

**LDISSUE: LDMI15****Making Better Places**Name: **Mr Ian Angus-Felton**

02902/FLDP\_MIR/3001/002

**Comment:**

Creating high quality places would be helped by passing some of the decision making into the hands of the ward specific councillors.

**Response:**

Comment noted.

Comments 1

Name: **Mr James Ashe**

02761/FLDP\_MIR/3001/002

**Comment:**

Need to keep the character and amenities of the individual villages, and reduce the rate of growth so they don't merge. Comments on the loss of historic buildings, such as former Maddiston PS.

**Response:**

There has been substantial growth across the Council area over the last 30 years, particularly within the Braes. This has resulted in the coalescence of some village. The Spatial Strategy going forward is avoid further coalescence, and to maintain the distinctiveness of settlements. The design policies going forward into the Proposal Plan continue to reflect Scottish Government Policy 'Designing Streets' and 'Creating Places' as well as the Place Standard and the six qualities of successful places. Comments about Maddiston PS noted. Policies in the Proposed Plan seek to ensure that historic buildings are retained, where possible and financially viable, as part of new development.

Comments 1

Name: **Mr Will Barclay**

02908/FLDP\_MIR/3001/001

**Comment:**

Suggests that Judy Murray's tennis academy could be accommodated in Falkirk, perhaps at the Falkirk Wheel. This would also boost tourism.

**Response:**

Comments noted.

Comments 1

Name: **Ms Rachael Black**

02912/FLDP\_MIR/3001/001

**Comment:**

Impressed by the progress made by the Council to promote and develop outside spaces over the last few years.

**Response:**

Comment noted.

Comments 1

Name: **Mr Campbell Boyd**

02483/FLDP\_MIR/3001/002

**Comment:**

High quality places can be assisted by ensuring that each community has a heart.

**Response:**

Comment noted. The LDP aims to support community facilities including local retail provision. The Former Maddiston Fire Station Site is identified for employment/community/retail uses in the Proposed Plan, and the policies in the plan seek to ensure that new retail development does not impact on local retail centres.

Comments 1

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Name: **Brightons Community Council**

00123/FLDP\_MIR/3002/002

**Comment:**

Buildings and spaces should reflect the history and traditions of the area to give them character and meaning. Developers should not be allowed to build the same houses everywhere in the UK. Overall the standard of housing design and placement is poor. Approach to development is too piecemeal.

**Response:**

Comment noted. The design policies going forward into the Proposal Plan continue to reflect Scottish Government Policy 'Designing Streets' and 'Creating Places' as well as the Place Standard and the six qualities of successful places.

Comments 1

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Name: **Callendar Pharmacy**

02887/FLDP\_MIR/3001/002

**Comment:**

Making places accessible is vital for making them high quality.

**Response:**

Comment noted.

Comments 1

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Name: **Ms Kate Christie**

02922/FLDP\_MIR/3001/002

**Comment:**

Ensure that all development is planned in partnership with communities and involves as many stakeholders as possible. Ensure that development is well thought out and will not have a detrimental impact on communities, wildlife or the landscape.

**Response:**

Comment noted. The LDP has involved extensive consultaion with stakeholders and the local community. Consultation on development frameworks, masterplans and planning applications will provide more detailed opportunities for stakeholder and public involvement as the plan is delivered.

Comments 1

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Name: **Ms Susan Crook**

02911/FLDP\_MIR/3001/001

**Comment:**

Encourage people to take pride in both their local area and the wider district and look after it.

**Response:**

Comment noted.

Comments 1

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Name: **Susan Dyer**

00469/FLDP\_MIR/3001/002

**Comment:**

It may be helpful to temper expectations as to what can be achieved in a climate of reducing local authority budgets.

**Response:**

LDP2 reflects the positive aspirations of local and national strategies. At the same time, the new plan has taken into account the economic climate when setting expectations for future development across the Falkirk Council area.

Comments 1

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Name: **Falkirk Community Trust**

01077/FLDP\_MIR/3001/002

**Comment:**

Need clarity on the interface between spatial planning and locality planning. Welcome closer linkage to six qualities of successful places. There is considerable activity and focus across community planning partners on engaging communities in locality planning and the LDP could articulate the opportunity to embed the placemaking agenda within the locality planning process.

**Response:**

Comment noted. Stronger links are developing between spatial and community planning. However, the differing timescales of the LDP and the locality plans make alignment difficult.

Comments 1

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Name: **Ms Jennifer Forsyth**

02903/FLDP\_MIR/3001/002

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**Comment:**

The focus must be on creating services at the heart of any large development and ensuring suitable contributions are secured from developers. Otherwise the area is in danger of becoming a dormitory for commuters.

