



Abbotsford House Davids Loan Falkirk FK2 7YZ Tel: 01324 504748 Email: [bsdm@falkirk.gov.uk](mailto:bsdm@falkirk.gov.uk)

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100624889-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant  Agent

## Agent Details

Please enter Agent details

Company/Organisation:	Arka Architects		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Adam	Building Name:	The Loft, The Tattie Kirk
Last Name: *	Toleman	Building Number:	
Telephone Number: *	01324639228	Address 1 (Street): *	Cow Wynd
Extension Number:		Address 2:	
Mobile Number:	07815154499	Town/City: *	Falkirk
Fax Number:		Country: *	Scotland
		Postcode: *	FK1 1PU
Email Address: *	adam.toleman@arka-architects.co.uk		

Is the applicant an individual or an organisation/corporate entity? \*

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Oskar"/>	Building Number:	<input type="text" value="46"/>
Last Name: *	<input type="text" value="James"/>	Address 1 (Street): *	<input type="text" value="Polmont Road"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Falkirk"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text" value="07384796419"/>	Postcode: *	<input type="text" value="FK2 9QJ"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="obj@amosbeech.com"/>		

## Site Address Details

Planning Authority:

Full postal address of the site (including postcode where available):

Address 1:	<input type="text"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text"/>
Post Code:	<input type="text"/>

Please identify/describe the location of the site or sites

<input type="text" value="Land to the west of Millfield Drive, Polmont. The nearest postcode is FK2 0PJ"/>
--

Northing	<input type="text" value="678798"/>	Easting	<input type="text" value="293203"/>
----------	-------------------------------------	---------	-------------------------------------

## Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: \*  
(Max 500 characters)

Development of 3 dwelling houses with associated path network improvements and heritage restoration.

## Type of Application

What type of application did you submit to the planning authority? \*

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? \*

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

## Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: \* (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Provided as a supporting document.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? \*

Yes  No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: \* (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: \* (Max 500 characters)

1005 Supporting Statement 26-10-2022-compressed 1005-PP-02 Rev - Removed and Retained Trees Location Plan Millfield Tree Survey 23-09-20 P186 Millfield House Polmont Phase 1 Report 2022

## Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

P/22/0568/PPP

What date was the application submitted to the planning authority? \*

08/11/2022

What date was the decision issued by the planning authority? \*

24/02/2023

## Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. \*

Yes  No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? \*

Yes  No

Is it possible for the site to be accessed safely and without barriers to entry? \*

Yes  No

If there are reasons why you think the local Review Body would be unable to undertake an unaccompanied site inspection, please explain here. (Max 500 characters)

No, the site is fully accessible at any time and can be accessed easily from Millfield Drive.

## Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. \*

Yes  No

Have you provided the date and reference number of the application which is the subject of this review? \*

Yes  No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? \*

Yes  No  N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? \*

Yes  No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review \*

Yes  No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

## Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Adam Toleman

Declaration Date: 12/04/2023



---

# SUPPORTING PLANNING STATEMENT

MILLFIELD ESTATE, POLMONT

Prepared by: Arka Architects

21 October 2022 v2

Planning reference: P/22/0568/PPP

---

## CONTENTS

**INTRODUCTION** 3

Background

**CONTEXT** 4

Historical context of Millfield Estate

Local Development Plan 2 context

Local context

**CORE ELEMENTS OF DEVELOPMENT PROPOSAL** 7

Ultra-Low Carbon building design

Woodland Management Programme

Local Accessibility and Connectivity

Heritage Assets

**PLANNING** 10

Relevant LDP2 Planning Policies

Relevant National Planning Policies

**CONCLUSION** 14

# INTRODUCTION

## BACKGROUND

This document has been prepared in support of a Planning Permission in Principal application for 3 ultra low-carbon dwellings built in a wooded area adjacent to Millfield Drive in Polmont. The location is in a poplar residential area developed originally on land that formed part of Millfield Estate and although the original Millfield House was demolished in the late 1960s the vestiges of its planned landscape, with collector specimen trees and designed vistas remains. The proposal seeks to tread very lightly on its rich context by balancing a relatively small scale development against environmental improvements that will enhance the woodland setting and improve pedestrian connectivity.



FIG 1: OVERLAY OF SATELLITE AND HISTORICAL MAPPING



FIG 2: SITE LOCATION

## CONTEXT

### HISTORICAL CONTEXT

The site forms part of a wooded, steep sided 'glen' through which runs Polmont Burn. To the east lies Millfield Estate, a residential area built in the early 1970s and to the west Grey Buchanan Park. In conjunction with the proposed site Millfield Estate originally formed the grounds of Millfield House, built in the 1840s by John Miller. Miller was a successful railway engineer and a liberal visionary who sought to create a beautiful natural setting for his palatial home. The approach to the house from the north wound up through the glen within which he created a series of woodland walks along with a bowling green, rock garden and ornamental pond. As part of these landscaping projects Polmont Burn was canalised along part of its length and a series of small cascades introduced with a series of footbridges criss crossing the burn. A further driveway from the south came down the west side of the glen and then passed over an impressive stone viaduct to the house itself.

This designed landscape was maintained and nurtured by Miller until its sale in 1865, however subsequent owners continued with the initial intention of keeping the grounds open and accessible to the public.

With waning fortunes in the early twentieth century the estate was subdivided and changed ownership several times until in 1968 the house was demolished and housing built on the estate lands to the east of the original house.



