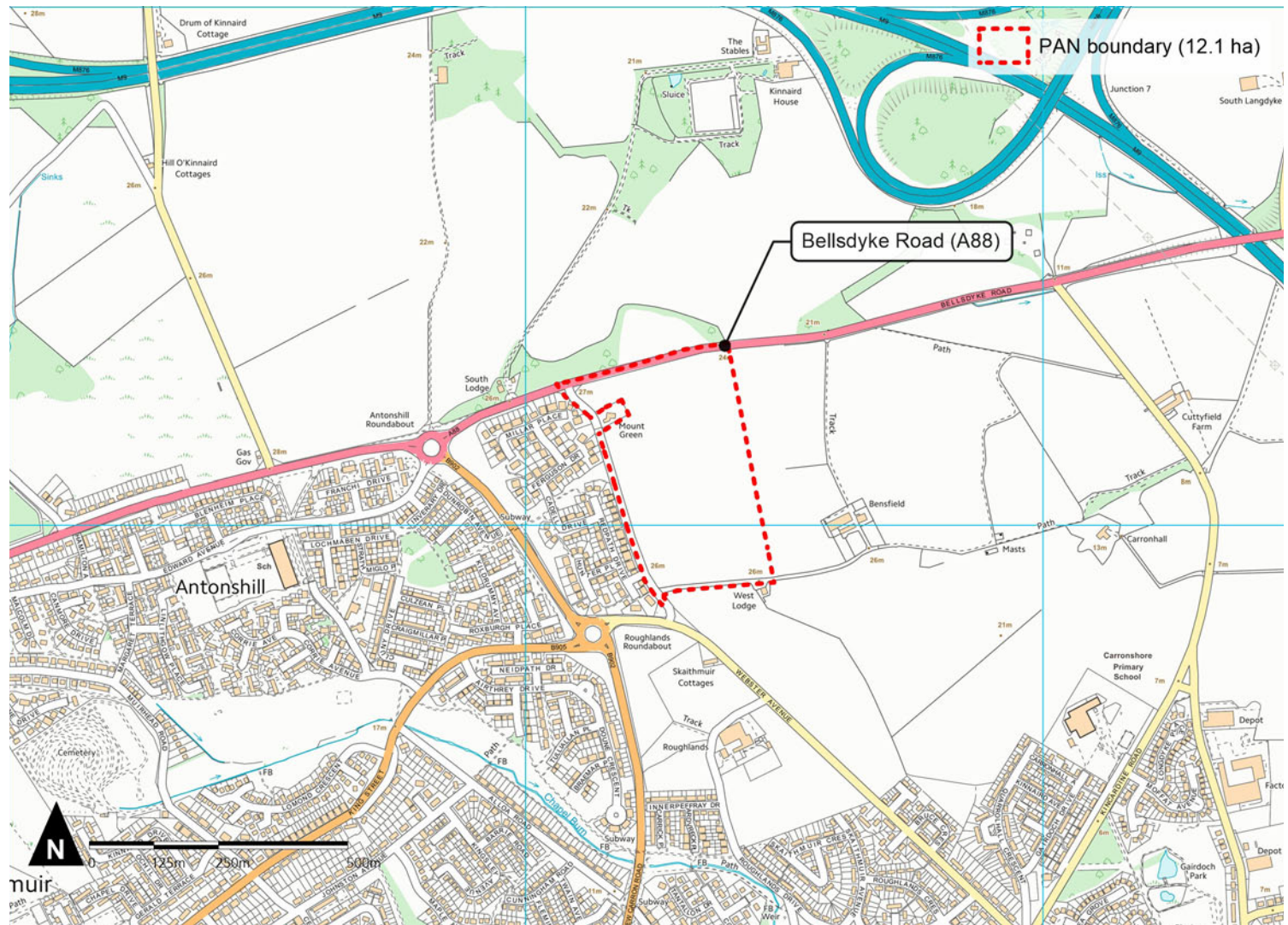


Introduction



Welcome to this Online Consultation

Miller Homes Ltd. is inviting the public, community groups and other stakeholders to view their proposals on land known as Bensfield Farm. The site is located to the east of Stenhousemuir, on the south side of Bellsdyke Road (A88).