**Response:**

The Proposed Plan includes mechanisms for ensuring appropriate infrastructure is delivered alongside major residential development. However, the provision of commercial services such as retail and business will be market dependent.

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Comments 1

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Name: **Grangemouth (including Skinflats) Community Council**

02723/FLDP\_MIR/3001/002

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**Comment:**

Support the principle of placemaking statements. To strengthen their status they should not be supplementary guidance but be a material consideration for planning purposes.

**Response:**

The concept of place statements is not taken forward into the Proposed Plan. There is a danger of confusion and overlap with local place plans which are being proposed through the Planning Bill. Instead placemaking is supported through Policies PE01 and PE02.

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Comments 1

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Name: **Ms Sandra Hallows**

00888/FLDP\_MIR/3001/002

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**Comment:**

You can help to create high quality places by retaining the green belt in development areas so that people can continue to enjoy the environment in which they live. This is the reason why so many people have chosen to live in the Falkirk area in the first place.

**Response:**

The Proposed Plan retains a green belt which has been reviewed as part of the plan's spatial strategy for the Council area.

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Comments 1

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Name: **Ms Hassan Karen**

02923/FLDP\_MIR/3001/005

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**Comment:**

Design of new housing developments does not take into consideration safety and security for residents and visitors. Rabbit warren design increases the risk of anti-social behaviour and crime.

**Response:**

Safety and security for residents is a key criteria, as set out in Policy PE01 Placemaking in the Proposed Plan. This overarching design policy is further supported by supplementary guidance SG02 Neighbourhood Design.

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Comments 1

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Name: **Historic Environment Scotland**

02656/FLDP\_MIR/3001/035

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**Comment:**

We urge the continued use of placemaking tools such as site specific design guidance to ensure that development proposals integrate effectively with existing built and historic environment features. We support the intention to develop place statements in consultation with local communities. We note that the review of Falkirk's Built Heritage Strategy may result in changes to the Council's historic environment policies. The Council should engage further with HES if they wish to make any modifications.

**Response:**

Comment noted.

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Comments 1

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Name: **Mr Roddy Htet-Khin**

00803/FLDP\_MIR/3001/002

**Comment:**

When considering sites for housing, prioritise the regeneration of brownfield land as this will limit the use of greenfield sites and countryside locations. Ensure there is enough community infrastructure available before allowing new housing to go ahead.

**Response:**

A mixture of brownfield and greenfield sites is needed to deliver the housing requirement over the plan period 2020-2030 and to satisfy Scottish Planning Policy requirements. The Proposed Plan sets out the key infrastructure projects which are needed to address existing deficiencies and support growth in communities. In addition, developer contributions will continue to play an important role in delivering infrastructure which is required to mitigate the impacts of new development.

Comments 1

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Name: **Mr Douglas Jardine**

02894/FLDP\_MIR/3001/002

**Comment:**

To create high quality places, involve local communities, become active within local schools and listen to residents views.

**Response:**

An extensive twelve week public consultation was undertaken for the Main Issues Report. Amongst other consultation techniques, there were twenty one Roadshow events across the Council area where views of residents were listened to.

Comments 1

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Name: **Lorna King**

00846/FLDP\_MIR/3001/002

**Comment:**

It is not clear how the six qualities of place making are achieved by the current existing place making policies. It would be helpful for additional tools to be available which could ensure development achieves the qualities, in particular welcoming, pleasant and distinctiveness. Development should adapt to the area rather than an area having to accommodate design based on economics. Developers could be asked to state specifically how they comply with the qualities of place making and what measures they have adopted to fit these. Falkirk already has a range of high quality areas, defined by beauty, distinctiveness, accessibility, economic opportunity. Where we have areas of high quality we should be braver about recognising and protecting them to capitalise on their attributes, rather than compromising all the time.

**Response:**

Policy PE01 is a new policy specifically setting out how new development proposals should promote the Scottish Government's six qualities of successful place as defined in Scottish Planning Policy. This overarching design policy is supplemented by other plan policies and supplementary guidance, including SG02 'Neighbourhood Design'.

Comments 1

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Name: **Maddiston Community Council**

00323/FLDP\_MIR/3001/001

**Comment:**

Maddiston Community Council support the MIR's preferred option for 'place statements'. They feel that all communities are unique and it is important that this is taken into consideration in the LDP. Local knowledge, which comes from consulting with communities, can be a great benefit for future planning.

**Response:**

Supplementary Guidance relating to place statements is not being taken forward at this stage, due to the potential for overlap and confusion with local place plans which are proposed through the Planning Bill, and other community planning processes ongoing at present.

Comments 1

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Name: **Manor Forrest Ltd**

00455/FLDP\_MIR/3003/004

**Comment:**

'Place Statements' should be included in the Plan, not in SG's so as to ensure independent scrutiny. They should also involve landowners, not just communities.

