

**Proposed Falkirk Local Development Plan 2 Examination  
Report to Falkirk Council – 27 March 2020**

<b>ISSUES</b>	<b>REPORTER'S RECOMMENDATIONS</b>	<b>REPORT PAGE NO</b>
01 Vision	<ol style="list-style-type: none"> <li>1. Amend the fifth sentence in paragraph 2.01 to read: "Grangemouth hosts the largest chemical and petrochemical complex in Scotland...".</li> <li>2. Insert in paragraph 2.01 after the second sentence: "It hosts many important designated wildlife sites, not least the internationally important habitats along the Forth Estuary".</li> <li>3. Insert in paragraph 2.02 after second sentence: "The area supports a range of habitats and species that are locally, nationally and internationally important".</li> <li>4. Under the 'green network' objective in the vision (page 12) change the "environment of communities" to "the environment and communities".</li> </ol>	7
02 Strategic Housing Land	<ol style="list-style-type: none"> <li>1. Replace paragraph 3.13 with the following text:             "We therefore need to provide for new housing. Based on the Housing Needs and Demand Assessment, a <b>housing supply target of 6,894 new homes has been set for the period 2017-2030</b> to facilitate this growth, of which 3,723 would be market housing and 3,171 affordable housing. This converts to <b>an annual target of 530 homes, of which 244 would be affordable</b>. To ensure that the housing land supply is sufficiently generous to allow for delays or problems in the delivery of sites, <b>a flexibility allowance of 17%</b> has been added giving an <b>overall housing land requirement for 2017–2030 of 8,066</b>. This generosity margin is the same as that used in the previous LDP1, to reflect that a large number of allocated sites in this plan have been carried forward from the previous plan."</li> <li>2. In the first sentence of paragraph 3.14 replace '2020' with '2017'.</li> <li>3. Amend the last sentence of paragraph 3.15 to read: "Policy HC01 outlines the</li> </ol>	56

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	<p>approach that will be taken in the event of a shortfall emerging during the plan period.”</p> <p>4. Add the following sentence to the beginning of paragraph 3.17: “In the longer term, during the 2030-40 period it is currently broadly estimated that there may be a housing land requirement of around 4,500.”</p> <p>5. Amend table 3.2 as follows:</p> <table border="1" data-bbox="658 651 1921 1375"> <thead> <tr> <th></th> <th colspan="3">2017-2030</th> <th>2030-40</th> </tr> <tr> <th>Settlement Area</th> <th>Existing supply (HLA 2017/18)</th> <th>Additional housing</th> <th>Total housing</th> <th>Growth potential</th> </tr> </thead> <tbody> <tr> <td><b>Bo'ness</b></td> <td>574</td> <td>750</td> <td>1324</td> <td>Medium</td> </tr> <tr> <td><b>Bonnybridge &amp; Banknock</b></td> <td>911</td> <td>10</td> <td>921</td> <td>Medium</td> </tr> <tr> <td><b>Braes &amp; Rural South</b></td> <td>924</td> <td>750</td> <td>1674</td> <td>Medium</td> </tr> <tr> <td><b>Denny &amp; Dunipace</b></td> <td>1197</td> <td>130</td> <td>1327</td> <td>Medium</td> </tr> <tr> <td><b>Falkirk</b></td> <td>1116</td> <td>230</td> <td>1346</td> <td>Medium</td> </tr> <tr> <td><b>Grangemouth</b></td> <td>14</td> <td>41</td> <td>55</td> <td>Low</td> </tr> <tr> <td><b>Larbert &amp; Stenhousemuir</b></td> <td>432</td> <td>130</td> <td>562</td> <td>Low</td> </tr> <tr> <td><b>Rural North</b></td> <td>228</td> <td>0</td> <td>228</td> <td>Low</td> </tr> <tr> <td><b>Windfall Allowance</b></td> <td></td> <td>650</td> <td>650</td> <td></td> </tr> <tr> <td><b>Total</b></td> <td><b>5,396</b></td> <td><b>2,691</b></td> <td><b>8,087</b></td> <td></td> </tr> <tr> <td colspan="3"></td> <td>Shortfall (-) / surplus (+)</td> <td></td> </tr> <tr> <td><b>Housing Supply Target</b></td> <td><b>6,894</b></td> <td></td> <td><b>+1,193</b></td> <td></td> </tr> <tr> <td><b>Housing Land Requirement (17% margin)</b></td> <td><b>8,066</b></td> <td></td> <td><b>+21</b></td> <td></td> </tr> </tbody> </table>					2017-2030			2030-40	Settlement Area	Existing supply (HLA 2017/18)	Additional housing	Total housing	Growth potential	<b>Bo'ness</b>	574	750	1324	Medium	<b>Bonnybridge &amp; Banknock</b>	911	10	921	Medium	<b>Braes &amp; Rural South</b>	924	750	1674	Medium	<b>Denny &amp; Dunipace</b>	1197	130	1327	Medium	<b>Falkirk</b>	1116	230	1346	Medium	<b>Grangemouth</b>	14	41	55	Low	<b>Larbert &amp; Stenhousemuir</b>	432	130	562	Low	<b>Rural North</b>	228	0	228	Low	<b>Windfall Allowance</b>		650	650		<b>Total</b>	<b>5,396</b>	<b>2,691</b>	<b>8,087</b>					Shortfall (-) / surplus (+)		<b>Housing Supply Target</b>	<b>6,894</b>		<b>+1,193</b>		<b>Housing Land Requirement (17% margin)</b>	<b>8,066</b>		<b>+21</b>		
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	<p>6. Amend Map 3.3 'Spatial Strategy – Housing' to reflect recommended amendments to table 3.2.</p> <p>7. Revise the first sentence of Policy HC01 (1) to read: "The housing supply target is 6,894 homes for the period 2017–2030".</p> <p>8. Revise Policy HC01 (2) as follows:</p> <p>"The council will maintain at least 5 years' supply of effective housing land to ensure that the Housing Supply Target is met in full over the development plan period. The Housing Land Audit is the primary source of evidence for monitoring the availability of effective housing land.</p> <p>If, during the period of the plan, a shortfall in the 5 year supply of effective land emerges, additional sites for housing will be supported where the proposal would constitute sustainable development, having regard to the relevant criteria in Scottish Planning Policy and other LDP policies. In such circumstances, the scale of the proposed development relative to the scale of the shortfall will be a material consideration. The council may also impose specific time limits on any planning permissions granted, to ensure that housing is delivered to a timescale that will address the identified shortfall."</p> <p>9. Delete the bulleted criteria in Policy HC01 (2).</p> <p>10. Amend the third sentence of paragraph 4.32 to read: "The LDP assumes that such sites will yield a contribution of around 650 homes over the period 2017-2030 ...".</p> <p>11. Replace the second sentence of paragraph 4.33 with the following text: "The Housing Needs and Demand Assessment demonstrates the continuing need for new</p>	