The site extends to 11.28 ha and is located immediately adjacent to the settlement edge. It is currently designated as Green Belt in the Falkirk Local Development Plan 2 (LDP).

The proposal is for residential development together with associated engineering, infrastructure, landscaping, and open space. The final scale of the development will be subject to the outcome of further analysis following public consultation.

The indicative capacity for the site is around 250 new homes. This Online Consultation provides you with the opportunity to feedback on the draft proposal as part of the Pre-Application Consultation process.

Following feedback from this Online Consultation, we intend to submit an Application for Planning Permission in Principle in late 2021 or early 2022.

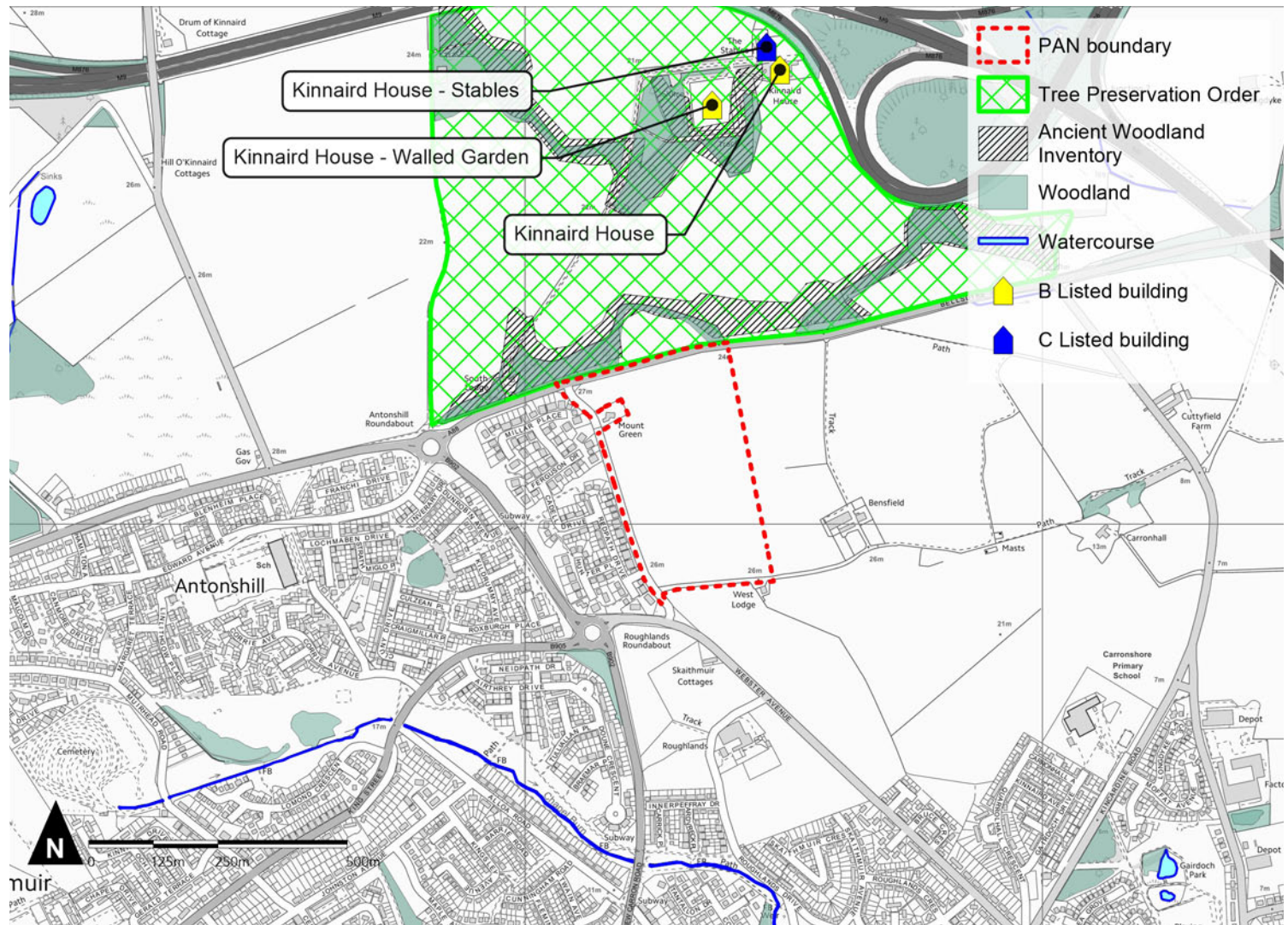
We are seeking your input on how we potentially shape the development of the proposal.

