

FALKIRK COUNCIL

Subject: DEVELOPMENT OF LAND FOR RESIDENTIAL PURPOSES INCLUDING OPEN SPACE, ACCESS, LANDSCAPING AND ASSOCIATED ENGINEERING WORKS AT PARKHALL FARM, MADDISTON, FALKIRK FK2 0BN FOR GLADMAN DEVELOPMENTS LIMITED - P/14/0707/PPP

Meeting: PLANNING COMMITTEE, PRE-DETERMINATION HEARING

Date: 30 March 2015

Author: DIRECTOR OF DEVELOPMENT SERVICES

Local Members: Ward – Upper Braes

Councillor Gordon Hughes
Councillor John McLuckie
Councillor Rosie Murray

Community Council: Maddiston Community Council

Case Officer: Julie Seidel (Planning Officer), Ext. 4880

1. DESCRIPTION OF PROPOSAL / SITE LOCATION

- 1.1 This application for planning permission in principle relates to a proposed residential development at Parkhall Farm, Maddiston. The application site takes the form of two relatively distinct areas of land, as follows:
- A northern site measuring 15.4 hectares. This site bounds the established residential development at Cleuch Place, Gannel Drive and Kings Seat Place to the south and Nicolton Road to the north. An indicative site layout shows vehicular access being taken from Nicolton Road, the Glendevon Drive roundabout and two accesses to the east of the site across open countryside; and
 - A southern site measuring 4.3 hectares. This site is bounded by residential development at Innerdouny Drive and Mellock Crescent to the west, the Manuel Burn to the south and Parkhall Farm to the proposed eastern boundary. Vehicular access to this site is shown as being taken from the roundabout at Glendevon Drive.
- 1.2 The submitted plans, although indicative at this stage, show a proposed residential development with a mixture of 2 storey detached and semi-detached houses, lower density 1, 1½ and 2 storey detached houses and 2½ and 3 storey flats. The indicative layout identifies areas for built development, open space, landscaping, footpath network and Suburban Urban Drainage System (SUDS) in the form of 2 retention ponds. The indicative plan also shows provision of a possible recreational or community facility, although this is not included in the application description.

- 1.3 The applicant has indicated that the proposal relates to up to 212 dwellings, of which 25% would be affordable housing.
- 1.4 In addition to the location and indicative plans, the applicant has submitted the following information in support of the application:
- Phase 1, Habitat and Protected Species Survey;
 - Air Quality Assessment;
 - Design and Access Statement;
 - Drainage and Flood Risk Assessment;
 - Drainage Impact Assessment;
 - Historic Environment Assessment;
 - Coal Mining Search Report;
 - Phase 1, Environmental Risk Assessment;
 - Planning Statement;
 - Pre-Application Consultation Report;
 - Road Safety Audit;
 - Socio-Economic Report;
 - Transport Assessment;
 - Tree Survey and Arboricultural Constraints;
 - Landscape and Visual Impact Assessment;
 - Noise Assessment;
 - Utilities and Infrastructure Report; and
 - Water Impact Assessment.

2. REASON FOR COUNCIL CONSIDERATION

- 2.1 Council consideration is required for a major development that is significantly contrary to the Development Plan. The proposed development is considered to be significantly contrary to the approved Falkirk Council Structure Plan and the adopted Falkirk Council Local Plan, due the proposal's countryside designation and its scale and nature within the context of the local area.
- 2.2 This report provides factual and background information in relation to the proposed development. No planning assessment of the proposed development is included or implied (this would be prepared after the pre-determination hearing).

3. SITE HISTORY

- 3.1 Proposal of application notice Ref: PRE/2013/0017/PAN, for proposed residential development at the site was submitted to the Council on 11 December 2014.
- 3.2 An Environmental Impact Assessment (EIA) screening opinion (Ref: PRE/2013/0018/SCREEN) was submitted. An EIA is not required for the development.
- 3.3 Planning application Ref: P/14/0483/PPP for a local distributor road and associated earthworks would link the eastern access of the application site to the A801. This application is pending consideration.

4. CONSULTATIONS

- 4.1 The Roads Development Unit make general comments in relation to access to the site and its impact on the surrounding road network, flooding and drainage. The Unit make comment in relation to pressure on the junction of Nicolton Road and the B805 Main Road, as a result of the development.
- 4.2 The Environmental Protection Unit advise of conditions relating to ground contamination.
- 4.3 The Transport Planning Unit consider the application premature as the 'next phase' of development at Parkhall Farm, noting allocated sites within the Proposed Falkirk Local Development Plan (FLDP). The Unit are not satisfied that Nicolton Road could be upgraded to a suitable standard in order to operate as a secondary access into the proposed development.
- 4.4 Education Services object to the proposed development and recommend that it is refused. The proposed development would put an unacceptable pressure in particular on Maddiston Primary School. The proposed development would also put pressure on the Braes High School, St Mungos RC High School and St Andrews RC Primary School. Should the application be approved contrary to their advice, Education Services advise that they would seek a considerable commuted payment for local school provision and the provision of a new primary school.
- 4.5 The Coal Authority object to the application based on a lack of information in relation to past coal mining operations at the site.
- 4.6 The Scottish Environmental Protection Agency (SEPA), do not object to the application, subject to planning conditions relating to flooding and SUDS provision.
- 4.7 Scottish Water do not object to the application.
- 4.8 Scottish Natural Heritage (SNH) do not object to the application.

5. COMMUNITY COUNCIL

- 5.1 Maddiston Community Council comment that they understand the need for continued development in the Falkirk area. The Community Council do not wish to stand against developments which are concerned with the enhancement of provision for schools and the local community.
- 5.2 The Community Council note that only part of the application site is allocated for housing in the Proposed Falkirk Local Development Plan and encourage the Council to consider the entire application in order that the community benefit from this development to recalibrate the balance between population and facilities.

6. PUBLIC REPRESENTATION

- 6.1 A total of 101 objections from local residents have been received in respect of the application. The matters raised in the objections can be summarised as follows:-

Policy

- The northern section of the application site is within the countryside and is not allocated for development;
- There are other sites more suitable for residential development in the area;
- Previous planning applications in the area have been refused;
- Brownfield sites should be developed before countryside;
- This application is premature to adoption of the Proposed FLDP;

Amenity

- The local area has a lack of amenities and infrastructure to serve the proposed development;
- The Parkhall Farm development has been a building site for many years, this application would unacceptably impact the amenity of existing residents;
- The development would unacceptably affect the landscape setting of existing properties and their view into open countryside;
- The application site is currently used for informal recreation;
- Loss of a view. Residents were sold their homes on the basis of there being no further development in the northern section of the application site;
- Loss of green space / countryside;
- Unacceptable impact on noise for existing residents;
- Maddiston is overpopulated;
- The proposal will overlook existing properties;
- Impact on drainage, flooding and subsidence of surrounding properties;

Roads and Safety

- The proposal would generate traffic to levels that the road network could not accommodate. This includes during construction;
- Nicolton Road could not accommodate the likely increase in traffic. The road is substandard, unlit and has two tight bridge crossings (over the railway and under the canal);
- The proposed upgrading of Nicolton Road would result in the loss of mature trees, hedgerow and wildlife. Any proposed upgrading would damage the fragile drainage system and lead to flooding;
- Traffic is heavy near the school causing a road safety hazard for children and the roundabout is at capacity;
- The carpark at Polmont station is too small to meet current demand for parking;
- The proposed development could cause a delay in the adoption of existing roads by the Council, this means roads will not be maintained or gritted;
- Glendevon Drive would become a by-pass road;

Other

- Impact on the capacity at Maddiston Primary school, children are already accommodated in temporary accommodation in the playground;
- The nursery class also has accommodation pressures, with pre-school children not being able to get the full 2 years of pre-school education;
- The proposal would unacceptably impact habitats including reedbeds, hedgerows, mature trees, birds, badgers, fox, deer, Common Buzzard and Kestrel;

- Concerns in relation to building under or adjacent to power lines;
- The local health centre (Meadowbank and St Margarets) has capacity issues and could not accommodate the proposed development;
- The application should be subject to an EIA;
- The current drainage and water system could not cope with the proposed development;
- The proposed SUDS would be a danger to local children; and
- Impact on the property value of existing houses.

7. DETAILED APPRAISAL

Under section 25 of the Town and Country Planning (Scotland) Act 1997, as amended, the determination of planning applications for local and major developments shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Accordingly,

7a The Development Plan

7a.1 The following policies of the Development Plan are potentially relevant to the determination of this application.

Falkirk Council Structure Plan

7a.2 Policy COM.1 ‘Housing Land Allocations’ states:

“The Council will:

- 1 support the phased provision of land for new housing as detailed in Schedule COM.1a to which a flexibility allowance of 10% will be added under Policy COM.2;*
- 2 maintain an effective 5 year supply of the housing land set out in Schedule 1a;*
- 3 review the housing calculations and allocations at intervals of no more than 5 years; and*
- 4 In delivering the requirement in Schedule Com.1a the Council will support special initiatives for residential led regeneration at the location listed in Schedule Com.1b, provided that action plans and masterplans/development frameworks are prepared in accordance with the local plan. In particular these must address phasing, social and physical infrastructure provision, the avoidance of adverse impacts on European sites, the removal of significant restraints and land acquisition as appropriate.”*

7a.3 Policy COM.2 ‘Implementation of Housing Land Requirement’ states:

“In implementing the housing land requirement set out in Schedule COM.1a, Local Plans will:

- 1 take into account completions since 30th June 2001 and the current effective and established housing land supply;*
- 2 make an assessment of the likely output from windfall and small sites in arriving at the amount of land to be allocated and add to that amount a 10% flexibility allowance;*

- 3 *adopt an approach to site selection whereby priority is given to brownfield sites and to sites which enjoy a high level of accessibility by public transport, walking and cycling to shopping, recreational and other community facilities;*
- 4 *ensure the housing land allocation is based on the phasing guidelines set out in Schedule COM.1a;*
- 5 *ensure that there are adequate community facilities and physical infrastructure to accommodate the allocation;*
- 6 *ensure that the location, scale, and design of allocated sites is sympathetic to the character of settlements and that significant land releases are accompanied by the preparation of masterplans; and*
- 7 *take into account the location and firm development proposals of business and industrial premises including chemical and petrochemical facilities.*
- 8 *Local Plans will also identify the site or area of search of the general locations listed in Schedule Com.1b taking into account the avoidance of adverse impact on European sites and specific requirements for new social and physical infrastructure.”*

7a.4 Policy COM.3 ‘Special Needs and Affordable Housing’ states:

“The Council will support the provision of affordable and special needs housing, based on housing needs assessments for each community. Local Plans will identify suitable sites and where appropriate, stipulate the proportion of larger housing sites which should be reserved to meet specific housing needs.”

