Opportunity H.L&S12 Hill of Kinnaird (page 173)/Proposal ED.L&S4 Hill of Kinnaird/Bellsdyke Hospital (page 180)**

- Change Opportunity H.L&S12 from Long Term Development Opportunity to Housing Land Audit Site.
- Insert boundary for H.L&S12 and extend Urban Limit as shown in Map 18.
- Proposal ED.L&S4. In comments section, insert after 1<sup>st</sup> sentence: *“An indicative site boundary for the business park is shown on the Proposals Map”.*
- Insert boundary for ED.L&S4 as shown in Map 16.

Reason: This amendment is to reflect the fact that the Hill of Kinnaird site is now a commitment within the Housing Land Audit, and that the associated masterplan has provided an indicative boundary for the business park.

#### **12.7 Healthcare (page 175)/Opportunities RC.L&S1/2 RSNH, Larbert (page 176)**

- Paragraph 6.17. Delete 6<sup>th</sup> and 7<sup>th</sup> sentences and replace with: *“Two development opportunities adjacent to the stables and walled garden have been selected to assist with funding the restoration of the listed buildings”.*
- Paragraph 6.18. Delete last sentence and replace with *“A Masterplan and Management Framework has been produced by NHS Forth valley to take forward proposals for the site”.*
- Opportunity RC.L&S1. Amend text as follows:  
*“Proposal: Hospital/Ancillary Hospital Development/Healthcare Related Business*  
*Site Area: 37 hectares*  
*Agency: NHS Forth Valley*  
*Comments: RSNH Development Framework provides guidance. Detailed planning permission has been granted for the hospital with associated access, landscaping, parking and energy centre, subject to Section 75 Agreement. On the remaining part of the brownfield site not required for the hospital or ancillary facilities, there will be a preference for healthcare related business development with Class 4 business development as an acceptable alternative.”*
- Amend boundary of RC.L&S1 as shown on Map 19. Amend boundary of EN.L&S2 to fit with new RC.L&S1 boundary.
- Delete Opportunity RC.L&S2.

Reason: In response to an objection from John Laing plc, these amendments are to update the Local Plan to reflect the confirmed hospital boundary, the fact that detailed planning permission for the new hospital has been granted, and the approval of the RSNH Masterplan & Management Framework.

### **Polmont Area**

#### **13.1 Strategic Context (page 183)/Housing Land Requirement (page 188)**

- Paragraph 2.1. Delete 1<sup>st</sup> bullet point and replace with: *“2100 houses to be built in the Polmont area from 2001-2020, with 1631 in the Local Plan period to 2015.”*
- Paragraph 4.1. Delete 1<sup>st</sup> bullet point and replace with: *“Meeting Structure Plan requirements though existing commitments, and an additional site at Toravon,*

Maddiston."

- Paragraph 6.2. Delete table and replace with:

<i>"Requirement 2001-2015 (including 10% flexibility)</i>	<i>1794</i>
<i>Completions 2001-2009</i>	<i>911</i>
<i>Commitments (2006/07 HLA + Other Committed Sites)</i>	<i>1303</i>
<i>Windfall/Small Sites Allowance (2006-2015) (10 p.a.)</i>	<i>60</i>
<i>Shortfall to 2015</i>	<i>-62</i>
<i>New allocations</i>	<i>120"</i>
- Paragraphs 6.3. Delete and replace with:

*"There is a very substantial supply of land for housing in the Polmont area. Existing commitments and expected windfall total some 62 units over and above the requirement to 2015. an additional allocation has nonetheless been made at Toravon, Maddiston, to provide additional flexibility and continuity in the supply through the 2020."*

Reason: The housing land figures and associated text have been amended to take account of the rolling forward of the Local Plan period to 2015, updated housing completion and supply information, and the Reporters' recommendation in respect of a new allocation, which has been accepted by the Council.

### 13.2 Opportunity H.POL20 Station Road (page 192)

- Delete Opportunity H.POL20, and designate as open space (Policy SC12) on the Proposals Map.