FIG 2: THE ROCKERY AND POND WITHIN THE GLEN



FIG 3: MILLFIELD HOUSE



FIG 4: HISTORICAL MAPPING SHOWING MILLFIELD HOUSE AND ESTATE

## CONTEXT

### LOCAL DEVELOPMENT PLAN CONTEXT

Falkirk Council's Local Development Plan (LDP2) does not allocate the site for housing and a broad brush assessment may conclude that there are a number of protective policies in place that would preclude any development on the site. The urban limit is currently set along the line of the old driveway, skirting to the south of the northern lodge house and filling station then west of Millfield Drive before cutting back onto the line of Polmont Burn. Being out with the urban limit means that policy PE14 [Building in the Countryside] would be applicable as would the greenbelt policy PE15.

The site is also heavily wooded and the Alan Motion Tree Survey indicates that both woodlands on either side of the Polmont Burn are recorded as LEOP (Long-established of Plantation Origin) although the eastern woodland has more recent, self seeded specimens following Dutch Elm disease in the 80s and 90s. It is also noted that the woodland on the west side of the glen is older (Fig 3) as OS mapping from the late 1800s indicates woodland here with more open ground on the gentler, eastern slope. LDP2 does not protect the trees on the site with a Tree Preservation Order (TPO). PE20 [Trees, Woodlands and hedgerows] is applicable to this sensitive site where there will be a presumption against the removal of safe and healthy trees.

As highlighted in the historical context, the site has in the past been a designed landscape, although it is non-inventory. PE10 addresses Historic and Designed Landscapes and requires an assessment of how development would impact on this landscape. PE16 [Protection of Open Space] is also relevant in that the site is adjacent to Grey Buchanan Park. Although Polmont Burn acts as a physical barrier between these spaces and the site is not part of the park, visually the boundaries between them are quite indistinct. Open space strategy and the core path network therefore both need to be considered.

The proximity in plan to Polmont Burn of the proposed development would generally trigger the requirement for a Flood Risk Assessment (FRA) under Policy PE22[The Water Environment]. It will however be demonstrated that the topography of the glen negates the risk of flooding to the proposed properties and compliance with SEPA environmental regulations will ensure that both foul and surface water discharges will be addressed without detriment to local water quality or aquatic ecosystems.