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	<p>affordable housing in the area. Out of the 6,894 homes required by the Housing Supply Target between 2017-2030, 3171 of these are anticipated to be affordable.”</p> <p>12. Any other consequential amendments required as a result of the foregoing modifications.</p>	
03 Bo'ness Housing Sites	<p>1. Allocate site 102, Crawfield Road, Bo'ness for housing, with an indicative capacity of 450 units. Development Guidance for this site to adopt the text and mapping from the proposed plan committee draft June 2018, pages 66 and 67. Make any other necessary consequential amendments to site reference numbers, tables etc. The following text should be added to “Other Requirements”: For permission to be granted, proposals must be accompanied by project-specific information to inform a Habitats Regulations Appraisal. This will allow Falkirk Council to complete a Habitats Regulations Appraisal, including appropriate assessment if required, demonstrating that there will be no adverse effects on the integrity of the Firth of Forth Special Protection Area, either alone or in combination with other plans or projects.”</p> <p>2. Allocate a site for housing development at North Bank Farm, Bo'ness, with the site boundary as per the boundary in document RD10 North Bank Farm Indicative Development Framework - Option A. Include the following information for this site in Appendix 1 of the plan:</p> <p>LDP Ref : [council to confirm]  MIR Ref : 103  Site Name: North Bank Farm  Site size (ha) : 11.5  Housing capacity (units): 200</p>	73

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	<p>Site comments: New housing supply site. Masterplan required. Upgrade to Borrowstoun Road required and vehicular link(s) to Drum Farm South (MU02) should be explored. Pedestrian and cycle link(s) to MU02 required. Transport Assessment required. Mitigation measures may be required, which may include contributions to sustainable travel. Flood risk and drainage impact assessments required.</p> <p>Planting required to establish robust realigned green belt boundary and settlement edge to south and east. 15% affordable housing required. Contributions to education provision required in accordance with the relevant supplementary guidance. Impact on other community infrastructure, including healthcare facilities, will also require to be assessed and mitigated as necessary.</p> <p><u>Allocated Mixed Use Site MU02 – Drum Farm South</u></p> <p>3. Amend the development guidance for the Drum Farm Major Area of Change (pages 64-65) to include an additional bullet point under “Key Principles” after the first bullet point:</p> <ul style="list-style-type: none"> <li>• “vehicular link(s) to North Bank Farm [insert site ref] should be explored. Pedestrian and cycle link(s) to site [insert North Bank Farm site ref] required.”</li> </ul> <p>4. Update the associated plan to include these connections to the south, to reflect recommendation (3).</p> <p>5. Any other consequential amendments required as a result of the foregoing modifications.</p>	
04 Bonnybridge & Banknock Housing Sites	1. On page 68, under Banknock South (H08), fifth bullet point, replace “Woodland to be retained along southern part of site” with “Woodland to be retained and enhanced along	94

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	<p>southern part of site where possible. Proposals for tree removal to be accompanied by a tree survey and tree protection plan.”</p> <p>2. On page 68, under Banknock South (H08), tenth bullet point, replace “Upgrading required to M80 Junction 7 slip roads and their junction with A803 prior to commencement of development with “Upgrading required to M80 Junction 7 slip roads and their junction with A803”.</p> <p>3. On page 68, under ‘Other Requirements’, at the end of the fourth bullet point add “...as may be necessary and proportionate.”</p>	
05 Maddiston & Rumford Housing Sites	<p>1. Amend map 5 to identify the BUS22 Maddiston fire station site as a housing allocation.</p> <p>2. In Appendix 1, Housing, identify the Maddiston fire station site as an allocation, with a housing capacity of 90 units, and under site comments state “New housing supply site. Contributions towards the provision of education and health facilities required. 25% affordable housing required. Planning permission granted.”</p> <p>3. Amend the map as part of the Development Guidance for the Maddiston East Major Area of Change (page 77) to show Proposal GN14. Add the following text to Key Principles (Vehicular and Pedestrian Access, third bullet): “Delivery of this access should not undermine the delivery of green network priorities in Proposal GN14”.</p> <p>4. Any other consequential amendments required as a result of the foregoing modifications.</p>	113
06 Polmont Housing Sites	<p>1. On page 72, replace paragraph 5.17 with the text provided in paragraph 5.16 of the Proposed Plan Committee Draft, June 2018.</p>	132

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	<p>2. On pages 74 and 75, replace the Gilston development guidance and illustrative plan with those found on pages 76 and 77 of the Proposed Plan Committee Draft, June 2018, but with an amendment to the end of the third bullet point under 'Other Requirements' by adding the following sentence "This may include the provision of a new site for a health centre, potentially as part of the neighbourhood centre."</p> <p>3. Any other consequential amendments required as a result of the foregoing modifications. This includes (but may not be confined to) map 3.3, map 3.4, appendix 1 and proposals map 5.</p>	
07 Wallacestone, Redding & Reddingmuirhead Sites	1. Amend the boundary of allocation H21, Hillcrest, to include the proposed alignment of the access road shown in CD91.	150
08 California & Standburn Housing Sites	None.	156
09 Slamannan & Limerigg Housing Sites	<p>1. At page 73, Braes and Rural South Settlement Statement – Proposals and Opportunities table – insert Hxx Slamannan Road 1, Limerigg.</p> <p>2. At Appendix 1 (page a04): Proposals and Opportunities Schedule Housing - Braes and Rural South - Limerigg. Insert additional site Hxx / 053 / Slamannan Road 1 / 6.5 / 90 / Existing housing supply site carried forward from LDP1. Planning permission in principle granted. Education contributions and 25% affordable housing required. Detailed site investigation and land stability proposals required. Flood risk assessment required.</p> <p>3. At Proposals Map 4, insert new site Hxx at Limerigg, Slamannan.</p> <p>4. Make any further consequential amendments arising from the allocation of the</p>	167

