

The approved Falkirk Council Structure Plan 2007 requires the development of a Special Initiative for Residential led Regeneration (SIRR) in Banknock and Hags. The Falkirk Council Local Plan requires a development framework to be prepared in consultation with landowners, the local community and Scottish Water within which the planning of individual sites can take place.

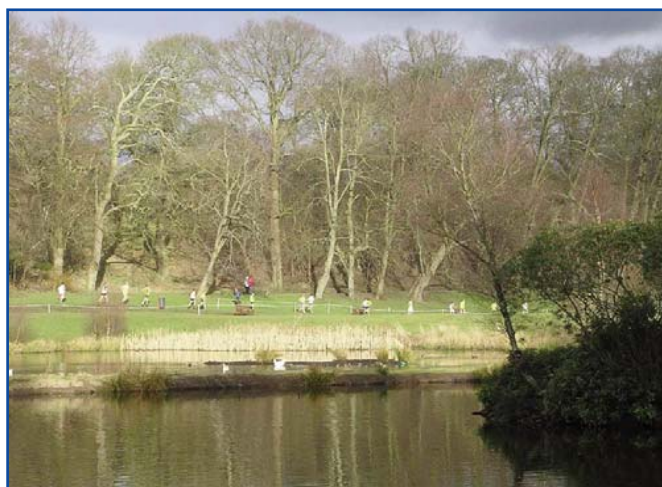
Following two consultation events which took place in September 2007 and June 2008, Falkirk Council prepared a consultative draft Development Framework which outlined a framework for the development of up to 700 new houses on two sites covering approximately 35 hectares within Banknock and Hags including: an expanded primary school; substantial areas of greenspace; and sewerage and transportation network improvements.

Consultation on the draft Development Framework ran from 1st Dec 2008-30th Jan 2009. Comments received during the consultation period were considered and a number of modifications were proposed including: a requirement for village centre masterplan to be produced alongside future outline planning applications; the introduction of an indicative phasing plan to provide more certainty as to when key pieces of infrastructure will be delivered; and a requirement for all unconsented housing sites along A803 corridor between Coneypark and Dennyloanhead to contribute towards M80 sliproad junction improvements.

The Banknock and Hags SIRR Development Framework was approved by the Council as Supplementary Planning Guidance in June 2009.

Copies of the approved Development Framework are available on the Council website at [www.falkirk.gov.uk](http://www.falkirk.gov.uk)

**For further info please contact Danny Thallon on 01324 504927**



Callendar Park recreation opportunities

The Council in partnership with The Central Scotland Forest Trust; NHS Forth Valley; and Scottish Natural Heritage has produced a Consultative draft Open Space Strategy for 2009-2014. The consultative draft Open Space Strategy identifies the most appropriate strategy for the long-term improvement and management of our open spaces and parks. The Strategy was formulated through analysis of the quantitative audit of open space and the qualitative assessment of a representative range of open spaces within our towns and villages which were completed recently.

The Council are seeking comments on all aspects of the Open Space Strategy including:

- ✦ The consultative draft Open Space Strategy document;
- ✦ Settlement wide open space strategies for every settlement in the Falkirk Council area;
- ✦ Assessments of the quality of a representative sample of open spaces around the Falkirk Council area; and
- ✦ An Environmental Report which details the likely environmental effects that would result from the implementation of the Open Space Strategy.

Copies of all documents will be available from the start of September at the Council website at [www.falkirk.gov.uk](http://www.falkirk.gov.uk)

**For further info please contact Danny Thallon on 01324 504927**



**LOCAL PLAN SCRUTINISED AT PUBLIC INQUIRY**



Local Plan Inquiry - Finalised Draft

The Public Local Inquiry into objections to the Falkirk Council Local Plan drew to a close at the end of June, marking another significant milestone in the preparation of the plan.

The inquiry lasted for some three months, with 37 sitting days. During its course,

47 objectors gave oral evidence in relation to 239 objections. The inquiry was mainly conducted through the informal hearing procedure, with 61 issues being considered in this manner. Only one issue was considered by means of a formal inquiry session. Over the course of the inquiry, some 20 Council officers were involved in presenting evidence on the Council's behalf. The remaining 253 outstanding objections, covering some 89 issues, will be considered by written submissions only.

The inquiry was conducted by Mr Dilwyn Thomas, a Scottish Government Reporter, and was held at Falkirk Golf Club. The Inquiry Report, which will contain the Reporter's recommendations in relation to each issue, is not expected to be published until early next year. The Council will then consider the Reporter's findings and decide whether it wishes to accept his recommendations, prior to publishing final modifications to the Local Plan. The inquiry will be the last to take place under the old inquiry procedures which allow Councils greater discretion to depart from the Reporter's recommendations if they see fit.