**Response:**

Supplementary Guidance relating to place statements is not being taken forward at this stage, due to the potential for overlap and confusion with local place plans which are being proposed through the Planning Bill, and with community planning processes..

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**Comment:**

Supports the alternative option for continuing the existing design policies, rather than consolidating into one policy. This enables applicants to focus on most relevant issues.

**Response:**

Consolidation of policies is considered the best approach, and the simplest for potential applicants. Policy PE01 within the Proposed Plan seeks to ensure that Scottish Government Policy 'Designing Streets' and the six qualities of successful places are reflected in the Proposed Plan, and emerging Supplementary Guidance.

Comments 2

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Name: **I D McSpurle**

02901/FLDP\_MIR/3001/002

**Comment:**

To create high quality places there is a need to listen to the people who live and work there.

**Response:**

Comment noted.

Comments 1

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Name: **Ms Louise Meikleham**

02920/FLDP\_MIR/3001/002

**Comment:**

Providing better transport links which link places together would help to create high quality places.

**Response:**

Comment noted. LDP2 requires development to be designed to encourage the use of active travel and sustainable, integrated transport.

Comments 1

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Name: **Ms Alison Mitchell**

02884/FLDP\_MIR/3001/002

**Comment:**

More consultation with local residents would help. Use local enhancements as volunteering opportunities.

**Response:**

Comment noted. There will be further opportunities to become involved in the Plan process, and preparing Place Statements for settlements.

Comments 1

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Name: **MLFP**

02916/FLDP\_MIR/3001/001

**Comment:**

High quality places can be established by clever design and an appreciation of the local context. Targeted strategic growth in the right areas can help to support high quality design and 'placemaking'.

**Response:**

Comment noted.

Comments 1

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Name: **Mr Stuart Moss**

02726/FLDP\_MIR/3001/002

**Comment:**

Quality of life is not measured against what has been built. Development needs to be sympathetic to its surroundings. Bigger is not always better.

**Response:**

Comment noted.

Comments 1

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Name: **Ogilvie Homes Ltd**

00614/FLDP\_MIR/3005/004

**Comment:**

Place Statements should be included in the plan rather than supplementary guidance, otherwise they will not be given the same independent assessment through the examination process. Landowners and developers should also be involved in producing them. If place statements are not prepared as an integral part of the plan, the current approach should be maintained.

**Response:**

Comment noted. Place Statements are not being taken forward due to concerns about potential overlap and confusion with local place plans which are being proposed through the Planning Bill, and other community planning processes.

**Comment:**

Support for retaining existing design policies which remains fit for purpose. The current approach allows applicants and developers to focus on specific issues which are relevant to their proposals, this may be diminished if a single policy is adopted.

**Response:**

The Proposed Plan consolidates the design policies into the overarching Policy PE01 Placemaking. This is considered the best approach which allows developers to readily access the relevant policy guidance.

**Comment:**

Communities and Place - A combined approach of preparing Place Statements with follow up briefs and masterplans would be a suitable approach in the long term planning of a particular settlement.

**Response:**

Comments are noted. The idea of an SG on Place Statements is not being taken forward due to possible overlap with local place plans, and potential for creating too many similar types of documents.

**Comment:**

Policy and Guidance - consolidation of existing design policies into one place making policy based around the 6 qualities of successful place is supported as with will help to align policy with national requirements.

**Response:**

Comments are noted and welcomed.

Comments 4

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Name: **Paths For All Partnership**

00359/FLDP\_MIR/3001/002

**Comment:**

Using the place standard as a tool for placemaking is supported. Active Travel is a key tool which can help to deliver the six qualities of successful places highlighted in SPP and it should be given greater prominence within the LDP.

**Response:**

Policy PE01 is a new policy specifically setting out how new development proposals should promote the Scottish Government's six qualities of successful place as defined in Scottish Planning Policy. Policy PE01 has requirements for 'safe and pleasant', 'easy to move around and beyond' and 'welcoming' which will help facilitate well-connected development proposals. This overarching design policy is supplemented by other plan policies and supplementary guidance, including SG02 'Neighbourhood Design'.

Comments 1

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Name: **Persimmon Homes (East Scotland) Ltd**

00712/FLDP\_MIR/3006/002

**Comment:**

We have no objection to creating settlement place statements as this would demonstrate the landscape and townscape benefits of development at Standrigg Road.

**Response:**

The Proposed Plan does not take forward the idea of place statements on the basis that these may overlap with the emerging local place plans proposed in the Planning Bill, causing duplication and potential confusion.

Comments 1

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Name: **Philip C Smith Commercial**

00145/FLDP\_MIR/3002/003

**Comment:**

Communities and Place - Preparing place statements will ensure a tailored approach to each specific settlement as opposed to a one size fits all approach which may not be suitable to all settlements.

