

DEVELOPMENT PLAN REGISTER

STRUCTURE PLAN

Plan	Approved	Contact
Falkirk Council Structure Plan First Alteration	June 2002 January 2007	Colin Hemfrey Colin Hemfrey

LOCAL PLANS

Plan	Adopted	Contact
Falkirk Council	Finalised Draft March 2005	Alistair Shaw
Bo'ness	Oct. 1995	Alistair Shaw
Bonnybridge & Banknock 1st Alteration 2nd Alteration	March 1982 Jan. 1994 Nov. 1995	Danny Thallon
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 2nd Alteration	Feb. 1985 Oct. 1987 Feb. 1990	Catherine Devlin
Larbert & Stenhousemuir 1st Alteration	Aug. 1998 March 2004	Louise Blance
Polmont & District	Dec. 2001	Kenny MacLeod
Rural	Nov. 1994	Joyce Hartley (South) Colin Hemfrey (North)

CARRONGROVE PLANNING BRIEF

A Planning Brief is presently being prepared for the redevelopment of the former Carrongrove Paper Mill at Denny. Following consultation, a finalised version of the Brief will be considered at full Council in early March.

The Brief, which sets out the Council's expectations for the future development of the site, represents an opportunity to provide a high quality, imaginative and sustainable, mixed-use development in a heavily landscaped setting. A number of uses are envisaged including approximately 1.5 hectares of employment land, some 5 hectares of land for housing and an extensive network of paths to provide enhanced recreational opportunities. There is a strong emphasis on high quality, sustainable development and energy conservation, including the use of micro-renewable technologies. The Brief also provides for a small hydro scheme for on-site renewable energy generation and a fish ladder to allow salmon and sea trout access to spawning grounds beyond the former Mill.

CONTACT NUMBERS

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Louise Blance
Catherine Devlin
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IN SHORT.....

Open Space

Forth Valley GIS have recently completed a quantitative audit of open spaces within Falkirk which involved the comprehensive classification of all open spaces within 500m of a built up area in the Falkirk Council area. This involved the analysis of over 100,000 separate parcels of land. Following completion of this quantitative audit a qualitative assessment of the open space resource will be undertaken. This will lead to the formulation of a Council wide open space strategy in the autumn of 2007.

Appropriate Assessment

On 18th May 2006 the Council was instructed by the Scottish Ministers to carry out an Appropriate Assessment of the provisions of the Falkirk Council Structure Plan First Alteration insofar as they may affect Natura 2000 sites. Subsequently an appropriate assessment was carried out on proposals and policies contained within the Structure Plan First Alteration and the Finalised Draft Local Plan as they may effect the Firth of Forth Special Protection Area, the Slamannan Plateau Proposed Special Protection Area and Black Loch Moss Special Area for Conservation. The assessment has concluded that a potential expansion of Slamannan at Hillend Farm has the potential to have a significant negative impact on the local Wintering Taiga Bean Goose population which comprises almost half of the entire UK population of that species. Alternative sites to the south of Slamannan have been allocated to accommodate the expansion without negative impacts on this protected species.

FALKIRK COUNCIL

Development Plan update

Issue 8

Spring 2007



Falkirk Council

Development Services

Abbotsford House

David's Loan

Falkirk FK2 7YZ

STRUCTURE PLAN ALTERATION GAINS APPROVAL

After a wait of over 21 months the Falkirk Council Structure Plan 1st Alteration received notice of approval from Scottish Ministers on 23rd January 2007.

The Council had prepared an Alteration in 2005 to take account of growth issues which had arisen since approval of the Structure Plan in 2002. The decision letter which gives notice of the approval of the Alteration contains a final set of 21 modifications to be incorporated into the Structure Plan. The effect of the modifications means the main provisions of the Altered Structure Plan are now:

- ❖ A new population target of 152,000.
- ❖ Approval of a new Strategic Development Opportunity (SDO) at Whitecross and expansion of retail

capacity at Falkirk Gateway SDO.

- ❖ An overall housing requirement of 11,000 units by 2020 distributed proportionately around the settlement areas.

- ❖ Approval of four Special Initiatives for Residential-led Regeneration at Banknock, Bo'ness Foreshore, Slamannan and Whitecross providing 2,800 units up to 2020.

- ❖ Acceptance of the Council's Appropriate Assessment that the provisions of the Alteration do not significantly affect the integrity of European 'Natura 2000' sites.