7a.5 Policy COM.4 ‘Rural Communities’ states:

“Within the villages of the Council Area:

1. *development necessary for rural regeneration supported through the Community Planning process will be promoted within the target communities of Avonbridge, Limerigg, Slamannan, Standburn and Whitecross; and*
2. *the continued viability and environmental quality of the other villages will be achieved through the appropriate distribution of the general housing land allocation indicated in Schedule Com.1a and through other initiatives to protect local services.”*

7a.6 Policy COM.5 ‘Developer Contributions’ states:

“The Council will ensure that proper provision is made to meet the physical and social infrastructure needs of new development and to mitigate the impact of such development on the locality. Where it is required to make a proposal acceptable in land use planning terms, serve a planning purpose and is directly related to the proposed development, developer funding for on- or off-site works will be sought in respect of:

- (1) *environmental enhancement required to mitigate, or compensate for landscape, townscape or ecological impacts;*
- (2) *physical infrastructure required to make the development acceptable, particularly transport provision required to ensure that the development meets sustainability criteria;*
- (3) *community and recreational facilities required to meet demand generated by the development.*

The required provision will be reasonable and related to the scale and nature of the proposed development, taking into account the relevant Council standards and will be specified within Local Plans and development briefs as appropriate. Examples of the range of matters which developers may be asked to address are provided in Schedule COM.5.”

7a.7 Policy COM.6 ‘Open Space and Recreational Facilities’ states:

“The Council will seek to ensure that a satisfactory distribution and quality of open space and recreational facilities exists across the Council area. Accordingly:

- (1) the loss of open space and recreational facilities will not normally be permitted except where, as part of a community-wide assessment of provision, it is demonstrated that the loss will have no adverse impact on visual or recreational amenity and will release resources for qualitative improvements to facilities in the community as a whole;*
- (2) Local Plans will identify and seek to address any remaining localised deficiencies in provision;*
- (3) resources will generally be concentrated on improving the quality, management and accessibility of existing provision; and*
- (4) all new housing development must contribute to the provision and maintenance of open space and recreational facilities either through on-site provision or contributions to off-site provision. Standards will be set out in Local Plans based on the provision of 2.8ha per 1000 persons.”*

7a.8 Policy COM.7 ‘School Provision’ states:

“New housing development will not be permitted unless adequate school capacity is available or will be made available.”

7a.9 Policy ENV.1 ‘Countryside and Protected Areas’ states:

- “(1) There is a general presumption against development in areas defined as countryside, unless it can be demonstrated that a countryside location is essential or is an appropriate form of agricultural diversification. Where it is established that a countryside location is essential, development proposals will also be assessed in relation to Local Plan policies appropriate to specific protected areas as defined generally by Schedules ENV.1 and ENV.3.*
- (2) The policies applicable to countryside and protected areas within it, together with the detailed boundaries of each area, will be set out in Local Plans.”*

7a.10 Policy ENV.3 ‘Nature Conservation’ states:

“The protection and promotion of nature conservation interests will be an important consideration in assessing all development proposals. Accordingly:

- (1) Any development likely to have a significant effect on a designated or potential European Site under the Habitats or Birds Directives (Special Areas of Conservation and Special Protection Areas) or on a Ramsar or Site of Special Scientific Interest (see Schedule Env.3), must be subject to an appropriate assessment of the implications for the sites conservation objectives. The development will only be permitted where the appropriate assessment demonstrates that:
 - (a) it will not adversely affect the integrity of the site, or;*
 - (b) there are no alternative solutions and there are imperative reasons of overriding national public interest.**
- (2) Sites of local or regional importance, including Wildlife Sites and Sites of Importance for Nature Conservation, will be defined in Local Plans. The designation of Sites will be based on Scottish Wildlife Trust criteria. Development likely to have an adverse impact on any such site or feature will not be granted planning permission unless it can be clearly demonstrated that there are reasons which outweigh the need to safeguard the site or feature. Until such areas are defined in Local Plans, identified or potential sites will be afforded the same protection.*
- (3) Local Plans will identify opportunities for enhancing the natural heritage including new habitat creation, the identification of ‘wildlife corridors’ and measures to ensure the protection of priority local habitats and species as identified in the forthcoming Falkirk Local Biodiversity Action Plan.*
- (4) The aims and objectives of the forthcoming Falkirk Local Biodiversity Action Plan and any associated Species Action Plans and Habitat Action Plans will be a material consideration in assessing any development proposal likely to impact on local priority species and habitats.”*

7a.11 Policy ENV.5 ‘Built Environment and Heritage’ states:

“Important Archaeological Sites, Scheduled Ancient Monuments, Listed Buildings, Conservation Areas, sites included in the Inventory of Historic Gardens and Designed Landscapes and trees will be protected and enhanced. Local Plans will identify these assets and incorporate policies appropriate to the significance of the area or individual feature, including the following range of measures:

- (1) Measures to ensure that assets are maintained in a good state of repair.*
- (2) Promotion of appropriate new uses for buildings.*
- (3) Promoting sensitive interpretation of heritage assets.*
- (4) Protection of the assets and their setting from inappropriate development.*
- (5) Where development would damage, or result in the loss of the asset, that provision is made for adequate recording of the current status of the asset.”*
- (6) Reviewing the boundaries of areas to ensure their continuing relevance.”*

7a.12 Policy ENV.7 ‘Quality of Development’ states:

- “(1) Priority is attached to the achievement of high standards of design in all new development. Proposals for development which would have significant visual and physical impact on a site and its surroundings must be accompanied by a "design concept statement" incorporating the relevant factors outlined in Schedule ENV.7 which sets out how design principles have been addressed and how quality objectives will be achieved.*
- (2) Local Plans and Supplementary Planning Guidance will provide detailed guidance on how significant impact will be assessed and the details to be included in such design concept statements.”*

7a.13 Policy TRANS.1 ‘Core Path Networks’ states:

“The Council through consultation will identify a network of strategic paths and core path networks based on the main communities of the area. In particular the Council will make provision for the identification, safeguarding and development of the following:

- (1) National Cycle Network route between Edinburgh and Stirling through the Falkirk Council area;*
- (2) Strategic walking and cycling routes utilising the Union and Forth and Clyde Canal towpaths; and*
- (3) Local Core Path networks in line with the Council’s Countryside Access Strategy.*

The Council in its Local Plans will contain policies that protect identified paths from development and ensure that wherever possible new development proposals create linkages and strategic routes to the identified core path network.”

7a.14 Policy TRANS.3 ‘Transport Assessment’ states:

“Proposals which could result in a significant increase in travel demand will be required to submit a Transport Assessment and where appropriate a Green Transport Plan. These should demonstrate how the impact of the development on the surrounding traffic network can be minimised and how other modes of travel rather than the car will be encouraged.”

Falkirk Council Local Plan

7a.15 The application site lies outwith the urban limit of Maddiston, as identified in the Falkirk Council Local Plan.

7a.16 Policy EQ1 ‘Sustainable Design Principles’ states:

“New development will be required to achieve a high standard of design quality and compliance with principles of sustainable development. Proposals should accord with the following principles:

- (1) Natural and Built Heritage. Existing natural, built or cultural heritage features should be identified, conserved, enhanced and integrated sensitively into development;*
- (2) Urban and Landscape Design. The scale, siting and design of new development should respond positively and sympathetically to the site’s surroundings, and create buildings and spaces that are attractive, safe and easy to use;*
- (3) Accessibility. Development should be designed to encourage the use of sustainable, integrated transport and to provide safe access for all users;*

- (4) *Resource Use. Development should promote the efficient use of natural resources, and take account of life cycle costs, in terms of energy efficient design, choice and sourcing of materials, reduction of waste, recycling of materials and exploitation of renewable energy;*
- (5) *Infrastructure. Infrastructure needs and their impacts should be identified and addressed by sustainable mitigation techniques, with particular regard to drainage, surface water management, flooding, traffic, road safety and noise; and*
- (6) *Maintenance. Proposals should demonstrate that provision will be made for the satisfactory future management and maintenance of all public areas, landscaping and infrastructure.”*

7a.17 Policy EQ2 ‘Implementation of Sustainable Design Principles’ states:

“In order to ensure that the principles set out in Policy EQ1 are incorporated into development proposals:

- (1) *Masterplans will be required for development proposals requiring a comprehensive approach to design and infrastructure. The Council will set out the basis for the preparation of Masterplans in Development Frameworks or Briefs;*
- (2) *Development Briefs will be prepared by the Council for other development sites where merited by the size, sensitivity or complexity of the site;*
- (3) *Supplementary Planning Guidance Notes will be produced to provide detailed advice on the application of the sustainable design principles; and*
- (4) *Planning applications for significant residential, business or commercial development, or smaller proposals affecting protected sites or buildings, should be accompanied by a Design Statement explaining how each of the factors in Policy EQ1 has been complied with.”*

7a.18 Policy EQ3 ‘Townscape Design’ states:

“New development will be required to contribute positively to the quality of the built environment. Proposals should accord with the following criteria:

- (1) *The siting, layout and density of new development should create a coherent structure of streets, amenity space and buildings which respects and complements the site’s environs and creates a sense of identity within the development;*
- (2) *Streets and public spaces should have buildings fronting them, and where this is not possible, a high quality architectural or landscape treatment will be required as an alternative;*
- (3) *The design of new buildings should reflect the surrounding urban fabric in terms of scale, height, massing and building line;*
- (4) *Building materials, finishes and colours should be chosen to complement those prevailing in the local area;*
- (5) *Existing buildings or structures which contribute to the local townscape should be retained and integrated sensitively into the layout; and*
- (6) *The contribution to the townscape of important landmarks, skylines and views should be respected.”*