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	Slamannan Road 1 site.	
10 Whitecross Housing Sites	None.	177
11 Denny Housing Sites	<p>1. On page 82, under the 'Key Principles' section for the former Denny High School site, amend the seventh bullet point to read:</p> <ul style="list-style-type: none"> <li>• "Requirement to retain playing fields to be considered against SPP criteria and policy PE16."</li> </ul> <p>2. On page 81, Denny and Dunipace Settlement Statement – Proposals and Opportunities table – under 'Housing – Other Sites' insert Hxx Rosebank North, Dunipace.</p> <p>3. In Appendix 1 (page a05), insert additional site Hxx, MIR Ref. 116, Rosebank North, Dunipace, Site size 6.5 ha, 130 units. Site comments: 'New housing supply site. Masterplan required incorporating substantial strip of open space / landscaping / planting along northern and eastern parts of the site with development located away from the most elevated land. Developer contributions may be required for education, primary healthcare facilities and Denny Eastern Access Road (DEAR). 15% affordable housing contribution. A flood risk assessment will be required.'</p> <p>4. Amend the proposals map (map 1) to identify the Rosebank North site as a housing allocation.</p> <p>5. Any other consequential amendments required as a result of the foregoing modifications.</p>	190
12 Falkirk Housing Sites	1. On page 88, under the Key Principles for site H41, amend the fourth bullet point by	199



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	<p>adding the following text to the end of the current wording:</p> <p>“Development should take account of the playing field and not impede its use.”</p>	
13 Larbert & Stenhousemuir Housing Sites	<ol style="list-style-type: none"> <li>1. On page 98, paragraph 5.44, delete “70” from the fifth sentence, so it reads “As well as providing new homes...”.</li> <li>2. On page a11, under MU19 site comments, delete the following text: “The housing capacity of this site is dependent on any residual shortfall (units not developed) from the originally approved 1700 houses for Kinnaird Village. The current understanding of the shortfalls is estimated to be 70 units approx, however this figure could be subject to change.”</li> <li>3. On page 99, Larbert and Stenhousemuir Settlement Statement – Proposals and Opportunities table – insert Hxx Stirling Road.</li> <li>4. In Appendix 1 (page a07): Proposals and Opportunities Schedule Housing - Larbert and Stenhousemuir. Insert additional site Hxx / 133 / Stirling Road / 4.4 / 60 / Planning permission in principle granted. Education contributions and 25% affordable housing required.</li> <li>5. On Proposals Map 2, insert new site Hxx at Stirling Road, Larbert.</li> <li>6. Make any other consequential amendments to reflect the above modifications.</li> </ol>	217
14 Airth Housing Sites	None.	227
15 Other Rural North Housing Sites	None.	241

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16 Grangemouth Investment Zone	<ol style="list-style-type: none"> <li>1. On page 25 (Map 3.6 Spatial Strategy – Infrastructure), alter the Grangemouth Flood Protection Scheme Watercourses and Coastline depiction to include the peninsula formed by site 163 and adjacent plots within its landward extent.</li> <li>2. On page 21 (Map 3.4 Spatial Strategy – Business and Tourism), after “Grangemouth Investment Zone” in the map key, add the following new text: “ (see Proposals Map 5 for the precise extent)”.</li> <li>3. In the map key on Proposals Map 5, before “Core Business Sites (JE02)”, add the following new text: “Grangemouth Investment Zone (JE01) and ”.</li> <li>4. In paragraph 5.37 and on pages 95 and a14, delete each occurrence of “Earlsgate...” and replace it with: “Earls Gate...”.</li> <li>5. On page a14, in the site comments for proposed allocation BUS15, delete the third sentence and replace it with the following new wording: “Consent was granted for the Grangemouth Biomass Electricity Generating Station under Section 36 of the Electricity Act 1989”.</li> <li>6. On Proposals Map 5, replace the blue (Business (BUS)) fill for allocation BUS13 with a purple (Mixed Use (MU)) fill and edit the text “BUS13” to read “MU21”.</li> <li>7. On page a14, delete all entries for allocation BUS13 – Glensburgh.</li> <li>8. On page a11, after the entries for MU18, add the following new entries: “MU21 / 088 / Glensburgh / 4.5 / Retail/Business/Leisure/Housing / Existing business supply site with potential for retail and leisure of a local neighbourhood scale and no more than 30 homes. Part of Grangemouth Investment Zone/NPF3 national development. Prominent site at northern entrance to Grangemouth and close to Helix, requiring high design</li> </ol>	257

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	standards. Within Major Hazard and Pipeline Consultation Zones. Potential poor ground conditions on infilled area of former Forth and Clyde Canal. A flood risk assessment is required. Transport Assessment required and developer contributions may be required for transport infrastructure. Cumulative impact on sensitive receptors, the wider town and local community should be addressed including increases in air pollution, noise and road network impacts.”	
17 Other Business Sites	<ol style="list-style-type: none"> <li>1. At Appendix 1 (page a16), in the site comments for allocation BUS23, delete the words “Northern part of site is within the boundary of the Antonine Wall World Heritage Site and remainder is within the Antonine Wall WHS buffer zone.”</li> <li>2. At Appendix 1 (page a16), in the site comments for allocation BUS23, after the first sentence insert the following new second sentence: “The entire allocation is within the Antonine Wall World Heritage Site buffer zone.”</li> <li>3. On Proposals Map 5, alter the boundary of allocation BUS23 to exclude that part of it which falls within the Antonine Wall World Heritage Site.</li> <li>4. At Appendix 1 (page a12), in the site comments for allocation BUS01, add the following new sentence: “A flood risk assessment will be required.”.</li> </ol>	268
18 Place & Environment Policies	<ol style="list-style-type: none"> <li>1. On page 30, in the text of the first bullet point of part six of Policy PE01 Placemaking, replace “Development” with: “In support of climate change mitigation, development”.</li> <li>2. On page 30, in the text of the first bullet point of part six of Policy PE01 Placemaking, after “recycling of materials ” add: “and incorporating space to separate materials at source”</li> <li>3. On page 30, in the text of the second bullet point of part six of Policy PE01</li> </ol>	294

