

**LDISSUE: LDMI20****Business Locations**Name: **John**

02904/FLDP\_MIR/3001/006

**Comment:**

Plans for a thermal power station with CCS should be dropped. More trees should be planted instead to sequester carbon dioxide released from energy generation.

**Response:**

Comment noted. National Planning Framework 3 (NPF3) identifies carbon capture and storage network and thermal generation at Grangemouth as a national development. LDP2 is required to have regard to NPF3.

Comments 1

Name: **1936 Investments**

02708/FLDP\_MIR/3003/001

**Comment:**

MIR2 Bonnybridge and Banknock Sites

Object to the omission of the site at Easter Thomaston (site 109), Banknock as an employment allocation.

**Response:**

Easter Thomaston (site 109) is not identified for employment uses in the Proposed Plan. The site is constrained by a number of issues, raising doubts over effectiveness. There are also doubts over whether development can be viably accessed via a new access to the trunk road or via the adjacent housing site at Banknock North. Planned upgrading at the junctions of the M80J7 with the A803 has not been designed to take into account the transportation impacts of the site's development. There is also no shortage of existing business land in the area which would suggest this allocation is needed.

Comments 1

Name: **Mr James Ashe**

02761/FLDP\_MIR/3001/007

**Comment:**

MIR2 Braes and Rural South Sites

Development at Gilston (site 95) has no future until odour issues from Avondale landfill are dealt with. Would rather see no development at this site.

**Response:**

The national Zero Waste Plan, reflects the reduced requirement for landfill capacity regionally and nationally. The site is currently subject to a phased restoration plan. Monitoring of the site, including odour, is undertaken by SEPA, in line with the site's waste management license.

**Comment:**

MIR2 Falkirk Sites

Housing should not be built as part of the Falkirk Gateway (site 80).

**Response:**

The site remains a key economic development opportunity at the eastern end of Falkirk which will be carried forward into LDP2. The development mix requires adjustment to reflect changing market, with retail emphasis reduced. The introduction of housing is being promoted to assist overall viability and vitality of the site as a whole.

Comments 2

Name: **Mr Campbell Boyd**

02483/FLDP\_MIR/3001/005

**Comment:**

Building houses on business sites may turn out to be short-sighted.

**Response:**

A small number of sites identified in LDP1 for business development have been identified for mixed use in the Proposed Plan. This approach is taken on sites which are considered to be less marketable and effective for business land delivery, and where residential uses could be compatible in land use terms with business land.

Comments 1

**Comment:**

The existing Policy BUS05 should be carried forward into LDP2 with minor amendments to supporting text to ensure that pipeline operators are consulted on planning applications within the consultation distance of the pipelines. The illustration of pipeline zones on the proposals map is supported however a clearer alternative to the grey hatching is recommended. Amend para. 5.73 of LDP to read: "Where a planning application falls within a consultation distance, the Council will consider the Health and Safety Executive's advice and will also take into account advice from the installation owner or operator, as well as site specific information in relation to the hazard, existing uses and regeneration benefits".

**Response:**

The existing policy has been carried through into LDP2 with some minor changes. Para 4.48 notes that the Council may also take into account advice from major hazard installation owners or operators in the consideration of planning applications.

Comments 1

Name: **M Bremner**

02919/FLDP\_MIR/3001/004

**Comment:**

Grangemouth has more than enough industry. More industry puts residents in danger of incidents such as the recent gas leak at Ineos.

**Response:**

The Proposed Plan acknowledges the need to balance industrial growth in Grangemouth with the needs of the local community. Additional industrial development will not necessarily be for major hazard developments and Policy JE06 seeks to limit development which would increase the number of people exposed to risk.

Comments 1

Name: **Brightons Community Council**

00123/FLDP\_MIR/3002/007

**Comment:**

MIR2 Braes and Rural South Sites

The Maddiston Fire Station site (site 140) should be mixed use. Small scale community workshop units should be provided.

**Response:**

Comment noted. Maddiston Fire Station is identified as a business site in the Proposed Plan with potential for retail, business and community facilities. The exact scale and location of these are subject to further market appraisal of commercial potential and community needs.

Comments 1

Name: **Callendar Pharmacy**

02887/FLDP\_MIR/3001/005

**Comment:**

The focus on the Falkirk Gateway could be to the detriment of the Town Centre. Whatever uses are permitted at the Gateway should not be in competition with the Town Centre. It needs to complement it, not replace it.

