

DEVELOPMENT PLAN REGISTER

STRUCTURE PLAN

| Plan | Approved | Contact |
|--------------------------------|----------------------|--------------------------------|
| Falkirk Council Structure Plan | Approved June 2002 | Dan Jackman/ Colin Hemfrey/ |
| First Alteration | Finalised March 2005 | Catherine Devlin |

LOCAL PLANS

| Plan | Adopted | Contact |
|-------------------------------------------|--------------------------|---------------------------------------------------|
| Falkirk Council | Finalised March 2005 | Alistair Shaw |
| Bo'ness | Oct. 1995 | Alistair Shaw |
| Bonnybridge & Banknock 1st Alteration | March 1982 Jan. 1994 | Dan Jackman |
| 2nd Alteration | Nov. 1995 | |
| Denny & District | June 1996 | Colin Hemfrey |
| Falkirk 1st Alteration | June 2000 August 2002 | Alistair Shaw |
| Forth & Clyde Canal | Feb. 1996 | Alistair Shaw |
| Grangemouth 1st Alteration | Feb. 1985 Oct. 1987 | Dan Jackman |
| 2nd Alteration | Feb. 1990 | |
| Larbert & Stenhousemuir 1st Alteration | Aug. 1998 March 2004 | Louise Blance Dan Jackman |
| Polmont & District | Dec. 2001 | Graeme Finlay |
| Rural | Nov. 1994 | Graeme Finlay (South) Catherine Devlin (North) |

IN SHORT.....

Hazard Consultation Zone Updates

Falkirk Council and its specialist consultant, Atkins, have continued to work with the Health and Safety Executive (HSE) and the main chemical companies in Grangemouth to reduce the size of the hazard consultation zones that surround Grangemouth. This has included the preparation of a number of specialist reports and a meeting with the UK Minister responsible for the HSE.



Views over Grangemouth's petrochemical complex

FALKIRK COUNCIL

Development Plan update

Issue 6

Spring 2005



Falkirk Council
Development Services
Abbotsford House
David's Loan
Falkirk FK2 7YZ

COUNCIL APPROVES DEVELOPMENT PLAN PACKAGE

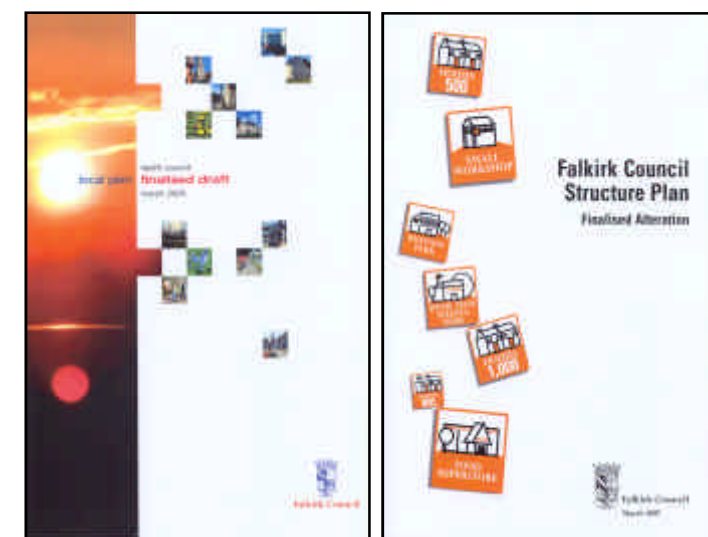
At its meeting on 2nd March 2005, Falkirk Council approved finalised versions of the Structure Plan 1st Alteration and the Falkirk Council Local Plan. The two documents have been prepared in tandem, emphasising the close relationship between them. Together they form an integrated development plan package to take forward the future development of the area.

Following finalisation, each document must be taken through further statutory procedures before they become fully approved or adopted. In the first instance, the Structure Plan Alteration is submitted to the Scottish Executive for approval, and any aggrieved parties can lodge objections direct to the Executive within the prescribed six week period. The Scottish Executive will examine the representations, and may decide to modify the Alteration before finally approving it.