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	<p>Placemaking, replace “Infrastructure” with: “In support of climate change adaptation, infrastructure”.</p> <p>4. On page 31, delete the text of Policy PE03 Advertisements and paragraph 4.03.</p> <p>5. Renumber all policies with the prefix ‘PE’ after Policy PE02 Placemaking Tools and all paragraphs in section 4 after paragraph 4.02.</p> <p>6. Amend the contents page by deleting reference to PE03 Advertisements and by renumbering all subsequent policies with the prefix ‘PE’.</p> <p>7. On page 32, add the following new sentence to the end of paragraph 4.07: “Any works directly affecting a designated Scheduled Monument require Scheduled Monument Consent, which is obtained from Historic Environment Scotland.”</p> <p>8. On page 35, following paragraph 3 of Policy PE13 Green and Blue Network, add a new paragraph, to wit: “4. The seven community growing sites identified at Appendix 1 (LDP ref. GN24) shall be safeguarded from development unless proposals can demonstrate, on a case-by-case basis, that there is no longer a proven demand for allotment space.”</p> <p>9. On page 36, in the text of the third bullet point of paragraph 2 of Policy PE16 Protection of Open Space, replace the first instance of “playing field” with “facility” and the second instance of “playing field” with “outdoor sports facility”.</p> <p>10. On page 36, in the text of the fourth bullet point of paragraph 2 of Policy PE16 Protection of Open Space, replace “sports pitches” with “provision”.</p>	

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	<p>11. On page 36, in the text of paragraph 4.17, between “value for alternative” and “beneficial development” insert the following new wording: “uses, including community growing, as part of”.</p> <p>12. On page 37, in the text of paragraph 1 of Policy PE17 Open Space and New Development, between “promote” and “active travel”, insert the following new wording: “physical activity, sport and”.</p> <p>13. On page 37, in the text of paragraph 2 of Policy PE17 Open Space and New Development, between both instances of “recreational” and “open space”, insert the following new wording: “and sport”.</p> <p>14. On page 37, in the text of paragraph 2 of Policy PE18 Landscape, delete “will only be supported where it can be demonstrated that the” and, in their place, add: “should be designed to minimise any adverse effects on the”.</p> <p>15. On page 37, in the text of paragraph 2 of Policy PE18 Landscape, delete “will not be adversely affected; and” and, in their place, insert a full stop.</p> <p>16. On page 37, in the text of paragraph 3 of Policy PE18 Landscape, delete “without adverse effects”.</p> <p>17. On page 38, in the text of paragraph 1 of Policy PE19 Biodiversity and Geodiversity, delete the third, fourth and fifth sentences and, in their place, add the following new wording: “Where an assessment is unable to conclude that a development will not adversely affect the integrity of the site, development will only be permitted where there are no alternative solutions, there are imperative reasons of overriding public interest, including of a social or economic nature and compensatory measures are provided to ensure that the overall coherence of the Natura network is protected. Where the site has</p>	

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	<p>been designated for a European priority habitat or species, consent can only be issued in such cases where the reasons for overriding public interest relate to human health, public safety, beneficial consequences of primary importance for the environment or for other reasons subject to the opinion of the European Commission (via Scottish Ministers);”</p> <p>18. On page 38, in the text of paragraph 2 of Policy PE19 Biodiversity and Geodiversity, between “or any” and “adverse effects”, insert “significant”.</p> <p>19. On page 38, in the text of paragraph 2 of Policy PE19 Biodiversity and Geodiversity, between “by social” and “or economic”, insert “, environmental ”.</p> <p>20. On page 39, in the text of paragraph 1 of Policy PE20 Trees, Woodland and Hedgerows, delete “flooding control” and, in its place, insert “natural flood management”.</p> <p>21. On page 39, in the text of paragraph 4.22, between “carbon fixing, air quality improvement,” and “flood management”, insert “ natural ”.</p> <p>22. On page 39, in the text of paragraph 2 of Policy PE20 Trees, Woodland and Hedgerows, delete “Sites identified in the Scottish Ancient Woodland Inventory as ancient, long established and semi-natural woodlands” and, in its place, insert “Ancient, long-established and semi-natural woodland, including sites identified in the Scottish Ancient Woodland Inventory, ”.</p> <p>23. On page 40, in the text of paragraph 4.24, between “ranlochs,” and “wetlands...”, insert “ groundwater dependent terrestrial ecosystems and ”.</p> <p>24. On page 40, in the text of paragraph 3 of Policy PE23 Marine Planning and the Coastal Zone, between “Protect” and “the water”, insert “ and enhance ”.</p>	

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	<p>25. On page 41, in the text of paragraph 3 of Policy PE24 Flood Management, between “SEPA’s” and “Flood Risk”, insert “ Technical ”.</p> <p>26. On page 41, in the text of paragraph 3 of Policy PE24 Flood Management, between “risk,” and “will be”, insert “ including proposals to restore the natural course of watercourses, ”.</p> <p>27. On page 41, delete the first sentence of paragraph 4.26 and replace it with the following new sentence: “The Falkirk area faces issues of fluvial, coastal and surface water flooding, as identified on SEPA Flood Maps.”.</p> <p>28. On page 41, replace the wording of policy PE25 Soils and Agricultural Land with the following text:</p> <p>“1. Any proposal for development that would involve the loss of prime quality agricultural land (Classes 1, 2 and 3.1), will not be permitted unless it is essential because it would be:</p> <ul style="list-style-type: none"> <li>• On a site specifically allocated for development in the LDP; or</li> <li>• For development that would meet an overriding local or national need and where no other suitable site is available; or</li> <li>• For small-scale development directly linked to a rural business; or</li> <li>• For the generation of energy from a renewable source, or for the extraction of minerals, where this would accord with other policy objectives and secure provision could be made for restoration to return the land to its former status.</li> </ul>	

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	<p>2. Proposals for development that would be likely to disturb or cause significant irreversible damage to areas of carbon rich soils (basin peat, blanket bog, peat alluvium complex, peaty podzols, peaty gleys and salt marshes) or rare soils (podzols, humus iron podzols and saltings) will be required to submit a soil or peat management plan which demonstrates that:</p> <ul style="list-style-type: none"> <li>• The areas of highest quality soil or deepest peat have been avoided;</li> <li>• Any disturbance, degradation or erosion has been minimised through mitigation; and</li> <li>• Any likely release of greenhouse gas emissions caused by disturbance is offset.</li> </ul> <p>3. Development should ensure the sustainable use of soils during construction and operation and commit to minimise soil sealing, erosion and compaction.”</p> <p>29. On page 41, in the text of paragraph 4.28, add the following new fourth sentence to the end of the paragraph: “Classes 1, 2 and 5 soils from the Scottish Natural Heritage Carbon Rich Soil and Peatland Map can be taken to indicate the presence of carbon rich soils.”.</p>	
19 Other Housing Policies	<p>1. Amend policy HC05 ‘Housing in the Countryside’ criterion (2) to read as follows: “Restoration or replacement of houses which are still substantially intact, provided that the restored/replacement house is of a suitable size and design”.</p> <p>2. Amend policy HC06 ‘Infill Development and Plot Sub Division’ criterion (1) to read as follows:</p>	307