**Response:**

Agreed. Falkirk Gateway has been removed as a commercial centre in the Proposed Plan. Any retail uses would have to be justified in terms of policies and criteria covering out-of-centre retail use, including assessment of impacts on town centres.

Comments 1

Name: **Mr Douglas Cameron**

02892/FLDP\_MIR/3001/001

**Comment:**

Welcomes removal of Falkirk Gateway as a commercial centre and recognition that major retail development here is not viable. Uses now proposed are welcomed. Better cycle routes and public transport to the Falkirk Gateway from Falkirk and Grangemouth Town Centres is needed. Proposals for other major employment sites appear sensible and welcome.

**Response:**

Support welcomed. Falkirk Gateway has been removed as a commercial centre in the Proposed Plan. Any retail uses would have to be justified in terms of policies and criteria covering out-of-centre retail use, including assessment of impacts on town centres.

Comments 1

**Comment:**

The continuation of the major hazard policy with any required adjustments to comply with regulations is supported. The extension of the preferred areas for business and industry to cover areas of Wood Street, Dundas Street and Dalgrain Road is also welcomed. The preferred option of consolidation in Grangemouth noted in the environmental report is supported. References to the ability of the new HSE webapp to record historic consultations in the SEA baseline report require clarification.

**Response:**

The Major Hazards Policy is carried through into the Proposed Plan with minor amendments and the Core Business Area has been extended to include part of Wood Street, Dundas Street and Dalgrain Road. The HSE Webapp includes a record of all consultations carried out since 2015.

Comments 1

Name: **Ms Kate Christie**

02922/FLDP\_MIR/3001/007

**Comment:**

Agrees with the approach taken to business locations, although concern is expressed about the impact of traffic in Grangemouth if there is more port related activity and a power station.

**Response:**

Comments noted. The Proposed Plan sets out specific requirements for the improvement of the local and strategic road network in Grangemouth in conjunction with business sites at Boness/Wholeflats road and Grangemouth Docks.

Comments 1

Name: **Mr Douglas Dewar**

02893/FLDP\_MIR/3001/006

**Comment:**

Agree with approach on major employment sites.

**Response:**

Support noted.

Comments 1

Name: **Susan Dyer**

00469/FLDP\_MIR/3001/006

**Comment:**

Aiming to diversify the range of business and industry in the area would be a good idea. Are there any plans to specifically target financial services or IT companies?

**Response:**

The Economic Strategy for Falkirk 2015-2025 is the Council's primary strategy for co-ordinating economic development investment across the Falkirk Council area. It outlines a number of general and specific actions to attract businesses to the area. The Proposed Plan supports the strategy by safeguarding key business locations.

Comments 1

Name: **Essar Oil (UK) Ltd**

01180/FLDP\_MIR/3001/001

**Comment:**

The north west ethylene pipeline passes through the proposed development site at Whitecross. Essar would like to be kept informed of progress with the masterplan and consulted as appropriate at key stages. The proposed removal of the Avondale safeguarding site which affects the same pipeline is also noted. Shapefiles of the pipeline route can be provided on request.

**Response:**

The comments are noted.

Comments 1

Name: **Falkirk Community Trust**

01077/FLDP\_MIR/3001/005

**Comment:**

MIR2 Falkirk Sites

Note the preferred option for the Falkirk Gateway/Falkirk Stadium (sites 80 and 81) and support the vision for the site. Reference to recreation on the site should be widened to culture. Mix of development should not be overly weighted to food and drink due to potential impact on on-site trading within Helix.

**Response:**

Comment noted. Cultural development would not be precluded from the mix. Food and drink is also expected to be an important component of new development but is expected to be complementary to existing outlets.

Comments 1

**Comment:**

Removal of Falkirk Gateway as a commercial centre in the network of centres is welcomed.

**Response:**

Support welcomed.

Comments 1

**Comment:**

Glensburgh (088) is not a viable business location with other sites better located. Business and housing sites should be aligned as closely as possible to reduce commuting. There is a gross over supply of employment land and key sites should be reviewed. Residential is being considered at Falkirk Investment Zone, Larbert Gateway and the Eastern Gateway. The Council should review existing allocations before permitting residential use in key strategic employment zones.