We welcome your comments and invite you to complete a feedback form.

making our homes,
our workplaces and
the wider environment
a better place

a better place*

Site Context



The Site is located on the eastern edge of Stenhousemuir immediately adjacent to the settlement edge

The site extends to around 11.28ha, and is located approximately 1.5km northeast of the centre of Stenhousemuir on the south side of Bellsdyke Road (A88).

The land is currently a single field of shallow sloping farmland. Existing boundaries are largely comprised of existing hedgerows, and post and wire fences. Beyond the site to the south and east is farmland. This land is designated as *Green Belt* in the LDP2. The layout of the proposal will be designed to form an appropriate inner Green Belt boundary to Stenhousemuir.

Kinnaird House and its estate is located to the north of the site, on the northern side of Bellsdyke Road. The estate extends north to the M9 motorway.

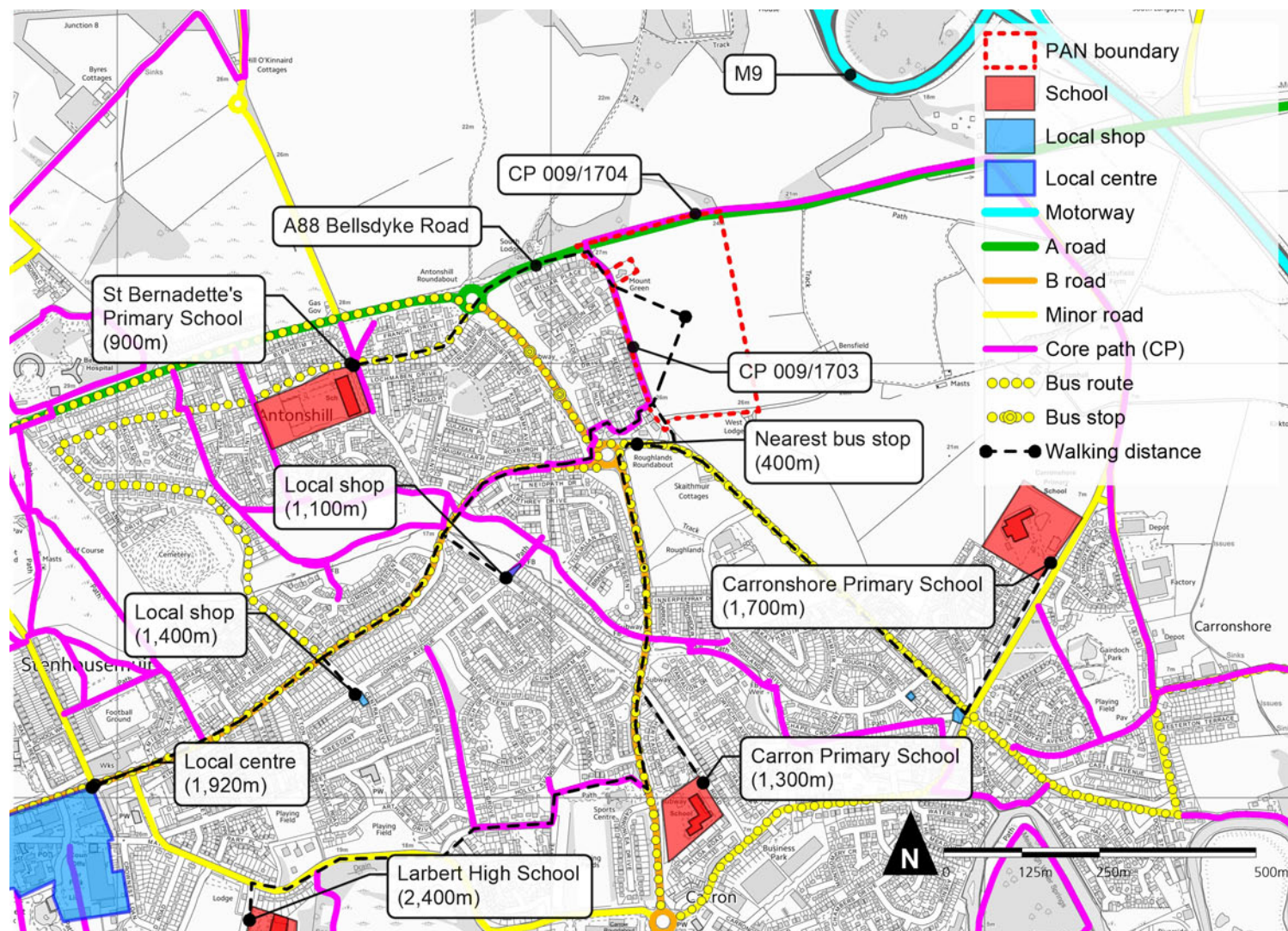
This estate comprises areas of farmland and woodland. A Tree Preservation Order (TPO) covers the entirety of the Kinnaird House estate. Most of the woodland is also identified in Nature Scot's Ancient Woodland Inventory as *Long Established Woodland of Plantation Origin*.