Reason: In response to objections by Major Developments and Mr S Simpson, this amendment reflects the Reporters' recommendation, and the Council's acceptance that the site has an important local role as open space.

### 13.3 Additional Housing Proposal - Toravon Farm 2, Maddiston (page 192)

- Insert new housing opportunity H.POL\* on Proposals Map, as shown on Map 20, and in text under 'New Allocations' as follows:

<i>"H.POL*</i>	<i>Toravon Farm 2, Maddiston</i>
<i>Site area:</i>	<i>6.5 hectares</i>
<i>Capacity:</i>	<i>100-120 units</i>
<i>Developer:</i>	<i>Ecosse Homes</i>
<i>Status:</i>	<i>New Allocation</i>

*Comments: An appropriate landscape treatment should be provided along the eastern boundary. There will be a requirement for a minimum of 25% of the units to be affordable housing in terms of Policy SC4, although the developer has indicated that 50% of units would be affordable. Contributions to educational provision may be required in line with Policy SC14, given capacity constraints at Maddiston Primary School. An appropriate contribution to the Falkirk Greenspace Initiative will be required, in accordance with Policy EQ21, which could include woodland planting and access provision to the east of the site."*
- Amend Urban Limit as shown on Map 20.

Reason: In response to an objection by Ecosse Homes, this amendment reflects the Reporters' recommendation, and the Council's acceptance that the site should be allocated for housing.

### 13.4 Opportunity ED.POL1 Gilston, Polmont (page 194)

- Paragraph 7.3 (page 194). Delete and replace with:

*"An outline planning application was submitted in 2007 for mixed use development of the northern part of the Gilston site, including classes 4, 5 and 6, garden centre, car showrooms, hotel, restaurants and neighbourhood centre, together with a further detailed application for access works on the A803."*

*Following an inquiry, the reporter granted planning permission for the access works, and indicated that he was minded to grant planning permission for the mixed use development subject to the conclusion of a Section 75 Agreement covering a range of transport issues."*

Reason: This amendment reflects the Reporters' recommendation, and is to provide updated information on the status of planning applications on the Gilston site.

#### **13.5 Opportunity ED.POL4 Main Street, Maddiston (page 196)**

- Delete description of opportunity "*Neighbourhood shop*" and replace with "*Local service or community uses*".
- Delete comments section and replace with: "*New residential developments in Maddiston are creating demand for additional services/community uses. This centrally located site could accommodate such uses*".

Reason: In response to an objection by Maddiston Community Council, this amendment is to indicate that the site could potentially accommodate a wider range of service or community uses, other than just a shop.



## Rural & Village Statements

### Rural General

#### 14.1 Strategic Context (page 199)/Local Plan Summary (page 200)/Housing (page 188)

- Paragraph 2.1. Delete 1<sup>st</sup> bullet point and replace with: "550 houses to be built in the Rural North area from 2001-2020, with 409 in the Local Plan period to 2015."
- Paragraph 2.1. Delete 2<sup>nd</sup> bullet point and replace with: "450 houses to be built in the Rural South area from 2001-2020 (excluding SRRS), with 331 in the Local Plan period to 2015".
- Paragraph 4.1. Delete 1<sup>st</sup> bullet point and replace with: "Housing land requirements in the Rural North Area to be met by existing commitments and further growth at Airth and Letham".
- Paragraph 4.1. Delete 2<sup>nd</sup> bullet point and replace with: "Housing land requirements in the Rural South Area to be met through existing commitments and new allocations in the villages of Avonbridge, Limerigg, California, Standburn and Shieldhill."
- Paragraph 6.2. Delete table and replace with:

Requirement 2001-2015 (including 10% flexibility)	364
Completions 2001-2009	129
Commitments (2009/10 HLA + Other Committed Sites)	268
Windfall/Small Sites Allowance (2009-2015) (4 p.a.)	24

Shortfall to 2015	28
New allocations	262

#### Rural North

Requirement 2001-2015 (including 10% flexibility)	450
Completions 2001-2009	299
Commitments (2009/10 HLA + Other Committed Sites)	136
Windfall/Small Sites Allowance (2009-2015) (4 p.a.)	24

