

<b>Issue 9</b>	<b>Maddiston &amp; Rumford Housing Sites</b>	
<b>Development plan reference:</b>	<u>Chapter 4 Settlement Statements</u> Polmont <u>Appendix 1 Site Schedule</u> Housing – Polmont (pages a2-06/7) <u>Appendix 2 Strategic Growth Area Guidance</u> Maddiston East (page a2-09) <u>Proposals Map 5</u> Grangemouth, Polmont Area, California, Shieldhill, Skinflats & Whitecross	<b>Reporter:</b>
<b>Body or person(s) submitting a representation raising the issue (including reference number):</b>		
Mr and Mrs JSB and S Rogers (01207) Craigrossie Properties (00904) Keiller Edinburgh Ltd. (00839) Ms Frances Newns (01103) Ian Moffat (01081) Ecosse Regeneration (00713) Heartlands (Central) Ltd (01255) Land Options West (00851) Thomas Millar and Family (00952) Gladman Developments Ltd (01258) Mr A McMillan and Mrs M Comrie Bryant (00884) Manor Forrest Ltd (00455) Ms Lynne Barrett (01280) Maddiston Community Council (00323)		
<b>Provision of the development plan to which the issue relates:</b>	The allocation of specific sites for housing in Maddiston & Rumford, as identified in the Polmont Area Settlement Statement, and detailed in Appendices 1 and 2.	
<b>Planning authority's summary of the representation(s):</b>		
<p><b><u>Allocated Housing Site H44 – Parkhall Farm 2</u></b></p> <p><b>Ian Moffat (01081/2001/001):-</b> Objection is made to the site at Parkhall Farm 2 (H44). Concern is expressed about social, affordable or Council housing provision on-site, overlooking on to existing properties, and the possibility of parks being located close to Mr Moffat's property, giving rise to a risk of anti-social behaviour.</p> <p><b>Ms Lynne Barrett (01280/2001/001):-</b> Objection is made to the site at Parkhall Farm 2 (H44). Development would have an adverse impact on the semi-rural nature of the area. The SUDs pond is also of ecological value and the drainage on-site is poor. There would also be education capacity issues at Maddiston Primary School.</p>		

### **Allocated Housing Site H45 – Parkhall Farm 3**

**Thomas Millar and Family (00952/2001/001):-** Objection is made to the site at Parkhall Farm 3 (H45). Concerns include loss of residential amenity and security issues for the Mr Millar's property due to the close proximity of the development boundary. There would also be a negative impact on the Manuel Burn SINC, and the landscape in the immediate vicinity, as well as other environmental concerns such flooding, and a loss of prime agricultural land.

**Mr A McMillan and Mrs M Comrie Bryant (00884/2001/001):-** The site at Parkhall Farm 3 (H45) is supported. A letter (RD9.9) is submitted in support and sets out the background to the site.

**Keiller Edinburgh Ltd. (00839/2001/001):-** The site at H45, and the Maddiston East Strategic Growth Area in general, is supported. Keiller are keen to progress the site. Developer requirements should be proportionate throughout the Strategic Growth Area. A site plan (RD9.10) was submitted with the representation.

### **Allocated Housing Site H46 - Parkhall Farm 4**

**Manor Forrest Ltd (00455/2004/001):-** An amendment to the capacity and specified tenure of the site at Parkhall Farm 4 (H46) is sought. The 100% affordable housing requirement should be reduced to 25%. It is considered that the delivery of the whole scheme under shared equity as originally anticipated is not financially viable. An email relating to development viability (RD9.6) and an assessment of affordable housing options and potential (RD9.5) have been submitted. An increase in the capacity of the site from 20 to 40 is also sought. An indicative sketch layout (RD9.7) indicates how this would be achieved. PPP decision notice ref P/09/0457/OUT (RD9.4) has also been submitted. Manor Forrest Limited have submitted a number of supporting documents (RD9.4- RD9.8) including an assessment of development viability and an indicative layout sketch.

### **Allocated Housing Site H48 –Toravon Farm**

**Mr and Mrs JSB and S Rogers (01207/2001/001):-** Objection is made to the site at Toravon Farm (H48). There is already a lack of recreational facilities for the existing village. Manor Wynd is also the main access road to Vellore Road and there will be traffic issues arising from this development. The development will result in pressure on Maddiston Primary School and other supporting infrastructure. The original Toravon development suffers from frequent power cuts which would indicate problems with the electricity substation.