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	<p>“The scale, density, disposition and design of the proposed house(s) respect the townscape or countryside character of the area”.</p>	
<p>20 Town Centre Policies</p>	<ol style="list-style-type: none"> <li>1. On page 86, delete the final sentence under the sub-heading ‘Vision’ and replace it with the following new wording: “The Council has commenced a procurement process to select a site for a new Council HQ and Arts Centre which would be located in the Town Centre and contribute significantly towards its regeneration. The existing Municipal Buildings site would present an opportunity for redevelopment.”.</li> <li>2. On page 49, in the text of the second sub-bullet point of the first bullet point of paragraph 1 of Policy JE09 Retail and Commercial Leisure Development, delete “ or commercial centres”.</li> <li>3. On page 49, in the text of the first bullet point of paragraph 1 of Policy JE09 Retail and Commercial Leisure Development, insert the following new third sub-bullet point and associated text: <ul style="list-style-type: none"> <li>• Commercial centres;</li> </ul> </li> <li>4. On page 49, in the text of the third bullet point of paragraph 1 of Policy JE09 Retail and Commercial Leisure Development, delete “ and edge of centre”.</li> <li>5. On page 49, in the text of paragraph 2 of Policy JE09 Retail and Commercial Leisure Development, delete the comma after “floorspace” and, in its place, insert “ and ”.</li> <li>6. On page 49, in the text of paragraph 4.51, delete the second, third and fourth sentences and, in their place, insert: “The threshold for significant development will be 1,000 sq.m. gross floorspace, below which proposals that are shown to be serving</li> </ol>	<p>323</p>

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	<p>neighbourhood needs will be supported in appropriate locations generally within the urban area. Outwith town and local centres, retail and/or leisure impact assessments and a sequential assessment will be required for development proposals in excess of 1,000 sq.m. gross floorspace but, in certain circumstances, may also be required for smaller proposals. These circumstances will vary from case-to-case but will generally occur in situations where the likely impact of a proposal would be disproportionate to its scale. Examples of disproportionate impacts include where: 1) the sale of a particular type of goods is proposed on which a nearby centre is particularly reliant; 2) the location of the proposal is such that there will be a particularly high diversion of trade, or 3) where a local centre is in a particularly vulnerable state.”.</p> <p>7. On page 49, in the text of paragraph 2 of Policy JE09 Retail and Commercial Leisure Development, between “serving a ” and “neighbourhood”, insert “demonstrated ”.</p> <p>8. On page 49, in the title of Policy JE09 Retail and Commercial Leisure Development, after “JE09 ”, delete “Retail and Commercial Leisure Development” and, in its place, insert “Town Centre First”.</p> <p>9. On page 49, in the text of paragraph 1 of Policy JE09 Retail and Commercial Leisure Development, between “development, ” and “and other”, insert “offices ”.</p>	
21 Infrastructure Policies & Proposals	<p>1. Amend the first sentence of policy IR02 to read: “Developers will be required to contribute to the provision, upgrading and, where appropriate, the maintenance of infrastructure...”</p> <p>2. Amend the beginning of the last sentence of policy IR03 to read: “In the rare circumstances...”.</p> <p>3. Amend the title of policy IR05 to “Travel Hierarchy and Transport Assessment” and</p>	344

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	<p>amend the policy wording to read as follows:</p> <p>“1. Development proposals should support a hierarchy of travel which maximises the extent to which its travel demands are met first through walking, then cycling, then public transport and finally through use of private cars.</p> <p>2. Transport assessments will be required for development proposals where the impact of the development on the transport network is likely to result in an increase in the number of trips, such that there will be significant impact on the operation of the transport network, requiring mitigation. Assessments will focus on the hierarchy of travel and should include, where appropriate:</p> <ul style="list-style-type: none"> <li>• Travel plans;</li> <li>• Safety audits of proposed mitigation measures; and</li> <li>• Air quality impact assessments.</li> </ul> <p>3. The Council will only support development proposals where the transport assessment and travel plan have been appropriately scoped, the network impacts properly defined, and suitable mitigation measures identified.”</p> <p>4. Make a consequential amendment to the contents page to reflect the revised title of policy IR05.</p> <p>5. Amend policy IR10 as follows:</p> <ul style="list-style-type: none"> <li>• In sub-section (2), change "Sewers for Scotland (3rd Edition)" to "the most recent version of Sewers for Scotland".</li> <li>• In sub-section (4) change the last sentence to "The strategy should follow the latest version of the SUDS Manual".</li> </ul>	

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	<p>6. Replace the wording of policy IR11 with the following:</p> <p>“Proposals for new communications equipment should minimise impact on the environment and communities. Planning applications should be accompanied by supporting information demonstrating that:</p> <ol style="list-style-type: none"> <li>1. All siting and design options have been fully considered, including options for site and mast sharing, installation on buildings or other existing structures, or use of ground-based masts. Of the options which meet operational requirements, the chosen site and design should be shown to have the least impacts;</li> <li>2. The visual impact of the equipment has been minimised or eliminated through design, landscaping and screening, including the use of concealment or camouflage techniques where appropriate. Full details of the design, including height, materials and all components of the proposal should be provided, and normally the smallest suitable equipment should be utilised where it would be visible;</li> <li>3. Where siting of the equipment is proposed in locations which are designated for their ecological or historic environment importance, or provide the setting or supporting habitat for designations, all other options have been exhausted and, for Natura 2000 sites, that the terms of Policy PE19 have been met; and</li> <li>4. Where applicable, the cumulative effects of the proposed development in combination with existing equipment in the area has been assessed. Applications should be accompanied by an explanation of how the proposed equipment fits into the wider network;</li> <li>5. The equipment and installation is designed to be in full compliance with the</li> </ol>	