Shortfall to 2015	70
New allocations	165"

- Paragraph 6.3. Delete 1<sup>st</sup> sentence, and replace with: "In the Rural South area, a shortfall exists to 2015, and priority has been given to modest new allocations to augment existing commitments in the villages of Avonbridge, Limerigg, California and Standburn to assist regeneration and halt population decline in these communities".
- Paragraph 6.4. Delete and replace with: "In the Rural North Area, a shortfall exists to 2015, and Airth, Letham and Torwood have been assessed as the preferred locations for further growth, such growth being commensurate with the scale and function of the settlements identified and respecting their environmental qualities and capacity to absorb additional development. Most growth is directed to the village of Airth, which has the largest population and the most comprehensive range of services of the northern villages, and where a continuation of the previous successful growth strategy would be appropriate."

**Reason:** The housing land figures and associated text have been amended to take account of the rolling forward of the Local Plan period to 2015, updated housing completion and supply information, and the Reporters' site specific recommendations, which have been accepted by the Council.

#### 14.2 Opportunity EN.RUR1 Skinflats (page 201)

- Insert at end of comments: *"The Habitats Regulations will apply to any detailed proposal (see tests in Policy EQ24(1))."*

Reason: In response to comments by SNH, this amendment is to highlight the relevance of the Habitats Regulations to this opportunity.

#### 14.3 Proposal TR.RUR6 Avondale Landfill (page 206)

- Amend boundary of TR.RUR6 as shown in Map 21.

Reason: In response to an objection by Avondale Environmental Ltd, and as confirmed and modified by the Reporter's recommendation, it is considered appropriate to amend the site boundary of the Avondale landfill facility to reflect more accurately the area granted planning permission whilst excluding Avondale House and the adjacent SSSI.

#### 14.4 Additional Waste Management Facility – Avondale, Polmont (page 206)

- Insert new proposal TR.RUR\* on Proposals Map, as shown on Map 19, and in text as follows

<i>"TR.RUR*</i>	<i>Avondale West</i>
<i>Proposal</i>	<i>Materials Recycling Facility</i>
<i>Agency:</i>	<i>Shanks Avondale</i>
<i>Comments:</i>	<i>Approval of reserved matters granted in 2008.</i>

Reason: This amendment reflects the Reporter's recommendation and the granting of planning permission for this facility in 2008.

#### 14.5 Proposal TR.RUR7 Avondale Extension (page 206)

- Proposal TR.RUR7. Delete 'comments' section and replace with: *"Planning granted in 2008 for extension to landfill. Now operational."*

Reason: This amendment is to update the text relating to waste management facilities and consents at Avondale, in line with the Reporter's recommendation.

### Airth

#### 15.1 Opportunity H.AIR6 South Green Drive (page 212)

- Delete Opportunity H.AIR6. Designate site as Open Space.

Reason: In response to objections from Airth Parish Community Council, Councillor Martin and 88 local residents, and as confirmed by the reporters' recommendation, this amendment is to recognise that the site is a valued neighbourhood play area, which the community wish to see upgraded, and which should be safeguarded.

#### 15.2 Opportunity H.AIR7 Castle View (page 213)

- Change Opportunity H.AIR7 from Long Term Development Opportunity to New Allocation.
- Amend text as follows:

<i>"H.AIR7</i>	<i>Castle View</i>
<i>Site Area:</i>	<i>7.2 hectares</i>
<i>Capacity:</i>	<i>115</i>
<i>Status:</i>	<i>New Allocation</i>

*Comments: The site provides an opportunity to maintain development momentum in the village. Appropriate developer contributions to community infrastructure, particularly education provision, and village enhancement will be required, as will a proportion of affordable housing in accordance with Policy SC4. A development brief and masterplan will be required to minimise potential adverse impacts on the landscape. This should include a detailed landscape and visual assessment, with appropriate mitigation measures."*