Further progress on the Local Plan will have to await the approval of the Structure Plan Alteration. The Local Plan may need to be further amended to reflect any modifications made to the Structure Plan Alteration, but thereafter it will formally be placed on deposit for objections.

A Local Plan Inquiry will follow to consider any unresolved objections, and any necessary modifications, before the plan is formally adopted.

Further information on the two documents is contained in separate articles within the newsletter.



DEVELOPMENT FRAMEWORK FOR RSNH APPROVED

On the 8th December 2004 Falkirk Council approved the Development Framework for the former RSNH site Larbert, which has been selected to accommodate the new acute hospital for the Forth Valley area. The purpose of the Development Framework is to guide the future development of the site whilst safeguarding its exceptional natural environment. The Development Framework seeks to identify the form and location of new development within the site, identify infrastructure and access requirements, as well as requirements relating to management and maintenance of the parkland and woodland.

Following on from the approval of the Development Framework, it is expected that NHS Forth Valley will be submitting an outline planning application to the Council in Spring 2005. The Development Framework requires that the outline application is accompanied by a comprehensive masterplan for the whole site. Further information on transport and infrastructure, broad design principles / philosophy and an environmental assessment will also accompany the outline application.

NHS Forth Valley's current outline timetable envisages construction on the hospital to start in early 2007, with the project programmed for completion by the end of 2009.



Existing RSNH buildings in their parkland setting.

FALKIRK COUNCIL STRUCTURE PLAN - 1ST ALTERATION

The Consultative Draft Alteration was published in July 2004 for comment. The monitoring of key indicators prompted the need for the Alteration. The main changes proposed in the Consultative Draft Alteration were:

- ❖ Two additional strategic development opportunities, proposed at the former Manuel Works, Whitecross and at Glasgow Road, Camelon.
- ❖ Revision of the housing land requirement. This included using 2001 based demographic projections and expressing the new housing land requirement in two parts. The first part is a base line requirement which would ensure the population remained stable. The second part is the identification of 4 locations for Special Initiatives for Residential-led Regeneration (SIRRs) at Bo'ness Foreshore, Banknock, Slamannan and Whitecross. These developments would allow the area to sustain the high levels of in-migration experienced in the recent past. However, this growth element is conditional on any infrastructure constraints being overcome through planning agreements.
- ❖ Various updates and reviews relating to the policies for minerals, waste and renewable energy.

In finalising the Structure Plan Alteration the key elements that have changed from the Consultative Draft are:

- ❖ The removal of Glasgow Road, Camelon as a strategic development opportunity as the new owners of Transbus have confirmed that they have no plans to relocate.
- ❖ Following additional research, a retail floorspace threshold of 25,000 sq.m. was set for bulky household goods at the Falkirk Gateway (Westfield/Middlefield).
- ❖ Continuation of the two tier approach to the housing land requirements but setting an indicative range for the number of houses at the 4 Special Initiatives for Residential-led Regeneration.
- ❖ A number of minor changes to the explanatory text to respond to some of the comments received on the consultative draft.

The timetable for the Alteration is:

- ❖ Formally submit to the Scottish Executive, 17 March 2005.
- ❖ Deadline for comments to be made direct to the Scottish Executive is **29th April 2005**.
- ❖ If the Scottish Executive proposes to modify the Alteration there will be an opportunity for further comments to be made, prior to final approval which is likely later in 2005.

Copies of the Alteration, the Publicity and Consultation Report and objection forms are available at Abbotsford House, all the Council libraries and One Stop Shops. All the documentation, including the background technical papers can also be downloaded from the Council's web site at www.falkirk.gov.uk.

Contact Numbers :

| | | |
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FALKIRK COUNCIL LOCAL PLAN

The finalisation of the Falkirk Council Local Plan has taken just over a year from the issue of the draft Local Plan in November 2003. The content of the finalised document has been particularly influenced by:

- ❖ **Public consultation on the draft Local Plan.** The consultation exercise took place from November 2003 to February 2004. 18 public workshops were held attracting a total attendance of 285, and 2251 written representations were made, of which 2099 related to the future of the former Wrangler site in Camelon. These are summarised in a Publicity and Consultation Report which was approved along with the finalised plan.
- ❖ **The Structure Plan 1st Alteration.** This has changed the strategic basis for the Local Plan, particularly with regard to housing requirements.
- ❖ **Council Policies and Programmes.** There have been some important developments since the draft Local Plan was published, including progress with the Town Centres Strategy and the Schools Replacement Project.
- ❖ **Strategic Environmental Assessment (SEA).** The draft Local Plan was subjected to an SEA. This has highlighted various issues and prompted some changes to the Local Plan.