7a.19 Policy EQ4 - 'Landscape Design' states:

"Development proposals should include a landscape framework which enhances the development and assists integration with its surroundings. The landscape scheme should:

- (1) Be informed by the surrounding landscape;*
- (2) Retain and incorporate existing vegetation, natural and cultural features where they contribute to the amenity and biodiversity of the site, with provision for replacement planting where removal is authorised;*
- (3) Integrate with strategies for the provision of open space, pedestrian access, and sustainable urban drainage systems on the site;*
- (4) Promote biodiversity, including the use of native tree and plant species (see Policy EQ25);*
- (5) Incorporate robust structure planting to provide structure in larger developments, and screen the edge of developments where necessary;*
- (6) Incorporate street trees and informal open space planting to assist in structuring and unifying streets and spaces;*
- (7) Incorporate high quality hard landscaping, including surface materials, boundary enclosures and street furniture which are robust and complement the development; and*
- (8) Demonstrate that satisfactory arrangements have been made for the future maintenance and management of all landscaped areas."*

7a.20 Policy EQ5 'Design and Community Safety' states:

"Development proposals should create a safe and secure environment for all users through the application of the following principles:

- (1) Buildings, public spaces, access routes and parking areas should benefit from a high level of natural surveillance;*
- (2) Boundaries between public and private space should be clearly defined;*
- (3) Access routes should be direct, clearly defined and well lit, with recognised points of entry; and*
- (4) Contributions to the provision of CCTV may be sought, where appropriate."*

7a.21 Policy EQ6 'Design and Energy Use' states:

"Developers should demonstrate how they have assessed and pursued opportunities for sustainable energy use in new developments. In particular:

- (1) Local climatic factors should be taken into account, and opportunities taken to maximise solar gain and minimise wind chill in the layout and orientation of buildings;*
- (2) The utilisation of renewable energy sources in meeting the energy needs of developments will be encouraged where appropriate in terms of type, scale and impact; and*
- (3) Combined heat and power and community heating schemes as part of new developments will be encouraged."*

7a.22 Policy EQ19 - 'Countryside' states:

- “(1) The Urban and Village Limits represent the desirable limit to the expansion of settlements for the period of the Local Plan. Land outwith these boundaries is designated as countryside and will be subject to the detailed policies for specific uses indicated in Table 3.3. Development proposals in the countryside for uses not covered by these policies will only be permitted where:*
- it can be demonstrated that they require a countryside location;*
 - they constitute appropriate infill development; or*
 - they utilise suitable existing buildings.*
- (2) In circumstances where development meets the relevant countryside policy criteria, the scale, siting and design of development will be strictly controlled to ensure that there is no adverse impact on the character of the countryside. In particular:*
- the siting should be unobtrusive, making use of natural features to integrate development into the landform and avoiding skylines;*
 - building design should be sympathetic to vernacular building styles and comply with the design principles contained within the Council's 'Design Guide for Buildings in the Rural Areas'; and*
 - boundary and curtilage treatments should be sympathetic to the rural area, with a preference for stone walling and hedging using native species.”*

7a.23 Policy EQ21 - 'Falkirk Greenspace' states:

“Through the Falkirk Greenspace Initiative, the Council will work with its partners to improve the landscape, habitat quality and recreational potential of the network of urban fringe and urban open space around and within settlements. Priority will be given to:

- (1) Appropriate woodland creation and management, where landscape quality, access, biodiversity, and connectivity across the Greenspace can be promoted;*
- (2) The creation of an interlinked network of paths within the Greenspace, with particular emphasis on a principal circular route, as a key part of the core path network, complemented by secondary routes where appropriate; and*
- (3) Requiring developers in urban fringe locations to contribute to landscape and/or access improvements in association with new development.”*

7a.24 Policy EQ22 'Landscape and Visual Assessment' states:

“Development proposals which are likely to have a significant landscape impact must be accompanied by a comprehensive landscape and visual assessment as part of the Design Statement, which demonstrates that the setting is capable of absorbing the development, in conjunction with suitable landscape mitigation measures, and that best environmental fit has been achieved, in terms of the landscape character of the area.”

7a.25 Policy EQ24 – ‘Ecological Sites and Features’ states:

- “(1) Development likely to have a significant effect on Natura 2000 sites (including Special Protection Areas, Special Areas of Conservation, and Ramsar Sites) will be subject to an appropriate assessment. Where an assessment is unable to conclude that a development will not adversely affect the integrity of the site, development will only be permitted where there are no alternative solutions; and there are imperative reasons of overriding public interest, including those of a social or economic nature. These can be of a social or economic nature except where the site has been designated for a European priority habitat or species. Consent can only be issued in such cases where the reasons for overriding public interest relate to human health, public safety, beneficial consequences of primary importance for the environment or other reasons subject to the opinion of the European Commission (via Scottish Ministers)..*
- (2) Development affecting Sites of Special Scientific interest will not be permitted unless it can be demonstrated that the overall objectives of the designation and the overall integrity of the designated area would not be compromised, or any adverse effects are clearly outweighed by social or economic benefits of national importance.*
- (3) Development affecting Wildlife Sites, Sites of Importance for Nature Conservation, Local Nature Reserves, wildlife corridors and other nature conservation sites of regional or local importance will not be permitted unless it can be demonstrated that the overall integrity of the site will not be compromised, or any adverse effects are clearly outweighed by social or economic benefits of substantial local importance.*
- (4) Development likely to have an adverse effect on species which are protected under the Wildlife and Countryside Act 1981, as amended, the Habitats and Birds Directives, or the Protection of Badgers Act 1992, will not be permitted.*
- (5) Where development is to be approved which could adversely affect any site of significant nature conservation value, the Council will require mitigating measures to conserve and secure future management of the site's natural heritage interest. Where habitat loss is unavoidable, the creation of replacement habitat to compensate for any losses will be required along with provision for its future management.*
- (6) The Council, in partnership with landowners and other relevant interests, will seek the preparation and implementation of management plans for sites of nature conservation interest.”*

7a.26 Policy EQ26 - ‘Trees, Woodland And Hedgerows’ states:

“The Council recognises the ecological, landscape, economic and recreational importance of trees, woodland and hedgerows. Accordingly:

- (1) Felling detrimental to landscape, amenity, nature conservation or recreational interests will be discouraged. In particular ancient, long-established and semi-natural woodlands will be protected as a habitat resource of irreplaceable value;*
- (2) In an area covered by a Tree Preservation Order (TPO) or a Conservation Area, development will not be permitted unless it can be proven that the proposal will not adversely affect the longevity, stability or appearance of the trees. Where necessary, endangered trees and woodlands will be protected through the designation of further TPOs;*

- (3) *Where development is permitted which will involve the loss of trees or hedgerows of amenity value, the Council will normally require replacement planting appropriate in terms of number, size, species and position;*
- (4) *The enhancement and management of existing woodland and hedgerows will be encouraged. Where the retention of a woodland area is integral to a development proposal, developers will normally be required to prepare a plan and make provision for its future management; and*
- (5) *There will be a preference for the use of appropriate local native species in new and replacement planting schemes, or non-native species which are integral to the historic landscape character.”*

7a.27 Policy EQ30 – ‘Agricultural Land’ states:

‘Development involving the loss of prime quality agricultural land (Classes 1, 2 and 3.1) will not be permitted unless the site is allocated for development in the Local Plan or there are overriding local or national circumstances.’

7a.28 Policy SC3 - ‘Housing Development In The Countryside’ states:

‘Housing development in the countryside will only be permitted in the following circumstances:

- (1) *Housing essential to the pursuance of agriculture, horticulture or forestry, or the management of a business for which a countryside location is essential. In these instances, the applicant must demonstrate:*
 - *The operational need for the additional house in association with the business*
 - *That no existing dwelling which might have served that need has been sold or otherwise alienated from the holding*
 - *That there are no reasonable opportunities for reusing or converting redundant buildings rather than building a new dwellinghouse*
 - *That the business as a whole is capable of providing the main source of income for the occupant;*
- (2) *Proposals involving the rehabilitation of former residential properties, or the conversion of farm and other buildings to residential use, where*
 - *The building, by virtue of its existing character, makes a positive contribution to the rural landscape*
 - *The building is in a reasonable state of repair, still stands substantially intact and is capable of beneficial restoration, as verified by a report and certificate from a qualified structural engineer*
 - *The restored or converted building is of comparable scale and character to the original building*
 - *In the case of former non-residential buildings, the building is no longer required for the purpose for which it was built; or*
- (3) *Appropriate infill opportunities within the envelope of an existing group of buildings, where the development would not result in ribbon, backland or sporadic residential development, and the proposal satisfies Policy SC8.”*

7a.29 Policy SC4 ‘Special Needs and Affordable Housing’ states:

“For large new housing developments, the Council will require a diversity of house types and tenures in order to create mixed communities. In particular there will be a requirement across the Council area for new housing sites of 100 units and over to provide 15% of the total number of units as affordable or special needs housing. In the settlement areas of Larbert/Stenhousemuir, Polmont and District and Rural North, where there is an identified shortfall in affordable housing provision, there will be a requirement for sites of 60 units and over to provide 25% of the total number of units as affordable or special needs housing. Acceptable approaches could include:

- (1) Provision of general needs social rented houses;*
- (2) Provision of social housing for people with particular needs (specifically the elderly and physically disabled); or*
- (3) Provision of shared equity or shared ownership housing*

Developers will be expected to work in partnership with the Council, Communities Scotland and Registered Social Landlords to comply with this policy.”