Kinnaird House and its associated Walled Garden are identified as B Listed buildings and the stables are identified as C Listed.

Through an appropriate design response, the proposal will ensure no adverse impacts on Kinnaird House or its estate. This will be confirmed through assessment work undertaken as part of the application process.

The mature woodland of the estate, screens the site in views from the north and helps to define the northern site boundary.

Sustainability of Location

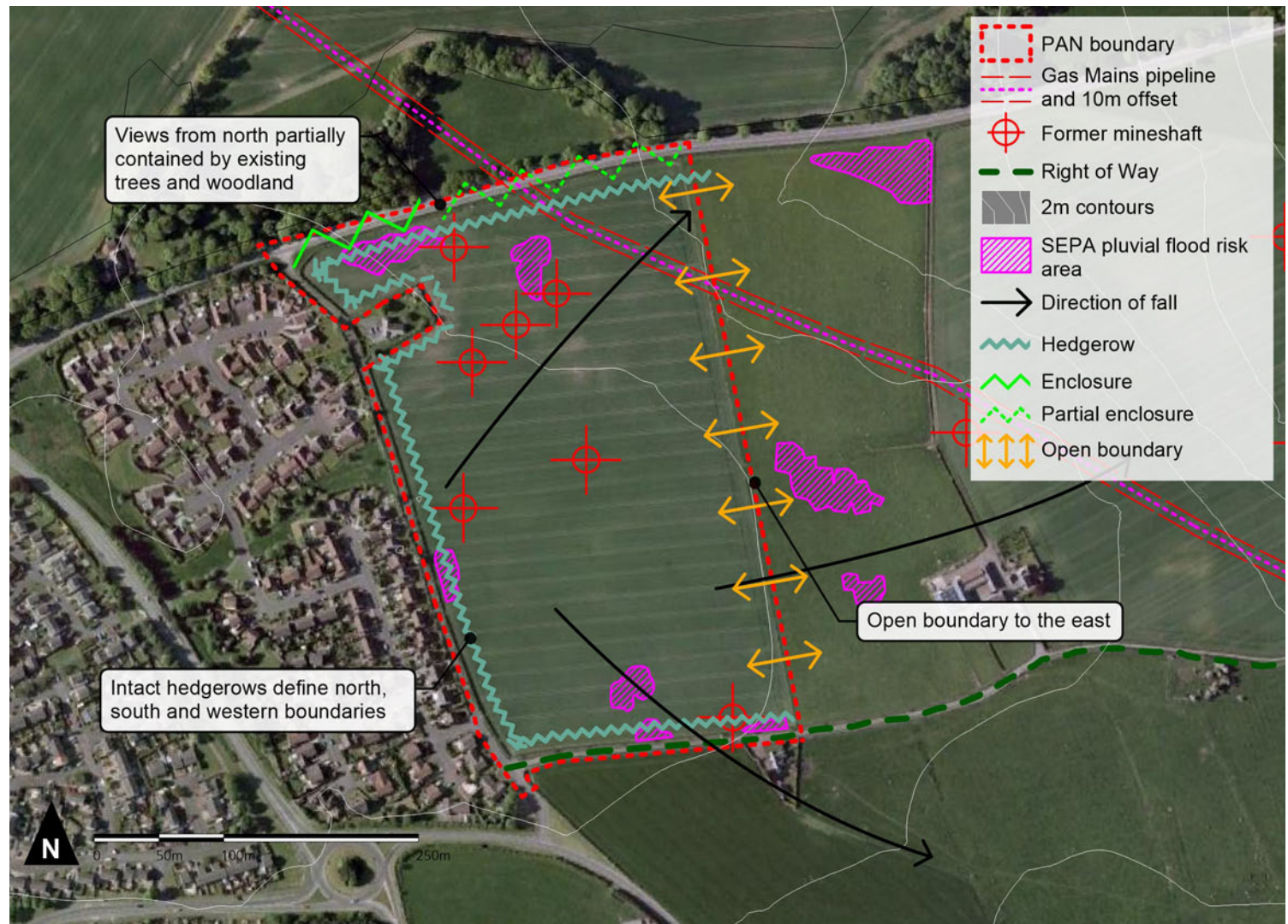


The site is in a sustainable location with good access to local services and amenities.

There are a number of local services and amenities located within and just beyond the observed walking distance threshold as set out in Planning Advice Note 75: *Planning for Transport*, Annex B, paragraph B13. This includes:

- The nearest bus stop is located to the southeast at around 400m from the centre of the site.
- Two local shops are located within 1,600m from the centre of the site with further services available in Stenhousemuir local centre (1,920m). These services include a supermarket, post office and health services.
- For non-denominational primary schooling the site is located just beyond 1,600m walking distance from Carronshore Primary School. Carron Primary School is also located within 1,300m walking distance of the site.
- For denominational primary schooling the site is located within walking distance of St Bernadette's Primary School (900m).
- Larbert High School is located to the south of the site within approximately 30 minutes walk (2,400m)
- Core Paths 009/1704 and 009/1703 run adjacent to the north and west boundaries of the site. These provide connections to the wider Core Path network and the wider countryside.

Site Appraisal



The site is relatively flat and relatively free from physical constraints to development.

Initial site analysis has been undertaken. This has highlighted the following opportunities and constraints:

- The site generally falls from west to east and is relatively flat.
- The site comprises arable farmland bounded by intact hedgerows along the north, south and western boundaries.
- The eastern boundary is defined by a post and wire fence, providing open views out to the countryside.
- A view from the site into the countryside is provided on the eastern boundary.
- Existing trees and woodland along the northern edge of Bellsdyke Road (A88) provide partial screening of the site in views from the north.