**Ms Frances Newns (01103/2001/001):-** Objection is made to the site at Toravon Farm (H48). The site currently lies outwith the Urban Limit and there is sufficient growth already provided for in the settlement. The site would result in a detrimental impact on the character and amenity of the area and loss of wildlife. There is a public right of way within the site boundary. Inclusion of H48 would result in pressures on Maddiston Primary School and the road network, particularly in terms of road safety.

### **Non Allocated Site - Greenwells Farm (MIR Ref POL/B/02)**

**Craigrossie Properties (00904/2001/002):-** A site at Greenwells Farm should be identified for residential development, with a capacity of 90 units. The site comprises the northern part of MIR site POL/B/02, amounting to 8 hectares. The site is an effective and viable site, forming a natural extension to Maddiston, which would balance the existing and new releases at Overton/Redding and East Maddiston, providing greater variety, distribution and choice of housing locations. Following the issue of the MIR, Craigrossie Properties reduced the scale of the site they were promoting at the pre-MIR stage in the light of Council concerns about the scale of proposed development. It is considered that a smaller scale of development can address concerns about landscape fit and will not result in significant infrastructure capacity issues. A supporting statement (RD9.11) and a suite of documents (RD9.22 – RD9.27) submitted at the MIR stage are included in support of the representation.

### **Non Allocated Sites – Parkhall Farm North 1 & 2 (MIR Ref POL/B/08 & 09); Gilston South (MIR Ref POL/B/01)**

**Ecosse Regeneration (00713/2001/003 & 004); Heartlands (Central) Ltd (01255/2002/003 & 004); Land Options West (00851/2003/03 & 004):-** A site at Parkhall Farm North 1 & 2 and Gilston South (MIR references POL/B/01, 08 & 09) should be identified as a mixed use, phased residential led urban expansion area, included as part of the Maddiston East Strategic Growth Area. Uses would include housing; canal related leisure and tourism; sports and recreation facilities; neighbourhood centre; and greenspace, community park and play area. Phase 1 would deliver 428 units, with Phases 2 & 3 identified by an asterisk as an opportunity for the second 10 year period of the LDP. The representation has been informed by close examination of landscape issues, transport/infrastructure issues and planning issues, and is supported by a range of Appendices (RD9.13 – RD9.21), including a masterplan, phasing plan, MIR submission, and landscape and transport updates.

**Gladman Developments Ltd (01258/2001/001):-** A site forming the western half of Parkhall Farm North 2 (MIR reference POL/B/09) should be identified for residential development, along with the allocated site H44 (Parkhall Farm 2).

The site provides a logical extension to the existing housing provision at Maddiston East, forming a logical infill given the location of other allocated sites. The ridges within the site would provide a landscaped screen enclosing the development within a section of the site which, together with detailed landscaping proposals, would ensure that development did not detract from the character of the area. The site is considered to be effective. There are no infrastructure constraints which would prevent its delivery.

A number of documents have been submitted which demonstrate the suitability and delivery of the site. These include a delivery document (RD9.19), a landscape assessment (RD9.20) and an access appraisal (RD9.21).

## **General Infrastructure**

**Maddiston Community Council (00323/2001/001):-** The LDP should set out specific details regarding what facilities and infrastructure will be provided as part of new development. The village has seen rapid growth with a large number of new developments doubling the village population in the last 15 years. There have been no improved facilities or infrastructure with these houses, The new school is already approaching capacity. There are drainage and sewage issues in the entire Upper Braes area which will be exacerbated by further house building. The only community facility is a Community Centre which is not fit for purpose. The nearest medical facilities are in Polmont which will struggle to accommodate new development. There are few employment opportunities and the cost of public transport makes mobility difficult. There not enough facilities for young people.

**Maddiston Community Council (00323/2001/002):-** There should be more playparks spread throughout the village rather than concentrating resources on Valley Park. Each large development should contribute towards providing good play facilities throughout the village. One small area in the centre of the village does not make up for the huge amount of greenspace lost to development for housing.

**Maddiston Community Council (00323/2001/003):-** There is a large elderly population in Maddiston and provision for 1 bed social housing or sheltered accommodation is vital as elderly people wish to remain in the village.