- ❖ Alteration of the green belt around Falkirk Stadium.

- ❖ A requirement to review the search area for open cast coal by June 2008.

- ❖ A requirement to identify further waste landfill capacity if the existing 10

year supply proves insufficient.

- ❖ A commitment to a study of traffic impact and its mitigation on the motorway network, particularly junction 6 of the M9 through the Local Plan.

The Approved Alteration came into force on 29th January 2007 and the Council will be issuing a consolidated Structure Plan in due course. Meanwhile copies of the final modifications can be viewed at local libraries, One Stop Shops, Abbotsford House and on the Council's website.

Approval of the Alteration allows the Finalised Draft Falkirk Council Local Plan to move forward to the deposit stage. This is expected to take place in April 2007, with a six week period for representations.

FALKIRK COUNCIL'S EMERGING DEVELOPMENT PLAN - KEY MILESTONES

STRUCTURE PLAN

May 2002
June 2002 Falkirk Council Structure Plan approved
Summer 2002
November 2003
January 2004 Structure Plan 1st Alteration commenced
June 2004 Consultative Draft Structure Plan 1st Alteration published and sent to Scottish Ministers
March 2005 Finalised Draft Structure Plan 1st Alteration published
May 2006 Draft Modifications published by Scottish Ministers
January 2007 Structure Plan 1st Alteration approved by Scottish Ministers
April 2007
January 2008?
2008/2009?

LOCAL PLAN

Falkirk Council Local Plan commenced
Local Plan Issues consultation
Consultative Draft Local Plan published
Finalised Draft Local Plan published
Updated Finalised Draft Local Plan placed on deposit for objections
Local Plan Inquiry commences
Local Plan Adoption

SUPPLEMENTARY PLANNING GUIDANCE

A programme of Supplementary Planning Guidance notes (SPGs) is currently being brought forward by the planning service on a variety of topics to augment the policies contained in the statutory development plan.

SPGs are principally intended to elaborate on key policies contained in the Development Plan and to provide advice to developers and others on issues to take into account when approaching the Council with proposals for development. An SPG can provide a level of detailed advice on the implementation of policies which would not be appropriate in the Development Plan itself.

An early priority was for guidance to improve design quality and standards in new development. This follows on from the strong design agenda being promoted by the Scottish Executive through its 'Designing Places' policy statement, issued in 2001, and a suite of

subsequent planning advice notes (PANs) on various design topics.

The first two SPG notes on Shop Fronts and House Extensions and Alterations were approved by Falkirk Council in May 2006. A further two SPGs in the design theme have recently been approved: Design Statements and Housing Layout and Design. Also now approved are two SPGs which elaborate on other policy themes, Education and New Housing Development, which covers developer contributions for school provision, and

Biodiversity and Development.

Over the next year or so the Council will bring forward more SPGs in line with the Scottish Executive's modernisation agenda for the planning system (see list below).

Copies of all approved SPGs are available from the Planning and Environment team at Abbotsford House and can be downloaded from the Council's website.

Approved SPGs	<ul style="list-style-type: none"> • Shop Fronts • House Extensions & Alterations • Design Statements • Housing Layout & Design • Education and New Housing Development • Biodiversity & Development
SPGs out to Consultation	<ul style="list-style-type: none"> • Trees & Development • You and Your Trees
SPGs in Preparation	<ul style="list-style-type: none"> • Open Space & Play Provision in New Developments • Major Hazards • Flooding & SUDs • Sustainable Design & Construction

NEW ANTONINE WALL POLICY SUPPORTS WORLD HERITAGE SITE BID

The proposed Antonine Wall World Heritage Site (WHS) will benefit from the protection of a new policy in the Council's Local Plan, prepared in conjunction with Historic Scotland and the other local authorities through which the Wall passes.

The Antonine Wall is Scotland's largest and most important Roman monument. In the middle of the second century AD, it was Rome's most northerly frontier and one of the most developed of all the frontiers of the Roman Empire. In January 2003, Scottish Ministers announced that it was intended to nominate the Antonine Wall as a WHS. Nomination documents were passed to UNESCO in January 2007 and, if the bid is successful, the Wall will become part of the Frontiers of the Roman Empire WHS.