7a.30 Policy SC6 - ‘Housing Density And Amenity’ states:

- “(1) Overall density in new residential developments should conform to the indicative capacity shown for allocated sites or, in the case of windfall sites, be dictated by the character of the surrounding area and the design objectives for the site, as established in the Design Concept Statement. Higher densities may be allowed where this helps to achieve design excellence.*
- (2) On large sites, housing density should be varied to create areas of different character, reflecting the structure of streets and spaces in the development. A mix of housing types will be required.*
- (3) Adequate properly screened private amenity space should be provided for dwellinghouses. In flatted developments, communal space for clothes drying and private amenity should be provided.*
- (4) Housing layouts should be designed to ensure adequate privacy and to avoid excessive overshadowing of houses or garden ground. A minimum distance between overlooking windows of 18 metres will generally be required.”*

7a.31 Policy SC11 - ‘Developer Contributions To Community Infrastructure’ states:

“Developers will be required to contribute towards the provision, upgrading and maintenance of community and recreational facilities required to meet demand generated from new development. The nature and scale of developer contributions will be determined by the following factors:

- (1) Specific requirements identified against proposals in the Local Plan or in development briefs;*
- (2) In respect of open space, recreational, and education provision, the general requirements set out in Policies SC13 and SC14;*
- (3) In respect of other community facilities, any relevant standards operated by the Council or other public agency; and*
- (4) Where a planning agreement is the intended mechanism for securing contributions, the principles contained in Circular 12/1996.”*

7a.32 Policy SC13 ‘Open Space and Play Provision in New Development’ states:

“New development will be required to contribute to open space and play provision. Provision should be informed by the Council’s open space audit and strategy and the SPG Note on ‘Open Space and New Development’, once available, or a site-specific local audit of provision in the interim, and should accord with the following principles:

- (1) Open space and facilities for play and outdoor sport should be provided in broad accordance with the guidance in Table 4.2. These requirements may be increased where the extent and quality of facilities in the area are proven by the open space audit to be below a suitable standard. Above ground SUDS features, small incidental amenity areas, structure planting and road verges will not count towards requirements.*
- (2) Financial contributions to off-site provision, upgrading, and maintenance, as a full or partial alternative to direct on-site provision, will be sought where*
 - existing open space or play facilities are located nearby and are able to serve the development through suitable upgrading;*
 - in residential developments, the size of the development falls below the threshold of 10 houses indicated in Table 4.2, or where it is otherwise not practical, reasonable or desirable to provide facilities on site; or*
 - as part of a co-ordinated approach, a centralised facility is the optimum solution to serving a number of different developments in an area;*
 - The required financial contribution per house will be set out in the SPG Note on ‘Open Space and New Development’.*
- (3) The location and design of open space should be such that it:*
 - forms an integral part of the development layout, contributing to its character and identity;*
 - is accessible and otherwise fit for its designated purpose;*
 - links into the wider network of open space and pedestrian/cycle routes in the area;*
 - sensitively incorporates existing biodiversity and natural features within the site;”*
 - promotes biodiversity through appropriate landscape design and maintenance regimes; and*
 - enjoys good natural surveillance;*
- (4) Developers must demonstrate to the Council that arrangements are in place for the management and maintenance of open space, including any trees, paths, walls, structures, and play areas which form part of it.”*

7a.33 Policy SC14 ‘Education and New Housing Development’ states:

“Where there is insufficient capacity within the catchment school to accommodate children from new housing development, developer contributions will be sought in cases where improvements to the school are capable of being carried out and do not prejudice the Council’s education policies. The contribution will be a proportionate one, the basis of which will be set out in the SPG Note on ‘Developer Contributions; Education and New Housing Development’. In cases where the school cannot be improved in a manner consistent with the Council’s education policies, the development will not be permitted.”

7a.34 Policy ST1 - 'Core Path Network' states:

"The Council will safeguard and promote the development of the core path network as and when this is defined. Where appropriate, developer contributions to the implementation of the network will be sought."

7a.35 Policy ST2 – 'Pedestrian Travel and Cycling' states:

"New development will be required to provide an appropriate standard of pedestrian and cycle infrastructure. This will consist of on- and, where appropriate, off-site measures that allow pedestrian and cycle movements within and beyond developments, and ensure that those wishing to use pedestrian/cycle networks are not dissuaded from doing so through the absence of suitable infrastructure."

- (1) All pedestrian and cycle routes will comply with the standards set out in the Design Guidelines and Construction Standards for Roads in the Falkirk Council Area. Where appropriate, infrastructure supporting the two modes will be combined.*
- (2) Pedestrian and cycle facilities in new developments should offer appropriate links to existing networks in surrounding areas, to other amenities and community facilities and support objectives in agreed Travel Plans where relevant.*
- (3) Pedestrian and cycle movement within developments should be allowed for via direct routes without barriers.*
- (4) Pedestrian and cycle links should be provided that offer connections to public transport connections in the surrounding area. For guidance, in new developments, no pedestrian should have to walk more than 400m to the nearest bus stop.*
- (5) Where practical, no pedestrian route should be obstructed by features that render it unsuitable for the mobility impaired.*
- (6) The surfacing, lighting, design, maintenance and location of pedestrian and cycle routes should promote their safe use. Particular emphasis should be given to the provision of suitable lighting, and the provision of suitably designed and located crossing facilities where routes meet the public road network.*
- (7) Pedestrian and cycle routes for school journeys should be provided in residential development where a need to do so is identified. In all cases, the aim should be to provide an overall walking/cycling distance between home and school of not more than 2 miles wherever practical, or not more than 1 mile for pedestrian journeys to primary school.*
- (8) Cycle parking should be provided in accordance with the standards set out in Falkirk Council's Design Guidelines and Construction Standards for Roads in the Falkirk Council Area."*

7a.36 Policy ST5 - 'Managing Travel To School' states:

"Falkirk Council will work with communities and other authorities in identifying opportunities to promote travel to school by sustainable means. School Travel Plans, Safer Routes to School, traffic management and road safety measures will be used where appropriate to deliver solutions tailored to the circumstances of the individual school."

- (1) *Pedestrian, cycle and public transport routes will be promoted that facilitate travel by these modes to school. Developers will be expected to demonstrate that developments include adequate footway, cycle and public transport links to nearby schools. Where necessary, developers will be expected to contribute towards the provision of links to schools.*
- (2) *New schools should be located where it is most accessible to the community who will be served by it. Direct access should be provided using walking and cycling routes.*
- (3) *Where development leads to increased walking or cycling to existing schools, developers may be required to contribute to the provision of infrastructure at the school e.g. new cycle lockers."*

7a.37 Policy ST6 - 'Improving The Road Network' states:

"Falkirk Council will work with other authorities, the Scottish Executive and developers in delivering necessary improvements to the road network. Any improvements identified will be taken forward as part of packages of measures that support sustainable transport."

7a.38 Policy ST7 – 'Transport Assessments states:

- "(1) Falkirk Council will require transport assessments of developments where the impact of that development on the transport network is considered likely to require mitigation.*
- (2) Transport assessments will include travel plans and, where necessary, safety audits of proposed mitigation measures and assessment of the likely impacts on air quality as a result of proposed development.*
- (3) Developers will agree the scope of the assessment with Falkirk Council, then undertake the assessment in accordance with the scoping. In all cases, the assessment will focus on the hierarchy of transport modes, favouring the use of walking, cycling and public transport over unnecessary use of the car.*
- (4) The Council will only grant planning permission where it is satisfied that the transport assessment and travel plan has been appropriately scoped, the network impacts properly defined and suitable mitigation measures identified."*

7a.39 Policy ST11 - 'Sustainable Urban Drainage' states:

"Surface water management for new development should comply with current best practice on sustainable urban drainage systems, including opportunities for promoting biodiversity through habitat creation. A drainage strategy, as set out in PAN 61, should be submitted with planning applications and must include flood attenuation measures, details for the long term maintenance of any necessary features and a risk assessment."

7a.40 Policy ST12A - 'Sewerage Infrastructure' states:

"New development will only be permitted if necessary sewerage infrastructure is adopted by Scottish Water or alternative maintenance arrangements are acceptable to SEPA."

7b Material Considerations

7b.1 The following material planning considerations are potentially relevant to the determination of this application.

Scottish Planning Policy

- 7b.2 **Scottish Planning Policy (SPP) 2014** reinforces the Development Plan as the effective mechanism for the identification of appropriate housing sites. Strategic and local development plans should be based on spatial strategies that are deliverable and take into account the scale and type of development pressure and need for growth and regeneration. Planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Development Management

- 7b.3 SPP advises that where a plan is under review, it may be appropriate to consider whether granting planning permission would prejudice the emerging plan. This is particularly relevant where a development is considered to be significant or its cumulative effect would be so significant, that to grant planning permission would undermine the plan making process.

Rural Development

- 7b.4 In pressurised rural areas (easily accessible from Scotland's cities and main towns), where there are ongoing development pressures, SPP reinforces the importance of protecting the countryside from unsustainable growth and the suburbanisation of the countryside. This is particularly relevant where it relates to environmental assets such as sensitive landscapes or good quality agricultural land. Plans should make provision for most new urban development to take place within, or in planned extensions to existing settlements. In pressurised areas a more restrictive approach to new housing is appropriate, and plans and decision making should:

- guide most new development to locations within or adjacent to settlements; and
- set out the circumstances in which new housing outwith settlements may be appropriate.

Enabling the Delivery of New Homes

- 7b.5 SPP advises that the planning system should:

- Identify a generous supply of land for each housing market area within the plan area to support the achievement of the housing land requirement across all tenure, maintaining at least a 5 years supply of effective housing at all times;
- Enable the provision of a range of attractive, well-designed, energy efficient, good quality housing, contributing to the creation of successful and sustainable places; and
- Have a sharp focus on the delivery of allocated sites imbedded in actions programmes, informed by strong engagement with stakeholders.

- 7b.6 **Creating Places** is a policy statement on architecture and plan and contains policies and guidance on the importance of architecture and design. **Designing Streets** is a policy statement putting street design at the center of placemaking. It contains policies and guidance on the design of new or existing streets and their construction, adoption and maintenance.

Falkirk Council Supplementary Planning Guidance

7b.7 The following supplementary guidance may be relevant to the determination of this application:

- Supplementary Planning Guidance Note (SPG) 'Flooding and Sustainable Urban Drainage Systems' – sets out the Council's requirements in relation to flooding and drainage.
- SPG 'Affordable Housing' – sets out the Council's requirements in relation to affordable housing in Falkirk District.
- SPG 'Biodiversity and Development' – sets out the Council's biodiversity objectives.
- SPG 'Contaminated Land' – details the Council's planning process in relation to contamination and provides information on information submission and potential liabilities.
- SPG 'Design Statements' – describes design statements and the planning 'toolkit', its purpose and operation, what it should contain and how it should be presented.
- SPG 'Education and New Housing Development' – elaborates on key education policies to provide advice and ensure that new development does not burden existing facilities.
- SPG 'Housing Layout and Design' – provides advice on how a high standard of design can be achieved in estate layout and architecture.
- SPG 'Public Open Space, Falkirk Greenspace and New Development' – ensures the provision of open space in conjunction with new development.
- SPG 'Trees and Development' – ensures developers and householders effectively manage trees and provide the right conditions for new trees.