Maddiston Community Council have produced a Maddiston Community Action Plan (RD9.12), which was submitted in support of the above representations.

## **Modifications sought by those submitting representations:**

### **Allocated Housing Site H44 – Parkhall Farm 2**

**Ian Moffat (01081/2001/001); Ms Lynne Barrett (01280/2001/001):-** Delete Proposal H44 (Parkhall Farm 2).

### **Allocated Housing Site H45 – Parkhall Farm 3**

**Thomas Millar and Family (00952/2001/001):-** Delete Proposal H45 (Parkhall Farm 3).

### **Allocated Housing Site H46 - Parkhall Farm 4**

**Manor Forrest Ltd (00455/2004/001):-** Amend site capacity from 20 units to 40 units and a reduce affordable housing requirement from 100% to 25% within the site comments in Appendix 1.

### **Allocated Housing Site H48 –Toravon Farm**

**Mr and Mrs JSB and S Rogers (01207/2001/001); Ms Frances Newns (01103/2001/001):-** Delete Proposal H48 (Toravon Farm).

**Non Allocated Site - Greenwells Farm (MIR Ref POL/B/02)**

**Craigrossie Properties (00904/2001/002):-** Insert additional site comprising north eastern part of Greenwells Farm, Maddiston for housing, with a capacity of 90 units.

**Non Allocated Sites – Parkhall Farm North 1 & 2 (MIR Ref POL/B/08 & 09); Gilston South (MIR Ref POL/B/01)**

**Ecosse Regeneration (00713/2001/003 & 004); Heartlands (Central) Ltd (01255/2002/003 & 004); Land Options West (00851/2003/003 & 004):-** Insert additional sites at Parkhall Farm North and Gilston South as a mixed use, phased, residential led urban expansion area, included as part of the Maddiston East Strategic Growth Area. Uses to include housing; canal related leisure and tourism; sports and recreation facilities; neighbourhood centre; and greenspace, community park and play area. Phase 1 to comprise 428 units, with Phases 2 & 3 identified by an asterisk as an opportunity for the second 10 year period of the LDP.

**Gladman Developments Ltd (01258/2001/001):-** Insert an additional site for residential development comprising the western part of Parkhall Farm North 2, as an extension to allocated site H44.

**General Infrastructure**

**Maddiston Community Council (00323/2001/001):-** Amend the LDP to include specific details on the delivery of infrastructure to support growth in Maddiston.

**Summary of responses (including reasons) by planning authority:**

As background to the Council's response on this issue, the general approach to the allocation of housing sites in the Polmont area (which includes Maddiston/Rumford) is outlined in Appendix 2 of Technical Paper 3 (Revised): Housing Requirements and Provision (CD22, pages 26-27). An update to the existing housing land supply figures in Figure 3.1 of the Proposed LDP, informed by the 2012/2013 Housing Land Audit, has also been undertaken (CD23).

**Allocated Housing Site H44 – Parkhall Farm 2**

**Ian Moffat (01081/2001/001); Ms Lynne Barrett (01280/2001/001):-** The Council considers that H44 (Parkhall Farm 2) represents an appropriate site for residential development. It is promoted as part of the Maddiston East Strategic Growth Area. It has been subject to site assessment (CD21, site ref POLO/B/07), along with other potential sites in the Maddiston area.

The Council's strategy for Maddiston/Rumford Area is to augment the ongoing residential development at Parkhall Farm 1 (H43) and committed site at Toravon Farm (H48) with further sites at Parkhall Farm (H44-H47) to provide a consolidated, co-ordinated and masterplanned residential expansion area, which

has relatively low landscape impact, facilitates the integration and redevelopment of the vacant steading and nursery at Parkhall Farm, and is of a manageable scale such that it can be accommodated through upgrading of existing infrastructure, rather than major new infrastructure. Guidance on the Maddiston East Strategic Growth Area is provided in Appendix 2 (page a2-09).

As part of this expansion area, site H44 forms a natural extension to the existing Parkhall development to the west, infilling the gap between this development and the farm steading, nursery and existing housing on site H45 to the east. It already accommodates a SUDs pond for the existing Parkhall development, and is relatively low lying in the landscape.