The new planning policy is intended to complement the nomination, and to demonstrate that mechanisms are in place to protect this unique



Antonine Wall at Seabegs Woods

ancient monument. The Local Plan identifies the boundaries of the WHS, as well a series of buffer zones within which the impact of development on the setting of the Wall will be an important consideration. It is also intended to prepare Supplementary Planning Guidance to assist in the interpretation and implementation of the policy.

UPDATED LOCAL PLAN TO GO ON DEPOSIT

With the long wait for approval of the Structure Plan Alteration now over, the Council can proceed to the next stage of its Council Wide Local Plan and it is hoped that the Plan can be placed on deposit for objections in April 2007.

The Local Plan was finalised back in March 2005, but had to be put on hold pending approval of the

Structure Plan Alteration. With nearly two years having elapsed in the meantime, the content of the Local Plan has had to be updated to reflect changes in circumstances. The updated Plan was approved by the Council's Policy & Resources Committee in February 2007, subject to ratification by full Council in early March.

Some of the key changes include

- ❖ Amendments to various built and natural heritage policies to bring them into line with the Scottish Executive's model planning policies.
- ❖ A new policy on the the Antonine Wall to reflect the proposed nomination of the Wall as a World Heritage Site (see article elsewhere in the newsletter).

- ❖ Minor deletion from the Opencast Coal Area of Search to remove European and national nature conservation sites.

- ❖ Updating of the housing land figures to a 2005 base.

- ❖ Amendments to the policy on special needs and affordable housing to reflect more up to date assessments of housing need in the area.

- ❖ Amendments to the policy on open space in new development to reflect draft SPP11 on Physical Activity and Open Space.

- ❖ A minor amendment to the Green Belt at Westfield, east of the Falkirk Stadium, to accord with a Structure Plan modification.

- ❖ A new proposal to reflect the navigational improvements proposed for the River Carron as part of the Helix project.

- ❖ Removal of the opportunity to provide a rail halt and park and ride at Allandale in line with the results of a recent feasibility study.

- ❖ Changes to housing allocations in Slamannan resulting from the designation of the proposed Slamannan Plateau Special Protection Area, and the Council's appropriate assessment of the impact of housing sites on the pSPA.

The updated Local Plan will be placed on deposit for six weeks, during which formal objections can be lodged. A period of negotiation will follow. If objections cannot be resolved through negotiation, then they will be considered at a Local Plan Inquiry, which is likely to commence around the beginning of 2008.

ANNUAL DEVELOPMENT PLAN MONITORING REPORT



Bo'ness Foreshore

The Council's Fourth Annual Development Plan Monitoring Report for 2006 reveals a number of key trends:

- ❖ The population of the area continues to grow and at 2005 was almost 1,700 over the previous year.
- ❖ House building rates remain high with 868 completions between 2005 - 2006.
- ❖ Although numbers in employment continue to rise the long term improving trends in these indicators remains marginally behind the national average.
- ❖ The retail sector continues to be strong and has contributed to Falkirk being ranked the top traditional town centre in Scotland and the 9th most popular shopping destination in Scotland in 2006.
- ❖ As a national leader in the development of outdoor access networks there are now 172 km of maintained access routes of which 7.5 km of route were upgraded in 2004/5 and a further 7 km upgraded during 2005/6.
- ❖ During 2006, a further 22.5 hectares of recreational woodland were planted.
- ❖ The Falkirk Wheel, one of Scotland's top visitor destinations has attracted 1.58 million visitors between 2003 and 2006.

A number of planning applications and masterplans for major developments were submitted during 2006 with more planned for 2007 - these include:

- ❖ A detailed planning application for the regeneration of Bo'ness town centre and waterfront was approved in 2006, subject to the conclusion of a legal agreement.
- ❖ An outline planning application was submitted for a major mixed use development on the 'Falkirk Gateway' site at Middlefield/Westfield.
- ❖ Detailed planning applications are now coming forward for the redevelopment of the Bellsdyke Hospital site and an application has been received for the development of the new Forth Valley Acute Hospital at Larbert.
- ❖ Indicative plans for the redevelopment of Denny and Grangemouth town centres came forward during 2006 and planning consent obtained for Phase 1 of the redevelopment of Stenhousemuir town centre.
- ❖ A masterplan for the development of a £40 million distribution hub at Grangemouth Docks is expected during 2007 whilst a number of projects along the Forth and Clyde Canal Corridor continue to be progressed.