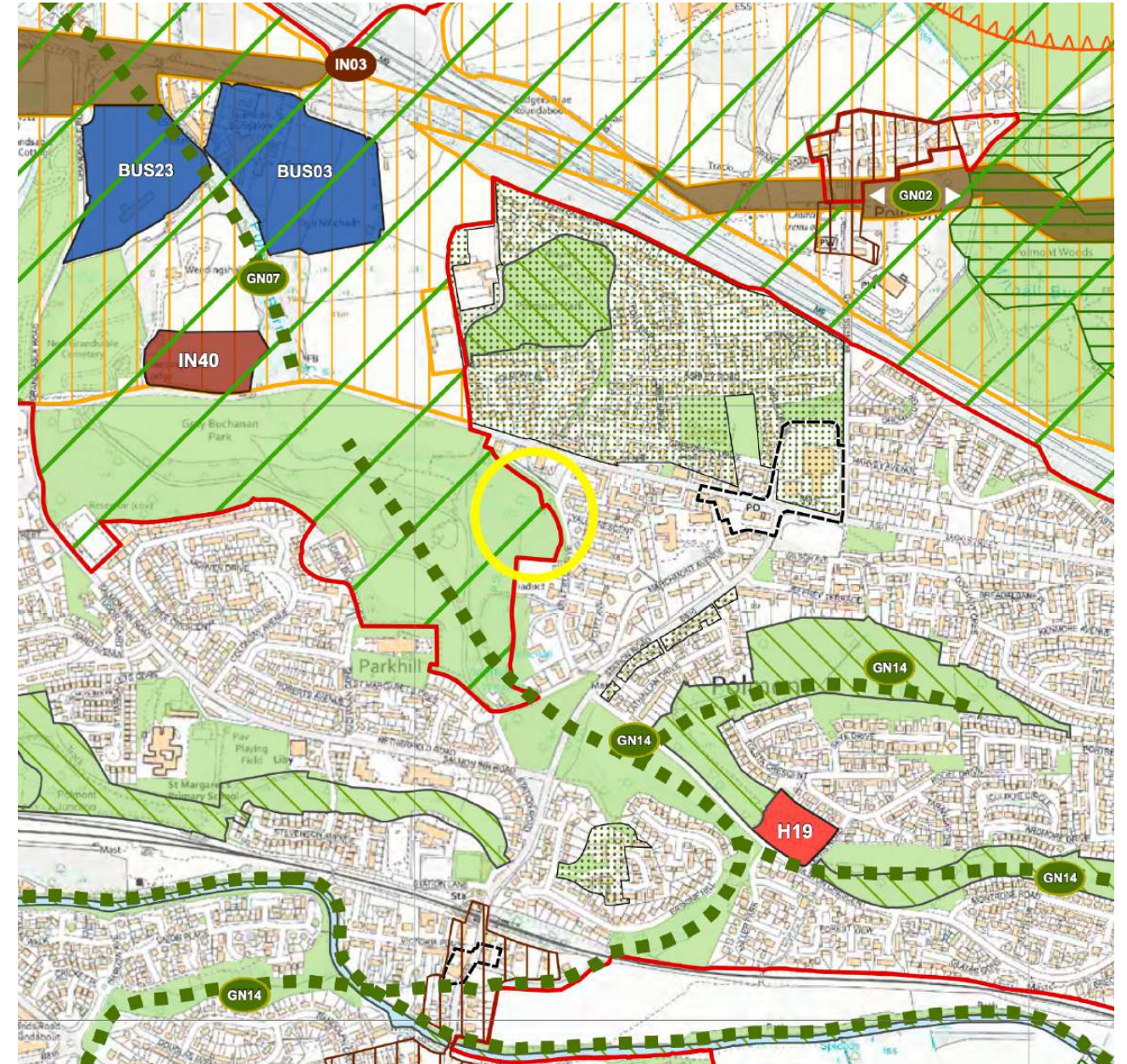


FIG 5: EXTRACT FROM LDP2 PLAN WITH SITE HIGHLIGHTED

## CONTEXT




### LOCAL CONTEXT

The site is currently quite densely wooded with both mature trees that would have formed part of the original landscaping design and self-seeded specimens that have colonised the banks of the glen over the intervening years. The lack of any woodland management over the last 50 years has left a substantial amount of both standing and fallen deadwood throughout the glen and access from Millfield Drive is restricted to a small number of openings through the boundary vegetation. There are a couple of informal dog walking trails into the woodland and the original driveway is still just clear enough of rhododendrons for walkers to use up to the fenced off land ownership of the north lodge at the north-west corner of the site. Public access to the site is therefore limited and informal. The routes that have been established do not link beyond the site, being small loops to and from Millfield Drive. All of them only visually identifiable between 20-30m from the road.

A rough and steeply sloping path runs down between gardens to the old viaduct over Polmont Burn that once carried the drive from the South Lodges up to the original house. Fallen trees have damaged the structure of the viaduct although it is still passable with care. Many of the coping stones from the parapet walls have fallen into the glen below. The structure is deteriorating and may soon be impassible.

The viaduct is the only pedestrian means of crossing the Polmont Burn apart from a bridge within Grey Buchanan Park further west. The other footbridges indicated on the historical map (Fig 4) have long since been removed and the canalised burn is not easy to cross. The viaduct is therefore an important connection for the residents of Millfield Estate into Grey Buchanan Park and the core path network that runs through it. Its loss would require local residents to take a longer, circuitous route along roads up to Main Street or south down to Marchmount Avenue.

The plan opposite (Fig 6) indicates the land ownership in the locale. The public ownership of the park is clear whereas the glen is all under private ownership (with the applicant's indicated in red). Topography and the densely wooded nature of the western side of the glen acts as a natural east-west barrier, the only link being the old driveway to the south lodges.