In finalising the Local Plan, key changes have been made to the following policies within the Area Wide Policy Framework:



On-going improvements to open space and countryside access and promoting biodiversity, as shown in and around Bonnyfield Nature Park, Bonnybridge.

- ❖ Various environmental policies, particularly EQ24 (Ecological Sites), EQ20 (Green Belt) and EQ38 (Opencast Coal Area of Search), in response to the SEA and consultee comments.
- ❖ Policy SC1 (Housing Land Supply and Allocations) to reflect the changes in the Structure Plan's housing land provisions.
- ❖ Policy SC4 (Special Needs and Affordable Housing) and SC11 (Open Space and Play provision in New Residential Developments) in response to consultee comments.
- ❖ Supporting text on Major Hazards in response to HSE comments.
- ❖ Policy EP16 (Leisure and Recreation in the Countryside)

to give greater clarity.

- ❖ Supporting text to Policy ST11 (Sustainable Urban Drainage) and ST12 (Flooding) in response to the new SPP7 on flooding and consultee comments.
- ❖ New policies on drainage infrastructure and light pollution.



New housing under construction in Falkirk - Local Plan reflects changes to the Structure Plan's housing requirements.

The timetable for the Local Plan is:

- ❖ **Make necessary amendments to finalised Local Plan arising from any modifications to Structure Plan Alteration - Autumn 2005**
- ❖ **Place Local Plan on deposit for objections - End 2005**
- ❖ **Local Plan Inquiry - 2006**
- ❖ **Local Plan Adoption - 2007**

Copies of the Local Plan will be available for purchase and for viewing on the Council's web site by the end of March. In the meantime, a copy may be inspected at Abbotsford House.

It is important to note that the Council is not inviting objections/comments at this stage. The next opportunity for public involvement will be the deposit stage at the end of 2005.



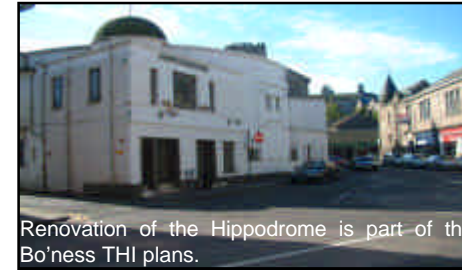
Promoting appropriate activities in the countryside, Wellsfield Farm.

Key Changes to Settlement and Village Statements

The key changes to the Settlement and Village Statements are as follows:

Bo'ness

- ❖ Drum Business Park in Bo'ness reinstated.
- ❖ Additional information provided on Foreshore redevelopment and THI.



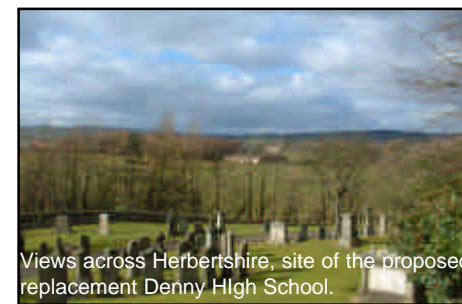
Renovation of the Hippodrome is part of the Bo'ness THI plans.

Bonnybridge & Banknock

- ❖ Land west of Dennyloanhead confirmed as long term residential development opportunity.
- ❖ Urban Limit adjusted to allow infill between Dennyloanhead, Longcroft and Haggs along A803.
- ❖ Seabegs Road industrial area identified as having potential for other uses.
- ❖ Boundary for Banknock SIRR identified.

Denny

- ❖ Denny High School relocation to Herbertshire identified, together with housing opportunity at existing school site.
- ❖ Mydub housing expansion reduced in scale and indicated as a long-term opportunity.
- ❖ Indicative route of Denny Eastern Access Road amended.
- ❖ Avonbank housing site removed due to flooding issues.