**Response:**

The plan allows some flexibility in business locations where appropriate. However Glensburgh is considered to be an appropriate location for business and industry rather than tourism or residential uses. Additional housing elements at a number of Strategic Growth Area locations has been included in the Plan and it is considered that the amount of business land retained is adequate.

Comments 1

**Comment:**

Avoid allocating all potential employment sites to housing. The area (Larbert) is becoming a dormitory for commuters and MIR policy may exacerbate issue.

**Response:**

There is a generous supply of employment land in Larbert and Stenhousemuir. Glenbervie and Glenbervie / Central Business Parks are carried forward as business/industry allocations. The only exception is at Hill of Kinnaird 2, where the business site has been amended to also include housing/community uses. The housing capacity will be dependent on any residual shortfall from the originally approved 1700 houses for Kinnaird Village.

Comments 1

**Comment:**

MIR2 Grangemouth Sites

The preferred new business sites are welcomed including the allocation of land for a thermal power station north of Beach Road and the consented renewable energy plant site at Central Dock Road. The allocations should include other forms of port and energy related development.

**Response:**

The allocation at Grangemouth Docks West (BUS15) includes the consented site for a biomass energy from waste plant. The preferred sites identified in the MIR 128, 162 and 163 to the north east of the Docks have not been taken forward as proposed sites into LDP2. Site 128 is already within the identified business and industry area and the urban boundary includes Site 162. The urban boundary has also been extended to include Site 163. Given the site locations on the north west boundary of the Docks and proximity to the Firth of Forth SPA, their exclusion from the Flood Prevention Scheme boundaries as undeveloped land and access issues they are not allocated in the Plan.

Comments 1

**Comment:**

Identification of the the new Forth Valley College campus within the Falkirk Investment Zone is supported. However, the allocation in LDP2 should refer to the campus and the consented uses (education and arts, with ancillary commercial uses).

**Response:**

The proposal for the new college campus reflects the planning consent, i.E. Education use. An arts centre is no longer part of the project. The new campus is now under construction.

Comments 1

**Comment:**

Concerned about cumulative impact, Grangemouth is reaching saturation point. Not enough emphasis on environmental impact of potential development. Regulation and mitigation does not always resolve issues. There have been issues with air quality and noise pollution and odour problems from industrial processes continue to cause problems. Some improvements have been made however recent consents for CHP plants could bring the community close to safe environmental thresholds. New proposals at Ineos and in the Docks provide no confidence that community interests are being met in terms of health and well being.

**Response:**

The need to address community concerns alongside support for business development is noted. The Proposed Plan recognises that development sites may require mitigation from transport impacts and that environmental impacts should be taken into account. The plan recognises that cumulative impact on sensitive receptors, the wider town and local community should be addressed including increases in air pollution, noise and road network impacts.

Comments 1

**Comment:**

Falkirk Council has an industrial land supply in excess of 100 years. On this basis, identification of Gilston for residential development would have minimal impact on the current supply. This does not take into account 100 hectares at INEOS INEOS is the main driver of business growth, and is the main focus for growth.

**Response:**

The total amount of land currently allocated for business and industry in the LDP is around 290 hectares. Whilst this is extensive in relation to current take up rates, it is important to note that only a proportion of the land supply is immediately available without significant investment in infrastructure and site preparation. It is also important to identify a varied portfolio of sites offering a variety of locations, site sizes and levels of amenity, in order to ensure that investment opportunities are not lost. Technical Report 6 provides a further assessment of employment land.

Comments 1

**Comment:**

No more houses in business locations.

**Response:**

Some flexibility has been introduced to business sites carried forward from LDP1 where future business potential is considered limited.

Comments 1

**Comment:**

We are content with the preferred business locations identified in the MIR provided that development is sensitively designed to accommodate Falkirk's canal corridors.

**Response:**

Comment noted.

**Comment:**

MIR2 Braes and Rural South Sites

Grandsable Road (site 0137) overlies the Antonine Wall WHS and is within the buffer zone of the WHS. Potential for significant impacts on the outstanding universal value of the WHS is very high. HES recommend that this proposal isn't taken forward in its current form. The northern boundary should be redrawn to exclude the WHS and provide a sufficient buffer to allow its immediate setting to be protected.