- Insert boundary for H.AIR7 and extend Urban Limit as shown in Map 22.
- Paragraph 3.1 (page 209). Delete 1<sup>st</sup> bullet point and replace with: *"Identification of opportunities for further extension of the village on the escarpment, and to the south of Airth Castle."*
- Paragraph 5.1. Delete 2<sup>nd</sup> and 3<sup>rd</sup> sentences and replace with: *"It is still considered to represent the best location for future growth in the Rural North area".*
- Paragraph 5.3. Delete 1<sup>st</sup> sentence and replace with: *"Proposal H.AIR7 for up to 115 units is therefore identified as a major development opportunity to maintain development momentum in the village, for which a development brief and masterplan will be required."*
- Paragraph 5.3. Delete last sentence and replace with: *"Appropriate developer contributions to community infrastructure, particularly education provision, and village enhancement will be required from the new sites, as will a proportion of affordable housing for H.AIR7 in accordance with Policy SC4. Phasing may have to take account of drainage and education capacity constraints."*

Reason: These amendments are to reflect the rolling forward of the Local Plan period to 2015 and the consequent need to bring H.AIR7 forward as a new allocation rather than a long-term development opportunity. In addition, in response to an objection by Councillor C Martin, and as confirmed and modified by the Reporters' recommendation, the scale of development at this site has been reduced and the associated text augmented to take account of the landscape sensitivity of the site.

#### **15.4 Opportunity ED.AIR1 Main Street, Airth (page 214)**

- In comments section, insert additional sentence: *"Proposals should be of a scale as to minimise impact on the setting of Airth Castle."*

Reason: In response to an objection by Historic Scotland, this amendment is to ensure that the proposal takes account of the need to safeguard the setting of Airth Castle.

### **Allandale**

#### **16.1 Opportunity ED.ALL1/Allandale Village Limit – Stein's Brickworks (page 218)**

- Delete Opportunity ED.ALL1.
- Amend Allandale Village Limit to incorporate the former Stein's Brickworks as shown in Map 23.
- Paragraph 3.1. Delete 2<sup>nd</sup> bullet point.
- Paragraph 5.1. Delete 3<sup>rd</sup> and 4<sup>th</sup> sentences.
- Paragraph 6.2. Delete last sentence.

Reason: In response to objection by Allandale Properties Limited, and as confirmed by the Reporters' recommendation, this brownfield site is considered appropriate for inclusion within the Village Limit.

## Avonbridge

### 17.1 Proposal H.AVN5 – Slamannan Road 2, Avonbridge (page 222)

- Amend boundary of site as shown on Map 24.
- Amend text as follows:  
*"H.AVN5 Slamannan Road 2  
Site Area: Approximately 2.8 hectares  
Capacity: 60  
Status: New Allocation  
Comments: Approximate capacity of around 60 units. The site may require to include an equipped play area, or provision for upgrading off site and footpath links to the village centre. Craigbank Quarry to the south is a Wildlife Site and the boundary treatment to the south of the site will have to be sympathetic to this. This may require the formation of a buffer zone between housing and the Wildlife Site. Developer contribution required to community/recreation facilities and/or environmental enhancement in the village. Treatment of the boundary with the countryside to the west of the site will require to be sensitively handled."*
- Amend Village Limit as shown on Map 24.

Reason: This amendment reflects the Reporters' recommendation, and is considered an appropriate reduction and rationalisation of the site boundary.

## California

### 18.1 Local Plan Summary/Housing (page 229)

- Paragraph 3.1. Delete 1<sup>st</sup> bullet point and replace with: *"Identification of additional housing sites to the east of the village, in addition to the existing commitments at Cockmalane."*
- Paragraph 5.1. Delete 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> sentences and replace with: *"Current commitments comprise a small site at Cockmalane. Two further sites at the eastern end of the village have been allocated."*

Reason: To correct the text to reflect the fact that two new allocations have been made in California.

## Greenhill

### 19.1 Greenhill Village Limit

- Amend Greenhill Village Limit to incorporate land immediately north of the village as shown on Map 25.