-  CURRENT PEDESTRIAN ACCESS: MILLFIELD TO GREY BUCHANAN PARK
-  ALTERNATIVE PARK ACCESS
-  INFORMAL TRAILS

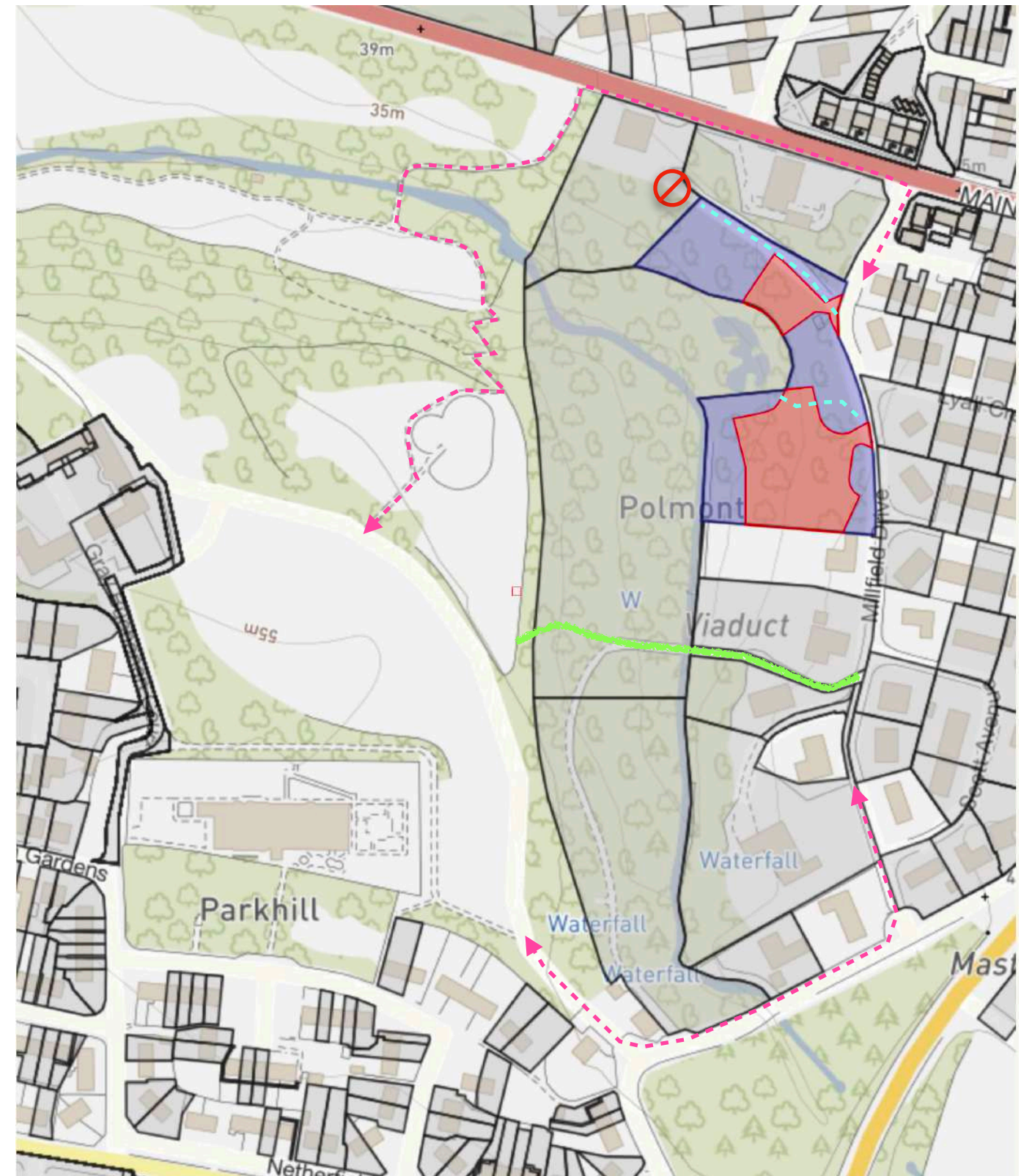


FIG 6: LAND OWNERSHIP PARCELS ADJACENT TO THE SITE [ROS MAPPING]

## CORE ELEMENTS OF PROPOSAL

### ULTRA LOW CARBON HOMES

The design of the 3 proposed dwellings will be guided by many of the fundamental principals of the Passivhaus (PH) concept. Implementation of the rigorous energy efficient standards embedded in PH design methodology creates buildings that can maintain an almost constant temperature across all four seasons. Precise levels of workmanship with a highly insulated building fabric, well in excess of the current requirements of the Scottish Technical Standards, will retain both heat generated by the occupants and solar gains from larger south facing windows.

The dwellings will not utilise oil or gas for space heating. Instead a ground or air source heat pump (the type dependant on capital/running costs) will provide space heating with the electrical supply for this being augmented by photovoltaic panels mounted on the roofs. Solar thermal panels will also be installed to provide much of the hot water for to property. These low carbon generating technologies will reduce the building's annual energy demand and consequently its CO2 emissions to well below 45% of the 2007 Technical Standards Level with the desire to make all dwellings on the site as near to a net-zero carbon footprint as possible. In addition technical and spatial specifications to achieve a 'Silver' level of sustainability as defined in the current Technical Standards will be met along with a 'A' rated EPC (Energy Performance Certificate).