With regard to the specific points of objection, the scale, location and nature of housing type and tenure is yet to be determined, but will be considered through a masterplanning exercise. Detailed design considerations such as the location and nature of open space and impact on residential amenity would be determined through that process, and subsequent detailed planning applications. In line with the affordable housing policy in the proposed LDP, there would be a requirement for 25% affordable housing. It is possible that this requirement could be discharged through a commuted sum.

The SUDS pond on the southern part of the site will be retained as part of the priority to be given to the retention and enhancement of the Manuel Burn corridor for biodiversity and outdoor access within the wider growth area. Only the northern part of the site will be developed.

With regard to schools capacity, it is acknowledged that Maddiston Primary School has capacity issues. These are highlighted in the school capacity update (CD25, paragraph 6.23). The Maddiston East Strategic Growth Area will require an extension to the primary school. This is highlighted as Proposal INF32 in the Proposed Plan, and will be funded through proportionate contributions from the various sites forming part of the SGA.

For these reasons, the Council does not agree to modify the plan in response to these representations.

### **Allocated Housing Site H45 – Parkhall Farm 3**

**Thomas Millar and Family (00952/2001/001):-** The Council considers that H45 (Parkhall Farm 3) represents an appropriate site for residential development. It is promoted as part of the Maddiston East Strategic Growth Area. It has been subject to site assessment (CD21, site ref POLO/B/06), along with other potential sites in the Maddiston area.

The Council's strategy for the Maddiston/Rumford Area is to augment the ongoing residential development at Parkhall Farm 1 (H43) and committed site at Toravon Farm (H48) with further sites at Parkhall Farm (H44-H47) to provide a consolidated, co-ordinated and masterplanned residential expansion area, which has relatively low landscape impact, facilitates the integration and redevelopment of the vacant steading and nursery at Parkhall Farm, and is of a manageable

scale such that it can be accommodated through upgrading of existing infrastructure, rather than major new infrastructure. Guidance on the Maddiston East Strategic Growth Area is provided in Appendix 2 (page a2-09).

H45 forms an appropriate part of this expansion area. The site is partly brownfield, occupied by the vacant Parkhall steading and nursery, and with a row of houses already along the north side of the Manuel Burn. It is relatively low lying in the landscape, with woodland offering containment on the east side, screening development from the A801, and form a robust long term boundary to the settlement.

With regards to concerns about loss of amenity to Mr Millar's property, the scale, location and nature of housing is yet to be determined , but will be considered through a a masterplanning exercise. Detailed design considerations such as the impact on residential amenity would be determined through that process, and subsequent detailed planning applications. There is no reason why such concerns cannot be addressed. With regard to the Manuel Burn SINC, the Strategic Growth Area guidance in Appendix 2 (page a2-09) states that the Manuel Burn corridor has to be maintained and enhanced. There would be an appropriate buffer maintained to the SINC. This buffer should create an appropriate stand-off in terms of flood risk, although a flood risk assessment will be required to demonstrate this. It is acknowledged that the site is prime agricultural land, but the loss is of limited scale, and the holding's fragmented nature limits its productive capacity.

For these reasons, the Council does not agree to modify the plan in response to this representation.

#### **Allocated Housing Site H46 - Parkhall Farm 4**

**Manor Forrest Ltd (00455/2004/001):-** The Parkhall Farm 4 site (H46) is allocated within the proposed LDP as part of the Maddiston East Strategic Growth Area, with a capacity of 20 units stated in Appendix 1. In spite of being outwith the Urban Limit in the current Local Plan, it was granted planning permission in principle for residential development in May 2011 (ref P/09/0457/OUT), subject to a Section 75 obligation requiring all of the housing to be affordable housing. Because of the extant planning permission, it is listed as a 'existing supply site'.

It is considered that the indicative capacity of 20 units is appropriate. The site is 1.1 ha in size which at a standard suburban density of 25/units per hectare would accommodate 28 units. However the site abuts the Manuel Burn SINC, and there is a need to take into account buffer zones to the SINC on the east and north side, which will reduce the capacity. This explains the Council's estimate of 20 units. Manor Forrest seek a site capacity of 40 units on the basis of the site layout submitted with their representation (RD9.7). However, this layout is based on a site boundary that encroaches on the SINC at the northern boundary by some 20 metres and makes no allowance for appropriate buffers to the SINC.