Reason: In response to objection by Mr Devlin, and as confirmed by the Reporters' recommendation, this site is seen as a logical expansion of the Greenhill Village Limit at this location.

## Letham

### 20.1 Additional Housing Proposal – Letham West (page 237)

- Insert new housing proposal H.LET2 on Proposals Map, as shown on Map 26, and in text under 'New Allocations' as follows:

"H.LET2: Letham West  
 Site Area: 2.5 hectares  
 Capacity: 30-40  
 Developer: Private  
 Status: New Allocation  
 Comments: Opportunity for sensitive expansion of Letham village. Careful design and landscape treatment will be required given the Conservation Area status of the existing village and its setting within the coarse landscape. Planning brief will be required to establish the design requirements."

- Amend Village Limit as shown on Map 26.
- Paragraph 3.1. Delete bullet point and replace with: "Sensitive growth of the village to the west, to be strictly controlled by a planning brief".
- Paragraph 5.1. Delete and replace with:  
*"Expansion of the village to the west is proposed. The village's prominence in the landscape, its Conservation Area status, and the need to preserve the essential character of the two separate groups of historic dwellings, mean that such growth will need to be very carefully handled. A planning brief will be required to set out the design requirements."*

Reason: In response to an objection by Mr W Sutherland, and as confirmed and modified by the Reporter's recommendation, it is considered appropriate to allocate an additional housing opportunity in Letham in order to support regeneration and investment in the community.

## **Limerigg**

### **21.1 Additional Housing Proposal – Slamannan Road, Limerigg (page 242)**

- Insert new housing proposal H.LIM4 on Proposals Map, as shown on Map 27, and in text under 'New Allocations' as follows:  
*"H.LIM4: Slamannan Road 3  
 Site Area: 1.94 hectares  
 Capacity: Approx 50  
 Developer: Private  
 Status: New Allocation  
 Comments: Development brief required for site."*
- Amend Village Limit as shown on Map 27.
- Paragraph 3.1. Insert at the end of the 2<sup>nd</sup> bullet point: "and promoting a new brownfield site for housing development on the west side of Slamannan Road".
- Paragraph 5.1. Insert after 1<sup>st</sup> sentence: "A further brownfield site on the west side of Slamannan Road provides a further opportunity for growth".

Reason: In response to an objection by Messrs Bell (Limerigg) Ltd, and as confirmed and modified by the Reporters' recommendation, this brownfield site is considered to represent an appropriate extension to Limerigg village.

## **Muirhouses**

### **22.1 Profile (page 247)**

- Paragraph 1.1. Insert at end of paragraph: "There is some concern about the detrimental effects on the village of traffic levels on Carriden Brae (including heavy vehicles)".

Reason: In response to an objection by Muirhouses Amenity Association, this

amendment reflects the Reporters' recommendation, and is to acknowledge local traffic concerns in the village.

## **Shieldhill**

### **23.1 Additional Housing Proposal – Reddingmuirhead Road, Shieldhill (page 249)**

- Insert new housing proposal H.SHIE2 on Proposals Map, as shown on Map 28, and in text under 'New Allocations' as follows:  
*"H.SHIE2: Reddingmuirhead Road  
Site Area: 0.8 hectares  
Capacity: Approx 10  
Developer: Private  
Status: New Allocation  
Comments: Landscape impact, townscape, road safety and former mining activity are all important considerations for this site. Housing frontages on to Reddingmuirhead Road will be required with number of access points on to the main road minimised. The site will require a geotechnical survey and appropriate remediation strategy prepared in consultation with the Coal Authority. Any land which cannot be developed because of former mining activity shall be retained as incidental open space."*
- Amend Village Limit as shown on Map 28.
- Paragraph 5.1. In final sentence, insert "other than small infill sites" after "further development".

Reason: In response to an objection by David Angus Limited, it is accepted that this is a legitimate infill site.

