

## DEVELOPMENT PLAN REGISTER

### STRUCTURE PLAN

Plan	Approved	Contact
Falkirk Council Structure Plan	Approved June 2002	Dan Jackman/ Colin Hemfrey/ Catherine Devlin

### LOCAL PLANS

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

## IN SHORT.....

### Housing Land Audit 2002/3

This year's Housing Land Audit was published in June 2003. It shows that Falkirk Council area as a whole has sufficient housing sites to build 4153 housing units over the next 5 years and further sites capable of taking 2449 units up to 10 years hence.

Most settlement areas within Falkirk Council area have sufficient housing land to meet their Structure Plan requirements up to 2010, and only in Denny, Grangemouth and the Rural area have further sites required to be identified through the Consultative Draft Falkirk Council Local Plan process.

The Housing Land Audit 2002/2003 is available from:  
Development Services,  
Planning & Environment Unit  
Abbotsford House, David's Loan,  
Falkirk FK2 7YZ  
or e-mail your name and address to:  
planenv@falkirk.gov.uk.



**Falkirk Council**  
Planning & Environment Unit  
Development Services  
Abbotsford House  
David's Loan  
Falkirk FK2 7YZ

## DRAFT COUNCIL WIDE LOCAL PLAN PUBLISHED FOR CONSULTATION

**A consultative draft version of the new Falkirk Council Local Plan is set to hit the streets at the end of November. The draft Local Plan consolidates the Council's previous system of eight separate Local Plans into a single comprehensive document which, when adopted, will guide development in the area up to at least 2012. It was approved by the Council's Environment and Heritage Committee on 30th September 2003.**

The draft Falkirk Council Local Plan follows on from the approval of the Structure Plan in June 2002, and seeks to take forward and implement the Structure Plan strategy of 'Sustainable Growth in All Our Communities' through detailed land use policies and specific allocations. The consultation period will run from 26th November 2003 to 6th February 2004.

The new plan consists of three basic parts:

- ❖ An introduction and strategy section
- ❖ An area wide policy framework, comprising some 95 policies which are applicable across the Council area
- ❖ Settlement and village statements containing the detailed policies and proposals for individual communities.

A summary of the main provisions for each community is included inside.

Find out how to get involved overleaf.



## FALKIRK GREENSPACE PROJECT - A PLANNING CONCEPT BECOMES A REALITY

'Falkirk Greenspace' is a long term and ongoing project, which aims to deliver accessible and attractive greenspace adjacent to the main settlements within the Falkirk Council area. The concept was initiated in 1992 through joint working between the Council, Central Scotland Woodlands Countryside Trust (now Central Scotland Forest Trust) and the local enterprise company. It has been built into the relevant local plans. The concept is being realised, by implementing action on a series of sites as opportunities arise, within an overall strategic framework and vision.

The vision is tailored to the particular physical characteristics of the area in aiming to link existing landscape features and recreational opportunities, by developing new woodlands, open space and path networks, to create a more valuable community asset. It tries to improve the existing local landscape which has featured areas of dereliction, poorly managed urban fringe land and degraded estate woodlands. In summary, the aim is to create a well-wooded landscape encircling Falkirk and the other main towns, which also reaches out to the wider countryside.

The acceleration of activity over the past few years means that the original theoretical vision now has real substance. It is now possible to make recreational, or even travel to work journeys, on foot, or by cycle, over significant distances. There has been considerable community involvement in the major sites such as Callendar Woods and Langlees Woodlands. Efforts are currently being focussed on key 'Gateway' sites on approaches to the urban area, one of which is associated with the Falkirk Wheel and the other with the new Falkirk Community Stadium.

The initiative is an excellent example of sustained and effective partnership working and of success in securing funds from a wide range of sources. It has recently been shortlisted for recognition in the Scottish Awards for Quality in Planning, run by the Royal Town Planning Institute in Scotland, and the 'Dynamic Place Awards' run by Scottish Enterprise.