Views across Herbertshire, site of the proposed replacement Denny High School.

Falkirk

- ❖ Transbus site deleted as development opportunity, with adjacent Wrangler site retained as business/industry opportunity.
- ❖ In-situ replacement of St Mungo's and Falkirk High Schools identified, with associated housing opportunities.
- ❖ New Town centre redevelopment opportunities identified at Melville St and Williamson St.
- ❖ Green Belt deleted from Falkirk Stadium site.
- ❖ Falkirk Gateway retail floorspace limit increased to 25,000 sq.m.

Grangemouth

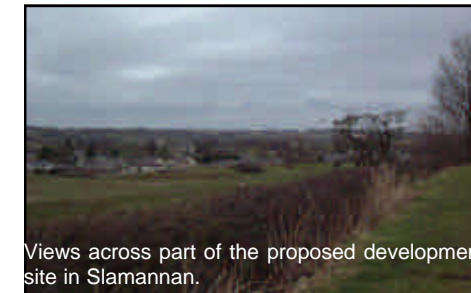
- ❖ Reduced site allocated for housing/mixed use in the Docks and larger area for port-related industry.
- ❖ In-situ replacement of Grangemouth High School identified, with associated housing opportunity.

Larbert & Stenhousemuir

- ❖ Development areas identified in RSNH Development Framework reflected in Local Plan.
- ❖ Site safeguarded at Edward Avenue for possible denominational primary school.

Polmont Area

- ❖ Boundary of Gilston site amended, and housing component integrated into economic development proposal.
- ❖ New library confirmed on site at Meadowbank.
- ❖ Parkhall Farm confirmed as location for new Maddiston Primary School.



Views across part of the proposed development site in Slamannan.

Rural North

- ❖ Housing sites at Torwood and Skinflats deleted.
- ❖ Airth housing expansion at Castle View now identified as long-term opportunity.

Rural South

- ❖ Boundary for SIRR at Slamannan identified encompassing sites at Hillend Farm, Blinkbonnie Terrace and the Rumlle.
- ❖ New settlement supported at Whitecross, with SIRR boundary drawn to encompass the village, the Manuel Works site and land in between.
- ❖ Additional smaller sites allocated at Avonbridge, California and Limerigg.



Replacement of St. Mungo's High School and associated housing will enjoy the setting of the Forth & Clyde canal.

SPECIAL INITIATIVES FOR RESIDENTIAL-LED REGENERATION (SIRRS)

One of the main changes proposed in the Structure Plan Alteration is the identification of 4 locations for Special Initiatives for Residential-Led Regeneration at Bo'ness Foreshore, Banknock, Slamannan and Whitecross. These proposals will of course be subject to approval through the development plan process. However, preliminary work has been undertaken and the current position is as follows:

Bo'ness Foreshore -

Dutch company ING were appointed in 2004 as the Council's preferred developer and have been carrying out various preparatory studies over the past year. A masterplan was recently presented at various public meetings. This envisages some 700 residential units together with leisure and commercial uses around a restored Dock and Harbour. The submission of an outline planning application for the whole development and a detailed application for the initial phase is anticipated in the next couple of months.

Banknock -

One of the major land owners involved is I & H Brown. I & H Brown has agreed a scoping study with Scottish Water in order to identify more precisely the drainage constraints that apply to the area and possible solutions. Once this report is available it is hoped to arrange a meeting for all the various parties involved to discuss what other actions can be progressed.

Slamannan -

Three new housing sites of varying sizes identified, the biggest of which is at Hillend Farm. Brown Homes are currently undertaking survey work to address a number of issues including infrastructure, flooding, access and the presence of Bean Geese in the vicinity. Up to 850 units could ultimately be developed which would significantly increase the size of the village. A package of contributions to community facilities will be negotiated.

Whitecross -

The main promoter is Morston Assets and they have assembled a large team of consultants to identify all the issues involved in this proposed development. When this work has been completed it is hoped to arrange a series of briefing meetings with relevant parties including the local community.