### schematic sections

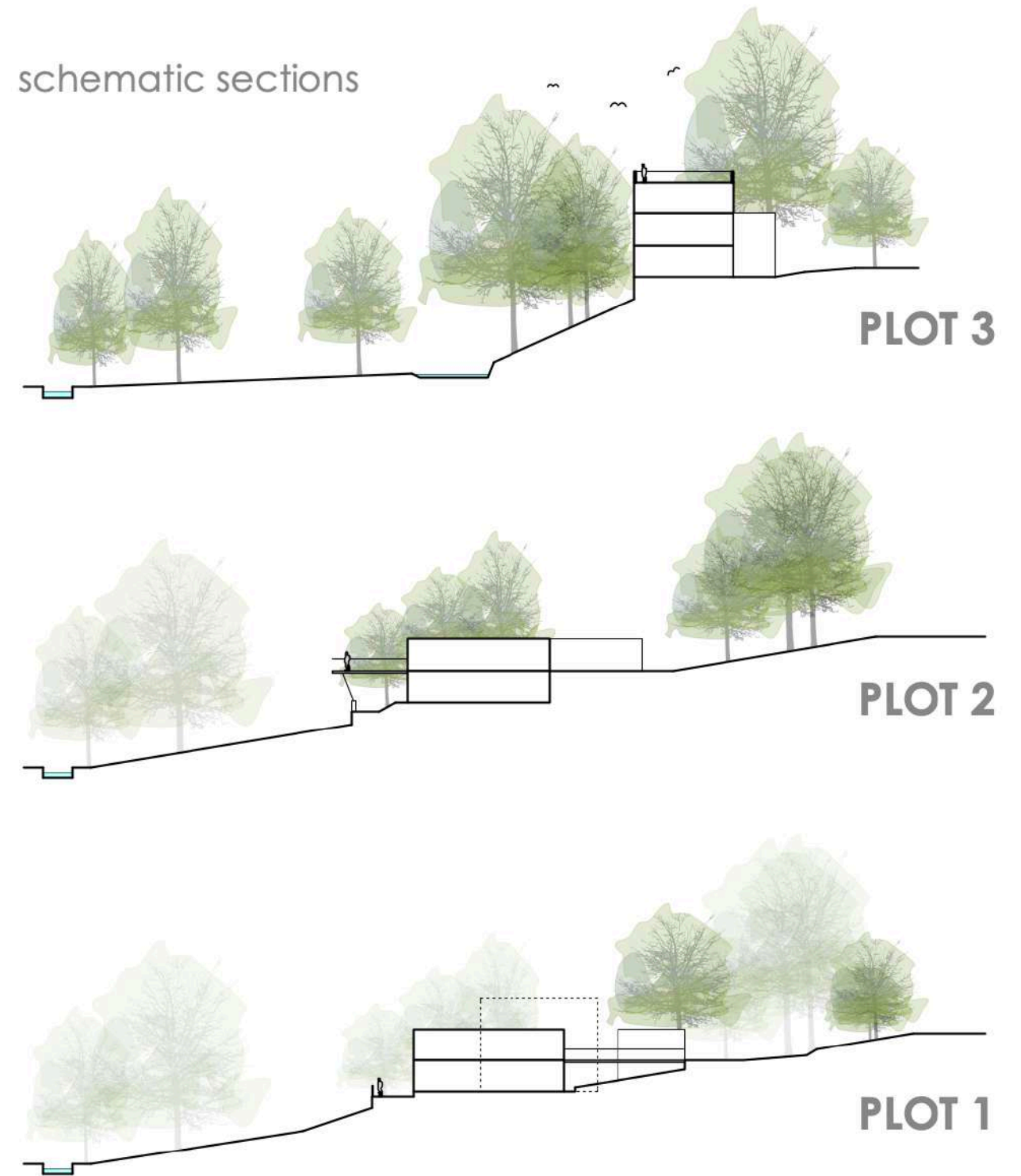


FIG 7: INDICATIVE SECTIONS OF PROPOSED DWELLINGS ILLUSTRATING RELATIONSHIP TO TOPOGRAPHY

## CORE ELEMENTS OF PROPOSAL

### WOODLAND MANAGEMENT

The plots for the dwellings are indicated in the plan opposite. An analysis of the woodland tree survey has been undertaken to determine where the best tree specimens are and which trees are of a lower quality. All woodlands should be managed for tree health and habitat diversity. Currently the non-native rhododendrons are taking a strangle hold of the woodland floor suppressing less rigorous, native, shade loving species. By sensitively removing invasive species and standing/fallen deadwood clearings can be created within the woodland without the removal of any 'A' graded trees and few 'B' graded ones. 15No. removals of C and U graded specimens [C: Low quality; U:Unable to be realistically retained] are proposed which will have a beneficial effect on the A and B category trees adjacent. Refer to 'Millfield Tree Survey' by Alan Motion Tree Consulting Ltd and the Tree Protection Plan drawing for further details.

These clearings will not only accommodate the proposed dwellings but also pockets of richer habitat: sunnier glades interlaced with shadier areas beneath the retained tree canopies. Good woodland management will have a net enhancement of the overall habitat, even taking into account the building footprints of the proposed dwellings. As part of any future FULL planning application a 10 year woodland management plan will be produced and delivered to improve bio-diversity across the site.