### Contact Numbers :

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## LONG TERM PLANNING OF THE LARBERT AND STENHOUSEMUIR AREA

In September 2002 Falkirk Council placed on deposit an Alteration to the Larbert and Stenhousemuir Local Plan, adopted in 1998. The main effect of the Alteration was to address the new housing requirement of the Falkirk Council Structure Plan up to 2010. The sites required to meet this were identified but related to existing commitments. No new sites were identified to meet needs prior to 2010. The opportunity was also taken to give an indication of the longer term direction of new housing growth, (i.e. post 2010) which is the land to the east of Bellsdyke Hospital known as Hill of Kinnaird.

34 objections were received to the Alteration and a Local Plan Public Inquiry was held between 27th May and 11th June 2003. Prior to the inquiry 13 objections were withdrawn, 13 were considered at the inquiry itself and 8 by way of written submissions.

The Council received the Reporters Report into the unresolved objections on the 30th September 2003. The Reporter in his recommendations supported the Council suggesting only minor changes to the wording of the Alteration.

The Council formally considered the Reporter's Report at the Policy and Resources Committee on 21st October 2003 and published modifications on 13th November. Formal adoption is anticipated in early 2004.

Copies of the Reporters Report, the statement of decisions and the modifications are available for inspection at Abbotsford House.

The Report into the public inquiry for the planning application for the re-development of Falkirk Tryst Golf Course for housing is not expected until November 2003.



## WHAT THE LOCAL PLAN SAYS ABOUT...

### BO'NESS

- ❖ Supporting the £3.6m Townscape Heritage Initiative in the Town Centre including rehabilitation of priority buildings, promotion of gap sites and street enhancement.
- ❖ A new Area of Great Landscape Value covering the countryside around the town and the extension of the Green Belt.
- ❖ Housing land requirements to be met within the existing Urban Limit through existing commitments at Drum Farm and various smaller brownfield sites. No further greenfield housing expansion proposed.
- ❖ Development of a new cemetery for the town at Carriden Brae.
- ❖ Town Centre redevelopment opportunities identified at the Hippodrome and the North Street gap site, with the potential for significant redevelopment of vacant and industrial land for mixed use to the east of the Town Centre to connect with Bo'ness Station.
- ❖ Potential restoration of the dock and harbour in conjunction with a major mixed use development opportunity to the east of the dock, designed to reconnect the town to the waterfront.
- ❖ Deletion of the Drum business park site and its redesignation as Green Belt.
- ❖ Undertaking feasibility studies to investigate route options for a Bo'ness to Grangemouth pedestrian/cycle route.
- ❖ Coastal defence scheme to be taken forward to address flood risk.

### FALKIRK

- ❖ Identifying opportunities to develop the Greenspace Initiative around the edge of the town, including woodland planting, countryside access and recreation and habitat improvement.
- ❖ Maintaining the Green Belt to the north and east of the town, with a new area designated to the west to ensure long term separation of the town from Bonnybridge.
- ❖ Housing land requirements to be met within the existing Urban Limit mainly through existing committed greenfield sites at Mungall/Cauldhame Farm, Lionthorn and a continuing supply of brownfield infill sites. No further greenfield expansion proposed.
- ❖ Further development of Callendar Park as a strategic park, festival venue and tourism asset, and Dollar Park as a core park.
- ❖ Development of the community stadium and ancillary community sports facilities at Westfield.
- ❖ Development of recreational facilities at the Dawson Centre as part of a new community campus.
- ❖ Town Centre divided into core, secondary and retail park areas. Core area to be predominantly retail, secondary areas to be more mixed, and retail park to be split between open retail (Phase 1) and household goods/leisure (Phase 2).
- ❖ Town Centre redevelopment opportunities identified at Brockville (superstore under construction), Callendar Road/Callendar Riggs area, and Bank Street/Princes Street.
- ❖ Falkirk Gateway (Middlefield/Westfield) promoted as a major new commercial hub with mixed business, household retail, leisure and tourism uses.
- ❖ Linear cluster of canal-related leisure, business and housing development opportunities identified at Wester Carmuir (adjacent to park and ride site), the Falkirk Wheel, Tamfourhill Industrial Estate, Lock 16 and Rosebank, as part of the development of a Falkirk 'Canal Village'.
- ❖ Further opportunity for economic development on vacant land at Alcan works in support of community regeneration at Dawson.
- ❖ Major redevelopment opportunity at Glasgow Road (Transbus/Wrangler site) with possibility of household retail as well as business/industrial uses.