**Response:**

Grandsable Road (site 0137) has extant planning permission for a distillery which is currently under construction. LDP2 has allocated Grandsable Road as a new business use site (BUS23) to reflect the permission. Mitigation/enhancement measures for the site's future development are incorporated in the plan through appropriate site comments in the Proposals and Opportunities Schedule and through the environmental policies of the plan.

**Comment:**

MIR2 Braes and Rural South Sites

Beancross (site 0096) is located within the Antonine Wall WHS buffer zone. There is potential for the outstanding universal value, authenticity and integrity of the WHS to be affected. Impact on the WHS will require thorough assessment to inform any proposals.

**Response:**

The Proposed Plan retains the site as an economic development allocation. Mitigation/enhancement measures are incorporated in the plan through appropriate site comments in the Proposals and Opportunities Schedule and through the environmental policies of the plan.

<b>Comment:</b>	MIR2 Falkirk Sites
Callendar Business Park (site 0085) is within the Callendar Park Inventory designed landscape. Development in this location would have a direct impact on the Inventory site. As some land to the north and west of this site has been developed as a business park, some development could be accommodated through sensitive design and the safeguarding of mature specimen trees that bound the site to the south and east.	
<b>Response:</b>	
The Proposed Plan retains the site as a business allocation. Mitigation/enhancement measures are incorporated in the plan through appropriate site comments in the Proposals and Opportunities Schedule and through the environmental policies of the plan.	
<b>Comment:</b>	MIR2 Falkirk Sites
Rosebank Distillery (site 0084) overlaps with the Forth and Clyde Canal SAM. We have no issues in principle with this allocation and note that pre-application discussions are underway.	
<b>Response:</b>	
The Proposed Plan retains the site as an economic development allocation. Mitigation/enhancement measures are incorporated in the plan through appropriate site comments in the Proposals and Opportunities Schedule and through the environmental policies of the plan.	
	Comments 5
Name: <b>Mr Roddy Htet-Khin</b>	00803/FLDP_MIR/3001/008
<b>Comment:</b>	
I agree with the preferred option of dealing with out major employment sites.	
<b>Response:</b>	
Comment noted.	
	Comments 1
Name: <b>Mr Ken Hutton</b>	02752/FLDP_MIR/3001/001
<b>Comment:</b>	
Need to promote oil, gas, life sciences and shipping using up to date technological knowledge. Need to improve educational attainment in STEM subjects.	
<b>Response:</b>	
Comment noted.	
	Comments 1
Name: <b>James Callander and Son</b>	02704/FLDP_MIR/3002/001
<b>Comment:</b>	
Supports the maintenance of the current designation on Abbotshaugh Sawmill (i.E. Business Areas with Potential for Redevelopment). Company's intention is to relocate in the future. Site is fully serviced with a recent upgrade of the electricity supply.	
<b>Response:</b>	
Comment noted.	
	Comments 1
Name: <b>Mr Douglas Jardine</b>	02894/FLDP_MIR/3001/007
<b>Comment:</b>	
Agree with approach to major business locations.	
<b>Response:</b>	
Support noted.	
	Comments 1
Name: <b>Klondyke Group Limited</b>	00471/FLDP_MIR/3001/001
<b>Comment:</b>	MIR2 Braes and Rural South Sites
Klondyke Ltd request that the Council maintains the allocation of Beancross (Site 96) for business. Klondyke Ltd have committed to expansion within the allocated site, as evidenced by the submission of a planning application with the Council.	
<b>Response:</b>	
Comment noted. The site remains allocated for business in the Proposed Plan.	
	Comments 1

Name: **Ms Elaine Mackie**

02895/FLDP\_MIR/3001/006

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**Comment:**

Agree with approach to major employment sites but only if these are backed up with transport and bus links. Many people still do not have cars.

**Response:**

Support noted.

Comments 1

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Name: **Manor Forrest Ltd**

00455/FLDP\_MIR/3002/003

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**Comment:**

MIR2 Braes and Rural South Sites

Objects to non-inclusion of Grandsable Road (site 137) as a preferred site for employment and tourism uses. The site to the east (Beancross) is a recognised opportunity and site 137 should be afforded the same status.

**Response:**

The distillery has been granted planning permission and is currently under construction. However, the site is identified in the Proposed Plan as a proposal for business and tourism, to recognise the opportunity for further investment in the distillery. The site is retained within the green belt. Any further development would need to be carefully assessed against Antonine Wall, flooding and green belt policies.

