

Reference No. P/18/0151/PPP



**Town and Country Planning (Scotland) Act 1997 as Amended  
Issued under a Statutory Scheme of Delegation.**

**Falkirk Council**

**Refusal of Planning Permission**

Applicant  
Manor Forrest Ltd  
Fiona Stewart  
Atrium House  
Callendar Boulevard  
Callendar Business Park  
Falkirk  
FK1 1XR

This Notice refers to your application registered on 15 March 2018 for permission in respect of the following development:-

Development      Development of Land for Residential Use with Associated Access at  
Location            Land To The North Of 41 Kings Seat Place, Glendevon Drive, Maddiston

The application was determined under Delegated Powers. Please see the attached guidance notes for further information, including how to request a review of the decision.

In respect of applications submitted on or after 1 January 2010, Falkirk Council does not issue paper plans. Plans referred to in the informatives below can be viewed online by inserting your application number P/18/0151/PPP at <http://edevelopment.falkirk.gov.uk/online/>

In accordance with the plans docquetted or itemised in the attached informatives as relative hereto, Falkirk Council, in exercise of its powers under the above legislation, hereby

**Refuses Planning Permission in Principle**

The Council has made this decision for the following reason(s):-

1. The proposal is contrary to the terms of Policies CG01 'Countryside', CG03 'Housing in the Countryside' as well as Supplementary Guidance SG01 'Development in the Countryside' as it has not been demonstrated that a countryside location is essential for the proposed development and the proposal therefore represents unjustified development in the countryside.
2. The proposal would result in undesirable growth out with the allocated sites promoted within the Falkirk Local Development Plan. It has not been demonstrated that the proposed site is sustainable or deliverable within a timeframe which would meet the current housing land supply shortfall. The proposal is therefore contrary to the terms of Policy HSG01 'Housing Growth' of the Falkirk Local Development Plan.
3. The proposal would result in unplanned development within the catchment area for schools currently identified as having potential future capacity restrictions. It has not been demonstrated how these capacity issues would be overcome which would be to the potential detriment of education provision. The proposal is contrary to the terms of Policy INF05 'Education and New Housing Development' of the Falkirk Local Development Plan.
4. The application does not accord with Policy INF12 'Water and Drainage Infrastructure' of the Falkirk Local Development Plan as it has not been demonstrated that the proposed development would be served by suitable surface water drainage facilities, which will include compliance with current best practice on sustainable urban drainage systems.

5. The application does not accord with Policy RW06 'Flooding' of the Falkirk Local Development Plan as it has not been demonstrated, by means of a Flood Risk Assessment, that the proposed development would be free of risk of flooding, that it would not increase the risk of flooding for existing development, or that any flood risks can be managed to an acceptable level, both within and outwith the site.
6. The proposal would result in a number of properties without appropriate access to bus service provision to the potential detriment of sustainability. The proposal is contrary to the terms of Policy INF08 'Bus Travel and New Development' of the Falkirk Local Development Plan.
7. The application does not accord with Policy INF10 'Transport Assessments' of the Falkirk Local Development Plan as it has not been demonstrated, by means of an appropriately scoped Transport Assessment, that the transport network impacts have been properly defined and that suitable mitigation measures have been identified to address road capacity, road safety and sustainable transport issues.
8. The application does not accord with Policy HSG02 'Affordable Housing' of the Falkirk Local Development Plan as it has not been demonstrated that the required 20% affordable housing provision will be met on the site.

The Council's decision is based on the following reason(s):-

The proposals do not accord with the provisions of the Development Plan and there are no material considerations which would warrant approval of the application.

Informative(s):-

1. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01 and 02.

16 May 2018

  
Director of Development Services