7b.8 In addition the following draft Supplementary guidance may be relevant to the determination of this application:

- SG01 'Development in the Countryside' – elaborates on key countryside policies and gives detailed guidance on proposals within the countryside.
- SG02 'Neighbourhood Design' – contains design guidance to ensure that new development meets the 6 qualities of successful places identified in SPP as being distinctive, safe and pleasant, easy to move around, welcoming, adaptable and resource efficient.
- SG05 'Biodiversity and Development' – ensures planning applications meet the Council's biodiversity objectives.
- SG06 'Trees and Development' - ensures developers and householders effectively manage trees and provide the right conditions for new trees.

- SG09 ‘Landscape Character Assessment & Landscape Designations’ – seeks to ensure that Falkirk’s rural landscape is protected, enhanced and well managed.
- SG10 ‘Education and New Housing Development’ – elaborates on key education policies to provide advice and ensure that new development does not burden existing facilities.
- SG12 ‘Affordable Housing’ – establishes a framework for the implementation of affordable housing policy and sets out a procedure for assisting the delivery of affordable housing through the planning system.
- SG13 ‘Open Space and New Development’ – provides guidance on the provision of open space in new development.

Falkirk Local Development Plan (Proposed Plan)

- 7b.9 The Proposed Falkirk Local Development Plan (FLDP) was approved by the Council for consultation in March 2013, with the period for representations running from April to June 2013. It is expected to be adopted this year, at which point it will replace the current Structure Plan and Local Plan. It provides the most up to date indication of Falkirk Council’s views in relation to Development Plan policy.
- 7b.10 The examination report was published on 4 March 2015. There are no changes proposed by the Reporter in relation to settlement boundaries affecting this application. There may, however, be modifications to the wording of policies detailed below.
- 7b.11 The Proposed FLDP maintains the northern site as being within the countryside and outwith the urban limit of Maddiston. The southern site (as described in section 1.1 of this report) is identified as a housing opportunity H44 ‘Parkhall Farm 2’. This allocation forms part of the Maddiston East Strategic Growth Area.
- 7b.12 The following Proposed FLDP policies are potentially relevant to the assessment of this application.
- 7b.13 Policy HSG01 – ‘Housing Growth’ states:
- “1. The Council will aim to achieve an average housing growth of 675 dwellings per year across the Council area over the Plan period, and will ensure that a five year effective land supply is maintained;
 2. The overall scale of housing allocations in each settlement area to meet the target level of growth, including flexibility, will be as shown in Figure 3.1.
 3. The specific sites where new housing will be promoted are listed in the Settlement Statements, and detailed in the Site Schedule in Appendix 1.
 4. The locations for most significant growth are identified as Strategic Growth Areas (SGAs). Within these areas, the preparation of development frameworks, masterplans and briefs, as appropriate, and the co-ordination of social and physical infrastructure provision, will be a particular priority. Site requirements are set out in Appendix 2.”

7b.14 Policy CG01- ‘Countryside’ states:

“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, within which development will be assessed in the terms of the relevant supporting countryside policies (Policies CG03 and CG04), and Supplementary Guidance SG01 ‘Development in the Countryside’.”

7b.15 Policy GN01 – ‘Falkirk Green Network’ states:

- “1. The Council will support the Central Scotland Green Network in the Falkirk area through the development and enhancement of a multi-functional network of green components and corridors as defined in Map 3.5.*
- 2. Within the green network, biodiversity, habitat connectivity, active travel, recreational opportunities, landscape quality, placemaking, sustainable economic development and climate change adaptation will be promoted, with particular reference to the opportunities set out in the Settlement Statements, and detailed in the Site Schedule in Appendix 1.*
- 3. New development, and in particular the strategic growth areas and strategic business locations, should contribute to the green network, where appropriate, through the integration of green infrastructure into masterplans or through enabling opportunities for green network improvement on nearby land.”*

7b.16 Policy D01 – ‘Placemaking’ states:

“The following locations are regarded as key opportunities for placemaking within the area, within which there will be a particular emphasis on high quality design and environmental enhancement:

- 1. Strategic Housing Growth areas & Business Locations*
- 2. Town and Village Centres*
- 3. Town Gateways and Major Urban Road Corridors*
- 4. Canal corridor*
- 5. Central Scotland Green Network”*

7b.17 Policy HSG02 – ‘Affordable Housing’ states:

“New housing developments of 20 units and over will be required to provide a proportion of the units as affordable or special needs housing as set out in Figure 5.1. The approach to provision should comply with Supplementary Guidance SG12 ‘Affordable Housing’.”

7b.18 Policy HSG04 – ‘Housing Design’ states:

“The layout, design and density of the new housing development should conform with any relevant site-specific design guidance, Supplementary Guidance SG02 ‘Housing Layout and Design’ and the Scottish Government’s policy on ‘Designing Streets’. Indicative site capacities in the site schedules may be exceeded where a detailed layout demonstrates that a high quality design solution, which delivers the requisite level of residential amenity, has been achieved.”

7b.19 Policy INF02 – ‘Developer Contributions to Community Infrastructure’ states:

“Developers will be required to contribute towards the provision, upgrading and maintenance of community infrastructure where development will create or exacerbate deficiencies in, or impose significantly increased burdens on, existing infrastructure. The nature and scale of developer contributions will be determined by the following factors:

- 1. Specific requirements identified against proposals in the LDP or in development briefs;*
- 2. In respect of open space, recreational, education and healthcare provision, the general requirements set out in Policies INF04, INF05 and INF06;*
- 3. In respect of physical infrastructure any requirements to ensure that the development meets sustainability criteria;*
- 4. In respect of other community facilities, any relevant standards operated by the Council or other public agency; and*
- 5. Where a planning obligation is the intended mechanism for securing contributions, the principles contained in Circular 3/2012.*

In applying the policy, consideration of the overall viability of the development will be taken into account in setting the timing and phasing of payments.”

7b.20 Policy INF04 – ‘Open Space and New Residential Development’ states:

“Proposals for residential development of greater than 3 units will be required to contribute to open space and play provision. Provision should be informed by the Council’s open space audit, and accord with the Open Space Strategy and the Supplementary Guidance SG13 on ‘Open Space and New Development’, based on the following principles:

- 1. New open space should be well designed; appropriately located; functionally sized and suitably diverse to meet different recreational needs in accordance with criteria set out in Supplementary Guidance SG13 ‘Open Space and New Development’.*
- 2. Where appropriate, financial contributions to off-site provision, upgrading, and maintenance may be sought as a full or partial alternative to direct on-site provision. The circumstances under which financial contributions will be sought and the mechanism for determining the required financial contribution is set out in Supplementary Guidance SG13 ‘Open Space and New Development’.*
- 3. Arrangements must be made for the appropriate management and maintenance of new open space.”*

7b.21 Policy INF05 – ‘Education and New Housing Development’ states:

“Where there is insufficient capacity within the catchment school(s) to accommodate children from new housing development, developer contributions will be sought in cases where improvements to the school are capable of being carried out and do not prejudice the Council’s education policies. The contribution will be a proportionate one, the basis of which is set out in Supplementary Guidance SG10 ‘Education and New Housing Development’. Where proposed development impacts adversely on Council nursery provision, the resourcing of improvements is also addressed through the Supplementary Guidance.

In circumstances where a school cannot be improved physically and in a manner consistent with the Council’s education policies, the development will not be permitted.”

7b.22 Policy INF06 – ‘Healthcare and New Housing Development’ states:

“In locations where there is a deficiency in the provision of health care facilities identified by NHS Forth Valley, developer contributions will be sought to improve the quantity and quality of such provision commensurate with the impact of the new development. The approach to the improvement of primary healthcare provision will be set out in Supplementary Guidance SG11 ‘Healthcare and New Housing Development’.”

7b.23 Policy INF07 – ‘Walking and Cycling’ states:

- “1. The Council will safeguard and promote the development of the core path network. Where appropriate, developer contributions to the implementation of the network will be sought.*
- 2. New development will be required to provide an appropriate standard of pedestrian and cycle infrastructure, including cycle parking, which complies with current Council guidelines and meets the following criteria:*
 - Where appropriate, infrastructure supporting the two modes of walking and cycling should be combined and support objectives in agreed Travel Plans helping to support active travel;*
 - Pedestrian and cycle facilities in new developments should offer appropriate links to existing networks in surrounding areas, in particular to facilitate school journeys and provide connections to public transport, as well as links to other amenities and community facilities;*
 - The surfacing, lighting, design, maintenance and location of pedestrian and cycle routes should promote their safe use. Particular emphasis should be given to the provision of suitable lighting, and the provision of suitably designed and located crossing facilities where routes meet the public road network;*
 - Where practical, no pedestrian route should be obstructed by features that render it unsuitable for the mobility impaired.”*

7b.24 Policy INF08 – ‘Bus Travel and New Development’ states:

- “1. New development will be required to provide appropriate levels of bus infrastructure or suitable links to existing bus stops or services, as identified within travel plans, taking account of the 400m maximum walking distance required by SPP. This provision will be delivered through direct funding of infrastructure and/ or the provision of sums to support the delivery of bus services serving the development.*
- 2. Bus infrastructure should be provided at locations and to phasing agreed with the Council, and designed in accordance with the standards set out in current Council guidelines.*
- 3. New development, where appropriate, should incorporate routes suitable for the provision of bus services. Bus facilities within new developments should offer appropriate links to existing pedestrian networks in surrounding areas. Alternatively, new development should be linked to existing bus infrastructure via pedestrian links as described in Policy INF07.”*

7b.25 Policy INF10 – ‘Transport Assessments’ states:

- “1. The Council will require transport assessments of developments where the impact of the development on the transport network is likely to result in a significant increase in the number of trips, and is considered likely to require mitigation. The scope of transport assessments will be agreed with the Council and in the case of impact on trunk roads, also with Transport Scotland.*