**Comment:**

MIR2 Braes and Rural South Sites

The Council should retain Gilston (Site 95) as business land as there will be conflict between housing and business uses.

**Response:**

Gilston is retained exclusively for economic development in the Proposed Plan due to its strategic importance as an employment site.

Comments 2

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Name: **Mr Gordon McKean**

02900/FLDP\_MIR/3001/005

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**Comment:**

Questions how housing at business locations helps create more businesses. Ineos would not define new business development at a recent meeting.

**Response:**

Housing is being considered as part of the development mix at allocated business sites given the extent of the business land supply, and the pressing need to find sustainable locations for new housing.

Comments 1

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Name: **I D McSpurtrie**

02901/FLDP\_MIR/3001/006

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**Comment:**

There should be room for housing within the Grangemouth Docks area. The Falkirk Gateway should not be removed as a Commercial Centre - it should be a mixed use retail area, as well as leisure/amenities and housing.

**Response:**

Housing in Grangemouth Docks would not be compatible with the operation of the port and is not likely to be acceptable in terms of adjacent major hazards. The Falkirk Gateway has been removed as a commercial centre to reflect the fact that retailing is not expected to play such a prominent role in the mix. There is still likely to be an element of retail.

Comments 1

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Name: **Ms Louise Meikleham**

02920/FLDP\_MIR/3001/007

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**Comment:**

I agree with the preferred option for dealing with our major employment sites.

**Response:**

Support noted.

Comments 1

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Name: **Mr Stuart Moss**

02726/FLDP\_MIR/3001/006

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**Comment:**

Agree with the proposed approach to our major employment sites

**Response:**

Comment noted.

Name: **Mr & Mrs David Nairn**

02765/FLDP\_MIR/3001/003

**Comment:**

MIR2 Larbert and Stenhousemuir Sites

Given the weaknesses in the current facilities within Hill of Kinnaird further house building is not supported at Hill of Kinnaird 2 (site 94) as it would add to school capacity issues and traffic congestion.

**Response:**

The existing business site at Hill of Kinnaird 2 has been amended to include housing/community uses. The housing capacity will be dependent on any residual shortfall from the originally approved 1700 houses for Kinnaird Village.

Comments 1

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

00712/FLDP\_MIR/3006/014

**Comment:**

A thriving housing market relies on sustainable levels of business activity within good marketable locations. Permitting residential use in key strategic employment sites rather than in other, older, less-attractive employment areas where residential development would be beneficial is misguided.

**Response:**

The future vision for employment sites in the area has been reviewed in LDP2, in the context of the generous business land supply, and limited level of take up. The introduction of limited housing on the Falkirk Gateway and Hill of Kinnaird business sites is considered justified, will aid the delivery of quality development on these sites, and will not prejudice the overall quality and diversity of the business land supply.

Comments 1

Name: **Ms Kathryn Rosevear**

02921/FLDP\_MIR/3001/005

**Comment:**

Agree with the preferred option for major employment sites.

**Response:**

Support noted.

Comments 1

Name: **RSPB**

00977/FLDP\_MIR/3001/004

**Comment:**

MIR2 Grangemouth Sites

The allocation of sites 128, 162 and 163 adjacent to the Firth of Forth SPA raises concerns about: the potential direct loss of inter-tidal habitats; impacts on inter-tidal habitat from the maintenance of the sea wall; indirect loss of habitat from changes in coastal processes such as dredging; construction and operational activities; lost opportunity for a potential coastal realignment site; release of cooling water impacting on invertebrates/food source and the introduction of non native invasive species through transport movements and increases in water temperature. Assessment should not all be postponed to project level but should be carried out at the LDP stage and will need to include alternative locations. The identification of a site for a thermal power station would also need to demonstrate compatibility with Scotland's carbon reduction targets.

**Response:**

Site 128 is maintained as an area identified for business and industry as in the previous plan. To reflect the existing situation with Site 162, Site 163 is also brought within the urban area. None of the sites are allocated as business proposals. NPF3 identifies Grangemouth as a site for a Carbon Capture and Storage development however a specific site location is not identified.

Comments 1

Name: **Scottish Enterprise**

00447/FLDP\_MIR/3002/001

**Comment:**

MIR2 Larbert and Stenhousemuir Sites

Seeks a more flexible approach to the use classes permitted at Glenbervie (site 092). This is needed to add value to the site to offset the high site development costs. Other kinds of uses can contribute to the economic development of the area and provide similar employment densities. SE are working on a Market Demand Assessment on a range of possible alternative uses which will be shared with the Council once complete.