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	<p>appropriate ICNIRP guidelines for public exposure to radio frequency radiation provided by International Commission on Non-Ionizing Radiation Protection (ICNIRP).</p> <p>Developers should consider the provision of digital infrastructure to houses and businesses where new development is proposed, in consultation with service providers.”</p> <p>7. On page a18, at the end of the comments section for IN13-14 add “Site IN14 is within the Major Hazard Consultation Zone”.</p> <p>8. Amend second sentence of paragraph 3.29 on page 24 to read: “Issues also exist in primary healthcare with some local GP practices coming under pressure in the Denny, Bonnybridge / Banknock and the Maddiston East / Whitecross / the Braes areas, although no site-specific solutions have yet been agreed.”</p> <p>9. On page 68 add the following text to the end of the fourth bullet point under the ‘Other requirements’ sub-heading: “Contributions towards provision of additional primary healthcare capacity may be required.”</p> <p>10. On page 70 add the following text to the end of the third bullet point under the ‘Other requirements’ sub-heading: “Contributions towards provision of additional primary healthcare capacity may be required.”</p> <p>11. On page 76 add the following text to the end of the second bullet point under the ‘Other requirements’ sub-heading: “Contributions towards provision of additional primary healthcare capacity may be required.”</p> <p>12. On page 78 under the ‘Other requirements’ sub-heading, add an additional point</p>	

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	after the first bullet point to read: "Contributions towards provision of additional primary healthcare capacity may be required."	
22 Energy Policies	<ol style="list-style-type: none"> <li>1. Add an additional bullet point to part 1 of policy IR12, to read: "Impacts on forestry, having regard to Policy PE20;"</li> <li>2. Add an additional bullet point to part 1 of policy IR12, to read: "The extent to which waste would be minimised during construction and operation, having regard to Policy IR18;"</li> </ol>	355
23 Mineral Policies	1. Amend the title of Map 3.8 on page 28 to "Spatial Strategy – Onshore Oil, Gas and Minerals".	362
24 Waste Policies & Proposals	None.	369
25 Site Specific Environmental Mitigation	<p><u>Union Canal and Forth and Clyde Canal Scheduled Monument</u></p> <ol style="list-style-type: none"> <li>1. In Appendix 1, Mixed Use (page a09), for site MU05 Bonnybridge Town Centre, amend the site comments by adding the following text: "Carefully consider potential impacts on the setting of the canal and address the canal frontage."</li> <li>2. In Appendix 1, Business (page a12), for site BUS04 A801 Union Canal, amend the site comments by adding the following text: "Carefully consider potential impacts on the setting of the canal and address the canal frontage."</li> <li>3. In Appendix 1, Business (page a13), for site BUS11 Falkirk Wheel, amend the site comments by adding the following text: "Carefully consider potential impacts on the setting of the canal and address the canal frontage."</li> </ol> <p><u>Antonine Wall World Heritage Site Buffer Zone</u></p>	398

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	<p>4. In Appendix 1, Business (page a12), for site BUS03 Beancross, amend the site comments by adding the following text: "Entirety of site within Antonine Wall World Heritage Site Buffer Zone. Proposals to be informed by a detailed heritage assessment."</p> <p>5. In Appendix 1, Business (page a13), for site BUS10 Wester Carmuir, amend the site comments by adding the following text: "Entirety of site within Antonine Wall World Heritage Site Buffer Zone. Proposals to be informed by a detailed heritage assessment."</p> <p>6. In Appendix 1, Business (page a13), for site BUS11 Falkirk Wheel, amend site comments by adding the following text: "Part of site within Antonine Wall World Heritage Site Buffer Zone. Proposals to be informed by a detailed heritage assessment." Delete "proximity to Antonine Wall" from text.</p> <p><u>Flood risk assessments</u></p> <p>7. On page 64, under "Other Requirements" for sites H01 and MU02, amend fifth bullet to read: "Flood risk assessments will be required."</p> <p>8. On page 70, under "Other Requirements" for site H09 add: "Flood risk assessment will be required."</p> <p>9. On page 76, under "Other Requirements" for sites H13-18 and H54 add: "Flood risk assessment will be required."</p> <p>10. On page 88, under "Other Requirements" for sites MU16/BUS05/H41 amend second bullet to read "Drainage assessments required for these flat and relatively low-lying areas. Drainage strategy has already been prepared for Falkirk Gateway Zones 1 and 4." Add sixth bullet point: "Flood risk assessment will be required."</p>	

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	<p>11. On page 92, under “Other Requirements” for site MU11 add: “Flood risk assessment will be required.”</p> <p>12. In Appendix 1, Housing (page a05), change last sentence in site comments for H33 Carrongrove Mill to read: “Updated flood risk assessment will be required in the event of changes/extensions to approved proposals”.</p> <p>13. In Appendix 1, Housing (page a01), add the following wording to site comments for H03 Kinglass Farm 2: “Flood risk assessment will be required.”</p> <p>14. In Appendix 1, Housing (page a03), add the following wording to site comments for H20 Redding Park: “Flood risk assessment will be required.”</p> <p>15. In Appendix 1, Housing (page a03), add the following wording to site comments for H21 Hillcrest: “Flood risk assessment will be required.”</p> <p>16. In Appendix 1, Housing (page a04), add the following wording to site comments for H28 Standburn West: “Flood risk assessment will be required.”</p> <p>17. In Appendix 1, Housing (page a06), add the following wording to site comments for H36 Gowan Avenue: “Flood risk assessment will be required.”</p> <p>18. In Appendix 1, Housing (page a07), add the following wording to site comments for H47 Pretoria Road: “Flood risk assessment will be required.”</p> <p>19. In Appendix 1, Housing (page a07), add the following wording to site comments for H48 Castle View, Airth: “Flood risk assessment will be required.”</p> <p>20. In Appendix 1, Housing (page a07) add the following wording to site comments for</p>	