2. *Transport assessments will include travel plans and, where necessary, safety audits of proposed mitigation measures and assessment of the likely impacts on air quality as a result of proposed development. The assessment will focus on the hierarchy of transport modes, favouring the use of walking, cycling and public transport over use of the car.*
3. *The Council will only support development proposals where it is satisfied that the transport assessment and travel plan has been appropriately scoped, the network impacts properly defined and suitable mitigation measures identified.”*

7b.26 Policy INF12 – ‘Water and Drainage Infrastructure’ states:

- “1. *New development will only be permitted if necessary sewerage infrastructure is adopted by Scottish Water or alternative maintenance arrangements are acceptable to SEPA.*
2. *Surface water management for new development should comply with current best practice on sustainable urban drainage systems, including opportunities for promoting biodiversity through habitat creation.*
3. *A drainage strategy, as set out in PAN61, should be submitted with planning applications and must include flood attenuation measures, details for the long term maintenance of any necessary features and a risk assessment.”*

7b.27 Policy GN02 – ‘Landscape’ states:

- “1. *The Council will seek to protect and enhance landscape character and quality throughout the Council area in accordance with Supplementary Guidance SG09 ‘Landscape Character and Assessment’.*
2. *Priority will be given to safeguarding the distinctive landscape quality of the Areas of Great Landscape Character identified on the Proposals Map.*
3. *Development proposals which are likely to have a significant landscape impact must be accompanied by a landscape and visual assessment demonstrating that, with appropriate mitigation, a satisfactory landscape fit will be achieved.”*

7b.28 Policy GN03 – ‘Biodiversity and Geodiversity’ states:

“The Council will protect and enhance habitats and species of importance, and will promote biodiversity and geodiversity through the planning process. Accordingly:

1. *Development likely to have a significant effect on Natura 2000 sites (including Special Protection Areas, Special Areas of Conservation, and Ramsar Sites) will be subject to an appropriate assessment. Qualifying features of a Natura 2000 site may not be confined to the boundary of a designated site. Where an assessment is unable to conclude that a development will not adversely affect the integrity of the site, development will only be permitted where there are no alternative solutions, and there are imperative reasons of overriding public interest. These can be of a social or economic nature except where the site has been designated for a European priority habitat or species. Consent can only be issued in such cases where the reasons for overriding public interest relate to human health, public safety, beneficial consequences of primary importance for the environment or other reasons subject to the opinion of the European Commission (via Scottish Ministers).*
2. *Development affecting Sites of Special Scientific Interest will not be permitted unless it can be demonstrated that the overall objectives of the designation and the overall integrity of the designated area would not be compromised, or any adverse effects are clearly outweighed by social or economic benefits of national importance.*

3. *Development likely to have an adverse effect on European protected species, a species listed in Schedules 5, 5A, 6, 6A and 8 of Wildlife and Countryside Act 1981 (as amended), or a species of bird protected under the Wildlife and Countryside Act 1981 (as amended) will only be permitted where the applicant can demonstrate that a species licence is likely to be granted.*
4. *Development affecting Local Nature Reserves, Wildlife Sites, Sites of Importance for Nature Conservation and Geodiversity Sites (as identified in Supplementary Guidance SG08 'Local Nature Conservation and Geodiversity Sites'), and national and local priority habitats and species (as identified in the Falkirk Local Biodiversity Action Plan) will not be permitted unless it can be demonstrated that the overall integrity of the site, habitat or species will not be compromised, or any adverse effects are clearly outweighed by social or economic benefits of substantial local importance.*
5. *Where development is to be approved which could adversely affect any site or species of significant nature conservation value, the Council will require appropriate mitigating measures to conserve and secure future management of the relevant natural heritage interest. Where habitat loss is unavoidable, the creation of replacement habitat to compensate for any losses will be required, along with provision for its future management.*
6. *All development proposals should conform to Supplementary Guidance SG05 'Biodiversity and Development'."*

7b.29 Policy GN04 – 'Trees, Woodland and Hedgerows' states:

"The Council recognises the ecological, landscape, economic and recreational importance of trees, woodland and hedgerows. Accordingly:

1. *Felling detrimental to landscape, amenity, nature conservation or recreational interests will be discouraged. In particular ancient, long-established and semi-natural woodlands will be protected as a habitat resource of irreplaceable value;*
2. *In an area covered by a Tree Preservation Order (TPO) or a Conservation Area, development will not be permitted unless it can be proven that the proposal will not adversely affect the longevity, stability or appearance of the trees. Where necessary, endangered trees and woodlands will be protected through the designation of further TPOs;*
3. *Development which is likely to affect trees should comply with Supplementary Guidance SG06 'Trees and Development', including the preparation where appropriate of a Tree Survey, Constraints Plan, and Tree Protection Plan. Where development is permitted which will involve the loss of trees or hedgerows of amenity value, the Council will normally require replacement planting appropriate in terms of number, size, species and position;*
4. *The enhancement and management of existing woodland and hedgerows will be encouraged. Where the retention of a woodland area is integral to a development proposal, developers will normally be required to prepare and implement an appropriate Management Plan; and*
5. *There will be a preference for the use of appropriate local native species in new and replacement planting schemes, or non-native species which are integral to the historic landscape character."*

7b.30 Policy GN05 – 'Outdoor Access' states:

"The Council will seek to safeguard, improve and extend the network of outdoor access routes, with particular emphasis on the core path network, and routes which support the development of the Green Network. When considering development proposals, the Council will:

1. *Safeguard the line of any existing or proposed access route affected by the development, and require its incorporation into the development unless a satisfactory alternative route can be agreed;*
2. *Seek to secure any additional outdoor access opportunities which may be achievable as a result of the development; and*
3. *Where an access route is to be temporarily disrupted, require the provision of an alternative route for the duration of construction work and the satisfactory reinstatement of the route on completion of the development.”*

7b.31 Policy D02 – ‘Sustainable Design Principles’ states:

“New development will be required to achieve a high standard of design quality and compliance with principles of sustainable development. Proposals should accord with the following principles:

1. *Natural and Built Heritage. Existing natural, built or cultural heritage features should be identified, conserved, enhanced and integrated sensitively into development;*
2. *Urban and Landscape Design. The scale, siting and design of new development should respond positively and sympathetically to the site’s surroundings, and create buildings and spaces that are attractive, distinctive, welcoming, adaptable, safe and easy to use;*
3. *Accessibility. Development should be designed to encourage the use of sustainable, integrated transport and to provide safe access for all users;*
4. *Climate Change & Resource Use. Development should promote the efficient use of natural resources and the minimisation of greenhouse gas emissions through energy efficient design, choice and sourcing of materials, reduction of waste, recycling of materials and exploitation of renewable energy;*
5. *Infrastructure. Infrastructure needs and their impacts should be identified and addressed by sustainable mitigation techniques, with particular regard to drainage, surface water management, flooding, traffic, road safety and noise; and*
6. *Maintenance. Proposals should demonstrate that provision will be made for the satisfactory future management and maintenance of all public areas, landscaping and infrastructure.*

Masterplans will be required for significant development proposals requiring a co-ordinated approach to design and infrastructure, and should demonstrate how the above principles have been incorporated into the proposals. Masterplans should be informed by a development framework or brief where relevant.

7b.32 Policy D03 – ‘Urban Design’ states:

“New development should create attractive and safe places for people to live, work and visit. Accordingly:

1. *Development proposals should conform with any relevant development framework, brief or masterplan covering the site. Residential proposals should conform with Supplementary Guidance SG02 ‘Housing Layout and Design’;*
2. *The siting, density and design of new development should create a coherent structure of streets, public spaces and buildings which respects and complements the site’s context, and creates a sense of identity within the development;*
3. *Street layout and design should generally conform with the Scottish Government’s policy document ‘Designing Streets’;*

4. *Streets and public spaces should have buildings fronting them or, where this is not possible, a high quality architectural or landscape treatment;*
5. *Development proposals should include landscaping and green infrastructure which enhances, structures and unifies the development, assists integration with its surroundings, and contributes, where appropriate, to the wider green network;*
6. *Development proposals should create a safe and secure environment for all users through the provision of high levels of natural surveillance for access routes and public spaces; and*
7. *Major development proposals should make provision for public art in the design of buildings and the public realm.”*

7b.33 Policy D04 – ‘Low and Zero Carbon Development’ states:

- “1. *All new buildings should incorporate on-site low and zero carbon-generating technologies (LZCGT) to meet a proportion of the overall energy requirements. Applicants must demonstrate that 10% of the overall reduction in CO2 emissions as required by Building Standards has been achieved via on-site LZCGT. This proportion will be increased as part of subsequent reviews of the LDP. All proposals must be accompanied by an Energy Statement which demonstrates compliance with this policy. Should proposals not include LZCGT, the Energy Statement must set out the technical or practical constraints which limit the application of LZCGT. Further guidance will be contained in Supplementary Guidance SG15 ‘Low and Zero Carbon Development’. Exclusions from the requirements of this policy are:*
- *Proposals for change of use or conversion of buildings;*
 - *Alterations and extensions to buildings;*
 - *Stand-alone buildings that are ancillary and have an area less than 50 square metres;*
 - *Buildings which will not be heated or cooled other than by heating provided solely for the purpose of frost protection;*
 - *Temporary buildings with consent for 2 years or less; and*
 - *Where implementation of the requirement would have an adverse impact on the historic environment as detailed in the Energy Statement or accompanying Design Statement.*
2. *The design and layout of development should, as far as possible, seek to minimise energy requirements through harnessing solar gain and shelter;*
3. *Decentralised energy generation with heat recycling schemes (combined heat and power and district heating) will be encouraged in major new developments, subject to the satisfactory location and design of associated plant. Energy Statements for major developments should include an assessment of the potential for such schemes.”*

7b.34 Policy CG03 – ‘Housing in the Countryside’ states:

“Proposals for housing development in the countryside of a scale, layout and design suitable for its intended location will be supported in the following circumstances:

1. *Housing required for the pursuance of agriculture, horticulture, or forestry, or the management of a business for which a countryside location is essential;*
2. *Restoration or replacement of houses which are still substantially intact, provided the restored/replacement house is of a comparable size to the original;*
3. *Conversion or restoration of non-domestic farm buildings to residential use, including the sensitive redevelopment of redundant farm steadings;*
4. *Appropriate infill development;*

5. *Limited enabling development to secure the restoration of historic buildings or structures; or*
6. *Small, privately owned gypsy/traveller sites which comply with Policy HSG08.*

Detailed guidance on the application of these criteria will be contained in Supplementary Guidance SG01 'Development in the Countryside'. Proposals will be subject to a rigorous assessment of their impact on the rural environment, having particular regard to policies protecting natural heritage and the historic environment."