Whilst Appendix 1 references the PPP consent which requires 100% of the housing to be affordable, the SGA guidance in Appendix 2 (page a2-09) makes it

clear that the proposed LDP's requirement is for 25% of units to be affordable (the standard quota for the Polmont area as stated in proposed Policy HSG02).

For these reasons, the Council does not agree to modify the Plan in response to this representation.

#### **Allocated Housing Site H48 –Toravon Farm**

**Mr and Mrs JSB and S Rogers (01207/2001/001); Ms Frances Newns (01103/2001/001):-** Proposal H48 (Toravon Farm) is allocated as a housing site in the current Local Plan (CD10, page 188, site H.POL13). The site was considered at the Local Plan Inquiry in 2009 (CD12, page 233), following which it was recommended for inclusion in the Local Plan by the Reporters. The site has therefore already been subject to assessment through the previous Local Plan process. The site is now included within the Maddiston East Strategic Growth Area.

With regard to concerns about lack of recreational facilities in Maddiston and pressures on primary school capacity, contributions will be sought from all sites forming part of the SGA to the enhancement of infrastructure in the local area, as detailed in Appendix 2. This will facilitate an extension to the school, improvements to the community hall, and enhancement of the greenspace network and play facilities. Traffic issues will be considered in more detail at the masterplan and detailed application stages. Appendix 2 notes that contributions to off-site road network improvements may be required. With regards to the specific concern about the capacity of the current electricity substation, this would be a issue which would require to be resolved between an individual property owner and the utilities provider.

With regard to the issue of impact on wildlife, there are no ecological designations within the site. Any protected species would be identified at the planning application stage, and mitigation set out accordingly. The right of way which runs along the eastern boundary of the site would be retained, and linked into wider greenspace opportunities to the east of the site which are mentioned in Appendix 2.

For these reasons, the Council does not agree to modify the Plan in response to these representations.

#### **Non Allocated Site - Greenwells Farm (MIR Ref POL/B/02)**

**Craigrossie Properties (00904/2001/002):-** The Council does not consider the site at Greenwells Farm to be an appropriate allocation for housing. The site forms the northern part of a larger site which were originally submitted for consideration as a result of the pre-MIR 'call for sites'. This larger site was subject to site assessment (CD21, site ref POL/B/02) and was identified in the MIR as non-preferred sites. The Council has also assessed the reduced 8 hectare site, for 90 units, which is now the subject of this representation. A slightly larger site at this location was considered at the Local Plan Inquiry in 2009 (CD12, page 244) and was rejected by the Reporters.



The Council's overall strategy for the Polmont area is to focus on the existing committed growth area of Overton/Redding, where two major, long-term sites are being developed, and a growth area at Maddiston East, where ongoing and committed developments are augmented by some additional sites. Figure 3.1 (page 10) indicates that existing supply sites will yield some 840 houses over the period 2014-2024, with additional allocations providing an extra 175 houses. This gives a supply for the initial period of the LDP of 1015 units. The figure for the output from existing supply sites has been updated to 969 units based on information from the 2012/2013 Housing Land Audit (CD40), giving a total supply of 1144. Extensive provision has been made for housing growth in the Polmont area, and there is no need or justification for significant additional allocations.

The Greenwells Farm site proposed for housing by this representation, although reduced in scale from the sites submitted at the pre-MIR stage, would still represent a substantial western extension of Maddiston/Rumford into the countryside, and would be capable of accommodating considerably more than the 90 units stated. The site is prominent, and landscape impacts significant. The Reporters at the Local Plan Inquiry in 2009 did not consider that it would be sympathetic to the character of the settlement (CD12, paragraph 11.7.11). The preferred area of growth at East Maddiston is considered to offer a better general settlement fit than expansion at Greenwells

The capacity of Maddiston Primary School is a significant constraint on the overall scale of development in the Maddiston area. The situation is highlighted in the school capacity update (CD25, paragraph 6.23). The school is currently operating at high occupancy levels and a permanent extension to the primary school will be required to accommodate committed and planned growth at East Maddiston (proposal INF32). Additional allocations will increase the risk that even an extended school will not be able cope with the children generated from these developments

For these reasons, the Council does not agree to modify the plan in response to this representation.