**Response:**

Comment noted. The idea of an SG on Place Statements is not being taken forward due to possible overlap with local place plans, and potential for creating too many similar types of documents.

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**Comment:**

Policy and guidance - Any design guidance should provide clarity to minimise the subjective criteria (within figure 3.1 of the MIR) to provide confidence to designers and developers when putting together proposals.

**Response:**

Comment noted.

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Comments 2

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Name: **Ms Kathryn Rosevear**

02921/FLDP\_MIR/3001/002

**Comment:**

High quality places can be created by ensuring no building on green spaces or areas which aren't already allocated for development.

**Response:**

Comment noted.

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Comments 1

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Name: **Scottish Natural Heritage**

00646/FLDP\_MIR/3002/001

**Comment:**

Consolidation of existing design policies is supported. On the proposal for place statements, SNH highlight approaches and examples in other authorities and LDPs, and strongly supports community involvement.

**Response:**

Support for policy consolidation is welcomed. The idea of an SG on Place Statements is not being taken forward due to possible overlap with local place plans, and potential for creating too many similar types of documents.

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Comments 1

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Name: **SEPA (East Region)**

00532/FLDP\_MIR/3002/003

**Comment:**

Comments on the current LDP place and design policies: D01 Placemaking - require inclusion of further requirements on air quality D02 Sustainable Design Principles - support the policy but recommend highlighting the need to consider air quality

**Response:**

Comments noted and suggested amendments to LDP1 policies incorporated where appropriate into Proposed Plan policies.

**Comment:**

Good air quality should be included as an element of sustainable place making in any consolidated design policy. The forthcoming placemaking Supplementary Guidance should consider local air quality and, where appropriate, include siting and design options that would help local air quality.

**Response:**

Policy PE26 allows for the consideration and mitigation of air quality issues in connection with a relevant planning application.

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Comments 2

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Name: **SportScotland**

00330/FLDP\_MIR/3002/001

**Comment:**

Support the proposals for place statements for each settlement. Sporting provision should form part of these.

**Response:**

The idea of an SG on Place Statements is not being taken forward due to possible overlap with local place plans, and potential for creating too many similar types of documents.

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Comments 1

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Name: **Taylor Wimpey UK Limited**

00198/FLDP\_MIR/3003/002

**Comment:**

Support for continuing current approach of promoting placemaking through topic based policies set out in Alternative Option in para 3.06. Other Councils ceased doing place statements due to time, resources and benefit derived.

**Response:**

Comment noted. Place Statements are not being taken forward due to concerns about potential overlap and confusion with local place plans which are being proposed through the Planning Bill, and other community planning processes.

**Comment:**

Support preferred option to consolidate existing guidance on design. If this is done the first three items in Fig 3.1 do not need to be promoted as they will have been consolidated into the new policy.

**Response:**

Support noted. A new consolidated overarching design policy 'PE01 Placemaking' is included in the Proposed Plan.

Comments 2

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Name: **Mr John Travers**

02905/FLDP\_MIR/3001/002

**Comment:**

Impacts of new developments on local communities need to be considered, including availability of local amenities, and greenspaces. Local residents and businesses should be fully involved in the planning process.

**Response:**

The Spatial Strategy in the Proposed Plan seeks to ensure that growth is located within areas where existing infrastructure such as roads, schools and green infrastructure can accommodate new development, or where enhancements to existing infrastructure can be deliverable within the plan period.

Comments 1

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Name: **Wallace Land Investments**

00001/FLDP\_MIR/3002/004

**Comment:**

Place Statements should be included in the plan rather than supplementary guidance, otherwise they will not be given the same independent assessment through the examination process. Landowners and developers should also be involved in producing them. If place statements are not prepared as an integral part of the plan, the current approach should be maintained.

**Response:**

Comment noted. Place Statements are not being taken forward due to concerns about potential overlap and confusion with local place plans which are being proposed through the Planning Bill, and other community planning processes.

**Comment:**

Support for retaining existing design policies which remains fit for purpose. The current approach allows applicants and developers to focus on specific issues which are relevant to their proposals, this may be diminished if a single policy is adopted.

**Response:**

The Proposed Plan consolidates the design policies into the overarching Policy PE01 Placemaking. This is considered the best approach which allows developers to readily access the relevant policy guidance.

Comments 2

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Name: **Mr Edward Wood**

02857/FLDP\_MIR/3001/002

**Comment:**

Individual settlement statements as supplementary guidance is supported providing the detail required to support development proposals is in the LDP. A proactive stance should be taken through development frameworks for strategically important sites.

**Response:**

The idea of an SG on Place Statements is not being taken forward due to possible overlap with local place plans, and potential for creating too many similar types of documents.

Comments 1

Total no. of comments 46