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	<p>H49 Airth Castle South: "Flood risk assessment will be required."</p> <p>21. In Appendix 1, Housing (page a08) add the following wording to site comments for H51 Former Torwood School: "Flood risk assessment will be required."</p> <p>22. In Appendix 1, Mixed Use (page a09), add the following wording to site comments for MU03 Crawfield Lane: "Flood risk assessment will be required."</p> <p>23. In Appendix 1, Housing (page a09) add the following wording to site comments for MU05 Bonnybridge Town Centre: "Flood risk assessment will be required."</p> <p>24. In Appendix 1, Business (page a12), add the following wording to site comments for BUS01 Kinneil Walled Garden: "Flood risk assessment will be required."</p> <p>25. In Appendix 1, Business (page a12), add the following wording to site comments for BUS04 A801 Union Canal: "Flood risk assessment will be required."</p> <p>26. In Appendix 1, Business (page a13), add the following wording to site comments for BUS06 Abbotsford Business Park: "Flood risk assessment will be required."</p> <p>27. In Appendix 1, Business (page a13), add the following wording to site comments for BUS07 Caledon Business Park: "Flood risk assessment will be required."</p> <p>28. In Appendix 1, Business (page a13), add the following wording to site comments for BUS10 Wester Carmuir: "Flood risk assessment will be required."</p> <p>29. In Appendix 1, Business (page a16), add the following wording to site comments for BUS22 Maddiston Fire Station: "Flood risk assessment will be required."</p> <p>30. In Appendix 1, Housing (page a05), amend the final sentence in the site comments</p>	

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	<p>for H35 Rosebank, Dunipace to read: "A flood risk assessment will be required."</p> <p>31. In Appendix 1, Housing (page a06), amend sixth sentence in the site comments for H43 Westburn Avenue to read: "Culverted watercourse through site requires investigation and flood risk assessment required."</p> <p>32. In Appendix 1, Mixed Use (page a10), amend last sentence in the site comments for MU13 Callendar Riggs to read: "Flood risk assessment will be required."</p> <p>33. In Appendix 1, Business (page a13), amend final sentence in site comments for BUS07 Caledon Business Park to read: "Flood risk assessment will be required."</p> <p>34. In Appendix 1, Business (page a13), amend final sentence in site comments for BUS11 Falkirk Wheel to read: "Number of watercourses in or adjacent to site and flood risk assessment will be required."</p> <p>35. In Appendix 1, Business (page a16), amend third sentence in site comments for BUS23 Grandsable Road to read: "Site is also subject to flood risk and a flood risk assessment will be required." Amend final sentence in site comments to read: "Heritage impact assessment may be required."</p> <p>36. In Appendix 1, Infrastructure (page a18), amend final sentence in site comments for IN13-IN14 Bonnybridge/Grangemouth Rail Station Site Safeguarding to read: "A flood risk assessment will be required."</p> <p><u>Protection and enhancement of the water environment</u></p> <p>37. On page 82, under "Key Principles" for MU09 Broad Street, add a seventh bullet point that read "Sclanders Burn is a straightened waterway within the site. Restoration of</p>	

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	<p>the natural course of the burn should be investigated along with opportunities to de-culvert.”</p> <p>38. On the accompanying map on page 83, change “MU02” to “MU09”.</p> <p><u>Cemetery allocations</u></p> <p>39. In Appendix 1, Infrastructure (page a19), amend third sentence of site comments for IN37-IN40 to read: “All sites are known to be subject to ground condition constraints, and detailed site investigations will be required to establish their suitability or otherwise for coffin and/or casket burials.”</p> <p><u>Co-location with waste management facilities</u></p> <p>40. On page 90, under “Key Principles” for site H39 Cauldhame Farm, Falkirk, provide an additional bullet point to read: “Proximity to Carron Landfill”.</p> <p>41. In Appendix 1, page a10, add the following text to site comments for site MU17 Carron Road: “Proximity to Carron Landfill”.</p> <p><u>Major Hazard Pipelines</u></p> <p>42. In Appendix 1, Infrastructure (page a18), amend the site comments for IN16 Falkirk-Denny/Bonnybridge Path by adding the following wording: “Part of the path route falls within the Pipeline Consultation Zone.”</p> <p>43. In Appendix 1, Infrastructure (page a19), amend the site comments for IN39 Hills of Dunipace Cemetery Extension by adding the following wording: “Proposal IN39 Hills of Dunipace is within the Pipeline Consultation Zone.”</p>	

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	<p><u>Ancient Woodland</u></p> <p>44. On page 64, under “Key Principles” for H01 Drum Farm North, amend fourth bullet point to read “Existing woodland to north of site includes Ancient Woodland and is to be reinforced using native species and brought under management”.</p> <p>45. On page 76, under “Landscape and Open Space”, second bullet point, insert new sentence to read “Woodland on northern boundary of Parkhall Farm 3 (H15) is Ancient Woodland and a suitable buffer between ancient woodland and housing should be provided”.</p> <p>46. On page 76, under “Landscape and Open Space”, third bullet point, amend second sentence to read “Areas of ancient and semi-natural woodland within and adjacent to the sites should be retained, reinforced and brought under management, with a suitable buffer provided between ancient woodland and housing”.</p> <p>47. In Appendix 1, page a05, add the following text to the site comments for H30 Former Denny High School: “Ancient Woodland is present to the south of the site. A suitable buffer should be provided between ancient woodland and housing”.</p> <p>48. In Appendix 1, page a06, amend sixth sentence to read “Callendar Wood and boundary wall to be sensitively treated with suitable buffer, bearing in mind status as an Inventory Garden and Designed Landscape and Ancient Woodland”.</p> <p>49. In Appendix 1, page a07, add the following text to the site comments for H48 Castle View: “Ancient Woodland is present in the south-west of the site. A suitable buffer should be provided between ancient woodland and housing”.</p> <p>50. In Appendix 1, page a07, add the following text to the site comments for H49 Airth</p>	

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	<p>Castle South: “Ancient Woodland is present to the north, east, and south of the site. A suitable buffer should be provided between ancient woodland and housing”.</p> <p>51. In Appendix 1, page a08, add the following text to the site comments for H52 McLaren Park: “Ancient Woodland is present to the north-east of the site. A suitable buffer should be provided between ancient woodland and housing”.</p> <p>52. On page 92, under “Key Principles” for site MU11 Portdownie, Falkirk, provide additional bullet point to read: “Ancient woodland present to south-west of site. A suitable buffer should be provided between ancient woodland and housing.”</p> <p>53. On page 78, under “Key Principles” for site BUS02 Manuel Works, provide additional bullet point to read: “Ancient woodland present in north-west of site. A suitable buffer should be provided between ancient woodland and development.”</p> <p><u>Habitats Regulations Appraisal</u></p> <p>55. In Appendix 1, Housing (page a04), amend the site comments for H27 Main Street to read: “For permission to be granted, proposals must be accompanied by project-specific information to inform a Habitats Regulations Appraisal. This will allow Falkirk Council to complete a Habitats Regulations Appraisal, including appropriate assessment if required, demonstrating that there will be no adverse effects on the integrity of the Slamannan Plateau SPA, either alone or in combination with other plans or projects.”</p> <p>56. In Appendix 1, Business (page a14), amend the site comments for BUS15 Grangemouth Docks West to read: “For permission to be granted, proposals must be accompanied by project-specific information to inform a Habitats Regulations Appraisal. This will allow Falkirk Council to complete a Habitats Regulations Appraisal, including appropriate assessment if required, demonstrating that there will be no adverse effects</p>	