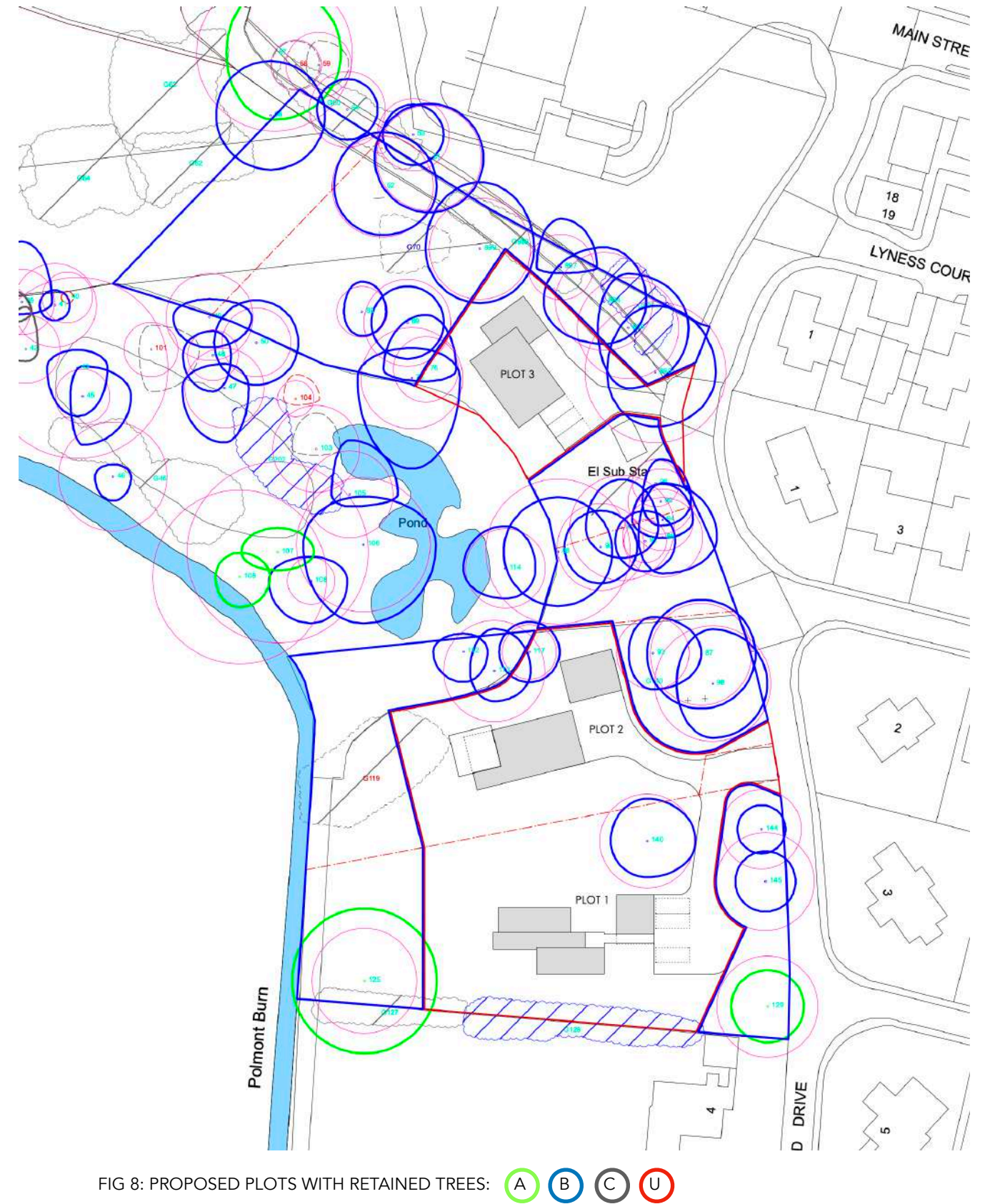


FIG 8: PROPOSED PLOTS WITH RETAINED TREES: A B C U

## CORE ELEMENTS OF PROPOSAL

### LOCAL ACCESSIBILITY AND CONNECTIVITY

The existing local context was described on p6 and, although it lies out with the site, the importance of the viaduct and footpath was emphasised. The site is currently landlocked in that it is impossible to cross Polmont burn from the banks owned by the applicant, or indeed continue down the old driveway to the north lodge. Both the pond and derelict bowling green at the base of the glen and the north lodge environs are owned by others. The west bank is also in separate ownership (refer to Fig 6). Public accessibility to allow more general connectivity is therefore difficult to deliver, however the informal paths within the site can be improved to assist accessibility to the glen recognising that adjacent land owners may welcome this or indeed be more ambivalent. Any efforts to improve public access to Polmont Burn should however be welcomed as a closer alignment to the original ethos of the estate and a community asset.

The footpath and viaduct are out with the site boundary but with the necessary approvals from the land owners, funds would be set aside through legal agreement with the Council and invested in the connecting path to Grey Buchanan Park.

### HERITAGE ASSET INVESTMENT AND SAFEGUARDING

The viaduct requires investment and repair. Recent storm damage from fallen trees has further weakened the western end of the structure and the parapet walls are deteriorating rapidly. As part of the path improvement to the park a comprehensive restoration of the viaduct would be undertaken with historical information boards installed to help inform users on the local history of the glen. This work would be undertaken in conjunction with the Council's conservation officer and HES along with the viaduct's owner. Again a legal agreement would be entered into between all interested parties to ensure that this was carried out as part of the woodland management and building programme.

### KEY

- ..... Informal paths improved through the site to give access to the glen, old pond and bowling green
- - - - - Investment allocated to off site path improvement to link Millfield to the core path network
- Restoration of the existing viaduct over Polmont Burn