The projected adoption date for the Local Plan is towards the end of 2010.

**Falkirk Council Local Plan Inquiry  
Main Issues**

The Inquiry consisted of 3 parts, and the main issues considered through oral evidence can be summarised as follows;

**Part 1 17th March - 3rd April**

- General Green Belt, mineral and environmental policies
- Bo'ness housing sites
- Bonnybridge/Dennyloanhead housing sites
- Denny housing sites
- Denny Eastern Access Road

**Part 2 21st April - 5th June**

- Falkirk housing sites
- Grangemouth housing sites
- Polmont housing sites
- Rural North housing sites
- Rural South housing sites
- Major hazards policies
- Bonnybridge business sites
- Falkirk business sites
- Grangemouth business sites
- Polmont business sites

**Part 3 12th, 23rd and 25th June**

- Waste management sites

**CONTACT NUMBERS**

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## DEVELOPMENT PLAN SCHEME

The new development planning system provided by the Planning, etc (Scotland) Act 2006 formally came into operation on 28th February 2009.

The new system provides a wholly new basis for development planning in Scotland and introduces Strategic Development Plans and Local Development Plans to replace existing Structure Plans and Local Plans. In the context of Falkirk Council area the provisions of the Act mean that the current two tier arrangement of Structure and Local Plans will be replaced by a single Local Development Plan.

Planning authorities are required to start the process now and the first step in creating the new Local Development Plan for Falkirk Council area is for the Council to publish a Development Plan Scheme (DPS). The first DPS for Falkirk was published in early May.

The DPS covers two key aspects of the new Local Development Plan process:

- ✦ It sets out a timetable for each key stage of preparing the Local Development Plan; and
- ✦ It explains how the Council will involve people and agencies at each stage of preparing the Local Development Plan - the Participation Statement.

DATE	PLAN PROCESS
Spring 2009	<ul style="list-style-type: none"> <li>• Publish Development Plan Scheme</li> <li>• Complete Household Survey</li> </ul>
Summer 2009 to Autumn 2010	<ul style="list-style-type: none"> <li>• start preparation of monitoring statement</li> <li>• complete open space audit and strategy analysis</li> <li>• carry out Housing Need and Demand Assessment</li> <li>• start preparation of Main Issues Report</li> <li>• scope issues for, and carry out, pre-Main Issues Report consultation</li> <li>• scope Strategic Environmental Assessment process</li> <li>• start housing options study</li> <li>• discuss with members the development strategy and vision for new plan</li> <li>• carry out other studies as required to complete evidence base for LDP</li> </ul>
February 2011	<ul style="list-style-type: none"> <li>• host on-line LDP interactive resource</li> <li>• publish Main Issues Report for consultation</li> <li>• publish Monitoring Statement</li> <li>• publish draft Environmental Report</li> <li>• consultation on Main Issues Report</li> </ul>
September 2011	<ul style="list-style-type: none"> <li>• publish Proposed Plan</li> </ul>
September - October 2011	<ul style="list-style-type: none"> <li>• objection period for Proposed Plan</li> </ul>
Spring 2012	<ul style="list-style-type: none"> <li>• publish Modifications</li> <li>• publish Proposed Action Programme</li> </ul>
April - May 2012	<ul style="list-style-type: none"> <li>• objection period for Modifications</li> </ul>
June 2012	<ul style="list-style-type: none"> <li>• submission of finalised plan to Scottish Ministers</li> <li>• submission of finalised Environment Report</li> </ul>
Autumn 2012	<ul style="list-style-type: none"> <li>• Examination</li> </ul>
Summer/Autumn 2013	<ul style="list-style-type: none"> <li>• publication of modifications and submission of Plan as modified to Scottish Ministers</li> </ul>
Autumn 2013	<ul style="list-style-type: none"> <li>• ADOPTION OF PLAN</li> </ul>

The DPS also;

- ✦ explains the current development plan framework covering the area;
- ✦ confirms the intention to prepare a single Local Development Plan once the current Falkirk Council Local Plan is adopted;
- ✦ explains what the new Local Development Plan will comprise;
- ✦ highlights the key stages in preparing the new Local Development Plan;
- ✦ details the work involved in preparing the new Local Development Plan, and its likely content;

An update of this DPS will be published in 2010.

The pre-Main Issues Report consultation is likely to take place in Spring 2010.