## **Slamannan**

### **24.1 Additional Housing & Business Opportunities – Hillend Farm, Slamannan**

- Amend boundary of Opportunity H.SLA1, as shown on Map 29.
- Amend text of Opportunity H.SLA1 as follows:  
*"H.SLA1: Hillend Farm  
Site Area: 67.6 hectares  
Capacity: Approximately 550  
Developer: Private  
Status: Opportunity - Part of SIRR  
Comments: Major housing development at Hillend Farm incorporating economic development uses (see ED.SLA1), open space, landscaping and recreation areas. Masterplan required which must conform to a Council approved Development Framework for the wider Slamannan SIRR. Developer contributions to physical/community infrastructure as outlined in paragraphs 5.5-5.6 above will be required. Specific mitigation to reduce the impact on wintering bean geese to acceptable levels will be required as follows. Construction activities must not be undertaken within the wintering period for bean geese (from beginning of October to end February). A greenspace buffer around the River Avon should be established with the aim of providing alternative areas for the bean geese to forage. This greenspace buffer should be separated from development by appropriate measures (e.g. screening) and should not be made available for public recreational use. A management plan for the green space buffer area must be submitted as part of the masterplan with a suitable monitoring programme set up to monitor the success of mitigation. A financial contribution to cover the lifetime cost of implementing and monitoring the management plan will also be required. The Indicative River and Coastal Flood Map (Scotland) identifies this site as being at potential flood risk from the River Avon. There is also a known*

risk from the Culloch Burn. A 3<sup>d</sup> watercourse runs through the development area and the potential flood risk from this watercourse is currently unknown. The development framework, the masterplan, and the layout of any development on site will need to be informed by a site specific flood risk assessment. Although there is likely to be an area of overlap, the flooding constraint is additional to the proposed greenspace buffer along the northern edge of the site, which will provide alternative foraging areas for migrant bean geese”.

- Insert new economic development opportunity ED.SLA1, as shown on Map 29, and in text as follows:

*“ED.SLA1: Hillend Farm*

*Proposal: Business/Industrial Use*

*Agency: Private*

*Comments: Opportunity to provide premises and land to encourage business development.”*

- Paragraph 6.2. Delete and replace with:  
*“A business development area is identified at Hillend Farm, which is to be developed along with residential development. Although no other sites have been identified for economic development uses, any such proposals will be considered favourably, subject to assessment against relevant policies.”*
- Amend Slamannan Urban Limit as shown on Map 29.
- Amend SIRR Boundary as shown on Map 29.
- Paragraph 5.3. Delete 3rd, 4th and 5th sentences and replace with:  
*“The Appropriate Assessment originally determined that the designation of the housing sites at Hillend Farm would adversely affect the integrity of the proposed Special Protection Area (pSPA) and consequently they were removed from the Falkirk Council Local Plan Finalised Draft (Deposit Version). Consequently, following the receipt of additional information it was determined, in consultation with SNH, that with appropriate mitigation the housing sites at Hillend Farm would not adversely affect the integrity of the pSPA and they have therefore been reinstated.”*
- Paragraph 5.4. Delete and replace with:  
*“The two main areas to which new development will be directed are Hillend Farm to the north west of the village and Blinkbonnie Terrace to the south west. Two smaller areas to the east on Avonbridge Road and to the south at the Rumlie are also allocated. Expansion in these areas will allow a ‘rounding off’ of the village, maintain a relatively compact settlement form, and minimise impact on the surrounding landscape. There are a number of physical and community infrastructure improvements which will be enabled by development and the costs should be shared equitably between all developers within the Slamannan SIRR. A Council approved Development Framework will set out what this shared infrastructure is and set the basis for equitable contributions towards the shared infrastructure. The preparation of masterplans for the two main areas of development will also be required, and must conform to the Council approved Development Framework. Masterplans should show land uses, housing form, access arrangements, landscaping and open space, phasing and the relationship and linkages to existing areas.”*

**Reason:** In response to representations by Persimmon Homes and Mr James Kelly, and as confirmed and modified by the Reporters’ recommendation, the housing and business sites at Hillend Farm have been reintroduced to the plan, following confirmation that the proposals, with mitigation, will not have an adverse impact on the integrity of the Slamannan Plateau pSPA.

