

Location & Local Amenities

This development comprises 100% Affordable Housing. Location is first and foremost the key to providing not only low cost rented housing but low cost living. Affordable housing could potentially become un-affordable if not correctly located within easy access of public transportation and basic services and amenities such as shops, schools, childcare, medical assistance and community recreation spaces.

Public transport is easily accessible, local and larger retail stores are within walking distance, the catchment schools are within walking distance or have a school bus provided, there is a local nursery located within walking distance as is the local medical centre. Residents could happily live within this development without the need of a car & its associated expenses.

Falkirk Travel Plan guidance states that pedestrians will walk approximately 20 minutes and cyclists will travel 30-40 minutes to access jobs and services.

In addition to all of the essential services listed in the table, Victoria Park playing fields, numerous children's playgrounds, basketball courts and public gardens neighbour the site and are easily accessed by potential residents, as is the Thornhill Community Centre.

Car Parking Provision

When applying Standard Guidance, Falkirk Transportation Department has advised the need to provide 42 parking spaces for this site:

- 1 space per 1 bedroom flat (9 spaces)
- 2 spaces per each 2 bedroom flat (28 spaces)
- approx. 20% visitor parking (5 spaces)

This requirement is no different to that expected of mainstream housing developments as specified in The National Roads Development Guidance, despite lower car use being anticipated due to income levels.

The National Roads Development Guidance specifies the parking provision for Housing Associations to be 0.2-0.5 spaces per dwelling plus 0.3 spaces visitor parking per dwelling, lower than that specified for mainstream housing. Furthermore, SEStran suggests an even lower rate of 0.5 spaces per any dwelling type whether 1 or 2 bedrooms, given the location of the site.

Based on the town centre location and anticipated car ownership our initial pre-application for car parking was 100% or 23 parking spaces, one per flat in total – as illustrated (adjacent image).

A new and separate car park for Thornhill Community Centre providing 16 spaces was also proposed.



Previous site layout with 23 parking spaces

Following discussions with Planning and Transportation, the number of car parking spaces has been substantially increased to 35 spaces in addition to the 16 spaces for Thornhill Community Centre:

- 1 space per 1 bedroom flat (9 spaces)
- 1.5 spaces per 2 bedroom flat (21 spaces)
- approx. 20% visitor parking (5 spaces)

Note that 2 wheelchair spaces are included within the above figures, located close to the rear entrance of Block A which houses the 2 wheelchair accessible flats

As already highlighted, this is an affordable housing development for lower income residents. The provision provided allows for 100% of units to be designated 1 car space and 30% of units to be designated an additional second car space, plus visitor spaces.

There is completely unrestricted on street parking available surrounding the site and in the neighbouring areas on and directly off King Street. A dedicated pull-in parking lane extends down Thornhill Road directly opposite the site.

The proposal for 35 parking spaces falls slightly short of statutory guidance. However the town centre location, affordable nature of this development and close proximity to public transport we would hope should allow Falkirk Council to justifiably relax the standard parking guidance and ensure the development of this brownfield site for badly needed social rented housing can proceed.



Current site layout with 35 parking spaces