The Council would welcome comments on this development plan scheme, to help inform how we go about preparing the local development plan and how we involve people in it. Please send your comments to [planenv@falkirk.gov.uk](mailto:planenv@falkirk.gov.uk)

**For further info please contact Colin Hemfrey on 01324 504720**

## WHITECROSS SIRR UPDATE



Whitecross Draft Masterplan

The Falkirk Council Structure Plan 2007 promotes Manuel Works/Whitecross as a location for major growth and regeneration. It is identified as a SIRR (Strategic Initiative for Residential Led Regeneration) for up to 1500 new houses, with associated social and physical infrastructure, including a new primary school, open space, canal-related opportunities and a Strategic Development Opportunity for major employment uses. The Falkirk Council Local Plan, sets out a boundary for the SIRR and a set of guidelines for the development of this new community.

Morston Assets, the lead developer, have produced a draft masterplan in consultation with the Council, local people and a wide range of key stakeholders. The masterplan will form the basis for Supplementary Planning Guidance. This document will require to be formally adopted by the Council.

Over the last year, there have been a series of topic group meetings which allowed a range of stakeholders from within the Council and external organisation to provide valuable feedback as part of the masterplanning process. The final topic group meeting took place in January this year.

A public consultation exercise on the draft masterplan took place in September 2008 and the draft masterplan options were on display at Whitecross Primary School for a period of two weeks. The event was well attended, and it gave local people that opportunity to ask questions and provide feedback to Morston and Cadell<sup>2</sup>, the masterplanning team.

There were no outstanding objections relating to Whitecross as part of the Local Plan Inquiry and Morston Assets are continuing to engage with the Council, landowners and other key stakeholders in order to progress the delivery of the project.

Whitecross is also one of 11 projects selected for the Scottish Sustainable Communities Initiative and was selected from 68 submitted bids. The SSCI is one of the ways in which the Scottish Government is influencing and shaping future development which should be, not only environmentally, but also economically and socially sustainable. New developments should also showcase the architectural and design skills that exist in Scotland, with a focus on low-zero carbon developments. As a result of the successful bid, Whitecross will form an exemplar project for future regeneration projects both within the Council area, and further afield.

In terms of opportunities for further comment and consultation, there will be a formal consultation process as part of the next stage, which is to produce Supplementary Planning Guidance. Consultation arrangements will be well-publicised nearer the time.

**For further info please contact Alexandra Lewis on 01324 504738 or Alistair Shaw on 01324 504739**

## HOUSEHOLD SURVEY 2009

Falkirk Council Development Services commissioned consultants to carry out a household survey of the Falkirk Council area. The survey asked residents about their travel and shopping behaviour, and their use of open space. The Council carried out a similar survey in 1998 and a key aspect of this survey was to capture the degree of change in resident behaviour in the intervening period.

The survey gained responses from 3,097 residents, spread throughout the Council area, and was carried out between 27th February and 27th March 2009. The final report became available in May 2009. The main findings of the survey are;

### Housing

- ✦ 63% of respondents are owner occupiers, up from 55% in 1998, and 32% are Council tenants, down from 39%

### Transport

- ✦ 70% of householders have access to at least one car
- ✦ the car is the most popular mode of transport to work or education (63%, up slightly from 59% in 1998), followed distantly by walking (13%, down from 18% in 1998) and bus (11%, up from 9% in 1998)

### Employment

- ✦ Falkirk (36%) is the workplace location of the largest group of respondents, followed by Stirling and Edinburgh (7% each)

### Retail

- ✦ The top 6 most popular stores for main food shopping are, in order of preference, Asda Falkirk (24% of respondents), Tesco Central Retail Park (18%), Asda Grangemouth (16%), Morrisons Brockville (9%), Tesco Bo'ness (6%) and Asda Stenhousemuir (5%)
- ✦ For clothing and footwear shopping Falkirk town centre still dominates (53%, down from 60% in 1998) with Central Retail Park (13%) and Stirling (10%) the next most popular - there is relatively little leakage to Glasgow (5%) or Edinburgh (2%)
- ✦ For bulky goods shopping (electrical, furniture, etc) Central Retail Park is the most popular destination (38%, up from 18%), followed by Falkirk town centre (30%, down from 41%) and Stirling (6%) - the internet is used by a notable 8% of bulky goods shoppers

### Open Space

- ✦ Just over one third (37%) of respondents use open spaces regularly and those with children are significantly more likely to use open spaces
- ✦ Of those respondents who do use open space regularly, residents of Falkirk South and Larbert give a high rating to the quality of nearest open space while those in Camelon, Banknock and Rural South give a relatively low rating

The findings will help inform the evidence base for the new Local Development Plan and will be important to help plan the future location of shopping and open space provision in the area.

**For further info contact Colin Hemfrey on 01324 504720**