#### **24.2 Opportunity H.SLA2 - Avonbridge Road (page 256)**

- Amend capacity from “10” from “30”.
- In comments section, delete 1st sentence and replace with:  
*“Planning Brief required which must conform to a Council approved Development Framework for the wider Slamannan SIRR. Developer contributions to physical/ community infrastructure as outlined in paragraphs 5.5-5.6 above will be*

*required. Flood risk assessment is required which will influence the precise scale, layout and form of development."*

Reason: In response to objection from various local residents, the reduction in the site capacity reflects the Reporters' recommendation and is in recognition of flooding constraints affecting the site. In response to the reinstatement of the Hillend Farm housing site, changes to the wording of other housing sites are required to ensure that all sites conform to a Council approved Development Framework through which overall infrastructure requirements are coordinated.

#### **24.3 Opportunity H.SLA4 - Blinkbonnie Terrace (page 256)**

- Amend boundary of site H.SLA4 as shown on Map 29.
- In comments section, delete 1st sentence and replace with:  
*"Masterplan required which must conform to a Council approved Development Framework for the wider Slamannan SIRR. Developer contributions to physical/community infrastructure as outlined in paragraphs 5.5-5.6 above will be required. While it should be possible to access the site from the B803, further investigations will be required. A footpath link should be provided to Balquatstone Crescent at the north east corner of the site and the link from there to Bank Street retained and improved if necessary. Culloch Burn lies to the south of the site, and a flood risk assessment will be required, which will inform the Development Framework, the masterplan and the layout of any development on site."*

Reason: As a consequence of the deletion of adjacent site H.SLA7, and reflecting the Reporters' recommendation, it is necessary to remove references to the site being developed and accessed in conjunction with H.SLA7, and provide additional information on how the site will be accessed. Also in response to the reinstatement of the Hillend Farm housing site, changes to the wording of other housing sites are required to ensure that all sites conform to a Council approved Development Framework through which overall infrastructure requirements are coordinated.

#### **24.4 Opportunity H.SLA5 Blinkbonnie Terrace South (page 256)**

- Delete Opportunity H.SLA5.
- Amend Village Limit and SIRR boundary as shown on Map 29.

Reason: In response to objection by Mrs Hall, and as confirmed by the Reporters' recommendation, it is accepted that the landowner is not willing to release the site and that it cannot be an effective site within the Slamannan SIRR.

#### **24.5 Opportunity H.SLA6 - The Rumlie (page 257)**

- Amend text as follows:  
*"H.SLA6: The Rumlie  
Site Area: 1.6 hectares  
Capacity: Approximately 30  
Developer: Falkirk Council  
Status: Opportunity - part of SIRR  
Comments: Development must conform to a Council approved Development Framework for the wider Slamannan SIRR. Developer contributions to physical/community infrastructure as outlined in paragraphs 5.5-5.6 above will be required. Site includes blaes play area. Play equipment will have to be provided either on off site as directed by the Development Framework. Flood risk assessment will be required for the part of the site adjacent to the Culloch Burn and an attenuation pond is likely to be required within the site to address flooding and water quality issues."*

Reason: In response to the reinstatement of the Hillend Farm housing site, changes to the wording of other housing sites are required to ensure that all sites conform to a



Council approved Development Framework through which overall infrastructure requirements are coordinated.

#### 24.6 Opportunity H.SLA7 Southfield Farm (page 257)

- Delete Opportunity H.SLA7.
- Amend Village Limit and SIRR Boundary as shown on Map 29.

Reason: In response to objections by various parties, this amendment reflects the Reporters' recommendation and the Council's acceptance that there has been a potential overallocation of land within the Slamannan SIRR. A small part of the H.SLA7 site has been retained for development and incorporated into site H.SLA4 as this is considered a logical rounding off.