**Response:**

The Glenbervie site (092) is retained exclusively for business/industry in the Proposed Plan. There is considerable flexibility within this definition, but housing is not considered appropriate. Glenbervie occupies a key location next to the motorway network and Forth Valley Royal Hospital, expanding the scope for non-business uses would impact on the scale and flexibility of the employment land remaining.

Comments 1



Name: **Scottish Natural Heritage**

00646/FLDP\_MIR/3002/006

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**Comment:**

In relation to the Falkirk Investment Zone, the preferred option for more mixed use aligns with SPP. The preferred option for Hill of Kinnaird 2 (site 94) for mixed use is supported. The proximity of Glenbervie (site 92) to the motorway is noted, which would have to be addressed in siting and design of housing if this were to be promoted for mixed use.

**Response:**

Comments noted. Mixed use approach to the Falkirk Gateway and Hill of Kinnaird 2 has been carried into the Proposed Plan. Glenbervie will remain a business site.

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**Comment:**

MIR2 Grangemouth Sites

Highlights potential implications of the Carbon Capture and Storage (CCS) and Grangemouth Docks sites in relation to HRA and policies within the National Marine Plan (NMP). Detail on CCS remains uncertain, but a range of NMP policies may be relevant and LDP2 should ensure alignment. LDP2 should highlight the need for further assessment and detail. The potential allocation of additional Dock sites could generate issues for the marine environment and should be based on robust environmental assessment including HRA.

**Response:**

Allocated sites at Grangemouth Docks have been assessed as part of the SEA and HRA and appropriate mitigation wording has been included in the Proposed Plan. A new policy on marine planning is included in the plan which supports and cross refers to the National Marine Plan.

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Comments 2

Name: **SEPA (East Region)**

00532/FLDP\_MIR/3001/009

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**Comment:**

SEPA have provided comment on all sites in the MIR relating to flood risk, water environment and co-location issues.

**Response:**

SEPA's comments have informed the site selection process for LDP2 land allocations and also the strategic environmental assessment (SEA) process. See Technical Report 2: Site Assessment and the Revised Environmental Report for further detail on the Council's consideration of flooding, drainage, water and air quality matters with respect to individual sites.

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Comments 1

Name: **SportScotland**

00330/FLDP\_MIR/3002/003

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**Comment:**

MIR2 Falkirk Sites

If the Falkirk Gateway were to include sporting facilities, sportscotland would welcome engagement and could offer assistance.

**Response:**

Comment noted.

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Comments 1

Name: **Taylor Wimpey UK Limited**

00198/FLDP\_MIR/3003/010

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**Comment:**

MIR2 Larbert and Stenhousemuir Sites

Retain Hill of Kinnaird 2 (site 094) exclusively for business given its strategic importance and the presence of an alternative site capable of delivering the required number of houses.

**Response:**

Hill of Kinnaird 2 (094) is identified for mixed use (Housing/Business/Community). Assessment has indicated that retention of the site exclusively for business use is not considered appropriate. The site is not as favourably located for business development as other strategic sites in the area such as Glenbervie.

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Comments 1

Name: **Ms Yvonne Weir**

02907/FLDP\_MIR/3001/004

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**Comment:**

MIR2 Larbert and Stenhousemuir Sites

Opposed to further housing at Hill of Kinnaird 2 (site 94). Rather than more housing, consideration should be given to facilities for the community.

**Response:**

Hill of Kinnaird 2 is identified as a mixed use site (housing/business/community) in the Proposed Plan. Housing capacity is dependent on the residual shortfall from the originally approved 1700 house for Kinnaird Village.

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Comments 1

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**Comment:**

The identification of land south of Glen Village for a nursing home would provide additional local employment.

**Response:**

The site at Glen Works, Falkirk has not been identified as proposal in the Proposed Plan. Although brownfield, it is detached from the urban area and has low accessibility to local services. Access is problematic from a safety point of view and the road network in the immediate vicinity is poor. There are concerns about effectiveness, with uncertainty about viability and the extant waste management licence being key unresolved issues. There is no specific evidence of operator interest in the development of a nursing home in this location.

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Comments	1
Total no. of comments	53