7b.35 Policy RW04 'Agricultural Land, Carbon Rich Soils and Rare Soils'

- “1. *Development involving the significant permanent loss of prime quality agricultural land (Classes 1, 2 and 3.1), carbon rich soils (basin peat, blanket bog, peat alluvium complex, peaty podzols and peaty gleys) and rare soils (podzols, humus iron podzols and saltings) will not be permitted unless:*
 - *The site is specifically allocates for development in LDP; or*
 - *Development of the site is necessary to meet an overriding local or national need where no other suitable site is available.*
2. *Planning applications for development which is likely to disturb areas of carbon rich or rare soil will be required to submit a soil or peat management plan which demonstrates that:*
 - *The areas of highest quality soil or deepest peat have been avoided;*
 - *Any disturbance, degraded or erosion has been minimized through mitigation; and*
 - *Any likely release of greenhouse gas emissions caused by disturbance is offset."*

Consultation Responses / Third Party Representation

- 7b.36 The third party representations, detailed in section 6.1 of this report, are material to the assessment of this application.
- 7b.37 Consultation responses are summarised in section 4 of this report. A number of these could appropriately be subject to condition. The Coal Authority are a statutory consultee and their objection should be noted.

8. SUMMARY

- 8.1 It should be noted that this report provides factual and background information in relation to the proposed development and no assessment is included or implied. A full assessment of the planning issues raised will be presented to a subsequent meeting of the Council, following consideration of the matters discussed at this Hearing.

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Director of Development Services

Date: 18 March 2015

LIST OF BACKGROUND PAPERS

1. Falkirk Council Structure Plan.
2. Falkirk Council Local Plan.
3. Falkirk Council Local Development Plan (Proposed Plan).
4. Scottish Planning Policy 2014
5. Creating Places Policy Statement
6. Designing Streets Policy Statement
7. Supplementary Planning Guidance Note 'Flooding and Sustainable Urban Drainage Systems'
8. Supplementary Planning Guidance Note 'Affordable Housing'
9. Supplementary Planning Guidance Note 'Biodiversity and Development'
10. Supplementary Planning Guidance Note 'Contaminated Land'
11. Supplementary Planning Guidance Note 'Design Statements'
12. Supplementary Planning Guidance Note 'Education and New Housing Development'
13. Supplementary Planning Guidance Note 'Housing Layout and Design'
14. Supplementary Planning Guidance Note 'Public Open Space, Falkirk Greenspace and New Development'
15. Supplementary Planning Guidance Note 'Trees and Development'
16. SG01 'Development in the Countryside'
17. SG02 'Neighbourhood Design'
18. SG05 'Biodiversity and Development'
19. SG06 'Trees and Development'
20. SG09 'Landscape Character Assessment & Landscape Designations'
21. SG10 'Education and New Housing Development'
22. SG12 'Affordable Housing'
23. SG13 'Open Space and New Development'

Name	Address	Received	Status
24. Miss Sarah-Jane McMahon	20 Kingseat Place Maddiston FK2 0JG	29 December 2014	Objector
25. Mr Martin Quinn	10 Glendevon Drive The Meadows Maddiston FK2 0GT	29 December 2014	Objector
26. Mr Craig Rowan	6 King Seat Place Maddiston Falkirk FK2 0JG	30 December 2014	Objector
27. Dr Dixcee Spencer	34 Mellock Crescent Maddiston FK2 0RH	31 December 2014	Objector
28. Mr Eric Hamilton	26 Cleuch Place Maddiston Falkirk FK2 0HF	24 December 2014	Objector

29.	Mr Paul McPhail	10 Mellock Crescent Maddiston FK20RH	28 December 2014	Objector
30.	Mrs Claire Blair	29 Kings Seat Place Maddiston FK2 0J	28 December 2014	Objector
31.	Mr Peter Willett	13, Gannell Drive Maddiston FALKIRK FK2 0AL	28 December 2014	Objector
32.	Mr John Kenny	39 Kingseat Place Maddiston Falkirk FK2 0JG	28 December 2014	Objector
33.	Mr & Mrs Gavin & Fiona Johnston	19 Gannell Drive Maddiston Falkirk FK20AL	29 December 2014	Objector
34.	Ms Kathleen Anderson	22 Kingseat Place Maddiston Falkirk FK2 0JG	29 December 2014	Objector
35.	Mr Steven Jardine	2 Innerdouny Drive Maddiston Falkirk FK2 0LW	31 December 2014	Objector
36.	Mr John Stuart	5, Innerdouny Drive The Meadows Maddiston FK2 0LW	29 December 2014	Objector
37.	Mr Shane Holmes	15 Innerdouny Drive Maddiston Falkirk FK2 0LW	29 December 2014	Objector
38.	Ms Carol Crawford	37 Kings Seat Place Maddiston Falkirk FK2 0EN	29 December 2014	Objector

39.	Ms Carol Crawford	37 Kings Seat Place Maddiston Falkirk FK2 0JG	29 December 2014	Objector
40.	Mr Stephen McNee	26 Gannel Drive Maddison Falkirk FK20AL	30 December 2014	Objector
41.	Mr Andrew Reid (Managing Director Lochay Homes)	28 Stafford Street Edinburgh EH3 7BD	8 January 2015	Objector
42.	Mr & Mr Moffat- Kyle	50 Mellock Crescent Maddiston Falkirk FK2 0RH	29 December 2014	Objector
43.	Mrs Rhiannon Ferguson	25 Kings Seat Place Maddiston Falkirk FK2 0JG	28 December 2014	Objector
44.	Ms Kirsteen Ramsay	62 Mellock Crescent The Meadows Maddiston FK20RH	30 December 2014	Objector
45.	Miss Louise Brown	14 Kings Seat Place Maddiston Falkirk FK2 0JG	30 December 2014	Objector
46.	Mrs Linzi Madden	60 Cleuch Place Maddiston Falkirk FK2 0HF	31 December 2014	Objector
47.	Mr Andrew Madden	60 Cleuch Place Maddiston Falkirk FK2 0HF	31 December 2014	Objector
48.	Mr Andrew Medlycott	14 Cleuch Place Maddiston Falkirk FK2 0HF	31 December 2014	Objector
49.	Mrs Diane Barbero	58 Cleuch Place Maddiston Falkirk FK2 0HF	31 December 2014	Objector

50.	Mr Steven Baxter	54 Cleuch Place Maddiston FK2 0HF	31 December 2014	Objector
51.	Willie and Sheila Crow	6 Gardrum Place Brightons Falkirk FK2 0EX	9 January 2015	Objector
52.	Harley Rudge	7 Gardrum Place Brightons Falkirk FK2 0EX	9 January 2015	Objector
53.	Mrs Jacqueline Duncan	32 Cleuch Place Maddiston Falkirk FK2 0HF	31 December 2014	Objector
54.	Mr Euan Mckie	17 Gannel Drive Maddiston Falkirk FK2 0AL	13 December 2014	Objector
55.	Miss Beatrice Perrot	65 Craigs Crescent Rumford Falkirk FK2 0ET	13 December 2014	Objector
56.	Mrs Cheryl Penman	1 Cleuch Place Maddiston Falkirk FK2 0HF	31 December 2014	Objector
57.	Mrs Lisa Wilson	48 Cleuch Place Maddiston Falkirk FK2 0HF	31 December 2014	Objector
58.	Mr Deepak AG	13 Mellock Crescent Maddiston Falkirk FK2 0RH	28 December 2014	Objector
59.	Mr Duncan Alexander	20 Mellock Crescent Falkirk FK2 0RH	28 December 2014	Objector
60.	Mr Bryce Tillie	28 Kings Seat Place Falkirk FK2 0JG	28 December 2014	Objector

61.	Mr Ashley Ainslie	3 Glendevon Drive Maddiston Falkirk FK2 0GT	28 December 2014	Objector
62.	Mr Scott Baxter	24 Cleuch Place Maddiston Falkirk FK20HF	28 December 2014	Objector
63.	Dr Matthew Taylor	9 Innerdouny Drive Maddiston Falkirk FK2 0LW	5 January 2015	Objector
64.	Mrs Denise Ralston	3 Innerdouny Drive Maddiston Falkirk FK2 0LW	28 December 2014	Objector
65.	Mr Alan MacNab	25 Gannel Drive Maddiston Falkirk FK2 0AL	28 December 2014	Objector
66.	Miss Selena Carruthers	8 Cleuch Place Maddiston FK2 0HF	29 December 2014	Objector
67.	Mr Liam Melville	13 Cleuch Place Falkirk FK2 0HF	29 December 2014	Objector
68.	Mr Andrew Birchall	1 Innerdouny Drive Maddiston Falkirk FK2 0LW	30 December 2014	Objector
69.	Mr John Crawford	36 Cleuch Place Maddiston Falkirk FK2 0HF	31 December 2014	Objector
70.	Miss Charlotte Hallows	22 Cleuch Place Maddiston Falkirk FK2 0HF	31 December 2014	Objector
71.	Mr Craig Ferguson	23 Gannel Drive Maddiston Falkirk FK2 0AL	31 December 2014	Objector

