

FC49. Development of Land for Residential Use, Including Land for a Community Facility, Associated Supporting Infrastructure and Landscaping at Land to the North West of Burnside Cottage, Standrigg Road, Wallacestone for Persimmon Homes Ltd - P/18/0126/PPP

In line with Standing Order 33 and Council's earlier decision (ref FC39) to hear the 3 deputation requests submitted in relation to this item Council proceeded to hear from each of the parties.

John Brown, on behalf of Reddingmuirhead and Wallacestone Community Council, an objector, addressed the Council.

Alison Mitchell, an objector, addressed the Council.

Maria Montinaro, on behalf of Shieldhill and California Community Council, an objector, addressed the Council.

Council considered a report by the Director of Development Services on an application for planning permission in principle for the development of land for residential purposes with associated infrastructure works and landscaping and includes a community facility at land to the north west of Burnside Cottage, Standrigg Road, Wallacestone for Persimmon Homes Ltd.

Decision

Council refused the application for the following reasons:-

- (1) The application is contrary to Policies CG01 'Countryside' and CG03 'Housing in the Countryside' of the Falkirk Local Development Plan, and to Supplementary Guidance SG01 'Development in the Countryside'. The site lies beyond the Wallacestone urban limits, within the countryside, and none of the circumstances as detailed in Policy CG03, to support new housing in the countryside, are satisfied.**
- (2) The application is not supported by the Settlement Statement for the Redding/Reddingmuirhead/Wallacestone/Brightons area as set out in the Falkirk Local Development Plan. This statement says that no further settlement is planned in this area, at least for the period 2014 to 2024. One of the reasons for this is the scale of growth experienced in these communities over recent years.**
- (3) The application is contrary to Policy INF07 'Walking and Cycling', INF08 'Bus Travel and New Development' and 'INF10' Transport Assessments' of the Falkirk Local Development Plan as an appropriate standard of pedestrian infrastructure, to link the proposed development to the existing footway network in the area and to public bus services, would not be provided, resulting in a development which would not be sited in a sustainable location.**
- (4) The application is not supported by Policy HSG01 'Housing Growth' of the Falkirk Local Development Plan. The Council has a shortfall in the 5 year effective housing land supply and so will consider supporting**

sustainable development proposals that are effective, in the following order of preference; urban capacity sites; additional brownfield sites; and sustainable greenfield sites. The site is an extensive greenfield site and the proposal does not include an appropriate standard of infrastructure to support sustainable modes of transport.

- (5) The application is not supported in Scottish Planning Policy (SPP). SPP advises that, in circumstances where there is a shortfall in the 5 year effective housing land supply, the primacy of the development plan is maintained, while a significant material consideration is a presumption in favour of development that contributes to sustainable development. On balance, the proposed development is not considered to sufficiently contribute to sustainable development to justify its approval contrary to the LDP.**
- (6) Granting the application may serve to prejudice the plan-making process by giving leverage to the notion that the area should become a Strategic Growth Area, thereby making other applications in the area difficult to resist. The settlement strategy for this area should be properly considered through the Falkirk Local Development Plan 2 (LDP2) process and not, de facto, by decisions on individual planning applications.**