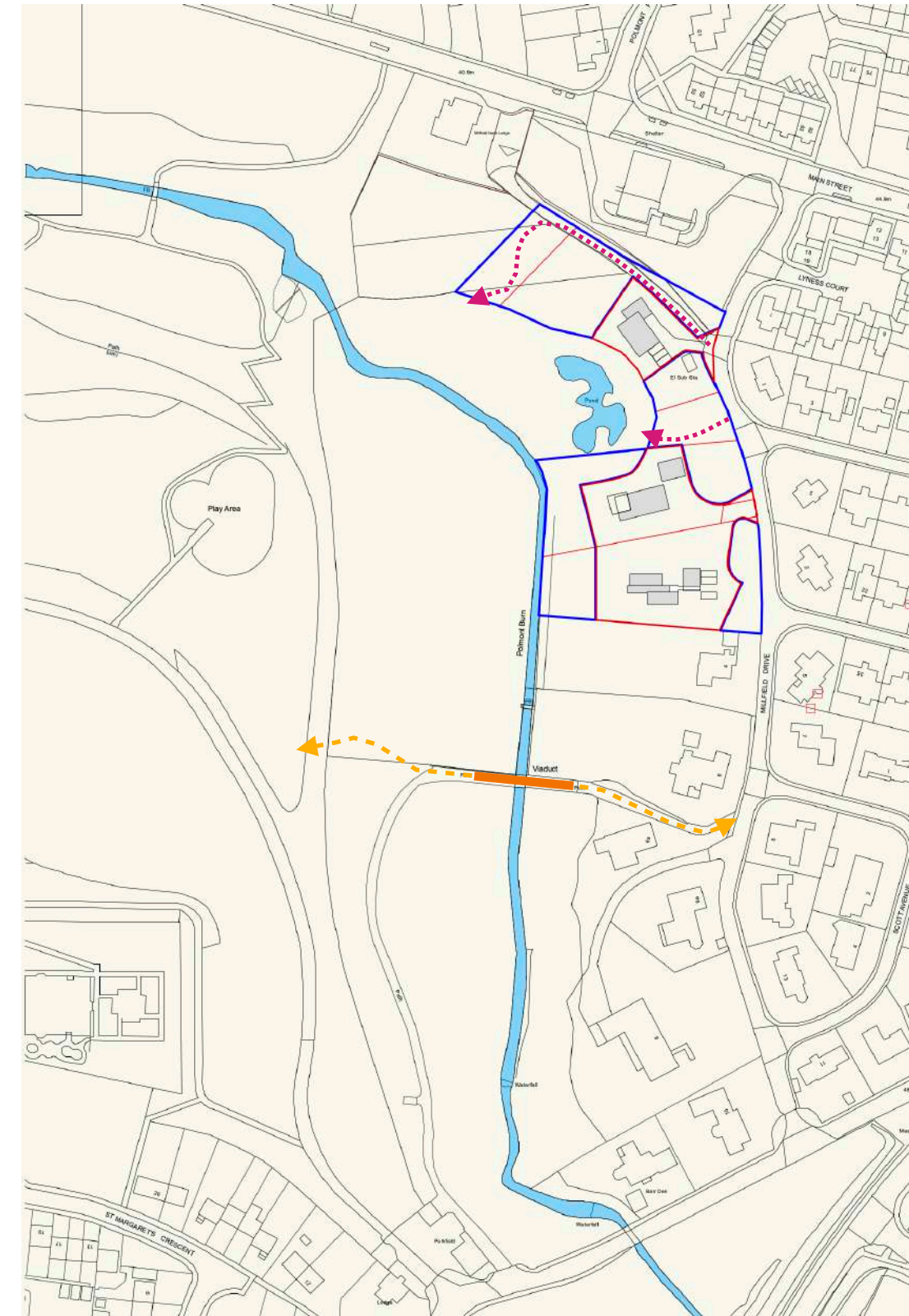


FIG 9: PROPOSED ON AND OFF SITE FOOTPATHS/IMPROVEMENTS

# PLANNING

## NATIONAL PLANNING CONTEXT: Scottish Planning Policy (SPP)

Scottish Planning Policy (SPP) provides a framework and set of outcomes that Local Development Plans (LDPs) should seek to deliver. SPP outcomes are broad and require the LDP to inform how the general aims of the policy are delivered into the local context. SPP national planning outcomes include the following:

- A successful and sustainable place which supports sustainable economic growth and regeneration with the creation of well designed, sustainable places.
- A low carbon place which reduces our carbon emissions and adapts to the climate emergency.
- A natural and resilient place which protects and enhances our natural and cultural assets and facilitates their sustainable use.
- A connected place which optimises existing infrastructure and reduces the need to travel whilst providing opportunities for active travel and recreation.

Within the above four key SPP outcomes the following guiding principals are seen as key components:

- Supporting good design and the six qualities of successful places
- Improving health and well-being by offering opportunities for social interaction and physical activity
- Protecting and enhancing access to natural and build heritage

Referencing the above, the small scale and sensitive development proposed clearly delivers on SPP outcomes however consideration as to whether this is the best location for this type of development critically has to also be considered at a local level against Falkirk's LDP2. We will assess the relevant LDP2 policies on the following page.

The image displays a collage of pages from the Scottish Planning Policy (SPP) document. The pages are overlapping and show various sections:

- Placemaking:** Discusses the importance of placemaking in creating better places, emphasizing the role of design, development, and regeneration.
- Subject Policies:** A section titled "A Successful, Sustainable Place".
- Promoting Town Centres:** Discusses the importance of town centres as a key element of the economic and social fabric.
- A Low Carbon Place:** Focuses on delivering heat and electricity, aiming to reduce greenhouse gas emissions.
- A Natural, Resilient Place:** Focuses on valuing the natural environment, recognizing its role in providing ecosystem services.
- A Connected Place:** Focuses on promoting sustainable transport and active travel, aiming to reduce the need to travel.
- Promoting Sustainable Transport and Active Travel:** Discusses the need for a transport system that supports sustainable patterns of travel.

The Scottish Government logo is visible in the bottom right corner of the collage.

# PLANNING

## LOCAL PLANNING CONTEXT: Falkirk Local Development Plan 2 (LDP2)

Previously we looked at the LDP2 policies that should be considered (p5) in the development of a housing proposal for the Millfield site. Below these are analysed in greater depth.

### POLICY PE10 Historic gardens and Designed Landscapes

The site is a non-inventory designed landscape that has been unmanaged for a number of decades. It has the superficial character of a natural woodland but closer inspection reveals that mature collector specimens of trees such as Black Pine, Giant Redwood, Douglas Fir and Yew along with an avenue of Beech have been planted as part of a landscaping plan. Self seeded woodland trees such as wild cherry, sycamore, holly and birch have grown up within the glen along with unchecked rhododendron and laurel suppressing the original design intent. With the proposed woodland management plan in place some aspects of the estate planting can be restored whilst extending the remit to include greater bio-diversity across the site. The plot locations within the site minimise the impact on the mature trees that were part of the original design whilst maintaining and developing the intervening areas of self seeded specimens. It is considered that this approach, together with a full management plan with any future FULL application, will address Points 2 and 3 of the policy. The proposal also fully aligns with Point 4: the encouragement of sensitive restoration and management historic gardens and designed landscapes.