**Non Allocated Sites – Parkhall Farm North 1 & 2 (MIR Ref POL/B/08 & 09); Gilston South (MIR Ref POL/B/01)**

**Ecosse Regeneration (00713/2001/003), Heartlands (Central) Ltd (01255/2002/004) and Land Options West (00851/2003/003):-**

The Council does not consider the sites at Parkhall Farm North 1 & 2 and Gilston South to be appropriate allocations for residential-led mixed use development. The sites were subject to site assessment (CD21, site ref POL/B/01,08 & 09), and were identified in the MIR as non-preferred sites. The western part of Parkhall Farm was considered at the previous Local Plan Inquiry in 2009 (CD12 page 239), and was rejected by the Reporters. It should be noted that the overall site promoted as part of the representations includes some areas which are already identified for development in the proposed LDP (H44, H47 and ED25).

The Council's overall strategy for the Polmont area is to focus on the existing

committed growth area of Overton/Redding, where two major, long-term sites are being developed, and a growth area at Maddiston East, where ongoing and committed developments are augmented by some additional sites. Figure 3.1 (page 10) indicates that existing supply sites will yield some 840 houses over the period 2014-2024, with additional allocations providing an extra 175 houses. This gives a supply for the initial period of the LDP of 1015 units. The figure for the output from existing supply sites has been updated to 969 units based on information from the 2012/2013 Housing Land Audit (CD40), giving a total supply of 1144. In addition, the Whitecross Strategic Growth Area, although in the Rural South area, is close to the Parkhall North sites, and will deliver 1500 houses over the long term. Extensive provision has been made for housing growth in the Polmont and adjacent Rural South areas.

The sites proposed under this representation would represent a massive further expansion of the urban area of Maddiston /Rumford, capable of accommodating some 1000-1500 houses. Given the scale of provision already made in the Polmont and adjacent Rural South areas, particular the Strategic Growth Areas at East Maddiston and Whitecross, there is no need or justification for an allocation of this scale. It would be contrary to the wider LDP strategy of promoting and reaffirming existing housing and regeneration commitments, whilst promoting modest additional expansion in some settlements. In particular it would jeopardise the delivery of the nearby Whitecross SGA, which is a key regeneration project for the Council, based largely on brownfield land, and one of the exemplar projects selected under the government's Scottish Sustainable Communities Initiative.

The proposed development would represent a major intrusion into the open countryside to the east of Polmont, and have significant landscape impacts. The local landscape comprises of a series of drumlins with prominent ridges and relatively steep slopes. The ridges and much of the slopes are visible over a wide area, and visual impact from development would be difficult to mitigate. The undulating landscape is traversed by two tree belts which are designated as SINCs. The northern sites (POL/B/08 and POL/B/01) straddle the Union Canal which has an attractive rural character at this point. The Union Canal is a SINC and a scheduled ancient monument. The rural character and setting of the setting will be destroyed, and the integrity of the two SINCs is likely to be compromised. The whole of the site is prime agricultural land, representing a significant loss of some 78 hectares.

A development of this scale will have major implications for physical and community infrastructure in the area, which are not satisfactorily addressed in the submission. With regard to education provision, the sites lie within the catchment of Maddiston Primary School. As highlighted in the school capacity update (CD25, paragraph 6.23), the school is currently operating at high occupancy levels and a permanent extension to the primary school will be required to accommodate committed and planned growth at East Maddiston (proposal INF32). Development of the scale proposed by this representation would require a new 2 stream primary school, delivered relatively early in the life of the development. No such provision is made in the submission, or the masterplan. With regard to the local secondary school, Braes High School, catchment boundaries were redrawn recently to deal with its capacity problems, but high occupancies are expected to

continue in the long term (CD25 paragraph 6.22). There is therefore no capacity for this development. Further rezoning is not an option as the other catchment school serving the wider Polmont area – Graeme High School – is also expected to experience long term capacity pressures.

The transport implications of such a major urban expansion will be significant, and the site assessment highlights areas of the network which are under pressure, notably the congested B805 and B810 corridors and Junction 4 of the M9. The development is proposed to be accessed by means of a new distributor road connecting the A801 to the B805. A Transportation Statement was produced at the 'call for sites' stage, with an update letter accompanying this representation. However, in the absence of a more detailed Transport Assessment, the scale of impacts and whether these impacts can be mitigated is as yet unclear. For these reasons, the Council does not agree to modify the plan in response to these representations.