### BONNYBRIDGE AND BANKNOCK

- ❖ Opportunities for environmental enhancement at Bonnyfield Road Nature Park, Bonny Water and in association with any development of the former distillery at Banknock.
- ❖ Identification of a new Green Belt between Bonnybridge and Falkirk and Bonnybridge and Denny.
- ❖ 700 housing units identified through existing commitments.
- ❖ Land between Longcroft and Dennyloanhead identified as a possible expansion area, subject to further investigation.
- ❖ Duncan Stewart Park identified as a priority for improvement as the Core Park for the area.
- ❖ Re-development of the former Cannerton Brickworks site for mixed uses.
- ❖ The safeguarding of the Castlecary Brickworks site for rail halt/park & ride facility.

### DENNY & DUNIPACE

- ❖ Continued promotion of the Greenspace Initiative around the eastern urban fringe of Denny and Dunipace.
- ❖ Identification and designation of a new area of Green Belt between Denny and Bonnybridge.
- ❖ Housing land requirements to be met through the release of a large greenfield site to the south east of the town in conjunction with a new south eastern bypass road.
- ❖ Supporting proposals for the replacement of Denny High School, subject to funding and detailed site investigations.
- ❖ Promoting the role of Denny Town Centre as a District Centre through a major new regeneration initiative involving refurbishment or redevelopment and particularly addressing the blocks on Church Walk.
- ❖ Promoting an extension to and encouraging take up of the vacant land remaining in Winchester Avenue Industrial Estate.
- ❖ Supporting appropriate business/industrial development on land to the west of Carrongrove Paper Mill.

### GRANGEMOUTH

- ❖ Continuing protection of the internationally important inter-tidal bird habitats along the Forth Estuary.
- ❖ Meeting housing land requirements through existing commitments and new sites within the built up area, with most to be accommodated in the Docks area.
- ❖ The division of the vacant land at Grangemouth Docks into five zones for mixed use re-development.
- ❖ Expansion of Grangemouth Town Centre northwards.
- ❖ Presuming against any development that increases still further hazard consultation zones in the Town.
- ❖ Changes to the road network to include a Town Centre bypass, changes to the main access to Grangemouth Docks and the closure of Bo'ness Road between Inchyra Road and Wholeflats Road.
- ❖ Support for environmental improvements to Grangemouth Town Centre.
- ❖ Site safeguarding for new rail station at Union Street.

### POLMONT

- ❖ Establishing Westquarter Glen and Polmont Woods as Countryside Parks and linking them with the wider Greenspace around the urban area.
- ❖ Decontamination and rehabilitation of the Former Nobel site and bing at Reddingmuirhead.
- ❖ Housing land requirements to be met through existing commitments in the existing Local Plan, and other sites granted planning permission more recently.
- ❖ Supporting the Strategic Economic Development Opportunity at Gilston, on a reduced site.
- ❖ Providing new food retail floorspace in the area through the creation of a new local centre on Redding Road.
- ❖ New library and school at Maddiston (sites still to be selected).

### LARBERT & STENHOUSEMUIR

- ❖ Identifying opportunities for environmental enhancement and countryside access at RSNH and Bellsdyke as part of the Greenspace Initiative.
- ❖ Supporting a high quality regeneration of Stenhousemuir Town Centre to provide a much improved shopping environment and civic space. Extend provision for both food and non-food retail. Provision of new library, registrars office, community centre and refurbished one-stop shop within the redevelopment.
- ❖ Housing land requirements to be met largely through masterplan led development of Bellsdyke Hospital, completion of The Inches, and developing various smaller brownfield and infill sites.
- ❖ Longer term greenfield expansion post 2012 is identified for Hill of Kinnaird.
- ❖ New core park to be created within the Bellsdyke wooded area.
- ❖ New primary school for North Larbert to serve Bellsdyke and Inches growth areas.
- ❖ RSNH site to be carefully planned to accommodate new acute hospital, ancillary development and countryside recreation facilities.
- ❖ Allocating a minimum of 10ha at Bellsdyke/Hill of Kinnaird for longer term business needs.
- ❖ Upgrading access to M876 at Glenbervie to 4-way junction.