This Policy is informed by **SG09 Landscape Character Assessment and Landscape designations.**

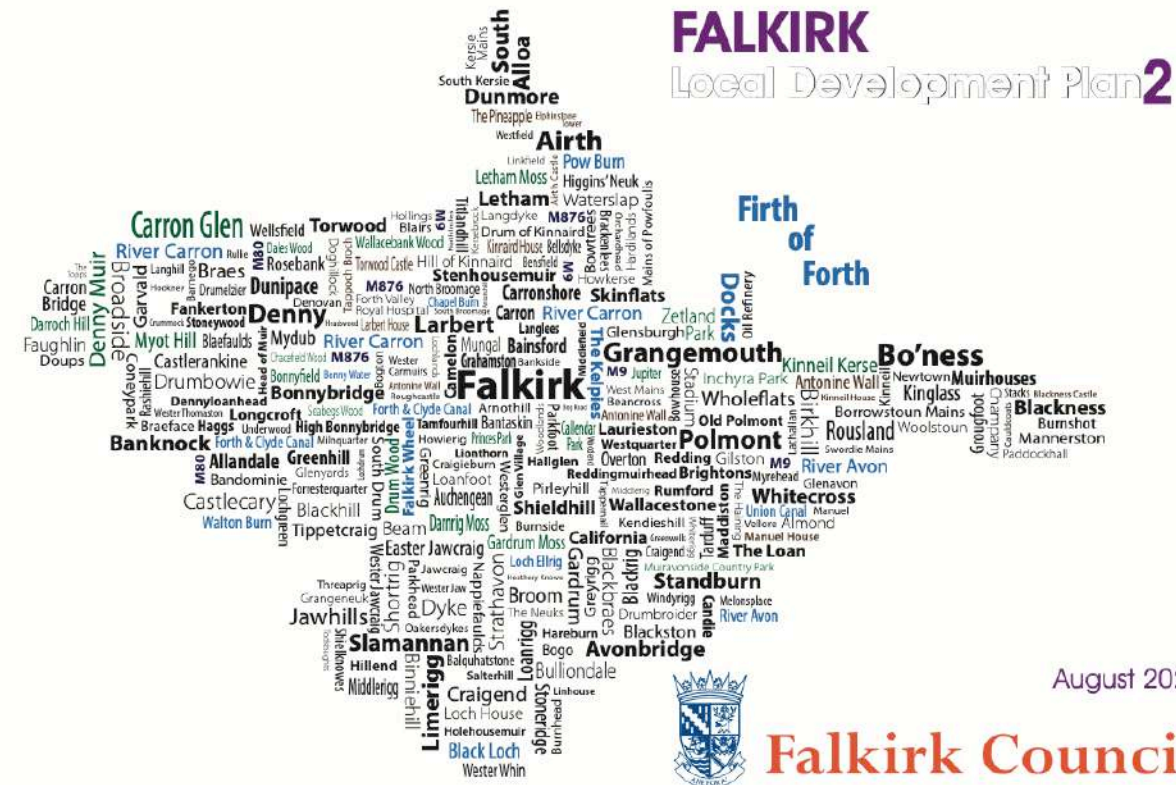
Local Landscape Character Area 4(v): Falkirk-Grangemouth Urban Fringe.

Guidelines for this character area look to encourage linkages around settlements to contribute to the green network. Screen planting adjacent to the urban edge is also encouraged and sympathetic edge development with appropriate landscape treatment. All these requirements are inherent in the current proposal.

### POLICY PE14 Countryside

Countryside is defined as areas out with the urban limit, this is applicable to the site. Development in the countryside is governed by the criteria in **SG01 Development in the Countryside** and the specific housing **Policy HC05 Housing in the Countryside.**

Under HC05 Point 5 is relevant in that development will ensure the restoration of the viaduct which is a dilapidated historic structure adjacent to the site. A Viability Statement for this restoration can be provided in support of this, either as part of this application or a future FULL application. It could also be argued that the proposed dwellings constitute a form of infill development along the west side of Millfield Drive similar to the recently consented application to the east of the South Lodge [P/20/0144/FUL].



**PE10 Historic Gardens and Designed Landscapes**

1. There will be a presumption against development which would adversely affect the character, condition, integrity or setting of sites identified in the 'Inventory of Gardens and Designed Landscapes in Scotland', as identified on the Proposals Map;
2. The value of other historic gardens and designed landscapes not listed in the inventory will be given due weight in the planning process, having regard to their historical significance, integrity and condition, and relationship to other associated historic buildings or structures. Non-inventory sites will be identified within Supplementary Guidance SG09 'Landscape Character Assessment and Landscape Designations';
3. Where development is within or adjacent to any historic garden or designed landscape, developers will be required to provide an assessment of the effects of their proposals on the character and setting of these sites and demonstrate how they will be protected and managed in conjunction with the development; and
4. The Council will seek to encourage sensitive restoration and management of historic gardens and designed landscapes.

**PE14 Countryside**

1. The Urban and Village Limits defined on the Proposals Map represent the limit to the expansion of settlements. Land outwith these boundaries is designated as countryside. Development in the countryside will be assessed in terms of the relevant countryside policies for specific uses (HC05 and JE05);
2. Development proposals in the countryside for uses not covered by policies for specific uses will only be permitted where:
  - It can be demonstrated that they require a countryside location;
  - They constitute infill development; or
  - They utilise appropriate existing buildings.
 Detailed guidance on the application of these criteria will be contained in Supplementary Guidance SG01 Development in the Countryside;
3. Development proposals in the countryside should additionally demonstrate that their scale, siting and design is such that there will be no significant adverse impact on the rural environment, having regard to other policies on the natural and historic environment, and design guidance in Supplementary Guidance SG01 'Development in the Countryside'.