**Gladman Developments Ltd (01258/2001/001):-** This representation seeks the allocation of the western part of Parkhall Farm North 2 for residential development, as an extension to allocated site H44. The Council does not consider this site to be appropriate allocation for housing. The site was subject to site assessment (CD21, site ref POL/B/09), and was identified in the MIR as a non-preferred site. It was considered at the previous Local Plan Inquiry in 2009 (CD12 page 239), and was rejected by the Reporters.

The Council's overall strategy for the Polmont area is to focus on the existing committed growth area of Overton/Redding, where two major, long-term sites are being developed, and a growth area at Maddiston East, where ongoing and committed developments are augmented by some additional sites. Figure 3.1 (page 10) indicates that existing supply sites will yield some 840 houses over the period 2014-2024, with additional allocations providing an extra 175 houses. This gives a supply for the initial period of the LDP of 1015 units. The figure for the output from existing supply sites has been updated to 969 units based on information from the 2012/2013 Housing Land Audit (CD40), giving a total supply of 1144. In addition, the Whitecross Strategic Growth Area, although in the Rural South area, is close to the Parkhall North sites, and will deliver 1500 houses over the long term.

Extensive provision has been made for housing growth in the Polmont and adjacent Rural South areas, and there is no need or justification for a significant additional allocation as proposed by the representation.

The Polmont Farm North site proposed for housing by this representation would be likely to accommodate some 250 additional units. The shape of the site does represent a logical extension to the settlement boundary, and pressure for further development to the east is likely, and indeed is implied by the development framework. The site includes a prominent ridgeline and whilst the lower part of the site to the west could probably be developed with limited landscape impact, development on the eastern part, on the slopes of the drumlin, is likely to have significant impact. In terms of overall landscape fit, and relationship to the existing settlement, the Council's allocated area of growth at East Maddiston is considered

to provide a better option.

The capacity of Maddiston Primary School is a significant constraint on the overall scale of development in the Maddiston area. The situation is highlighted in the school capacity update (CD25, paragraph 6.23). The school is currently operating at high occupancy levels and a permanent extension to the primary school will be required to accommodate committed and planned growth at East Maddiston. Such an extension is unlikely to be able to accommodate the children generated by this additional scale of development. There may also be issues with regard to the capacity of Braes High School which is due to continue at high occupancy levels into the longer term.

For these reasons, the Council does not agree to modify the Proposed Plan in response to this representation.

### **General Infrastructure**

**Maddiston Community Council (00323/2001/001):-** Specific guidance has been provided for the Maddiston East Strategic Growth Area in Appendix 2 (page a2-09) which sets out general infrastructure requirements to which the individual sites will have to contribute. This includes an extension to the primary school, contributions to the improvement of the community hall, and greenspace and play facilities. Growth in the area to date has been supported by new infrastructure, notably the new Maddiston Primary School. Drainage network issues will be examined at a later stage in the process, with individual sites making proportionate contributions to any necessary upgrading. Information from NHS Forth Valley does not suggest that there are capacity issues at Polmont Health Centre. However, proposed Policy INF06 of the Proposed LDP provides a mechanism to address healthcare capacity issues through developer contributions where there is an identified deficiency.

For these reasons, the Council does not agree to modify the plan in response to this representation.

**Maddiston Community Council (00323/2001/002):-** Valley Park is considered to be an appropriate location for focusing off-site open space contributions arising from the East Maddiston sites. The Falkirk Open Space Strategy identifies it as being not fit for purpose (CD35), and is well located. However, the proposed LDP does not rule out contributions to other facilities, and will consult further with the community as part of the masterplanning process on the preferred areas for investment.

For this reason, the Council does not agree to modify the plan in response to this representation.

**Maddiston Community Council (00323/2001/003):-** Research undertaken as part of the Housing Need and Demand Assessment (CD38) indicates that there is currently very low demand for the current model of supported housing for older people in the Council area. Information from the housing register appears to indicate that older people would prefer to have two bedroom properties rather

than move to Housing with Care which is either a bedsit or has only one bedroom. Conversely, there is high demand for property adaptations with 3,693 people indicating they require adaptations to their home, of which 67% are elderly.

For this reason, the Council does not agree to modify the plan in response to this representation.

**Reporter's conclusions:**

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**Reporter's recommendations:**

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