- Five former mineshafts are recorded within the site. Their exact locations will be confirmed through further investigation.
- A gas mains pipeline runs through the northeast corner of the site. The exact location will be confirmed through further investigation and a 10m buffer zone will be maintained.
- Small areas at risk of surface water flooding are identified in the northwest and southwest of the site. This will be mitigated as part of a detailed drainage strategy.

A series of technical assessments have been commissioned for the site and will inform the proposal once completed.

The Indicative Proposal



The draft proposal provides a range of house types and sizes set within an attractive streetscape.

Subject to feedback from technical analysis and consultation, the draft proposal is for a residential development of around 250 homes. This will include the provision of 25% of dwellings for affordable housing.

Vehicular access is proposed to be taken from Bellsdyke Road on the northern boundary of the site and a second access from Redpath Drive to the south-west.

Sustainable Drainage Systems (SuDS) are proposed. This will store and treat the surface water run-off from the site before it enters the drainage system. This is a recognised and standard drainage approach for dealing with surface water run off on new development sites.

A potential location for a new play area has been integrated into the centre of the proposed development, offering much needed open space and recreation facilities to the local neighbourhood. Furthermore, structure planting will be prioritised along the southeast boundary of the site to provide a robust greenbelt edge.

The final development proposals will be informed not only by this pre-application consultation process but also other pre-application discussions with Falkirk Council Officials and by way of the necessary technical assessments undertaken. In this regard, studies are under way in relation to matters such as landscape setting, ecology, traffic and transportation, ground conditions, noise, air quality and flood risk.

Next Steps

Following this consultation process, update proposal taking account of feedback

Application for Planning Permission in Principle to be lodged with Falkirk Council late 2021 / early 2022

Opportunity for public to provide comments to Falkirk Council regarding application

Determination by Falkirk Council mid 2022

Work anticipated to commence on site following approval of detailed planning matters thereafter