### Standburn

#### 25.1 Additional Housing Proposal – Standburn (page 249)

- Insert new housing proposal H.STA1 as a star on Proposals Map, as shown on Map 30, and in text under 'New Allocations' as follows:  
    *H.STA1: Standburn*  
    *Site Area: To be defined*  
    *Capacity: Up to 30 units*  
    *Developer: Private*  
    *Status: New Allocation*  
    *Comments: Location and detailed boundaries of allocation to be defined through the preparation of Supplementary Planning Guidance, which will involve a review of all potential development opportunities in and adjacent to the village, and public consultation."*
- Paragraph 5.1. Delete paragraph and replace with: *"The physical layout of the village is such that there are no obvious areas for infill or 'rounding off. However, Structure Plan COM.4 identifies Standburn as one of five villages where development necessary for rural regeneration will be promoted, and a modest allocation is identified for the village, the detailed location and boundaries of which will be defined within Supplementary Planning Guidance."*
- Paragraph 2.1. Insert additional bullet point: *"The need to provide a modest housing allocation in line with Structure Plan Policy COM.4."*
- Paragraph 3.1. Delete 1<sup>st</sup> bullet point and replace with: *"A modest additional allocation for the village, to be identified through Supplementary Planning Guidance."*

Reason: In response to objections by Carronvale Homes and I McGillivray/J Pattinson, this amendment reflects the Reporters' recommendation that an additional modest allocation should be identified in Standburn, following on from a review of all potential housing opportunities in the village. In order to avoid further delay to the Local Plan, it is considered to appropriate to define the detailed location and boundaries of the new site, or sites, through Supplementary Planning Guidance, which would follow on from the adoption of the Plan.

### Torwood

#### 26.1 Additional Housing Proposal – McLaren Park, Torwood/Torwood Village Limit (page 274)

- Insert new housing proposal H.TOR\* on Proposals Map, as shown on Map 31, and in text under 'New Allocations' as follows:

"H.TOR\*: Glen Road  
 Site Area: 2.4 hectares  
 Capacity: 10  
 Developer: Private  
 Status: New Allocation  
 Comments: A low density, high quality housing development is required, which must be controlled by a planning/design brief. Appropriate provision for open space should be made. Tree around the site should be protected and reinforced by further planting. Infrastructure constraints, notably sewerage capacity, must be addressed."

- Amend Village Limit as shown on Map 31.
- Paragraph 3.1. Delete 1<sup>st</sup> bullet point and replace with: "Small scale residential expansion of the village to the north, together with the redevelopment of the former Torwood School for housing".
- Paragraph 5.3. Delete and replace with: "In the light of these constraints, only small scale growth of the village is considered appropriate, in the form of a new allocation on the northern edge of the village, and an opportunity of redevelopment on the former Torwood School site".

Reason: In response to an objections by SM Developments and N Stevenson, this amendment reflect the Reporters' recommendations and the Council's acceptance that the McLaren Park site forms an appropriate expansion of the village, and that the property at Greenacres should be included in the Village Limit.

## Whitecross

### 27.1 Whitecross SIRR Boundary

- Amend the boundary of the Whitecross Special Initiative for Residential Led Regeneration as shown on Map 32.

Reason: In response to objections by Mr Donaldson, Mrs Donaldson, Haining Valley Residents Group and Mr Erskine, this amendment is to provide a tighter definition of the area to be considered for development at Whitecross, in the light of the results of initial masterplanning studies.

### 27.2 Whitecross New Settlement (pages 278/279)

- Paragraph 5.6. Land Use. Insert additional bullet point:  
*"The potential for an extension of the Bo'ness and Kinneil Railway to a new terminus, within or adjacent to the development, should be investigated, and land safeguarded, if appropriate, for such facilities."*
- Paragraph 5.6. Transport/Infrastructure. Insert additional bullet point:  
*"In assessing the likely impact of the development, consideration should be given to transport impacts within the West Lothian Council area, and to means by which such impacts can be mitigated as appropriate in consultation with West Lothian Council."*

Reason: In response to objections by the SRPS and West Lothian Council, these amendments are to highlight the potential to extend the Bo'ness and Kinneil Railway, and the tourism benefits this could bring, and to acknowledge that there may be cross-boundary transport impacts in West Lothian which would require to be addressed.