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	<p>on the integrity of the Firth of Forth SPA, River Teith SAC and Outer Firth of Forth and St Andrew's Bay Complex pSPA, either alone or in combination with other plans or projects.”</p> <p>57. In Appendix 1, Business (page a15), amend the site comments for BUS18 Wholeflats Business Park to read: “For permission to be granted, proposals must be accompanied by project-specific information to inform a Habitats Regulations Appraisal. This will allow Falkirk Council to complete a Habitats Regulations Appraisal, including appropriate assessment if required, demonstrating that there will be no adverse effects on the integrity of the Firth of Forth SPA, River Teith SAC and Outer Firth of Forth and St Andrew's Bay Complex pSPA, either alone or in combination with other plans or projects.”</p> <p>58. In Appendix 1, Infrastructure (page a19), amend the site comments for IN19-21 Dalderse, Torwood, Whitecross Waste Water Treatment Works Upgrades to read: “At Dalderse WWTW for permission to be granted, proposals must be accompanied by project-specific information to inform a Habitats Regulations Appraisal. This will allow Falkirk Council to complete a Habitats Regulations Appraisal, including appropriate assessment if required, demonstrating that there will be no adverse effects on the integrity of the River Teith SAC, either alone or in combination with other plans or projects.”</p> <p>59. In Appendix 1, Green and Blue Network (page a20), amend the site comments for GN01 John Muir Way to read: “In respect of proposals affecting the River Forth, for permission to be granted, proposals must be accompanied by project-specific information to inform a Habitats Regulations Appraisal. This will allow Falkirk Council to complete a Habitats Regulations Appraisal, including appropriate assessment if required, demonstrating that there will be no adverse effects on the integrity of the Firth of Forth SPA, or Outer Firth of Forth and St Andrew's Bay Complex pSPA, either alone or in</p>	

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	<p>combination with other plans or projects.”</p> <p>60. In Appendix 1, Green and Blue Network (page a20), amend the site comments for GN03 Kinneil Kerse to read: “In respect of proposals affecting the River Forth, for permission to be granted, proposals must be accompanied by project-specific information to inform a Habitats Regulations Appraisal. This will allow Falkirk Council to complete a Habitats Regulations Appraisal, including appropriate assessment if required, demonstrating that there will be no adverse effects on the integrity of the Firth of Forth SPA, River Teith SAC, or Outer Firth of Forth and St Andrew’s Bay Complex pSPA, either alone or in combination with other plans or projects.”</p> <p>61. In Appendix 1, Green and Blue Network (page a20), amend the site comments for GN04 Bothkennar/Skinflats to read: “For permission to be granted, proposals must be accompanied by project-specific information to inform a Habitats Regulations Appraisal. This will allow Falkirk Council to complete a Habitats Regulations Appraisal, including appropriate assessment if required, demonstrating that there will be no adverse effects on the integrity of the Firth of Forth SPA, or Outer Firth of Forth and St Andrew’s Bay Complex pSPA, either alone or in combination with other plans or projects.”</p> <p>62. In Appendix 1, Green and Blue Network (page a21), amend the site comments for GN06 River Carron Corridor Improvements to read: “For permission to be granted, proposals must be accompanied by project-specific information to inform a Habitats Regulations Appraisal. This will allow Falkirk Council to complete a Habitats Regulations Appraisal, including appropriate assessment if required, demonstrating that there will be no adverse effects on the integrity of the River Teith SAC, Firth of Forth SPA and the Outer Firth of Forth and St Andrew’s Bay Complex pSPA, either alone or in combination with other plans or projects.”</p> <p>63. In Appendix 1, Green and Blue Network (page a22), amend the site comments for</p>	

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	<p>GN19 River Avon Corridor to read: “For permission to be granted, proposals must be accompanied by project-specific information to inform a Habitats Regulations Appraisal. This will allow Falkirk Council to complete a Habitats Regulations Appraisal, including appropriate assessment if required, demonstrating that there will be no adverse effects on the integrity of the Slamannan Plateau SPA, either alone or in combination with other plans or projects.”</p> <p>64. In Appendix 1, Green and Blue Network (page a24), amend the site comments for GN25 Outdoor Learning Sites to read: “In respect of the Kinneil Foreshore LNR, for permission to be granted, proposals must be accompanied by project-specific information to inform a Habitats Regulations Appraisal. This will allow Falkirk Council to complete a Habitats Regulations Appraisal, including appropriate assessment if required, demonstrating that there will be no adverse effects on the integrity of the Firth of Forth SPA or the Outer Firth of Forth and St Andrew’s Bay Complex pSPA, either alone or in combination with other plans or projects.”</p> <p><u>Other Site Comments</u></p> <p>65. On page 92, under “Key Principles” for site MU11 Portdownie, Falkirk, provide additional bullet point to read “Existing trees are retained and incorporated into the public realm, as appropriate”. Under “Other Requirements” provide additional bullet point to read “Undertake species surveys and prepare any required species Management Plan(s)”.</p> <p>66. On page 93, on accompanying map, show the north elevation of the Union Inn as a key frontage.</p> <p>67. In Appendix 1, page a11, amend the site comments for MU20 East Bonnybridge by adding the following text: “Principles for frontages along the A803 Falkirk Road,</p>	



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	<p>establishing new gateway / settlement edge to this new boundary for Bonnybridge. Protected species surveys to be undertaken particularly along the Bonny Water, Rowan Tree Burn and Forth &amp; Clyde Canal with preparation of any required Species Management Plan(s). Pedestrian and cycle links, including as part of green networks, to the Forth &amp; Clyde Canal towpath and via existing routes such as along the A803, Smeaton Drive and Gateside Avenue.”</p>	
26 Miscellaneous	<p>1. On page 4, add “...and enhanced.” to the end of the last sentence of paragraph 1.01.</p>	409