72.	Mrs Leanne Baxter	54 Cleuch Place Maddiston Falkirk FK2 0HF	31 December 2014	Objector
73.	Mrs Doreen McGowan	30 Cleuch Place Maddiston Falkirk FK2 0HF	31 December 2014	Objector
74.	Mr Peter Jamieson	4 Gardrum Place Brightons Falkirk FK2 0EX	9 January 2015	Objector
75.	Mrs Elaine Reid	27 Craigs Crescent Rumford FALKIRK FK20ET	11 January 2015	Objector
76.	Becky and Gordon McHugh	61 Craigs Crescent Rumford Falkirk FK2 0ET	12 January 2015	Objector
77.	Mrs Laura Cook	18 Cleuch Place Maddiston Falkirk FK2 0HF	12 December 2014	Objector
78.	Mrs Sarah MacNab	25 Gannel Drive Maddiston Falkirk FK2 0AL	12 December 2014	Objector
79.	Mr Terence Cassidy	12 Gannel Drive Maddiston Falkirk FK2 0AL	27 December 2014	Objector
80.	Mr Des Irwin	18 Glendevon Drive Maddiston Falkirk FK2 0GT	30 December 2014	Objector
81.	Mr Steven Morrison	12 Cleuch Place Maddiston Falkirk FK2 0HF	31 December 2014	Objector

82.	Mrs Jennifer Laurie	50 Cleuch Place Maddiston Falkirk FK2 0HF	31 December 2014	Objector
83.	Dr Fiona Morrison	12 Cleuch Place Maddiston FK2 0HF	31 December 2014	Objector
84.	McInally Associates Ltd.	FAO Scott Graham 16 Robertson Street Glasgow G2 8DS	8 January 2015	Objector
85.	Felsham Planning and Development	FAO Philip Neaves (Director) 1 Western Terrace Edinburgh EH12 5QF	28 January 2015	Objector
86.	Mr Scott MacDonald	Mellock Crescent Maddiston FK20RH	12 December 2014	Objector
87.	Mr Euan Mckie	17 Gannel Drive Maddiston Falkirk FK20AL	13 December 2014	Objector
88.	Mr Mark Smith	35 Kings Seat Place Falkirk FK20JG	15 December 2014	Objector
89.	Mr Alex McGregor	35 Gannel Drive Maddiston Falkirk FK2 0AL	29 December 2014	Objector
90.	Mr Simon Herring	9 Cleuch Place Maddiston Falkirk FK2 0HF	31 December 2014	Objector
91.	Mr Des Irwin	18 Glendevon Drive Maddiston Falkirk FK2 0GT	6 January 2015	Objector
92.	Mr Andrew Reid (Managing Director Lochay Homes)	28 Stafford Street Edinburgh EH3 7BD	8 January 2015	Objector

93.	Susan Macaulay	11 Gardrum Place Brightons Falkirk FK2 0EX	9 January 2015	Objector
94.	Rachel Hoggan	9 Gardrum Place Brightons Falkirk FK2 0EX	19 January 2015	Objector
95.	Mr Martin Penman	1 Cleuch Place Maddiston Falkirk FK2 0HF	30 December 2014	Objector
96.	Mrs Cecilia Anderson	35 Craig's Crescent Rumford Falkirk FK2 0ET	1 February 2015	Objector
97.	Mrs Leeanne Wilson	10 Gannel Drive Maddiston FK2 0AL	28 December 2014	Objector
98.	Mrs Linda Stott	22 Gannel Drive Maddiston Falkirk FK2 0AL	28 December 2014	Objector
99.	Mr Grahame Crawford	58 Mellock Crescent Maddiston Falkirk FK2 0RH	31 December 2014	Objector
100.	Mr Bruce Drummond	20 Cleuch Place Maddiston Falkirk FK20HF	28 December 2014	Objector
101.	Miss Laurie Morris	28 Mellock Crescent Maddiston FK2 0RH	28 December 2014	Objector
102.	Mr William Lapsley	41 Kingseat Place Maddiston Falkirk FK2 0JG	28 December 2014	Objector
103.	Mrs Alison Melville	13 Cleuch Place Maddiston FK2 0HF	29 December 2014	Objector

104.	Mr Ryan St John	1 Mellock Crescent Maddiston Falkirk FK2 0RH	29 December 2014	Objector
105.	Mrs Jacqueline Ormsby	42 Cleuch Place Maddiston Falkirk FK20HF	31 December 2014	Objector
106.	Mr David O'Donnell	8 Cleuch Place Maddiston Falkirk FK2 0HF	2 January 2015	Objector
107.	Mrs Mary Horsburgh	7 Innerdouny Drive Maddiston Fk20LW	4 January 2015	Objector
108.	Mrs Jeanette Paterson	13 Innerdouny Drive Maddiston Falkirk FK2 0LW	29 December 2014	Objector
109.	Mrs Angela Cassidy	12 Gannel Drive Maddiston Falkirk FK2 0AL	31 December 2014	Objector
110.	Mr Euan Mckie	17 Gannel Drive Maddiston FK20AL	28 December 2014	Objector
111.	Mr Kenneth Anderson	35 Craigs Crescent Rumford FK2 0ET	10 January 2015	Objector
112.	Dr Andrew Davie	65 Craigs Crescent Rumford FK2 0ET	30 December 2014	Objector
113.	Mr James Smith	5 Gardrum Place Brightons FALKIRK FK20EX	14 January 2015	Objector
114.	Mr Tony Gallacher	39 Gannel Drive Maddiston FK20AL	20 January 2015	Objector

115.	Mr John McPherson	20 Kingsteat Avenue Maddiston Falkirk FK2 9LQ	29 December 2014	Objector
116.	Mr James Smith	5 Gardrum Place Brightons Falkirk FK20EX	15 January 2015	Objector
117.	Mr Kevin Sneddon	4 Cleuch Place Maddiston Falkirk FK2 0HF	31 December 2014	Objector
118.	Mr Scott Johnston	33 Craigs Crescent Rumford Grange Falkirk FK20ET	9 March 2015	Objector
119.	Mr Ian Storrar	23 Craig's Crescent Falkirk FK2 0ET	11 March 2015	Objector
120.	Mrs Melanie McGuire	21 Craigs Crescent Rumford Falkirk FK2 0ET	9 March 2015	Objector
121.	Ms Eileen McCulloch	81 Craigs Crescent Rumford Falkirk FK2 0ET	8 March 2015	Objector
122.	Mr Allan Brisbane	75 Craigs Crescent Rumford Falkirk FK2 0ET	8 March 2015	Objector
123.	Mr Darryl Pitts	1 Craigs Crescent Rumford FK2 0ET	8 March 2015	Objector
124.	Mrs Susan Storrar	23 Craig's Crescent Falkirk FK2 0ET	11 March 2015	Objector
125.	Mrs Jacqueline McDervitt Maddiston Community Council	Magdalene Vellore Road Maddiston FK2 0NQ	16 March 2015	Representation

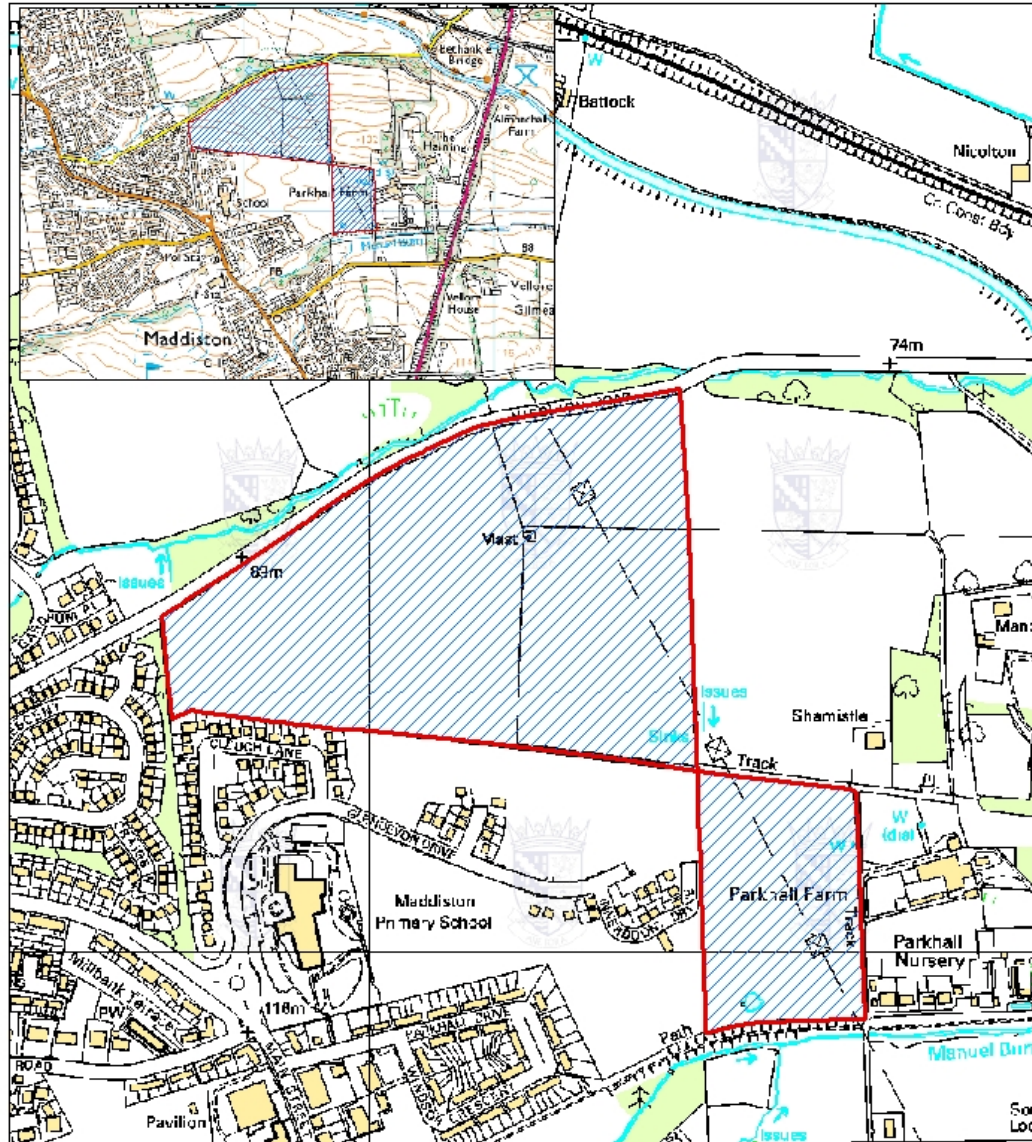
Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504880 and ask for Julie Seidel, Planning Officer.

Planning Committee

Planning Application Location Plan

P/14/0707/PPP

This plan is for location purposes only. It should not be interpreted as an exact representation of the application site.



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