### HOW TO GET INVOLVED

- ❖ **Read the draft plan. It can be inspected at libraries and one stop shops, or viewed on the Council's web site ([www.falkirk.gov.uk](http://www.falkirk.gov.uk)). Easy read summary versions for each of the settlements are also available.**
- ❖ **Come to one of the Local Plan workshops. The programme is shown in the panel below. There will be a drop-in time between 6.30-7.30 p.m. to view the plan, with a workshop following at 7.30 p.m.**
- ❖ **Submit your comments either in writing to Falkirk Council Development Services, or by e-mail to [planenv@falkirk.gov.uk](mailto:planenv@falkirk.gov.uk) by Friday 6th February 2004.**

### SOUTHERN VILLAGES - Shieldhill, California, Avonbridge, Standburn, Limerigg, Slamannan & Whitecross

- ❖ Slamannan to be the main focus for new housing in the southern rural area, with relative restraint elsewhere. Western expansion at Hillend Farm proposes 100 houses, in addition to the promotion of existing allocated housing sites.
- ❖ Slamannan also to be the preferred location for longer term growth in the rural area, post 2012, in support of a housing led regeneration initiative in the village.
- ❖ Promotion of opportunities for sustainable tourism, especially associated with the Union Canal, with particular opportunities identified at Muiravonside Country Park and Causewayend Basin.
- ❖ Developer representations for a new community at the Manuel Works/Whitecross to be considered through a review of the Structure Plan.
- ❖ Upgrading of the A801 River Avon Gorge crossing and new approach roads.
- ❖ Safeguarding of an area adjacent to the existing Avondale landfill facility near Polmont for future extension subject to satisfactory detailed feasibility and environmental assessment.
- ❖ Construction of the missing section on the Avon Heritage Trail to the south west of Muiravonside Country Park.

### NORTHERN VILLAGES - Airth, Letham, Dunmore, Torwood, South Alloa & Skinflats

- ❖ Supporting the restoration of the B-listed Dunmore Park as a hotel, golf course and associated housing.
- ❖ Supporting the new Kincardine bridge crossing and A876 upgrade to dual carriageway.
- ❖ New housing allocations in Airth (north of Airth Castle and Graham Terrace), Skinflats (north of Newton Avenue) and Torwood (Castle Crescent and possible opportunity at the Special School site) to meet the rural housing land requirement up to 2012.
- ❖ Identification of the Marley Distribution Centre in South Alloa as possible infill housing opportunity, subject to constraints.

### Timetable for Local Plan Consultation Workshops

Settlement	Venue	Date	Time Workshop Sessions
Grangemouth	Grangemouth High School	Tues. 2 Dec.	7:30 - 9pm
Bo'ness/Muirhouses/Blackness	Bo'ness Library	Wed. 3 Dec.	7:30 - 9pm
Wallacestone/Brightons/Maddiston/Reddingmuirhead/Shieldhill	Maddiston Primary School	Thurs. 4 Dec	7:30 - 9pm
Airth/Letham/Dunmore/South Alloa	Airth Primary School	Mon. 8 Dec	7:30 - 9pm
Denny/Dunipace	Denny High School	Tues 9 Dec	7:30 - 9pm
Banknock/Haggs/Longcroft	Bankier Primary School	Wed. 10 Dec	7:30 - 9pm
Bonnybridge/Dennyloanhead/Allandale	Bonnybridge Community Centre	Tues. 6 Jan	7:30 - 9pm
Avonbridge/California/Standburn	Avonbridge Community Hall	Wed. 7 Jan	7:30 - 9pm
Skinflats	Bothkennar Primary School	Thurs 8 Jan	7:30 - 9pm
Larbert/Stenhousemuir/Carron/Carronshore/Torwood	Larbert Village Primary School	Tues. 13 Jan	7:30 - 9pm
Slamannan/Limerigg	Slamannan Community Education Centre	Wed. 14 Jan	7:30 - 9pm
Whitecross	Whitecross Primary School	Thurs 15 Jan	7:30 - 9pm
Falkirk	Lesser Town Hall	Mon. 19 Jan	7:30 - 9pm
Laurieston/Westquarter/Redding/Polmont	St Margarets Primary School	Tues. 20 Jan	7:30 - 9pm